ANALYSIS

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code to amend principal use regulations and development standards of the Willowbrook Transit-Oriented District Specific Plan (Specific Plan) as of August 2, 2023, applicable to projects in the Mixed Use 1 and Mixed Use 2 Zones and bring the Specific Plan in compliance with current County policies.

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County Counsel

By
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KP:ll

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to amend principal use regulations and development standards of the Willowbrook Transit-Oriented District Specific Plan (Specific Plan) as of August 2, 2023, applicable to projects in the Mixed Use 1 and Mixed Use 2 Zones and bring the Specific Plan into compliance with current County policies.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 3.5 is hereby amended to read as follows:

3.5 Mixed Use Zones

. . .

B. **Land Use Regulations**

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3. **Principal uses**. Table 3-2 identifies the principal uses and the permit or review required to establish each use. Additional regulations contained in Title 22 and/or this Specific Plan are also identified. Principal uses identified in Table 3-2 below may be established on a single site either as an integrated project, or as stand-alone use, subject to the provisions of this Chapter.

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Table 3-2:
Principal Use Regulations for Mixed Use Zones

Use	MU-1	MU-2	Additional Regulations
. . .			
- Townhomes	SPR	SPR	
Senior citizen housing	--	SPR	
Staff housing	--	SPR	
Student housing	--	SPR	
. . .			
Water reservoirs, dams, treatment plants, gauging stations, pumping stations, tanks, wells and any use normal or accessory to the storage and distribution of water	CUP	CUP	
Wireless telecommunications facilities	SPR/CUP	SPR/CUP	As Specified in Section 22.140.760

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C. **Development and Design Standards**

1. **General.** Table 3-5 identifies the development standards applicable to all development in the Mixed Use Zones. Additional regulations contained in Title 22 and/or this Specific Plan are also identified.

Table 3-5
Development Standards for Mixed Uses

Development Standards	MU-1	MU-2	Additional Regulations
. . .			
Minimum Interior Yard (side or rear) from residential use	n/a	20 ft	
Building Height Maximum	50 ft ~~and 4 stories~~	~~50~~73 ft; 110 ft for parking structures	Section 3.5.C.2. of this Chapter; Chapters 22.04 and 22.11
. . .			
Residential Common Open Space Area Minimum	50 sq. ft/du	50 sq. ft/du for at least 50%	Required for Residential uses only. Minimum dimension shall be 25 feet.

Development Standards	MU-1	MU-2	Additional Regulations
		of the units; or 75 sq. ft/du for student housing if no private open space is provided	
Residential Private Open Space Area Minimum	50 sq. ft/du	50 sq. ft/du	Required for residential uses only. Minimum dimension shall be 5 ft. Not required for student housing if 75 sq. ft/du of total common open space is provided instead.
~~Residential Floor Area Minimum~~			~~Chapter 22.140.320~~
~~Efficiency~~	~~500 sq. ft~~	~~500 sq. ft~~	
~~One Bedroom~~	~~700 sq. ft~~	~~700 sq. ft~~	
~~Two Bedroom~~	~~900 sq. ft~~	~~900 sq. ft~~	
~~Three Bedroom~~	~~1100 sq. ft~~	~~1100 sq. ft~~	
~~Each Additional Bedroom~~	~~200 sq. ft~~	~~200 sq. ft~~	
~~Live/work unit~~	~~1,000 sq. ft~~	~~1,000 sq. ft~~	

. . .

7. **Residential open space.**

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d) For student housing, residential common open space provided in lieu of residential private open space shall be located within 500 feet of the student housing building(s) being served; shall be only accessible to the occupants of the building to which the common open space serves and shall only be accessible to the occupants of a building to

which the common open space serves to distinguish it from other common space that may be provided.

. . .

11. Parking lots.

. . .

e) Separate parking facilities shall be provided for residential uses and commercial uses, except for student or staff housing on a university campus.