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THE PRICE OF PROPOSITION U

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EXECUTIVE SUMMARY

Proposition U was a measure on Los Angeles' November 4, 1986 general election ballot. The initiative halved the allowable floor-area ratio from 3:1 to 1.5:1 in commercial and manufacturing zones in the city's prevalent Height District '1' (HD-1). Height District '1' covered about 70% of the land zoned for commercial and manufacturing and 85% of the land zoned for commercial uses. Proposition U permanently and dramatically decreased the development potential of LA's commercial retail corridors.

The theory of urban land value suggests that the decline in value from lowered development potential is outpaced by an increase in value resulting from the imposed scarcity of space. Research on residential property values has shown that housing prices increase as supply becomes harder to build, but there is less research for commercial property. If space is limited, is it more valuable? This analysis strives to answer the question how have the values of properties subject to the massive 1986 Proposition U downzoning changed relative to those properties not subject to it?

Based on a treatment group of eight commercial retail corridors, I compare transactions that occurred in a six-year period before the passage of Proposition U to a control group of transactions from the six-year period after the passage of Proposition U. Similarly, I compare a treatment group of transactions that occurred within LA to a control group of transactions that occurred outside of LA. I use a segmented regression model to test for statistically significant differences in the trend in sales prices, before and after Proposition U, within LA compared to in adjacent jurisdictions.

The element of scale is important: as theoretically modeled, a citywide upzone might depress values broadly, but each site would have greater development potential, or profitability. Accordingly, a citywide downzone should increase values broadly, but each site should have lower development potential or profitability. It is this development potential that this analysis attempts to assess using the price mechanism. My findings suggest that in line with the theory, the value of each parcel is lower due to lower development potential; however, in the years immediately following the downzone commercial prices do not experience any broader increase due to scarcity of supply. As for the residential property, prices continued to rise after Proposition U, but the trend line is too consistent to attribute any boost to Proposition U.

In brief, commercial prices stagnate after Proposition U, while residential prices continue to climb undiminished. Based on this analysis alone, the commercial price stagnation after 1986 cannot be attributed exclusively to Proposition U. Confounding factors include the nature of historical controls, substantial data limitations, and the obscuring effect of the dramatic real estate market shifts in the late eighties and early nineties.

Repealing Proposition U is a critical first step to increasing LA's housing supply by enabling the construction of mixed use developments along commercial corridors. If resident opposition to density on commercial corridors is based in beliefs about the impact of development on residential values, these findings suggest that Proposition U had no impact, positive or negative,

on nearby residential values. The only price impact is a reduction to commercial property values. A repeal would enable the city to build transit-oriented housing in walkable, amenity-rich neighborhoods. Further, by directing development to underutilized corridors with almost no housing currently, a repeal would alleviate pressures on communities who wish to preserve the character of existing residential areas.

INTRODUCTION

Stricter land use regulations can undermine the housing supply and inflate residential prices. But arguably good zoning is a necessary safeguard against crowding, traffic, and developments that would negatively affect the "character" of the neighborhood. There is less research on the land use regulation debate with respect to commercial land although the economic models hold the same assumptions as for residential land: more restrictive land use regulations drive up prices. This research will investigate the hypothesis that value can be destroyed or created through upzoning and downzoning in LA's commercial corridors. To upzone is to increase the potential density of development on a given parcel and to downzone is to reduce it, in this case, by halving the allowable Floor Area Ratio.

To get at this underlying question I will consider the natural case study of Proposition U. While LA's city planning department's slow-moving machine of codes, elements, and ordinances is the technocratic standard, elections afford residents a quicker, often blunter option. Ballot initiatives are a particularly powerful cudgel, enabling residents to transcend city departments and permanently alter the course of development. A particularly infamous instance of 'planning by the ballot' in the City of Los Angeles is the 1986 downzoning enshrined in Proposition U. Proposition U offers a natural case study of new land use regulations in commercial areas. The objective of this research is to isolate the effect of downzoning on sales prices. This study will consider whether the reduction in FAR impacted prices, and if so, how. The key research question: How have the values of properties subject to the massive 1986 Proposition U downzoning changed relative to those properties not subject to it?

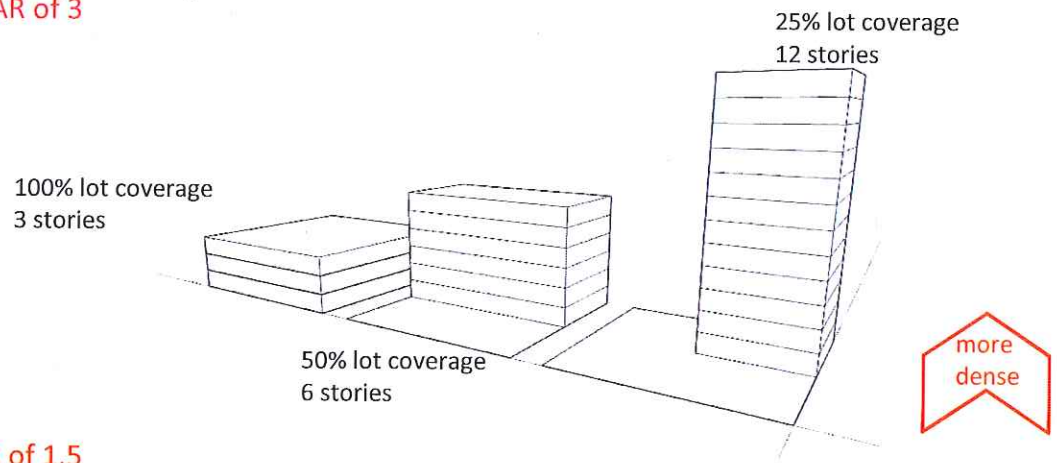
BACKGROUND

What is FAR?

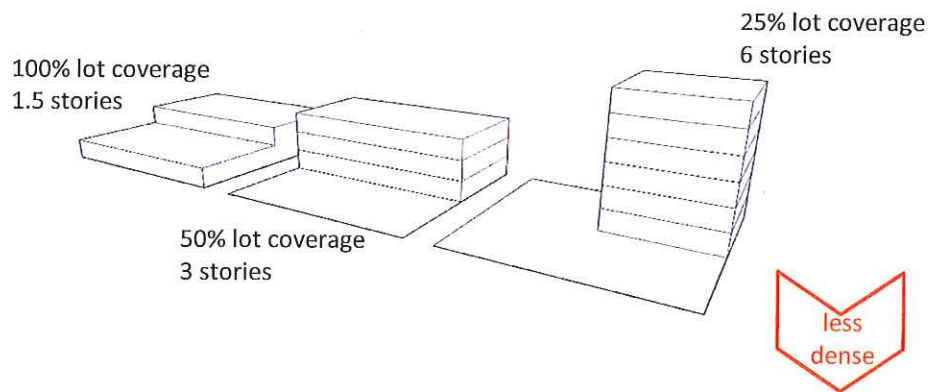
The Floor Area Ratio (FAR) is the relationship between the total square footage permitted for a building and the total area of the lot on which the building stands. It is a key determinant of a parcel's development possibilities.

Figure 1 Defining FAR

Before Prop U: FAR of 3



After Prop U: FAR of 1.5



Another way to conceptualize the change to the built form precipitated by Proposition U is to compare downzoned areas to commercial areas that were not affected, as below.

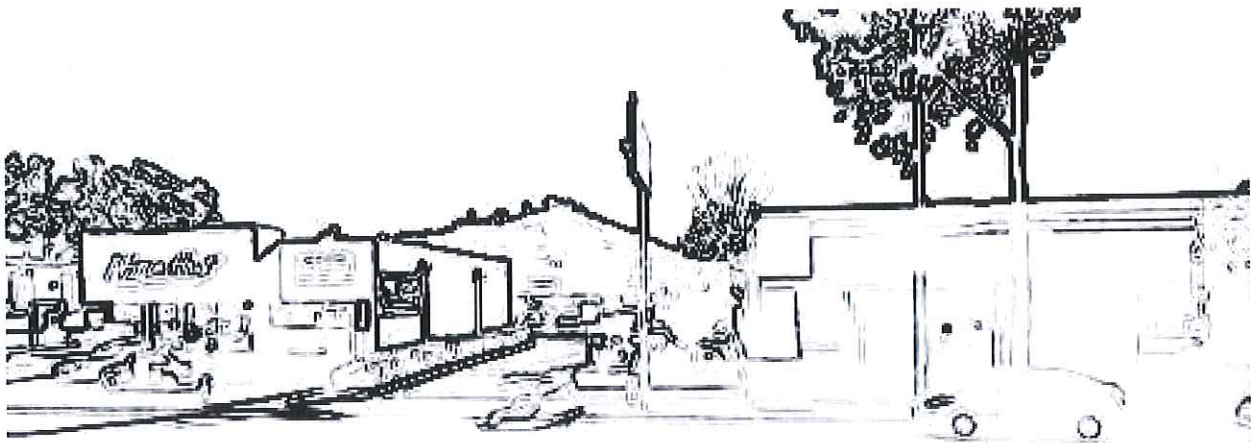
Figure 2 Examples of the Difference in Downzoned and Unaffected Commercial Property

Not impacted by Prop U



S. Figueroa Street, Los Angeles

Downzoned by Proposition U



Colorado Boulevard, Los Angeles

LA's Recent Development History

In theory, zoning is a standard feature of a bureaucratic planning department; but in practice, zoning in Los Angeles has been a potent and divisive force for social exclusion. Urban Planning historian Andrew Whittemore traces the history of zoning in the city of Los Angeles, defined by the shifting balance of power between homeowners and developers. During each political

regime future housing development was the primary battle and land use regulations the weapon of choice (Whittemore, Zoning Los Angeles : a brief history of four regimes 2012).

The founding of the Federal Housing Administration (FHA) in 1934 meant mortgages in areas zoned for low density, areas with new construction, and areas far from less restrictive zoning were the only areas to receive FHA insurance (Whittemore, Zoning Los Angeles : a brief history of four regimes 2012). The FHA's terms accommodated and paved the way for large developers. The Planning Department made a concerted effort to coordinate FHA-spurred development with planning and homeowners benefitted by both the insurance and the zoning policies. The year 1950 was the busiest for the Planning Department since 1923: the city approved over 30,000 housing units, 25,000 of which were single-family homes (Whittemore, Zoning Los Angeles : a brief history of four regimes 2012).

Los Angeles's pro-growth 1940s and 1950s were followed by an anti-growth backlash in the mid-1960s, Whittemore's 'era of the homeowner'. As land that could accommodate low-density development dwindled, prices rose and developers turned increasingly to infill development. In response, homeowner groups organized against developers. Urban planning for the remainder of the twentieth century is the product of this anti-growth machine, with the bulk of zoning changes engineered to decrease development possibilities (Gabbe 2016). Most notably, through large-scale reductions in allowable density in Los Angeles's community plans, the city reduced its population capacity from 10 million in 1960 to about 3.9 million in 1990 (Whittemore, Zoning Los Angeles : a brief history of four regimes 2012).

The current planning regime is still dominated by suburban anti-growth interests, but academics find evidence that, in spite of anti-growth activism, the city planning department, with help from the Mayor's office, is increasingly successful in expanding residential capacity and incentivizing affordable housing (Gabbe 2016) (Whittemore, Zoning Los Angeles : a brief history of four regimes 2012).

Proposition U

Proposition U was a measure on the November 4, 1986 general election ballot. The initiative halved the allowable FAR from 3:1 to 1.5:1 in commercial and manufacturing zones in the city's prevalent Height District '1'. Height District '1' covered about 70% of the land zoned for commercial and manufacturing uses and 85% of commercially zoned areas. The Los Angeles Times urged a No vote on the measure and called it "the most extensive one-shot effort to limit future development in the city's history" (Connell 1986) (The Los Angeles Times 1986).

Proposition U was born of a petition, "the initiative for reasonable limits on commercial buildings and traffic growth," written by Anti-growth Councilmen Zev Yaroslavsky and Marvin Braude. They gathered sufficient signatures, primarily from the wealthy homeowners of the Valley and the Westside, to place the initiative on the 1986 general election ballot (Los Angeles City Clerk 1986). Most of the Yes on Proposition U spending of more than \$200,000 came out of the campaign funds of the measure's authors (Connell 1986).

In favor of Proposition U were community groups agitated by the traffic congestion accompanying high-density commercial and office construction rising along major boulevards in hot real estate markets like Westwood and the south San Fernando Valley. Opposed to it were developers and labor leaders concerned that the initiative would prevent businesses from locating in LA (Connell 1986). The coalitions on either side were (and are) referred to in shorthand as anti-growth and pro-growth. The logic of antigrowth activists maintains that permissive zoning actually stimulates growth and is encouraged by regulators who are acting on behalf of wealthy developers. Supporters of growth, a group that generally includes the Department of City Planning, argue that restrictive land use regulations deny the nature of population increase and insist that overly stringent zoning will not stop growth, but merely force it elsewhere. Their debate continues on without a clear winner: it is largely agreed that the immediate impact of Proposition U on land development was hard to gauge, as it came during a lull in the economy when the city was already seeing an overall drop in applications for construction permits (Whittemore, *Requiem for a Growth Machine: Homeowner Preeminence in 1980s Los Angeles* 2012).

In recent years, the City Council has tried to circumvent the FAR limitations of Proposition U. Most successfully it introduced two new 'Residential Accessory Services' zoning designations, that have facilitated housing development with ground floor commercial space. These have had the effect of restoring residential potential to sites where Proposition U removed it and have created an estimated 10,900 units between 2002 and 2010 (Whittemore, *Zoning Los Angeles : a brief history of four regimes* 2012).

LITERATURE REVIEW

This research will add evidence to the understudied topic of how property values interact with land use regulations. In the words of Ed Glaeser, “changes in housing-supply regulations may be the most important transformation that has happened in the American housing market since the development of the automobile, but this change is both under-studied and underdebated” (Glaeser, Saks and Gyourko, *Why Have Housing Prices Gone Up?* 2005) Glaeser suggests that research is needed to better understand the costs and benefits of limits on new construction. That was in 2005. In the intervening years, a sophisticated body of research has coalesced around residential property values, but markedly less scholarship has considered commercial property values, where residential units may be allowable. This case study of the limits to new construction enshrined in Proposition U strives to build evidence towards a better understanding of commercial property dynamics.

A key starting point for understanding what has colloquially come to be called NIMBYism, an abbreviation of the performed sentiment ‘Not In My Back Yard,’ is William Fischel’s Homevoter Hypothesis. The hypothesis recognizes homeowners as rational economic actors and posits that “because homeowners, unlike corporate stockholders, cannot diversify their largest asset—their home—they become active in the governance of municipal corporations” (Fischel 2001). Fischel takes an “asset-market view” of local government to explain why local control of land use is so cherished by voters: it enables them to prevent newcomers from free riding on local public goods. Similarly, the homevoter hypothesis explains why local zoning causes suburban sprawl: homevoters consistently discourage zoning for higher densities that could threaten their home values (Fischel 2001). Indeed, scholars have characterized Proposition U as a handout to wealthy homeowners (Pincetl 1999).

Monkkonen asserts an additional variable compounding anti-development sentiment: the misunderstanding of how real estate markets function. Especially unclear to many is the impact of new supply on prices, with a recent survey showing that almost two thirds of San Francisco residents believe increasing housing supply will not improve housing affordability (Monkkonen 2016). Given voter power in California, this contradiction is noteworthy and highlights the pitfalls of democratized land use control when homevoter decisions may bear macroeconomic repercussions, such as a citywide downzoning.

As evidenced by Proposition U, we can infer that homevoters view their dominion as reaching beyond their property line and into nearby commercial uses. Notably, developers and business associations who opposed the down-zoning in 1986, did so on the basis that the value of their property would decrease. The Boulevard Business Association in Atwater stated in an opposition letter that the zoning changes would limit development and reduce the marketability of Glendale Boulevard property (Schrader 1987). So where homeowners would impose tighter land use regulations because they believe their property values benefit by it, business owners would have the opposite for the same reason. The point is that people *sense* that regulations on commercial property will boost home values and depress commercial values.

Theory of Land Value

How do academic theorists understand urban land valuation? Although the value of urban land is considered more enigmatic than the value of rural land, academics agree on the basic determinants of urban land values: accessibility, amenity levels, and topography (Kok, Monkkonen and Quigley 2014). The relative importance of these factors, however, continues to be dimly understood, largely due to the lack of data on land transactions.

Dipasquale and Wheaton (1996) observe several fundamentals on pricing within urban land markets:

1. the price of individual parcels vary systematically with the physical or location characteristics of the property.
2. the relative prices of properties remain very stable over time, with broader market movements raising and lowering all prices by proportionate amounts.
3. the relative price of a parcel tends to change only when the characteristics of that parcel are altered.

The third observation is key to this analysis: the allowable density in the form of the zoned FAR was altered by Proposition U, theory predicts their relative prices will change between parcels affected by Proposition U and nearby parcels in adjacent jurisdictions, not impacted by the change in FAR.

The traditional bid-rent framework assumes that two demand side influences drive variations across space in office and commercial “rents”: 1) firm amenities such as access to the Central Business District, freeway access, and airport access and 2) a set of worker amenities like school quality, access to commerce, and safety. While a useful model, research has demonstrated that supply-side attributes like the availability of commercially zoned land, density limits and growth moratoria are also driving forces in office-commercial prices (Sivitanidou 1995). Sivitanidou finds that the stricter the height or floor area ratio limits imposed on office-commercial development, the stronger the effect on office-commercial rents.

The price of land and its density are co-determined: denser uses generate higher land prices and more expensive land encourages denser use (Wheaton and DiPasquale 1996). With residential land, the density of the development (number of housing units per acre) on a parcel of land is its most central characteristic and is a determinant of the location’s rent per acre. Since consumers are willing to pay less as density increases (thus diminishing other locational attributes such as open space and privacy), a developer cannot simply set a density to maximize profits. In the words of Dipasquale and Wheaton, “where height restrictions are in place, the reduction in land value because of lower FAR levels might be viewed as the cost of imposing such land use regulations, but this cost may be justified by a broader increase in values” (Wheaton and DiPasquale 1996). These theorists assume that the decline in value from lowered development potential is outpaced by an increase in value resulting from the imposed scarcity of space.

From a microeconomic standpoint, commercial property touches four interconnected property markets: the user market, the development market, the financial asset market, and the land

market. In the user market, businesses demand space for their economic activity and pay a price to occupy that space in the form of rent (Ball, Lizieri and MacGregor 1998). Market rents act as a signal for developers to supply or retire additional space and whether to bid for land held by land owners in the land market. The rent is a cash flow for investors in the financial asset market, who acquire property as an investment asset. As modeled, the price mechanism, through rent levels, establishes equilibrium between supply and demand (Ball, Lizieri and MacGregor 1998).

“Changes in any one of these four markets lead to changes in the others. An increase in demand in the user market raises rents. Other things being equal, this increases the price of property in the investment market. Higher prices may encourage developers to increase the supply of buildings and persuade landowners to release land for that development. The resultant increase in the stock of buildings leads to downward pressure on rents in the user market, thus restoring equilibrium” (Ball, Lizieri and MacGregor 1998). What if supply cannot be increased?

As with standard price theory, the causal direction of rents and prices is important: quantities adjust to changes in prices, not the other way around. In competitive markets, price provides key market information to market players (Ball, Lizieri and MacGregor 1998). The assumption in this analysis is that price will be informed by the regulatory environment. In the words of Ball, et. al., “in commercial property markets, the demand for consumption might come from a firm deciding whether or not to lease new space for its business operations; a production decision might be a developer deciding whether to build a property for sale. Price, in the former case, is the rent payable under the lease contract; in the latter, it is the sale price achieved or anticipated for the completed scheme. The rent and sale price are linked through the investment market” (Ball, Lizieri and MacGregor 1998). Framed in terms of production, this analysis attempts to measure changes in the sale price, driven by a change in the production decision capacity of developers newly limited by land use regulations.

Evidence that zoning increases cost, decreases production, benefits homeowner

Multimodal research series and a meta-analysis of research have shown fairly decisively that housing prices are much higher in areas with more stringent land use regulation, and housing supply is much less responsive to economic incentives (Quigley 2007). It is important to acknowledge that trends in housing price and land use regulation are not monolithic. Using the metric of construction costs, Quigley isolates the dynamics in select coastal cities where the price of homes is much higher than the cost of new construction (Glaeser and Gyourko, Zoning's Steep Price 2002). LA fits this description. Glaeser and Gyourko find that it is not simply the high demand for these areas that drive up prices, but “the barriers to building create a potentially massive wedge between housing prices and building costs” (Glaeser and Gyourko, Zoning's Steep Price 2002). They name the gap between total housing costs and the price of structures the “zoning tax” and find that intrinsically high land values contribute to only about one tenth of high land prices, meaning the zoning tax is to blame for 90% of the price tag.

There is consensus in the literature that land use regulations restrict supply, inflate housing prices, and benefit preexisting homeowners at the expense of the general welfare. Also well documented in the literature are several challenges to modeling the effects of land use regulation on land and housing prices: first, the potentially endogenous relationship between regulation and prices, which casts doubt on our ability to assert causality and second, the fact that housing markets are regional but regulation is local raises questions of scope (Kok, Monkkonen and Quigley 2014).

A great majority of the small body of empirical research on downzonings are analyses of agricultural land at the urban periphery. Many communities' smart growth vision includes downzoning rural land to prevent urbanization at the fringe. In these instances, it is conventional wisdom that downzoned agricultural or rural property experiences a decrease in value due to the loss of potential development (Richardson 2003). However, there is evidence that downzoning does not have a uniformly negative effect on land prices: regional research by the Eastern Shore Land Conservancy finds that downzoning agricultural land in Maryland either resulted in higher land values or had no appreciable effect on value (Eastern Shore Land Conservancy 2003). Rural or agricultural land constitutes an entirely separate set of market dynamics, so this literature is only dimly relevant. The pertinent takeaway is that location, market demand, and trends in the local and national economies are key factors that may outweigh the effect of local zoning regulations on price.

Although substantial evidence points to the relationship between zoning restrictions and high housing prices, there is less scholarship around zoning restrictions and the price of commercial property. Additionally, there is minimal scholarship at the parcel level using point of sale transaction. This research will contribute in its methodological approach as well as in its application of a well-established theory of residential value to the less investigated realm of commercial property.

In summary, the allowable density in the form of the zoned FAR was altered by Proposition U. The fundamentals of land valuation theory hold that the relative prices will change between parcels affected by Proposition U and nearby parcels in adjacent jurisdictions, not impacted by the change in FAR. The theory further suggests that the decline in value from lowered development potential is outpaced by an increase in value resulting from the imposed scarcity of space. This has been well documented with residential property values, but has not been thoroughly demonstrated for commercial property. Any change in sales prices is assumed to be driven by a change in the production decision capacity of developers newly limited by land use regulations. This analysis attempts to measure that change in price to determine the impact of restrictive land use regulations.

DATA

In order to assess the change in sales prices before and after Proposition U, I used parcel level transaction data from two time periods, the 1980s and the 1990s. Both decades preceded digital record keeping and even today, in the age of open data standards, property data is notoriously inaccessible. In part due to poor data availability and in part due to the infrequent transacting of real estate, the final dataset is not longitudinal: the same sample of parcels cannot be sampled repeatedly over time because property is not transacted on any regular basis. Thus the final dataset is a compilation of transactions of similarly zoned property that occurred between 1981 and 1992. In order to build a dataset with a sufficient number of sales records, I collected data from four sources:

1. The Los Angeles County Assessors Department - Secured Basic File Abstract

The information on the Secured Basic File Abstract is drawn off the Assessor's Property Database, which is updated approximately weekly. The File Abstract contains the most current data available to the Assessor's Office as of the date created. This file was obtained from the Assessor the week of January 30, 2017. Since the purpose of the Assessor's data is valuation for property tax estimation, the emphasis is on structural improvements made to the lot. The Assessor's data only displays unverified single-parcel sales. The Assessor is prohibited from displaying verified sale information when that information is obtained from a confidential document. As a result of confidentiality requirements, the data fields related to sales transactions are poorly populated.

2. Subscription-based real estate data analytics, CoreLogic

Originally part of First American, CoreLogic launched as a separate company in 2010, but holds records from First American, which began collecting public record and proprietary data over 50 years ago. CoreLogic sells access to its databases to a range of users, including sales agents, appraisers, brokerages and multiple listing organizations, so a wide range of data fields are maintained for a variety of user ends. Transaction data dated from the 1980s and early 1990s is limited.

3. Private real estate analytics, HDL Companies

HDL Companies performs property tax analyses and sales tax management for cities and special districts and keeps the data of its former clients. HDL Companies holds property transaction data from Los Angeles County since 1990. The older data is limited because the firm only collected data for client cities and because of limits on data capacity in the early 1990s. Los Angeles City was a client between 1992 and 1995, so HDL was updating sales transactions to their database during that time. Unfortunately, their database maintains the two most current sale dates for each property, so if that information includes a sale in 1977 and a sale in 2005, for instance, and nothing in between or after, both sales are captured in the data. If, on the other hand, the last two sales were in 2002 and 2012, and there was previous sale in 1986, the 1986 sale would be missing.

4. Local title companies

Three local title companies--Continental Lawyers Title Company, TitlePro247, and WFG National Title Company—provide data upon request. Since title companies' objective is to ensure that the title to a piece of real estate is legitimate, their interest is in most recent ownership information and previous transactions are not necessarily maintained and in some cases deliberately discarded in the interest of storage space management. A title company's database likely omits properties that sold during the study period (1980-1996), but subsequently sold again.

See Appendix I for complete list of data fields. Even with four sources, the total number of well-populated transaction records for a given area is small. Additionally, these data are skewed by the institutional policies governing which data are maintained and are thus available today. For example, any sales sourced from local title companies are sales of properties that have not sold since the subject transaction, skewing the dataset to properties that have not been transacted in at least twenty years. This may not be representative of area sales dynamics and may reflect idiosyncratic property features.

Although Proposition U affected both industrial and commercial land uses, the analysis was limited to parcels zoned commercial, as per each city's General Plan as of 2015. Zoning classes considered in the analysis include the following, by city (see Appendix III for full definitions):

Table 1 Zoning Classes Considered 'Commercial' for the Purposes of this Analysis

Alhambra	AC <i>Automobile Commercial</i>	CBD <i>Central Business District</i>	GC <i>General Commercial</i>	OS <i>Open Space</i>	P <i>Parking</i>	PF <i>Public Facilities</i>		
Culver City	CG <i>Commercial General</i>	CD <i>Commercial Downtown</i>	CN <i>Commercial Neighborhood</i>	C2 <i>Commercial</i>	CRR <i>Commercial Regional Retail</i>			
Glendale	CC <i>Community Commercial/ Services</i>	NC <i>Neighborhood Commercial</i>						
Inglewood	C-2 <i>General Commercial</i>	P-1 <i>Automobile Parking</i>						
Los Angeles	C2 <i>Commercial</i>	CM <i>Commercial Manufacturing</i>	C1.5 <i>Limited Commercial</i>	C1 <i>Limited Commercial</i>	C4 <i>Commercial</i>	CR <i>Limited Commercial</i>	P <i>Automobile Parking</i>	RAS4 <i>Residential/ Accessory</i>
Lomita	CR <i>Commercial, Retail</i>	CG <i>Commercial General</i>						
Santa Monica	NC <i>Neighborhood Commercial</i>	CP3 <i>Ocean Park Medium Density Residential</i>	GC <i>General Commercial</i>					
West Hollywood	CN <i>Commercial Neighborhood</i>	CC <i>Commercial Community</i>						

Data Limitations

Several factors influence the analysis significantly but are infeasible to measure. Below I outline contemporaneous trends and variables known to critically impact the analysis but where quantifying the extent of that impact is outside the scope of work.

1. Difficulty working with land values

This analysis considers property sales. Property consists of both the improvement or structure on the land and the land itself. Land is notoriously difficult to price because any given parcel is essentially unique, called a “differentiated product” in economics; transactions or trading occurs relatively rarely; there is minimal information available about the product; and sales are subject to high transaction costs as well as idiosyncratic bargaining (F. Adams 1968). Empirical analysis of property sales at an aggregate level is complicated by a host of unknowable factors: individual decisions, special circumstances such as estate sales, and creative financing can skew apparent purchase prices without giving the analyst a clue as to why (Pjziser 1987).

Local attitudes toward development, and zoning in particular, may also vary cyclically and from one city to the next. I have identified major historical events such as downzonings and building moratoriums. Unfortunately, local attitudes towards developers, the degree of organized opposition to development, and other qualitative variables are harder to detect thus control for, but equally as impactful. These attitudes affect the time and expense of development and are likely to be capitalized into land prices, but are nearly impossible to detect at the scale of this analysis (Pjziser 1987).

2. Commercial Real Estate Market Trends 1981-1992

California recorded major economic gains during the 1980s, largely attributed to real estate markets. During the study period, the commercial real estate market expanded dramatically then crashed just as theatrically. 1983 through 1989 are considered expansion years, sparked by a construction boom in a declining interest rate environment with easy access to credit. The construction surge primarily encompassed office, multifamily, and single family construction. Permit authorizations for multifamily construction peaked in 1986, in part due to the Tax Reform Act of 1986, which eliminated many of the incentives for multifamily construction. The office-building boom in California continued alongside the same broader national trend. The supply of office space grew rapidly: “In Los Angeles alone, between year-end 1979 and year-end 1989, office-space inventories jumped from 61.8 million square feet to 139.4 million square feet” (FDIC n.d.)

The overbuilding that occurred in the late 1980s had a strong speculative element. Despite high vacancy rates, building continued unabated. By 1989, the California economy slowed and began showing signs of distress. Because LA’s commercial real estate market was overbuilt and overpriced, commanding declining rents, and failing to provide a sufficient return to satisfy institutional investors, it was seriously rocked by the 1990-1991 national recession (FDIC n.d.).

Among California cities, the Los Angeles metropolitan area was hit the hardest. Between December 1990 and January 1994, Los Angeles County lost 489,600 jobs, representing nearly 12% of its total nonfarm employment base and 65% of the jobs lost in the whole state (FDIC n.d.). The construction sector was deeply affected.

Multifamily and office space are types of construction that may take place in a commercial corridor, thus the surge in prices for commercial space and subsequent crash should be factors in this analysis' price trends. Generally, "cyclicality in the construction industry may lead to cycles in demand for land which, because of long lead times for development, may be difficult to detect by general economic indicators" (Pjziser 1987). Market trends at play during the study period are relatively clear, but the lead time for development obscures the rendering of a precise timeline.

Data Assumptions

Due to limitations in time and data availability, several major assumptions were made, listed below in order of importance.

- Land currently zoned commercial is assumed to have been zoned commercial in 1980. Because the parcel-level zoning designations in each year analyzed are not readily available and because it is established that zoning designations and allowable use are relatively stable in the City of Los Angeles the zoning designations in place in 2015 are relied on throughout the analysis (Gabbe 2016).
- Continuity of parcel shape and size over time is assumed. Parcels can be split or redrawn. In such cases, the parcel number today may be associated with just one parcel where it additionally contained the adjacent three parcels in 1980, for example. Because it would be prohibitively time consuming to check the accuracy of thousands of parcels, continuity is assumed.
- For the rare property sales where the same parcel is recorded as sold on the same date, twice, for two distinct sales prices, both transactions are omitted. While these may refer to two buildings on a property, it is more likely that either an initial deed was filed followed by a second deed to place the property into a trust or there was a price error on the first deed, so a second deed was issued with the correct sale price (higher or lower). Because it is impossible to troubleshoot these cases without obtaining both deeds, these transactions have been omitted altogether.
- For parcels that were involved in multi-parcel sale transactions, each parcel is recorded as sold on the same date for the same price. In reality, a multi-parcel transaction means the parcels collectively sold for the amount listed. For any adjacent parcels with an identical sale date and sale price, a multi-parcel transaction is assumed. Since the sale price is inclusive of all parcels, the price per square foot field has been calculated using the lot area for all relevant parcels.
- The Lot Sq. Ft. field was not fully populated, so where missing, the lot size was populated by referring to ZIMAS or the relevant city's website for the parcel's current area.

METHODS

Drawing on the controlled experiment method using historical controls, I compare a treatment group of transactions that occurred in a six-year period before the passage of Proposition U to a control group of transactions from the six-year period after the passage of Proposition U. Similarly, I compare a treatment group of transactions that occurred within LA to a control group of transactions that occurred outside of LA. Since cities outside Los Angeles maintain their own land use regulations, a comparison of LA's commercial boulevards near the city border and the contiguous commercial boulevards in neighboring municipalities should be illustrative. There is no direct variable for new land use regulations, so these two variables are used as proxies for the FAR reduction following the passage of Proposition U. Using basic spatial methods to identify and subset the relevant properties, I pair spatial parcel data with a tabular database of sales prices. I then run a series of simple linear regression analyses followed by a more exact piecewise regression analysis to test for a statistically significant difference in the trend in sales prices, before and after Proposition U, within LA and without.

Treatment and Control Groups

The treatment group includes commercial properties within the relevant height district (HD-1). The control group includes Commercial property in adjacent jurisdictions. By selecting commercial corridors near the Los Angeles city border, property value trends under similar neighborhood conditions, but different commercial land use regulations should be clearly distinguishable.

A brief survey of recent land use history for each of the selected six neighboring jurisdictions--Alhambra, West Hollywood, Lomita, Culver City, Inglewood, and Glendale--used as a control demonstrates that none imposed comparably restrictive regulations on commercially zoned land. Two study areas in Santa Monica were originally included, but the city of Santa Monica implemented a less targeted, but nonetheless comprehensive downzoning in 1988. Given the similarly conservative reduction in zoned capacity during the study period, Santa Monica was omitted from the analysis. Despite an attempt to isolate adjacent jurisdictions with comparable commercial land use circumstances at the time, the complicating factors of an entirely distinct set of land use regulations and a unique political context weaken the strength of comparison across city lines.

Table 2 Summary of Zoning Histories

City	Summary of zoning history
Alhambra	Moderate growth management policies in the form of limiting new construction and residential downzonings to reduce population density. The city rezoned 23 neighborhoods in 1989 reducing the city's population capacity from 120,000 to roughly 82,000 at a time when Alhambra had a population of 74, 600. Despite cuts to residential areas, I found no evidence of downzonings in commercial areas (Lu 1989) (Glickfeld, et al. 1999).
Culver City	Overall strong growth management policies in the form of development impact fees, with one exactions case in particular reaching the California Supreme Court and putting Culver City on the legal map for land use legal scholars. Culver City allowed localized downzonings during the study period, but none that affect the study areas or commercial property (Callies 2002) (Glickfeld, et al. 1999).
Inglewood	Relatively weak growth management policies, and all growth management during the study period targeted residential development: the city tightened development standards for multifamily units through stricter height, setback and density requirements in 1988 and imposed a 45-day building moratorium on multifamily construction in 1989 (Lacey 1989) (Glickfeld, et al. 1999).
Lomita	An overall laissez faire attitude to growth, the city undertook no growth management policies whatsoever during the study period (Glickfeld, et al. 1999).
West Hollywood	Incorporated as a city in 1984. A priority in the city's first General Plan, adopted in 1988 during the study period, was to encourage residential use above commercial use on the primary corridors to foster a livable, walkable city. The main measure introduced to accomplish this goal was a new mixed-use land use designation and mixed-use incentives (City of West Hollywood 2008). Despite overall strong growth management policies, no changes to the commercial zones that would impact this analysis were made (Glickfeld, et al. 1999).
Glendale	During the study period the city undertook a Land Use and Zoning Consistency Program to bring Glendale's Zoning Ordinance and Map (from 1922) into conformance with the moderate growth policy of its General Plan Land Use Element (from 1977). As a result, the city revised its zoning in 1986, including a downzoning of certain residential areas (City of Glendale 2016). In 1989, City Council again implemented downzonings throughout Glendale toward the goal of limiting the maximum population to 200,000 people. The emphasis was on multifamily zones, but parts of the East Colorado Blvd corridor were rezoned from commercial to residential and Foothills Blvd was rezoned from community commercial to commercial services, a less restrictive use (City of Glendale Planning Division 1986). Any areas that were rezoned from commercial to residential are omitted, those that were rezoned from commercial to different form of commercial are included in this analysis.

Study Areas

I selected 10 corridors, referred to as 'Study Areas'. These are commercial retail corridors along boulevards with four key characteristics:

- 1) an LA City General Plan Circulation Element Street Classification of 'Boulevard II' or 'Avenue I' (see Appendix II)
- 2) the corridor on the Los Angeles side falls within Height District 1
- 3) the boulevard extends into a second municipality
- 4) the measurable commercial activity falls in a comparable number of parcels in both municipalities

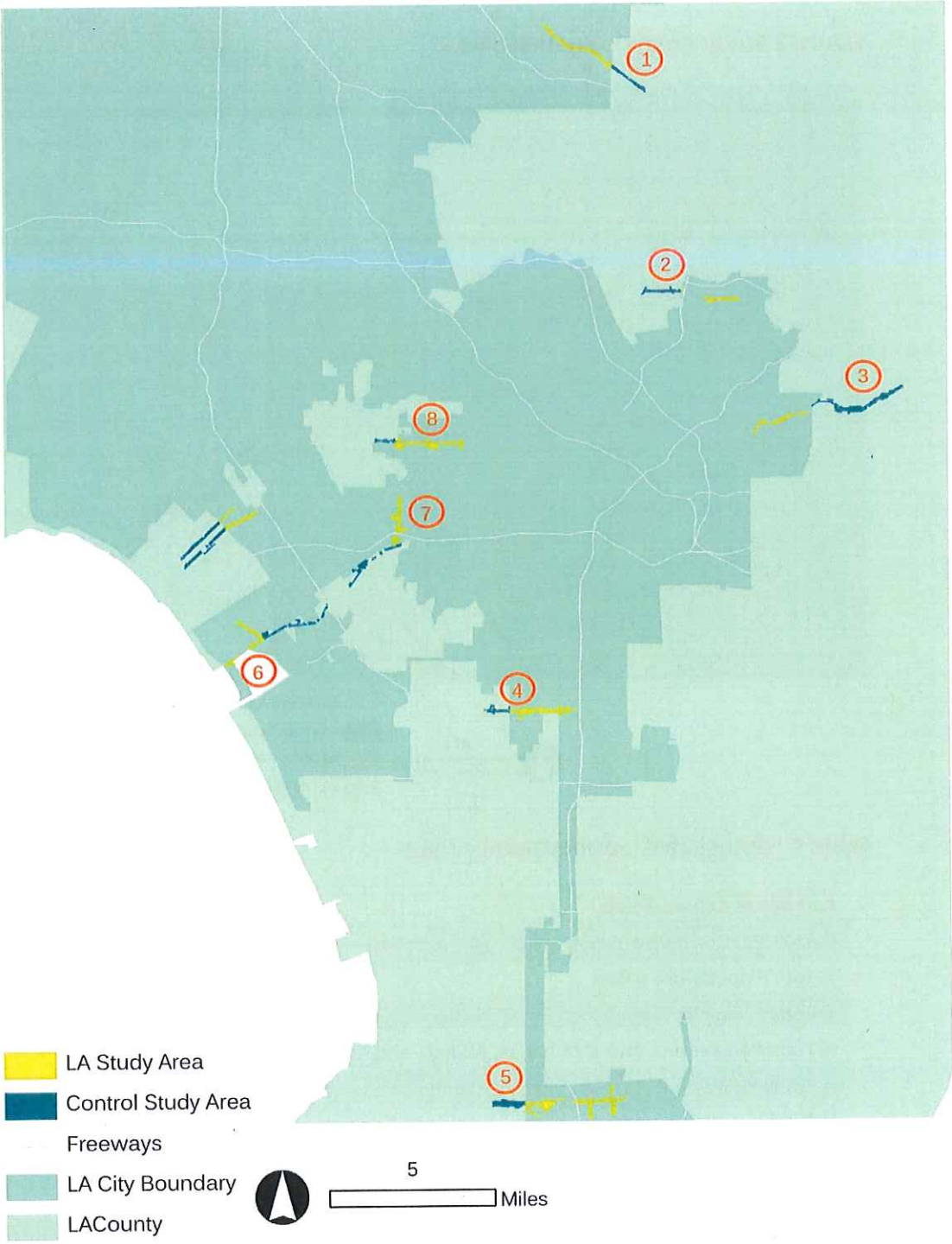
Effectively I have selected continuous or adjacent commercial boulevards that are roughly evenly split across jurisdictions to achieve sample size parity. The length of each corridor was determined based on the relevant zoning. In some cases, the pertinent zoning extended significantly further in one jurisdiction than the other, covering a notably larger number of parcels.

Table 3 Study Areas

Study Area #	Corridor	Street Classification	Length in LA (mi)	Length in control area (mi)
8	Beverly Blvd.	Avenue I	2.06	0.72
2	Colorado Blvd.	Boulevard II	1.78	1.25
1	Foothill Blvd.	Avenue I	2.43	1.3
3	Huntington Dr.	Boulevard II	1.72	2.81
7	La Cienega Blvd.	Boulevard II	1.51	2.00
4	Manchester Ave.	Boulevard II	2.02	0.76
5	Pacific Coast Hwy.	Boulevard II	3.02	1.03
6	Washington Blvd.	Boulevard II	2.36	2.39

Summary socioeconomic data for each of the study areas is included beneath each study area map below. These are averages of the data for each of the census tracts that intersect the corridor, typically 5-12 census tracts per corridor. Since the precise tract geographies shift over the years as the city grows, they are not represented on the maps.

Figure 3 All Study Areas



Study Areas – Detail with summary socioeconomic data from 1980, 1990 Census

Figure 3 Study Area #1: Foothill Blvd.

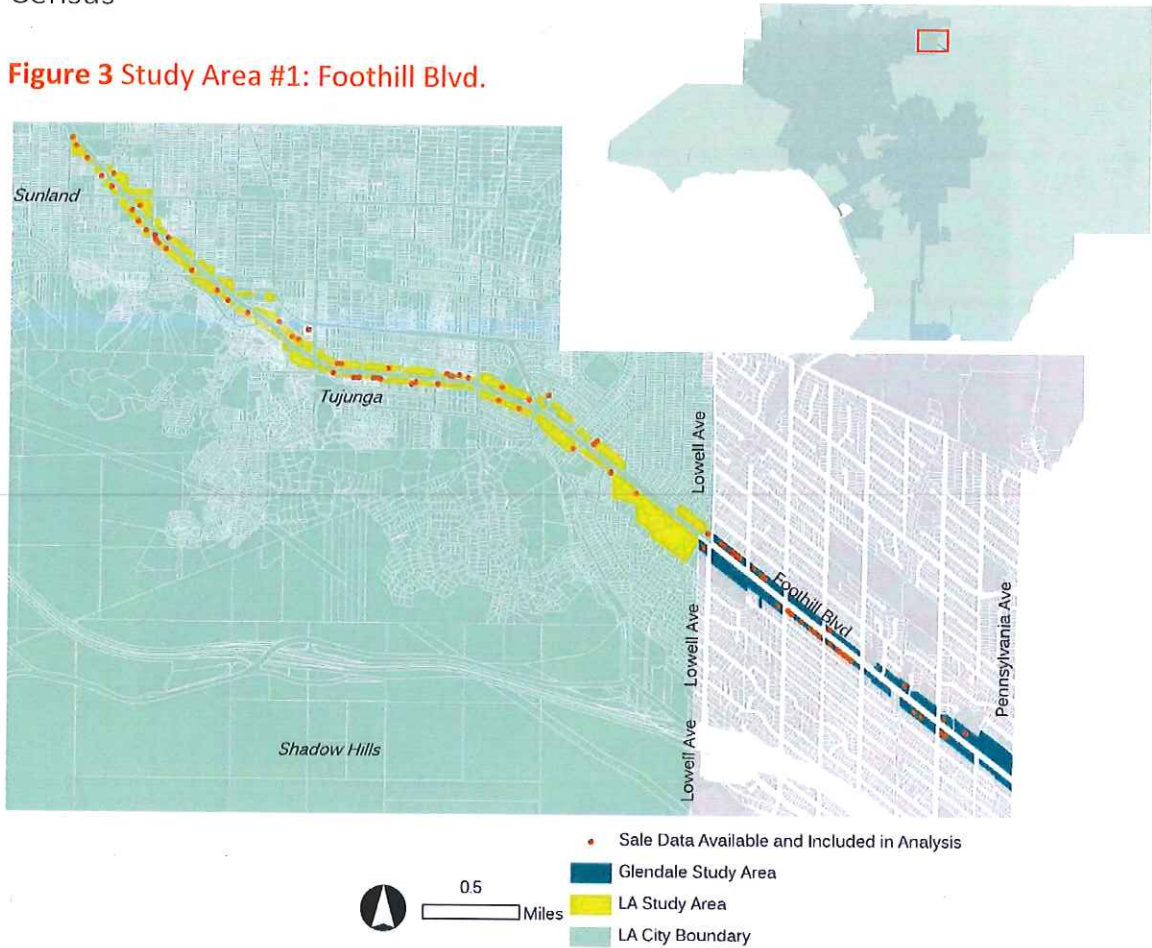


Table 4 Foothill Blvd. Socioeconomic Data

Average of Census Tracts	1980	1990
Population Density Per Square Mile	3,494.4	5,049.1
% Total Population: White	93%	88%
% Total Population: Black	0%	1%
% Total Population: American Indian, Eskimo, and Aleut	1%	1%
% Total Population: Asian and Pacific Islander	2%	6%
% Total Population: Other	3%	4%
% Persons 25 Years Old And Over: College degree or higher	44%	40%
% Population 16 to 19 Years Old: Unenrolled/Dropped out	18%	8%
% Population In Labor Force 16 Years+: Unemployed	5%	5%
Median Household Income (In 1979 Dollars)	\$12,569-26,568	\$28,946-52,442
% Occupied Housing Units: Owner occupied	71%	65%
% Occupied Housing Units: Renter occupied	29%	35%

Figure 4 Study Area #2: Colorado Blvd.

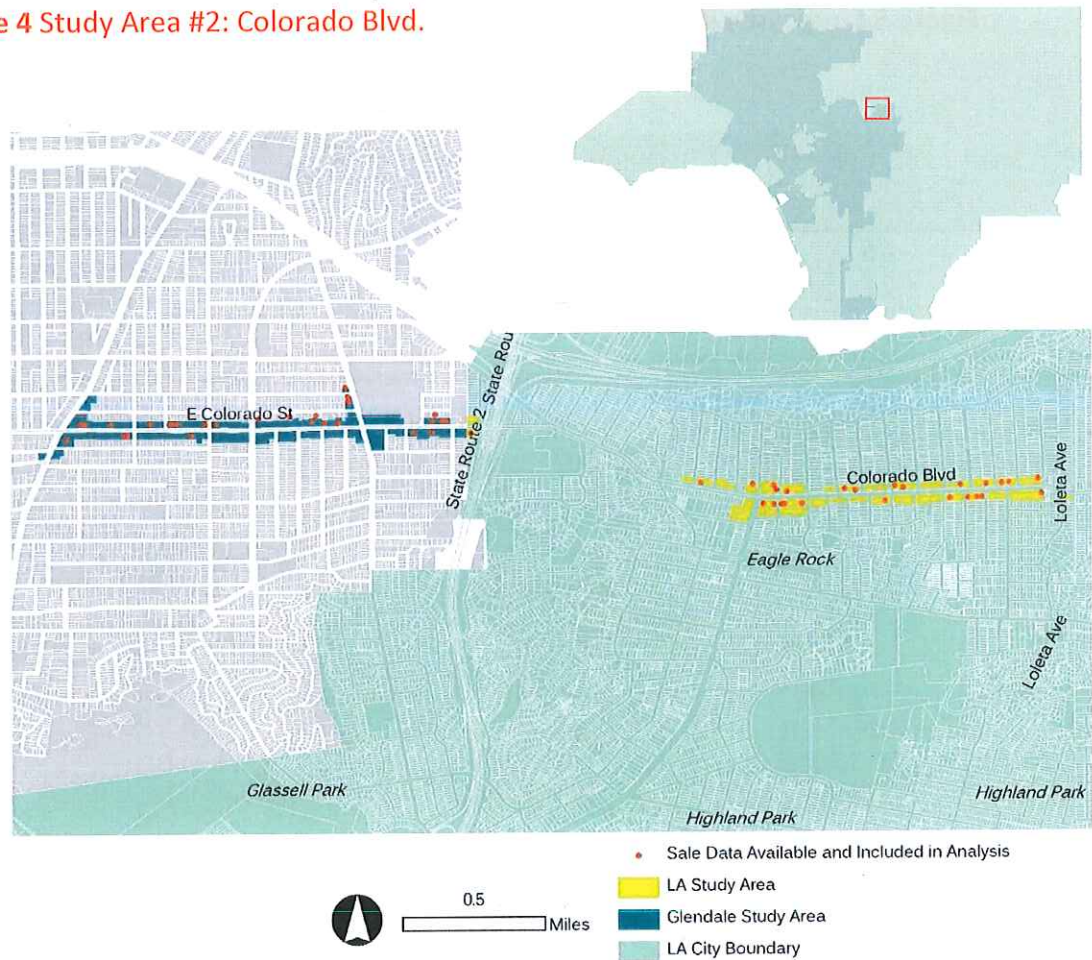


Table 5 Colorado Blvd. Socioeconomic Data

Average of Census Tracts	1980	1990
Population Density Per Square Mile	11,626.5	16,261.6
% Total Population: White	80%	66%
% Total Population: Black	1%	2%
% Total Population: American Indian, Eskimo, and Aleut	1%	1%
% Total Population: Asian and Pacific Islander	9%	17%
% Total Population: Other	10%	14%
% Persons 25 Years Old And Over: College or more	39%	38%
% Population 16 to 19 Years Old: Unenrolled/Dropped out	14%	9%
% Population In Labor Force 16 Years+: Unemployed	4%	9%
Median Household Income (In 1979 Dollars)	\$10,023-17,094	\$18,321-42,598
% Occupied Housing Units: Owner occupied	36%	33%
% Occupied Housing Units: Renter occupied	64%	67%

Figure 5 Study Area #3: Huntington Dr.

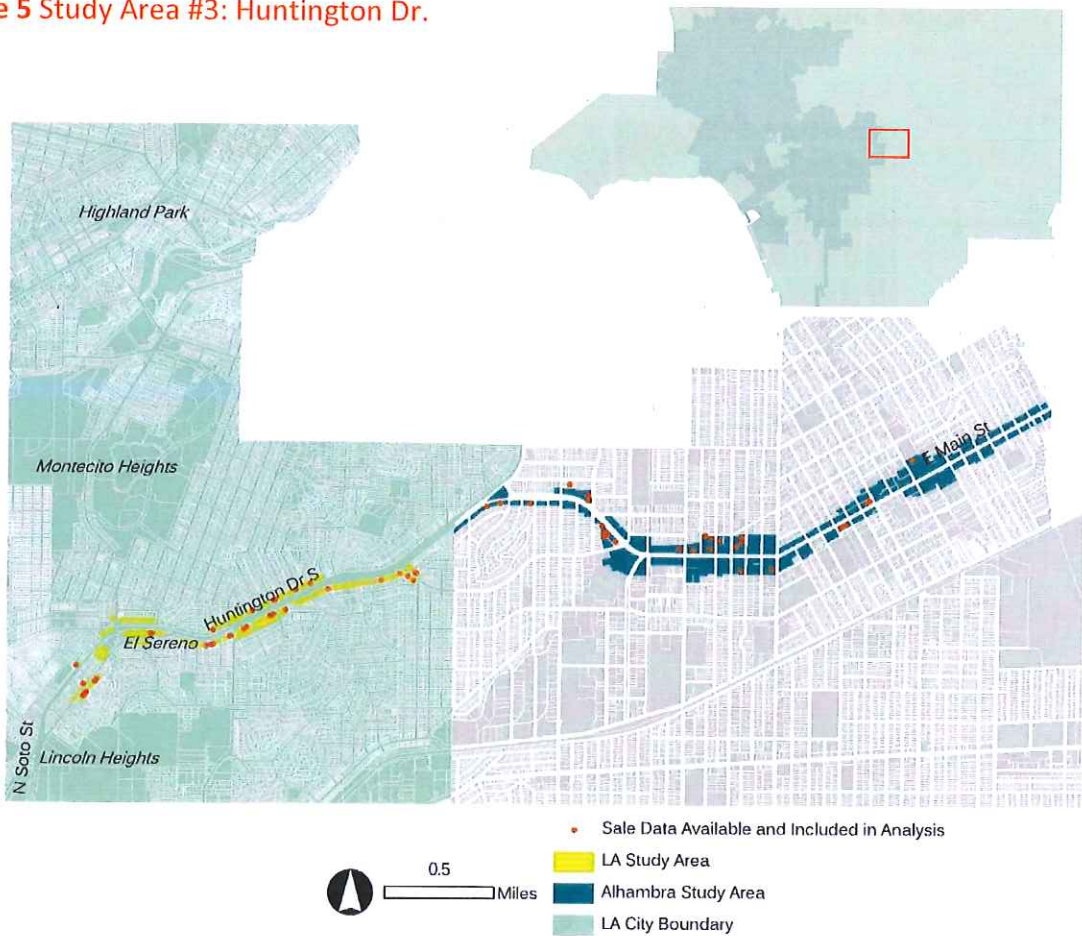


Table 6 Huntington Dr. Socioeconomic Data

Average of Census Tracts	1980	1990
Population Density Per Square Mile	11,793.0	14,657.1
% Total Population: White	66%	39%
% Total Population: Black	1%	2%
% Total Population: American Indian, Eskimo, and Aleut	1%	0%
% Total Population: Asian and Pacific Islander	7%	27%
% Total Population: Other	22%	31%
% Persons 25 Years Old And Over: College or more	31%	39%
% Population 16 to 19 Years Old: Unenrolled/Dropped out	20%	11%
% Population In Labor Force 16 Years+: Unemployed	8%	7%
Median Household Income (In 1979 Dollars)	\$11,594-14,856	\$26,111-30,167
% Occupied Housing Units: Owner occupied	34%	32%
% Occupied Housing Units: Renter occupied	66%	68%

Figure 6 Study Area #4: Manchester Ave.

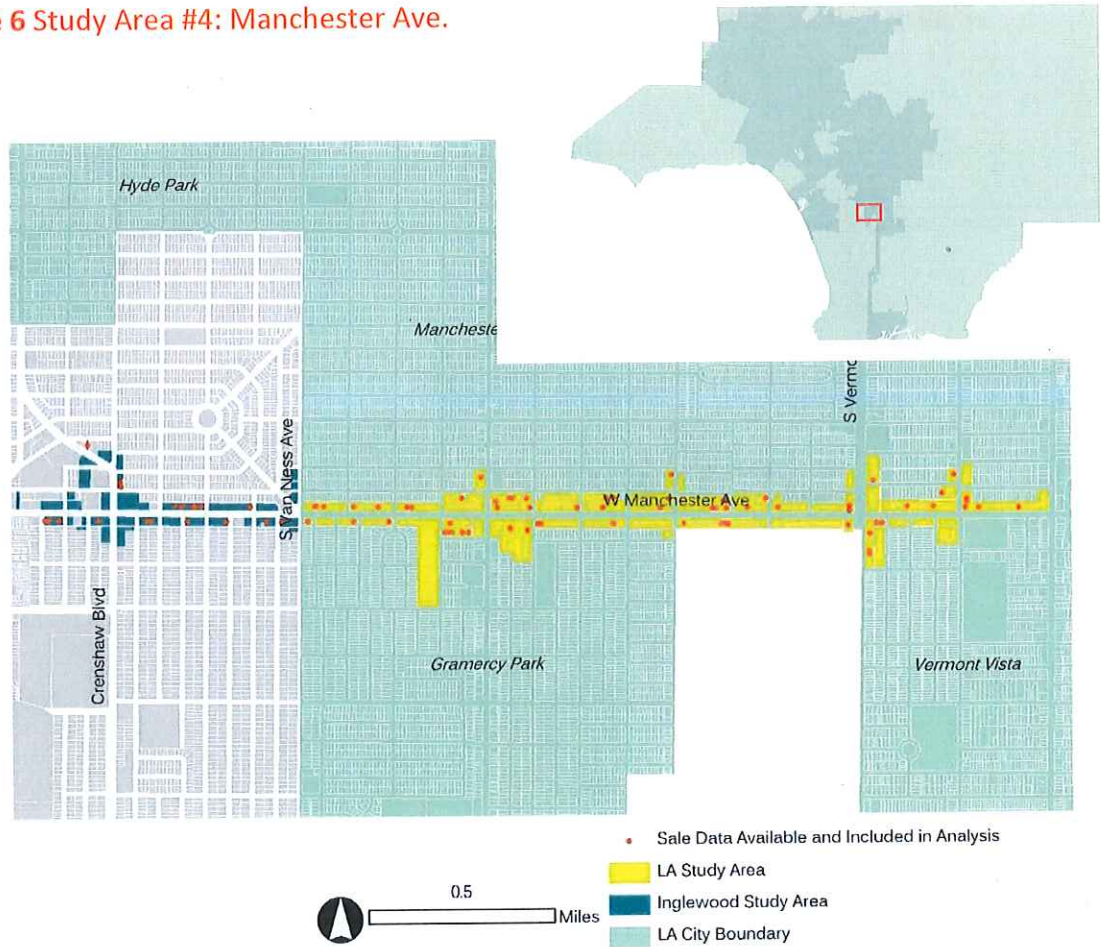


Table 7 Manchester Ave. Socioeconomic Data

Average of Census Tracts	1980	1990
Population Density Per Square Mile	10,474.0	13,166.7
% Total Population: White	18.7%	7%
% Total Population: Black	75%	78%
% Total Population: American Indian, Eskimo, and Aleut	0%	0%
% Total Population: Asian and Pacific Islander	1%	1%
% Total Population: Other	5%	14%
% Persons 25 Years Old And Over: College or more	32.7%	30%
% Population 16 to 19 Years Old: Unenrolled/Dropped out	18.5%	13%
% Population In Labor Force 16 Years+: Unemployed	9.2%	12%
Median Household Income (In 1979 Dollars)	\$8,106-21,172	\$14,943-\$51,540
% Occupied Housing Units: Owner occupied	47.9%	56%
% Occupied Housing Units: Renter occupied	52.1%	44%

Figure 7 Study Area #5: Pacific Coast Hwy.

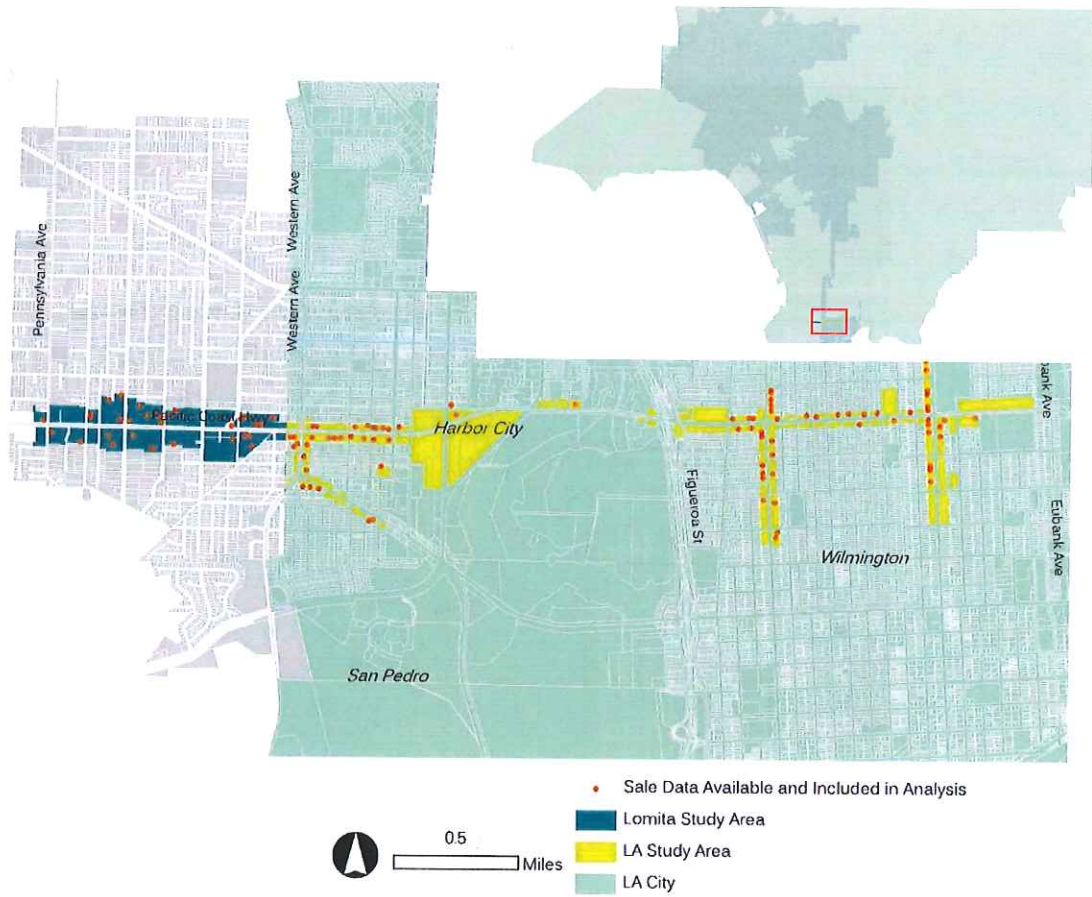


Table 8 Pacific Coast Hwy. Socioeconomic Data

Average of Census Tracts	1980	1990
Population Density Per Square Mile	8,440.7	10,163.3
% Total Population: White	64%	58%
% Total Population: Black	4%	5%
% Total Population: American Indian, Eskimo, and Aleut	1%	1%
% Total Population: Asian and Pacific Islander	7%	11%
% Total Population: Other	28%	25%
% Persons 25 Years Old And Over: College or more	31%	32%
% Population 16 to 19 Years Old: Unenrolled/Dropped out	23%	20%
% Population In Labor Force 16 Years+: Unemployed	7%	9%
Median Household Income (In 1979 Dollars)	\$14,911-34,426	\$23,629-\$53,220
% Occupied Housing Units: Owner occupied	50%	49%
% Occupied Housing Units: Renter occupied	50%	51%

Figure 8 Study Area #6: Washington Blvd.

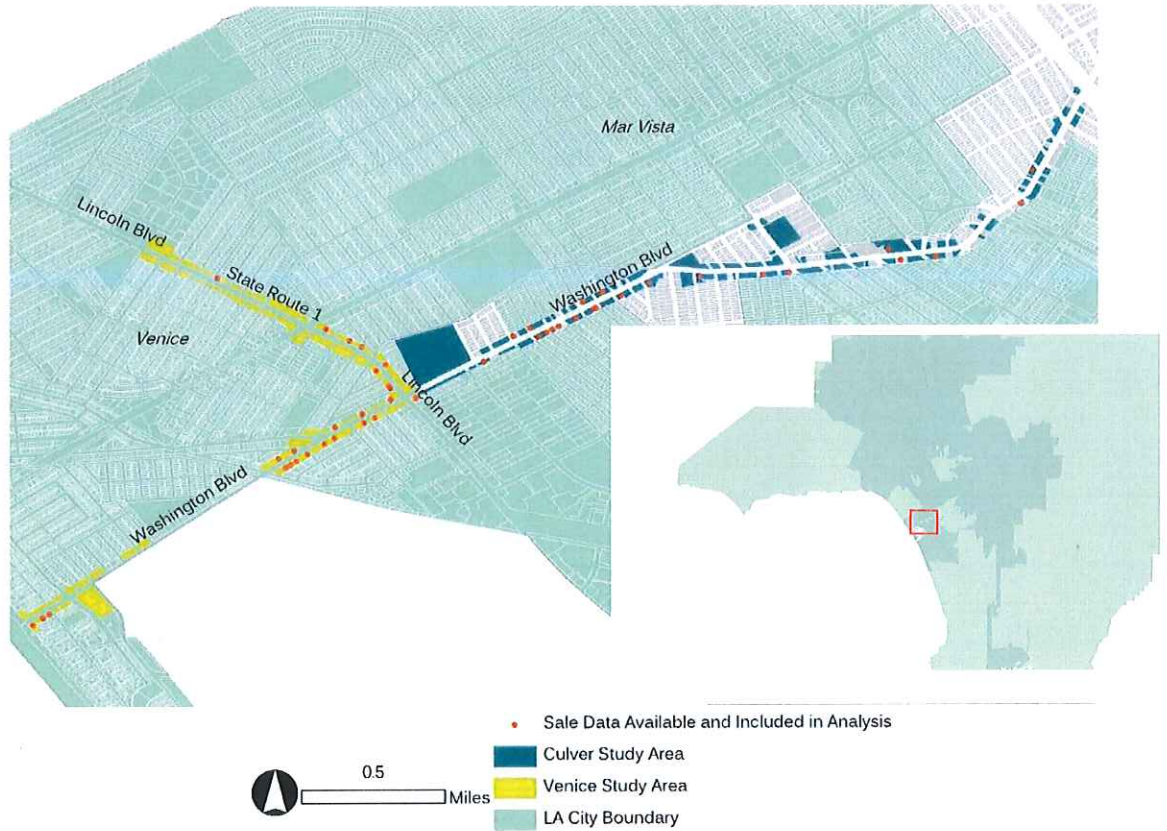


Table 9 Washington Blvd. Socioeconomic Data

Average of Census Tracts	1980	1990
Population Density Per Square Mile	9,812.4	10,912.5
% Total Population: White	84%	83%
% Total Population: Black	3%	3%
% Total Population: American Indian, Eskimo, and Aleut	1%	1%
% Total Population: Asian and Pacific Islander	3%	5%
% Total Population: Other	9%	8%
% Persons 25 Years Old And Over: College or more	54%	54%
% Population 16 to 19 Years Old: Unenrolled/Dropped out	20%	18%
% Population In Labor Force 16 Years+: Unemployed	4%	5%
Median Household Income (In 1979 Dollars)	\$15,383-34,426	\$35,813-55,275
% Occupied Housing Units: Owner occupied	40%	44%
% Occupied Housing Units: Renter occupied	60%	56%

Figure 9 Study Area #7: La Cienega Blvd.

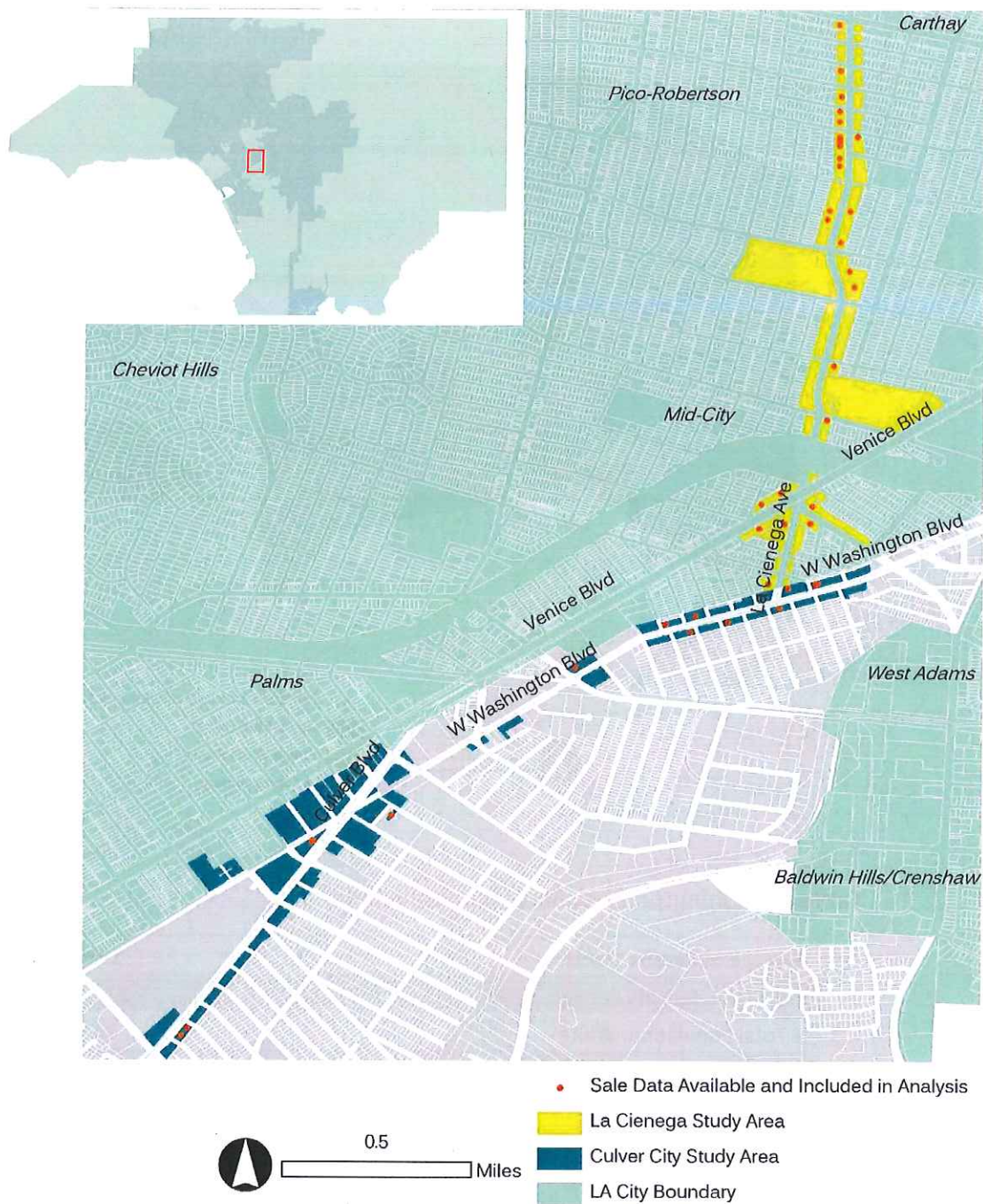


Table 10 La Cienega Blvd. Socioeconomic Data

Average of Census Tracts	1980	1990
Population Density Per Square Mile	11,170.0	11,668.5
% Total Population: White	50.6%	47%
% Total Population: Black	35%	35%
% Total Population: American Indian, Eskimo, and Aleut	0%	1%
% Total Population: Asian and Pacific Islander	6%	7%
% Total Population: Other	8%	10%
% Persons 25 Years Old And Over: College or more	44%	23%
% Population 16 to 19 Years Old: Unenrolled/Dropped out	19%	11%
% Population In Labor Force 16 Years+: Unemployed	6%	4%
Median Household Income (In 1979 Dollars)	\$13,844-22,480	\$25,840-44,139
% Occupied Housing Units: Owner occupied	41%	40%
% Occupied Housing Units: Renter occupied	59%	60%

Figure 10 Study Area #8: Beverly Blvd.

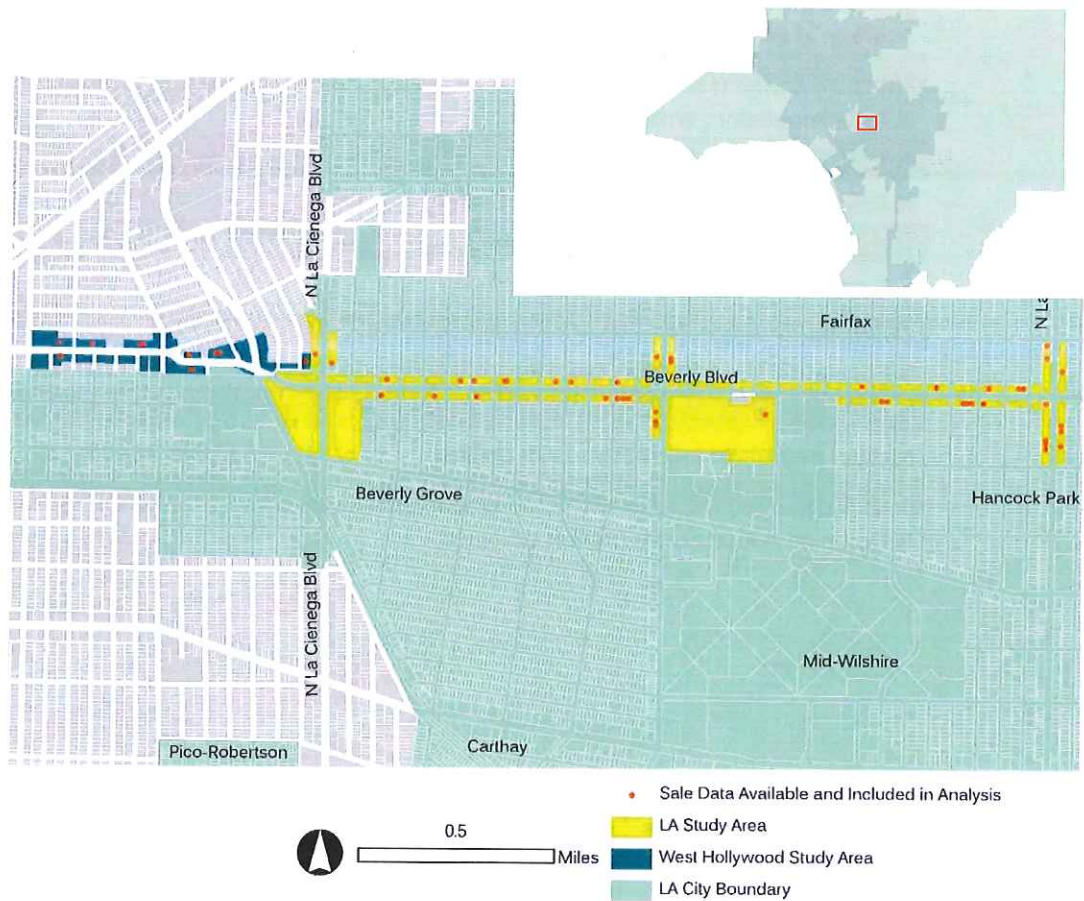
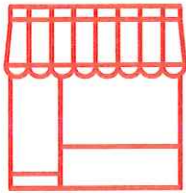


Table 11 Beverly Blvd. Socioeconomic Data

Average of Census Tracts	1980	1990
Population Density Per Square Mile	13,270.3	12,826.6
% Total Population: White	93%	93%
% Total Population: Black	2%	2%
% Total Population: American Indian, Eskimo, and Aleut	0%	0%
% Total Population: Asian and Pacific Islander	2%	4%
% Total Population: Other	2%	1%
% Persons 25 Years Old And Over: College or more	41%	44%
% Population 16 to 19 Years Old: Unenrolled/Dropped out	7%	10%
% Population In Labor Force 16 Years+: Unemployed	6%	6%
Median Household Income (In 1979 Dollars)	\$9,804-28,452	\$29,421-65,171
% Occupied Housing Units: Owner occupied	26%	29%
% Occupied Housing Units: Renter occupied	74%	71%

ANALYSIS

In this section I describe the price trends of commercial property, by study area, then use a statistical model to determine if there was a change in the price trend after the passage of Proposition U in 1986 in Los Angeles as compared to in adjacent jurisdictions. I perform a similar analysis for nearby residential property.

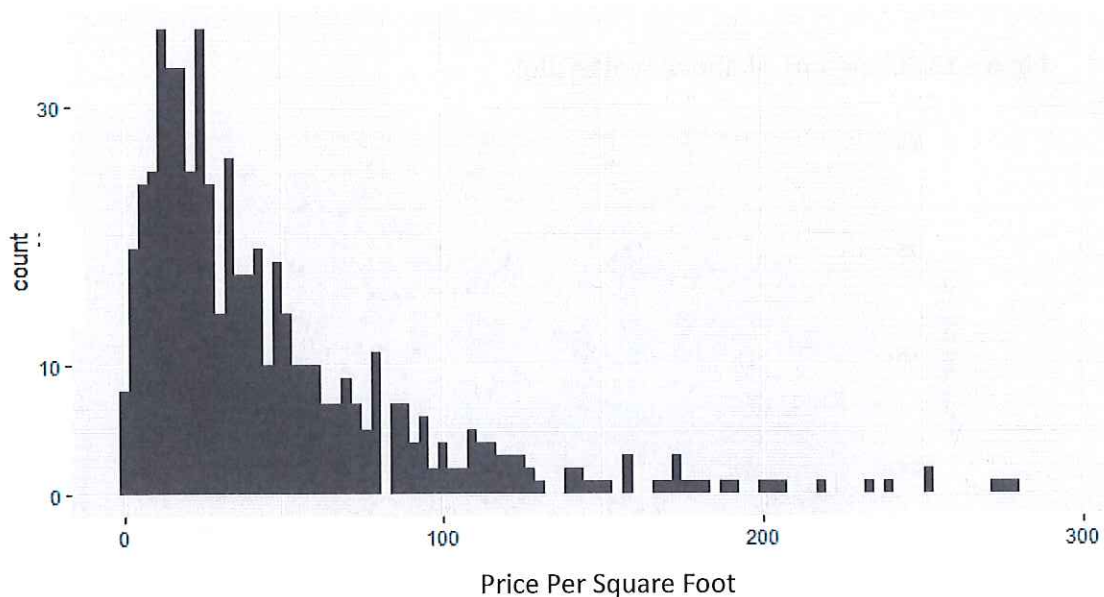


Commercial Property

The dataset consists of all commercial transactions with a recorded sales price in 1981-1992, within the study areas, both inside and outside LA. It includes 575 total sales encompassing all eight study areas.

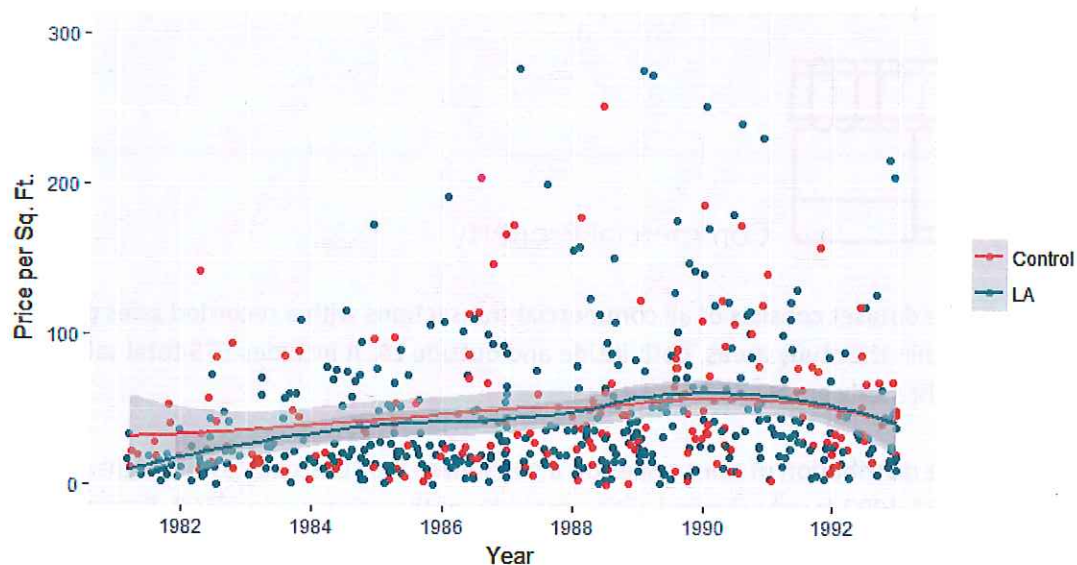
The distribution of sales prices on a per square foot basis across the eight study areas from 1981-1992 is right skewed with a majority of the prices under \$100. Ranging from \$0.04 to \$961.54, the mean is \$54.34 and the median is \$33.32. The range is wide as it encompasses eight distinct neighborhoods with varying socioeconomic profiles. The study areas with the highest overall prices are Washington Boulevard in Culver City and Beverly Boulevard in West Hollywood.

Figure 11 Histogram of Price per Square Foot



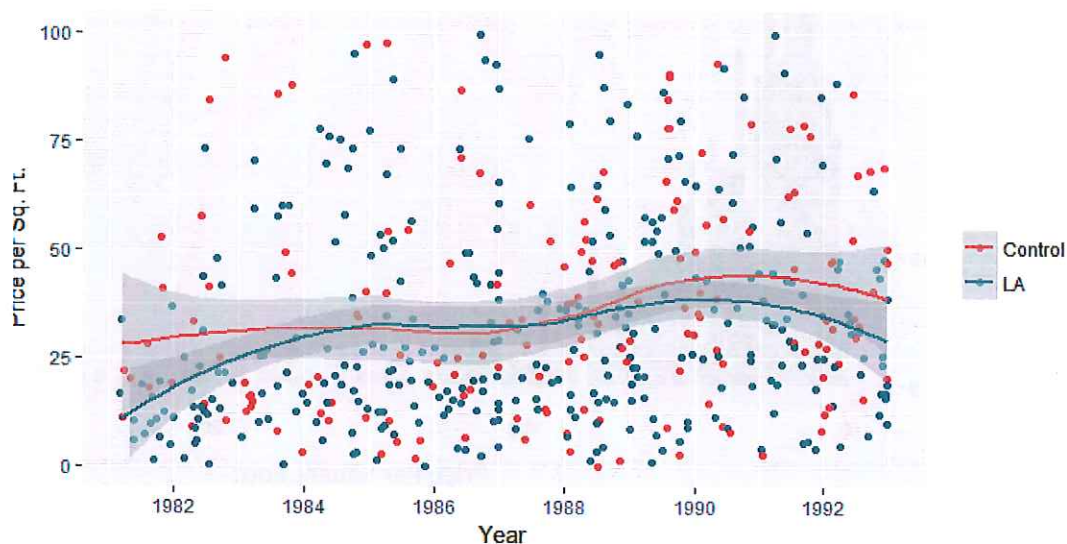
The same data plotted over time shows steadily increasing growth in prices during the early 1980s, which slows by the mid-80s, peaks in 1990, and trends downward between 1990 and 1992.

Figure 12 Scatterplot of Price per Sq. Ft. Over Time with Line of Best Fit



The trend for sales prices in LA is very similar to the trend for sales outside the city. Prices on both sides of the border appear to stagnate by the end of 1985, before the FAR reduction, then continue to plateau well into 1987, starting to rise again by 1988. Although hardly dramatic, this could capture the impact of the downzoning on development potential, thus prices. Working within the assumption that the plateau is due to the downzoning, the subsequent rise in prices before the market crash in 1991 may be a response to the newer scarcity of commercial supply.

Figure 13 "Close-up" of above scatterplot



No clear trend is discernible in the change in mean price on either side of the city border. In three out of the eight study areas, both Culver City areas and one Glendale study area, LA went from a lower mean price per square foot before Proposition U to a higher mean after. In Lomita, the LA side retained a higher price per square foot but in two other study areas, West Hollywood and Glendale, it remained lower than control throughout the study period. The difference in difference calculation shows the greatest absolute change in West Hollywood, the LA side of Washington Boulevard, the LA side of Foothills Boulevard and the least appreciable difference in LA's Pacific Coast Highway and Huntington Drive corridors.

Table 12 Average Price per Square Foot by Study Area, 1981-1986 Compared to 1987-1992

Study Area	1981-1986		1987-1992		Difference in Difference ¹
	No. of Observations	Avg Price per Sq Ft	No. of Observations	Avg Price per Sq Ft	
LA	167	\$ 33.86	213	\$ 66.91	
Control	75	\$ 47.11	120	\$ 64.99	\$ (15.17)
Huntington Dr - LA	14	\$ 22.89	19	\$ 32.07	
Huntington Dr - Alhambra	14	\$ 29.19	14	\$ 43.25	\$ 4.88
Washington Blvd - LA	8	\$ 74.46	19	\$ 219.90	
Washington Blvd - Culver City	9	\$ 123.03	14	\$ 187.62	\$ (80.85)
La Cienega Blvd - LA	12	\$ 38.83	16	\$ 70.46	
La Cienega Blvd - Culver City	9	\$ 50.75	5	\$ 53.09	\$ (29.29)
Colorado Blvd - LA	15	\$ 38.76	14	\$ 43.96	
Colorado Blvd - Glendale	8	\$ 31.38	23	\$ 59.91	\$ 23.33
Foothills Blvd - LA	21	\$ 23.79	34	\$ 53.58	
Foothills Blvd - Glendale	10	\$ 30.88	22	\$ 31.41	\$ (29.26)
Manchester Ave - LA	34	\$ 21.30	37	\$ 23.59	
Manchester Ave - Inglewood	9	\$ 16.76	12	\$ 41.40	\$ 22.35
Beverly Blvd - LA	19	\$ 83.28	26	\$ 131.57	
Beverly Blvd - West Hollywood	7	\$ 100.74	5	\$ 210.03	\$ 60.99
Pacific Coast Highway - LA	44	\$ 20.12	48	\$ 33.45	
Pacific Coast Highway - Lomita	9	\$ 14.10	25	\$ 27.40	\$ (0.03)

The study area that witnessed the largest change in value on the LA side compared to its control counterpart, Washington Blvd, is home to a relatively high income, well-educated, and predominantly white population and does not show much change in this profile between 1980 and 1990. The study areas that demonstrated nearly no change in value relative to their controls, Pacific Coast Highway and Huntington Drive share demographic similarities: both were relatively low-income with low to moderate educational attainment levels in both 1980 and 1990. The Huntington Drive area saw a notable shift in its racial composition with two thirds of residents identifying as white in 1980, but by 1990 the area approaches an even split across Asian and Pacific Islander, "Other," (likely of Hispanic descent due to the Census Bureau classification separation between ethnicity and race) and White; the Pacific Coast Highway area remained majority White.

¹ Difference-in-Differences is a simple calculation to isolate the difference over time, accounting for the baseline difference in the two groups, calculation: (mean of 1987-1992 price per sq. ft. control group - mean of 1987-1992 price per sq. ft. treatment group) - (mean of 1981-1986 Price per Sq. Ft. control group - mean of 1981-1986 Price per Sq. Ft. treatment group).

This may suggest that the theorized effect that scarcity drives up prices is more pronounced in high income areas. Although the more dramatic value change in higher income areas may just as easily be explained by the speculative nature of commercial construction: areas that show strong property values are assumed to hold value, thus attract investment. The key element may be speculation. The other two study areas where LA's values increased more than the control areas, Foothills and La Cienega, are both low to moderate income with moderate educational attainment and may be characterized as more transitional neighborhoods. Since transitional neighborhoods often attract speculative investment, perhaps it can be extrapolated that land use regulations have a greater impact not simply in high income areas, but in any neighborhood subject to speculation. This relationship merits further research.

Commercial Data by Study Area

The following graphs strive to more clearly visualize study area level trends over time.

Figure 14 Foothills Blvd.

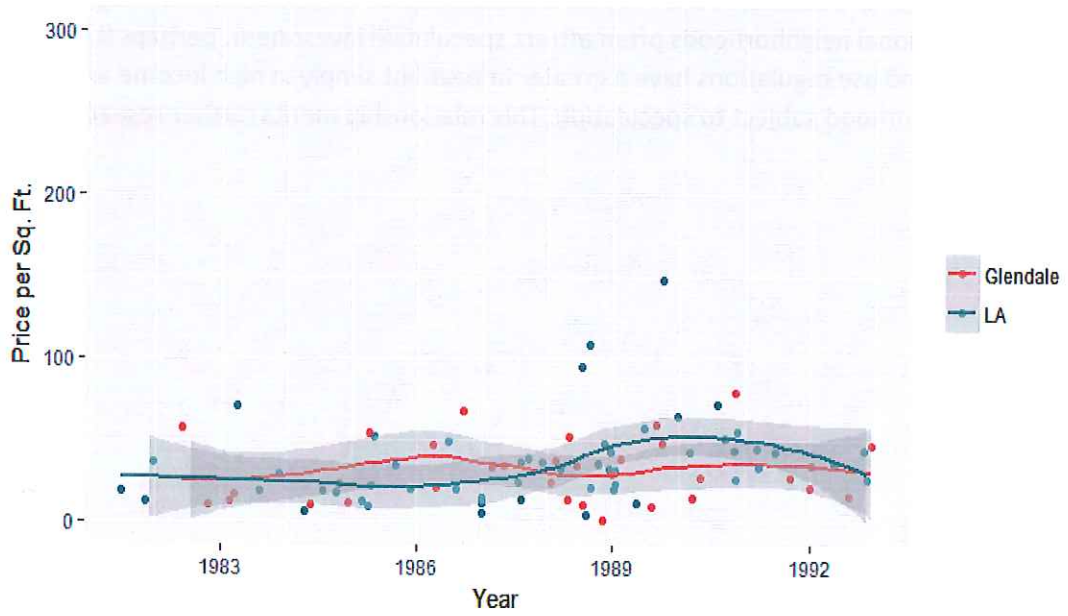


Figure 15 Colorado Blvd.

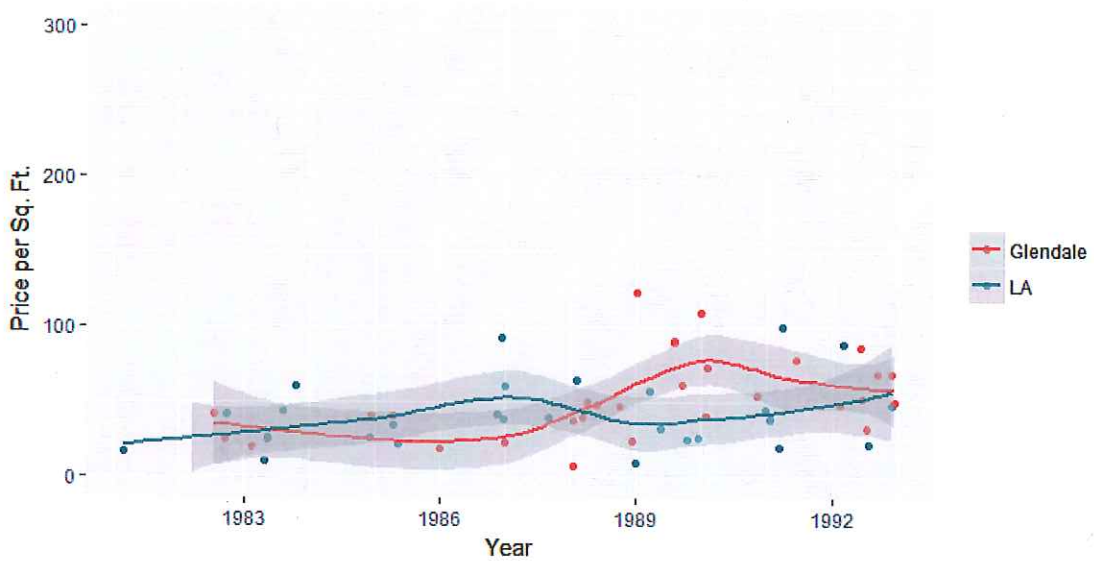


Figure 16 Huntington Dr.

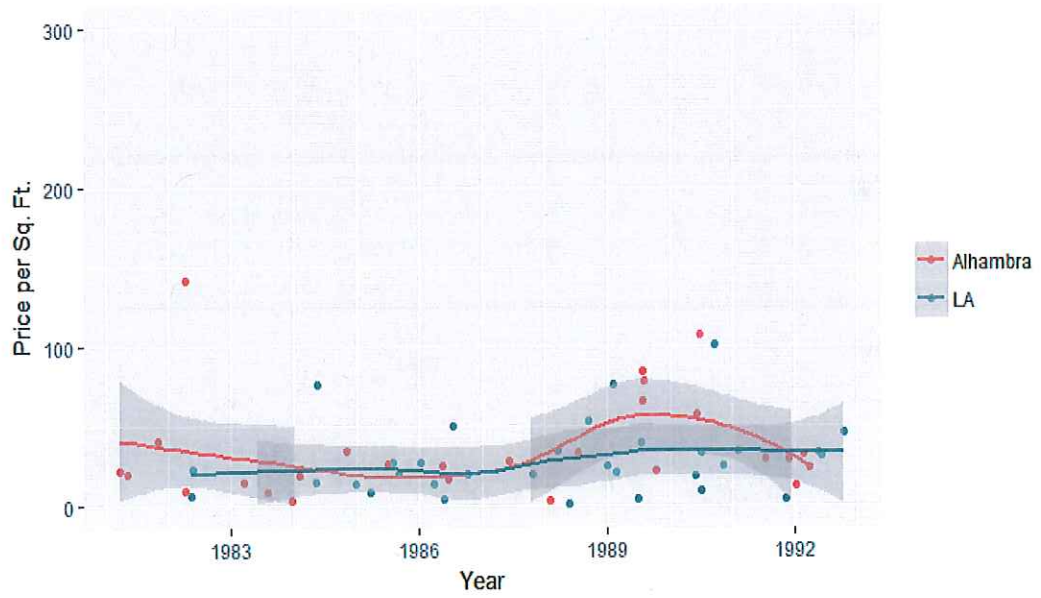


Figure 17 Manchester Ave.

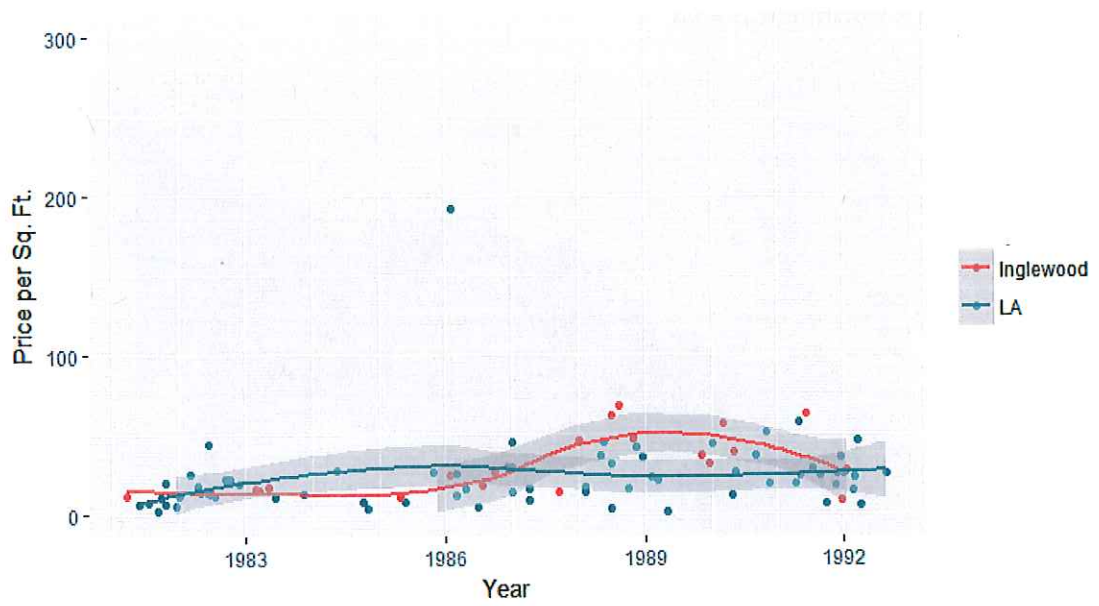


Figure 18 Pacific Coast Hwy.

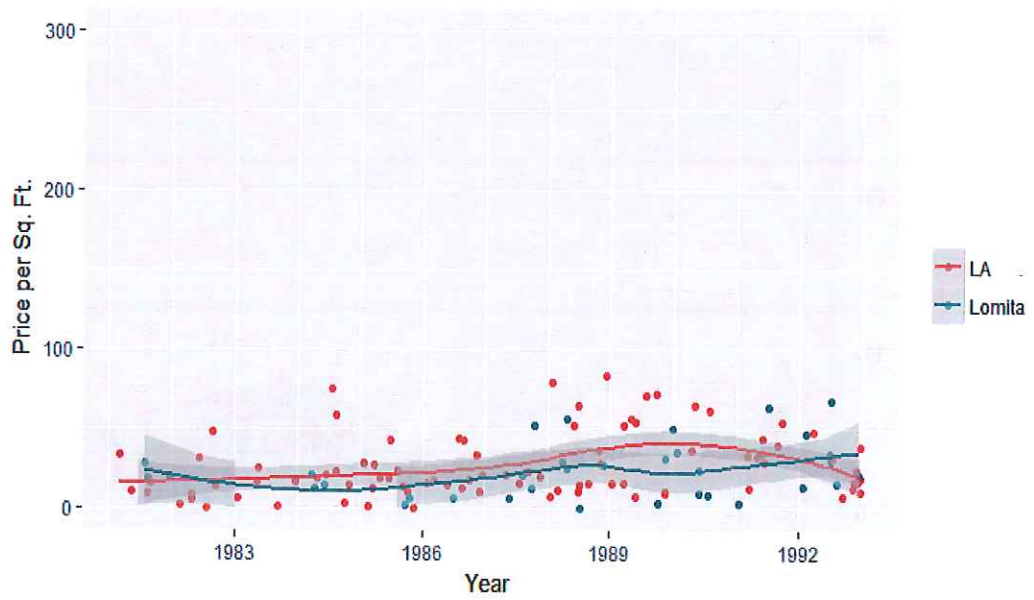


Figure 19 Washington Blvd.

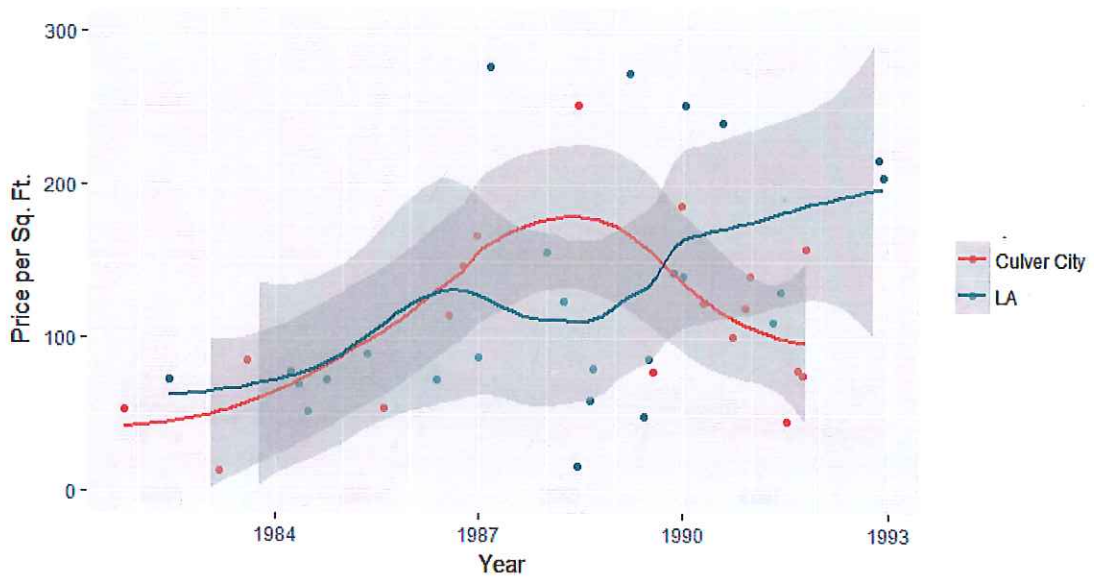


Figure 20 La Cienega Blvd.

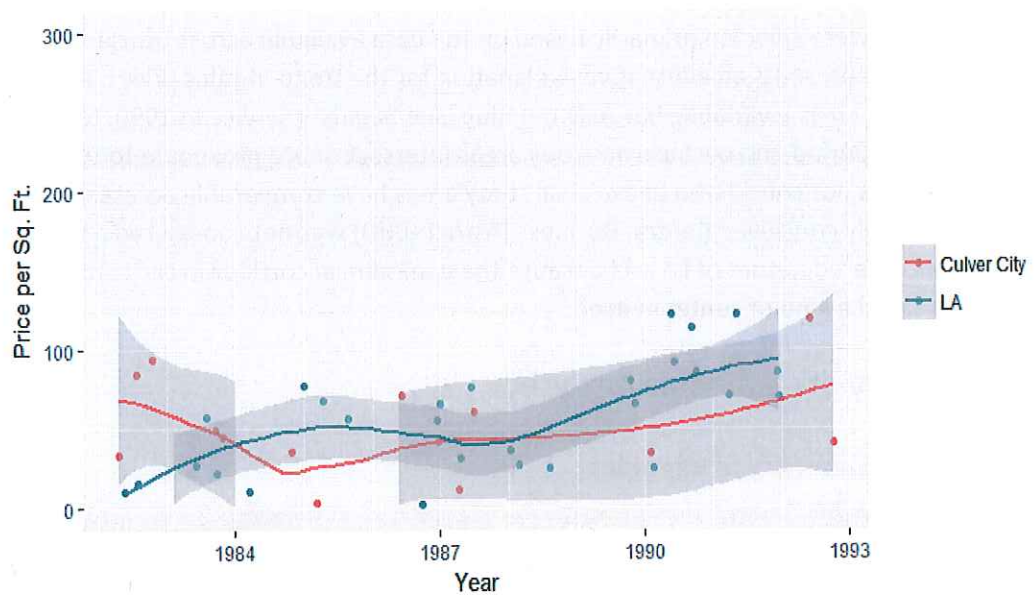
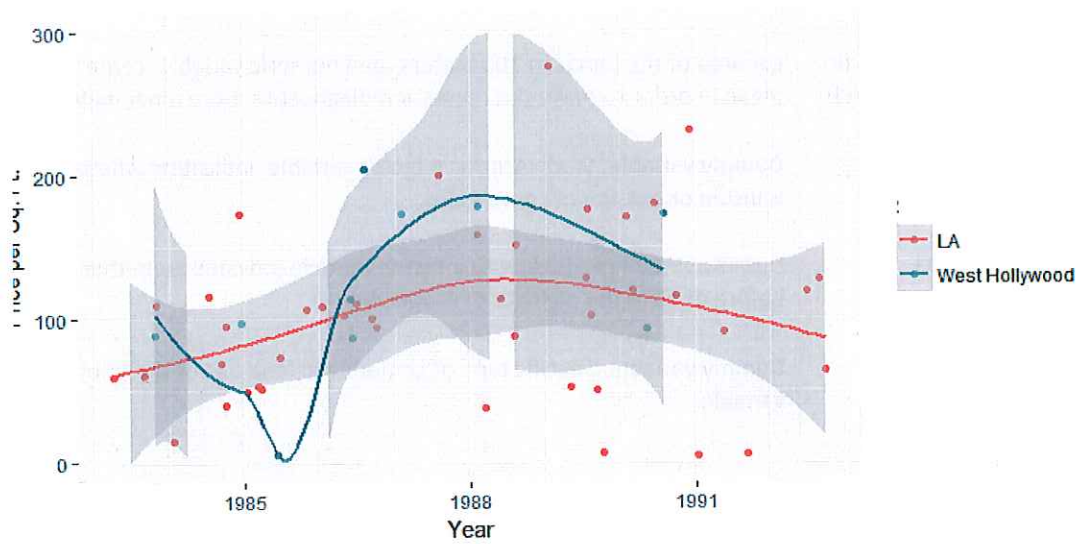


Figure 21 Beverly Blvd.



Variable Selection

Variables were selected primarily based on the data available across transactions. Each variable selected represents an alternative explanation for the trend in sales prices. Proximity to transit was not used as a variable, because the Blue Line begins its service in 1990, towards the end of the study period and because no study areas intersect or are proximate to this line. Highway access was not considered because all study areas have comparable access. Distance from the traditionally conceived Central Business District (CBD) was not considered a factor due to the multi-centered nature of LA and because the commercial corridor in car-centric LA can be considered a kind of center in itself.

Summary of Covariates Analyzed

Table 13 Summary of Variables²

Dependent Variable	Description
Price Per Square Foot (logged)	Logarithm of the price per square foot, logged because the distribution of the dataset is right-skewed.
Independent Variable	Description
Year Built (centered)	Year the structure was built, as a numeric variable, centered around the mean in order to make the regression diagnostics more meaningful.
Lot Square Footage (in 100 meters, centered)	Lot area of the parcel in 100 meters, as a numeric variable, centered around the mean in order to make the regression diagnostics more meaningful.
Study Area	Dummy variable: Study Area as a factor variable, indicating whether the parcel is inside or outside of Los Angeles.
Before Prop U	Dummy variable: sale date as a factor variable indicating whether sale occurred before or after the passage of Proposition U.
Zoning	Dummy variable: Specific type of commercial land use designation, as a factor variable.

² Note on the Assessor's data, which included a variable for Sale Date as well as a variable for Recording Date: Sale Date was used because Sale Date is exclusive to sales transactions whereas Recording Date includes the dates of various actions such as date of a correction or a non-arm's length change in ownership. The data includes multiple fields to identify units on a property: a field for each building on the property and an additional field titled Landlord Units. Because the Landlord Units field identifies the number of units for rent as reported by the landlord, but the per building fields contain the actual number of units on the parcel, the sum of the fields for units in each building was taken. As with the units per building, the Assessor's data includes a field denoting the year built for each building on a parcel. In the case of buildings with differing years built, the oldest date was taken.

Dependent Variable	Description
Price Per Square Foot (logged)	Logarithm of the price per square foot, logged because the distribution of the dataset is right-skewed.
Independent Variable	Description
Year of sale	Dummy variables: year of sale as a factor variable indicating whether sale occurred in each 1 year time frame

Piecewise Regression Model

Piecewise regression is a segmented regression model that is useful when a variable has one linear effect within a certain range of its values, but a different linear effect at a different range. As such, it is designed to measure sudden changes in behavior across time. This model measures the size of the change in slope year over year throughout the study period.

Rather than allow the model to search for a structural break in the slope, I have set the structural break to the start of the year 1987, when presumably, any effects of Proposition U would begin to be discernible. For both commercial and residential property, the trend in price growth is measured by the slope of the best fit line for the variable price per square foot for all sales. The slope of that line is significantly altered following 1987, as the growth in prices appears to dampen.

Applying the same method to test all other years in the study period as cut points, I find that no year between 1981-1986 shows a statistically significant change in slope, suggesting that the commercial price trend was fairly stable through 1986. After 1986, the slope of the best fit line for commercial prices changes significantly each year, so the slope of the line in 1986 was significantly different from the slope in the years leading up to it, but so were the slopes of the fit line in 1989 and 1990 from the years before them. That the price shifts were not limited to one dramatic shift following Proposition U hints at the range of factors that shape the price of commercial land. Notably, the price trend flattens in 1988 and turns downward in 1989, foregrounding the commercial real estate market crash of 1991. In brief, commercial prices before Proposition U traced a stable linear relationship, and were volatile after Proposition U. Residential prices, on the other hand, show no clear trend, suggesting no clear relationship to the downzoning (see Appendix IV for full model diagnostics).

Table 14 Significance of Year-over-Year Change in Slope as Modeled by Setting Each Year as a Cut Point (regression models not depicted)

Year-over-year Change in Slope		
	Commercial	Residential
1991	not significant	not significant
1990	significant	significant
1989	significant	significant
1988	significant	significant
1987	Significant	significant
1986	not significant	not significant
1985	not significant	significant
1984	not significant	significant
1983	not significant	not significant
1982	NA	NA

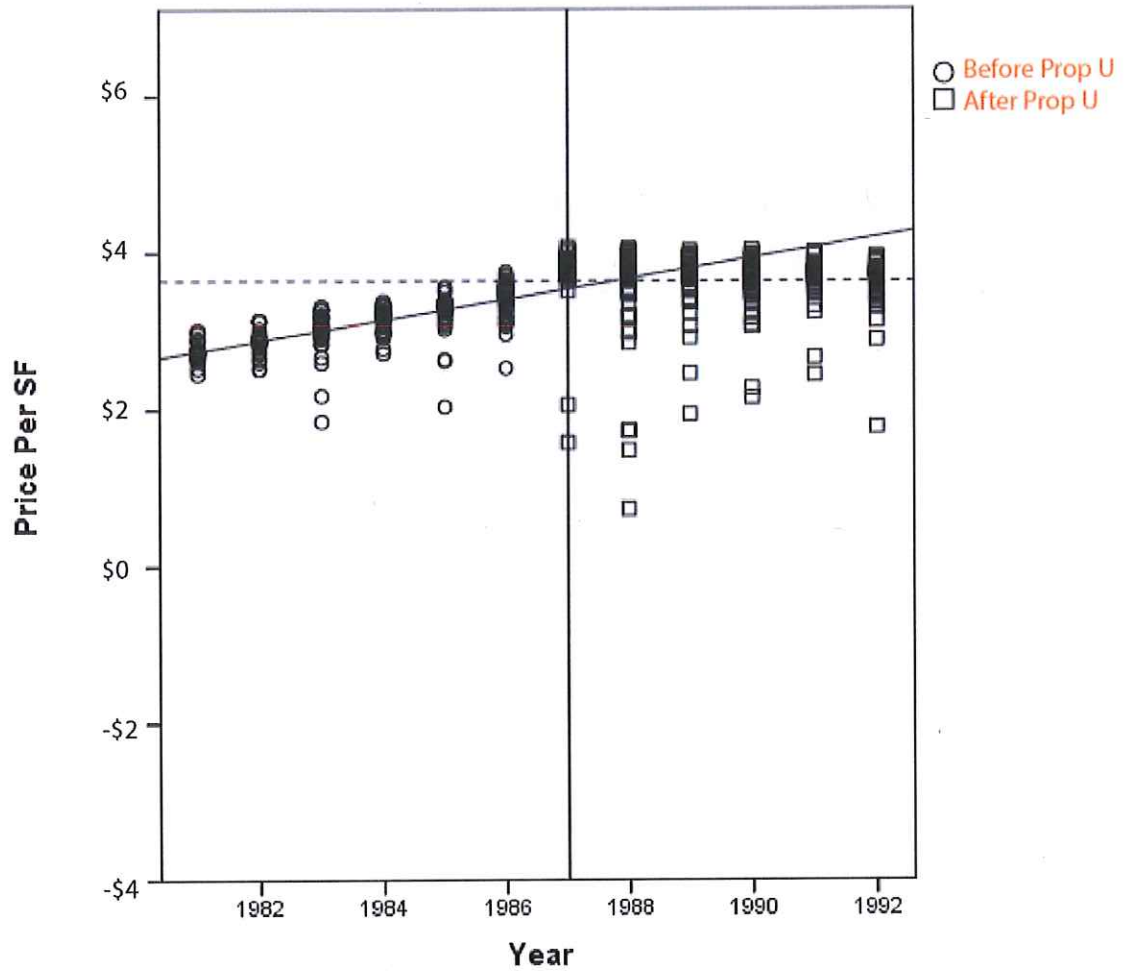
These results show that the slope of the line representing the price trend in the six-year period following Proposition U (-.009)³ is significantly different from the six-year period preceding its passage (.146) with a 95% confidence interval. Whether the sale took place inside LA or in an adjacent jurisdiction had no significant bearing on the price per square foot.

Table 15 Model Results with Cut Point of 1987

	Estimate	Std. Error	t value	Pr(> t)
(Intercept)	-285.617	80.281	-3.558	.000
year1 (Year of Sale)	.146	.040	3.602	.000
year_diff	-.155	.054	-2.856	.004
DummyZ (Zoning)	-.005	.016	-.331	.741
LOT.SQ.FT	-2.581E-5	.000	-7.827	.000
StudyAreaF	-.199	.115	-1.731	.084
pre87 (Before/After Prop U)	.151	.176	.857	.392
Observations	574			
R-squared	.159			
Adjusted R-squared	.150			

³ This is the sum of .146 + -.155, since the 'yeardiff' variable is the difference between year 1 and year 2.

Figure 22 Model Graph of Commercial Sales Before and After Proposition U (solid line shows 1981-1986 trend, dotted line is the 1987-1992 trend)



Residential Property

This dataset includes all residential transactions within a quarter mile of the study area corridors within LA with a recorded price from 1981-1992. I did not apply the same study area level, cross-jurisdiction border analysis to residential property because a majority of the adjacent jurisdictions underwent residential downzonings during the study period. Such a change in parcel characteristics would likely have affected relative prices, this alteration limits the direct comparability to parcels in Los Angeles. The jurisdiction comparison is at the aggregated citywide scale rather than at the neighborhood level. Although a briefer analysis, the residential

dataset is much larger. The dataset includes 1,561 total sales encompassing 10 study areas (two areas near the Santa Monica border are included here, but were omitted in the commercial analysis.)

Table 16 Average Price per Square Foot by Study Area, 1981-1986 Compared to 1987-1992

Study Area	1981-1986		1987-1992		Percent Increase
	No. of Observations	Average Price Per Sq. Ft.	No. of Observations	Average Price Per Sq. Ft.	
Beverly	62	\$ 30.60	64	\$ 56.68	60%
Colorado	21	\$ 15.17	35	\$ 32.23	72%
Foothills	98	\$ 18.60	182	\$ 28.35	42%
Huntington	53	\$ 11.66	96	\$ 22.35	63%
La Cienega	47	\$ 26.50	66	\$ 37.63	35%
Manchester	76	\$ 13.92	159	\$ 18.96	31%
Santa Monica	8	\$ 47.49	20	\$ 64.75	31%
Washington	31	\$ 28.02	49	\$ 60.71	74%
Wilmington	162	\$ 16.95	309	\$ 28.87	52%
Wilshire	9	\$ 46.03	14	\$ 90.94	66%
All	567	\$ 20.05	994	\$ 32.22	47%

Figure 23 Histogram of Price per Square Foot

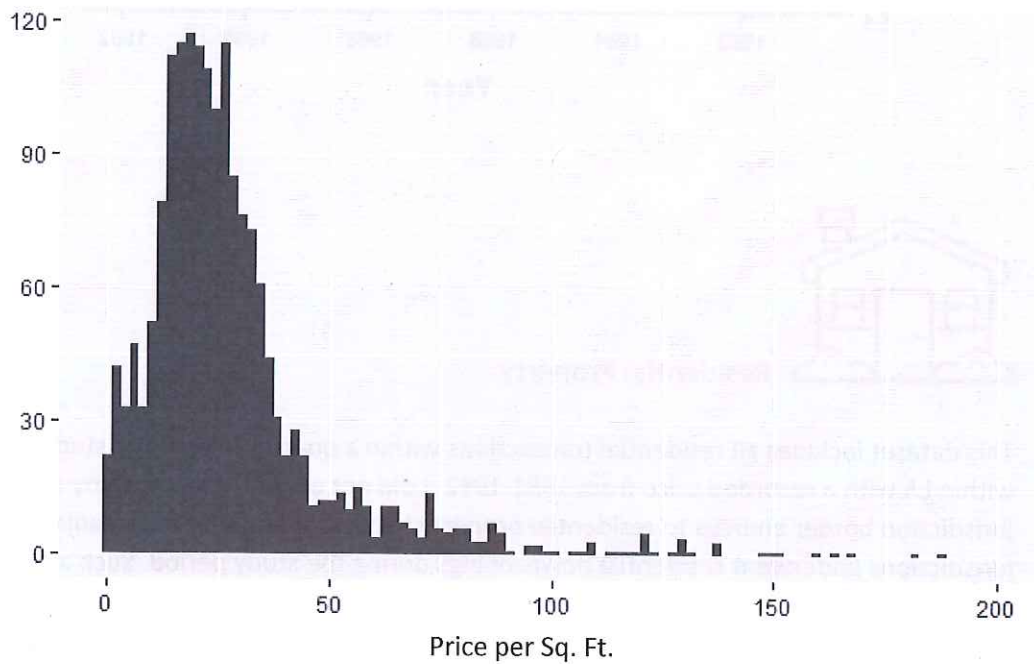


Figure 24 Scatterplot with Line of Best Fit Over Time

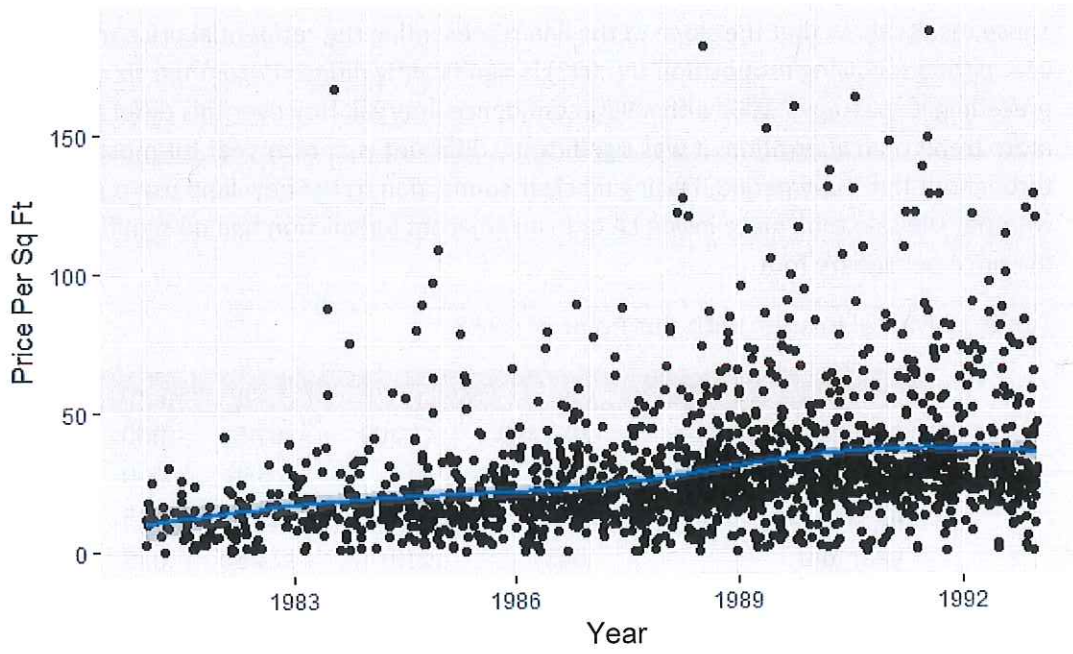
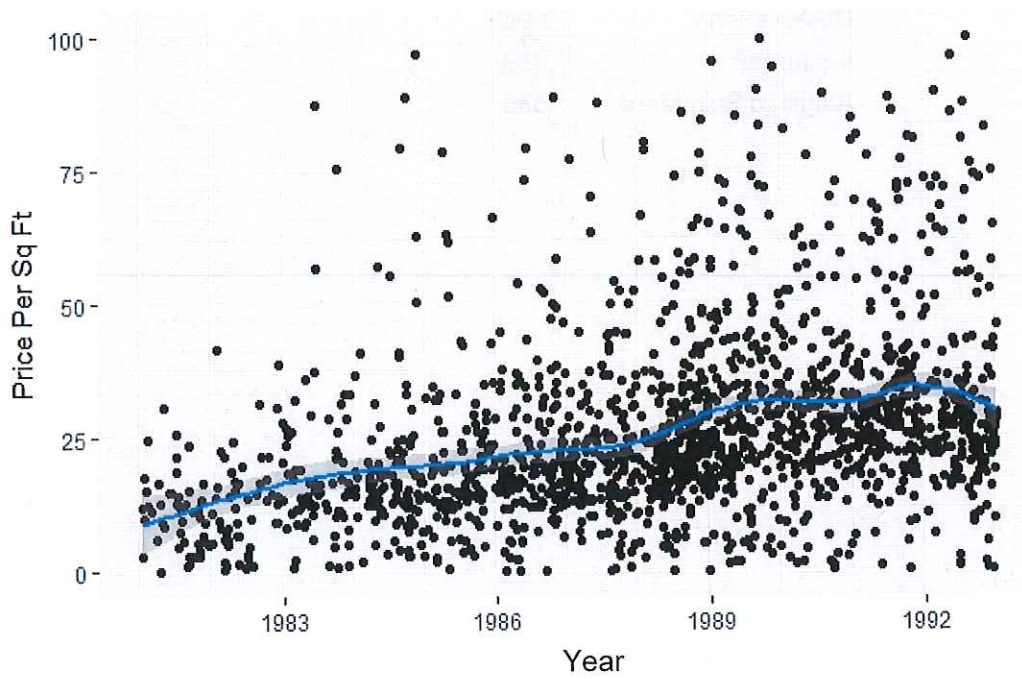


Figure 25 Close-Up" Of Above Scatterplot



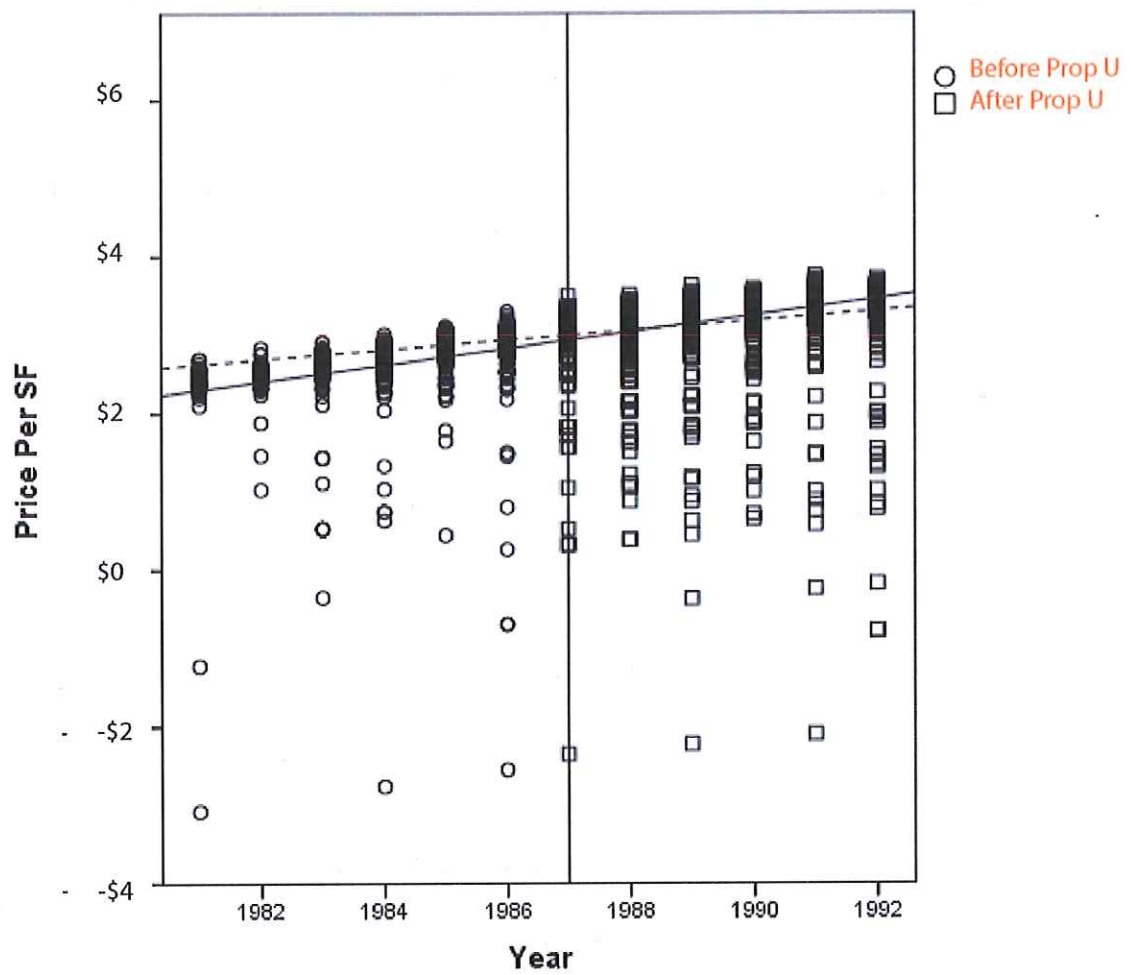
Piecewise Regression Model

These results show that the slope of the line representing the residential price trend in the six-year period following Proposition U (-.043) is significantly different from the six-year period preceding its passage (.106) with a 95% confidence interval. However this difference represents more trend than aberration: it was significantly different year over year for most years throughout the study period, tracing no clear connection to the new land use regulation. Again, whether the sale took place inside LA or in an adjacent jurisdiction had no significant bearing on the price per square foot.

Table 17 Model Results with Cut Point of 1987

	Estimate	Std. Error	t value	Pr(> t)
Intercept	-207.799	32.209	-6.451	.000
year1 (Year of sale)	.106	.016	6.536	.000
int_diff	.093	.059	1.576	.115
year_diff	-.043	.019	-2.239	.025
LotSQFT	-4.295E-5	.000	-30.408	.000
YearBuilt	.000	.000	1.225	.221
InsideLA1	-.038	.033	-1.157	.247
DautoZ (Zoning)	.010	.002	4.124	.000
Observations	3,045			
R-squared	.338			
Adjusted R-squared	.336			

Figure 26 Model Graph of Residential Sales Before and After Proposition U (solid line shows 1981-1986 trend, dotted line is the 1987-1992 trend)



CONCLUSION

These findings suggest that the passage of Proposition U had a significant impact on commercial property value, slowing a trend in price growth. To return to the original question, does a citywide downzoning decrease the value of the land due to lower development potential, or does it increase the price of land due to the constriction in supply and scarcity of entitlements, these findings suggest the former. While theory predicts that we might see land values increase due to the artificially imposed scarcity of developable land, this analysis may detect a minor price increase from 1988 to 1990, but the market crash around 1991 quickly sent prices back down. Overall the effect is one of decline. It is important to point out that city is not hermetically sealed; the market may not exhibit scarcity dynamics because there is no real scarcity: neighboring jurisdictions offer plenty of comparable commercial investment opportunity. As for the residential property, prices continued to rise after Proposition U, but the trend line is too consistent to attribute any change to Proposition U.

In the immediate term, prices certainly appear to stagnate, but based on this analysis alone, this trend cannot be attributed exclusively to Proposition U. The effect of the land use change is obscured by the dramatic real estate market shifts. Studies with historical controls tend to be more susceptible to confounding than those with contemporary controls because many factors that might affect the outcome other than the treatment tend to change over time as well. Particularly given the small sample of data and the data collection limitations mentioned above this study is far from conclusive.

FURTHER RESEARCH

Generally, commercial space is built speculatively with a roughly six-year time horizon from project conception to occupancy. With such a long development period, expectations about future market conditions and area rents play a crucial role in estimating the eventual asset price of a building and the developer's rate of return. Once Proposition U was passed, the buildings affected would generate lower estimated rates of return, so we would expect to see a decrease in building permit applications. Future research might review building permit applications to better understand how regulations inform development calculations.

At the neighborhood scale, there may be evidence that neighborhoods subject to speculation do experience a modest price increase due to scarcity, but there was insufficient data to test this hypothesis in this analysis. Future research with a larger dataset of sale records in key neighborhoods might explore this relationship.

POLICY IMPLICATIONS

Repealing Proposition U is a critical first step to increasing LA's housing supply by enabling the construction of mixed use developments along commercial corridors. If resident opposition to density on commercial corridors is based in beliefs about the impact of development on residential values, these findings suggest that Proposition U had no impact, positive or negative,

on nearby residential values. The only price impact is a reduction to commercial property values. A repeal would enable the city to build transit-oriented housing in walkable, amenity-rich neighborhoods. Further, by directing development to underutilized corridors with almost no housing currently, a repeal would alleviate pressures on communities who wish to preserve the character of existing residential areas.

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Appendices

Appendix I. Data Fields by Data Source

Data fields listed by data source

Fields highlighted in gold indicate overlap across datasets. These fields were incorporated into a master dataset.

Source	CoreLogic-Dataquick	LA County Assessors Database	HDL	Title Companies
Data Fields	1st Loan \$	TRA	PARCEL NUMBER	Assessor ID
	2nd Loan \$	Agency Class Number	SITUS ADDRESS	Site Address
	Assessed Value	Land Curr Roll Yr	SALE DATE	Mailing Address
	Bathrooms	Land Curr Value	SALE PRICE	Sale Date
	Bedrooms	Improve Curr Roll YR	SALE TRANSACTION DESCRIPTION	Sale Price
	Block Number	Improve Curr Value	USE CATEGORY	Use
	Buyer	SA House Number	USE CODE DESCRIPTON	Zoning
	Census Tract	SA Fraction	LOT SQ FT	Lot Sq Ft
	Community Number	SA Direction	SECURED TAXABLE VALUE 2016-17	Year Built
	Cost Per Square Foot	SA Street Name	TAX YR.	Owner
	Document Number	SA Unit		Exempt
	Effective Year Built	SA City and State		Loans
	Exemption Description	SA Zip Cde		Units
	Fireplace	MA House Number		Rooms
	First Owner First Name	MA Fraction		Document #
	First Owner Full Name	MA Direction		Tract
	First Owner Last Name	MA Street Name		Bedrooms
	First Owner Middle Initial	MA Unit		Bathrooms
	First Owner Name	MA City and State		Improvement Sq Ft
	First Owner Spouse First Name	MA Zip Cde		Improved Value
	Name	1st Owner Assee Name		Assessed Value
	Flood Elevation	1st Owner Name Overflow		
	Flood Zone			

Data fields listed by data source

Source	CoreLogic-Dataquick	LA County Assessors Database	HDL	Title Companies
	Full or Partial	Special Name Legend		
	Garage	Special Name Assee Name		
	Garages	2nd Owner Assee Name		
	Heating/Cooling	Recording Date		
	Improvement	TAXS Ky		
	Interest Type	TAXS Yr Sold to St		
	Land Value	HA City Ky		
	Legal Description	HA Information		
	Legal Description Part2	Zoning Code		
	Lender	Use Cde		
	Loan Type	Partial Interest		
	Loans	Document Reason Cde		
	Lot Acres	Ownership Cde		
	Lot Depth	Exemption Claim Type		
	Lot SQ FT	PersProp Ky		
	Lot Width	PersProp Value		
	Mail Delivery Point	Pers Prop Exempt Value		
	Mailing Address	Fixture Value		
	Mailing Address City	Fixture Exempt Value		
	Mailing Address City/State	Hmownr Exempt Number		
	Mailing Address State	Hmownr Exempt Value		
	Mailing Address Street Name	Real Est Exempt Value		
	Mailing Address Street			
	Number	LS1 Verification Ky		
	Mailing Address Zip	LS1 Sale Amount		
	Mailing Address Zip+4	LS1 Sale Date		
	Mailing Address Zip4	LS2 Verification Ky		

Data fields listed by data source

Source	CoreLogic-Dataquick	LA County Assessors Database	HDL	Title Companies
	Mailing Address ZipCode w/CR			
	Mailing Carrier Route			
	Map Panel			
	Non Money Document Number			
	Non Money Sale Date			
	Non Money Sale Month			
	Odd/Even House Number			
	Old Parcel Number			
	Owner Absent/Occupied			
	Ownership Description			
	Parcel Number			
	Percent Improvement			
	Pool			
	Previous 1st Loan \$			
	Previous 2nd Loan \$			
	Previous Buyer			
	Previous Document Number			
	Previous Full or Partial			
	Previous Interest Type			
	Previous Lender			
	Previous Loan Type			
	Previous Sale Date			
	Previous Sale Value			
	Previous Seller			
	Previous Title Company			
	Previous Title Company Name			
		LS2 Sale Amount		
		LS2 Sale Date		
		LS3 Verification Ky		
		LS3 Sale Amount		
		LS3 Sale Date		
		BD LINE 1 Subpart		
		BD LINE 1 Design Type		
		BD LINE 1 Quality, Class & Shape		
		BD LINE 1 Yr Built		
		BD LINE 1 No of Units		
		BD LINE 1 No of Bedrooms		
		BD LINE 1 No of Baths		
		BD LINE 1 Sq Ft of Main Improve		
		BD LINE 2 Subpart		
		BD LINE 2 Design Type		
		BD LINE 2 Quality, Class & Shape		
		BD LINE 2 Yr Built		
		BD LINE 2 No of Units		
		BD LINE 2 No of Bedrooms		
		BD LINE 2 No of Baths		
		BD LINE 2 Sq Ft of Main Improve		
		BD LINE 3 Subpart		
		BD LINE 3 Design Type		
		BD LINE 3 Quality, Class & Shape		
		BD LINE 3 Yr Built		
		BD LINE 3 No of Units		

Data fields listed by data source

Source	CoreLogic-Dataquick	LA County Assessors Database	HDL	Title Companies
	Previous Transaction Type	BD LINE 3 No of Bedrooms		
	Region Code	BD LINE 3 No of Baths		
	Rooms	BD LINE 3 Sq Ft of Main Improve		
	Rounded SQ FT	BD LINE 4 Subpart		
	Sale Date	BD LINE 4 Design Type		
	Sale Day	BD LINE 4 Quality, Class & Shape		
	Sale Month	BD LINE 4 Yr Built		
	Sale Value	BD LINE 4 No of Units		
	Second Owner First Name	BD LINE 4 No of Bedrooms		
	Second Owner Full Name	BD LINE 4 No of Baths		
	Second Owner Last Name	BD LINE 4 Sq Ft of Main Improve		
	Second Owner Middle Initial	BD LINE 5 Subpart		
	Second Owner Name	BD LINE 5 Design Type		
	Second Owner Spouse First Name	BD LINE 5 Quality, Class & Shape		
	Name	BD LINE 5 Yr Built		
	Seller	BD LINE 5 No of Units		
	Site Address	BD LINE 5 No of Bedrooms		
	Site Address Carrier Route	BD LINE 5 No of Baths		
	Site Address City	BD LINE 5 Sq Ft of Main Improve		
	Site Address City/State	Legal Description Line1		
	Site Address House Number	Legal Description Line2		
	Site Address Part 2	Legal Description Line3		
	Site Address Post Directional	Legal Description Line4		
	Site Address Pre Directional	Legal Description Line5		
	Site Address State	Legal Description Last		
	Site Address Street Name	Current Land Base Year		
	Site Address Street Number	Current Improvement Base Year		
	Site Address Unit Number			

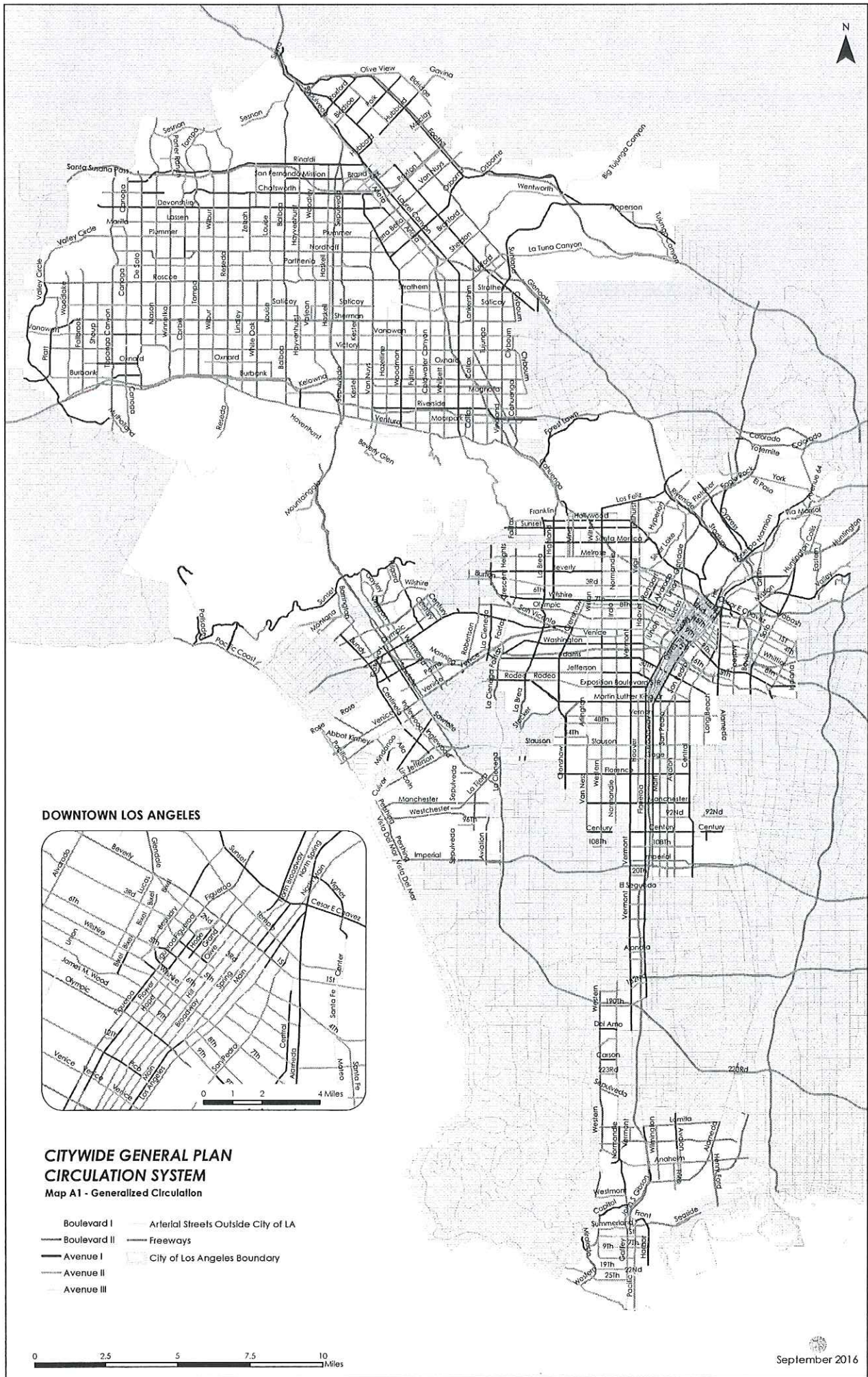
Data fields listed by data source

Source	CoreLogic-Dataquick	LA County Assessors Database	HDL	Title Companies
	Site Address Zip	Current Land Base Value		
	Site Address Zip w/CR	Current Improvement Base Value		
	Site Address Zip+4	Cluster Location		
	Site Address Zip4	Cluster Type		
	Site City Code	Cluster Appraisal Unit		
	Site Delivery Point	Land Reason Key		
	SQ FT Structure	Impairment Key		
	Stories	Document Transfer Tax Sales Amount		
	Tax Amount	BD LINE 1 Year Changed		
	Tax Delinquent	BD LINE 1 Unit Cost Main		
	Tax Delinquent Year	BD LINE 1 RCN Main		
	Tax Status	BD LINE 2 Year Changed		
	Taxrate Area	BD LINE 2 Unit Cost Main		
	Title Company	BD LINE 2 RCN Main		
	Title Company Name	BD LINE 3 Year Changed		
	Tract/Lot Number	BD LINE 3 Unit Cost Main		
	Transaction Type	BD LINE 3 RCN Main		
	Units	BD LINE 4 Year Changed		
	Usable Lot Size	BD LINE 4 Unit Cost Main		
	Use Code	BD LINE 4 RCN Main		
	Use Code Description	BD LINE 5 Year Changed		
	Year Built	BD LINE 5 Unit Cost Main		
	Zone Code	BD LINE 5 RCN Main		
	Privacy Flag	Landlord Reappraisal Year		
		Landlord Number of Units		
		First Transferee Name		
		First Transferee Name Overflow		

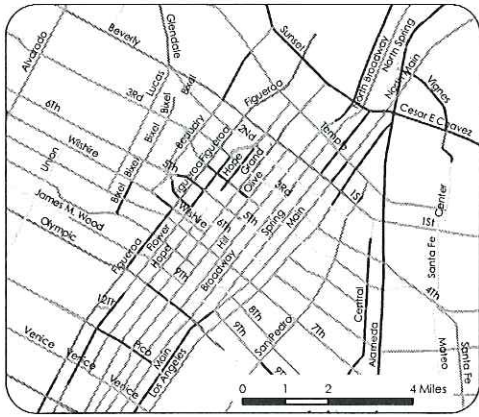
Data fields listed by data source

Source	CoreLogic-Dataquick	LA County Assessors Database	HDL	Title Companies
		Second Transferee Name		
		Recorders Document Key		
		Recorders Document Number		

Appendix II. LA General Plan Circulation Map



DOWNTOWN LOS ANGELES



**CITYWIDE GENERAL PLAN
CIRCULATION SYSTEM**

Map A1 - Generalized Circulation

- Boulevard I
- Boulevard II
- Avenue I
- Avenue II
- Avenue III
- Arterial Streets Outside City of LA
- Freeways
- City of Los Angeles Boundary



Appendix III. Municipal Code Definitions

Alhambra Municipal Code Definitions

[Print](#)

Alhambra, California Code of Ordinances

CHAPTER 23.22: P (PARKING) ZONE

Section

- 23.22.010 Purpose
- 23.22.020 Permitted uses
- 23.22.030 Conditionally permitted uses
- 23.22.040 Applicable regulations

§ 23.22.010 PURPOSE.

The regulations imposed upon all P zoned lots are intended to apply to properties suitable for temporary parking.

('86 Code, § 23.22.010) (Ord. 4110, passed - -)

§ 23.22.020 PERMITTED USES.

Property in the P zone may only be used for the temporary parking of transient motor vehicles, except trucks having a capacity of more than 1,500 pounds, subject to the issuance of a planned development permit as provided for in Chapter 23.62 of this title.

('86 Code, § 23.22.020) (Ord. 4110, passed - -)

Penalty, see § 1.12.010

§ 23.22.030 CONDITIONALLY PERMITTED USES.

The following uses may be permitted subject to the approval of a conditional use permit pursuant to the provisions of Chapter 23.66 of this title:

(A) Residential uses subject to all provisions of Chapter 23.20 of this title and developed at a density consistent with the regulations of the R-3 zone;

(B) Public service and utility structures and facilities.

('86 Code, § 23.22.030) (Ord. 4110, passed - -)

Penalty, see § 1.12.010

§ 23.22.040 APPLICABLE REGULATIONS.

All uses shall be subject to the applicable regulations of this title, including standards which are located in the following chapters:

- (A) Chapter 23.42 Property Development Standards;
- (B) Chapter 23.44 Design Standards;
- (C) Chapter 23.48 Landscaping Standards;
- (D) Chapter 23.50 Sign Standards;
- (E) Chapter 23.52 Off-street Parking and Loading Standards;
- (F) Chapter 23.60 Temporary Use Permits;
- (G) Chapter 23.62 Planned Development Permits.

('86 Code, § 23.22.040) (Ord. 4110, passed - -)

CHAPTER 23.26: CBD (CENTRAL BUSINESS DISTRICT) ZONE

Section

- 23.26.010 Purpose
- 23.26.020 Permitted uses
- 23.26.030 Conditionally permitted uses
- 23.26.040 Applicable regulations

§ 23.26.010 PURPOSE.

The CBD zone is an overlay to the CPD zone and is intended to provide standards directed towards revitalizing and preserving the downtown business area.

('86 Code, § 23.26.010) (Ord. 4110, passed - -)

§ 23.26.020 PERMITTED USES.

All uses permitted in the CPD zone, except for fortunetelling businesses as defined in § 5.14 of this Code, Computer Game and Internet Access Centers as defined in § 23.49 of this code, and office uses on the first floor of buildings having frontage on Main Street, shall be allowed in the CBD zone, subject to the issuance of a commercial planned development permit as provided for in Chapter 23.62 of this title.

('86 Code, § 23.26.020) (Ord. 4110, passed - - ; Am. Ord. 4123, passed - - ; Am. Ord. 4176, passed - - ; Am. Ord. 4454, passed 12-8-03) Penalty, see § 1.12.010

§ 23.26.030 CONDITIONALLY PERMITTED USES.

All uses permitted in the CPD zone, except for fortunetelling businesses as defined in Chapter 5.14 of this code and office uses on the first floor fronting on Main Street, shall be allowed in the CBD zone, subject to

the issuance of a commercial planned development permit as provided for in Chapter 23.62.

Penalty, see § 1.12.010

§ 23.26.040 APPLICABLE REGULATIONS.

All uses shall be subject to the applicable regulations of this title, including standards which are located in the following chapters:

- (A) Chapter 23.42 Property Development Standards;
- (B) Chapter 23.44 Design Standards;
- (C) Chapter 23.48 Landscaping Standards;
- (D) Chapter 23.50 Sign Standards;
- (E) Chapter 23.51 Signs in Downtown Revitalization District;
- (F) Chapter 23.52 Off-street Parking and Loading Standards;
- (G) Chapter 23.54 Service Station Standards;
- (H) Chapter 23.55 Motor Vehicle Washing Facilities Standards;
- (I) Chapter 23.60 Temporary Use Permits;
- (J) Chapter 23.62 Planned Development Permits.

('86 Code, § 23.26.040) (Ord. 4110, passed - -)

CHAPTER 23.29: AC (AUTOMOBILE COMMERCIAL) OVERLAY DISTRICT

Section

- 23.29.010 Purpose
- 23.29.020 Creation of district
- 23.29.030 Conditionally permitted uses
- 23.29.040 Applicable regulations

§ 23.29.010 PURPOSE.

The purpose of this chapter is to create a zoning overlay district which will promote a cohesive environment for the display, sale and servicing of motor vehicles; achievement of superior design and property improvements; support for uses and designs which enhance the automotive environment; attract new business to the area; stabilize; enhance the value of property and thereby promote and protect the health, safety, comfort, appearance and general welfare of the community.

('86 Code, § 23.29.010) (Ord. 4110, passed - -)

§ 23.29.020 CREATION OF DISTRICT.

There is hereby created a zoning overlay district known as the "automobile commercial overlay district" (herein after referred to as "district"), the boundaries of which shall be as shown upon the map attached to and made a part of Ordinance No. 4057.

('86 Code, § 23.29.020) (Ord. 4110, passed - -)

§ 23.29.030 CONDITIONALLY PERMITTED USES.

The following uses may be permitted subject to the approval of a conditional use permit pursuant to the provisions of Chapter 23.66 of this title:

- (A) Motor vehicle repair facilities when conducted wholly within an enclosed building;
- (B) Motor vehicles sales and rentals;
- (C) Motor vehicles washing facilities;
- (D) Service stations;
- (E) Any other use related to the sales, rental, repair, maintenance or operation of motor vehicles;
- (F) All commercial and office uses permitted and conditionally permitted in the CPD zone.

(F) All commercial and office uses permitted and conditionally permitted in the CPD zone, except for Computer Game and Internet Access Centers as defined in § 23.49 of this Code.

('86 Code, § 23.29.030) (Ord. 4110, passed - - ; Am. Ord. 4454, passed 12-8-03) Penalty, see § 1.12.010

§ 23.29.040 APPLICABLE REGULATIONS.

All uses shall be subject to the applicable regulations of this title, including standards which are located in the following chapters:

- (A) Chapter 23.42 Property Development Standards;
- (B) Chapter 23.44 Design Standards;
- (C) Chapter 23.48 Landscaping Standards;
- (D) Chapter 23.50 Sign Standards;
- (E) Chapter 23.52 Off-street Parking and Loading Standards;
- (F) Chapter 23.54 Service Station Standards;
- (G) Chapter 23.55 Motor Vehicle Washing Facilities Standards;
- (H) Chapter 23.60 Temporary Use Permits;
- (I) Chapter 23.62 Planned Development Permits.

('86 Code, § 23.29.040) (Ord. 4110, passed - -)

CHAPTER 23.30: RC (REGIONAL COMMERCIAL) OVERLAY DISTRICT

Section

- 23.30.010 Purpose
- 23.30.020 Creation of district
- 23.30.030 Permitted uses
- 23.30.040 Conditionally permitted uses
- 23.30.050 Applicable regulations

§ 23.30.010 PURPOSE.

The purpose of this chapter is to create a zoning overlay district which will promote the development of regional retail uses within the community; revitalize the economic growth and health of the area; stabilize and enhance the value of property; improve the city's share of regional retail sales; create and renew proper relationships between tax revenues of real property and the cost of municipal services and thereby promote and protect the health, safety, comfort, appearance and general welfare of the community.

('86 Code, § 23.30.010) (Ord. 4110, passed - -)

§ 23.30.020 CREATION OF DISTRICT.

There is hereby created a zoning overlay district known as the "regional commercial overlay district" (hereinafter referred to as "district"), the boundaries of which shall be as shown upon the map attached to and made a part of Ordinance No. 4057.

('86 Code, § 23.30.020) (Ord. 4110, passed - -)

§ 23.30.030 PERMITTED USES.

All uses permitted in the CPD zone shall be permitted in the RC overlay district when established on a parcel of land with a minimum size of five acres.

('86 Code, § 23.30.030) (Ord. 4110, passed - -) Penalty, see § 1.12.010

§ 23.30.040 CONDITIONALLY PERMITTED USES.

All conditionally permitted uses in the CPD zone may be permitted in the RC overlay district subject to the approval of a conditional use permit pursuant to the provisions of Chapter 23.66 of this title and when established on a parcel of land with a minimum size of five acres.

('86 Code, § 23.30.040) (Ord. 4110, passed - -) Penalty, see § 1.12.010

§ 23.30.050 APPLICABLE REGULATIONS.

All uses shall be subject to the applicable regulations of this title, including standards which are located in the following chapters:

- (A) Chapter 23.42 Property Development Standards;
- (B) Chapter 23.44 Design Standards;
- (C) Chapter 23.48 Landscaping Standards;
- (D) Chapter 23.50 Sign Standards;
- (E) Chapter 23.52 Off-street Parking and Loading Standards;
- (F) Chapter 23.54 Service Station Standards;
- (G) Chapter 23.55 Motor Vehicle Washing Facilities Standards;
- (H) Chapter 23.60 Temporary Use Permits;
- (I) Chapter 23.62 Planned Development Permits.

('86 Code, § 23.30.050) (Ord. 4110, passed - -)

CHAPTER 23.34: OS (OPEN SPACE) ZONE

Section

- 23.34.010 Purpose
- 23.34.020 Permitted uses
- 23.34.030 Conditionally permitted uses
- 23.34.040 Applicable regulations

§ 23.34.010 PURPOSE.

In order to establish and provide outdoor recreational and open space resources, and to prevent inappropriate development of areas which should be regulated to provide for scenic, recreational, historic, conservation, aesthetic or public health and safety uses, the regulations set out in this chapter shall be applicable to all lots classified in the OS zone.

('86 Code, § 23.34.010) (Ord. 4110, passed - -)

§ 23.34.020 PERMITTED USES.

No person shall use, nor shall any person permit the use of, any property classified in the OS zone, for any use other than the following:

- (A) Public recreational uses such as parks, playgrounds and recreation areas, excepting buildings and structures thereon;
- (B) Golf courses and country clubs, excepting buildings and structures thereon;
- (C) Flood-control channels;

- (D) Public utility rights-of-way;
 - (E) Creeks rivers, spreading grounds and other similar water courses.
- ('86 Code, § 23.34.020) (Ord. 4110, passed - -) Penalty, see § 1.12.010

§ 23.34.030 CONDITIONALLY PERMITTED USES.

The following uses may be permitted subject to the approval of a conditional use permit pursuant to the provisions of Chapter 23.66 of this title:

- (A) Educational institutions;
- (B) Buildings and structures accessory to and located within the areas set forth in § 23.34.020 above;
- (C) Churches;
- (D) Agricultural and horticultural cultivation;
- (E) Water wells, reservoirs, tanks, dams, treatment plants, gauging stations, pumping stations and any use normal and appurtenant to the obtain-ment, storage and distribution of water;
- (F) Utility substations and distribution stations;
- (G) Burial parks, cemeteries, columbariums and mausoleums;
- (H) Commercial antennae;
- (I) Fire and police stations;
- (J) Stables and riding academies;
- (K) Libraries and museums;
- (L) Outdoor nursery storage.

('86 Code, § 23.34.030) (Ord. 4110, passed - -) Penalty, see § 1.12.010

§ 23.34.040 APPLICABLE REGULATIONS.

All uses shall be subject to the applicable regulations of this title, including standards which are located in the following chapters:

- (A) Chapter 23.42 Property Development Standards;
- (B) Chapter 23.44 Design Standards;
- (C) Chapter 23.48 Landscaping Standards;
- (D) Chapter 23.50 Sign Standards;
- (E) Chapter 23.52 Off-street Parking and Loading Standards;
- (F) Chapter 23.60 Temporary Use Permits;
- (G) Chapter 23.62 Planned Development Permits.

('86 Code, § 23.34.040) (Ord. 4110, passed - -)

CHAPTER 23.36: PF (PUBLIC FACILITIES) ZONE

Section

- 23.36.010 Purpose
- 23.36.020 Permitted uses
- 23.36.030 Applicable regulations

§ 23.36.010 PURPOSE.

The PF zone is intended to provide for the orderly development, use and operation of buildings and other facilities operated and under the control of a public agency.

('86 Code, § 23.36.010) (Ord. 4110, passed - -)

§ 23.36.020 PERMITTED USES.

No person shall use, nor shall any person permit the use of, any property classified in the PF zone, for any use other than the following;

- (A) Any use which a public agency requires for its operation;
- (B) Any use compatible with public agency operations and under the control of a public agency.

('86 Code, § 23.36.020) (Ord. 4110, passed - -) Penalty, see § 1.12.010

§ 23.36.030 APPLICABLE REGULATIONS.

All uses shall be subject to the applicable regulations of this title, including standards which are located in the following chapters:

- (A) Chapter 23.42 Property Development Standards;
- (B) Chapter 23.44 Design Standards;
- (C) Chapter 23.48 Landscaping Standards;
- (D) Chapter 23.50 Sign Standards;
- (E) Chapter 23.52 Off-street Parking and Loading Standards;
- (F) Chapter 23.62 Planned Development Permits.

('86 Code, § 23.36.030) (Ord. 4110, passed - -)

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§ 17.220.025 COMMERCIAL NEIGHBORHOOD (CN) DISTRICT REQUIREMENTS.

Land uses allowed within the CN Zoning District by Table 2-5 (Allowed Uses and Permit Requirements for Commercial Zoning Districts) shall comply with the following provisions, in addition to the development standards in § 17.220.020 (Commercial District Development Standards) and all applicable provisions of Article 3 (Site Planning and General Development Standards).

A. Public Entrance. Buildings proposed for retail trade or service uses shall be designed to locate the main entrance on the principal street frontage of the site or within 50 feet of the frontage, as determined by the Director. Side and/or rear entrances from public parking areas may also be provided.

(Ord. No. 2005-007 § 1 (part))

§ 17.220.030 COMMERCIAL GENERAL (CG) DISTRICT REQUIREMENTS.

Land uses allowed within the CG Zoning District by Table 2-5 (Allowed Uses and Permit Requirements for Commercial Zoning Districts) shall comply with the following provisions, in addition to the development standards in § 17.220.020 (Commercial District Development Standards) and all applicable provisions of Article 3 (Site Planning and General Development Standards).

A. Incidental Light Manufacturing. Light manufacturing incidental to the retail sale of goods from the premises only, upon the following provisions.

1. That not more than 25% of the ground floor area of any building may be used for such purpose;
2. That any such portion of any building or premises used for such incidental manufacturing shall not be nearer than 50 feet to any residential zone;
3. That such incidental manufacturing is not objectionable due to noise, odor, dust, smoke, vibration or other similar causes;
4. That the area required for the storage of materials to be manufactured shall be included within the maximum 25% allowable floor area.

(Ord. No. 2005-007 § 1 (part))

§ 17.220.035 COMMERCIAL DOWNTOWN (CD) DISTRICT REQUIREMENTS.

Land uses allowed within the CD Zoning District by Table 2-5 (Allowed Uses and Permit Requirements for Commercial Zoning Districts) shall comply with the following provisions, in addition to the development standards in § 17.220.020 (Commercial Zoning District Development Standards) and all applicable provisions of Article 3 (Site Planning and General Development Standards).

A. Ground Floor Restriction. Land uses shown in Table 2-5 (Allowed Uses and Permit Requirements for Commercial Zoning Districts) as being subject to ground floor restrictions shall not be located on the ground floor of any building, in the following locations:

1. Both sides of Main Street;
2. The north side of Culver Boulevard, from Canfield Avenue to Duquesne Avenue;

3. Both sides of Washington Boulevard, between Watseka Avenue and Hughes Avenue; and
4. The Culver Boulevard and Washington Boulevard frontages of the Town Plaza and Town Park areas, except where other uses are allowed by the Culver City Redevelopment Agency in an Owner-Participation Agreement or a Disposition and Development Agreement.

Exemptions from ground floor use or design restrictions may be granted for designated historic structures when it can be demonstrated, by substantial evidence, that such restrictions would seriously compromise the economic viability or architectural integrity of the building.

B. Height Requirements.

1. The greater of 2 stories or 30 feet on either side of Main Street, except for the southerly 80 feet (north of Culver Boulevard.).
2. The greater of 3 stories or 44 feet along the southerly 80 feet of Main Street (north of Culver Boulevard); on the north side of Culver Boulevard, from Canfield to Duquesne Avenues; and on the north or south sides of Washington Boulevard, between Watseka and Hughes Avenues; or
3. Fifty-six feet for all other areas, except for buildings within the Town Park and Town Plaza areas, which are governed by the Design for Development for the Downtown area.

C. Parking Requirements. In the event the downtown parking demand exceeds the pooled parking supply, as reasonably determined by the Director, all new buildings or proposed intensification of uses in the CD Zone shall be required to provide parking on-site or as otherwise permitted in this Section and Title.

1. Retail stores, and similar uses: 1 parking space for each 400 square feet of gross floor area.
2. Restaurant uses:
 - a. General table service (1,500 square feet or less): 1 parking space for each 350 square feet of gross floor area, with a minimum of 3 spaces.
 - b. General table service (greater than 1,500 square feet): 1 parking space for each 100 square feet of gross floor area.
 - c. Takeout (counter service) with customer tables: 1 parking space for each 75 square feet of gross floor area, with a minimum of 8 spaces.
 - d. Takeout (counter service), no tables: 1 parking space per 250 square feet of gross floor area, with a minimum of 3 spaces.
3. Outdoor dining areas: No parking required for the first 250 square feet of outdoor dining area. In determining the parking requirement, any outdoor dining area exceeding 250 square feet shall be included as restaurant floor area.
4. Financial institutions, corporate offices, medical offices and similar uses: 1 parking space for each 294 square feet of gross floor area, which requirement may be reduced by the City to 1 parking space for each 370 square feet of gross floor area subject to implementation of a Transportation Demand Management program approved by the City.
5. Theaters: The parking requirement shall be determined by the Director for each facility, based on a parking demand/supply study.
6. Additional parking provisions: When applying the provisions of § 17.320.025 (Alternative Parking Provisions), the legal walking distance of off-site parking spaces may be extended to allow the utilization of off-street parking areas within the boundaries of the CD Zone or any City off-street parking lot within 750 feet of the CD Zone boundary.

7. Evening and weekend use: Where the operator of a business provides parking at the levels established in Subsection 17.220.035.C. 1, 2, 3 or 4, the City may require the operator to allow general public use of the parking spaces during evening and weekend hours, where feasible.

D. Multiplex Theater Amusement Devices. Amusement devices are permitted in conjunction with a multiplex movie theater complex of at least 10 screens, subject to all the following criteria:

1. No more than 10 amusement devices shall be permitted in a complex.
2. Amusement devices shall be located within the theater complex and used only by theater customers who have purchased tickets.
3. An amusement area shall not occupy more than 500 square feet of floor area.
4. An amusement area shall be screened so as not to be generally visible from the exterior of the theater complex.
5. An amusement area shall be accessible only by means of the main customer entrance for the theater complex.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2009-001 § 2)

§ 17.220.040 COMMERCIAL REGIONAL BUSINESS PARK (CRB) DISTRICT REQUIREMENTS.

Land uses allowed within the CRB Zoning District by Table 2-5 (Allowed Uses and Permit Requirements for Commercial Zoning Districts) shall comply with the following provisions, in addition to the development standards in § 17.220.020 (Commercial District Development Standards) and all applicable provisions of Article 3 (Site Planning and General Development Standards).

A. Enclosed Building Requirement. All activities otherwise permitted under this zone classification shall be conducted wholly within a completely enclosed building, further that a wall constructed in conformity with the provisions of this Title, relating thereto, shall be constructed between premises utilized for the uses of this zone and any abutting residentially property.

B. Vicinity Impacts. The building, machinery and equipment shall be so constructed, installed and maintained, and the activity conducted therein shall be such that all noises, vibration, dust, odor and other objectionable factors shall be reduced to the extent that no annoyance or injury will result to any persons residing in the vicinity of such CRB premises.

(Ord. No. 2005-007 § 1 (part))

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[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)[Title 30 ZONING](#)[Chapter 30.12 COMMERCIAL DISTRICTS](#)**30.12.010 Purpose.**

A. C1 (Neighborhood Commercial) Zone. The C1 zone is intended as a zone for small shopping centers, professional buildings, service centers and other commercial activities providing convenience goods and services to the surrounding residential neighborhood in conformance with the comprehensive general plan of the city. In order to maintain the health, safety and general welfare and assure compatibility with surrounding residential neighborhoods, commercial uses and building heights shall be restricted and buffering techniques incorporated into the development design.

B. C2 (Community Commercial) Zone. The C2 zone is intended as a zone to accommodate shopping and convenience services for the community in conformance with the comprehensive general plan of the city. In order to maintain the health, safety and general welfare and assure compatibility with surrounding residential neighborhoods, commercial uses and building heights shall be restricted and buffering techniques incorporated into the development design.

C. C3 (Commercial Service) Zone. The C3 zone offers a full range of goods and services to the community located along commercial thoroughfares within the city in conformance with the comprehensive general plan. In order to maintain the health, safety and general welfare and assure compatibility with surrounding areas, commercial uses and building heights shall be restricted and buffering techniques incorporated into the development design.

D. CR (Commercial Retail) Zone. The CR zone is intended as a zone to accommodate retail shopping and convenience services in the Montrose Shopping Park in conformance with the comprehensive general plan of the city. In order to maintain the health, safety and general welfare of the retail district and foster compatibility within the area, commercial uses and building heights shall be restricted.

E. CPD (Commercial Planned Development) Zone. The purpose of the CPD commercial planned development zone is to establish permitted uses and regulations for developing the highest and best use of certain land areas in the city; to promote a desirable type of low profile commercial office building in an open space setting; to protect and enhance the quality of the residential living environment when adjacent to such properties and to promote the public health, safety and general welfare of the affected properties and the community at large in conformance with the goals of the comprehensive general plan.

F. CH (Commercial Hillside) Zone. The CH zone offers a full range of goods and services to the community similar to the C3 zone but located along commercial thoroughfares in hillside areas within the city in conformance with the comprehensive general plan and applicable community plans. In order to maintain the health, safety and general welfare and assure compatibility with surrounding areas, commercial uses and building heights shall be restricted and buffering techniques incorporated into the development design.

G. CA (Commercial Auto) Zone. The purpose of the CA commercial auto zone is to provide for a district that promotes the maintenance and expansion of vehicle dealers while still providing for alternate complementary commercial uses in conformance with the goals of the comprehensive general plan. This district is designed to be an attractive, pedestrian-friendly urban auto row with a mix of commercial uses to ensure the future vitality of uses within the district. It is also designed to provide visual interest on all sides of buildings for the benefit of residential and commercial uses and people living and visiting in the area. (Ord. 5765 § 3, 2012; Ord. 5761 § 1, 2011; Ord. 5541 § 5, 2006; Ord. 5399 Attach. A, 2004)

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Inglewood Municipal Code Definitions

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The following uses shall be permitted in the C-2 General Commercial Zone unless otherwise provided in this Chapter:

(A) The following uses when conducted entirely within a fully enclosed building:

(1) Any use permitted in the C-1 Zone except ambulance dispatch facilities, live-work units in new structures and residential uses as governed by Section 12-24.5.

(2) Sales of new merchandise only including, but not limited to:

(a) Apparel, millinery, shoes, jewelry.

(b) Books, stationery, gifts, toys, cameras, pets, flowers.

(c) Furniture, appliances, floor coverings.

(d) Groceries, prepared food, meat, fish.

(e) Automotive parts, hardware, paint.

(3) Retail sales of antiques and collectibles.

(4) Professional and medical offices, laboratories, and pharmacies.

(a) Acupuncture and Chiropractor Facilities. Acupuncture and Chiropractor Facilities shall be subject to Special Use Permit approval in those instances where they offer on-site massage or acupuncture therapy. Massage and acupuncture services are not allowed in this zone at all unless they are provided as an incidental service of the acupuncture or chiropractor facility.

(5) Laundromats, and service shops for watches, keys, shoes, dry cleaning, tailoring, printing, plumbing, small household appliances.

(6) Beauty and cosmetology salons, barbershops, including training facilities if open to the public for patronage, and tanning salons; provided, however, that no private or individual rooms for patrons shall be allowed; and no beauty and cosmetology salons or barbershops shall be permitted within three hundred feet of a similar establishment unless a Special Use Permit is approved. No tanning salon shall be permitted within three hundred feet of a similar establishment.

In addition, all tanning salons shall meet the mandatory conditions set forth in Section 12.95.4.3 of the Inglewood Municipal Code.

(a) Amortization. Any tanning salon use existing on or before the date of adoption of the ordinance codified in this Section shall be treated as a legally nonconforming use and shall be required to immediately conform to subsections (g), (h), (i), (j), (k), and (l) of Section 12-95.4.3 of the Inglewood Municipal Code. Further, unless an extension of time has been approved in accordance with subsection (b) of this Section, any nonconforming tanning salon shall be required within a period of six months to conform to subsection (A)(8) of this Section as it relates to not permitting private or individual rooms for patrons, and subsections (d), (e), and (f) of Section 12-95.4.3 of the Inglewood Municipal Code.

(b) Extension of Amortization Time Period. The owner or operator of a nonconforming tanning salon as described in subsection (a) of this Section may request a reasonable period of time not to exceed an additional six months to comply by applying for an extension of time at least thirty days but no more than sixty days prior to the time established for compliance by applying for an extension to the Permits and Licensing Committee and

paying an administrative fee of fifty dollars (\$50.00). Any extension granted shall be for a reasonable period of time commensurate with the investment involved and shall only be granted if the Committee finds that: (i) the owner or operator has made a substantial investment in the property in which the nonconforming use is conducted, (ii) such property cannot be readily converted to meet the requirements of subsection (a) of this Section without causing economic hardship, (iii) the owner or operator will be unable to recoup said investment as of the date established for coming into compliance with the City's requirements, and (iv) the applicant has made a good faith effort to recoup the investment and meet the City's requirements.

(c) Except as specified in subsections (a) and (b) of this Section, all tanning salons shall meet all of the mandatory conditions set forth in Section 12.95.4.3 of the Inglewood Municipal Code.

(7) Motion picture theaters, bowling alleys, billiard or pool halls.

(8) Churches, wedding chapels.

(9) Private clubs, studios, gymnasiums.

(10) Mortuaries subject to Special Use Permit approval.

(11) The installation of glass tinting, automobile stereo systems, automobile security systems and similar amenity products not requiring the partial disassembly of the automobile or the application of paint, and/or not affecting the mechanical operation of the vehicle.

Note: auto servicing and repair including body and fender repair and automobile painting are prohibited in the C-2 Zone, except when conducted within a fully enclosed building as an ancillary use within new car dealerships on not less than one acre sites and subject to Special Use Permit approval.

(12) Off-Site Liquor Sales. Liquor stores and any other business selling distilled spirits (sold for off-site consumption) are prohibited within six hundred feet of any school, public playground or nonprofit youth facility per Section 23789 of the California Business and Professions Code and are subject to Special Use Permit approval.

(13) Arcades, game, film or video, subject to Special Use Permit approval.

(14) Day care facilities or nursery schools (no age limitations).

(15) Private schools for children only.

(16) Trade or business schools, adult or proprietary schools, colleges or universities, and the like, subject to Special Use Permit approval.

Exception: schools teaching such industrial trades as automobile repair, building trades involving the use of machinery, or any other trade involving the operation of fabrication machinery, are prohibited.

(17) Thrift stores, only if operated by non-profit organizations and subject to Special Use Permit approval.

(18) Jewelry stores. Note: jewelry stores may accept jewelry as pawned deposit as an ancillary activity only, subject to Special Use Permit approval, and subject to the limitation that any subsequent sales of pawned jewelry shall not comprise more than twenty percent of the gross receipts generated by the jewelry store.

(19) Auction house, excluding automobile auctions, and subject to Special Use Permit approval and subject to the provisions of Article 4 of Chapter 8 of this Code.

(20) Convalescent homes, congregate housing, or retirement homes, subject to Special Use Permit approval if exceeding six residents.

(21) Group homes for children or adults, half-way houses, orphanages and similar uses, subject to Special Use Permit approval if exceeding six residents.

(22) Fraternities and sororities subject to Special Use Permit approval.

(23) Accessory uses customarily incidental to any of the above uses.

(24) Automated car wash uses ancillary to service stations, subject to Special Use Permit approval and in conformance to the development standards of Section 12-63.2.

(25) Small group counseling/tutoring facilities, and the like where ten or fewer members receive services and the maximum floor area does not exceed one hundred square feet for each member receiving services plus five hundred square feet maximum of office and administrative floor area.

(26) Welding as an ancillary activity within a business.

(27) Live-work units in existing structures, subject to the requirements of Article 17.4.

(B) The following uses are permitted whether within a fully enclosed building or not:

(1) Automobile sales.

(a) The retail sale of new automobiles and, as an ancillary use, the retail sale of used automobiles which are traded in as partial payment for new automobiles purchased at the same location.

(b) The retail sale of used automobiles, if conducted on a lot not less than one acre in size and subject to Special Use Permit approval. No inoperable or disassembled automobile shall be sold or stored on the premises and no automobile repair shall be permitted on the premises.

(c) The retail sale of classic/vintage, collectible and luxury automobiles along Centinela Avenue as specified in Section 12-24.9.

(2) Rental of trailers for hauling purposes, only as an incidental use at service stations, and subject to Special Use Permit approval.

(3) Plant nurseries.

(4) Newsstands.

(5) Parking lots. (Vehicle storage prohibited.)

(6) Accessory uses which by their nature cannot reasonably be conducted within an enclosed building.

(d) The sales of commercial trucks, buses and other motorized vehicles not typical for personal or family-use transportation is prohibited in the C-2 Zone.

(C) Any business authorized to conduct its operations in a C-2 Zone may conduct a wholesale business only when incidental to retail sales. "Incidental" in this instance shall mean that the gross receipts for the wholesale portion of the business shall not exceed fifty percent of the total gross receipts of the business during any calendar year.

(D) Prohibited Uses. Notwithstanding the above listed uses, any use not specified and any of the following uses are prohibited in the C-2 General Commercial Zone:

(1) Adult businesses.

(2) Bath houses, Turkish baths, massage parlors, acupressure establishments and similar uses.

(3) Swap meets or flea markets, except if operated by, and on the premises of, a community nonprofit charitable organization not more than four times per year, subject to the issuance of a permit by the Zoning, Permits and Licenses Committee per Article 3 of Chapter 8 of this Code.

(Ord. 2119 9-1-72; Ord. 2346 7-3-79; Ord. 2488 11-6-84; Ord. 87-7 5-19-87; Ord. 89-4 6-6-89; Ord. 90-21 8-28-90; Ord. 93-25 11-2-93; Ord. 94-21 11-1-94; Ord. 94-09 4-26-94; Ord. 96-17 9-10-96; Ord. 97-16 9-9-97; Ord. 97-21 9-23-97; Ord. 98-05 3-31-98; Ord. 98-06 3-31-98; Ord. 98-16 8-18-98; Ord. 98-28 8-18-98; Ord. 00-02 1-25-00; Ord. 01-14 10-2-01; Ord. 02-21 6-11-02; Ord. 02-36 1-7-03; Ord. 03-19A 1-6-04; Ord. 03-28 2-28-04; Ord. 04-28 12-15-04; Ord. 05-06 8-9-05; Ord. 06-07 5-16-06; Ord. 08-20 8-26-08; Ord. 11-02 1-22-11; Ord. 11-02 2-28-12; Ord. 12-03 4-10-12; Ord. 12-21 10-30-12; Ord. 14-11 8-5-14; Ord. 15-02 2-15-15; Ord. 15-10 10-15-15)

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The following uses shall be permitted in the P-1 Automobile Parking Zone unless otherwise provided in this Chapter:

- (1) Any use permitted in the R-3 Multiple Family Zone and, when so used, subject to all provisions pertaining to said zone.
- (2) Open air, temporary parking of transient automobiles belonging to the patrons and/or employees of a neighboring commercial or industrial use, subject to all provisions of Section 12-37.1 and Section 12-37.2 of this Chapter. P-1 zoned property shall not be used for vehicle storage, limousine or fleet vehicle parking/storage, vehicle sales or rental lots, delivery truck parking, delivery truck loading or unloading, or any other type of storage of vehicles, equipment or materials, nor shall any P-1 zoned property be developed with both residential structures and parking facilities for such temporary parking of vehicles.
- (3) Group home, community care facility or half-way house not exceeding six residents and not located within three hundred feet of any other group home or comparable facility. Any orphanage, group home or half-way house, if exceeding six residents, is subject to Special Use Permit approval.
- (4) Convalescent homes, congregate housing or retirement homes, without medical treatment facilities, subject to Special Use Permit approval.
- (5) Day care facilities or nursery schools (no age limitation), subject to Special Use Permit approval.
- (6) Fraternities and sororities subject to Special Use Permit approval.

(Ord. 87-7 5-19-87; Ord. 92-22 12-22-92; Ord. 95-10 4-11-95; Ord. 04-14 7-22-04; Ord. 13-05 12-17-13; Ord. 15-18 8-18-15)

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Lomita Municipal Code Definitions

Summary of Zones

Here is a summary of land use zones for the City of Lomita.

Zone	Type	Intent and Purpose
A-1	Agricultural/Non-Commercial	One House and Accessory Uses on a lot, farm pets allowed on lots greater than 9,500 square feet
R-1	Single-Family Residential	One House and Accessory Uses on a lot
R-V-D	Residential Variable Density	Multiple-Residential Building and Accessory Uses on a lot
C-P-D	Commercial Planned Development	Residential uses are the same as A-1 and R-1 except that each lot shall be minimum 10,000 square feet and have 75 feet frontage Authorized commercial uses are determined by the Planning Commission and require a Conditional Use Permit
C-S-P	Commercial, Service, and Professional	To provide for the development of certain business and professional offices, services, and related uses Examples: banks, clinics, offices
C-N	Commercial, Neighborhood	Same as C-S-P To provide for restricted neighborhood commercial needs Examples: local stores, cleaners, laundromats
C-G	Commercial, General	Same as C-S-P and C-N To provide for intensive commercial activities and specialized service establishments Examples: bakery, auto sales, printers
C-R	Commercial, Retail	To provide for retail sales activities and limited service establishments along Pacific Coast Highway Examples: hotels, restaurants, retail stores
M-C	Light Manufacturing/Commercial	To provide for a wide variety and complexity of specialized uses and public service facilities with consideration of adjacent zones Examples: equipment rental, lumber yard

For details, exceptions, and other requirements, contact the City of Lomita Community Development Department at 310-325-7110, extension 122.

Los Angeles Municipal Code Definitions

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Los Angeles Municipal Code

SEC. 12.11.5. RAS4 RESIDENTIAL/ACCESSORY SERVICES ZONE PURPOSE STATEMENT.**(Added by Ord. No. 174,999, Eff. 1/15/03.)**

The purpose of this zone is to provide a mechanism to increase housing opportunities, enhance neighborhoods, and revitalize older commercial corridors. The RAS4 Zone is intended to provide a tool to accommodate projected population growth in mixed use and residential projects that is compatible with existing residential neighborhoods.

The following regulations shall apply in the RAS4 Residential/Accessory Services Zone:

A. Use. No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained, except for the following uses,

1. Any use permitted in the “R4” Multiple Dwelling Zone.
2. The following uses when located on the ground floor of any residential building permitted in the “R4” Multiple Dwelling Zone when conducted in accordance with the limitations specified in Subsection B, below:
 - (a) Bakery goods shop;
 - (b) Bank;
 - (c) Barber shop or beauty parlor;
 - (d) Book or stationery store;
 - (e) Childcare facility;
 - (f) Clothes cleaning agency or pressing establishment (excluding chemical processing);
 - (g) Clothes store;
 - (h) Clubs or lodges, bridge clubs, fraternal or religious associations;
 - (i) Community facilities as defined in Section 13.09 B 3;
 - (j) Recreation centers owned and operated by governmental agencies;
 - (k) Confectionery stores;
 - (l) Counseling and referral facilities;
 - (m) Custom dressmaking or millinery stores;
 - (n) Drug stores or pharmacies;
 - (o) Dry goods or notions stores;

- (p) Florist or gift shops;
- (q) Grocery, fruit, or vegetable stores;
- (r) Hardware or electric appliance stores (no repairs on premises);
- (s) Jewelry stores;
- (t) Joint Live/work quarters;
- (u) Meat markets or delicatessens;
- (v) Offices, business or professional;
- (w) Photographer;
- (x) Property management office;
- (y) Restaurants, tea rooms or cafes (excluding dancing or entertainment and excluding restaurants with drive-through services);
- (z) Schools;
- (aa) Shoe stores or shoe repair stores;
- (bb) Laundries or cleaning establishments or a self-service type, using only automatic machines with non-flammable cleaning fluid;
- (cc) Other uses similar to the above list, when determined as provided for in Section 12.21 A 2;
- (dd) Uses (not involving open storage) customarily incident to any of the above-named uses and accessory buildings (including storage garages) when located on the same lot. Automobile parking space required in connection with permitted uses as provided for in Section 12.21 A 4;
- (ee) Facilities for the development of software (including the reproduction of software and data) and other computer and media-related projects and services, not including hardware.

3. Uses permitted in a “Supplemental Use District” when created pursuant to the provisions of Article 3 of this chapter.

B. Restrictions and Limitations.

1. All merchandise shall be new and shall be sold at retail only.
2. All activities are conducted wholly within an enclosed building, except that restaurants may have outdoor eating areas.
3. All products produced, whether primary or incidental, are sold on the premises, and not more than five persons are engaged in the production or in servicing of materials.

4. Notwithstanding the provisions of Section 12.21 A 7, each tenant space may only have one exterior wall sign or projecting sign, not exceeding 20 feet square feet in area, provided the sign does not extend more than two feet beyond the wall of the building, and does not project above the floor of the story immediately above the ground floor. Signs shall not be internally illuminated.

5. Prior approval in accordance with the provisions of Section 12.24.1 shall be required for any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

C. Area. No building or structure nor the enlargement of any building or structure shall be erected or maintained unless the following yards and lot areas are provided and maintained in connection with the building, structure or enlargement.

1. **Front Yard.** There shall be a front yard of not less than five feet in depth, except that where the adjoining building on each side maintains a front yard of less than five feet in depth, the required front yard shall be the average of the front yards of the existing building or buildings.

2. **Side Yard.** Not required for the ground floor portion of buildings, when the ground floor is used exclusively for commercial purposes. For all portions of buildings erected and used for residential purposes, there shall be side yards of not less than five feet in width along the residential portion of the perimeter of the building.

3. **Rear Yard.** There shall be a rear yard of not less than 15 feet in depth when the subject property is located adjacent to property zoned RD or more restrictive, otherwise there shall be a rear yard of not less than five feet in depth.

4. **Lot Area.** Every lot shall have a minimum width of 50 feet and a minimum area of 5,000 square feet. The minimum lot area per dwelling unit shall be 400 square feet of lot area for each dwelling unit.

Provided, that where a lot has a width of less than 50 feet or an area of less than 5,000 square feet and was held under separate ownership or was of record as of September 23, 1956, and the lot was created in conformance with the Subdivision Map Act, the lot may be occupied by any use permitted in this section, except for those uses explicitly requiring more than 5,000 square feet of lot area, and the lot area per dwelling unit shall be not less than 400 square feet. In no case, however, shall more than two dwelling units be permitted where a lot has an area of less than 4,000 square feet.

The minimum lot area per guest room shall be 200 square feet.

Exceptions to area regulations are provided for in Section 12.22C.

5. **Loading Space.** A loading space shall be provided in accordance with Section 12.21C6 for any building that contains a commercial use on the ground floor.

SEC. 12.12.1. "P" AUTOMOBILE PARKING ZONE.

Land classified as a “P” Zone may also be classified in either an “A” or “R” Zone. The following regulations shall apply to the “P” Automobile Parking Zone:

A. Use – No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained, except for the following uses, and, when a “Supplemental Use District” is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein:

1. Public or private parking areas (subject to the regulations of Section 12.21-A,5 and 6), including the use of such parking areas for ingress to and egress from adjoining buildings. **(Amended by Ord. No. 144,082, Eff. 12/11/72.)**

2. Parking buildings which are located entirely below the natural or finished grade of the lot whichever is lower, and are designed to be obscured from view, including parking buildings which are attached to or integrated with buildings in other zones. Ducts and penthouses enclosing ventilating equipment, if not closer than 50 feet to an A or R Zone, stair shafts and guard railings around depressed ramps, may be located not to exceed 4 feet above grade. **(Amended by Ord. No. 117,399, Eff. 12/4/60.)**

3. **(Amended by Ord. No. 140,890, Eff. 10/17/70.)** — The following signs located on a public parking area or parking building:

(a) Internal traffic directional signs indicating entrance or exit at each permitted driveway. Not more than two such signs shall be permitted at each driveway nor shall any such sign have a surface area in excess of six square feet.

(b) Identification signs displaying only the names of the operators or sponsors of the parking area (including customary emblems or trademarks), the hours of operation and the parking charges made in accordance with the following regulations:

(1) On any lot there may be one such sign not exceeding 25 square feet in area adjacent to any one street, except when required by Sec. 103.202 of this Code. Such sign shall not be located within 30 feet of an A or R Zone.

(2) On a lot having at least 100 feet of frontage along a major or secondary highway in lieu of the sign permitted by Subparagraph (1), there may be an identification sign, the size of which shall be calculated at a ratio of .25 square feet of sign area for each foot of said frontage for the first 100 feet; at a ratio of .50 square feet of sign area for each foot of said frontage beyond the initial 100 feet and up to a total of 200 feet of frontage; and at a ratio of .75 square feet of sign area for each foot of said frontage beyond 200 feet and up to a total of 300 feet of frontage. In no case shall this sign exceed 150 square feet in area, in which, if applicable, advertising may be placed on both a front and back side; a dimension greater than 15 feet on any one side; and on an overall height of 30 feet. Such sign shall not be located within 50 feet of an A or R Zone, and not more than one such sign may be located on any one lot frontage. Said sign may be of a pylon type providing that the combined area of all individual identification plaques do not exceed that allowed for the total lot frontage. Where such identification sign is directly opposite and across the street from an A or R Zone, all lettering and identifying matter shall be placed on a face of the sign which is at right angles to the lot line abutting the highway at the nearest point to the sign.

All signs permitted in the P Zone may be illuminated but shall comply with the requirements set forth in Sec. 62.200 of this Code and shall not contain any flashing, moving or animated parts or features.

(3) All such signs abutting a major or secondary highway or a local street shall be placed clear of the ultimate street dedication line determined in accordance with the current Standard Street Dimensions adopted by the City Planning Commission.

(4) Where the sign area has been previously determined and the lot frontage subsequently altered either by sale, division of land, or other means, a new determination based on the new lot frontages must be made by the Department of City Planning for allowable sign areas in accordance with the provisions of this section. Notwithstanding any other provision of this article, any existing signs which are in excess of the size limitations contained in this section may be maintained, provided that the owner or owners of record of all lots whose frontages were included in the original frontage, record in the office of the County Recorder a covenant or covenants, running with the land, in which said owner or owners agree to erect no new signs until the existing signs which are in excess of the size limitations contained in this section have been removed or are made to conform to said size limitations. A copy of said recorded covenant or covenants shall be filed with the Department of Building and Safety by said owner or owners. Further, if said covenant or covenants are not recorded, any existing signs which are in excess of the size limitations contained in this section must be removed or made to conform to said size limitations within six months of the date on which the frontage was altered. In addition, the applicant shall advise the Superintendent of Building and Safety in writing within six months that the existing signs which are in excess of the size limitations have been removed.

EXCEPTION: (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)

The foregoing provisions shall not apply in those instances where a sign island of C2 Zone has been established within a P-zoned area by means of a zone change and/or the zone boundary adjustment procedure. In those instances, no building permits for the erection of signs in the surrounding P Zone shall be issued without prior determination and authorization by the Director of Planning in cases involving zone boundary adjustments, and for cases involving a zone change, the City Planning Commission or the Area Planning Commission pursuant to Section 12.32.

4. Uses customarily incident to the operation of a public parking area, including parking guard or attendant shelters. There may be one such shelter on each public parking area, and one additional shelter for each 300 feet of street frontage in excess of 300 feet. No such shelter shall have a floor area in excess of 50 square feet. Such shelter shall not be located within 15 feet of any street, in any required yard area, not within 30 feet of an A or R Zone. **(Added by Ord. No. 117,399, Eff. 12/4/60.)**

5. Where a lot in a P Zone is also classified in an A or R Zone, such lot may be used either for any purpose permitted in such A or R Zone, or for any purpose enumerated in this subsection but in no event for both purposes. **(Added by Ord. No. 117,399, Eff. 12/4/60.)**

6. **(Amended by Ord. No. 134,633, Eff. 7/17/67.)** Where a combination of the C and P Zones has been established on a lot, a sign or cantilevered canopy, which is permitted on the C Zone portion and is attached to a building thereon, may project not more than 15 feet into

the P Zone, provided that such sign or cantilevered canopy is at least eight feet above the subjacent walkway or established grade and that no vertical supports are located in the P Zone.

Where an automobile service station development is to be located on property part of which is in a “C” Zone and part of which is in a “P” Zone, the underground storage tanks which are incidental to the service station may be located in the “P” Zone, and the temporary parking of trucks for purposes of servicing such tanks may be permitted in the “P” Zone.

7. Conditional uses as allowed pursuant to Section 12.24 W.49. of this Code when the location is approved pursuant to the provisions of that section. **(Added by Ord. No. 174,132, Eff. 9/3/01.)**

8. Dwelling unit or units constructed on a lot in a small lot subdivision and approved by the Advisory Agency, pursuant to Article 7 of this Chapter in conformity with the provision of 12.22 C.27. of this Code. **(Added by Ord. No. 176,354, Eff. 1/31/05.)**

B. Restriction. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) For any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, Other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

Any of the uses permitted by Subsection A of this section shall require prior approval in accordance with the provisions of Section 12.24.1 of this Code.

C. Area. Where a lot in a “P” zone is also classified as an “A” or “R” Zone, the area regulations of such “A” or “R” Zone shall apply, except that for a public parking area the front yard may be as provided for in Section 12.21 A.6.(a) of this Code. **(Amended by Ord. No. 152,467, Eff. 7/14/79.)**

SEC. 12.12.2. “CR” LIMITED COMMERCIAL ZONE.
(Amended by Ord. No. 148,783, Eff. 10/14/76.)

The following regulations shall apply in the “CR” Limited Commercial Zone:

A. Use – (Amended by Ord. No. 144,365, Eff. 4/5/73, Operative 9/1/73.) No building structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained, except for the following uses, and, when a “Supplemental Use District” is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein:

1. The following uses when conducted wholly within an enclosed building:
 - (a) Bank, or financial institution.
 - (b) Business college, professional or scientific school or college (classroom or lecture instruction only); not including a music school, trade school, nor any school specializing in manual training, shop work or in the repair or maintenance of machinery or mechanical equipment.
 - (c) Club or lodge (nonprofit).

(d) Hotels (including motels), Apartment hotels, transient occupancy residential structures or hostels when no portion of a structure proposed to be used as a hotel (including a motel), apartment hotel, transient occupancy residential structure or hostel is located within 500 feet from any A or R zone. **(Amended by Ord. No 167,689, Eff. 5/9/92.)**

(e) Museum or library (non-profit).

(f) Office, general business or professional, including that of a real estate or stock broker, or an insurance or building and loan company.

(g) Prescription pharmacy when conducted within a permitted office building, provided: that entrances to the pharmacy are located inside of the building; that no sign or other form of advertising is visible from outside the office building; that no sign or other form of advertising is utilized in any manner whatsoever outside of the building as a means of advertising the prescription pharmacy; and that the prescription pharmacy remains open for business only between the hours of 7:00 A.M. to 8:00 P.M., Monday through Saturday. **(Amended by Ord. No. 165,403, Eff. 2/17/90.)**

(h) Counseling and referral facilities. **(Added by Ord. No. 149,517, Eff. 5/26/77.)**

1.5. Child care facilities or nursery schools. **(Added by Ord. No. 145,474, Eff. 3/2/74.)**

2. Church (except rescue mission or temporary revival).

3. Park, playground, or community center, owned and operated by a governmental agency.

4. Public parking area when located and developed as required in Section 12.21-A,6, with signs as permitted in Section 12.21.1-A,3.

4.5. Any single family dwelling, two-family dwelling or apartment house use permitted in the R4 Multiple Dwelling Zone provided that all the regulations of said zone are complied with. **(Added by Ord. No. 148,783, Eff. 10/14/76.)**

5. School, elementary or high, or educational institution.

6. Signs indicating the name of the person, business, or the type of business occupying the premises, or the name of the building. Such signs shall be attached to a building and all letters, lights and other identification matter shall be confined to only one surface of the sign, which surface shall be parallel with and facing the front lot line; except that on a corner lot such signs may be placed on a building so that the surface on which the identification matter is confined, is parallel with the side street lot line, or where a building is constructed with a diagonal or curved wall facing the adjacent street intersection, the signs may be attached to such wall so that the surface, on which the identification matter is confined, is parallel thereto. No portion of any sign on a lot shall extend along the side street more than 50 feet from the principal street upon which said lot abuts (for the determination of the principal street, refer to Subsection C of this section).

No portion of any such sign shall project more than 12 inches beyond the wall of the building nor project above the roof ridge or parapet wall (whichever is the higher) of the building.

A zoning Administrator shall determine the application of these regulations concerning the required placement of signs, where such regulations are difficult to apply because of the unusual design of a building or its location on the lot, or because of the odd shape of the lot.

Provided, however, that any name plate or sign permitted on a lot in an R Zone by Section 12.21-A,7 shall likewise be permitted on a lot in a CR Zone containing no building or structure.

7. Conditional uses enumerated in Section 12.24 when approved pursuant to the provisions of said section.

8. Other uses similar to those listed in this subsection, when determined by a Zoning Administrator, as provided for in Section 12.21-A,2, but not including stores, shops or other establishments where goods, wares or merchandise are displayed, sold or serviced.

9. Uses (not involving open storage) customarily incident to any of the above uses, and accessory buildings (including storage garages), when located on the same lot.

10. Automobile parking space required as provided in Section 12.21-A,4 in connection with all uses permitted in this zone.

11. **(Deleted by Ord. No. 171,687, Eff. 8/19/97.)**

12. Mini-shopping centers which comply with the provisions of Section 12.22A23. **(Added by Ord. No. 164,201, Eff. 1/10/89.)**

13. Restaurant, when conducted within a permitted office building, provided: that entrances to the restaurant are located inside of the building; that no sign or other form of advertising is visible from outside the office building; that no sign or other form of advertising is utilized in any manner whatsoever outside of the building as a means of advertising the restaurant; that the restaurant remains open for business only between the hours of 7 a.m. to 8 p.m., Monday through Saturday; and that no entertainment or dancing is conducted or permitted. An outdoor eating area for a ground floor restaurants may be located anywhere between the building and its required front yard, or between the building and any required side or rear yard which side or rear yard abuts a public street. **(Amended by Ord. No. 165,403, Eff. 2/17/90.)**

14. Wireless antennas, including the associated equipment cabinets, located on the rooftops of buildings when established in conformance with the standards contained in Section 12.21 A.21. of this Code, and which are not located within a scenic parkway specific plan, scenic corridor specific plan, a roadway designated as a scenic highway within a specific plan area; or on the rooftops of buildings that are designated on the National Register of Historic Places, including Contributing Buildings in National Register Historic Districts, the California Register of Historic Resources, the City of Los Angeles List of Historic-Cultural Monuments, or a Contributing Structure located in an Historic Preservation Overlay Zone (HPOZ) that has been established pursuant to Section 12.20.3 of this Code. **(Added by Ord. No. 177,120, Eff. 12/26/05.)**

B. Restriction. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) For any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, Other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map

as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

Any of the uses permitted by Subsection A of this section shall require prior approval in accordance with the provisions of Section 12.24.1 of this Code.

C. Area. (Amended by Ord. No. 144,365, Eff. 4/5/73 Operative, 9/1/73.) No building nor structure nor the enlargement of any building or structure shall be erected or maintained unless the following yards, lot areas and loading spaces are provided and maintained in connection with such building, structure or enlargement.

In applying the provisions of this section, the front lot line of a corner lot shall be the line separating said lot from the principal street upon which it abuts. Where said lot abuts upon a major or secondary highway such highway shall be construed as being the principal street. Where a lot abuts upon two or more highways, and in all other cases, a Zoning Administrator shall determine which street is the principal street.

1. **Front Yard** – There shall be a front yard of not less than 10 feet in depth.
2. **Side Yards** – Side yards shall be required only in the following instances:
 - (a) Along the side street lot line of every corner lot in the CR Zone.
 - (b) Where the side lot line of the lot in the CR Zone abuts upon the side of a lot in an A or R Zone.
 - (c) For all portions of buildings erected and used for residential purposes.

The width of the yard required along the side street lot line shall be not less than 10 percent of the lot width but need not exceed 10 feet and shall not be less than five feet.

The width of the yard abutting an A or R Zone or required for buildings erected and used for residential purposes shall be not less than 10 percent of the lot width, but need not exceed five feet and shall be not less than three feet. One foot shall be added to the width of such side for each story above the second story, but such side yard need not exceed 16 feet in width.

3. **Rear Yards** – There shall be a rear yard of not less than 15 feet in depth. One foot shall be added to the depth of such rear yard for each additional story above the third story.
4. **Lot Area** – The lot area requirements of the R4 Zone (Section 12.11C4) shall apply to all portions of buildings erected and used for residential purposes. (Amended by Ord. No. 148,783, Eff. 10/13/76.)
5. **Loading Space** – As required by Section 12.21C6. Exceptions to area regulations are provided in Section 12.22C.

SEC. 12.13. “C1” LIMITED COMMERCIAL ZONE.

The following regulations shall apply to the “C1” Limited Commercial Zone:

A. Use – No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following uses, and when a “**Supplemental Use District**” is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein:

1. Any use permitted in the CR Limited Commercial Zone but not including a church, educational institution, museum or school (elementary or high), provided that all the regulations of said CR zone are complied with except as provided in this section. Any residential use permitted in the R3 Multiple Residential Zone provided that all the regulations of said R3 zone are complied with except as provided in this section. **(Amended by Ord. No. 157,994, Eff. 9/25/82.)**

1.5. Hotels (including motels), apartment hotels, transient occupancy residential structures, or hostels when no portion of a structure proposed to be used as a hotel (including a motel), apartment hotel, transient occupancy residential structure or hostel is located within 500 feet from any A or R zone. **(Amended by Ord. No 167,689, Eff. 5/9/92.)**

2. **(Amended by Ord. No. 140,726, Eff. 9/3/70.)** The following retail stores, shops or businesses when conducted in accordance with the limitations hereafter specified:

(a) **Types of Uses:**

- (1) Bakery goods shop;
- (2) **(None)**
- (3) Barber shop or beauty parlor;
- (4) Book or stationery store;
- (5) Clothes cleaning agency or pressing establishment;
- (6) Clubs or lodges, bridge clubs, fraternal or religious associations; **(Amended by Ord. No. 144,365, Eff. 4/5/73, Oper. 9/1/73.)**
- (7) Confectionery store;
- (8) Custom dressmaking or millinery store;
- (9) Drugstore;
- (10) Dry goods or notions store;
- (11) Florist or gift shop;
- (12) Grocery, fruit or vegetable store;
- (13) Hospital, sanitarium or clinics (except animal hospitals). **(Amended by Ord. No. 177,325, Eff. 3/18/06.)**
- (14) Hardware or electric appliance store;
- (15) Jewelry store;

- (16) Laundry agency;
- (17) Meat market or delicatessen store;
- (18) Office, business or professional;
- (19) Photographer;
- (20) Restaurant, tea room or cafe (excluding dancing or entertainment). Restaurants with drive-through service that adjoin or are across the street from or separated only by an alley from any portion of a lot in a residential zone or use or in an RA Zone, shall be subject to the conditional use requirements of Section 12.24 W.17. **(Amended by Ord. No. 173,492, Eff. 10/10/00.)**
- (21) Shoe store or shoe repair store;
- (22) Tailor, clothing or wearing apparel shop;
- (23) Laundries or cleaning establishments of a self-service type using only automatic machines with non-flammable cleaning fluid; **(Added by Ord. No. 140,726, Eff. 9/4/70.)**
- (24) Other uses similar to the above list when determined as provided for in Section 12.21 A.2.; **(Added by Ord. No. 140,726, Eff. 9/4/70.)**
- (25) Uses (not involving storage) customarily incident to any of the above-named uses and accessory buildings (including storage garages) when located on the same lot. Automobile parking space required in connection with permitted uses as provided for in Section 12.21 A.4.
- (26) **(Amended by Ord. No. 173,754, Eff. 3/5/01.)** Indoor swap meets when authorized pursuant to the provisions of Section 12.24 W.42.
- (27) Joint living and work quarters for the following occupations: accountants; architects; artists and artisans; attorneys; computer software and multimedia related professionals; consultants; engineers; fashion, graphic, interior and other designers; insurance, real estate and travel agents; photographers and other similar occupations as determined by the Zoning Administrator, provided that the commercial uses are permitted by the underlying zone. **(First Sentence Amended by Ord. No. 172,572, Eff. 6/3/99.)** For all existing buildings, the yards required shall be the same as the yards observed by the existing structures on the site. For an existing building, for which a building permit was issued before April 1, 1994, and which contains no more than eight living and work quarters, the number of parking spaces required shall be the same as the number of spaces existing on the site. All other buildings used for this purpose must meet the parking and yard requirements for residential buildings. **(Added by Ord. No. 169,670, Eff. 5/13/94.)**
- (28) Facilities for the development of software (including the reproduction of software and data) and other computer and media-related products and services, not including hardware. **(Added by Ord. No. 172,106, Eff. 8/14/98.)**

(29) Skilled Nursing Care Housing. **(Added by Ord. No. 178,063, Eff. 12/30/06.)**

(30) Alzheimer's/Dementia Care Housing. **(Added by Ord. No. 178,063, Eff. 12/30/06.)**

(31) Eldercare Facility. **(Added by Ord. No. 178,063, Eff. 12/30/06.)**

(b) Limitations:

(1) **(Amended by Ord. No. 173,492, Eff. 10/10/00.)** All merchandise shall be new and shall be sold at retail only, unless the sale of the merchandise is authorized in an indoor swap meet pursuant to the provisions of Section 12.24W42.

(2) All activities are conducted wholly within an enclosed building, except that ground floor restaurants may have outdoor eating areas. An outdoor eating area for a ground floor restaurants may be located anywhere between the building and its required front yard, or between the building and any required side or rear yard which side or rear yard abuts a public street. **(Amended by Ord. No. 165,403, Eff. 2/17/90.)**

(3) All products produced, whether primary or incidental, are sold on the premises, and not more than five persons are engaged in such production or in servicing of materials. **(Amended by Ord. No. 144,365, Eff. 4/5/73, Oper. 9/1/73.)**

(4) Any exterior sign is attached to a building, does not extend more than two feet beyond the wall of the building, and does not project above the roof ridge or parapet wall (whichever is higher) of the building.

(5) **(Added by Ord. No. 174,097, Eff. 8/26/01.)** All retail stores, shops or businesses shall be limited to less than 100,000 square feet of floor area. This limitation shall apply to the cumulative sum of related or successive permits that are a part of a larger project, such as piecemeal additions to a building, or multiple buildings on a lot or adjacent lots, as determined by the Director of Planning.

B. Restriction. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) For any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, Other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

Any of the uses permitted by Subsection A of this section shall require prior approval in accordance with the provisions of Section 12.24.1 of this Code.

C. Area. (Amended by Ord. No. 144,365, Eff. 4/5/73, Oper. 9/1/73.) No building or structure nor the enlargement of any building or structure, shall be erected and maintained unless the following yards, lot areas and loading spaces are provided and maintained in connection with such building, structure or enlargement.

In applying the provisions of this section, the front lot line of a corner lot shall be the line separating the lot from the principal street upon which it abuts. Where said lot abuts upon a major or secondary highway such highway shall be construed as being the principal street. Where a lot abuts upon two or more highways, and in all other cases, a Zoning Administrator shall determine which street is the principal street.

1. **Front Yard.** There shall be a front yard of not less than 10 feet in depth.
2. **Side Yards.** Side yards shall be required only in the following instances:
 - (a) Along the side street lot line of every corner lot in the C1 Zone.
 - (b) Where the side lot line of the lot in the C1 Zone abuts upon the side of a lot in an A or R Zone.
 - (c) For all portions of buildings erected and used for residential purposes.

The width of such required side yard shall not be less than 10 percent of the lot width, but need not exceed five feet and shall not be less than three feet in width. Provided, however, that one foot shall be added to the width of the required side yard for each additional story above the second story, but such side yard need not exceed 16 feet in width.

In all other cases, a side yard for a commercial building shall not be required, but if provided, it shall not be less than three feet in width.

3. **Rear Yard.** A rear yard shall be provided only in the following instances:
 - (a) Where the rear of the lot in the C1 Zone abuts upon a lot in an A or R Zone.
 - (b) For all portions of buildings erected and used for residential purposes. Such yard shall be provided and maintained at and above the floor level of the lowest story designed or used for residential purposes, and the full height of the building shall be used in computing the required depth of rear yard.

The depth of such required rear yard shall be not less than 15 feet. One foot shall be added to the depth of such rear yard for each additional story above the third story, but such rear yard need not exceed 20 feet in depth.

4. **Lot Area.** The lot area requirements of the R3 Zone (Section 12.10- C,4) shall apply to all portions of buildings erected and used for residential purposes. Provided, however, that where the lot is in the “H” Hillside or Mountainous Area, there shall be not more than one dwelling unit for each 5,000 square feet of lot area.

5. **Loading Space.** As required by Section 12.21C1. Exceptions to Area regulations are provided for in Section 12.22C.

SEC. 12.13.5. “C1.5” LIMITED COMMERCIAL ZONE
(Added by Ord. No. 144,365, Eff. 4/5/73, Oper. 9/1/73.)

The following regulations shall apply to the C1.5 Limited Commercial Zone:

A. Use – No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following uses, and when a “**Supplemental Use District**” is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein.

1. Any use permitted in the C1 Limited Commercial Zone, provided that all regulations and limitations of said C1 zone are complied with except as provided in this section. Any single-family dwelling, two-family dwelling or apartment house use permitted in the R4 Multiple Dwelling Zone provided that all regulations of said R4 zone are complied with except as provided in this section. (Amended by Ord. No. 156,994, Eff. 9/25/82.)

2. The following stores, shops, services or facilities when conducted in accordance with the limitations hereafter specified:

(a) **Types of Uses:**

- (1) Addressograph service.
- (2) Air conditioning equipment service.
- (3) Appliance repair, household.
- (4) Aquarium.
- (5) Auditorium having a seating capacity for not more than 3,000 people.
- (6) **(None)**
- (7) Baths, Turkish and the like.
- (8) Blueprinting and photostating.
- (9) Bootblack stand.
- (10) Broadcasting studio, without transmitting towers.
- (11) Building materials, retail.
- (12) Burglar alarm business.
- (13) Collection agency office.
- (14) Department store.
- (15) Employment agency or bureau.
- (16) Exhibits, commercial or cultural.
- (17) Export import business, with not more than 3,000 square feet of storage area.
- (18) Frozen food store.
- (19) Interior decorating store.

- (20) Locksmith shop.
- (21) Mimeographing service.
- (22) Museum (for profit).
- (23) Newsstand.
- (24) Physical culture institution, reducing salon.
- (25) Rubber or metal stamp store.
- (26) Sound score production.
- (27) Studio, except drama, dancing, music, and motion picture.
- (28) Swimming pool, commercial.
- (29) Telephone exchange.
- (30) Theater, and showcase theater. **(Amended by Ord. No. 148,910, Eff. 11/17/76.)**
- (31) Trading stamp business.
- (32) Typewriter or adding machine repair.

(b) Limitations. (Amended by Ord. No. 156,924, Eff. 8/23/82.)

(1) All merchandise shall be sold at retail only;

(2) **(Amended by Ord. No. 173,492, Eff. 10/10/00.)** All merchandise sold shall be new, except merchandise which is sold incidental to the operation of a permitted repair shop; or unless the sale of used merchandise is authorized in an indoor swap meet pursuant to the provisions of Section 12.24W42.

(3) All activities, including storage, shall be conducted wholly within an enclosed building;

(4) All products produced, whether primary or incidental, shall be sold on the premises, and not more than five persons may be engaged in such production or in servicing of materials at the same time.

3. Golf course or club; not including miniature or pitch and putt courses, golf driving tees or ranges, and similar commercial golf uses.

4. Park, playground or recreational or community center, privately operated. **(Amended by Ord. No. 145,250, Eff. 12/24/73.)**

5. Parking buildings and all buildings containing automobile parking as primary or accessory uses. For the purposes of this section, all references to the "PB" Zone in Section 12.12.1.5 shall be deemed to mean the "C1.5" Zone and the requirements and restrictions applicable to the erection, alteration and maintenance of parking buildings and all buildings

containing automobile parking as primary or accessory uses therein shall apply in the “C1.5” Zone. (Amended by Ord. No. 160,273, Eff. 9/16/85.)

6. Signs as permitted in the C1 Zone - Section 12.13A2(b4).

7. Other uses similar to the above, as provided for in Section 12.21A2.

8. Uses (not involving open storage) customarily incident to any of the above uses, and accessory buildings, when located on the same lot.

9. Automobile parking space as required in Section 12.21A4, or as provided in connection with all uses permitted in this zone.

10. The conducting of any game of bingo pursuant to the provisions of Article 4.5 of Chapter IV of this Code. (Added by Ord. No. 153,620, Eff. 5/18/80.)

11. Hotels (including motels), apartment hotels, transient occupancy residential structures or hostels when no portion of a structure proposed to be used as a hotel (including a motel), apartment hotel, transient occupancy residential structures, or hostels is located within 500 feet from any A or R zone. (Amended by Ord. No 167,689, Eff. 5/9/92.)

12. (Deleted by Ord. No. 171,687, Eff. 8/19/97.)

13. (Deleted by Ord. No. 171,687, Eff. 8/19/97.)

B. Area – No building or structure nor the enlargement of any building or structure shall be erected or maintained unless the following yards, lot areas and loading spaces are provided and maintained in connection with such building, structure or enlargement.

1. **Front Yard.** There shall be a front yard of not less than 10 feet in depth.

2. **Side and Rear Yards.** Same as required in the C1 Zone. (Section 12.13-C,2 and 3)

3. **Lot Area.** The lot areas requirements of the R4 Zone (Section 12.11-C,4) shall apply to all portions of buildings erected and used for residential purposes.

4. **Loading Space.** As required by Section 12.21-C,6. Exceptions to area regulations are provided for in Section 12.22-C.

C. Restriction. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) For any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

Any of the uses permitted by Subsection A. of this section shall require prior approval in accordance with the provisions of Section 12.24.1 of this Code.

SEC. 12.14. “C2” COMMERCIAL ZONE.

The following regulations shall apply in the “C2” Commercial Zone:

A. Use – No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following uses, and when a “**Supplemental Use District**” is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein:

1. The following stores, shops or businesses when conducted in accordance with the limitations hereafter specified:

(a) **Types of uses:**

(1) Any use permitted in the C1.5 Limited Commercial Zone by Section 12.13.5 A.2. of this Code or in the C1 Limited Commercial Zone by Section 12.13 A.2. of this Code. **(Added by Ord. No. 156,924, Eff. 8/23/82.)**

(2) Art or antique shop.

(3) Bird store or taxidermist, or a pet shop for the keeping or sale of domestic or wild animals, other than those wild animals specified in the definition of “**Accessory Use**” as set forth in Section 12.03 of this Code, under an appropriate permit issued by the Department of Animal Services as provided in Section 53.38 of this Code. **(“Department of Animal Regulation” renamed “Department of Animal Services” by Ord. No. 174,735, Eff. 9/13/02.)**

(4) Carpenter, plumbing or sheet metal shop.

(5) Catering shop.

(6) Feed and fuel store.

(7) Interior decorating or upholstering shop.

(8) Sign painting shop.

(9) Tire shop, provided the tire shop is in compliance with all of the development standards and operating conditions set forth in Section 12.22 A.28. of this Code. **(Amended by Ord. No. 178,382, Eff. 3/24/07.)**

(10) Restaurant, tea room or cafe (including entertainment other than dancing) or a ground floor restaurant with an outdoor eating area. An outdoor eating area for ground floor restaurants may be located anywhere between the building and any required side or rear yard. **(Amended by Ord. No. 165,403, Eff. 2/17/90.)**

(b) **Limitations:**

(1) Any of the stores, shops or business listed in Paragraph (a) may be operated as a retail business, i.e., where the majority of the merchandise sold during each calendar month is sold at retail.

As an integral part of any such retail business, there may be manufacturing of products, or assembling, compounding, processing or treating of materials; providing that the majority of such products and materials sold during each calendar month are also sold at retail; that not more than five persons are

engaged in such manufacturing of products and assembling, compounding, processing or treating of materials, and that such products, materials and all activities in connection therewith, are not objectionable due to odor, dust, smoke, noise, vibration or other causes.

(2) Any of the stores, shops or businesses listed in Paragraph (a) may be operated as a wholesale business, i.e., where the majority of the merchandise sold during each calendar month is sold at wholesale. The total area of all space used for storage on the premises in connection with any one such business shall not exceed 4,500 square feet. Such limitation shall include all storage space within a building, and all open storage space as provided for in subdivision 42 of this section. No manufacturing of products nor assembly, compounding, processing or treating of materials shall be conducted in connection therewith.

(3) In connection with the stores, shops or businesses listed in Paragraph (a) all activities, other than incidental storage and outdoor eating areas for ground floor restaurants, shall be conducted wholly within a completely enclosed building. **(Amended by Ord. No. 165,403, Eff. 2/17/90.)**

2. Advertising signs or structures and billboards.

3. **(Amended by Ord. No. 168,516, Eff. 2/14/93.)** Amusement enterprises, including a billiard or pool hall use, whether primary or ancillary to the subject business, bowling alley, games of skill and science, penny arcades (except those containing more than four coin or slug-operated or electrically, electronically or mechanically controlled game machines), shooting gallery, skating rink and the like, if all activities other than incidental storage are conducted wholly within a completely enclosed building, provided that:

(a) Billiard or pool hall use, whether primary or ancillary to the subject business, other than those located in a mini-shopping center and subject to conditional use approval pursuant to Section 12.24W27, shall also be subject to the following conditions: **(Amended by Ord. No. 173,492, Eff. 10/10/00.)**

(1) The billiard or pool hall use shall be located at least 500 feet from an A or R zone; and

(2) The billiard or pool hall use shall not be open for business or operate between the hours of 2:00 a.m. and 6:00 a.m.

4. Any use permitted in the C1.5 Limited Commercial Zone provided that all regulations and limitations of the C1.5 Limited Commercial Zone are complied with except as provided in this section. **(Amended by Ord. No. 156,994, Eff. 9/25/82.)**

5. Auditoriums having a seating capacity for not more than three thousand (3,000) people.

6. **(Amended by Ord. No. 169,584, Eff. 4/23/94.)** Automotive fueling and service station, provided that:

(a) **(Amended by Ord. No. 172,468, Eff. 4/1/99.)** All tire and tube repairing, battery servicing, automotive lubrication, mechanical adjustments and other vehicle maintenance activities shall be conducted wholly within a building, except for:

(1) Those servicing operations which are normally made in the area immediately adjacent to the pump island; and

(2) The following services when conducted within the first 18 feet in depth measured perpendicular to the entire length of the building wall containing a garage bay door, provided said area shall not displace any required parking:

(i) electrical diagnostics;

(ii) battery charging and changing; and

(iii) tire removal and replacement, if the vehicle is elevated no more than 12 inches off the ground measured to the bottom of the tire. A portable hoist may be used for this function.

Except as provided in (2)(iii) above, automotive hoists of any type or size shall be located or operated only inside a building.

(b) A six-foot high concrete or masonry wall, for the entire length of the property line, shall be constructed on any lot line which abuts an “A” or “R” Zone, or is separated therefrom only by an alley provided, however, that for a distance of 15 feet from the intersection of the lot line with the street, said wall shall be only 3 feet 6 inches high, and provided further, that where a lot line abuts an alley and the alley is used for ingress and egress the wall may be omitted for a distance not to exceed 25 feet from the intersection of said lot line with the street. Such walls shall be without openings and shall be of solid masonry or concrete with a minimum nominal thickness of 6 inches. Such walls shall be protected from damage or destruction by automobiles by the erection or installation of wheel blocks, guard rails or other appropriate devices on the property.

(c) No driveway approach shall be located within five feet of any property line abutting in an “A” or “R” Zone, said distance to be measured from the intersection of the lot line with the street to the far side of the nearest side slope of the driveway.

(d) No part of any pump island shall be located within 12 feet of any street.

(e) Display and/or storage of merchandise for sale, must be confined to the rear half of the lot measured from all street frontages, except that display of automotive merchandise for sale shall be permitted in enclosed buildings, on the pump islands, in the open within three feet of the exterior walls of the main building, and is not more than two portable or semi-portable cabinets, provided each of said cabinets shall not exceed 6 feet in height, nor exceed 40 square feet in base area, and provided further that said cabinets are located not less than 50 feet from all street lines. The display, rental and/or storage of household moving rental trucks and/or utility rental trailers as defined in Section 12.03 of this Code shall also be permitted in connection with an automobile service station, which is currently active in dispensing gasoline and oil to the general public, and pursuant to the following restrictions:

(1) If the adjoining property, on any two of the three sides of the involved parcel not abutting the main street is in the C1.5, C2, C4 or C5 zone, then up to 10% of the lot area may be used for the display, rental, and/or storage of household moving rental trucks or utility rental trailers.

(2) If the adjoining property, on any two of the three sides of the involved parcel not abutting the main street is in the CM or a less restrictive zone, then up to 25% of the lot area may be used for the display, rental, and/or storage of household moving rental trucks or utility rental trailers.

No storage, display or rental of household moving rental trucks or utility rental trailers permitted by Subparagraphs 1 and 2 above shall take place within 25 feet of a residential zone.

Except for the storage, display or rental of household moving rental trucks and utility rental trailers permitted herein, there shall be no rental, storage or storage for rental purposes of equipment commonly used by contractors or commercial vehicles which exceed a registered net weight of 5600 pounds.

(f) Except as permitted in Subsection (e) hereof, open-air storage of merchandise or materials, including rubbish containers, used tires, used batteries and items of a similar nature must be confined to a storage area completely enclosed by a solid, non-combustible wall or fence (with necessary self-closing gates) six feet in height. Said storage area must be at least 150 square feet in area. No merchandise or material shall be stored higher than said wall or fence.

(g) Lights used to illuminate the service station site shall be arranged so as to reflect the light away from the adjacent premises in an “A” or “R” Zone and the light standard for such lights shall not exceed 20 feet in height.

(h) **(Repealed by Ord. No. 169,130, Eff. 12/16/93.)**

(i) **(Repealed by Ord. No. 169,130, Eff. 12/16/93.)**

(j) Notwithstanding Section 12.24 W.27. of this Code, the automotive fueling station use shall be in compliance with all of the development standards and operating conditions set forth in Section 12.22 A.28. of this Code. **(Added by Ord. No. 178,382, Eff. 3/24/07.)**

7. **(Amended by Ord. No. 178,382, Eff. 3/24/07.)** Used automobile and trailer sales area, provided the used automobile and trailer sales area is in compliance with all of the development standards and operating conditions set forth in Section 12.22 A.28. of this Code.

New automobile sales area and a secondary used automobile sales area, provided that all of the following conditions are met:

(a) The lot containing the automobile sales areas is located and developed in compliance with the provisions set forth in Section 12.21 A.6. of this Code.

(b) Any incidental repair of automobiles shall be done within a building.

8. Baseball or football stadiums or boxing arenas, having a seating capacity for not more than three thousand (3,000) people.

9. Automotive laundry or wash rack, provided the automotive laundry or wash rack is in compliance with all of the development standards and operating conditions set forth in Section 12.22 A.28. of this Code. **(Amended by Ord. No. 178,382, Eff. 3/24/07.)**

10. Church. **(Added by Ord. No. 145,250, Eff. 12/24/73.)**
11. **(Deleted by Ord. No. 171,687, Eff. 8/19/97.)**
12. Film and tape editing and motion picture reconstruction, provided that only safety film is used; and projection and screening rooms associated with such uses shall seat no more than 100 persons. **(Added by Ord. No. 162,514, Eff. 7/31/87.)**
13. Circus or amusement enterprise of a similar type, transient in character.
14. **(Amended by Ord. No. 173,492, Eff. 10/10/00.)** Drive-in businesses, including theaters, refreshment stands, restaurants, food stores, and the like when not subject to the conditional use requirements of Section 12.24W.
15. Ferris wheels, carrousel, merry-go-rounds, and the like.
16. Film exchange.
17. Hospitals, sanitariums or clinics, except animal hospitals, when located as required by Section 12.21D.
18. Ice storage house, not more than five (5) tons capacity.
19. Medical or dental clinics and laboratories.
20. Music conservatory or music instruction.
21. Newsstand.
22. Nursery, flower or plant, provided that all incidental equipment and supplies, including fertilizer and empty cans, are kept within a building.
23. Parcel delivery service, branch, if all activities including storage and loading and unloading, are conducted within a completely enclosed building.
24. Parking buildings and all buildings containing automobile parking as primary or accessory uses. All buildings containing automobile parking shall be subject to the requirements of Sections 12.21A5 and 12.12.1.5A of this Code. **(Amended by Ord. No. 160,273, Eff. 9/16/85.)**
25. Pony riding ring, without stables.
26. Printing, publishing or lithographing establishments.
27. Automotive repair, provided the automotive repair is in compliance with all of the development standards and operating conditions set forth in Section 12.22 A.28. of this Code. **(Amended by Ord. No. 178,382, Eff. 3/24/07.)**
28. **(None)**
29. Public services, including electric distributing substation, fire or police station, telephone exchange, and the like.

30. Second-hand store, except pawnshops, if all activities other than incidental storage are conducted wholly within a completely enclosed building. **(Amended by Ord. No. 171,257, Eff. 10/4/96.)**

31. **(Repealed by Ord. No. 173,979, Eff. 6/29/01.)**

32. Studios (except motion picture).

33. School (elementary or high), educational institution, or private school. **(Added by Ord. No. 145,250, Eff. 12/24/73.)**

34. **(Amended by Ord. No. 173,492, Eff. 10/10/00.)** Indoor swap meets when authorized pursuant to the provisions of Section 12.24 W.42.

35. Trade school, if not objectionable due to noise, odor, vibration, or other similar causes.

36. Wedding chapel, rescue mission or temporary revival church.

37. Massage parlor, where massage, alcohol rub, formentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist or similar professional person licensed by the State of California, and including an athletic club, health club, school, gymnasium, state licensed cosmetology or barber establishment, reducing salon, spa or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service. **(Added by Ord. No. 155,718, Eff. 8/6/81.)**

38. Laundries or cleaning establishment, provided that:

(a) All activities other than incidental storage are conducted wholly within a completely enclosed building;

(b) Not more than five persons are engaged in operating any laundry or cleaning establishment, excluding personnel engaged wholly in pressing, office and delivery work;

(c) The majority of the articles washed or cleaned during each calendar month period are handled at retail;

(d) The operations are not objectionable due to odor, dust, smoke, noise, vibration or other causes;

(e) Not more than two clothes cleaning units shall be used in any clothes cleaning establishment, neither of which shall have a rated load capacity of more than 40 pounds, or in lieu of the aforesaid two clothes cleaning units there may be used one unit with a rated load capacity of more than 40 pounds but it shall in no event exceed a rated load capacity of 80 pounds, and no cleaning fluid shall be used which is explosive or flammable at temperatures below 138.5 degrees Fahrenheit. **(Amended by Ord. No. 143,291, Eff. 6/20/72.)**

39. Miniature or pitch and putt golf courses, golf driving tees or ranges, and similar commercial golf uses. **(Amended by Ord. No. 144,365, Eff. 4/5/73, Oper. 9/1/73.)**

40. Other uses similar to the above, as provided for in Sec. 12.21 A.2.

41. Conditional uses enumerated in Sec. 12.24 when the location is approved pursuant to the provisions of said section. **(Amended by Ord. No. 117,450, Eff. 12/18/60.)**

42. **(Amended by Ord. No. 162,336, Eff. 6/6/87.)** Uses customarily incident to any of the above uses, and accessory buildings, when located on the same lot. Open storage of materials and equipment, including used materials and equipment, shall be permitted only when incidental to the use of an office, store or other commercial building located on the front portion of the same lot, and provided that:

(a) Such storage is located on the rear one-half of the lot and is confined to an area of not to exceed three thousand (3,000) square feet;

(b) No power driven excavating or road building equipment is stored on the premises;

(c) The storage area is completely enclosed by a solid wall or fence not less than six (6) feet in height with necessary solid gates of the same height;

(d) No material or equipment is stored to a height greater than that of the wall or fence enclosing the storage area; and

(e) There shall be no rental, storage or storage for rental purposes of a commercial vehicle which exceeds a registered net weight of 5,600 pounds.

The phrase “used materials and equipment” includes vehicles, boats, or airplanes which are inoperable, wrecked, damaged or unlicensed, i.e. not currently licensed by the Department of Motor Vehicles.

43. Automobile parking space required for dwellings and for buildings other than dwellings, as provided for in Sec. 12.21 A.4.

44. Shelter for the homeless (as defined in Section 12.03 of this Code) containing not more than 30 beds and designed to serve not more than 30 persons. Except within the Central City Community Plan area, any shelter for the homeless established pursuant to this subdivision shall be located at least 600 feet from another such shelter. The residential yard requirements of this section shall not apply to a shelter in an existing non-residential building. The minimum number of off-street parking spaces provided in conjunction with such use shall comply with the requirements of Section 12.21 A.4.(w) of this Code. **(Added by Ord. No. 161,427, Eff. 8/2/86.)**

45. Motion picture, television, video and other media production, no outdoor sets. **(Added by Ord. No. 172,106, Eff. 8/14/98.)**

B. Restriction. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) For any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, Other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

Any of the uses permitted by Subsection A. of this section shall require prior approval in accordance with the provisions of Section 12.24.1 of this Code.

C. Area. (Amended by Ord. No. 144,365, Eff. 4/5/73, Oper. 9/1/73.) No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained unless the following yards, lot areas and loading spaces are provided and maintained in connection with such building, structure or enlargement:

1. **Front Yard** – Not required.

2. **Side and Rear Yards** – Not required for buildings erected and used exclusively for commercial purposes.

For all portions of buildings erected and used for residential purposes, side and rear yard conforming to the requirements of the R4 Zone (Section 12.11 C.2. and 3.) shall be provided and maintained at the floor level of the first story used in whole or in part for residential purposes.

3. **Lot Area** – The lot area requirements of the R4 Zone (Section 12.11 C.4.) shall apply to all portions of buildings used for residential purposes.

4. **Loading Space** – As required by Section 12.21 C.6., Exceptions to area regulations are provided for in Section 12.22 C.

SEC. 12.16. “C4” COMMERCIAL ZONE.

The following regulations shall apply in the “C4” Commercial Zone:

A. Use – No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained except for the following uses, and when a “**Supplemental Use District**” is created by the provisions of Article 3 of this Chapter, for such uses as may be permitted therein:

1. **(None).**

2. **(Amended by Ord. No. 158,741, Eff. 3/29/84.)** Any use permitted in the C2 Zone, provided that all regulations and limitations of said C2 Commercial Zone are complied with, except:

(a) **(Amended by Ord. No. 177,103, Eff. 12/18/05.)** The following amusement enterprises:

(1) boxing arena;

(2) games of skill and science;

(3) merry-go-round, ferris wheel or carousel;

(4) penny arcade;

(5) shooting gallery;

(6) skating rink;

(7) Strip tease show. This use shall include an adult cabaret, as defined in Section 12.70 B. of this Code;

- (8) billiard or pool hall;
 - (9) bowling alley;
 - (10) indoor swap meets, unless authorized pursuant to the provisions of Section 12.24 W.42.; and
 - (11) other similar uses, but not including the conducting of any game of bingo authorized pursuant to the provisions of Article 4.5 of Chapter IV of this Code.
- (b) **(Repealed by Ord. No. 178,382, Eff. 3/24/07.)**
 - (c) Baseball or football stadium.
 - (d) Carpenter shop.
 - (e) Circus or amusement enterprises of a similar type, transient in character.
 - (f) Feed and fuel store.
 - (g) Hospital or sanitarium.
 - (h) Ice storage house.
 - (i) **(Deleted by Ord. No. 171,756, Eff. 11/21/97.)**
 - (j) Pawnshop.
 - (k) **(Deleted by Ord. No. 171,756, Eff. 11/21/97.)**
 - (l) Plumbing or sheet metal shop.
 - (m) Pony riding ring.
 - (n) Public services, including electric distributing substation
 - (o) Second hand store.
 - (p) Gymnasiums, health clubs and other similar uses. **(Amended by Ord. No. 177,103, Eff. 12/18/05.)**
 - (q) Public auctions, except those ordered by a Court of competent jurisdiction.
- This ordinance is constitutional.
People v. Feigenbaum, CR A 2704; 2791.
- (r) Other uses similar to those hereby excepted, as determined by the Administrator.
 - (s) **(None)**
 - (t) **(Repealed by Ord. No. 178,382, Eff. 3/24/07.)**

(u) (Repealed by Ord. No. 178,382, Eff. 3/24/07.)

B. Restriction. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) For any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, Other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on those maps as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on those maps as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

Any of the uses permitted by Subsection A of this section shall require prior approval in accordance with the provisions of Section 12.24.1 of this Code.

C. Area. (Amended by Ord. No. 148,783, Eff. 10/13/76.) – No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained unless the following yards, lot areas and loading spaces are provided and maintained in connection with such building, structure or enlargement.

1. **Front Yard.** Not required.

2. **Side and Rear Yards.** Not required for buildings erected and used exclusively for commercial purposes.

For all portions of buildings erected and used for residential purposes, side and rear yards conforming to the requirements of the R4 Zone (Section 12.11-C,2 and 3) shall be provided and maintained at the floor level of the first story used for residential purposes.

3. **Lot Area.** The lot area requirements of the R4 Zone (Section 12.11-C,4) shall apply to all portions of buildings erected and used for residential purposes. (Amended by Ord. No. 148,783, Eff. 10/13/76.)

4. **Loading Space** – As required by Section 12.21-C,6. Exceptions to area regulations are provided for in Section 12.22-C.

SEC. 12.17.1. “CM” COMMERCIAL MANUFACTURING ZONE.

The following regulations shall apply in the “CM” Commercial Manufacturing Zone:

A. Use – No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following uses, and, when a “**Supplemental Use District**” is created by the provisions of Article 3 of this chapter for such uses as may be permitted therein:

1. Any use permitted in the C2 Zone, provided that these uses are conducted in full compliance with all of the regulations of the zone, except that these uses may be conducted as wholesale businesses without limitation on the floor area used for storage. Provided further that residential uses shall be permitted but shall be limited to shelters for the homeless, joint living and work quarters, and those uses permitted in the R3 Multiple Residential Zone, which R3 uses shall be in compliance with all the regulations of the R3 Zone, except that front yard setbacks are not required. (Amended by Ord. No. 181,133, Eff. 5/11/10.)

Provided further that the following uses are prohibited in the CM Zone:

- (a) churches;
- (b) child care facilities or nursery schools unless permitted by Section 12.22 A.3. or approved pursuant to the provisions of Section 12.24;
- (c) fraternity or sorority houses or dormitories;
- (d) hospitals or sanitariums unless approved pursuant to the provisions of Section 12.24;
- (e) museums or libraries;
- (f) schools or educational institutions unless approved pursuant to the provisions of Section 12.24;
- (g) indoor swap meets, unless approved pursuant to the provisions of Section 12.24.

2. The following manufacturing and industrial establishments and uses, when conducted in accordance with the limitations hereinafter specified:

(a) **Types of Uses:**

(1) The manufacturing, assembling, compounding or treating of articles or merchandise from the following previously prepared materials: bone, canvas, cloth, felt, fur, glass, leather (except machine belting), paper, plastics, shell, textiles and yarn;

(2) Assembly of electrical appliances, electronic instruments and devices, and radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders, and the like;

(3) Ceramic products manufacturing, provided that the total capacity of all kilns in any one establishment may not exceed eight cubic feet and that there shall be no pulverizing of clay;

(4) Scientific instrument and equipment manufacturing or precision machine shop.

(5) Addressograph service.

(6) Bakery or bakery goods distributor.

(7) Book bindery.

(8) Box lunch preparation or catering establishment.

(9) Candy, confectionery or ice cream manufacturing.

(10) Cosmetics, toiletries (except soap) or perfume manufacturing or blending.

(11) Jewelry manufacturing, including manufacturing of products from precious or semi-precious stones or metals.

- (12) Laboratories, experimental, film, motion picture, research and testing.
- (13) **(Deleted by Ord. No. 172,106, Eff. 8/14/98.)**
- (14) Optical goods manufacturing.
- (15) Packaging business.
- (16) Storage building or warehouse.

(b) **Limitations:**

(1) All activities other than incidental storage shall be conducted wholly within a completely enclosed building.

(2) The building shall be so constructed, the machinery and equipment shall be so installed and maintained, and the activity shall be so conducted, that all noise, vibration, dust, odor and all other objectionable factors, shall be so confined or reduced to the extent that no annoyance or injury will result to persons residing in the vicinity. Whenever there is any difficulty in determining the application of these provisions to any specific case, the Department of Building and Safety shall make such determination.

(3) No motor exceed one H.P. shall be used to operate any lathe, drill press, grinder, shaper, milling machine, saw, polisher or metal cutter; and

(4) No punch press exceeding five tons rated capacity nor drop hammer or automatic screw machine may be used.

3. Other uses similar to the above, as provided for in Section 12.21 A.2. of this Code.

4. **(Amended by Ord. No. 162,335, Eff. 6/6/87.)** Uses customarily incident to the above uses, and accessory buildings, when located on the same lot. Open storage of materials and equipment, including used materials and equipment, shall be permitted only when incidental to the use of an office, store or manufacturing building located on the front portion of the same lot, and provided that:

(a) Such storage is located on the rear one-half of the lot and is confined to an area of not to exceed three thousand (3,000) square feet;

(b) The storage area is completely enclosed by a solid wall or fence not less than six feet in height with necessary solid gates of the same height; and

(c) No material or equipment is stored to a height greater than that of the wall or fence enclosing the storage area.

The phrase “**used materials and equipment**” includes vehicles, boats, or airplanes which are inoperable, wrecked, damaged or unlicensed, i.e. not currently licensed by the Department of Motor Vehicles.

5. Automobile parking space required for dwellings and for buildings other than dwellings, provided for in Section 12.21 A.4. of this Code.

B. Restriction. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) For any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, Other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

Any of the uses permitted by Subsection A of this section shall require prior approval in accordance with the provisions of Section 12.24.1 of this Code.

C. Area – No building or structure nor the enlargement of any building or structure shall be erected or maintained unless the following yards, lot areas and loading spaces are provided and maintained in connection with such building, structure or enlargement.

1. Yards. (Amended by Ord. No. 144,365, Eff. 4/5/73, Operative 9/1/73.) Not required for buildings erected and used exclusively for commercial or industrial purposes.

For all portions of buildings erected and used for residential purposes, side yards and rear yards conforming to the requirements of the R4 Zone (Section 12.11 C.2. and 3.) shall be provided and maintained at the floor level of the first story used for residential purposes.

2. Lot Area. The lot area requirements of the “**R3**” Zone (Section 12.10 C.4.) shall apply to all portions of buildings erected and used for residential purposes. **(Amended by Ord. No. 143,239, Eff. 5/7/72.)**

3. Loading Spaces. Loading spaces shall be same as required by Subsection C.6. of Section 12.21 of this Code.

Exceptions to area regulations are provided for in Section 12.22 C.

Santa Monica Municipal Code Definitions

Santa Monica Municipal Code

[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)[Article 9 PLANNING AND ZONING](#)[Division 2: Base and Overlay Districts](#)[Chapter 9.11 MIXED-USE AND COMMERCIAL DISTRICTS](#)**9.11.010 Purpose**

The purposes of the "Mixed-Use and Commercial" Districts are to:

- A. Transform auto-oriented boulevards and corridors into vibrant, diverse, and attractive corridors that support a mix of predominantly residential uses along with pedestrian and neighborhood serving uses in order to achieve an active social environment within a revitalized streetscape.
- B. Promote infill development, intensification, and reuse of currently underused sites consistent with the General Plan.
- C. Increase housing for all income levels along boulevards and encourage a mix of uses that promotes convenience, economic vitality, fiscal stability, and a pleasant quality of life.
- D. Establish design standards that improve the visual quality of development and create a unified, distinctive, and attractive character along commercial and mixed-use corridors.
- E. Provide appropriate buffers and transition standards between commercial and residential uses to preserve both commercial and mixed-use feasibility and residential quality and provide a sensitive transition between the commercial uses and neighboring residences.

The specific designations and the additional purposes of the Mixed-Use and Commercial Districts are:

MUBL Mixed-Use Boulevard Low. This Zoning District is intended to facilitate the transformation of sections of boulevards into vibrant, highly walkable areas with broad, pedestrian-friendly sidewalks, trees, landscaping, and local-serving uses with new buildings that step down in relationship to the scale and character of adjacent low density neighborhoods. Allowable ground floor uses include active, local-serving retail, open spaces such as plazas, service-oriented commercial uses, and residential and hotel uses in limited areas. Residential development for all income levels is the predominant use above the first floor.

MUB Mixed-Use Boulevard. This Zoning District is intended to facilitate the transformation of underutilized and auto-oriented sections of boulevards into vibrant, diverse, and attractive pedestrian friendly mixed-use boulevards that support local-serving retail and a diversity of housing types. The Mixed-Use Boulevard District provides an environment that will accommodate affordable, workforce, and market-rate housing, stepping down in height and mass when adjacent to residential neighborhoods, as well as a variety of local-serving uses. Allowable ground floor uses include local-serving retail uses, ground floor open spaces such as small parks and plazas, service-oriented commercial uses, and some small-scale office uses. Residential development for all income levels is the predominant use above the first floor in certain locations. In parts of the District, especially along the south side of Wilshire, medical and dental offices are allowed on all floors.

GC General Commercial. This Zoning District is intended to maintain areas for affordable and market rate housing and a broad range of commercial uses that provide necessary daily services such as auto sales and auto repair, convenience retail, hotels, hardware stores, and small restaurants while respecting adjacent residential neighborhoods and established neighborhood commercial areas.

NC Neighborhood Commercial. This Zoning District is intended to maintain and enhance small-scale neighborhood shopping districts that provide daily goods and services easily accessible from surrounding residential neighborhoods while also serving a sub-regional role. This District provides for a scale and character of development that is pedestrian-oriented and which tends to attract and promote a walk-in clientele. Development within this District should maximize human-scaled elements while providing a sensitive transition between these uses and neighboring residential areas. Ground floor uses include active, local-serving retail and service commercial uses such as small restaurants, laundromats, dry cleaners, beauty/barber shops, and clothing and grocery stores. Uses above the ground floor include residential, commercial, and local-serving office uses. This District is comprised of four geographic areas:

Main Street. Main Street is a neighborhood commercial street that is home to many boutiques, restaurants, and neighborhood-serving businesses. Main Street has both local and regional appeal, providing an eclectic mix of activities that is unique to Southern California.

Ocean Park Boulevard. Ocean Park Boulevard is a local-serving boulevard with two vibrant, neighborhood-serving commercial areas. The boulevard is a complete street for pedestrians, bicycles, transit, and autos, with an enhanced streetscape and dining, retail, and service needs within walking distance of the Sunset Park and Pico neighborhoods.

Pico Boulevard. Pico Boulevard is a local-serving, commercial boulevard that provides an enhanced environment for pedestrians and includes a wider choice of local-serving retail, expanded mobility, and shared parking.

Montana Avenue. Montana Avenue serves as a local, commercial, and entertainment street that also draws regional visitors who enjoy its many cafés and boutique stores. (Added by Ord. No. 2486CCS §§ 1, 2, adopted June 23, 2015)

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West Hollywood Municipal Code Definitions

West Hollywood Municipal Code

[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[No Frames](#)[Title 19 Zoning Ordinance](#)[Article 19-2 Zoning Districts and Allowable Land Uses](#)[Chapter 19.10 Commercial and Public Zoning Districts](#)**19.10.020 Purposes of Commercial and Public Zoning Districts.**

A. *CN1 (Commercial, Neighborhood 1) District.* The CN1 zoning district identifies areas appropriate for low-intensity commercial land uses. The intent of the CN1 zoning district is to allow land uses that are small-scale, and that serve local residents. Appropriate land uses include neighborhood convenience uses and specialty shops. Mixed-use developments with residential uses on the second story above commercial uses are encouraged. The CN1 zoning district is consistent with the CN1 land use designation of the General Plan.

B. *CN2 (Commercial, Neighborhood 2) District.* The CN2 zoning district identifies areas appropriate for low-intensity commercial land uses. The intent of the CN2 zoning district is to allow land uses that are small-scale, and that serve local residents. Appropriate land uses include neighborhood convenience uses and specialty shops. Residential uses are prohibited in this district. The CN2 zoning district is consistent with the CN2 land use designation of the General Plan.

C. *CC1 (Commercial, Community 1) District.* The CC1 zoning district is intended to provide a wide variety of commercial opportunities to serve local community needs, as well as broader market areas. The CC1 zoning district identifies areas appropriate for a variety of commercial uses including: retail; professional offices; business support and personal services; entertainment uses; restaurants; specialty shops; overnight accommodations; cultural uses; and small-scale manufacturing uses related to design furnishings, galleries, motion pictures, television, music or design-related uses. Mixed-use developments with residential and office uses above businesses are encouraged, except in the commercial-only overlay district (19.14.090). The CC1 zoning district is consistent with the CC1 land use designations of the General Plan.

D. *CC2 (Commercial, Community 2) District.* The CC2 zoning district is intended to provide a wide variety of commercial opportunities to serve local community needs, as well as broader market areas. The CC2 zoning district identifies areas appropriate for a variety of commercial uses including: retail; professional offices; business support and personal services; entertainment uses; restaurants; specialty shops; overnight accommodations; cultural uses; and small-scale manufacturing uses related to design furnishings, galleries, motion pictures, television, music or design-related uses. Mixed-use developments with residential and office uses above businesses are encouraged, except in the commercial-only overlay district (19.14.090). The CC2 zoning district is consistent with the CC2 land use designation of the General Plan.

E. *CA (Commercial, Arterial) District.* The CA zoning district identifies a full range of commercial uses appropriate for the primary, regional arterial streets through West Hollywood. These areas include “entryways” into the city. Appropriate uses include specialty retail and service businesses, restaurants, cultural, and entertainment-related uses. The CA zoning district is consistent with the C3 land use designation of the General Plan.

F. *CR (Commercial, Regional Center) District.* The CR zoning district identifies areas that are principal commercial activity centers. Land uses in these areas may serve local, as well as regional market areas. The CR zoning district is consistent with the C4 land use designation of the General Plan.

G. *PDCSP (Pacific Design Center Specific Plan) District.* The PDCSP zoning district identifies areas that are principal activity centers, including a regional destination for design-related industries. Land uses in these areas may serve local, as well as regional market areas. The PDCSP zoning district is consistent with the C4 land use designation of the General Plan.

H. *SSP (Sunset Specific Plan) District.* The SSP zoning district identifies the areas along Sunset Boulevard which are included within the Sunset Specific Plan.

I. *PF (Public Facilities) District.* The PF zoning district is intended to accommodate a wide range of public and quasi-public uses distributed throughout the community (e.g., schools, child care centers, transportation facilities, public buildings and facilities, museums, hospitals, cultural and recreational facilities and activities), and similar compatible uses. The PF zoning district is consistent with the P (Public) land use designation of the General Plan.

(Ord. 12-882 § 7, 2012; Ord. 01-594 § 2 (Exh. A), 2001)

Appendix IV. Regression Outputs

APPENDIX

LINEAR REGRESSION RESULTS

I. Commercial Sales

All Commercial transactions with a recorded price from 1981-1992 within the Study areas, both inside and outside LA.

In this model, Year Built is omitted. Year Built is a poorly populated data field, with only 227 populated fields out of the full 575 observations, so although it boosts the R squared slightly to 0.2938, including it omits fully 60% of the observations; that model is not included.

	Estimate	Std. Error	t value	Pr(> t)
pre87	0.1944694	0.1913592	1.016	0.309959
StudyAreaF1	-1.3311287	1.1808627	-1.127	0.260131
ZoningFC-2	-1.3402772	1.0484282	-1.278	0.201663
ZoningFC1	-1.8452764	1.1690392	-1.578	0.115040
ZoningFC1.5	-0.2214602	0.6200823	-0.357	0.721120
ZoningFC2	0.2930405	0.5859774	0.500	0.617214
ZoningFC3 I	-1.0061747	1.0356229	-0.972	0.331697
ZoningFC4	0.2335773	0.5982967	0.390	0.696390
ZoningFCBD	-0.4857447	1.1709440	-0.415	0.678428
ZoningFCC	0.1272120	1.0760871	0.118	0.905939
ZoningFCD	-1.2538881	1.1827796	-1.060	0.289559
ZoningFCG	-0.2333258	1.0380620	-0.225	0.822242
ZoningFCI	-1.2244266	1.1443482	-1.070	0.285102
ZoningFCM	NA	NA	NA	NA
ZoningFCN	-0.1201996	1.1458321	-0.105	0.916492
ZoningFCPD	1.2720873	-1.0465732	-1.215	0.224709
ZoningFCR	-1.5697464	1.0427088	-1.505	0.132787
LOT.SQ.FT_100MCentered	-0.0023246	0.0003247	-7.160	2.61e-12 ***
Observations	574			
R-squared	0.2652			
Adjusted R-squared	0.2288			

Regression includes fixed effects by year, 1981-1992 (coefficients are not reported).

*** Significance at the 0.01 level.

Results: The only significant variable is lot size. Since the error term encompasses what is not contained in model, adding more variables should help reduce omitted variable bias. In this case, however, the adjusted R-squared is less than the R-squared, suggesting the additional predictor variables improve the model by less than would be expected by chance.

II. Residential Sales

	Estimate	Std. Error	t value	Pr(> t)
(Intercept)	-3.19E+00	2.00E+00	-1.593	0.11132
Pre871	-5.30E-01	7.78E-02	-6.82	1.27E-11 ***

Lot.SQ.FT	-6.41E-05	6.83E-06	-9.377	2.00E-16	***
ZONE_CLASSR2	-9.40E-02	9.00E-02	-1.045	0.296345	
ZONE_CLASSR3	3.02E-02	7.39E-02	0.409	0.682928	
ZONE_CLASSR3P	1.13E+00	7.19E-01	1.57	0.116558	
ZONE_CLASSR4	-9.98E-02	1.90E-01	-0.525	0.599481	
ZONE_CLASSRD1.5	-1.11E-01	7.27E-02	-1.532	0.125681	
ZONE_CLASSRD2	-1.28E-01	7.81E-02	-1.638	0.101553	
ZONE_CLASSRD3	-8.59E-02	8.61E-02	-0.997	0.318915	
ZONE_CLASSRD5	-7.49E-01	5.08E-01	-1.473	0.140845	
ZONE_CLASSRD6	1.57E-01	2.94E-01	0.534	0.593709	
ZONE_CLASSRE11	-2.44E-01	2.32E-01	-1.052	0.292889	
Year.Built	3.90E-03	1.04E-03	3.766	0.000172	***
Observations	1,484*				
R-squared	0.3356				
Adjusted R-squared	0.3211				

Regression includes fixed effects by year, 1981-1992 (coefficients are not reported).

*77 removed where NA

*** Significance at the 0.01 level

Results:

- Before/After dummy variable is significant at 99% confidence
- Lot size is significant at 99% confidence
- Year built is significant at 99% confidence

SEGMENTED REGRESSION RESULTS

year1	Dummy (1)
year_diff	Number of years from 1987 if after 87, 0 before
DummyZ	Zone code
LOT.SQ.FT	Lot Size
StudyAreaF	Factor variable, 1 if inside LA, 0 outside
int_diff	Difference in intercept, 1 if before 87, 0 after
YearBuilt	Year structure built
InsideLA1 (residential dataset)	1 if inside LA, 0 outside
DautoZ (residential dataset)	Zone Code

I. Commercial sales 1981-1992

Model Summary^b

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
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1	.399 ^a	.159	.150	1.0539128580000	00
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a. Predictors: (Constant), pre87, DummyZ, LOT.SQ.FT, StudyAreaF, year_diff, year1

b. Dependent Variable: PricePerSFL

ANOVA^a

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	119.408	6	19.901	17.917	.000 ^b
	Residual	629.785	567	1.111		
	Total	749.194	573			

a. Dependent Variable: PricePerSFL

b. Predictors: (Constant), pre87, DummyZ, LOT.SQ.FT, StudyAreaF, year_diff, year1

Coefficients^a

Model		Unstandardized Coefficients		Standardized	t	Sig.
		B	Std. Error	Coefficients		
1	(Constant)	-285.617	80.281		-3.558	.000
	year1	.146	.040	.405	3.602	.000
	year_diff	-.155	.054	-.235	-2.856	.004
	DummyZ	-.005	.016	-.016	-.331	.741
	LOT.SQ.FT	-2.581E-5	.000	-.307	-7.827	.000
	StudyAreaF	-.199	.115	-.082	-1.731	.084
	pre87	.151	.176	.065	.857	.392

a. Dependent Variable: PricePerSFL

Excluded Variables^a

Model	Beta In	t	Sig.	Partial Correlation	Collinearity Statistics	Tolerance
1	int_diff ^b					.000

a. Dependent Variable: PricePerSFL

b. Predictors in the Model: (Constant), pre87, DummyZ, LOT.SQ.FT, StudyAreaF, year_diff, year1

Residuals Statistics^a

	Minimum	Maximum	Mean	Std. Deviation	N
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Predicted Value	.73022651700000	4.0704960820000	3.4293922290000	.45649917800000	574
	0	00	00	0	
Residual	-	3.7403745650000	.000000000000001	1.0483804690000	574
	7.0115852360000	00	2	00	
	00				
Std. Predicted Value	-5.913	1.404	.000	1.000	574
Std. Residual	-6.653	3.549	.000	.995	574

a. Dependent Variable: PricePerSFL

II. Residential sales 1981-1992

Model Summary^b

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.581 ^a	.338	.336	.780001944000

a. Predictors: (Constant), DautoZ, year_diff, YearBuilt, LotSQFT, InsideLA1, int_diff, year1

b. Dependent Variable: PricePerSqFtL

ANOVA^a

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	942.629	7	134.661	221.336	.000 ^b
	Residual	1847.720	3037	.608		
	Total	2790.349	3044			

a. Dependent Variable: PricePerSqFtL

b. Predictors: (Constant), DautoZ, year_diff, YearBuilt, LotSQFT, InsideLA1, int_diff, year1

Coefficients^a

Model		Unstandardized Coefficients		Standardized	t	Sig.
		B	Std. Error	Coefficients Beta		
1	(Constant)	-207.799	32.209		-6.451	.000
	year1	.106	.016	.324	6.536	.000
	int_diff	.093	.059	.045	1.576	.115
	year_diff	-.043	.019	-.081	-2.239	.025
	LotSQFT	-4.295E-5	.000	-.497	-30.408	.000

YearBuilt	.000	.000	.018	1.225	.221
InsideLA1	-.038	.033	-.020	-1.157	.247
DautoZ	.010	.002	.070	4.124	.000

a. Dependent Variable: PricePerSqFtL

Residuals Statistics^a

	Minimum	Maximum	Mean	Std. Deviation	N
Predicted Value	-3.07753133800	3.74968290300	2.99452165400	.556478174000	3045
Residual	-6.148394108000	2.812957287000	.0000000000000	.779104580000	3045
Std. Predicted Value	-10.912	1.357	.000	1.000	3045
Std. Residual	-7.883	3.606	.000	.999	3045

a. Dependent Variable: PricePerSqFtL