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.

Supplemental Recommendation Report

City Planning Commission: June 26, 2014

Continued from May 22 and June 6, 2014
RECOMMENDED ACTIONS

Approve the draft re:code LA Zoning Code Evaluation Report;

Approve the amendments to the Code Evaluation outlined in Appendix A;

Recommend that City Council approve the amended Code Evaluation and remapping strategy.
SUMMARY OF CODE EVALUATION

• Outlines directions & key provisions for a new citywide Zoning Code
• Recommends sets of regulations to implement in long-range planning goals
• Guides the development of a Downtown Code and a new, first-of-its-kind web-based code

Zoning Code Evaluation Report

PUBLIC REVIEW DRAFT MARCH 07, 2014
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.
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 Recommendation Report at May 22, 2014 regular meeting and June 6, 2014 special meeting

- Staff highlighted four policy directives and provided 30 synthesized comments from ZAC, TAC and public

- CPC discussed implementing the new code and remapping the City from the existing zoning system to a new system

- **Supplemental Report incorporates:**
  - CPC feedback on amendments to the Code Evaluation
  - An implementation strategy
SUMMARY OF CPC DISCUSSION
ZONING CODE EVALUATION REPORT

Chapter 1: Distinct Neighborhoods

• No Changes to Code Evaluation recommended
# 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
### 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
ZONING CODE EVALUATION REPORT

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)

Chapter 5: Jobs and Innovation

- No changes to Code Evaluation recommended
**SUMMARY OF CPC DISCUSSION**

**ZONING CODE EVALUATION REPORT**

---

### 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
ZONING CODE EVALUATION REPORT

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
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
IMPLEMENTATION OF THE NEW ZONING CODE

Case Processing Procedures:

• Streamline and consolidate case processing procedures by:
  o Identifying and standardizing common requirements
  o Eliminating obsolete or redundant procedures
  o Reducing the total number of separate processes to administer

• Quasi-judicial determinations (variances, conditional use permits, etc.)
  o About 70 separate entitlement procedures

• Legislative actions (individual zone changes, supplemental use districts, etc.)

*Implementation Date*: The first day the new Code legally becomes effective
IMPLEMENTATION OF THE NEW ZONING CODE

Citywide Development Standards:

• Include, among many others, parking requirements, private and common open space requirements for multi-family housing, and landscaping standards

• Modernized and aligned with the General Plan, including the Plan for a Healthy Los Angeles and Mobility Plan 2035

*Implementation Date*: The first day the new Code legally becomes effective
IMPLEMENTATION OF THE NEW ZONING CODE

Zoning:

**Current Code**
- Land use regulations applied through:
  - base zones
  - overlay zones
  - height districts
  - specific plans
  - site-specific (Ts, Qs, and Ds)
- Individual parcels may have upwards of five layers regulations

**New Code**
- Will reduce:
  - complexity
  - provide greater development certainty
  - need for overlays and other cumbersome zoning tools
IMPLEMENTATION OF THE NEW ZONING CODE

Areas Not Undergoing Community Planning at Time of Adoption

- **Zone Conversion**
  - Current Zoning
  - “Bridge” Zone
  - New Zone

Areas Undergoing Community Planning

- **Zone Change**
  - Current Zoning
  - New Zone

(city planning commission: June 26, 2014)
IMPLEMENTATION OF THE NEW ZONING CODE
IMPLEMENTATION OF THE NEW ZONING CODE

[Q] C4-2-CDO

Qualified Conditions

Base Zone (LAMC)
Commercial Zone:
Permitted Uses
Setbacks
Lot Standards

Height District (LAMC)
Floor Area Ratio: 6:1
Height: Unlimited

Supplemental Use District

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

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

28 Pages of Design Standards:
Building, Pedestrian, Open Space, Circulation, Parking, Landscaping, Signs
IMPLEMENTATION OF THE NEW ZONING CODE

PUBLIC REVIEW DRAFT #2

Sec. 3.2.5. General Building

A. Lot Dimensions

<table>
<thead>
<tr>
<th>Lot Dimensions</th>
<th>OP, OX-NX, CX</th>
<th>DX</th>
<th>IX</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 Area (min)</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>A2 Width (min)</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>A3 Outdoor amenity area (min)</td>
<td>5%</td>
<td>5%</td>
<td>5%</td>
</tr>
</tbody>
</table>

B. Building/Structure Setbacks

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>OP, OX-NX, CX</th>
<th>DX</th>
<th>IX</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1 From primary street (min)</td>
<td>5'</td>
<td>3'</td>
<td>3'</td>
</tr>
<tr>
<td>B2 From side street (min)</td>
<td>5'</td>
<td>3'</td>
<td>3'</td>
</tr>
<tr>
<td>B3 From side lot line (min)</td>
<td>0' or 0'</td>
<td>0'</td>
<td>0'</td>
</tr>
<tr>
<td>B4 From rear lot line (min)</td>
<td>0' or 0'</td>
<td>0'</td>
<td>0'</td>
</tr>
<tr>
<td>B5 From alley (min)</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
</tr>
</tbody>
</table>

C. Parking Setbacks

<table>
<thead>
<tr>
<th>Parking Setbacks</th>
<th>OP, OX-NX, CX</th>
<th>DX</th>
<th>IX</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1 From primary street (min)</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
</tr>
<tr>
<td>C2 From side street (min)</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
</tr>
<tr>
<td>C3 From side lot line (min)</td>
<td>0' or 3'</td>
<td>0'</td>
<td>0'</td>
</tr>
<tr>
<td>C4 From rear lot line (min)</td>
<td>0' or 3'</td>
<td>0'</td>
<td>0'</td>
</tr>
<tr>
<td>C5 From alley (min)</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
</tr>
</tbody>
</table>

D. Height

<table>
<thead>
<tr>
<th>Height</th>
<th>OP, OX-NX, CX</th>
<th>DX</th>
<th>IX</th>
</tr>
</thead>
<tbody>
<tr>
<td>D1 Principal building (max)</td>
<td>Set by district</td>
<td>Set by district</td>
<td>Set by district</td>
</tr>
<tr>
<td>D2 Accessory structure (max)</td>
<td>25'</td>
<td>25'</td>
<td>25'</td>
</tr>
</tbody>
</table>

E. Floor Heights

<table>
<thead>
<tr>
<th>Floor Heights</th>
<th>OP, OX-NX, CX</th>
<th>DX</th>
<th>IX</th>
</tr>
</thead>
<tbody>
<tr>
<td>E1 Ground floor elevation (min)</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
</tr>
<tr>
<td>E2 Ground story height, floor to ceiling (min)</td>
<td>11'</td>
<td>13'</td>
<td>11</td>
</tr>
<tr>
<td>E3 Upper story height, floor to ceiling (min)</td>
<td>9'</td>
<td>9'</td>
<td>9'</td>
</tr>
</tbody>
</table>

F. Transparency

<table>
<thead>
<tr>
<th>Transparency</th>
<th>OP, OX-NX, CX</th>
<th>DX</th>
<th>IX</th>
</tr>
</thead>
<tbody>
<tr>
<td>F1 Ground story (min)</td>
<td>40%</td>
<td>50%</td>
<td>20%</td>
</tr>
<tr>
<td>F2 Upper story (min)</td>
<td>20%</td>
<td>20%</td>
<td>20%</td>
</tr>
<tr>
<td>F3 Blank wall area (max)</td>
<td>30'</td>
<td>30'</td>
<td>50'</td>
</tr>
</tbody>
</table>

G. Allowed Building Elements

<table>
<thead>
<tr>
<th>Building Elements</th>
<th>Gallery, awning</th>
</tr>
</thead>
</table>

See Sec. 1.5.11 for specific building element requirements.
DISCUSSION...