

PLAN

re:code

Comprehensive
Zoning Code
Revision

Listening Sessions Presentation
July 2013



Five-Year Work Program, Three Deliverables:

- Dynamic Web-Based Zoning Code
- Layperson's Guide to Zoning
- Unified Downtown Development Code

Project Team made up of City Employees and Planning, Environmental, & Web Consultants



Core Planning Team

Alan Bell, AICP
Deputy Director

Tom Rothmann
Senior City Planner

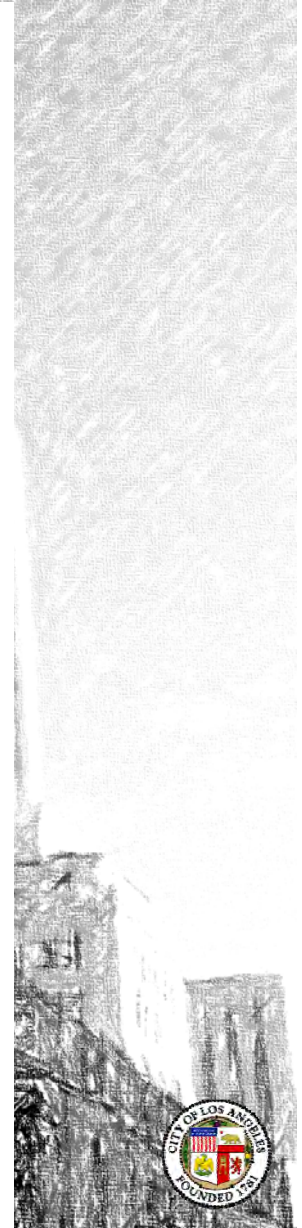
Erick Lopez
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Project Consultants

Code Studio
Lead Consultant

John Kaliski Architects
Architecture

White & Smith, LLC
Legal/Drafting Support

Patricia Smith, Landscape Architect
Landscape Architecture

Torti Gallas and Partners
Urban Design/Planning

HR&A Advisors
Economic Impact

Winter & Company
Historic Preservation/Urban Design

The Robert Group
Community Outreach

Peter Park
Process/Administration Analysis

VPE Public Relations
Community Outreach

Lamphier - Gregory
Planning/Environmental Analysis

The Doyle Logan Company
Project Identity

Urban Insight
Web Design/Web-Based Code

Design Gnomes
Graphic Design/Editing

Impact Sciences
Environmental Impact Assessment

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History & Background

HOW DID WE GET HERE?

History & Background

Last comprehensive revision to Zoning Code was in **1946**

- Consolidated 11 separate Zoning Ordinances into 1
- “... thus ending much confusion.”



Los Angeles in 1946



History & Background

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



Current Problems

MAKING UP FOR SHORTCOMINGS

Current Problems

- Same basic set of Zoning Classifications maintained since Post-War Era
- Scattered language results in vague, contradicting, and unnecessarily complicated regulations
- Relies heavily on Entitlements, Site-Specific Conditions, and Overlays
- Does not always promote good urban design

Code Interpretations & Memos

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

Current Problems

Over 70 Different Entitlements, and 100's of Individual Actions

CASE IDENTIFIER		name	LAMC	application section	procedural section	Quasi-Leg. SubDiv	INITIAL DECISION			APPEAL			2ND APPEAL					
prefix	suffix						initial DM	hearing or (pre)hearing	time to act	effective date/appeal period	AFC	OFC	City Council	time to act	2nd appellate body	time to act	mayoral action	expiration/termination
DIR	SPP	SP Project Permit Compliance	11.5.7 C	11.5.7 B.2	11.5.7 C	Q		75 days	15 days		75 days				2 years	1 year	not addressed	
	SPPM	SP Project Permit Modification	11.5.7 D	11.5.7 B.2	11.5.7 C.D	Q		75 days	15 days		75 days				N/A	N/A	not addressed	
	SPPA	SP Project Permit Adjustment	11.5.7 E	11.5.7 B.2	11.5.7 C.E	Q		75 days	15 days		75 days				2 years	1 year	not addressed	
	?	Specific Plan Interpretation	11.5.7 H	11.5.7 B.2	11.5.7 H	Q		75 days	15 days		75 days				N/A	N/A	not addressed	
	CRB	Design Review Board	16.50	16.50 E	16.50 E.F	Q	DRBoard	11 + 6 + 10 day	15 days		30 days				2 years	2 years	not addressed	
	DB	Denary Bonus menu	12.22 A.25	11.5.7 B.2(a)	12.25 A.25(g)	Q		none stated	15 days		60 days				not addressed	not addressed	not addressed	
	SFR	Site Plan Review	16.05	16.05 G	16.05 D4	Q		15/60 + 45 day	15 days		30 + 15 days				3 years	not addressed	not addressed	
	PA	Plan Approval generally	?	?	?	Q		N/A	N/A	N/A	N/A				N/A	N/A	N/A	
	?	RCD CIR Determination	13.07 F	13.07 F	13.07 F, 12.24	Q		25 days	15 days		75 days				not addressed	not addressed	not addressed	
	PA (?)	RCD Plan Approval	13.08 E	13.08 E.2(a)	13.08 E	Q		20 + 5 days	15 days		30 + 15 days				not addressed	not addressed	not addressed	
	PS*	Private Street Map	18.02-4.8	18.03.8	18.03.8	Q		30 + 40 days	15 days		30 + 14 days				3 years	3 years	not addressed	
	BE*	Public Benefits, Alternative Compliance	14.00 B	14.00 B.2	14.00 B	Q		75 days	15 days		75 days				2 years	1 year	not addressed	
	ZDA	Zone Boundary Adjustment	12.30 H	12.30 H.1	12.30 H.1	L	?	N/A	N/A	N/A	N/A				N/A	N/A	N/A	
	HDA (?)	Height District Adjustment	12.30 J	12.30 H.1	12.30 H.1	L		N/A	N/A	N/A	N/A				N/A	N/A	N/A	
	?	Amendment of T / Clarification of Q or D	12.32 H	12.32 H.1	12.32 H.3-6	Q		none stated	20 days		none stated				N/A	N/A	N/A	
	?	Off Street Parking Reduction	12.24 Y	12.27 A	12.27 B-F	Q		75 days	15 days		75 days		75 days	10 / 60 days	2 years	1 year	6 months	
	COA	HPOZ Cert of Appropriateness	12.20 J.K	12.20 J.K.3	12.20 J.K.3-4	Q		HPOZ board	30 + 75 days	15 days	75 days				2 years	not addressed	5 years	
	DDM*	HPOZ Cert of Compatibility	12.20 J.L	12.20 J	12.20 J.K.3-6	Q		HPOZ board	30 + 75 days	15 days	75 days				2 years	not addressed	5 years	
	CWC	HPOZ Conforming Work Contributing Elements	12.20 J.1	12.20 J.8.1	12.20 J.8.1	Q		HPOZ board	21 days	none stated	none stated				2 years	not addressed	5 years	
	DDM*	HPOZ Conforming Work Non-Contributing Elements	12.20 J.1	12.20 J.8.1	12.20 J.8.1	Q		HPOZ board	21 days	none stated	none stated				2 years	not addressed	5 years	
	?	Directors Decision, Open Space	12.21 G.3	12.21 G.3	12.21 G.3	Q		HPOZ board	25 days	15 days	75 days				not addressed	not addressed	not addressed	
	DD	Directors Determination (according to PCTS)	Vehicle SPP	?	?	Q		?	?	?	?				?	?	?	
	DI	Directors Interpretation (according to PCTS)	not in LAMC?	?	?	Q		?	?	?	?				?	?	?	
BSA	DBS Appeals	12.26 K	12.26 K.2	12.26 K.3-10	Q		75 days	15 days		75 days				N/A	N/A	N/A		
ZA	CU	Conditional Use	12.24 B-Q,W,X	12.24 B	12.24 C-Q	Q		75 days	15 days		75 days				2 years	1 year	1 year	
	CUB	Conditional Use, Beverage	12.24 W.1	12.24 B	12.24 C-Q	Q		75 days	15 days		75 days				2 years	1 year	1 year	
	COX	Conditional Use, X	?	12.24 B	12.24 C-Q	Q		75 days	15 days		75 days				2 years	1 year	1 year	
	VCU	Vesting Conditional Use	12.24 B-Q,T	12.24 B	12.24 C-Q	Q		75 days	15 days		75 days				3 years (4)	1 + 1 years	1 year	
	ZA*	ZA Adjustment	12.28	12.28 C.1	12.28 C	Q		75 days	15 days		75 days				2 years	1 year	1 year	
	ZAD	ZA Determination	12.24 X, 12.24 various*	various*	various*	Q		75 days	15 days		75 days				2 years	1 year	1 year	
	ZAI	ZA Interpretation	12.21 A.2	12.21 A.2	12.21 A.2	Q		N/A	N/A		15 days				N/A	N/A	N/A	
	ZV	Zone Variance	12.27	12.27 A	12.27 B-F	Q		75 days	15 days		75 days		75 days	10 / 60 days	2 years	1 year	6 months	
	SM	Slight Modification	12.28	12.28 C.1	12.28 C	Q		75 days	15 days		75 days				2 years	1 year	1 year	
	PA (?)	Plan Approval, Variance	12.27 U	unclear	12.27 U	Q		N/A	N/A	N/A	N/A				N/A	N/A	N/A	
	PA (?)	Plan Approval, Adjustment	12.28 E	unclear	12.27 U	Q		N/A	N/A	N/A	N/A				N/A	N/A	N/A	
	?	ElderCare Facility Unified Permit	14.3.1	14.3.1 C	14.00 B	Q		75 days	15 days		N/A				2 years	1 year	1 year	
	CDP	Coastal Development Permit	12.20.2	12.20.2 D	12.20.2 D.N	Q		not addressed	10 days*		30 days*	20 / COC*			not addressed	1 year	not addressed	
	APC	ZC	Zone Change	12.32	12.32 B	12.32 A-D	L	Hearing Officer	75 days	20 (if denied)	90 / 75				30 days	6 years*	N/A	not addressed
		HG	Height District Change	12.32	12.32 B	12.32 A-D	L	Hearing Officer	75 days	20 (if denied)	90 / 75				30 days	6 years*	N/A	not addressed
VZC		Vesting Zone Change	12.32 Q	12.32 Q.1	12.32 Q.3	L	Hearing Officer	75 days	20 (if denied)	90 / 75				30 days	6 years	N/A	not addressed	
OU		Conditional Use	12.24 B-Q,U	12.24 B	12.24 C-Q	Q		75 days	15 days		75 days				2 years	1 year	1 year	
VCU		Vesting Conditional Use	12.24 B-Q,T	12.24 B	12.24 C-Q	Q		75 days	15 days		75 days				3 years (4)	1 + 1 years	1 year	
SFE		Specific Plan Exception	11.5.7 F	11.5.7 B.2	12.24 D	Q		75 days	15 days		75 days			30 days	2 years	1 year	not addressed	
COA		HPOZ Cert of Appropriateness	12.20 J.K	12.20 J.K.3	12.20 J.K.3-5	Q		HPOZ board	30 + 75 days	15 days	75 days				2 years	not addressed	5 years	
BL		Building Line or BL incident to ZC or SubDiv	12.32 R	12.32 P.2	12.32 P.2	Q		75 days	not addressed		90 days			30 days	N/A	N/A	N/A	
OPC	CDP	Coastal Development Permit	12.20.2	12.20.2 D	12.20.2 D.N	Q		same	as related	entitlements				not addressed	not addressed	1 year	not addressed	
	ZC	Zone Change	12.32	12.32 B	12.32 A-D	L	Hearing Officer	75 days	20 (if denied)	90 / 75				30 days	6 years*	N/A	not addressed	
	HG	Height District Change	12.32	12.32 B	12.32 A-D	L	Hearing Officer	75 days	20 (if denied)	90 / 75				30 days	6 years*	N/A	not addressed	
	SPA	General Plan Amendment	11.5.6	11.5.6	11.5.6	L		90 days	15 days		90 / 75			yes, 64 council	N/A	N/A	not addressed	
	VZC	Vesting Zone Change	12.32 Q	12.32 Q.1	12.32 Q.3	L	Hearing Officer	75 days	20 (if denied)	90 / 75				30 days	6 years	N/A	not addressed	
	OU	Conditional Use	12.24 B-Q,U	12.24 B	12.24 C-Q	Q		75 days	15 days		75 days				2 years	1 year	1 year	
	VCU	Vesting Conditional Use	12.24 B-Q,T	12.24 B	12.24 C-Q	Q		75 days	15 days		75 days				3 years (4)	1 + 1 years	1 year	
	?	Specific Plan	12.32	12.32 B	12.32 A-D	L		75 days	20 (if denied)	90 / 75					30 days	N/A	N/A	
	SPR (?)	Specific Plan Amendment	11.5.7 G	11.5.7 B.2	12.32 A.C.E	L	Hearing Officer	75 days	20 (if denied)	90 / 75					30 days	N/A	N/A	
	SUD	Supplemental Use District (irect SN, etc)	12.32 S	12.32 S.1(c)	12.32 S.1(c)	L	Hearing Officer	75 days	20 (if denied)	90 / 75					30 days	N/A	N/A	
	HPOZ	HPOZ Preservation Plan	12.20 J.6	12.20 J.6	12.20 J.6	L	Hearing Officer	75 days	20 (if denied)	90 / 75					30 days	N/A	N/A	
	?	HPOZ Preservation Plan Amendment	12.20 J.6	12.32 B, 12.32	12.32 A-D	L	Hearing Officer	75 days	20 (if denied)	90 / 75					30 days	N/A	N/A	
	?	HPOZ Boundary Change, etc.	12.20 J.6	12.32 B, 12.32	12.32 A-D	L	Hearing Officer	75 days	20 (if denied)	90 / 75					30 days	N/A	N/A	
BL	Building Line incident to ZC or SubDiv	12.32 P.2(a)	12.32 P.2	12.32 C, P.2	Q	Hearing Officer	75 days	20 (if denied)	90 / 75				30 days	N/A	N/A	N/A		
?	Public Land Use Determination	12.24.1	12.24 B	12.24 C-Q	Q		75 days	15 days		75 days				not addressed	not addressed	1 year		
CDP	Coastal Development Permit	12.20.2	12.20.2 D	12.20.2 D.N	Q		same	as related	entitlements					not addressed	not addressed	1 year	not addressed	
AA	PVLA	Preliminary Parcel Map	17.50 E	17.51	17.02 E.6	S												
	PVEX	Parcel Map Exemption (Lot Line Adjustment)	17.50 B.1(c)	?	?	S	SubDiv Comm	3044 days (763 P)	15 days		30 + 14 days				3 years	6 years	N/A	
	MOD	Parcel Map Modification	17.53 H	17.53 H	17.53	S		not addressed	15 days	City addressed	not addressed				not addressed	not addressed	not addressed	
	PMV	Parcel Map Violation	?	?	?	S									same as original	same as original	N/A	
	PMW	Parcel Map Waiver	17.50 D	17.50 D.2	17.50 D.2	S		not addressed	15 days	?	30 + 14 days				not addressed	not addressed	not addressed	
	CDC	Certificate of Compliance	map act	?	?	S		not addressed	15 days	?	30 + 14 days				not addressed	not addressed	not addressed	
	PS*	Private Street Map	18.02-4.8	18.03.8	18.03.8	S/Q		same	as SubDiv	process	orr	18.04			3 years	6 years	N/A	
	CDP	Coastal Development Permit	12.20.2	12.20.2 D	12.20.2 D.N	Q		same	as related	entitlements					not addressed	1 year	not addressed	
	TT (CN, SL, etc.)	Tentative Tract Map	17.06	17.06	17.06	S	SubDiv Comm	60 days (76.6 A.2)	10 days		30 + 10 days				3 years	6 years	N/A	
	VTT (CN, SL, etc.)	Vesting Tentative Tract Map	17.15	17.15 A	17.15	S	SubDiv Comm	60 days (76.6 A.2)	10 days		30 + 10 days				3 years	6 years	N/A	
	MOD	Tract Map Modification	17.11	17.11 B	17.11	S		not addressed	10 days		30 + 10 days				same as original	same as original	N/A	

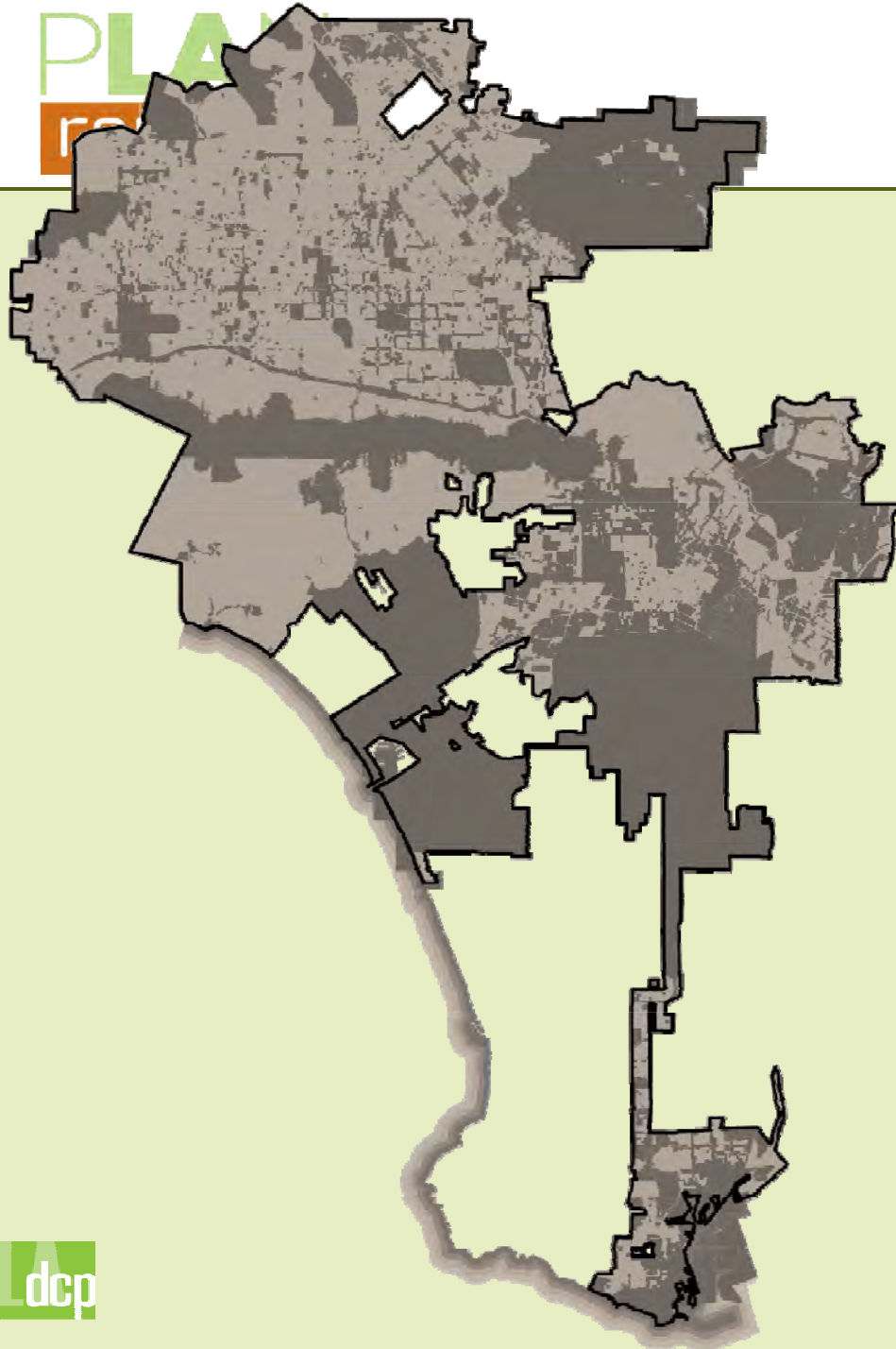
Current Problems

Overlays & Site-Specific Conditions

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

shown in dark brown on the left

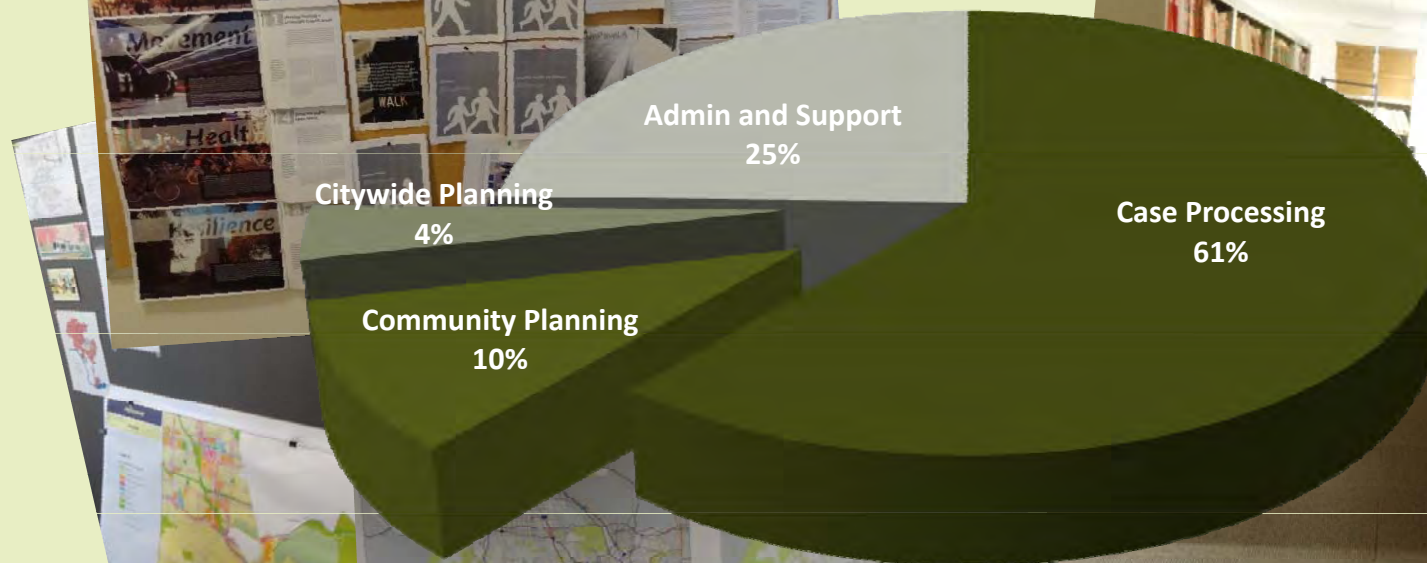
- Majority of properties have 2 or more different sets of regulations



Current Problems

Majority of resources are now devoted to Cases, Administration and Support (86%)

Department Budget Allocation





General Plan Framework

A VISION FOR LOS ANGELES' FUTURE



General Plan Framework

- 1990's, City adopted the General Plan Framework Element
- Strategy to accommodate growth and development
- Zoning Code never revised to implement these policies and standards

Citywide Pedestrian & Transit-Related Priorities Linked to Urban Form in the City of Los Angeles

- Fixed Rail Transit Lines and Stations
- Busway Routes and Stations
- Pedestrian-Priority Streets and Districts
- Transit-Priority Highways
- Future Transit Priority Highways

Citywide Economic Strategies in the City of Los Angeles


- Market-Linked Area
- General Plan Industrial Land Uses
- Redevelopment Project Areas
- Proposed Redevelopment Project Area²
- CRA Recovery Study Area
- Existing State Enterprise Zone
- LANI Area
- Downtown, Port, LAX⁴

Framework Principles

- **Economic Opportunity**
Improve social equity and maintain the quality of life
- **Equity**
Prioritize community needs
- **Environmental Quality**
Attract /retain economic investment and improve neighborhood liveability
- **Strategic Investment**
Ensure mobility and access to jobs, and
Maintain environmental quality
- **Clear and Consistent Rules**
Expand economic opportunity and protect neighborhood character
- **Effective Implementation**
Responsive to changing needs of communities to plan for the future

Framework Chapters Guiding Language:

General Plan System

 **Growth & Capacity**

 **Land Use**

Housing

 **Urban Form & Neighborhood Design**

 **Open Space & Conservation**

 **Economic Development**

Transportation

Infrastructure & Public Services

 **Implementation Programs**

Land Use Categories:

Zones/Uses

Single-Family Residential
Multi-Family Residential
General Commercial
Industrial
Open Space
Public and Institutional

Districts & Centers

Neighborhood District
Community Center
Regional Center
Downtown Center

Mixed-Use Boulevard
Pedestrian Overlay
Historic Overlay

General Plan Framework

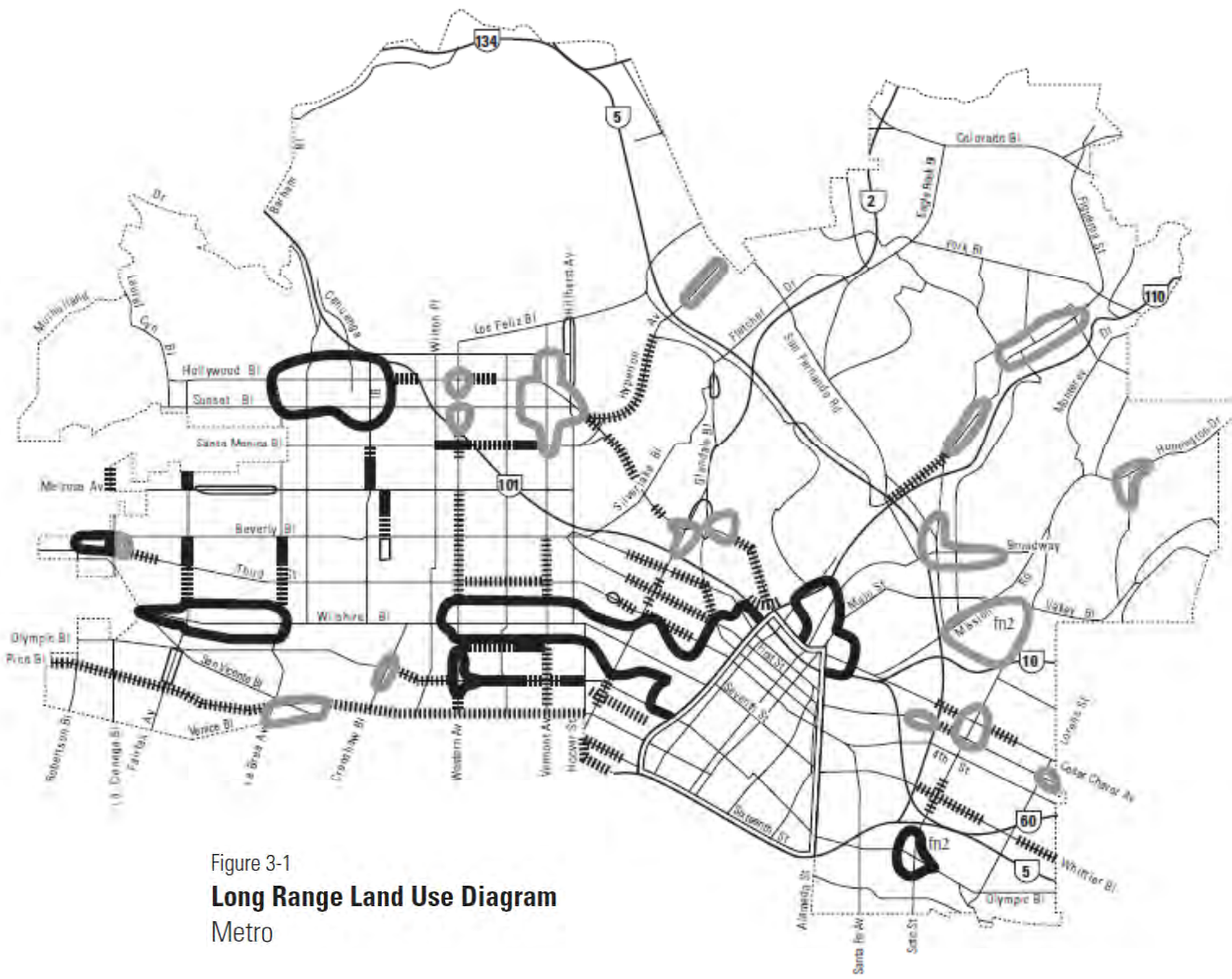





Figure 3-1
Long Range Land Use Diagram
Metro

 Neighborhood District





 Community Center



 Regional Center




 Downtown Center

 Mixed Use Boulevards


General Plan Framework




Figure 3-3
Long Range Land Use Diagram
West/Coastal Los Angeles

 Neighborhood District




 Community Center



 Regional Center



 Downtown Center

 Mixed Use Boulevards



General Plan Framework

