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) 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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By
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KP:mse

Requested: 08/07/26

Revised: 08/26/26

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) 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 22.412.040 is hereby amended to read as follows:

22.412.040 Mixed Use Zones.

. . .

B. Land Use Regulations.

. . .

2. Principal Uses. Table 22.412.040-B, below, identifies the principal uses and the permit or review required to establish each use in the Mixed Use Zones. Additional regulations contained in this Title 22 are also identified. Principal uses may be established on a single site, either as an integrated project or as stand-alone use, subject to the provisions of this Chapter.

TABLE 22.412.040-B: 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	
. . .			

TABLE 22.412.040-B: PRINCIPAL USE REGULATIONS FOR MIXED USE ZONES			
Use	**MU-1**	**MU-2**	**Additional Regulations**
Any use normal or accessory to the storage or distribution of public water	CUP	CUP	
Wireless telecommunications facilities	SPR/CUP	SPR/CUP	As Specified in Section 22.140.760
Note: 1. Retail uses are required on the ground floor fronting Wilmington Avenue and East 119th Street.			

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C. Development Standards.

1. General. Table 22.412.040-F, below, identifies the development standards applicable to all development in the Mixed Use Zones. Additional regulations contained are also identified.

TABLE 22.412.040-F: DEVELOPMENT STANDARDS FOR MIXED USE ZONES			
Development Standards	**MU-1**	**MU-2**	**Additional Regulations**
. . .			
Minimum Interior Yard (side or rear) from residential use	n/a	20 ft	Only applicable to Mixed-Use Projects
Building Height Maximum	50 ft	~~50~~73 ft; 110 ft for parking structures	Chapter 22.04 and 22.110
. . .			
Residential Common Open Space Area Minimum	50 sq. ft/du	50 sq. ft/du for at least 50% of the units	
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~~			~~Section 22.140.320 for live/work units~~
~~A. Efficiency~~	~~500 sq. ft~~	~~500 sq. ft~~	
~~B. One Bedroom~~	~~700 sq. ft~~	~~700 sq. ft~~	

TABLE 22.412.040-F: DEVELOPMENT STANDARDS FOR MIXED USE ZONES			
Development Standards	**MU-1**	**MU-2**	**Additional Regulations**
~~C. Two Bedroom~~	~~900 sq. ft~~	~~900 sq. ft~~	
D. ~~Three Bedroom~~	~~1100 sq. ft~~	~~1100 sq. ft~~	
~~E. Each Additional Bedroom~~	~~200 sq. ft~~	~~200 sq. ft~~	
~~F. Live/work unit~~	~~1,000 sq. ft~~	~~1,000 sq. ft~~	

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7. Residential Open Space.

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f. Open space areas for use by residents shall not be accessible from the commercial portion of the mixed use development.

g. 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 open space that may be provided.

. . .

11. Parking lots shall be designed with end-stall turnarounds or a continuous circulation pattern.

. . .

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

. . .

SECTION 2. Section 22.412.120 is hereby amended to read as follows:

22.412.120 TOD Parking Reduction Overlay Zone.

. . .

B. Nonresidential Uses.

1. Except as specified otherwise by State law, the minimum parking required for nonresidential uses shall be 40 percent of the required parking spaces specified in Section 22.112.070.

2. Off-Site Parking. Off-site parking facilities may be proposed for nonresidential uses, subject to Chapter 22.178 (Parking Permits), provided such facilities are located within 1,500 feet from the site of the development, except required or provided parking for student or staff housing on a university campus may be located within 500 feet of the parcel on which the residential uses are located without a parking permit.

[22412040KPCC]