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.
WHY ARE WE HERE TODAY?

» Brief overview of “Downtown Form” week-long working session
  week: Dec 8-12, 2014

» Existing Conditions

» Latest Approach Thoughts
NEW ZONES Hierarchy

- GENERAL PLAN
  - FRAMEWORK ELEMENT
    + Framework Districts (regional center, neighborhood center)

  - COMMUNITY PLAN
    + Land Use Element (applies Framework)

  - ZONING
    + Zones (setbacks, height, allowed uses)
    + General Standards (parking, landscaping, lighting)
    + Administration (procedures, relief, nonconformities)
NEW ZONES
Framework Plan Implementation

» Community Plans Intended to Implement Framework Plan

» Downtown:
  » Central City Community Plan
  » Central City North Community Plan
  » Transit Neighborhood Plan (Regional Connector)

LEGEND
Mixed Use Boulevards
Regional Center
Downtown Center
Community Center
GENERAL APPROACH
Downtown

» Downtown Code Will Be a Free-Standing, Complete Code
» No Application of New Zones (map changes) Without Concurrent Planning
» Specific Plans stay in place, reference current code
» Based on Staff Analysis: 127 Unique Combinations of Zoning
DOWNTOWN WEEK
Monday: Opening Presentation
DOWNTOWN WEEK
Tuesday/Wednesday: Stakeholder Meetings
DOWNTOWN WEEK
Wednesday Evening: ZAC Meeting
CHARACTER ANALYSIS
Downtown

» Community Planning Staff Analysis
  » Initially, 58 Different Character Areas
  » With Application of Key Metrics, Consolidated to 28 Character Areas

» Almost All of Downtown is Mixed Use: Select Areas Have Specific Use Emphasis

» Character Districts Organized By Dominant Land Use
  » Residential
  » Commercial
  » Hybrid Industrial
  » Industrial
  » Special Use
## CHARACTER ANALYSIS
### Downtown

<table>
<thead>
<tr>
<th>COMMERCIAL</th>
<th>RESIDENTIAL</th>
<th>HYBRID INDUSTRIAL</th>
<th>INDUSTRIAL</th>
<th>SPECIAL USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corridor</td>
<td>Low/Medium</td>
<td>Commercial Industrial</td>
<td>Small Scale</td>
<td>Civic &amp; Cultural</td>
</tr>
<tr>
<td>Campus</td>
<td>Medium/High</td>
<td>Government Support</td>
<td>Large Scale</td>
<td>Event</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>High Density</td>
<td>Mixed-Use Corridor</td>
<td>Low Warehouse</td>
<td>Transportation</td>
</tr>
<tr>
<td>Marketplace</td>
<td>Tower in the Park</td>
<td>Live/Work</td>
<td>Medium Warehouse</td>
<td></td>
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<tr>
<td>Cultural Village</td>
<td>Social Service</td>
<td>Neighborhood</td>
<td>Civic &amp; Cultural</td>
<td></td>
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<tr>
<td>Entertainment District</td>
<td>Traditional Urban</td>
<td></td>
<td>Event</td>
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<tr>
<td>Office Plaza</td>
<td>Traditional Core</td>
<td></td>
<td>Transportation</td>
<td></td>
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<tr>
<td>Traditional Core</td>
<td>Urban Mixed Use</td>
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</tbody>
</table>

**Notes:**
- Character Analysis is a strategic framing tool for decision making.
- It is an approach to strategy and an integral part of the city planning.
- It is an approach to strategy and an integral part of the city planning.
- The Downtown Planning Character Analysis highlights the importance of mixed-use development in creating vibrant, walkable communities.

**Character Districts:**
- Residential: Low/Medium, Medium/High, High Density
- Commercial: Corridor, Campus, Neighborhood, Marketplace, Cultural Village, Entertainment District, Office Plaza, Traditional Core
- Industrial: Commercial Industrial, Government Support, Mixed-Use Corridor, Live/Work Neighborhood
- Special Use: Small Scale, Large Scale, Low Warehouse, Medium Warehouse, Civic & Cultural Event, Transportation

**Industries:**
- Residential: Low/Medium, Medium/High, High Density
- Commercial: Corridor, Campus, Neighborhood, Marketplace, Cultural Village, Entertainment District, Office Plaza, Traditional Core
- Industrial: Commercial Industrial, Government Support, Mixed-Use Corridor, Live/Work Neighborhood
- Special Use: Small Scale, Large Scale, Low Warehouse, Medium Warehouse, Civic & Cultural Event, Transportation
South Park Site

Site Area:

62,500 SF
South Park Site

Building Type: Low-Rise

FAR: 6.0

Overall Height: 85 feet
South Park Site

Building Type: Mid-Rise

FAR: 6.0

Overall Height: 120 feet
South Park Site

Building Type: Mid-Rise
FAR: 8.6
Overall Height: 150 feet
South Park Site

Building Type:
Podium High Rise Residential

FAR: 6.0

Podium Height: 40’

Strategy: 1 Tower

Overall Height: 410 feet
South Park Site

Building Type:
Podium High Rise Residential

FAR: 6.0

Podium Height: 40’

Strategy: 2 Towers

Overall Height: 260 feet
South Park Site

Building Type:
Podium High Rise Residential

FAR: 6.0

Podium Height: 90’

Strategy: 1 Tower

Overall Height: 260 feet
South Park Site

Building Type:
Podium High Rise Residential

FAR: 13.0

Podium Height: 40’

Strategy: 1 Tower

Overall Height: 920 feet
South Park Site

Building Type: Podium High Rise Residential

FAR: 13.0

Podium Height: 90’

Strategy: 1 Tower

Overall Height: 770 feet
South Park Site

Building Type:
Podium High Rise Residential

FAR: 13.0

Podium Height: 40’

Strategy: 2 Towers

Overall Height: 560 feet
South Park Site

Building Type:
Podium High Rise Residential

FAR: 13.0

Podium Height: 90’

Strategy: 2 Towers

Overall Height: 510 feet
TYPICAL CODE OUTLINE

Article 1: Introductory Provisions
Article 2: Single-Family Zones
Article 3: Multi-Family Zones
Article 4: Neighborhood Center Zones
Article 5: Community Center Zones
Article 6: Regional Center Zones
Article 7: Downtown Center Zones
Article 8: General Commercial Zones
Article 9: Mixed-Use Boulevard Zones
Article 10: Industrial Zones
Article 11: Overlay Zones
Article 12: Specific Plans

Article 14: Access and Parking
Article 15: Landscaping and Screening
Article 16: Signs
Article 17: Outdoor Site Lighting
Article 18: Streets and Public Improvements
Article 19: Administration
Article 20: Rules of Measurement and Definitions
APPLICATION OF NEW CODE
Downtown

» Map Change Required to Apply New Zones
» New Development Standards
» New Review Procedures
USES Downtown

» Some Use Discussions . . .
  » Ban new surface parking lots?

» Community Plans Must Provide Guidance:
  » Where would residential on the ground floor be allowed?
  » How is use regulated in hybrid areas?
  » Where would industrial sanctuaries occur?
DEVELOPMENT STANDARDS

Downtown

» Floor Area Ratio (FAR)
» Open Space
» ZAC Recommendation -- No Parking Ratios
  (no specific requirement to provide parking anywhere)
» Other Discussions: Parking Form/Design
» New Landscaping Standards
» Signs (?)
» Streets
» Stormwater
re:code LA UPDATE

Progress

» Code Evaluation finalized
» APA session (Seattle) on re:code LA
» WebCode ready in late spring
» Downtown Code draft for review in fall