

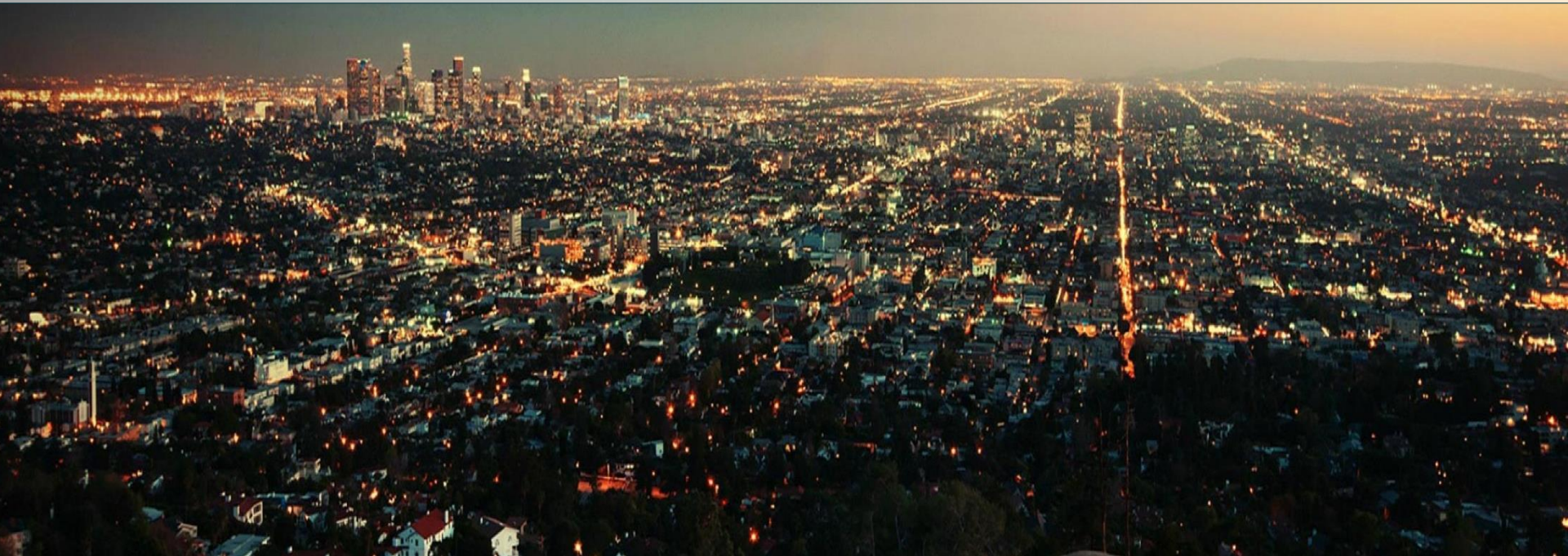


A New Zoning Code for a 21st Century Los Angeles

To create livable communities, encourage sustainable development and foster economic vitality, we need a modern and user-friendly zoning code – we need to re:code LA.

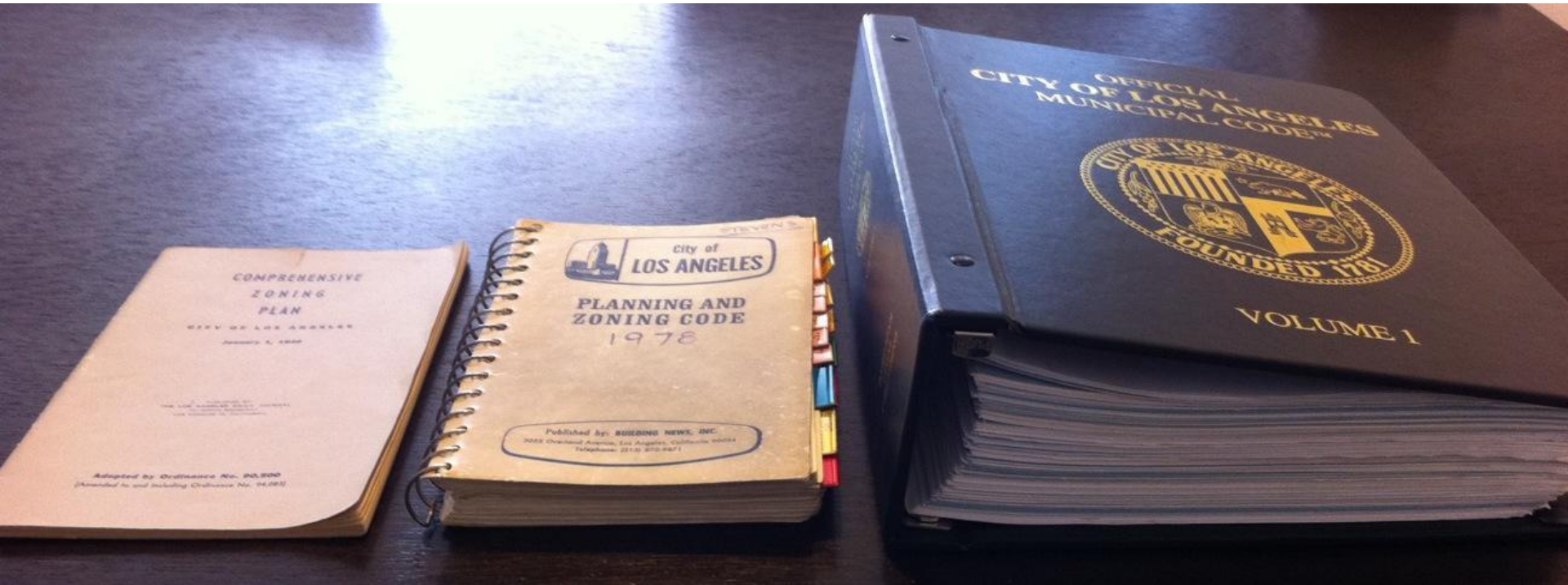
Quarterly Report & Code Evaluation

Planning & Land Use Management Committee: August 5, 2014



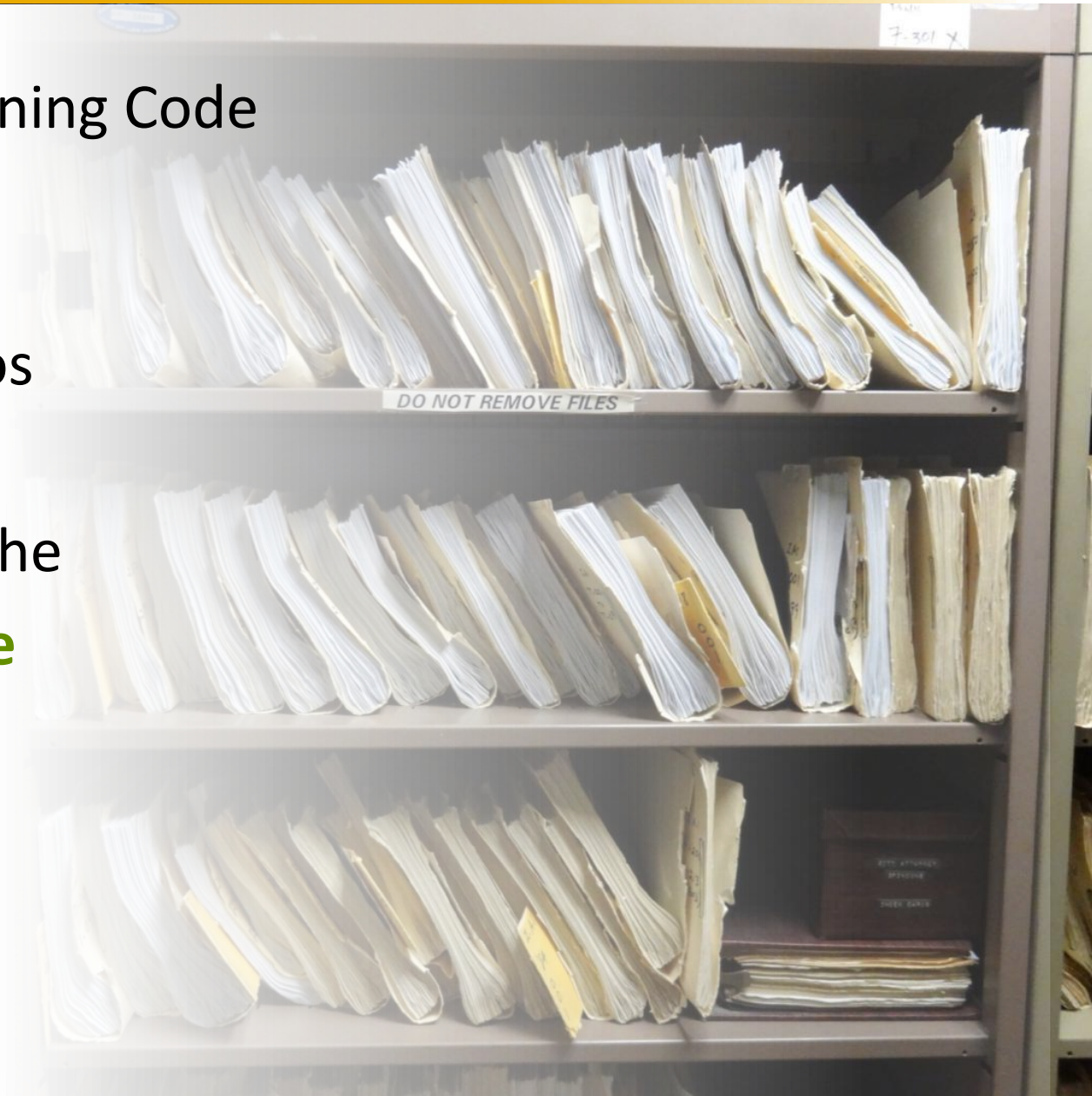
History & Background

- Grown from **84** small-format pages to over **600** standard-format pages



Code Interpretations & Memos

- Thousands of Zoning Code Interpretations
- Countless Memos
- These make up the **“Phantom” Code**

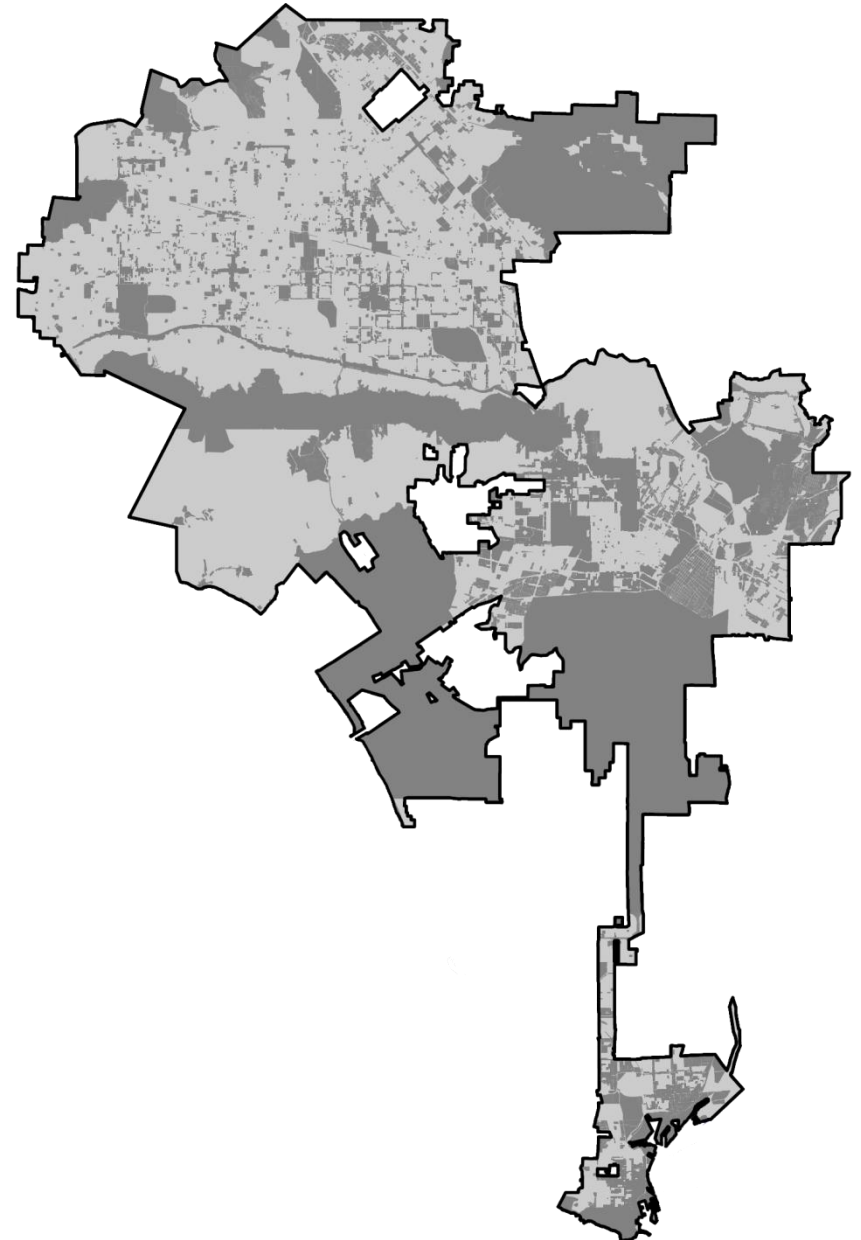


Overlays & Site Specific Conditions

- 60% of the City is covered by special overlays, and site-specific conditions (Qs, Ts, & Ds)

shown in **dark grey** on the right

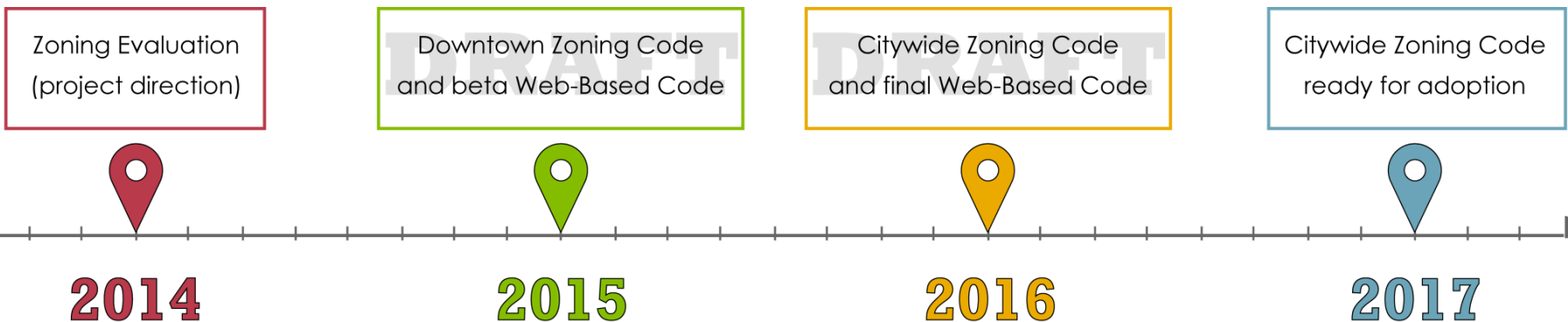
- Majority of properties have 2 or more different sets of regulations



Project Deliverables & Timeline

- Citywide Zoning Code
- Downtown Development Code
- Interactive Web-Based Code System

WE ARE HERE



More Zones, Fewer Overlays

- More zoning options that better address community visions and concerns
- Incorporating overlays into base zones will address inconsistencies



Quarterly Report

Where are we now?

(last report: March 2014)

Since Last Report

- Regional Forums
 - 7 forums with over 500 in attendance
- Virtual Forum
- Project Website
 - Public comments via MarkUp and ongoing article series
- 3 City Planning Commission Meetings
 - May 22, 2014
 - June 6, 2014
 - June 26, 2014
- Additional stakeholder group meetings



Oversight Committees

Zoning Advisory Committee

- Met 5 times and discussed:
 - Code Evaluation Report
 - Downtown Planning & Development
 - Discretionary Process Impact
 - Affordability of housing and cost of development
 - Community point of view

Technical Advisory Committee

- Gave feedback on Code Evaluation Report

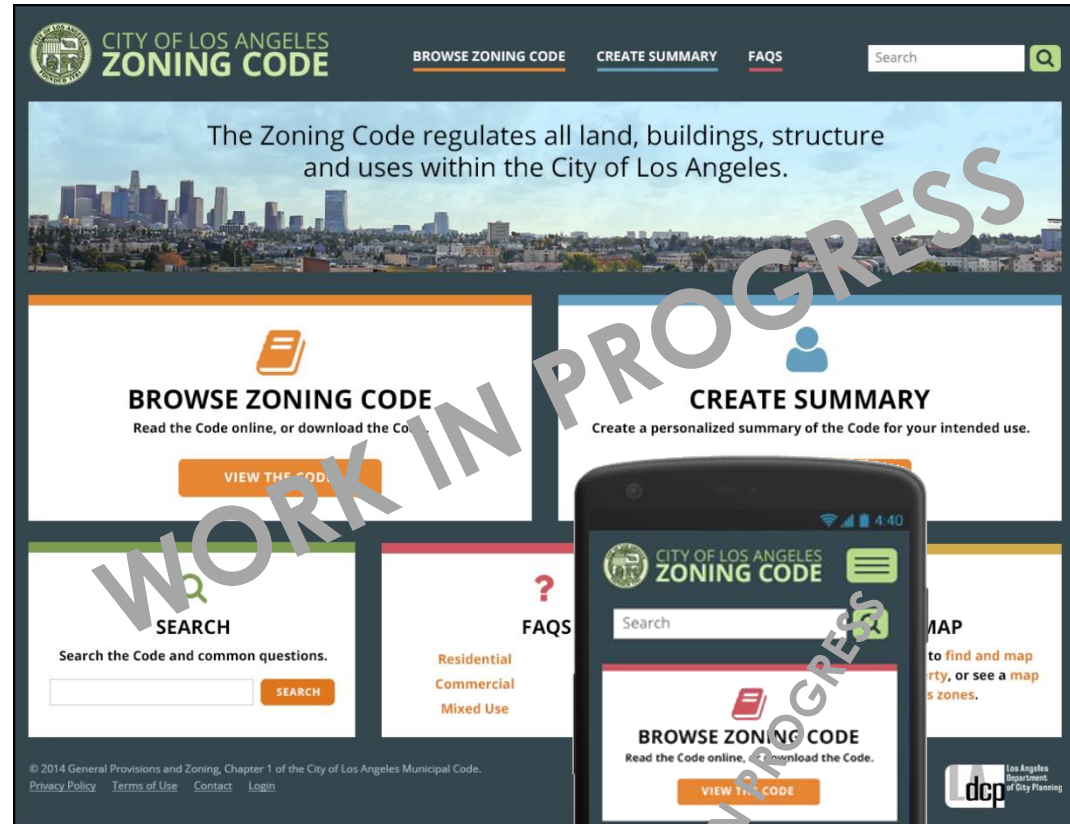


DEPARTMENT OF CULTURAL AFFAIRS
City of Los Angeles

Interactive Web-Based Code System

Completed:

- ✓ Technical Architecture
- ✓ Visual Designs
- ✓ “Proof of Concept”
aka Prototype



These images are from the approved design sets, are not the final product, and are subject to change.

What's Next?

- Approach Report
 - Outlines structure/organization of Zoning Code
- Downtown Development Code (internal draft)
 - Preliminary proposal to be reviewed by project team
- WebCode Alpha System Testing
 - Done by programmers, reviewed by project team
 - Beta Testing will follow

Code Evaluation Report

How do we spend the next four years?



Summary of Code Evaluation

- Outlines directions & key provisions for a new citywide Zoning Code
- Guides the development of a Downtown Code and a new, first-of-its-kind web-based code



Evaluation Report Organization

1. Distinct Neighborhoods

Provide a clearer, more prescriptive approach to promoting and preserving neighborhood character.

2. Housing Affordability and Diversity

Expand housing options to provide a more complete range of people and incomes.

3. Centers and Corridors

Rethink commercial corridors and centers to focus on providing accessible and healthy environments to live, work, learn and thrive in.

4. Transportation Choice

Provide mobility choices that balance the needs and safety for all modes of transportation.



Evaluation Report Organization

5. Jobs and Innovation

Retain jobs and attract industry to strengthen Los Angeles as a global center for employment and innovation.

6. A Strong Core

Retool Downtown regulations to create a dense, livable pattern of development that supports a vibrant daytime and nighttime economy.

7. A Healthy City

Improve the community's health through greener, more resilient development.

8. Code Delivery

Ensure an open, transparent and responsive delivery and review process.



Background

- CPC considered the Code Evaluation on May 22, June 6, and June 26
- Staff highlighted 4 policy directives and 30 synthesized comments from ZAC, TAC, and public
- CPC discussed implementation strategies for a new Code

Summary of CPC Discussion

Chapter 1: Distinct Neighborhoods

- No Changes to Code Evaluation recommended



Summary of CPC Discussion

Chapter 2: Housing Affordability and Diversity

- Address neighborhood preservation & compatibility issues
- Encourage green, multimodal, walkable community design
- Explore preservation of undesignated historic assets
- Build on the findings of SurveyLA
- Include more zones tailored to neighborhoods
- Expand the menu of development options
- Enhance affordable housing & diversity along major transit corridors
- Explore opportunities to minimize displacement of core transit riders
- Identify methods of increasing the production of affordable housing
- Consider potential for micro-units and support this type of housing

Summary of CPC Discussion

Chapter 3: Centers and Corridors

- Make allowances for the needs of small businesses
- Establish a two-tier home occupation permit process to modernize & expand enterprise opportunities
- Explore geographic expansion of the commercial parking credit system
- Expand downtown incentives to other regional centers

Summary of CPC Discussion

Chapter 4: Transportation Choice

- Reevaluate and modernize parking requirements
- Consider spillover parking effects onto residential areas
- Allow off-site residential parking to facilitate affordability & innovative design
- Recognize the importance of bus service for Transit Oriented Districts (TOD)
- Protect affordable housing (i.e., density bonus) and small businesses near transit from being displaced

Chapter 5: Jobs and Innovation

- No changes to Code Evaluation recommended



Summary of CPC Discussion

Chapter 6: Strong Core

- Streamline and refine Transfer of Floor Area Ratio (TFAR) regulations and procedures to improve certainty and predictability
- Expand TFAR to other regional centers, as appropriate
- Expand Adaptive Reuse (by-right) to other areas citywide, as appropriate
- Consider amending Adaptive Reuse to allow other use conversions, and eliminate minimum unit size

Summary of CPC Discussion

Chapter 7: A Healthy City

- Address equity, public health, environmental justice, and sustainability
- Incorporate development and design standards, as well as standard mitigation measures, into base zoning
- Explore incentives for exceeding the baseline California Green Building Standards (CAL Green) Code

Summary of CPC Discussion

Chapter 8: Code Delivery

- Coordinate and communicate with other departments in order to support all City plans and ensure safety, adequate service and infrastructure
- Direct new development toward corridors where transit is planned
- Convert appropriate design guidelines into standards
- Devise broader use categories to allow for technological advances and changing priorities
- Proactively regulate new undesirable uses

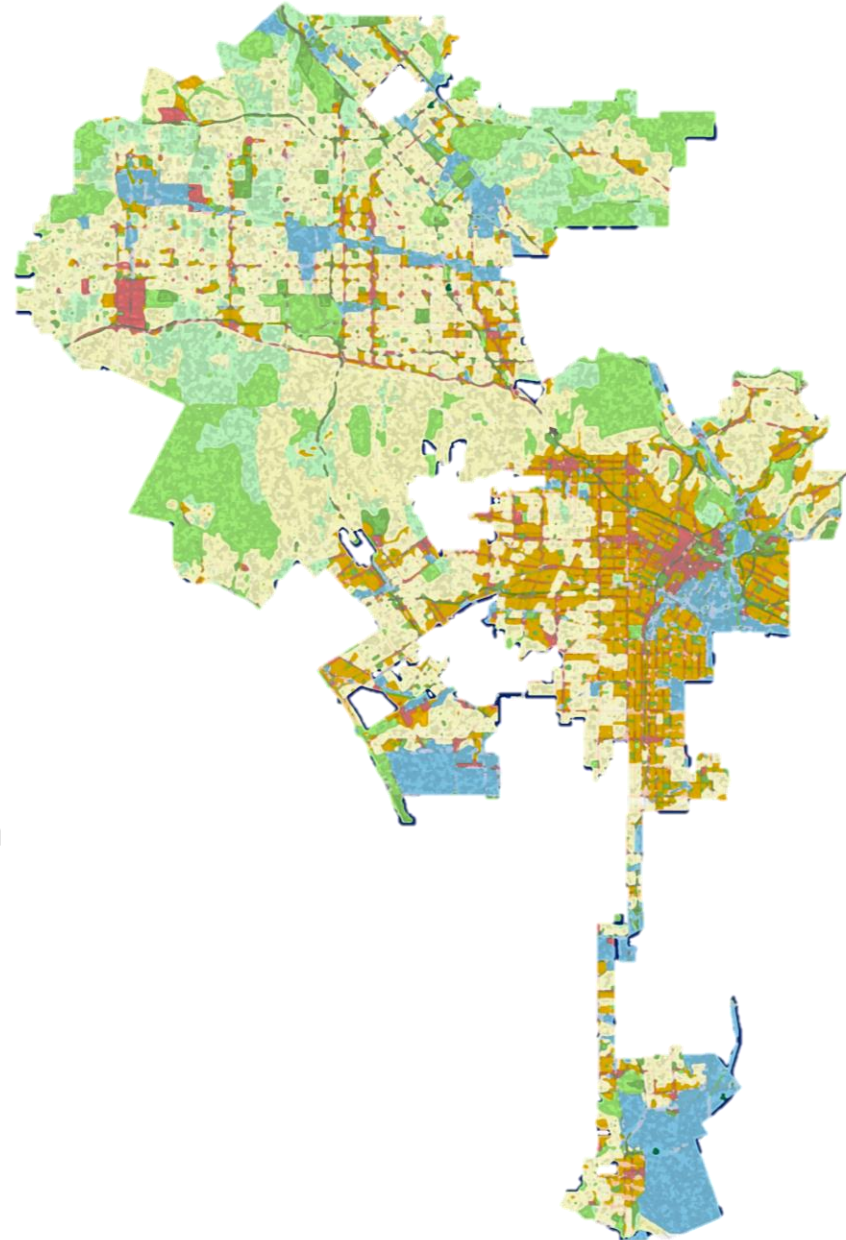
Implementing a New Zoning Code

How Should This New Code Work?



... to Implement ONE Zoning Code

- **Zone Conversions** consolidate layers of existing regulation and rename zones
 - Resulting **“Bridge” Zones** are placeholders until next planning update
- **Zone Changes** amend the fundamental land use regulations
 - Resulting **New Zones** are tools for community planners to implement in the future



Convert Current Zones to “Bridge” Zones

Existing zones are converted to comparable, temporary (“bridge”) zones in the new Code – *needed in order to avoid two Codes*

Current Zoning

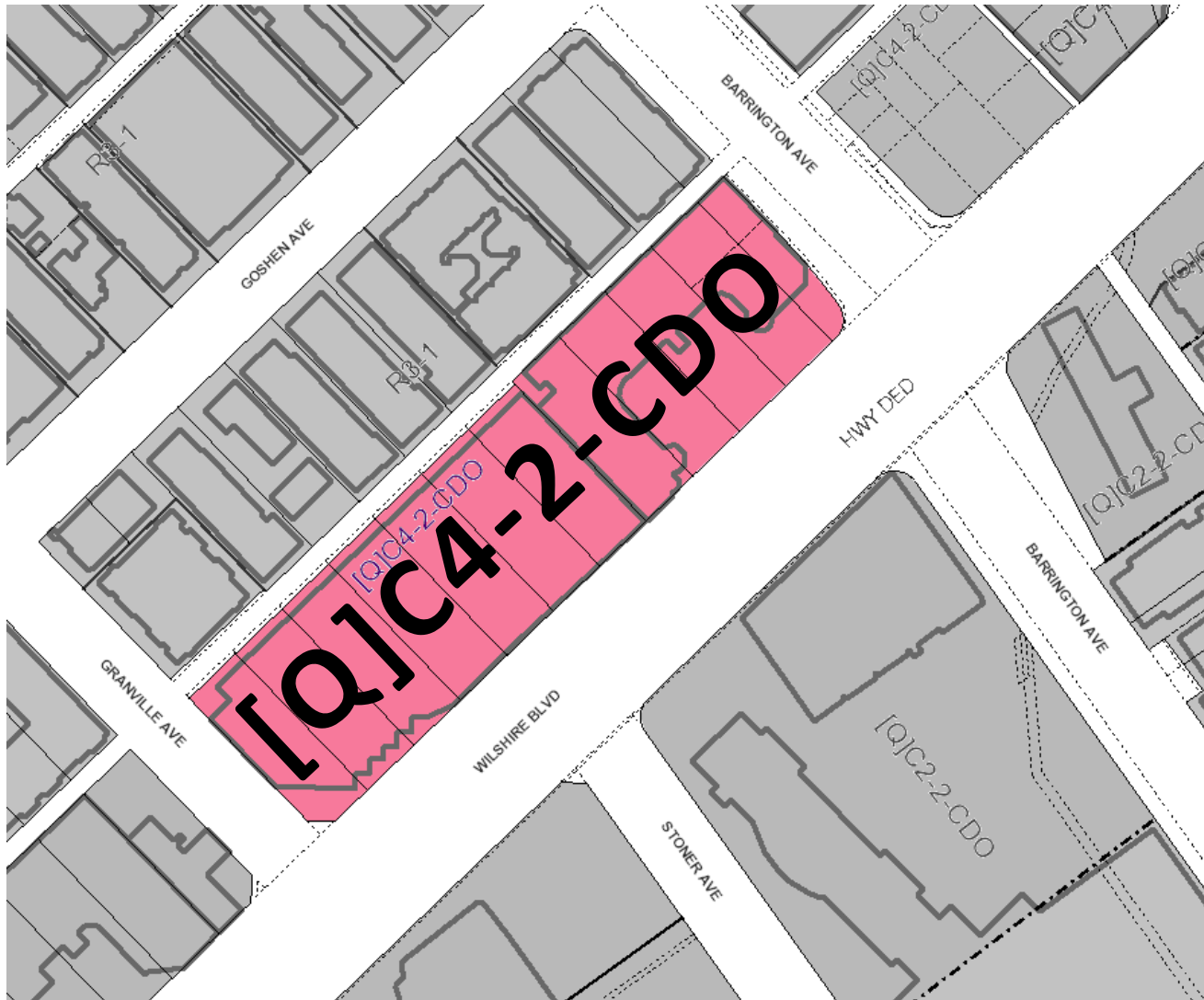
- Several layers of regulation on top of base zone
- Need to consult multiple separate documents

CONVERT

“Bridge” Zone

- Layers of regulation collapsed/flattened into 1 zone
- Unique and discrete name
- Existing development rights remain intact (FAR, setbacks, height, density, etc.)
- No boundary changes
- Happens where planning is not occurring

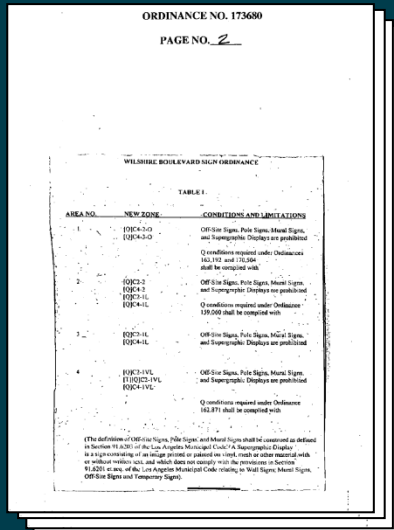
Creation of a “Bridge” Zone



Creation of a “Bridge” Zone

[Q]C4-2-CDO

Qualified Conditions



Sign Prohibitions:
Off-Site Signs
Pole Signs
Mural Signs
Supergraphic Displays

Base Zone (LAMC)

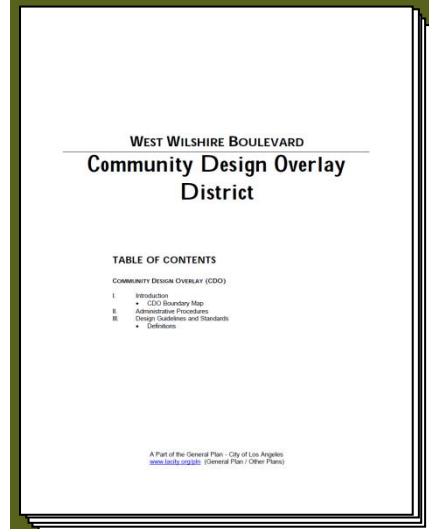
Commercial Zone:
Permitted Uses
Setbacks
Lot Standards

Height District (LAMC)

Floor Area Ratio:
6:1

Height:
Unlimited

Supplemental Use District



28 Pages of Design Standards:
Building, Pedestrian, Open Space, Circulation, Parking, Landscaping, Signs

Other LAMC Provisions

Section 12.21 – General Provision
Parking, Open Space, Walls/Fences, etc.
 Section 12.22 – General Exceptions
 Section 12.24 – Conditional Use
 Section 12.37 – Dedication and Improvement
 Article 4.4 – Signs

Creation of a “Bridge” Zone

ZONE X

- Commercial Zone:
- *Permitted Uses*
- *Conditional Uses*
- *Setbacks*
- *Lot Standards*
- *Floor Area Ratio – 6:1*

GENERAL PROVISIONS

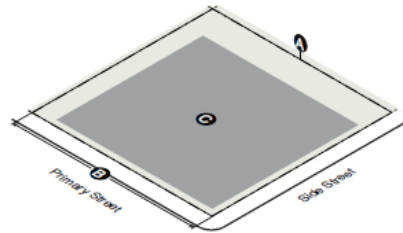
- *Parking*
- *Open Space*
- *Walls/Fences*
- *Signs*
- *Landscaping*
- *Recycling Facilities*
- *Bike Parking*
- *Sign Regulations*
- *Etc.*

Sample Zoning Designation Layout

3.3. CX: Commercial Mixed Use



1. Lot Dimensions



Description

CX is intended to accommodate a broader range of residential and nonresidential activity than NX. To promote walkability and compatibility, auto-oriented uses are restricted. Building type options include townhouse, apartment, live work, shopfront house, single-story shopfront, mixed use shopfront and general building. CX should be applied in areas where the existing or proposed land use pattern promotes mixed use and pedestrian-oriented activity.

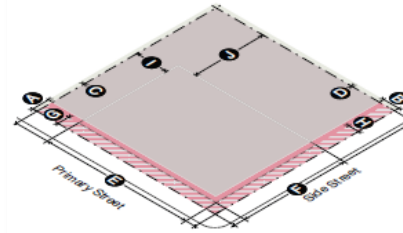
Building Types Allowed

- Townhouse [see Sec. 6.2.9](#)
- Apartment [see Sec. 6.2.10](#)
- Live work [see Sec. 6.2.11](#)
- Shopfront house [see Sec. 6.2.12](#)
- Single-story shopfront [see Sec. 6.2.13](#)
- Mixed use shopfront [see Sec. 6.2.14](#)
- General building [see Sec. 6.2.15](#)

Lot	A Area	B Width
Townhouse	1,500 SF min	20' min
Apartment	5,000 SF min	50' min
Live work	1,100 SF min	15' min
Shopfront house	5,000 SF min	50' min
Single-story shopfront	5,000 SF min	50' min
Mixed use shopfront	5,000 SF min	50' min
General building	5,000 SF min	50' min

Coverage	
Lot coverage	80% max G

2. Building Placement



Building and Structure Setbacks

Primary street	0' min / 10' max A
Side street	0' min / 10' max B
Side interior	0 or 5' min C
Rear	0 or 5' min D
Rear, abutting alley	4' or 20' min D

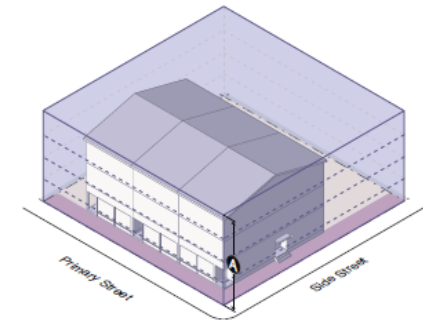
Build-to Zone (BTZ)

Building facade in primary street BTZ (% of lot width)	70% min E
Building facade in side street BTZ (% of lot width)	30% min F

Parking Location

Front yard	Not Allowed G
Corner yard	Not Allowed F
Side yard	Allowed H
Rear yard	Allowed I

3. Height



Height

All buildings and structures	3.5 stories / 40' max A
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Remapping the City into One Code



“BRIDGE” ZONES

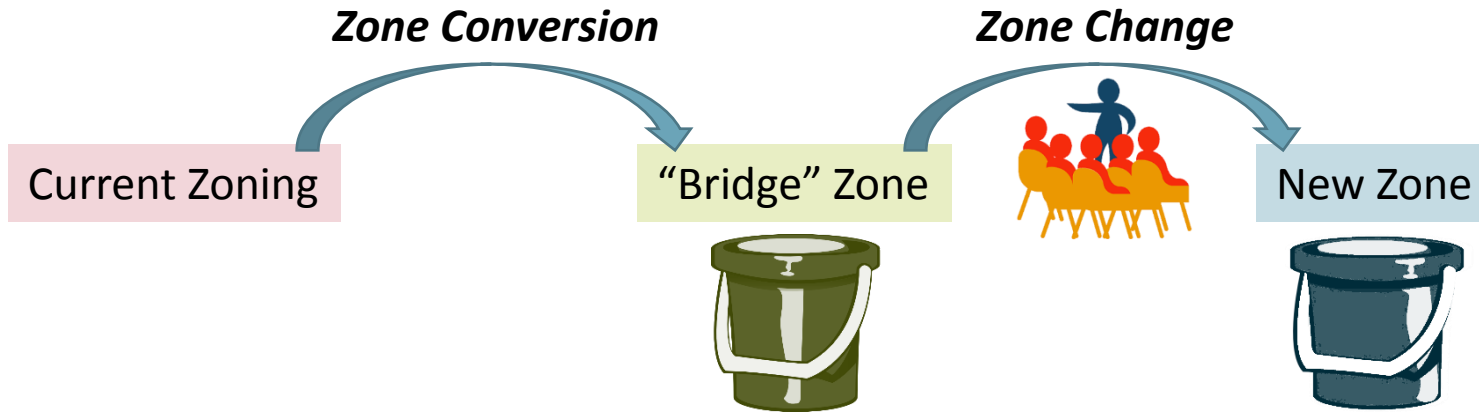
All in one Article which will be deleted when the whole City has migrated to **New Zones**



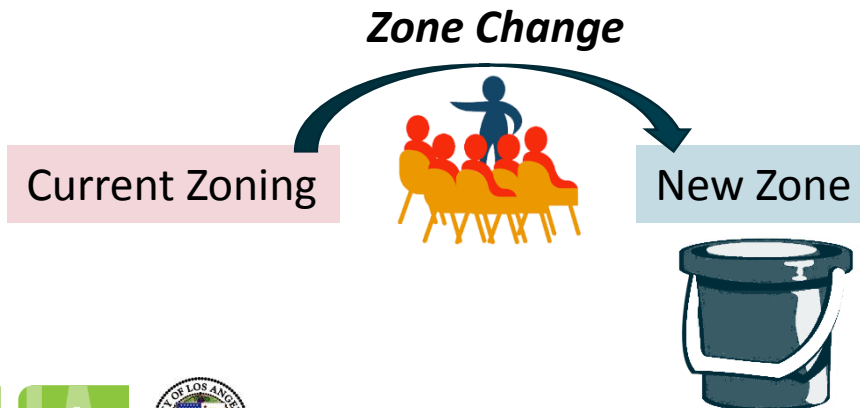
NEW ZONES

Getting to New Zones, Citywide

Without Community Plan Updates



With Community Plan Updates



DISCUSSION...

