



PLANNING FOR DOWNTOWN

Los Angeles
Department of City Planning



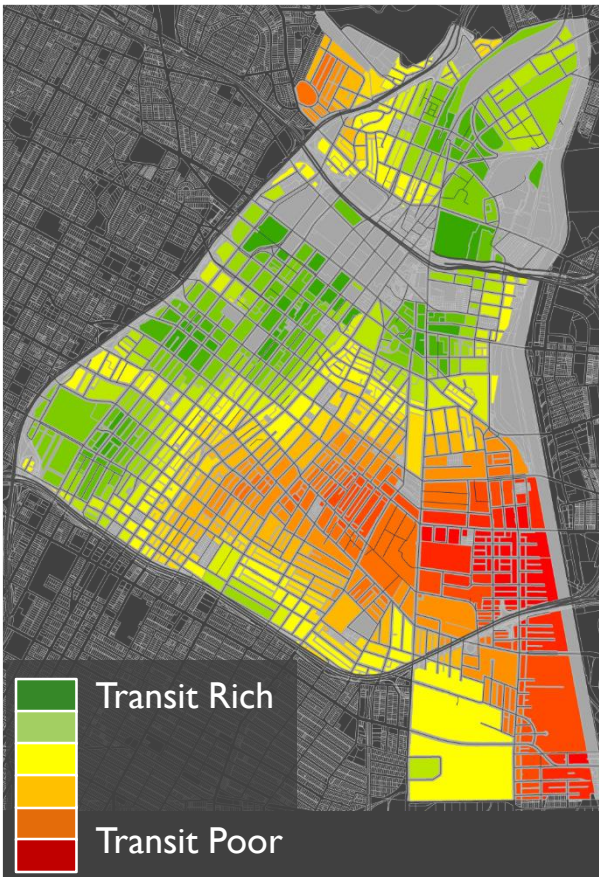
RE:CODE LA ZONING ADVISORY COMMITTEE MEETING

AGENDA

- DOWNTOWN CONTEXTS
- GENERAL DEVELOPMENT STANDARDS
- PARKING
- LANDSCAPING

DECEMBER 9, 2015

CONTEXT-BASED APPROACH



- EACH CONTEXT HAS DIFFERENT PHYSICAL AND FUNCTIONAL NEEDS

RELATING TO:

- STREET, ALLEY, BLOCK PATTERNS
- BUILDING PLACEMENT & HEIGHT
- DISTRIBUTION & INTENSITY OF LAND USES
- DIVERSITY OF MOBILITY OPTIONS



CONTEXT C

low intensity single use zone districts

CONTEXT A

high intensity mixed use zone districts

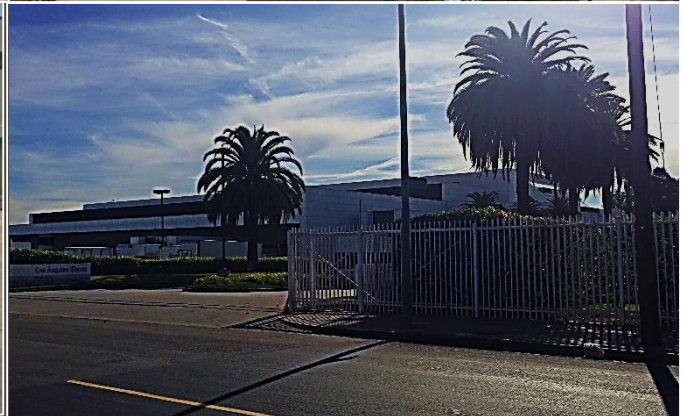
CONTEXT B

mid intensity light and heavy industrial zone districts

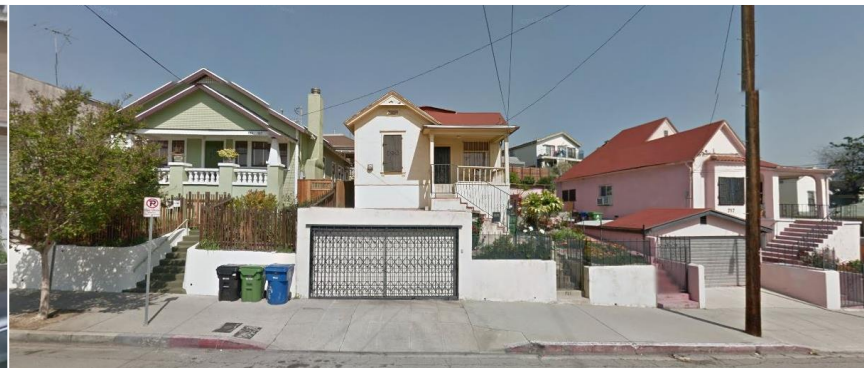
CONTEXT A



CONTEXT B



CONTEXT C



CONTEXT & GENERAL DEVELOPMENT STANDARDS



- CONTEXT IS THE FRAMEWORK FOR SETTING GENERAL DEVELOPMENT STANDARDS
- ANALYZING GENERAL DEVELOPMENT STANDARDS FOR ALIGNMENT WITH CONTEXT BOUNDARIES

PARKING OBJECTIVES

- TAILOR PARKING REQUIREMENTS FOR THE NEEDS OF DIFFERENT AREAS
- **CONTEXT A** - ENCOURAGE INFILL DEVELOPMENT, DENSITY AND INTENSITY. PROMOTE A WALKABLE ENVIRONMENT AND SUPPORT TRANSIT
- **CONTEXT B** - PROTECT AND SUPPORT JOBS BASE AND GOODS MOVEMENT
- **CONTEXT C** - PROTECT AND SUPPORT RESIDENTIAL NEIGHBORHOOD CHARACTER



LANDSCAPING OBJECTIVES

- PROVIDE GUIDANCE FOR THE FULL RANGE OF PLACE TYPES
- PROTECT EXISTING TREES AND VEGETATION
- INTEGRATE SUSTAINABILITY MEASURES
- **CONTEXT A** – ENHANCE ARCHITECTURAL FEATURES AND PROMOTE AN ATTRACTIVE PRIVATE AND PUBLIC REALM
- **CONTEXT B** – SUPPORT FUNCTIONAL PURPOSES WHILE ADDRESSING AIR QUALITY, HEAT ISLANDS, AND BUFFERING
- **CONTEXT C** - REINFORCE NEIGHBORHOOD CHARACTER WITH GARDEN LANDSCAPING

