A New Zoning Code for a 21st Century Los Angeles

Shape your Los Angeles by shaping your future Zoning Code

Zoning Advisory Committee

February 22, 2017
ADMINISTRATION UPDATE
ADMINISTRATION UPDATE

- Authorities
  - Establishment of decision-makers and their respective authorities to act on entitlements

- Processes and Procedures
  - The steps for each entitlement process

- Existing “Supplemental Use Regulations”
  - Additional rules for uses that are associated with entitlements
    - E.g. Findings for Eldercare permit

- Existing “Supplemental Development Regulations”
  - Additional rules for form standards that can be modified with entitlements
    - E.g. Zoning Administrator Determination for fence height
ADMINISTRATION UPDATE - STATUS

- Authorities
  - First round of internal review complete
  - Pending revisions
  - Draft for ZAC review in March

- Processes and Procedures
  - First round of internal and ZAC review complete
  - Pending revisions
  - Draft for ZAC review in March

- Existing “Supplemental Use Regulations”
  - First concept draft complete
  - Pending internal review

- Existing “Supplemental Development Regulations”
  - First concept draft in progress
ESTABLISH NEW CHAPTER 1A

Article 1. Introductory Provisions
   Division 1.1. Opening Provisions
   Division 1.2. Zones Established

Article 2. Context A
   Division 2.1. Context Description
   Division 2.2. Form
   Division 2.3. Frontage
   Division 2.4. Context Development Standards

Article 3. Context B
Article 4. Context C
Article 5. Context D
Article 6. Context E
Article 7. Downtown Context (DT)
Article 8. Production Context (PD)
Article 9. Hillside Context (HS)
Article 10. Coastal Context (CS)
Article 11. Reserved
Article 12. Reserved
Article 13. Reserved
Article 14. Reserved
Article 15. Citywide Development Standards
Article 16. Uses

Article 17. Streets & Public Improvements
Article 18. Division of Land
Article 19. Public Benefits
Article 20. Overlays & Specific Plans
Article 21. Administration
   Division 21.1. Authorities
   Division 21.2. General Procedural Elements
   Division 21.3. Legislative Action
   Division 21.4. Quasi-judicial Action
   Division 21.5. Clearance
   Division 21.6. Specific Plan Implementation
   Division 21.7. Relief
   Division 21.8. Compliance
   Division 21.9. Miscellaneous/ General Administration
   Division 21.10. Subdivision Review
   Division 21.11. Historic Preservation
   Division 21.12. Coastal Development
   Division 21.13. CEQA Administration

Article 22. Nonconformities
Article 23. Measurements, Definitions
   Division 23.1.1. Rules of Measurement
   Division 23.2. Defined Terms
PARKING UPDATE
PARKING RECAP

1. Should parking ratios vary geographically?
2. How do we set the right parking requirements to reduce the need for parking variances?
3. Do we want to continue with our parking reduction mechanisms (by-right and discretionary) and, if so, should they vary by place?
4. Any new best practices?
5. Should we get rid of compact parking / rethink parking stall dimensions?
PROPOSED ZONING SYSTEM

[CONTEXT-FORM-FRONTAGE] [USE]

SETS CHARACTER
BUILDING
RELATIONSHIP TO THE STREET

BUILT ENVIRONMENT

ACTIVITY
CONTEXT ORGANIZES THE CODE

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  Division 1.1. Opening Provisions
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  Division 21.12. Coastal Development
  Division 21.13. CEQA Administration
  Division 21.14 Definitions

Article 22. Nonconformities

Article 23. Measurements, Definitions
  Division 23.1. Rules of Measurement
  Division 23.2. Defined Terms
CONTEXT

Downtown
Production
Rural
Hillside
General
Coastal

Splitting into 4 Contexts to better accommodate the range of places in LA
PARKING UPDATE

Citywide Standards

- Stall Dimensions
- Mechanical Parking
- Shared Parking
- Off-site Parking
- Bike Parking

Context Standards

- Parking Ratios
- Unbundled Parking
- Change of Use
- Screening, Wrapping, Convertible Design
PARKING UPDATE

Citywide Standards

- Stall Dimensions
  - Research reduction of standard stall size, drive aisles and back-up distances
  - Evaluate need for compact vs. standard stalls

- Mechanical Parking
  - Code language should make it clear that this is allowed
  - Review and incorporate DBS Information Bulletin

- Shared Parking
  - Explore by-right shared parking provisions in certain Contexts
  - Explore parking management plan approach
PARKING UPDATE

Citywide Standards

- Off-Site Parking
  - Allow off-site parking for both non-residential and residential uses
  - Expand off-site parking distance (possibly 1,500 feet)

- Bike Parking
  - Fold in existing bike parking ordinance

- Topics Under Consideration
  - Passenger Loading
  - Car-Share
  - Surface Parking Lot Landscaping
  - Uncovered Parking in R1
  - EV Parking
PARKING UPDATE

Context Standards

- Parking Ratios

  - Each Context has its own set of parking ratios (1 flavor per Context)
  
  - Each Context can also flavor its mechanisms for parking reduction (i.e. amount of reduction could change based on Context)
  
  - 5 flavors total
    - Highest – equivalent to today
    - Lowest – no minimum
  
  - Common Denominator: Use X spaces/1,000 sf instead of 1 space/ X sf (residential can remain X spaces/unit)
PARKING UPDATE

Context Standards

- Next Steps for Parking Ratios:
  - Determine required parking for each use group and call-out use
    - Consider whether all commercial uses can have the same parking requirement
  - Identify specific uses that are exceptions to general parking requirements (i.e. homeless shelters, eldercare)
  - Continue coordinating with Transportation Demand Management team
PRELIMINARY WORK

COMMERCIAL USES

Adult Business, Except as listed below:
- Adult Amusement or Entertainment
- Alcohol Sales, Except as listed below
- Off-Site Alcohol Sales

Animal Care, Sales, and Services, Except as listed below:
- Kennels
- Veterinary Hospital
- Day Care Facility, Except as listed below
- Family Day Care

Digital Studio & Postproduction Entertainment Venue, Except as listed below:
- Live Entertainment
- Temporary Entertainment Venue
- Lodging, Except as listed below
  - 1/2 to 100 guestrooms; 1/3 remaining guestrooms; multi-purpose; usable room > 500 sf
- Hotel
- 1/2 to 100 guestrooms; multi-purpose; usable room > 500 sf

Transit Occupancy/Residential Medical, Except as listed below:
- Ambulance Services
- Hospital
- The greater of 1 per 500 or min 0.2 per bed (surgical)
- Day Care Facility
- Medical Office
- Personal Care Services, Except as listed below
- Alternative Financial Services
- Financial Services

Massage Therapy

Postmortem Services, Except as listed below:
- Funeral and Related Services
- Recreation, Indoor, Except as listed below
- Golf Courses
- Eating and Drinking Establishment, Except as listed below
- Outdoor Restaurant
- Fast Food, Free-Standing

Public Market

Department of City Planning
Code Studies Division

PLAN re:code
PARKING UPDATE

Context Standards

- **Unbundled Parking**
  - Clarify that Code does not require bundling
  - Unbundled parking may be required in certain Contexts

- **Change of Use**
  - Some areas of City already have precedent for relaxed change of use standards (i.e. Enterprise Zones, SNAP)
  - In certain Contexts, a change of use within the Commercial Use Category may not trigger additional parking requirements

- **Form Standards**
  - Rules for above grade parking
    - Screening
    - Wrapping (with active uses)
    - Convertible parking design
2017 WORK PROGRAM
## ADMINISTRATION

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Shape the future of Los Angeles by shaping the future Zoning Code.
thank you
visit recode.la

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Shape the future of Los Angeles by shaping the future Zoning Code.

Stay up to date with the latest news

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re:code LA will create a New Zoning Code that is:

**EASY TO USE**
Customer-friendly, visual, and well organized

**ROBUST WITH NEW ZONING OPTIONS**
An expanded set of zoning options to meet the diverse needs of our City, today and tomorrow

**DYNAMIC AND WEB BASED**
An online, interactive experience tailored to your needs

[More About The Project]
Historic Open Source Approval for re:code LA’s WebCode Toolkit

By Jon Doe on August 23, 2016

In a first for the City of Los Angeles, the City Council earlier this month officially approved the Department of City Planning’s proposed open source release of portions of the Web-based Zoning Code System. The releases, known as the WebCode Toolkit, are anticipated to be available in the summer of 2016 through the online software repository GitHub.
About the project

**re:code LA** is a comprehensive revision of the City of Los Angeles’ Zoning Code, and is one of the City’s largest planning initiatives to date. First adopted in 1946, the Zoning Code’s overall structure has remained the same, while the needs of the City have changed drastically. **re:code LA** will create a Zoning Code to realize the needs of a 21st Century Los Angeles for all stakeholders.

Why **re:code LA**?
Shape the future of Los Angeles by shaping the future Zoning Code.

Keep up with the latest updates
Keep up with the latest updates

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PROJECT FILES

Project Files
Keep up-to-date as new project documents are made available.

VIEW FILES