

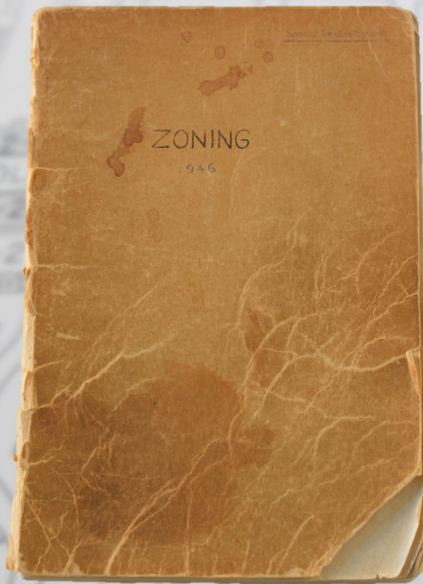


A New Zoning Code for a 21st Century Los Angeles
Pacific Palisades/Brentwood CCs | March 30, 2019

re:code LA Overview



ZONING CODE



1946



TODAY



Department of City Planning
Code Studies Division



PLANNING or ZONING

PLANNING DOCUMENTS



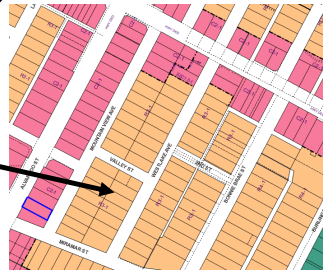
Created by Yemini Ahluwalia
from Noun Project



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from Noun Project

- General Plan
- 35 Community Plans
- 100+ Specific Plans

This says
R3-1 ...
now what?



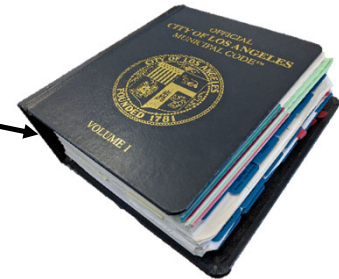
ZONING CODE



Created by Brian Ejar
from Noun Project

- Development Regulations
- Allowable Uses
- Processes and Procedures

Look the R3-1
regulations up
in here



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PLANNING & IMPLEMENTATION

PLANS



Created by Naeem Akhavan
From Neat Project

Created by Michael Davis
From Neat Project

REGULATIONS



Created by Brian Egan
From Neat Project

GENERAL PLAN

COMMUNITY
PLAN

ZONING CODE

ZONING MAP



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PLANNING VISION & IMPLEMENTATION

PLANNING



Created by Yvonne Alonzo
from Noun Project

Created by Michael Bello
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- Preservation of single-family neighborhoods

ZONING CODE



Created by Brian Egan
from Noun Project

- Single-Family Zones in the Code
 - R1, RS, RE, RA Zones
 - R1 Variations
 - Hillside Area Development Standards



COMMUNITY PLAN vs. ZONING MAP

COMMUNITY PLAN LAND USE MAP



Created by Yamsi Ahluwalia
from Noun Project

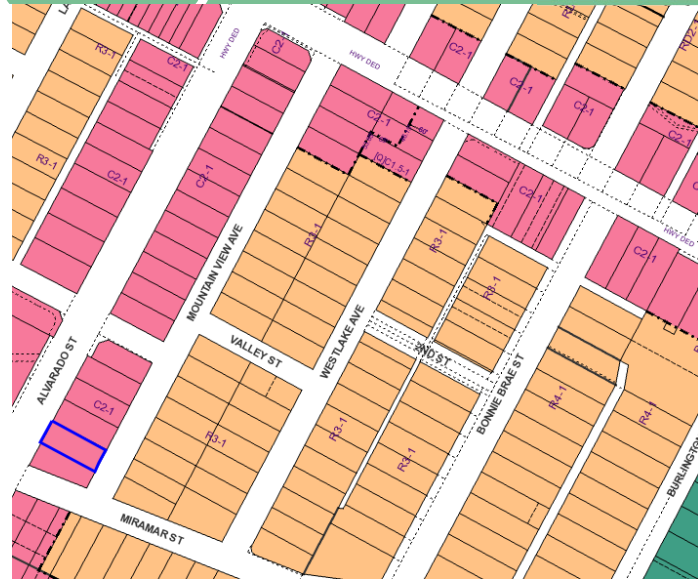
Created by Michel Beno
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ZONING MAP (ZIMAS)



Created by Michel Beno
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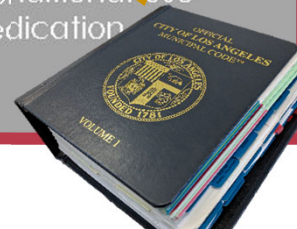
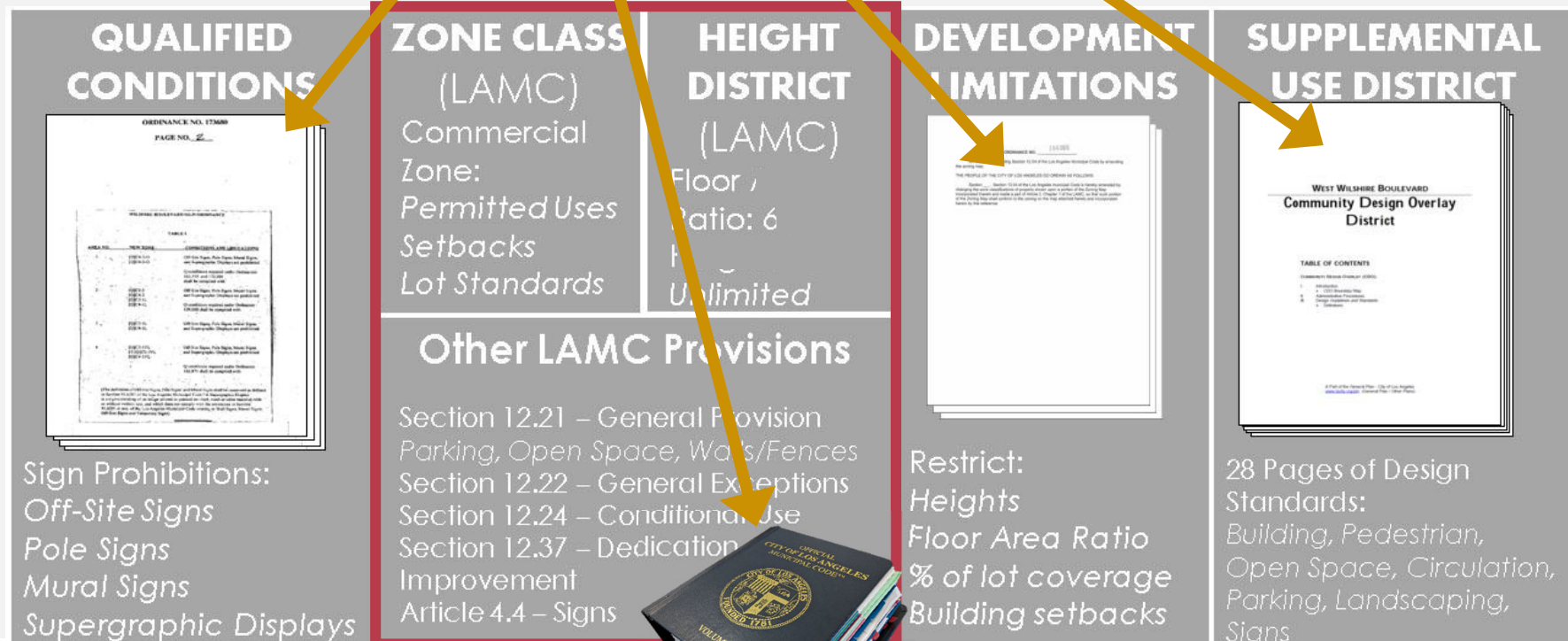


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CURRENT ZONING

[Q]C2-1D-CDO



Why a new Zoning Code?

CURRENT CHALLENGES of EXISTING CODE

- 35 Zones are far from enough
- Overlays and Specific Plans compensate for the lack of zones
- Scattered regulations are inaccessible

GOALS FOR NEW CODE

- Comprehensive set of zones
- Modular and adaptable zoning can meet current and future goals
- Singular source for zoning regulations
- Visual and easy to navigate



PROPOSED ZONING SYSTEM

← BUILDING → ← RELATIONSHIP TO
RIGHT OF WAY → ← DEVELOPMENT
STANDARDS → ← PERMITTED
USES → ← NUMBER
OF UNITS →

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]

← BUILT ENVIRONMENT → ← ACTIVITY →



DEPARTMENT OF CITY PLANNING
POLICY PLANNING BUREAU
CODE STUDIES DIVISION

PLAN
re:code

REVISED DATE:
JANUARY 11, 2018

SHEET A1

FORM DISTRICTS

FORM - FRONTAGE-STANDARDS] [USE-DENSITY]

- Building development envelopes
 - Minimum lot size
 - Building placement
 - Bulk & Mass
 - Area and Height requirements shown together

Form | Low-Scale Form Class | Low-Scale

C. Low-Scale 3 (LS3)

Structures in the Low-Scale 3 Form District are intended to support concentrated activity along pedestrian oriented streets where a traditional main street character is desired. Structures present a lower scale frontage and strong street wall that supports a vibrant pedestrian environment while building height gradually rises away from the street in order to accommodate development activity.

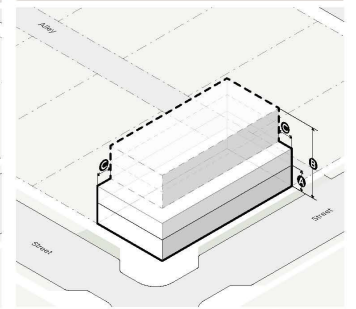
1. Lot and Site Parameters



Lot Size	
A Lot area for new lots (min)	n/a
B Lot width for new lots (min)	20'
Coverage	
C Building coverage (max)	100%
D Outdoor amenity space (min)	10%
Courtyard	■
Park	■
Paseo	■
Plaza	■
Upper-story terrace	■
Yard	■
Building Setbacks	
E Street (min)	see Frontage
F Common lot line (min)	0'
G Alley (min)	0'
Parking Setbacks	
H Street (min)	see Frontage
I Common lot line (min)	0'
J Alley (min)	0'

Key: ■ = Allowed -- = Not Allowed

2. Bulk and Mass



Building Height*		A Min	B Max
Base	15'	2 stories	
Bonus	15'	4 stories	
Floor Area Ratio (FAR)*			Max
Base		1.5	
Bonus		2.5	
Upper Story Setback			
C Above 2 stories, from street (min)		10'	
Building Mass			
Building length (max)		n/a	
Facade length (max)		n/a	
Articulation			
Length of facade without articulation (max)		50'	
Facade articulation techniques required (min)		2	
Facade length/articulation applicability		4 stories	
Connectivity			
Pedestrian connection spacing (min)		n/a	

*Bonus achieved through incentive zoning system - under development.



FRONTAGES

[FORM - FRONTAGE - STANDARDS] [USE - DENSITY]

- Street frontage requirements:
 - Window placement
 - Story Height
 - Pedestrian Access
 - Building Elements (canopies, stoops)
- Many overlay requirements are now reflected in the Frontages

[FORM - **FRONTAGE** - STANDARDS] [USE - DENSITY]
Frontage Districts Established | Special Frontages

SEC. 3.7.3. RIVER

1. Site

Build-To Range

Build-To Width

Ped. Amenity Modification

Parking Setback

Impervious Area

PLACEHOLDER

2. Facade

Build-To Range

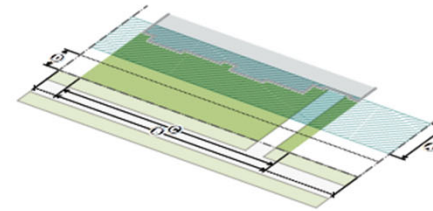
Build-To Width

Ped. Amenity Modification

Parking Setback

Impervious Area

PLACEHOLDER



Build-to	
Applicable stories (min)	1
A Build-to range (min/max)	20'/40'
B Build-to width (min)	70%
C Pedestrian amenity modification (max)	100%
Parking	
D River setback (min)	10'
Landscape	
Impervious area (max)	70%
Plants (min)	--
Privacy screen allowed:	A1, A2, A3, A4

Transparency	
A Ground story (min)	30%
B Upper stories (min)	15%
C Blank wall width (max)	30'
Articulation	
D Unarticulated facade width (max)	--
Articulation credits (min)	--
Entrances	
E River lot line-facing entrance	Required
F Entrance spacing (max)	75'
Required entry feature	Yes
Entry feature options	River yard

	Residential	Non-residential
Ground Story		
G Ground story height (min)	n/a	12'
Ground floor elevation (min/max)	n/a	-2'/2'

DRAFT March 12, 2019

City of Los Angeles Zoning Code | 3-23



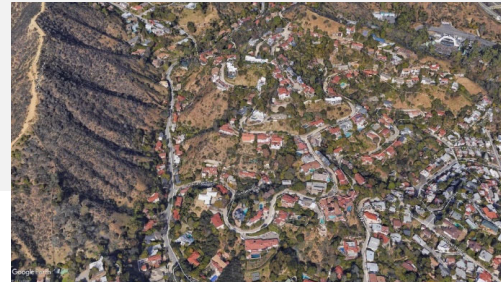
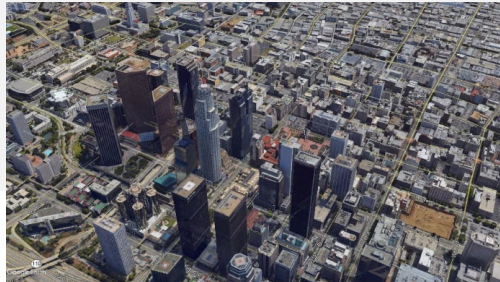
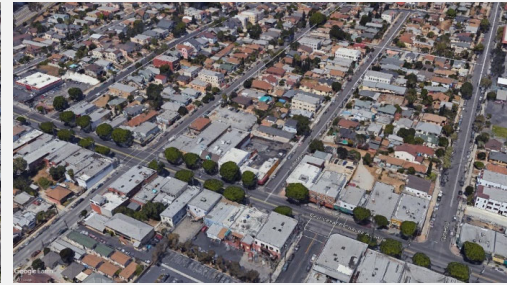
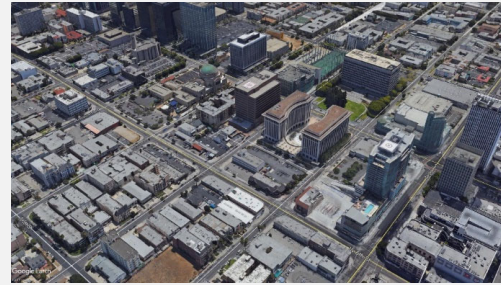
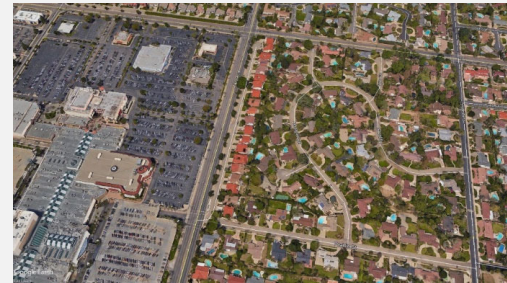
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DEVELOPMENT STANDARD SETS

[FORM-FRONTAGE] STANDARDS [USE-DENSITY]

- Development standards that are tailored to different urban environs, such as:
 - Parking Ratios
 - Landscaping Buffers
 - Grading Limits
 - Lighting
 - On-Site Signs



USE DISTRICTS

[FORM-FRONTAGE-STANDARDS] **USE** DENSITY]

All uses can be viewed in a chart with permission levels for every use:

P Permitted
L Limited
C Conditional
— Not Permitted

Use District	General Commercial District (GC-1)		
RESIDENTIAL USES			
Household Living, As Listed Below:			
One Unit	L		
Two Unit	P		
Three or More Units	P		
Apartment Hotel	L/C		
Boarding or Apartment House	P		
Community Care Facility, Licensed, As Listed Below:			
6 or fewer	P		
7 or more	L/C		
Dormitory			
Fraternity/Sorority Housing	P		
Homeless Shelter, Except as Listed Below:			
Emergency Homeless Shelter	P		
Joint Live Work Quarters	P		
Live/Work	P		
Nationwide Park	—		
Permanent Supportive Housing	P		
Senior Living, As Listed Below:			
Elder care Facility	C		
Alzheimer's and Dementia Care Housing	P		
Assisted Living	P		
Senior Independent Living	P		
Skilled Nursing Home	P		
PUBLIC AND INSTITUTIONAL USES			
Civic, Except as Listed Below:	P		
Community Center	P		
Convention Center	P		
Ground Passenger Terminal	P		
School, K-12	P		
School, Postsecondary	P		
Correctional or Penal Institution	C2		
Nature Conservation Area	P		
Parking	P		
Park or Open Space	P		
Place of Worship	P		
Public Safety Facility	P		
Shoreline Project	C2		
Counseling and Referral Facility	P		
Utilities, As Listed Below:			
Utilities, Minor	P		
Utilities, Major	C2		
Wireless Telecommunication Facility	C1		
COMMERCIAL USES			
Adult Entertainment Business	L/C1		
Alcohol Sales, Except as Listed Below:	C1		
Off-Site Alcohol Sales	C1		
Animal Care, Sales, and Services, Except as Listed Below:	P		
Kennels	—		
Veterinary Hospital	L		
Day Care Facility	P		
Eating and Drinking Establishment, Except as Listed Below:	P		
Fast Food, Free-Standing	P		
Entertainment Venue, As Listed Below:			
Auditorium	P		
Banquet Hall	P		
Dance Hall			C1
Live Entertainment (Cafe/Shows, Karaoke)			C1
Sports Arena and Stadium			C1
Temporary Entertainment Venue			C1
Theater			P
Financial Services, Except as Listed Below:			P
Alternative Financial Services			C1
Instructional Services			P
Lodging, Except as Listed Below:			P
Motel			P
Transient Occupancy Residential			L
Medical, Except as Listed Below:			P
Ambulance Services			P
Hospice			P
Hospital			P
Medical Office			P
Office, Except as Listed Below:			P
Creative Media Office			P
Personal Services, Except as Listed Below:			P
Massage Therapy			P
Postmortem Services, Except as Listed Below:			C1
Funeral and Related Services			C1
Private Club			C1
Recreation, Indoor, Except as Listed Below:			P
Arcade			P
Gym			P
Pool Hall			P
Recreation, Outdoor, Except as Listed Below:			P
Golf Course			—
Public Market			P
Retail Sales, Except as Listed Below:			P
Farmer's Market			L
Food and Beverage Store			P
Garden Center			P
Gun Sales			C1
Printing and Related Services			P
Seasonal Retail, Outdoor			P
Smoke and Vape Shop			L
Sweep Meet			P
HEAVY COMMERCIAL USES			
Car Wash			P
Fueling Stations			—
Self Service Storage			—
Vehicle Repair, Light			—
Vehicle Sales/Rental, Except as Listed Below:			L
New and Used Vehicle Sales/Rental, Heavy			—
Used Vehicle Sales, Light			L
Vehicle Storage, Light			—
LIGHT INDUSTRIAL USES			
Computer and Electronic Product Assembly			—
Food and Drink Manufacturing, Except as Listed Below:			L
Alcoholic Beverage Manufacturing			C1
Furniture and Related Products Manufacturing			—
General Light Manufacturing			—



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DENSITY

[FORM-FRONTAGE-STANDARDS] [USE DENSITY]

- Density at-a-glance for all zones
- # of units based on lot size
- Density of 8 = 1 unit/800 sf of lot area

(12,000 sf lot could house 15 units)

Density Indicator	Sq. Ft. of Lot Area per Dwelling Unit	Sq. Ft. of Lot Area per Guest Room
2	200	Limited by building size
4	400	200
6	600	300
8	800	400
12	1,200	600
15	1,500	750
20	2,000	1,000
30	3,000	1,500
40	4,000	2,000
50	5,000	2,500
60	6,000	3,000

Density Indicator	Dwelling Units per Lot
1L	1
2L	2



ROLL-OUT



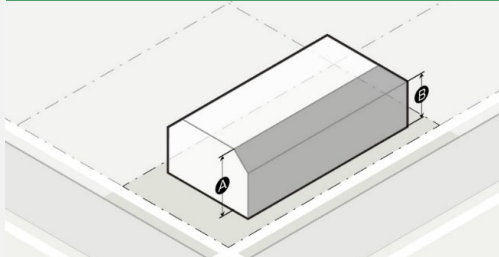
Project Milestones

- ☒ New R1 Variation Zones (single family zones) **Effective March 2017**
- ☐ New processes and procedures
- ☐ Zoning options and operational provisions for the Downtown Community Plans
- ☐ Zoning options for Boyle Heights Community Plan
- ☐ Zoning options for the Orange & Purple Line TNPs, Venice Local Coastal Program, and Southwest Valley Community Plans

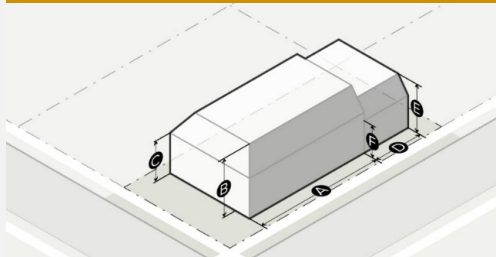


R1 Variation Zones

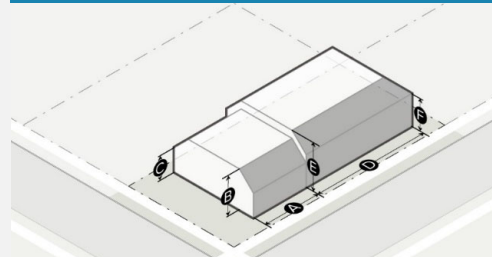
R1V



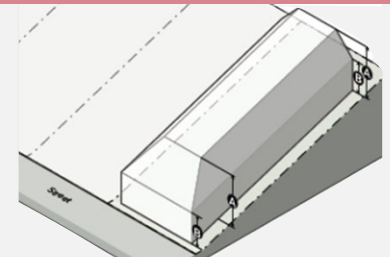
R1F



R1R



R1H



Variable-Mass

Front-Mass

Rear-Mass

Hillside

Largest



Smallest

- R1V1
- R1V2
- R1V3
- R1V4

- R1F1
- R1F2
- R1F3
- R1F4

- R1R1
- R1R2
- R1R3
- R1R4

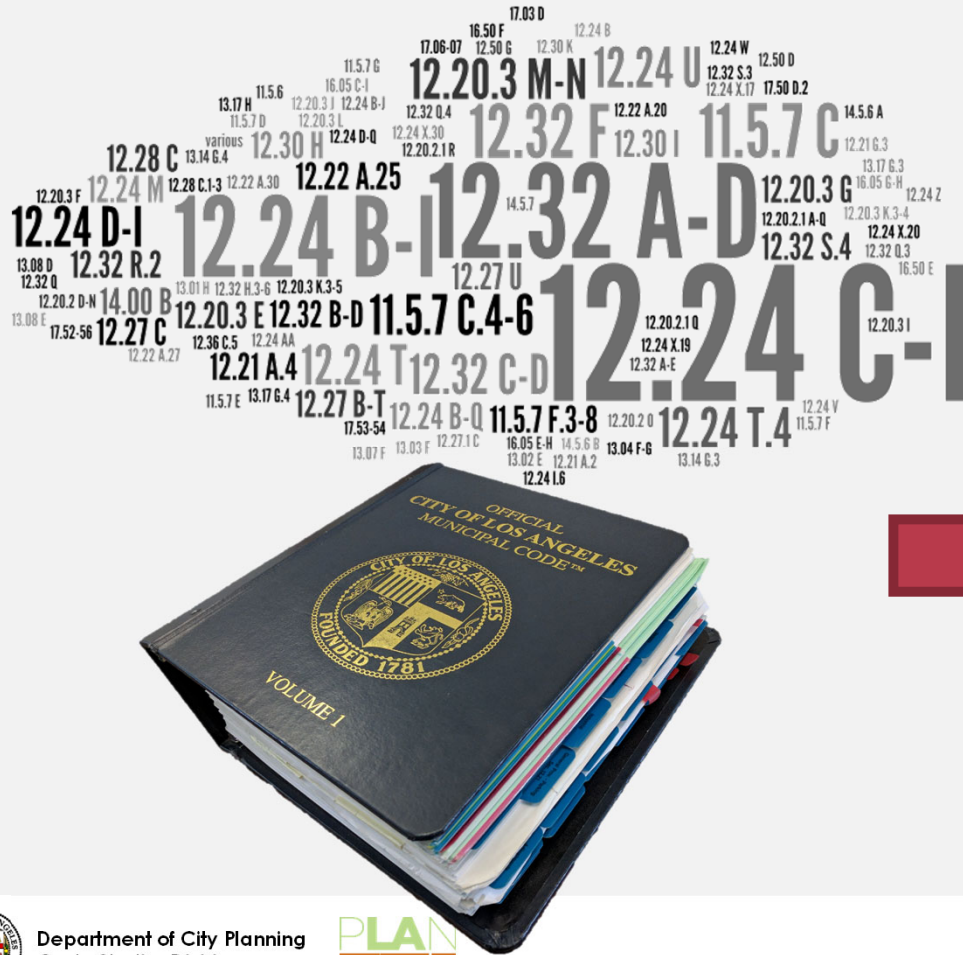
- R1H1
- R1H2
- R1H3
- R1H4



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PROCESSES & PROCEDURES ORDINANCE



Division 13.1. Authorities
Division 13.2. General Procedural Elements
Division 13.3. Legislative Action
Division 13.4. Quasi-judicial Action
Division 13.5. Clearance
Division 13.6. Specific Plan Implementation
Division 13.7. Relief
Division 13.8. Compliance
Division 13.9. Misc./General Administration
Division 13.10. Subdivision Review
Division 13.11. Historic Preservation
Division 13.12. Coastal Development
Division 13.13. Department of Building + Safety
Division 13.14. CEQA Provisions
Division 13.15. Administrative Definitions



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TWO CODES



CHAPTER 1

CHAPTER 1A



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THINKING AHEAD

- **How big should buildings be in your neighborhood? FORM**
Single-family, High-rises, Mid-rises
- **How should buildings appear from the street/sidewalk? FRONTAGES**
Shop fronts, stoops, many windows, detached garages
- **Is the area auto-oriented or more walkable? DEVELOPMENT STDS**
current parking requirements, modified landscaping, pedestrian or auto scale signage
- **What uses should be allowed, and how? USE DISTRICTS**
Auto repair, Alcohol uses (by-right, CUP, banned), large retailers
- **How many homes can an area accommodate? DENSITY**
Number of units in a building



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