

SMALL LOT SUBDIVISION

CODE AMENDMENT AND POLICY UPDATE

SUMMARY SHEET – June 7, 2016



Fences and Walls	Limits to 3.5' fence height if along front lot line, and 6' if along side and rear lot lines.	(No change).
Bungalow Court Projects	No process outlined.	Alterations to existing dwellings must conform with LAMC 12.23 A and applicable Design Standards. New construction must conform with all Design Standards.

The draft documents are available on the Department of City Planning's website (planning.lacity.org) under "News" and "Small Lot Code Amendment and Policy Update". As further reference, the following resources have also been made available:

- Summary Sheet
- Revised Frequently Asked Questions
- Draft Small Lot Code Amendment
- Draft Small Lot Design Standards
- Overview of the Draft Map Standards

CONTACT

Please direct your written comments or questions via email by August 8, 2016 to:

- Simon Pastucha, Senior City Planner simon.pastucha@lacity.org 213-978-0628
- Connie Chauv, Planning Assistant connie.chauv@lacity.org 213-978-0016
- Elaheh Kerachian, Planning Assistant elaheh.kerachian@lacity.org 213-978-1475

SMALL LOT SUBDIVISION

CODE AMENDMENT AND POLICY UPDATE

SUMMARY SHEET – June 7, 2016



PROVIDING INPUT AND PUBLIC HEARING PROCESS

Throughout the update process, the Department of City Planning has been engaged in an extensive public outreach process for the proposed amendments to the Small Lot Ordinance. In January 2016, the draft Ordinance Amendment and Design Standards were issued for public review and comment, followed by three open houses / public hearings at various locations throughout the City to gather input from both community members and the development community. Due to the comments received during the public hearing and outreach process, the Department has taken additional time to further refine the language of both the Code Amendment and Design Standards. There will be further opportunities to participate as part of the public hearing process when the proposed Small Lot Code Amendment moves on to the City Planning Commission and the City Council for consideration. Please direct your written comments or questions via email by August 8, 2016 to the Department of City Planning staff listed under contacts.

DRAFT DOCUMENTS

The latest draft of both the Code Amendment and Design Standards were issued on June 7, 2016, for an additional round of public review and comment. The latest draft includes refinements to both the Code Amendment and Design Standards in response to the input received. The Code Amendment provides clarifications and refinements in response to the input received.

Specifically, the clarifications include:

Topic	Existing Limitation	Proposed Change
Procedures	Applicant files for Vesting Tentative Tract Map or Parcel Map. Compliance with design guidelines is flexible.	Applicant files for Administrative Clearance in addition to Tract or Parcel Map, which requires conformance with Small Lot Design Standards.
Lot Width	Requires minimum 16' lot width.	Requires minimum 18' lot width.
Buildable Lot Area	Lot coverage limited to 80%.	Lot coverage limited to 75%.
Internal Yards	No yards required along interior lot lines.	(No change).
Perimeter Yards		
Front Lot Line	No yards required along front lot line.	Requires front yard requirements per underlying zone (generally 15') along front lot line.
Rear Lot Line	Requires 5' yard along rear lot lines.	Requires 10' rear yard (or per underlying zone if abutting R1 or more restrictive zone).
Side Lot Line	Requires 5' yard along side lot lines.	Requires 5' side yard (or per underlying zone if abutting R1 or more restrictive zone).

SMALL LOT SUBDIVISION

CODE AMENDMENT AND POLICY UPDATE

SUMMARY SHEET – June 7, 2016



- In addition, the existing Small Lot Design Guidelines will be consolidated with the Code Amendment, Design Standards, and Map Standards into a **Small Lot Guide** and include “best practices” and case studies. The Guide will be available on the web to illustrate strategies to shape the design of small lot subdivisions even further.

The following is a summary matrix of the Code Amendment, Design Standards, and Map Standards which will establish each of the following provisions:

Item	Code Ordinance	Policy Design Standards	Policy Map Standards	Design Guide
General (All Small Lots)				
Minimum Lot Width	X			X
Access Easement	X			X
Lot Coverage	X			X
Front, Side, Rear Yards	X			X
Fences and Walls	X	X		X
Building Orientation		X		X
Primary Entryways		X		X
Façade Articulation		X		X
Varied Roofline		X		X
Roof Terraces and Decks		X		X
Building Modulation		X		X
Pedestrian Pathways		X		X
Open Area Landscaping		X		X
Front Yard Landscaping		X		X
Trash Enclosures		X		X
Common Access Driveway			X	X
Common Access Walkway			X	X
Utility Easement			X	X
Maintenance Agreement			X	X
Guest Parking			X	X
On-Site Trash Collection			X	X
Open Space Easement			X	X
Mixed Use				
Building Orientation and Entry		X		X
Building Design		X		X
Guest Parking			X	X
Bungalow Courts				
Alterations or Additions	X			X
New Construction	X	X		X
Parking		X		X
Pedestrian Pathway		X		X

SMALL LOT SUBDIVISION

CODE AMENDMENT AND POLICY UPDATE

SUMMARY SHEET – June 7, 2016



INTRODUCTION

In 2005, the City of Los Angeles adopted a Small Lot Subdivision Ordinance (“Ordinance”) to allow the construction of homes on small lots creating a fee-simple type of ownership on lots zoned for multiple family development. Small Lots were intended as infill development and a smart growth alternative to traditional suburban style single-family subdivisions on sites zoned for apartment or condominium development. Supplemental design guidelines were created to assist in shaping this type of development with its unique complexities.

Through ten years of implementing the City’s first-ever Small Lot Ordinance, and in response to recent Council motions, project appeals and community discussion, the Department of City Planning is recommending an update to the existing regulations and procedures for small lot subdivisions. The intent is to ensure small lot projects will be more sensitive and compatible with the existing neighborhood context and zoning. The proposed Code Amendment, Design Standards, and Map Standards will limit the buildable area of the lot, require greater setbacks, guest parking and access, building entry orientation, pedestrian access, and landscaping.

PROPOSED CODE AMENDMENT & POLICY UPDATE

The Small Lot Code Amendment and Policy Update consists of multiple parts including a Small Lot Code Amendment to be adopted by the City Council and the creation of new Small Lot Design Standards to be approved by the City Planning Commission. In addition, the City Planning Department’s Advisory Agency will establish Map Standards to regulate map provisions for all small lots. Together, the Code Amendment, Design Standards, and Map Standards are intended to provide clarity for the Small Lot Subdivision review process, meanwhile enhancing the overall functionality of small lot subdivisions.

- The **Code Amendment** will require greater front and rear yard setbacks and greater setbacks when abutting single-family or more restrictive zones, create a division of land process for existing “bungalow court” small lot projects, and establish design standards for small lot subdivision projects with an incidental Administrative Clearance process. The Code Amendment is targeted for consideration by the City Planning Commission in August 2016 and for City Council consideration in Fall 2016.
- The **Design Standards** will create specific and enforceable rules regarding design for all small lots, including building orientation, primary entryways, façade articulation, roofline variation, building modulation, pedestrian pathways, landscaping, and common open space areas. All small lot subdivisions must comply with the Design Standards through an Administrative Clearance process.
- The **Map Standards** created through the authority of the State Subdivision Map Act will update map provisions for all small lots, including common access driveways and walkways, utility easements, maintenance agreements, vehicular guest parking, on-site trash pick-up, and open space easements. The Map Standards will become effective by the Department of City Planning Advisory Agency memo and will be implemented alongside the Code Amendment and Design Standards.

SMALL LOT SUBDIVISION

CODE AMENDMENT AND POLICY UPDATE

FREQUENTLY ASKED QUESTIONS – REVISED June 7, 2016



The Department issued an earlier draft of the Code Amendment and Design Standards. How was the January 2016 draft refined?

The Department of City Planning previously issued an earlier draft of the Small Lot Code Amendment and Design Standards, and received helpful feedback from the public throughout the public hearing process. On June 7, 2016, the Department issued an updated draft of both the Code Amendment and Design Standards in response to the input received, with refinements including:

- Clarified language requiring greater setbacks, especially when abutting single-family zones;
- Clarified the administrative review process for small lot projects;
- Clarified the process, procedures, and requirements for bungalow court projects; and
- Clarified design standards for all small lot projects.

What is a Small Lot?

Adopted in 2005, the Small Lot Ordinance ("Ordinance") established a new *hybrid* housing typology that looked and functioned like row townhomes but where each unit was built independently on individual "small lots". It combined the benefits of a single-family home and its full fee-simple ownership of building with the conveniences of a townhouse lifestyle.



What is the intent of the Small Lot Ordinance?

The Small Lot Ordinance was intended as an innovative housing tool to encourage the development of alternative fee-simple homeownership in areas *zoned* for multi-family and commercial uses. The City has identified key updates that will continue to promote the smart growth of neighborhoods and enhance livability through compact, but livable, Small Lots. The proposed changes will establish new Commission-adopted **Small Lot Design Standards**, which will provide consistency and set clear expectations for a more straightforward process – while enhancing the overall form and function of Small Lot developments.

SMALL LOT SUBDIVISION

CODE AMENDMENT AND POLICY UPDATE

FREQUENTLY ASKED QUESTIONS – REVISED June 7, 2016



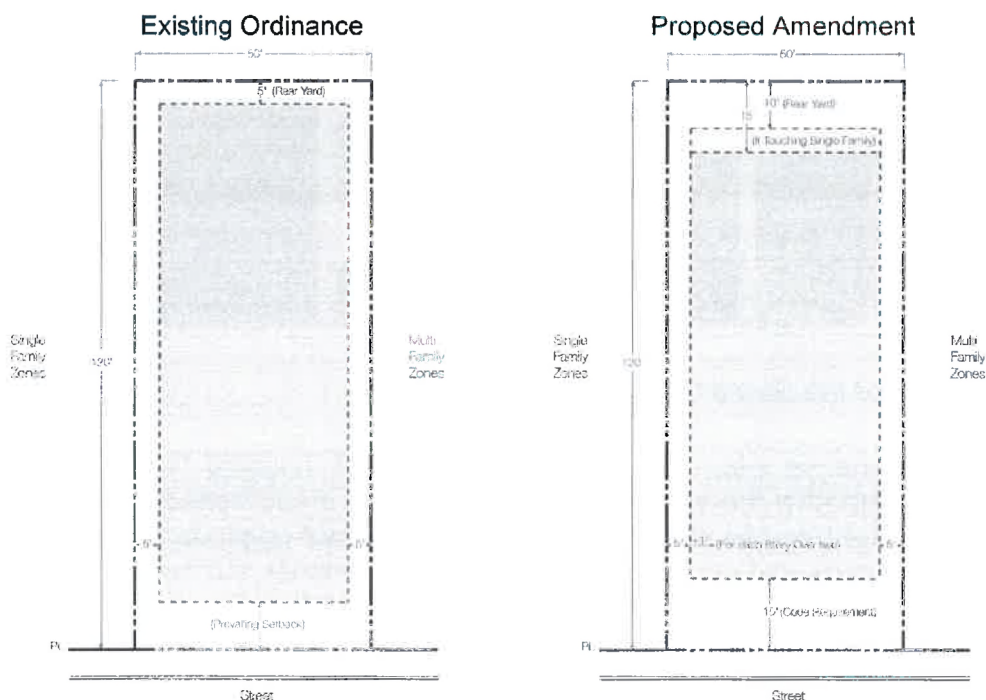
Are Small Lots allowed in single-family neighborhoods?

Small Lots are not permitted in single-family zones. Small lots can only be developed in multi-family- or commercially-zoned lots. When Small Lot projects are proposed in a neighborhood developed with single-family homes or small duplexes, it signifies that they are within an older multi-family neighborhood zoned for multi-family uses. In other words, in these neighborhoods, a property with an existing single-family home could be redeveloped with apartments by-right. The Small Lot Subdivision process creates new opportunities for alternative homeownership similar to condos and single-family homes in neighborhoods that could otherwise be developed as multi-family or commercial uses.

Based on the recent Council Motion, is the Planning Department adjusting the rules for Small Lots?

Yes. A comprehensive update of Small Lots is being undertaken by the Planning Department. It will consist of a three-part update including a Small Lot Code Amendment, Small Lot Design Standards, and Advisory Agency Map Standards.

- The **Code Amendment** will require greater front and rear yard setbacks and greater setbacks when abutting single-family zones (see illustrations below), create a division of land process for "bungalow court" small lot projects, and establish design standards for small lot subdivisions with an incidental Administrative Clearance process.



SMALL LOT SUBDIVISION

CODE AMENDMENT AND POLICY UPDATE

FREQUENTLY ASKED QUESTIONS – REVISED June 7, 2016



- The **Design Standards** will create specific and enforceable rules regarding design for all small lot homes, including building orientation, primary entryways, façade articulation, roofline variation, building modulation, pedestrian pathways, landscaping, and common open space areas. All small lot subdivisions must comply with the Design Standards through an Administrative Clearance process.
- The **Map Standards** will update map provisions for all small lots, including common access driveways and walkways, utility easements, maintenance agreements, vehicular guest parking, and on-site trash pick-up. The Map Standards will be adopted by the Department of City Planning Advisory Agency and implemented alongside the Code Amendment and Design Standards.

Together, the Code Amendment, Design Standards, and Map Standards are intended to provide clarity for the Small Lot Subdivision review process, while enhancing the overall functionality of small lot subdivisions. A comprehensive Small Lot Guide will be published online in January 2017 that will include all small lot-related requirements, standards, and guidelines. The Guide will be illustrated to demonstrate best practices for all provisions, and also contain a set of Case Studies for further reference.

What are the refinements from the existing Ordinance?

In addition to a more straightforward review process for all small lot projects including bungalow courts, the Code Amendment also refines some of the existing Ordinance requirements to address project massing such as setbacks, lot width, and lot area. Specifically, some of the changes include:

- Increased front and rear yard setbacks, with additional setback requirements when abutting single-family or more restrictive zones;
- Increased minimum required lot width for new parcels; and
- Further restricted the buildable lot area.

Are the proposed design standards different from the existing Guidelines?

Released in 2014, the Design Guidelines were created to accompany the implementation of the Ordinance and provide examples of best practices in addressing the complexities of designing small lot developments. The Guidelines are used to inform developers and staff, and assist project design at the onset of the process. The proposed Design Standards will go a step further to create specific and enforceable rules addressing site planning, massing and other project features. All new small lot projects will need to show compliance with the Design Standards.

SMALL LOT SUBDIVISION

CODE AMENDMENT AND POLICY UPDATE

FREQUENTLY ASKED QUESTIONS – REVISED June 7, 2016

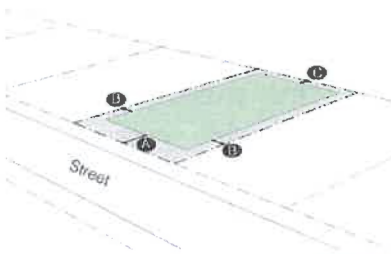


How can massing and integrating Small Lot Subdivisions into neighborhoods with existing single family dwelling units be better addressed from a design standpoint?

Through a combination of changes including yard requirements requiring greater building setbacks (Ordinance), façade, roofline, and building articulation (Design Standards), and access easements (Map Standards), the overall buildable area of a typical 5,000 square foot lot will be reduced by 10%-20% overall.

With the Code Amendment, the front yard of the underlying zone shall apply to the front lot line of the perimeter of the subdivision, and a 10' rear yard shall be required along the Rear Lot Line of the perimeter of the subdivision. Subdivisions abutting any single family zone shall provide larger setbacks with side and rear yards per the underlying zone (see Page 4 for illustrations). This will introduce more open spaces throughout the projects especially along the perimeter of the subdivision that abuts the street or neighboring lots.

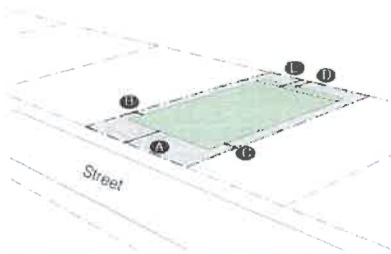
Existing Buildable Area



Setbacks

- A Front Yard: 0' or Prevailing Setback
- B Side Yard: 5'
- C Rear Yard: 5'

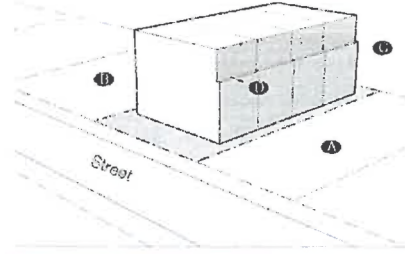
Proposed Buildable Area



Setbacks

- A Front Yard: Underlying Zone
- B Side Yard: 5'
- C Side Yard Abutting R1: Underlying Zone
- D Rear Yard: 10'
- E Rear Yard Abutting R1: Underlying Zone (15' or greater)

Proposed Buildable Envelope



Setbacks

- A Single Family Zones
- B Multi Family Zones
- C Existing Height District Limit
- D Side Yard Abutting R1: Underlying Zone (Greater setback above two stories)

(continues on next page)

SMALL LOT SUBDIVISION

CODE AMENDMENT AND POLICY UPDATE

FREQUENTLY ASKED QUESTIONS – REVISED June 7, 2016

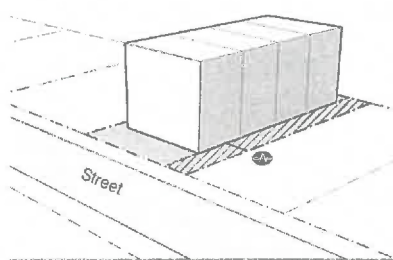
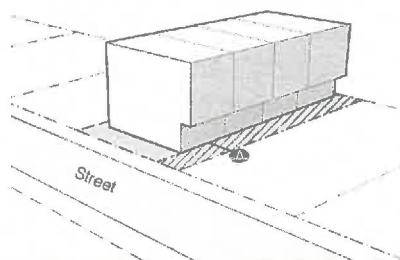


(continued)

The common access driveways will be required to be open to the sky for a minimum width of 10' at all times so that cantilevering of the buildings will be limited – reducing the top-heavy look of some small lot designs. The smaller “infill” developments will have a more noticeable visual reduction. The increased front and rear yard setbacks, limited cantilevering within the common access driveway, and new design standards for the top portions of the street-facing units can address design and help to better integrate Small Lot Subdivisions into existing single-family neighborhoods zoned for multi-family uses.

Existing Envelope

Proposed Envelope



Driveway

Driveway

Ⓐ Open to the Sky Width:
Code Requirement (Min)

Ⓐ Open to the Sky Width:
10' (Min)

Is the height being reduced? What about density?

Small Lot projects are currently bound by the height limitations of the underlying zone – not by the Small Lot Ordinance. In addition to the increased setbacks and greater front yards per the underlying zone, the front unit(s) abutting the street will be required to provide either a pitched roof, an open deck, or vertical changes in the roofline – providing roofline modulation and enhancing architectural identity. Combined, they can provide for much needed open space within small lots projects. Regarding density, small lot projects are also bound by the underlying zone, and inversely, due to their spatial challenges, they typically result in fewer units than that permitted with condos and apartments.



SMALL LOT SUBDIVISION

CODE AMENDMENT AND POLICY UPDATE

FREQUENTLY ASKED QUESTIONS – REVISED June 7, 2016



What about open space and guest parking?

An open space easement, among other amenities, will be required for Small Lot projects that include 20 or more units. When the Ordinance was adopted, it was not anticipated that large housing developments would be utilizing the Small Lot process. It was intended for infill developments, so no provisions were required for larger projects. Moving forward, a subdivision that creates a community of small lots involving 20 or more Small Lot Homes ("Small Lot Community") will be required to provide open space, bike parking, and additional design features. Vehicular guest parking will be required on site for projects creating 8 or more Small Lot Homes.



How can we ensure that trash bins for Small Lot Homes are not on the public street?

All Small Lot projects are now required to provide on-site trash collection, and are prohibited from locating trash bins on streets for trash pickup. In recent months, Small Lot projects have been required to provide a centralized trash enclosure or to coordinate with the Bureau of Sanitation's new "stinger operation" – where a small jeep (worker bee) drives onto the development, picks up the trash bins onsite and routes them back to the big dumpster (queen bee) waiting on the street. Trash areas and utility equipment will be placed away from the street.



SMALL LOT SUBDIVISION

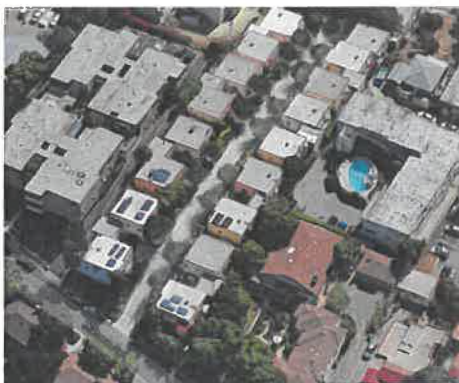
CODE AMENDMENT AND POLICY UPDATE

FREQUENTLY ASKED QUESTIONS – REVISED June 7, 2016



What circumstances allowed for the historic Maltman Bungalow Courts to be preserved and rehabbed with ownership opportunities created through a Small Lot Subdivision? Is this an option for other similar bungalow courts?

In 2008, the City approved a Small Lot Subdivision for the conversion of the historic Maltman Bungalow Courts into individual “small lots” so that they could now be owned. L.A.’s vernacular bungalows were typically built on one large lot as rental homes in the form of smaller detached dwellings. Unfortunately, many are deteriorating, do not meet current code requirements, and therefore require multiple variances or exceptions to enable their preservation and rehabilitation. Although allowing a path for preserving these bungalow courts was part of the original intent of the Small Lot Ordinance, it was never written into the regulations. The Code Amendment will create a more straightforward review process for the **preservation and rehabilitation of L.A.’s** historic bungalow courts, to ensure they remain in the City’s urban fabric.



What is a mixed-use Small Lot?

In addition to a typical residential small lot subdivision, the Ordinance also allows the creation of “mixed-use” small lots along the street that typically contain a ground floor commercial space with a standard small lot residential dwelling on upper floors.



SMALL LOT SUBDIVISION

CODE AMENDMENT AND POLICY UPDATE

FREQUENTLY ASKED QUESTIONS – REVISED June 7, 2016



What about the larger-scale small lot projects? Are there any additional requirements?

In the special circumstances of larger parcels, small lot subdivisions may yield developments that are much larger in size and scale. Because these subdivisions yield 20 or more units, they are identified as small lot “communities”, and because of the scale of the project, require special considerations with regards to site planning, building, and landscaping that are unique from the typical small lot subdivision. These issues include pedestrian accessibility, neighborhood compatibility, connectivity, and community amenities. As such, there are higher expectations in the design and development of small lot communities, for instance, in the provision of amenities such as shared open space.

When do the Code Amendment and Design Standards take effect?

The proposed Code Amendment will become effective shortly after it is adopted by the City Council. Once the Ordinance is effective, the Design Standards shall be applied to all new small lot subdivision applications.

Where can I find the latest draft Small Lot Code Amendment and Design Standards?

The draft Code Amendment is available on the Department of City Planning’s website (planning.lacity.org) under “News” and “Small Lot Code Amendment and Policy Update”. The draft Small Lot Design Standards and the Advisory Agency Policy Update that will set the new Small Lot Map Standards are also available on the website.

What happens next? How do I give my input for the Small Lot Code Amendment?

The Department of City Planning has issued the latest draft of the Small Lot Code Amendment and Design Standards for public review and comment. There will be further opportunities to participate as the proposed Small Lot Code Amendment moves on to the City Planning Commission and the City Council for consideration. In the meantime, please direct your written comments via email by August 8, 2016 to:

- Simon Pastucha, Senior City Planner simon.pastucha@lacity.org 213-978-0628
- Connie Chauv, Planning Assistant connie.chauv@lacity.org 213-978-0016
- Elaheh Kerachian, Planning Assistant elaheh.kerachian@lacity.org 213-978-1475

***DRAFT* Small Lot Design Standards**

In accordance with LAMC § 12.22 C.27(a)(2), all new applications for Small Lot Subdivisions are required to file an Administrative Clearance through which they must demonstrate compliance with the Design Standards.

A. Building Design

1. Dwelling Orientation and Entry.

- a. Small Lot Homes abutting a public right-of-way or private street shall orient the primary entryway ("front door") toward the street or, where there is a site constraint, shall provide a clearly identifiable entry to the site from the street.
- b. Small Lot Homes located in the "interior" of the subdivision shall orient the primary entryway ("front door") toward and visible from a pedestrian pathway that is connected to the public right-of-way or private street.
- c. Small Lot Homes that abut an alley shall orient the primary entryway ("front door") toward the alley or shall be connected to a pedestrian pathway that leads directly to a public or private street.

2. Primary Entryways.

All Small Lot Homes shall have a primary entryway. All primary entryways shall provide the address or unit identification, ornamental low-level lighting for illuminating the entry area, a landing area with enhanced paving material, different texture, or color, and at least three of the following elements:

- a. The door shall be recessed from the building façade.
- b. The doorway shall be designed with an overhead projection such as an awning, and/or other architectural design features so as to distinguish the front door from the rest of the building façade.
- c. Entryway shall be raised or sunken at a minimum of 10 inches, with a minimum of two steps, from the pedestrian pathway to the landing area.
- d. Entryway shall be clearly marked with a side window panel, adjacent window, or a door with a window.
- e. Entryway shall be recessed at least 2' from the building façade.

3. Primary Entryways Between Small Lot Homes.

Small Lot Homes shall provide at least a 10' separation between those portions of the Small Lot Homes from the pedestrian pathway to the primary entryway.

4. Façade Articulation.

All facades facing a public right-of-way, private street, or project perimeter, and all exterior building elevations located greater than 6 feet from an adjacent Small Lot Home facade shall be treated with an equal level of details and articulation and shall incorporate a minimum of two of the following building articulation techniques:

- a. Varied windows treatment such as multi-pane, green house, bay, or block framed windows. Aluminum framed windows or doors that are flush with the plane of the building shall not be included as a change in material or break in the plane.
- b. Porticos, awnings, terraces, balconies or trellises.
- c. Change in exterior building materials such as stucco to one of the following: wood, glass, brick, metal spandrel, or tile.
- d. A break in façade plane of a minimum of 6 inches.
- e. The floor with the primary entrance and floors below shall be architecturally enhanced from the floors above so as to create human scale to the buildings.

5. Varied Roofline.

For any Small Lot Home façade fronting a public or private street exceeding two stories in height, the roofline shall be articulated by incorporating one of the following:

- a. A roof with a slope in excess of 2 inches to 12 inches, including but not limited to a sloped or curved roofline at the top of the dwelling.
- b. An open deck, with a minimum of 6 feet in depth.
- c. A flat roof with a minimum of 2 feet vertical height difference for a minimum of 10 feet along the roofline of each building façade.
- d. Any form of the roofline modulation such as a step back, an outdoor stairwell, or a corner balcony.

6. Roof Decks.

All roof decks not facing a public right-of-way or private street shall be oriented internally to the Subdivision.

7. Building Modulation.

For a Small Lot Subdivision containing more than six Small Lot Homes in a single row, the following shall apply:

- a. A lateral shift of a minimum of 6 inches for every three units.
- b. A building separation of a minimum of 6 feet for every six units.
- c. Small Lot Homes shall be unique in design, and shall not be a repetition of the adjacent buildings. There shall be at least three variations within each stand-alone dwelling or cluster of dwellings.

B. Pedestrian Connectivity and Access

1. Pedestrian Pathways.

Pedestrian pathways of a minimum width of 3 feet shall be provided from the public rights-of-way to all primary entryways and common areas, such as centralized trash enclosures, guest parking, and open space easements.

A pedestrian pathway located within or parallel to a Common Access Driveway, shall be constructed and/or treated with paving that distinguishes the pathway from vehicular traffic.

2. Fences/Walls.

All fences or walls shall be decorative such as latticework, ornamental fences, screen walls, hedges or thick growths of shrubs or trees with the intention to avoid solid masonry walls along the street and adjacent to the open space areas.

Fences or walls separating a subdivision from a street provided in the front yard shall provide a point of entry into each lot abutting the street.

C. Landscaping, Common Open Space Areas, and Amenities

1. All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or common open space areas shall be attractively landscaped and maintained.
2. Any common open space areas shall be multi-functional and designed to accommodate a range of passive, active, or social uses such as landscaping, activity lawns, picnic pavilion, bench seating, a dog washing station, retaining or planting mature trees, central mailbox, and/or children's play areas.
3. All yards of a subdivision abutting the street shall be improved with amenities, such as landscaping, decorative fencing, uncovered patios, seating areas, pedestrian pathways, garden walls, and/or decorative bike racks.

D. Mixed Use Small Lots

1. Building Orientation and Entry.

- a. A separate, Ground Floor entrance to the residential component, or a lobby that serves both the residential and Commercial Uses components shall be provided.
- b. A pedestrian entrance to the Commercial Uses component that is directly accessible from a public street, and that is open during the normal business hours posted by the business shall be provided.
- c. A mixed use Small Lot Home shall be located along the perimeter of the subdivision abutting the street.

2. Building Design.

A Mixed Use Small Lot Home shall be designed with an identifiable ground floor commercial component.

- a. Store entrances shall be recessed, not flush, with the edge of the building facade to articulate the storefront and provide shelter for persons entering and exiting.
- b. A uniform façade treatment, such as an awning, framing, or setback overhang of at least 18", shall separate the ground floor commercial use and upper residential floors so as to distinguish a visual commercial base for the building.
- c. The exterior walls and doors of a ground floor containing non-residential uses that front adjacent streets shall consist of at least fifty percent transparent windows, unless otherwise prohibited by law.

E. Bungalow Courts

Existing "Bungalow Courts" converting into a Small Lot project shall only be required to comply with the following Design Standards.

1. Common Access Driveway.

Existing Common Access Driveways, pedestrian pathways, and common open space areas shall be maintained.

2. Pedestrian Pathway.

Pedestrian pathways of a minimum width of 3 feet shall be provided from the public rights-of-way to all primary entryways and common areas, such as centralized trash enclosures, guest parking, and open space easements.

3. Existing Structures.

New dwelling construction or additions to a designated or identified Historic structure shall be in conformance with the Secretary of the Interior's Standards.

4. New Dwelling.

All new dwellings added to the Bungalow Court project shall meet the applicable design standards in sections A, B, and C of the Small Lot Design Standards.

5. Landscaping.

All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or amenity areas shall be attractively landscaped and maintained.

SMALL LOT SUBDIVISION

CODE AMENDMENT AND POLICY UPDATE

MAP STANDARDS OVERVIEW – June 7, 2016



The Advisory Agency Map Standards are in addition to the provisions of the Small Lot Ordinance (LAMC §12.22 C.27) and will be required for a small lot subdivision map. They include the following:

1. A **Common Access Driveway** (easement) shall be provided for all small lot subdivisions with a minimum width of 10' that is clear to sky. The Common Access Driveway shall also provide a minimum ground floor width as follows:
 - 10' minimum for subdivisions serving up to 8 parking spaces
 - 16' minimum for subdivisions serving 9 or more parking spaces
2. A **Common Access Walkway** (easement) shall provide pedestrian access from a public street to the subdivision. The Common Access Walkway must be a minimum of 3' in width and remain unobstructed.
3. A **Utility Easement** shall be provided per Department of Water and Power or similar agency requirements.
4. A **Maintenance Agreement** shall be created, composed of all property owners, to maintain all common areas and shared facilities such as trees, landscaping, trash, parking, community driveways, walkways, etc.
5. **Vehicular Guest Parking** shall be provided for all small lot subdivisions containing 8 or more newly constructed dwelling units at a ratio of 0.25 space per newly constructed dwelling unit. Guest parking shall be readily available to all guests and abut a Common Access Driveway or Common Access Walkway. Existing bungalow courts that are preserved per the Small Lot Ordinance Amendment are exempt from this requirement.
6. **Short-Term Bicycle Parking** shall be provided for all small lot subdivisions of 20 or more units at a ratio of 1 bicycle parking space per 10 dwelling units.
7. All **Trash Pick-Up** shall be conducted on-site.
8. An **Open Space Easement** shall be created for all small lot subdivisions of 20 or more units at a ratio of 30 square feet of open space per unit.

EXHIBIT A

REVISED DRAFT

SMALL LOT ORDINANCE

ORDINANCE NO. _____

A proposed ordinance amending Section 12.22 C.27 (Small Lot Ordinance), Chapter 1 of the Los Angeles Municipal Code to require greater front and rear yard setbacks, create a division of land process for “bungalow courts” small lot projects, and establish design standards for small lot subdivision projects with an incidental administrative clearance process.

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

Section 1. Subdivision 27 of Subsection C of Section 12.22 of the Los Angeles Municipal Code is amended to read:

27. **Small Lot Subdivision.** The purpose of this provision is to create alternative fee-simple home ownership within the multifamily and commercial zones. A Small Lot Subdivision shall be permitted in the R2, RD, R3, R4, R5, RAS and the P and C zones pursuant to an approved subdivision-tract map or parcel map. A subdivision for the purposes of small lots enables the construction of new small lot homes and provides opportunities for the preservation of multiple older detached dwellings or clusters of dwellings (bungalow courts) located on a single lot to be rehabilitated as for-sale dwellings on individual small lots.

(a) Construction of New Small Lots. Notwithstanding any provisions of this Code relating to minimum lot area to the contrary, in the R2, RD, R3, R4, R5, RAS and the P and C zones, parcels of land may be subdivided into lots which may contain one, two or three dwelling units, provided that the density of the subdivision complies with the minimum lot area per dwelling unit requirement established for each zone, or in the case of a P zone, the density of the subdivision shall comply with the minimum lot area per dwelling unit of the least restrictive abutting commercial or multi-family residential zone(s).

(1) (a) — A parcel map or tract map, pursuant to Section 17.00 et seq. of this Code, shall be required for the creation of a small lot subdivision. The parcel map or vesting tentative tract map must comply with the Advisory Agency Small Lot Map Standards; and

(b) —
(2) For small lot subdivision projects, no demolition, grading, building permit or certificate of occupancy shall be issued unless the Director of Planning has reviewed the application and determined, by signature, that the Small Lot Subdivision Project complies with all applicable City Planning Commission Small Lot Design Standards. The Director of Planning sign-off is an Administrative Clearance that is ministerial in nature.

(i) The Director is authorized to designate one or more members of the professional staff of the Department of City Planning to perform any of the Director's duties of this section. The Director shall establish an administrative process, guidelines, procedures, requirements, and forms as may be necessary to conduct the review of the Administrative Clearance to determine conformance with the Small Lot Design Standards.

- (ii) The application for the Administrative Clearance shall be filed concurrent with the tract or parcel map.
- (iii) All small lot subdivisions shall be conditioned to require conformance with the Director of Planning approved plans.
- (3) The minimum lot width shall be 4618 feet and the minimum lot area shall be 600 square feet. The Advisory Agency shall designate the location of front yards in the subdivision tract or parcel map approval.
- (e) Vehicular access may⁴ Access shall be provided to either a lot containing a dwelling unit or and to its required parking spaces, pursuant to Section 12.21 A.4(a) by way of a public or private street or, an alley frontage, driveway, or an access or similar access to a street easement.
- (d) All⁽⁵⁾ The lot area coverage by all structures on a lot which includes one or more dwelling units, may, taken together, occupy no more than 80% of the lot area shall not exceed 75% of an approved small lot, unless the tract or parcel map provides common an open space easement equivalent to 2025% of the lot area of each lot not meeting this provision.
- (e) No front, side, or rear yard shall be required between lots interior lot lines created within an approved small lot subdivision. However, a five-foot setback shall be provided where a lot abuts a lot that is not created pursuant
- (7) The provisions of the front yard of the underlying zone shall apply to this the Front Lot Line of the perimeter of the subdivision.
- (f)(8) The following shall apply to the perimeter of the subdivision:

 - (i) Along the perimeter of the subdivision abutting any R1 or more restrictive single family zone, the provisions of the side yard and rear yard of the underlying zone shall apply; and
 - (ii) Along the perimeter of the subdivision not abutting any R1 or more restrictive single family zone the following shall apply:

 - a. A five-foot yard shall be required along the Side Lot Line of the perimeter of the subdivision; and
 - b. A ten-foot yard shall be required along Rear Lot Line of the perimeter of the subdivision.
 - (iii) Along the perimeter of the subdivision abutting an alley, half the alley width may be counted towards the rear yard requirements per 12.22 C.10.
- (9) No passageway pursuant to Section 12.21 C.2- of this Code shall be required.

- ~~(g)~~ 10 In a P zone, lots may be developed as a small lot subdivision, provided that the General Plan land use designation of the lot is "commercial" or "multiple family residential."
- ~~(h)~~ 11 In an R2 zone, a lot may be developed as a small lot subdivision provided that the lot meets the requirements of Section 12.09 A.3 of the Code.
- ~~(i)~~ 12 A dwelling unit in a small lot subdivision shall not be required to comply with Paragraphs (a), (b), (f) and (g) of Section 12.21 A.17 of this Code.
- ~~(j)~~ 13 Fences and walls within five feet of the front lot line shall be no more than three and one-half feet in height. in accordance with Section 12.22 C.20 of this Code. Fences and walls within five feet of the ~~side~~ Side and ~~rear lot lines~~ Rear Lot Line of the subdivision shall be no more than six feet in height.
- (14) All small lot subdivisions are exempt from the "frontage" requirement as defined in the definition of "Lot" pursuant to Section 12.03. Frontage requirement as defined in the definition of "Lot" pursuant to Section 12.03 shall be waived for all lots created within a small lot subdivision

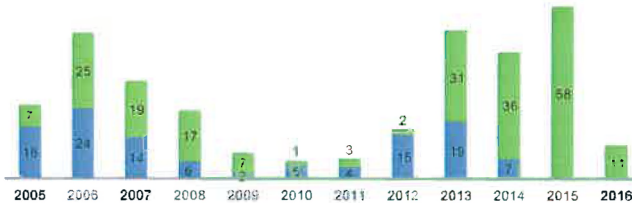
(b) "Bungalow Court" Small Lots. Existing bungalow courts with four or more older detached dwellings oriented around a common landscaped courtyard on a single lot with a Certificate of Occupancy issued prior to 1950 may be subdivided into small lots and shall comply with Subparagraphs (1), (2) (4), and (9) through (14) of this Subdivision.

- (1) Notwithstanding any provisions of this Code relating to minimum lot area to the contrary, in the R2, RD, R3, R4, R5, RAS and the P and C zones, parcels of land may be subdivided into lots which may contain one, two or three dwelling units, provided that the density of the subdivision complies with the minimum lot area per dwelling unit requirement established for each zone, or in the case of a P zone, the density of the subdivision shall comply with the minimum lot area per dwelling unit of the least restrictive abutting commercial or multi-family residential zone(s). Bungalow courts that are nonconforming as to density, yards, or parking may be subdivided provided that the subdivision does not further increase the density nor reduce the yards, and that existing parking be maintained, respectively.
- (2) A nonconforming building, structure, or improvements may be maintained or repaired or structurally altered provided it conforms with Section 12.23 A of this Code. However, the existing structure shall also be in conformance with the "Bungalow Court" Small Lot Design Standards.
- (3) All existing dwellings shall provide parking as required on the original permits. No additional parking is required.
- ~~(4)~~(4) All new dwellings added to the Bungalow Court Small Lot project are subject to Subparagraphs (1) through (13) of this Subdivision including current setback requirements, parking, and applicable Small Lot Design Standards.

EXHIBIT E
SMALL LOT STATISTICS
2005 - 2016

Small Lot Statistics (2005-2016)

- Approximately 34% (114) of subdivisions recorded, creating 1,277 newly recorded lots



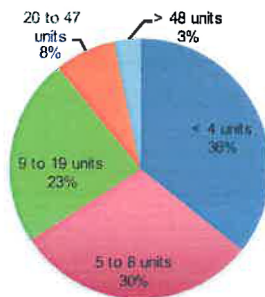
■ Not Recorded 217 cases 66%
■ Recorded 114 cases 34%



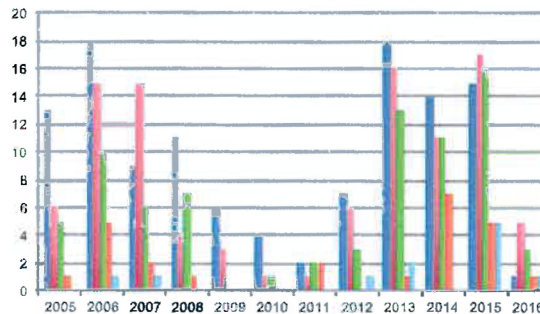
Los Angeles Department of City Planning

Small Lot Statistics (2005-2016)

- Approximately 90% of subdivisions have 19 or fewer units



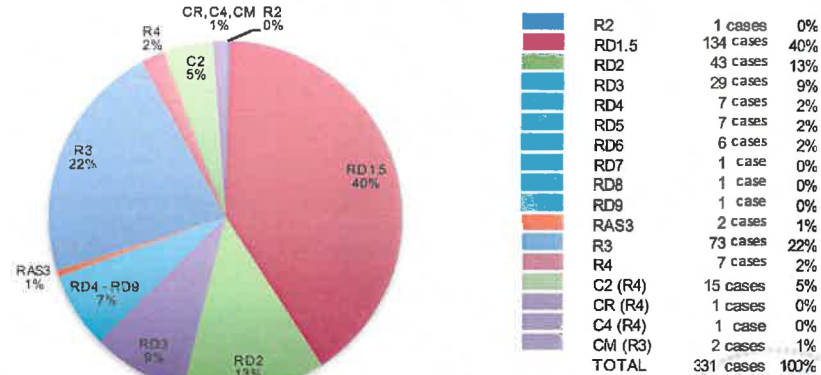
■ 4 or fewer units 118 cases 36%
■ 5 to 8 units 100 cases 30%
■ 9 to 19 units 77 cases 23%
■ 20 to 47 units 25 cases 8%
■ 48 or more units 11 cases 3%
Total 331 cases 100%



Los Angeles Department of City Planning

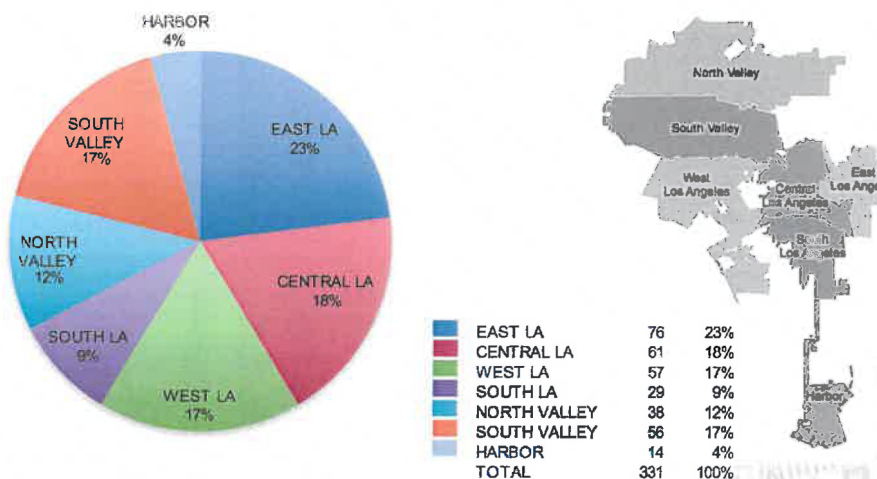
Small Lot Statistics (2005-2016)

- Most common on RD1.5 or R3 zoned lots



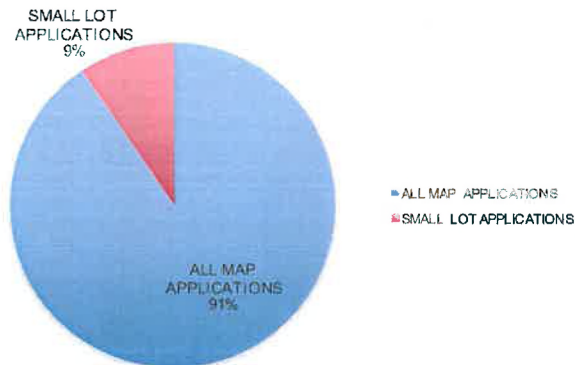
Small Lot Statistics (2005-2016)

- Generally spread evenly across APC areas in the City



Small Lot Statistics (2005-2016)

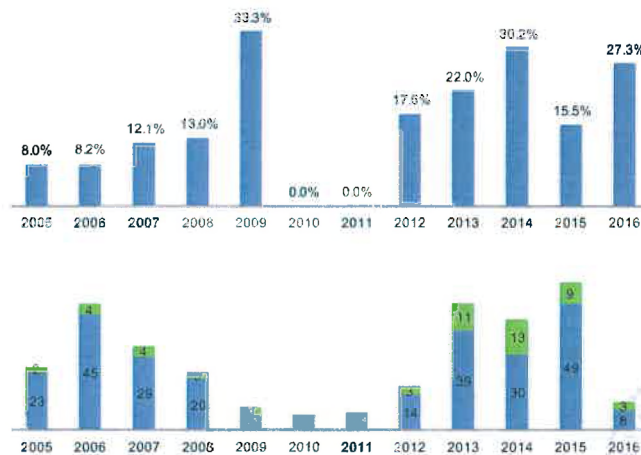
- Accounts for approximately 9% of all map applications



Los Angeles Department of City Planning

Small Lot Statistics (2005-2016)

- Approximately 16% of small lot subdivision cases have been appealed



Los Angeles Department of City Planning

Small Lot Statistics (2006-2012)

- Small Lot Homes account for 1% of all dwelling units created

