

ORDINANCE NO. 182110

An ordinance amending Sections 12.21, 12.21.1, and 12.24 of the Los Angeles Municipal Code to provide: (1) the following exceptions for structures that solely support solar energy systems: reductions in parking stall length and width; limited waivers for non-conforming parking lots; and modified height exceptions; (2) a new conditional use for otherwise prohibited structures that solely support solar energy systems; and making other technical corrections.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Paragraph (m) of Subdivision 4 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(m) **For Existing Buildings.** Off-street automobile parking space being maintained in connection with any existing main building or structure shall be maintained so long as said main building or structure remains, unless an equivalent substitute number of such spaces are provided and thereafter maintained conforming to the requirements of this paragraph; provided, however, that this regulation shall not require the maintenance of more automobile parking space than is required herein for a new building or structure identical to said existing building or structure, nor the maintenance of such space for any type of main building or structure other than those specified herein. Further, provided, however, that if a building or structure constructed after the effective date of this ordinance is of insufficient floor area at the time of its construction to be required to provide parking spaces by the requirements of this section, but is subsequently increased in floor area in such a manner that it would be subject to said requirements, parking spaces shall then be provided on the basis of the total resulting floor area.

Exceptions:

(1) Notwithstanding any other provisions of this section to the contrary and for any existing high rise building cited under Los Angeles Municipal Code Section 91.8604.6.3, the Department of Building and Safety may reduce the number of required parking spaces by the number of spaces which the Department of Building and Safety determines are needed to install a water storage tank to enlarge an existing fire pump room, or to install a new fire pump room.

(2) The Department of Building and Safety may reduce the number of required parking spaces by the number of spaces which the Department of Building and Safety determines are

needed to provide disabled parking spaces as required by State access laws.

Sec. 2. Subparagraph (1) of Paragraph (a) of Subdivision 5 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended to add a new subparagraph (iii) to read as follows:

(iii) **Exception:** The required width and length of a parking stall may be reduced to accommodate a structure solely supporting a solar energy system if it meets all of the following conditions:

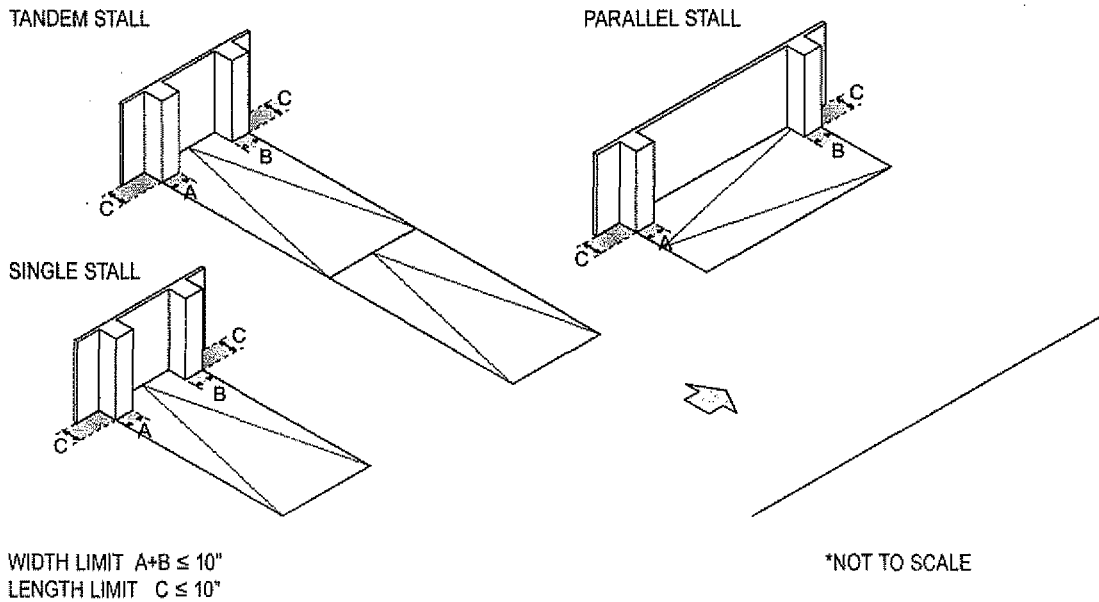
a. The structural elements are within 10 inches of a corner of the stall farthest from the access aisle or driveway.

b. For tandem spaces, dimensions are reduced only for the stall farthest from the access driveway.

c. The reductions are not applied to a disabled parking stall.

d. The parking lot already exists and is not new construction.

See diagram below:



Sec. 3. Paragraph (e) of Subdivision 2 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(e) The passageways and other open spaces required by this subdivision shall be open and unobstructed from ground to sky, except for the projections permitted by the provisions of Section 12.22 C, and except that Solar Structures that provide shade over the habitable area may cover up to 25% of the required open space.

Sec. 4. Table 12.21 C.10-5 of Subparagraph (7) of Paragraph (d) of Subdivision 10 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

Table 12.21 C.10-5		
Projecting Roof Structures		
Roof Structures	Projection Above Height Limit	Setback from Roof Perimeter
Elevator Housing	No more than 5 feet	Not less than 5 feet
Tanks		
Ventilating Fans or similar equipment required to operate and maintain the Building.		
Skylights, covering up to 33 1/3% of the roof area upon which the skylight is constructed.		
Towers		
Steeple		
Flagpoles		
Smokestacks		
Wireless Masts		
Water Tanks		
Silos		
Structures Solely Supporting Solar Energy Systems		
Chimneys	No more than 5 feet	None
Exhaust Ducts/Ventilation Shafts		
Stairway Housing, no larger than 36 square feet.		

Skylights, covering more than 33 1/3% of the roof area upon which the skylight is constructed.	No more than 30 inches	
*Solar energy systems as defined by California Civil Code Section 801.5 are exempt per California Government Code Section 65850.5		

Sec. 5. Subdivision 3 of Subsection B of Section 12.21.1 of the Los Angeles Municipal Code is amended to read as follows:

3. Roof Structures and Equipment

(a) Tanks or similar equipment required to operate and maintain the building, skylights, towers, steeples, flagpoles, smokestacks, wireless masts, water tanks, silos, or similar structures may be erected above the building height limit by up to five feet if the structure is set back from the roof perimeter by five feet.

Chimney, exhaust ducts, solar water heaters, or any roof structure housing stairways, elevators or ventilation fans may also exceed the building height limit by up to five feet, but are not required to provide a setback from the perimeter of the roof. Where height is limited to seventy-five (75) feet, roof structures for the housing of elevators and stairways may exceed the building height limit by up to twenty (20) feet in height, and where height is limited to thirty (30) feet or forty-five (45) feet, roof structures for the housing of elevators and stairways may exceed the building height limit by up to ten (10) feet in height.

No such structure or any other space above the specified height limit shall be allowed for the purpose of providing additional floor space.

(b) In all zones, except the "A", "R", "CR", "C1" and "C1.5", a roof sign may also be erected above the specified height limit.

(c) Structures and panel assemblies solely supporting solar energy systems ("Solar Structures").

(1) In all zones, Solar Structures may exceed the roof surface by 3 feet even if the roof surface is at or above the allowable building height limit. The height shall be measured to the highest point of the structure and panel assembly. These structures are not required to provide a setback as described in paragraph (a) of this Subdivision.

(2) Other than the R1 and more restrictive zones, solar structures built on a flat roof may exceed the roof surface by up to 15 feet even if the roof surface is at or above the allowable building height limit. The height shall be measured to the highest point of the structure and panel assembly.

Exception: In the R1 and more restrictive zones, a solar structure may exceed the roof surface by up to 15 feet on a flat roof only if the structure is also used for the purpose of shading a habitable rooftop deck or rooftop parking. The structure(s), however, may not exceed the height limit. Setbacks are not required by this paragraph.

Sec. 6. Subsection W of Section 12.24 of the LAMC is amended to add a new Subdivision 53 to read as follows:

53. Structures solely supporting solar energy systems not otherwise permitted. A Zoning Administrator may, upon application, permit structures that solely support solar energy systems that deviate from any regulation in the zoning code, such as height, lot coverage, and location.

Sec. 7. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of APR 11 2012.

JUNE LAGMAY City Clerk
By [Signature]
Deputy

Approved APR 19 2012

[Signature]
Mayor

Approved as to Form and Legality
CARMEN A. TRUTANICH, City Attorney

By [Signature]
MICHAEL J. BOSTROM
Deputy City Attorney

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted

Date 2/16/12
File No(s). 11-1786

February 16, 2012
See attached report.

[Signature]
Michael LoGrande
Director of Planning

DECLARATION OF POSTING ORDINANCE

I, MARIA VIZCARRA, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 182110 – Amending Sections 12.21, 12.21.1, and 12.24 of the Los Angeles Municipal Code to provide increased flexibility for structures used solely to support solar energy systems and to make other technical corrections - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **April 11, 2012** and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **April 19, 2012** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **April 19, 2012** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **19th** day of **April 2012** at Los Angeles, California.



Maria Vizcarra, Deputy City Clerk

Ordinance Effective Date: **May 29, 2012**

Council File No. **11-1786**