

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

CAROLINE CHOE

VAHID KHORSAND

JOHN W. MACK

SAMANTHA MILLMAN

MARC MITCHELL

VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

December 7, 2017

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

SUPPLEMENTAL REPORT TO PROPOSED ORDINANCE TO AMEND SECTIONS 12.03, 12.09 A.3 AND 12.22 C.27 OF THE LOS ANGELES MUNICIPAL CODE REGARDING SMALL LOT SUBDIVISIONS; CF:16-1045

On January 24, 2017, the Planning and Land Use Management (PLUM) Committee considered a report from the Los Angeles City Planning Commission relative to a proposed Ordinance to amend Sections 12.09 A.3 and 12.22 C.27 of the Los Angeles Municipal Code (LAMC) regarding Small Lot Subdivisions.

Following the discussion, the PLUM Committee continued the matter and requested the Office of the City Attorney to prepare the final Ordinance. In addition, the PLUM Committee instructed the Department of City Planning to report back relative to the Department's imposition of parking requirements on Small Lot Subdivision projects.

This supplemental report provides such response and additionally proposes two minor edits to the proposed Small Lot Ordinance amendment regarding administrative design review since it was last presented before the PLUM Committee.

PLUM Instruction

Guest Parking: When determining guest parking requirements for a small lot subdivision project and a calculated fractional space remains, can parking calculations be rounded up?

The amendment to the Small Lot Subdivision Ordinance does not modify automobile parking requirements for small lot homes. As stated in Los Angeles Municipal Code Section 12.22 C.27, the required amount of parking for small lot subdivisions is calculated pursuant to LAMC Section 12.21 A.4, which requires the provision of minimally two (2) automobile parking spaces for every one-family dwelling.

The Advisory Agency has implemented policies outside of the parking provisions prescribed by the Los Angeles Municipal Code to guest parking for subdivision maps that involve the construction of new residential condominiums or condominium conversions. In these cases, the requirements are typically 0.25 guest parking spaces per dwelling unit, though this requirement may be adjusted as deemed appropriate by a decision maker. Nevertheless, this established policy has not been previously formalized in an official process for requiring guest parking for Small Lot Subdivision projects.

The amendment to the Small Lot Subdivision Ordinance does not codify any requirements for guest parking. Moving forward, however, the amendment will formally recognize a set of Advisory Agency Small Lot Map Standards and will require that any small lot subdivision involving new construction comply with such standards. Among other requirements, the standards will prescribe guest parking for all small lot subdivisions involving the construction of eight (8) or more dwelling units. Any application of this requirement that results in the requirement of a fractional space will be rounded in a manner consistent with Los Angeles Municipal Code Section 12.21 A.4, which states that any fraction up to and including one-half (0.5) may be disregarded and any fraction over one-half shall be construed as requiring one automobile parking space.

Additional Edits to the Proposed Small Lot Code Amendment

The following two items are edits recommended by the Department of City Planning to the proposed code amendment. These changes are minor in nature and intended to safeguard the intent of the ordinance as it was recommended by the City Planning Commission. The edits will ensure the proposed administrative design review of small lot homes is appropriately enforced for all newly constructed and subsequently modified small lot homes. The proposed modifications are outlined below:

1. Whereas the code amendment language under LAMC Section 12.22 C.27(a)(2)(ii) currently proposes:

“The application for the Administrative Clearance shall be filed concurrent with the tract or parcel map.”

The Department of City Planning proposes the following language to guarantee an established long-term design review process is in place for small lot homes after they are initially constructed and sold to a future homebuyer:

“The application for the Administrative Clearance shall be filed concurrent with the tract or parcel map application and at any time a subsequent alteration or addition is proposed.”

2. Whereas the code amendment language under LAMC Section 12.22 C.27(b) currently proposes:

“Bungalow Court Small Lots or Existing Dwellings on a Small Lot. Existing bungalow courts and detached single, duplex or triplex dwelling structures oriented around shared outdoor space and/or pedestrian paths with a Certificate of Occupancy in a proposed subdivision may be subdivided into small lots and shall comply with Subparagraphs (1), (2) (4), and (9) through (13) of this subdivision.”

The Department of City Planning proposes the following language which provides a more general title to encourage the preservation of more than one housing typology and includes an introduction to clarify the City’s intent. In addition, given that “Bungalow Court” will now

have one. Finally, language referencing an original building permit issuance has been added to prohibit the conversion of newly constructed detached apartments or townhomes to Small Lots without going through design review:

“Small Lot Subdivisions of Existing Dwelling Units. *The purpose of this subsection is to further facilitate fee-simple homeownership opportunities through the preservation of existing housing within the City.*

Existing Group Dwellings, Bungalow Courts, and detached single, duplex, and triplex dwelling structures maintained under a single ownership with an original building permit issued more than 45 years prior to the date of submittal of the application for subdivision, or where information submitted with the subdivision application indicates that the building(s) is/are more than 45 years old based on the date the application is submitted may be subdivided into small lots and shall comply with Subparagraphs (1), (2) (4), and (9) through (13) of Paragraph (a) of this Subdivision. All existing structures shall be legally constructed with an issued building permit or Certificate of Occupancy.”

Conclusion

The above discussion is intended to address the previously raised question about guest parking requirements of small lot homes as well as guarantee that the proposed Administrative Clearance process, which will determine conformance with the City's Small Lot Design Standards, is appropriately applied to Small Lot Subdivision projects.

If you have any questions on this report, please contact Nicholas Hendricks in the Department of City Planning at Nicholas.Hendricks@lacity.org or (213) 978-1383.

Sincerely,



VINCENT P. BERTONI, AICP
Director of Planning

VPB:NH:JM:mn