

MOTION

There are land uses that are not defined in the Municipal Code because up until recently they did not exist as part of our economy. Put simply, they are part of new business models in response to consumer demand. These uses do not currently fall into any of the existing uses enumerated in the Municipal Code, and as such, there are no corresponding zones of the City where they are allowed to locate.

Ghost kitchens are undefined in the Municipal Code, precisely because they are a new emerging business model in response to the demand for delivery meals, and the rising usage of third-party delivery applications, and ultimately, because of the lower costs incurred by using kitchen facilities located outside of high-rent neighborhoods.

Co-living residential arrangements, often also referred to as communal living are dwellings that pack in large number of unrelated residents. Again, this is a new use currently undefined in the Municipal Code—inasmuch as it has evolved as part of new business models in response to consumer demands, and as a result of the scarcity of affordable housing, particularly in large and medium-sized cities; and especially so in Los Angeles where approximately 60 percent of its residents are renters.

In light of these emerging business models catering to consumer demand, it is imperative that the City define these new land uses, and include the definition in the Municipal Code.

I THEREFORE MOVE that the Council instruct the Planning Department, in consultation with the Department of Building and Safety, and the City Attorney, to prepare and present an ordinance that defines ‘*Ghost kitchens*’ and ‘*Co-living*’ residential facilities as an enumerated use with corresponding zones of the City where they can locate, inasmuch as these are land uses currently undefined in the Municipal Code, and part of emerging business models in response to consumer demand.

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JUN 15 2020