

A wide-angle photograph of the Los Angeles skyline at sunset. The city's skyscrapers are silhouetted against a warm, orange and yellow sky. In the background, the San Gabriel Mountains are visible under a clear blue sky. The foreground shows a dense urban area with palm trees and residential buildings.

LOS ANGELES DEPARTMENT OF CITY PLANNING



OVERVIEW

- City of Los Angeles
- Planning in Los Angeles
- Community Plan Update Process
- Resources



OVERVIEW

- City of Los Angeles
- Planning in Los Angeles
- Community Plan Update Process
- Resources

The City of Los Angeles

Geography

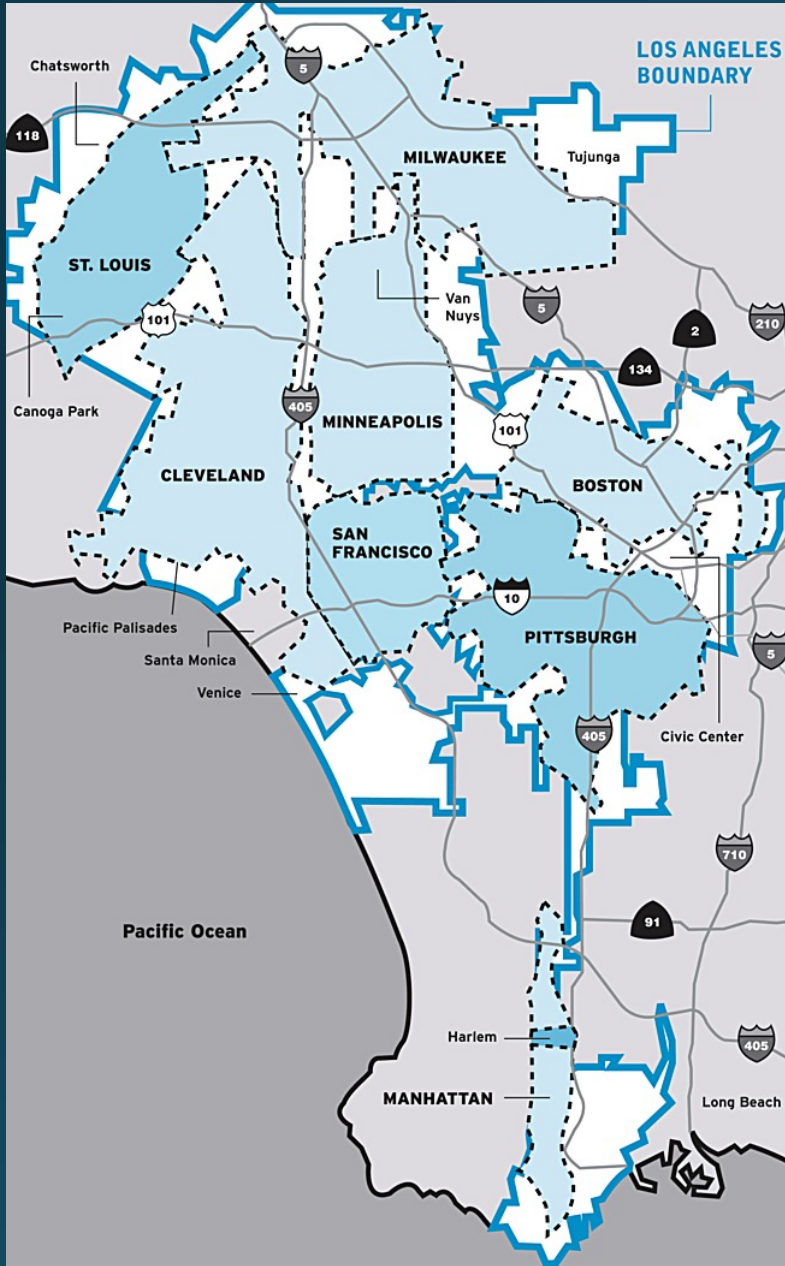
- Nation's second largest city
- 469 square miles
- 44 miles long, 29 miles wide
- Geographically diverse – dense urban neighborhoods, suburban, semi-rural, mountains, beaches, and a river

Population

- Population of 4 million people
- Over 200 languages spoken in households
- 38% Foreign-born
- 38.2% Homeowners
- 61.8% Renters

Ethnicity Breakdown

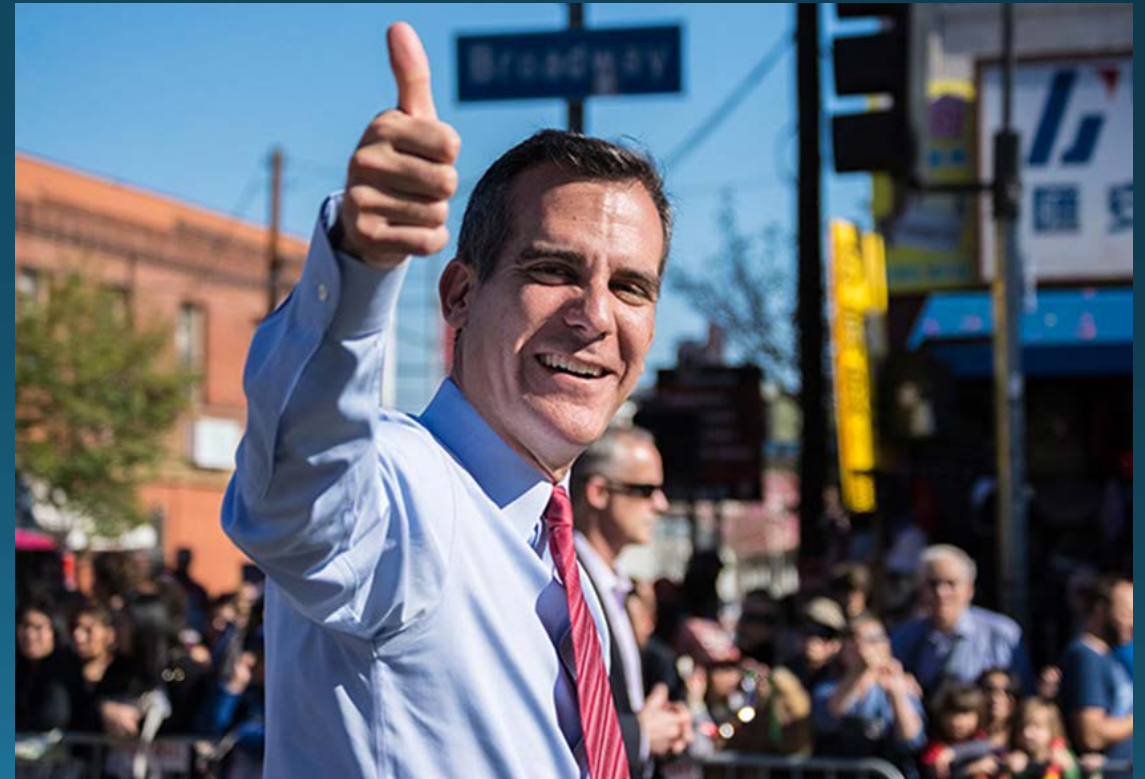
- 28.2% - "Non-Hispanic" White
- 8.5% - African-American
- 49% - Latino
- 11.5% - Asian



LOS ANGELES: A CHARTER CITY



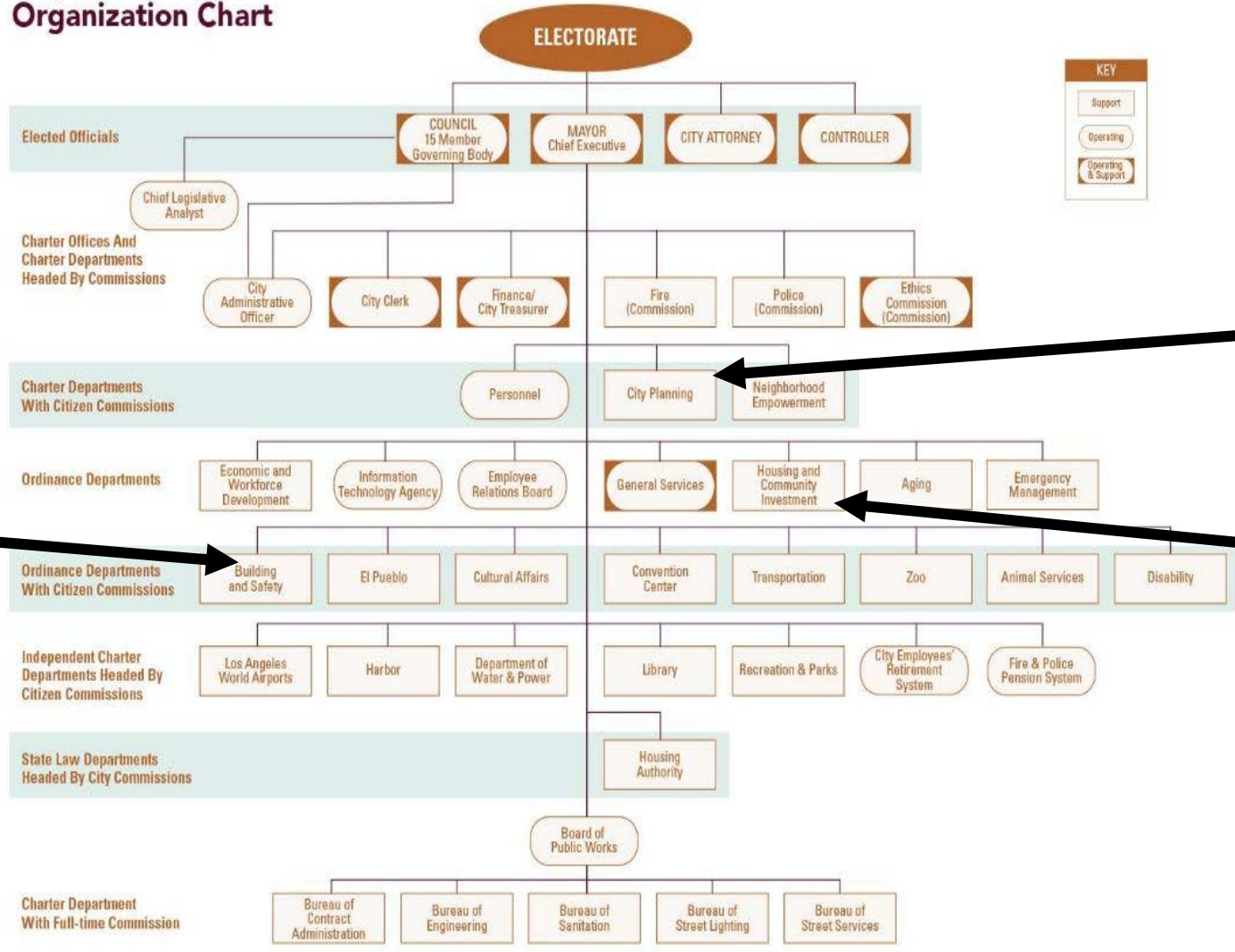
15-Member City Council



Mayor

CITY OF LOS ANGELES – STRUCTURE

City of Los Angeles
Organization Chart



City Planning

Housing and
Community
Investment

Building and
Safety



- City of Los Angeles

- Planning in Los Angeles

- Community Plan Update Process

- Resources



CITY PLANNING DEPARTMENT

“To create and implement plans, policies and programs that realize a vision of LA as a collection of healthy and sustainable neighborhoods, each with a distinct sense of place, based on a foundation of mobility, economic vitality and improved quality of life for all residents.”

LOS ANGELES DEPARTMENT OF CITY
PLANNING

CITY PLANNING DEPARTMENT



City of Los Angeles
Department of City Planning
Vincent P. Bertoni, Director
May 16, 2018

LOS ANGELES DEPARTMENT OF CITY
PLANNING



Role:

Prepare, maintain & implement the City's General Plan.

- Policy Planning
- Project Planning
- Operations

Staff & Commissions:

Director of Planning:

Vince Bertoni

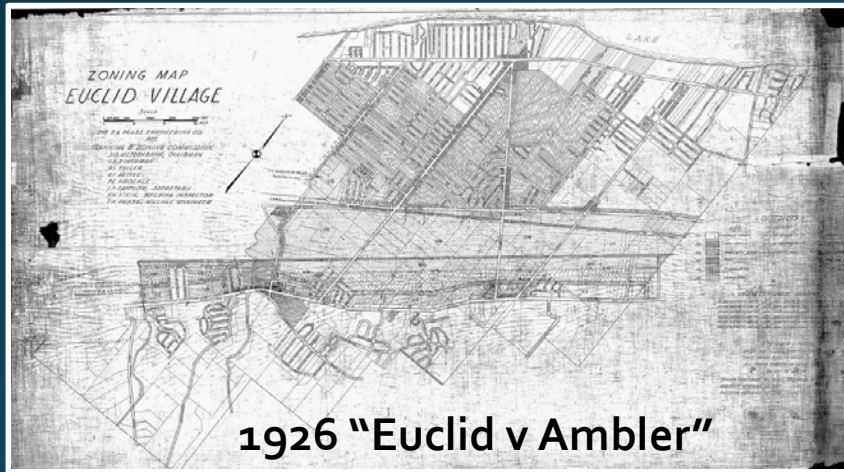
Approximately 380 Staff
City Planning Commission
Cultural Heritage Commission
Area Planning Commissions
DRBs, HPOZs, etc.

WHY DOES PLANNING EXIST?



"I can't believe that the City thinks it can tell us what to do with our private property... this is absurd!"

"Why isn't the City stopping this development in our Community?"



1926 "Euclid v Ambler"

Cities have the legal authority to protect the health, safety and welfare of the public...

THE PURPOSE OF PLANNING



**Balancing
Neighborhood
Priorities**



**Shaping
Communities**



**Accommodating
Growth**

NEIGHBORHOOD PRIORITIES

MOBILITY



INFRASTRUCTURE



OPEN SPACE



JOB



HOUSING



DESIGN

WHAT IS THE GENERAL PLAN?

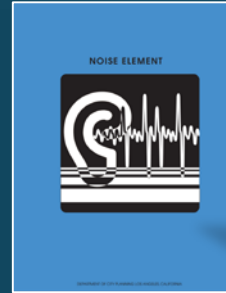
7 Required Elements

- Land Use
- Circulation
- Housing
- Open Space
- Conservation
- Safety
- Noise

City of LA has 11 Elements



Air Quality



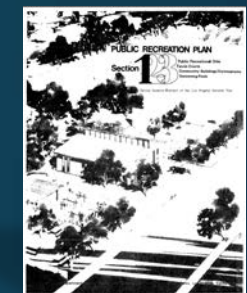
Noise



Safety



Open Space



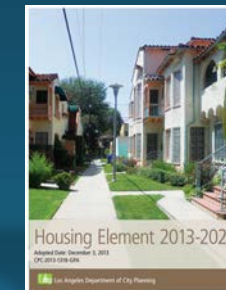
Public Recreation /
Service Systems



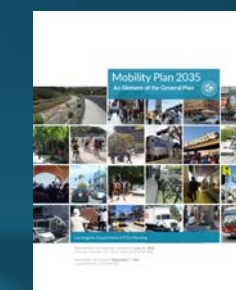
Conservation



Framework



Housing



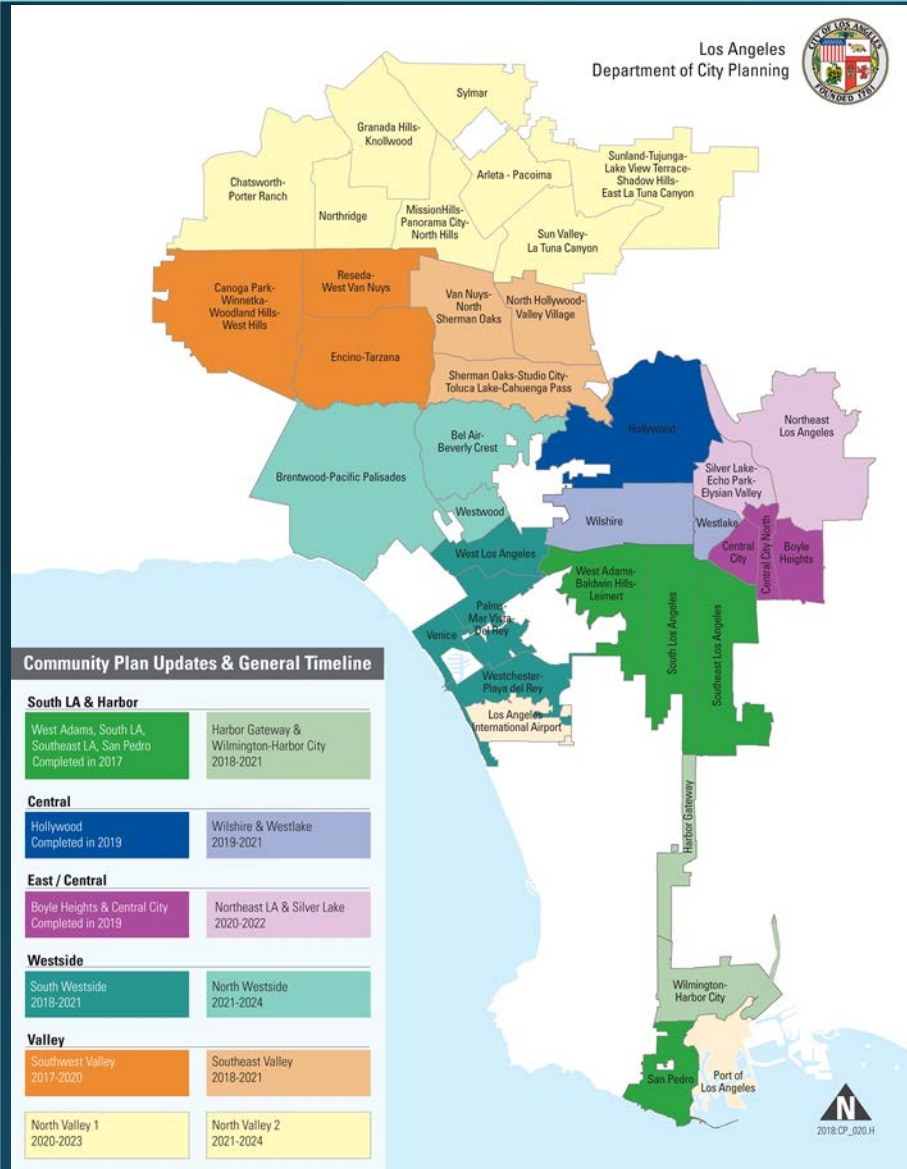
Mobility



Plan for a
Healthy LA

In LA, the Land Use Element is divided into 35 Community Plans

LAND USE ELEMENT



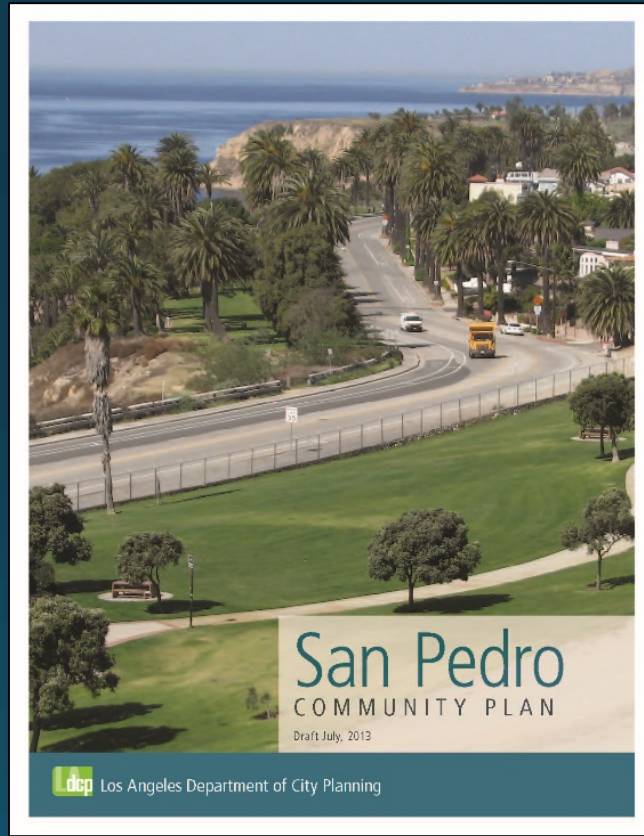
Land Use Element = 35 Community Plans

- Administrative boundaries
- Exist since 1960s
- Updated individually through ongoing Update Program

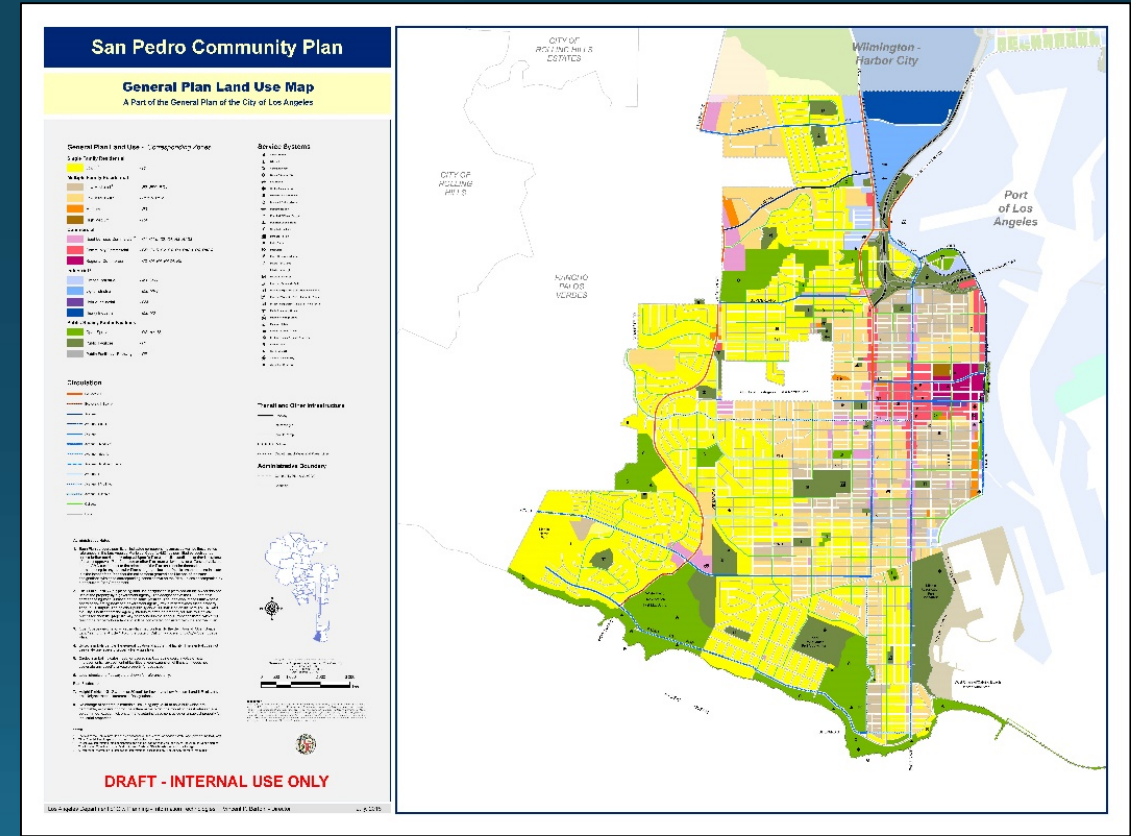


COMPONENTS OF A COMMUNITY PLAN

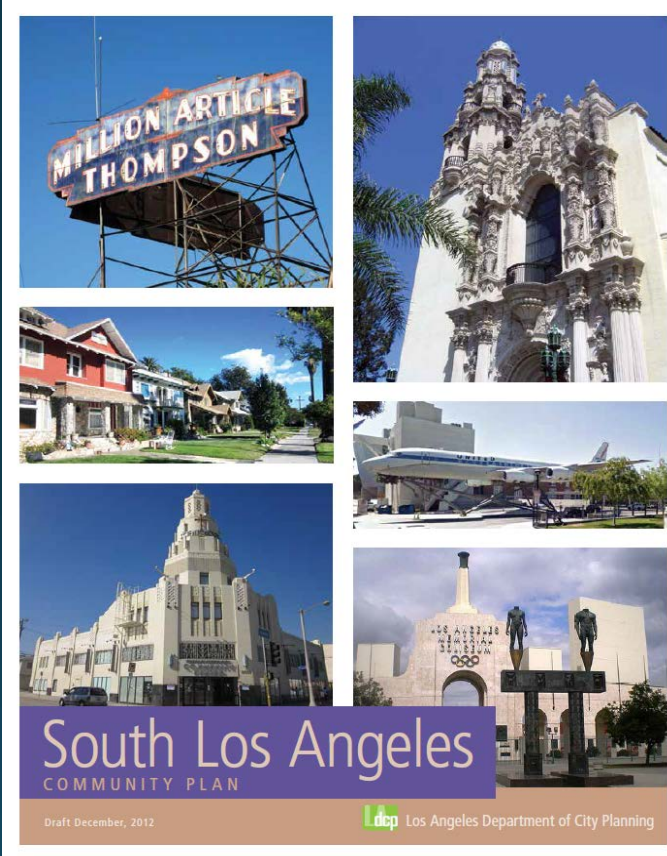
Policy Document



Land Use Map



INSIDE A COMMUNITY PLAN



Sylmar Community Plan **Chapter 3** Land Use & Urban Design

All Residential Areas

The goals and policies in this section reflect the community's vision to preserve the low-density, single-family, equestrian-oriented neighborhoods that provide quality residential environments, while providing new housing opportunities that enhance existing residential neighborhoods, complement the surrounding environment, and provide residential amenities. Each of the community-specific design guidelines in this section and the Residential Citywide Design Guidelines should be considered, although not all will be appropriate in every case, as each project will require a unique approach. However, to achieve the goal of excellence in new design, projects should incorporate these design guidelines to the maximum extent feasible, in order to meet the intent of this Community Plan.

Goal LU1: Complete, livable and quality neighborhoods throughout Sylmar that provide a variety of housing types, densities, forms and design, and a mix of uses and services that support the needs of residents.

Policies

- LU1.1. Choice in Type, Quality, and Location of Housing.** Provide a variety of housing types that accommodates households of all sizes and for all persons regardless of income, age, ethnic background, and physical needs throughout Sylmar's residential neighborhoods and in targeted mixed-use areas.
- LU1.2. Existing Housing Stock.** Minimize the loss of good quality, affordable housing and encourage the replacement of demolished housing stock with new affordable housing opportunities. Minimize displacement of residents when building new housing.
- LU1.3. Recreational Amenities.** Incorporate amenities for residents, such as on-site recreational facilities, passive open spaces, and community gardens which promote physical activity, fitness, and health.
- LU1.4. Land Lease Communities.** Preserve existing and support new land lease communities, such as mobile home parks and manufactured housing. Encourage the rehabilitation and modernization of aging and substandard land lease communities, while addressing the displacement of residents.
- LU1.5. Affordability.** Promote the use of existing citywide programs to increase rental and housing ownership opportunities, such as small lot subdivisions, when and where appropriate, and density bonuses in exchange for affordable housing set asides.
- LU1.6. Multiple Housing.** Direct multi-family housing growth to neighborhoods designated as Low Medium and Medium Residential.

Adopted on June 10, 2015 3-13

Goal



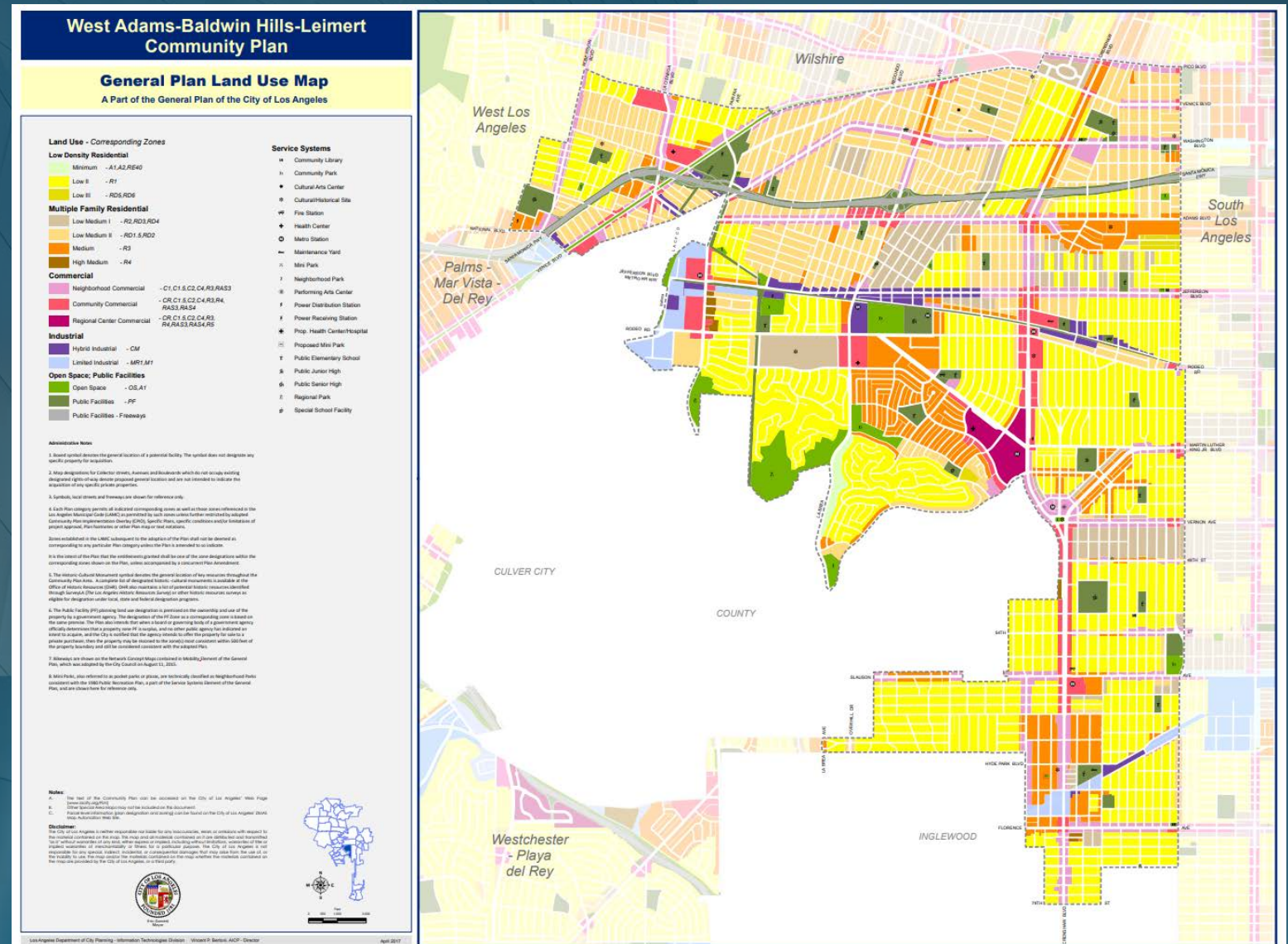
Policy



Program

GENERAL PLAN LAND USE MAP

- Land Use is a broad category of how land is to be used (e.g., residential, commercial)
- Everything on the map is binding
- Each property is given a land use designation
- Each land use designation has corresponding zones



GENERAL PLAN LAND USE MAP

Land Use - Corresponding Zones

Low Density Residential

- Minimum - A1,A2,RE40
- Low II - R1
- Low III - RD5,RD6

Multiple Family Residential

- Low Medium I - R2,RD3,RD4
- Low Medium II - RD1.5,RD2
- Medium - R3
- High Medium - R4

Commercial

- Neighborhood Commercial - C1,C1.5,C2,C4,R3,RAS3
- Community Commercial - CR,C1.5,C2,C4,R3,R4,RAS3,RAS4
- Regional Center Commercial - CR,C1.5,C2,C4,R3,R4,RAS3,RAS4,R5

Industrial

- Hybrid Industrial - CM
- Limited Industrial - MR1,M1

Open Space; Public Facilities

- Open Space - OS,A1
- Public Facilities - PF
- Public Facilities - Freeways

West Adams-Baldwin Hills-Leimert Community Plan

General Plan Land Use Map A Part of the General Plan of the City of Los Angeles

Land Use - Corresponding Zones

Low Density Residential

Minimum - A1,A2,RE40

Low II - R1

Low III - RD5,RD6

Multiple Family Residential

Low Medium I - R2,RD3,RD4

Low Medium II - RD1.5,RD2

Medium - R3

High Medium - R4

Commercial

Neighborhood Commercial - C1,C1.5,C2,C4,R3,RAS3

Community Commercial - CR,C1.5,C2,C4,R3,R4,RAS3,RAS4

Regional Center Commercial - CR,C1.5,C2,C4,R3,R4,RAS3,RAS4,R5

Industrial

Hybrid Industrial - CM

Limited Industrial - MR1,M1

Open Space; Public Facilities

Open Space - OS,A1

Public Facilities - PF

Public Facilities - Freeways

Service Systems

Community Library

Community Park

Cultural Arts Center

Cultural/Historical Site

Fire Station

Health Center

Metro Station

Maintenance Yard

Mini Park

Neighborhood Park

Performing Arts Center

Power Distribution Station

Power Generating Station

Prop. Health Center/Hospital

Proposed Mini Park

Public Elementary School

Public Junior High

Public Senior High

Regional Park

Special School Facility

Administrative Notes

1. The map is a part of the General Plan of the City of Los Angeles and is subject to change without notice.

2. Map designations for collector streets, arterials and boulevards which do not include existing designated right-of-way service program general locations and are not intended to indicate the location of any specific property.

3. Symbols, local streets and freeways are shown for reference only.

4. Each Plan category permits all of the corresponding uses as well as those uses referenced in the Los Angeles Municipal Code (LAMC) as permitted by that document and/or referenced in the Community Plan Implementation Overlay (CPIO), Specific Plan, specific conditions and/or limitations of project approval, Plan Amendment or other Plan category or other Plan category.

5. Some established in the LAMC, subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate.

6. In the event of the Plan that the amendments granted shall be used of the same designation within the corresponding zones shown on the Plan, unless accompanied by a statement that otherwise.

7. The Historic Cultural Movement symbol denotes the general location of historic resources throughout the Community Plan. As a part of the design process, the Historic Cultural Movement symbol is used to identify historic resources throughout the Community Plan. The Historic Cultural Movement symbol is used to identify historic resources throughout the Community Plan. The Historic Cultural Movement symbol is used to identify historic resources throughout the Community Plan.

8. The Public Facility (PF) planning land use designation is a permission to the planning and use of the property by a government agency. The designation of this land use as a corresponding zone is based on the same premise. The Plan also intends that when a board or governing body of a government agency officially determines a property use is a public facility, and the public agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for sale to a private party, then the property shall be included in the public facility map. The public facility map shall be updated annually and shall be subject to change without notice.

9. Symbols are shown on the Network Concept Map contained in the City of Los Angeles General Plan, which was adopted by the City Council on August 13, 2003.

10. Mini Parks, also referred to as pocket parks or plazas, are technically classified as Neighborhood Parks consistent with the 1980 Urban Recreation Plan, a part of the Service System Element of the General Plan, and are shown here for reference only.

Notes:

A. The text of the Community Plan can be accessed on the City of Los Angeles' Web Page (www.lacounty.gov).

B. Other Special Service Maps may not be included on the document.

C. The map is a part of the General Plan of the City of Los Angeles and is subject to change without notice.

D. The map is a part of the General Plan of the City of Los Angeles and is subject to change without notice.

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J. The map is a part of the General Plan of the City of Los Angeles and is subject to change without notice.

K. The map is a part of the General Plan of the City of Los Angeles and is subject to change without notice.

L. The map is a part of the General Plan of the City of Los Angeles and is subject to change without notice.

M. The map is a part of the General Plan of the City of Los Angeles and is subject to change without notice.

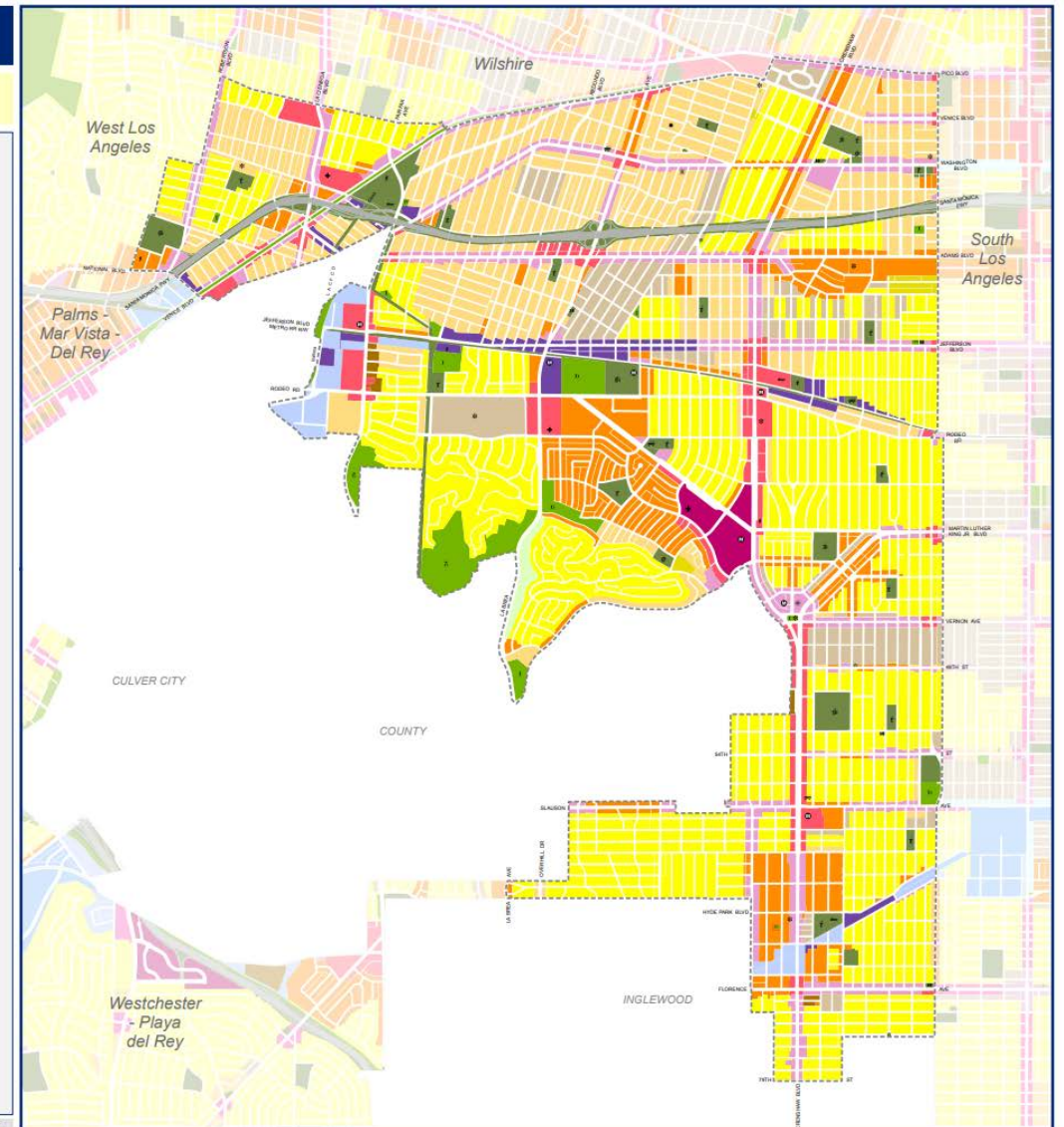
N. The map is a part of the General Plan of the City of Los Angeles and is subject to change without notice.

O. The map is a part of the General Plan of the City of Los Angeles and is subject to change without notice.

P. The map is a part of the General Plan of the City of Los Angeles and is subject to change without notice.

Q. The map is a part of the General Plan of the City of Los Angeles and is subject to change without notice.

R. The map is a part of the General Plan of the City of Los Angeles and is subject to change without notice.



WHAT IS ZONING?

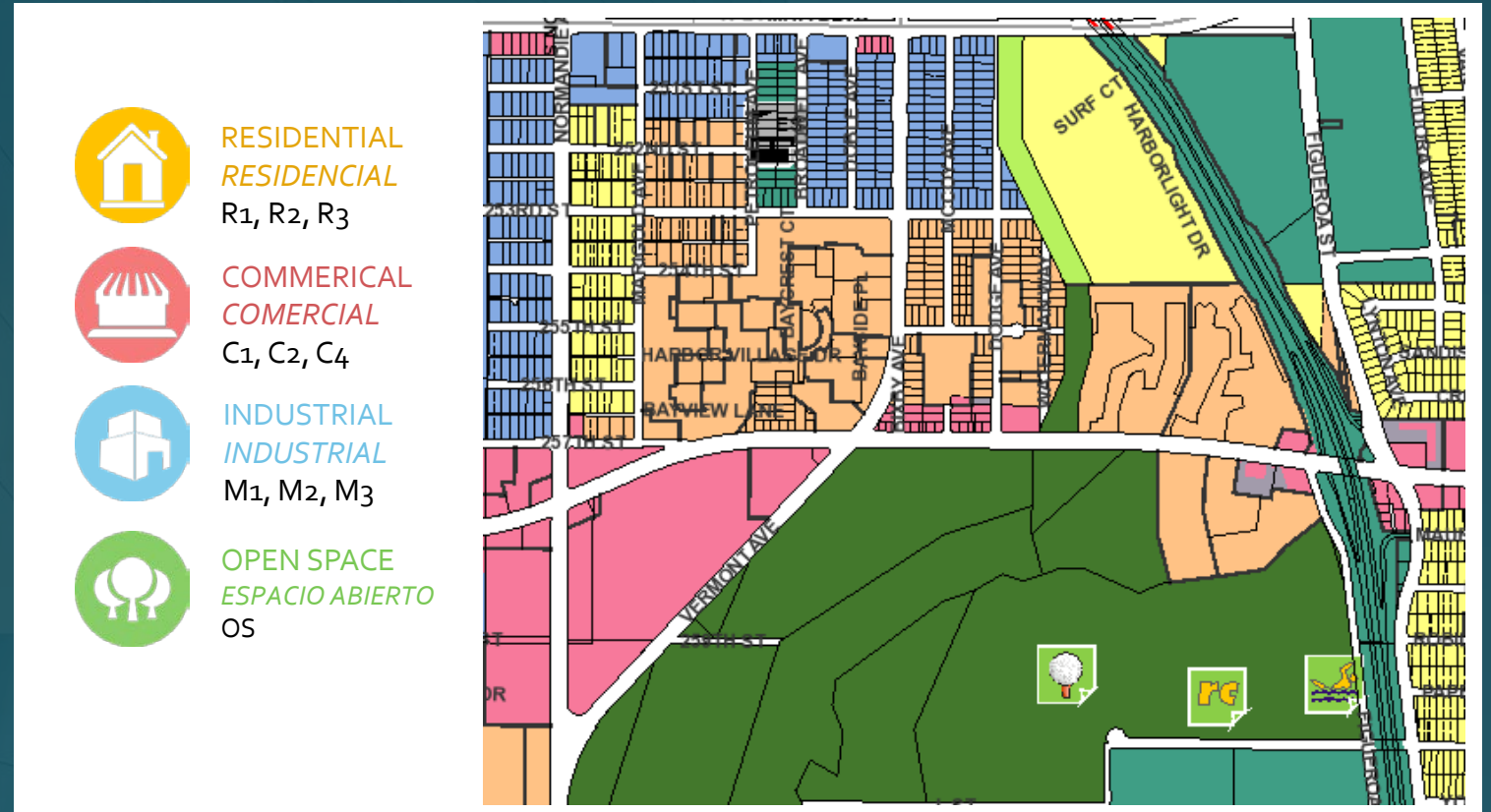
Zoning determines what you can build and do on any given parcel of land.

Use Regulations

- Single Family Houses
- Apartments
- Retail
- Auto Repair

Development Standards

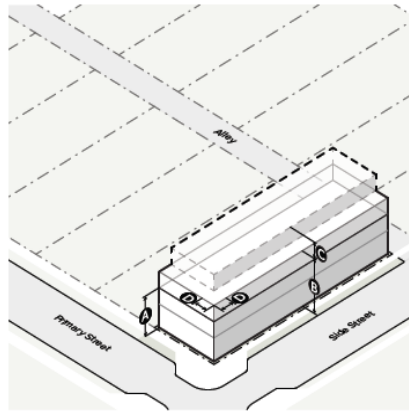
- Setbacks
- Height
- FAR



RECODE:LA



3. Bulk and Mass



Building Height

A Height (min)	2 stories
B Height (max)	
LSC7.1	2 stories
LSC7.2	3 stories
C Bonus height (max)	
LSC7.1	3 stories
LSC7.2	

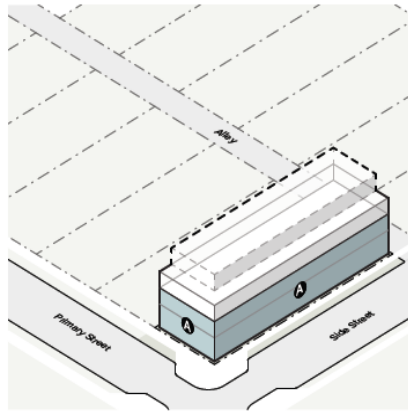
D Upper Story Setback

- LSC7.1 above 2 stories, from street (min)
- LSC7.2 above 3 stories, from street (min)

Building Mass

- Street-facing facade length (max)

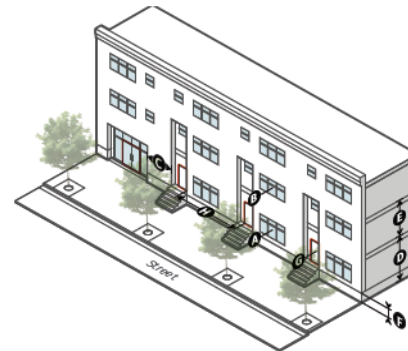
4. Activation



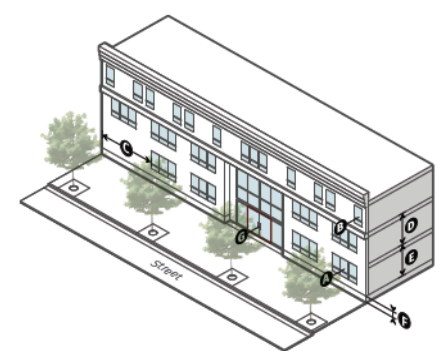
A Frontages

		Standards
Front Drive	--	
Side Drive	--	
Rear Drive	--	
Warehouse	--	
Large Format	--	
Riverfront	--	
Neighborhood	--	

Sec. 7.4.7. Neighborhood (NH7)



Sec. 7.4.8. General (GE7)



RE:CODE LA





ZONING STRING

[Q] C2-1VL-CDO

QUALIFIED
CONDITION:
Special restrictions
to applied zoning

ZONE:
Specifies allowed
uses such as
commercial,
residential,
industrial, etc.

HEIGHT
DISTRICT:
Maximum building
height, maximum
floor area ratio

SUPPLEMENTAL
USE DISTRICT:
Special rules such
as a community
design overlay
district.



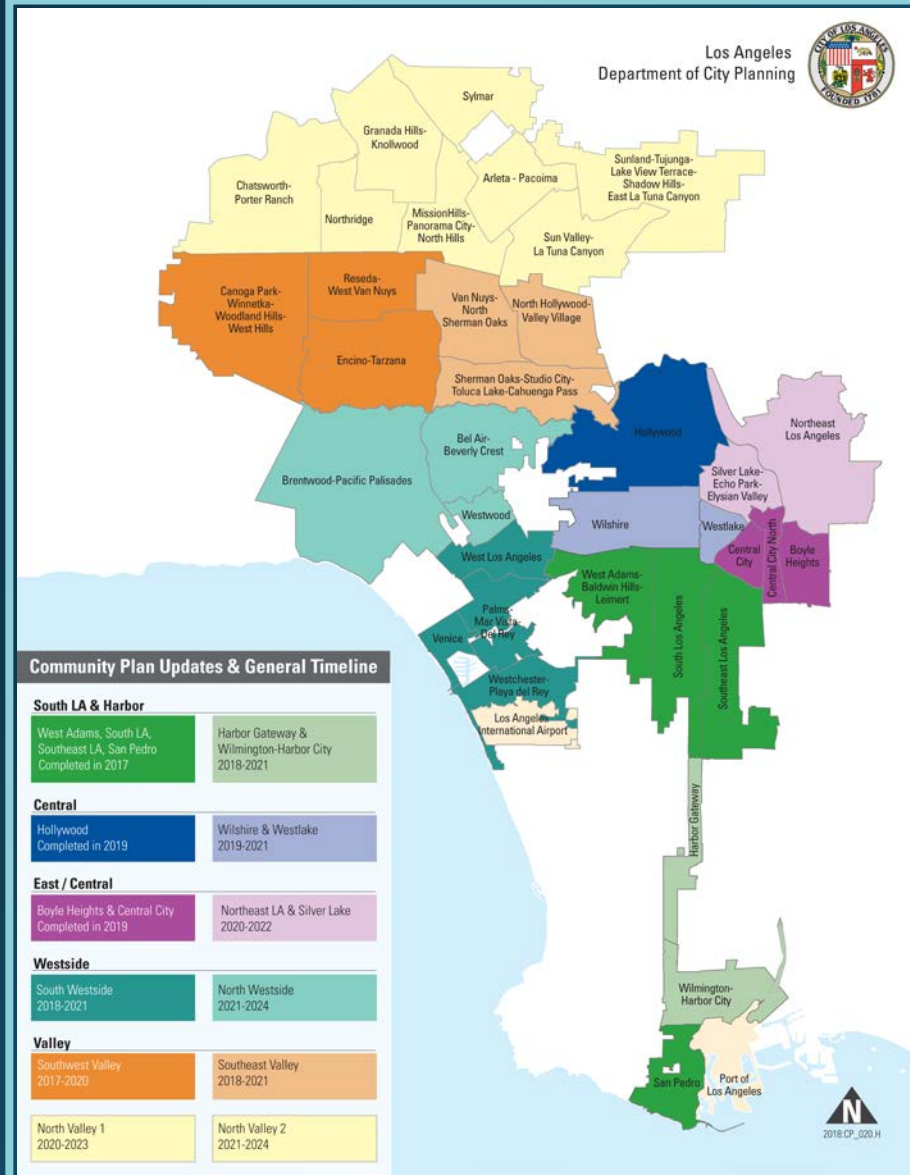
- City of Los Angeles

- Planning in Los Angeles

- Community Plan Update
Process

- Resources

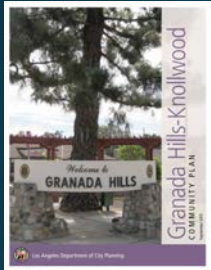
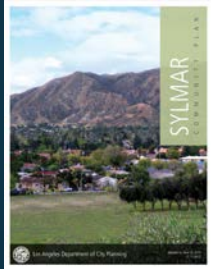
COMMUNITY PLAN UPDATE PROGRAM



- 35 Community Plans make up the City's Land Use Element
- Community Plans to be updated in batches
- 3-year timeline for each batch of updates

COMMUNITY PLAN UPDATE PROGRAM

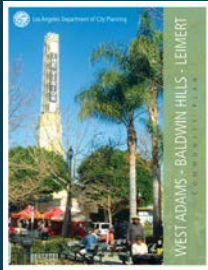
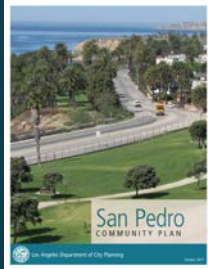
2015



Sylmar

Granada Hills-Knollwood

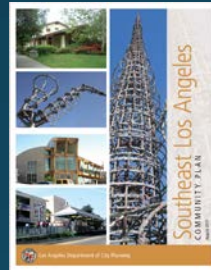
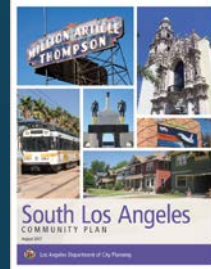
2016



San Pedro

West Adams-Baldwin Hills-Leimert

2017



South LA

Southeast LA

2018-2019



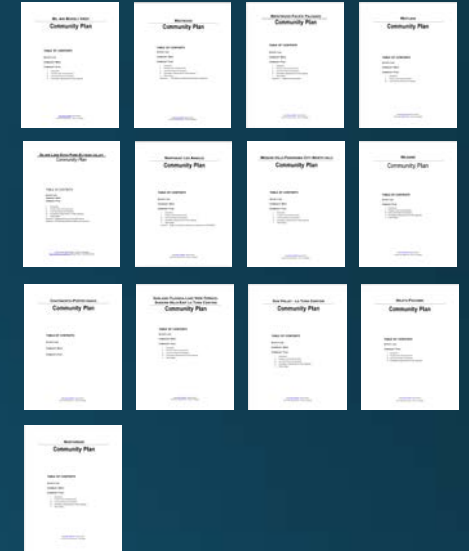
Central City
Central City North
Boyle Heights
Hollywood

2020-2021



Harbor Plans
South Westside Plans
Southeast Valley Plans
Southwest Valley Plans

Post-2021



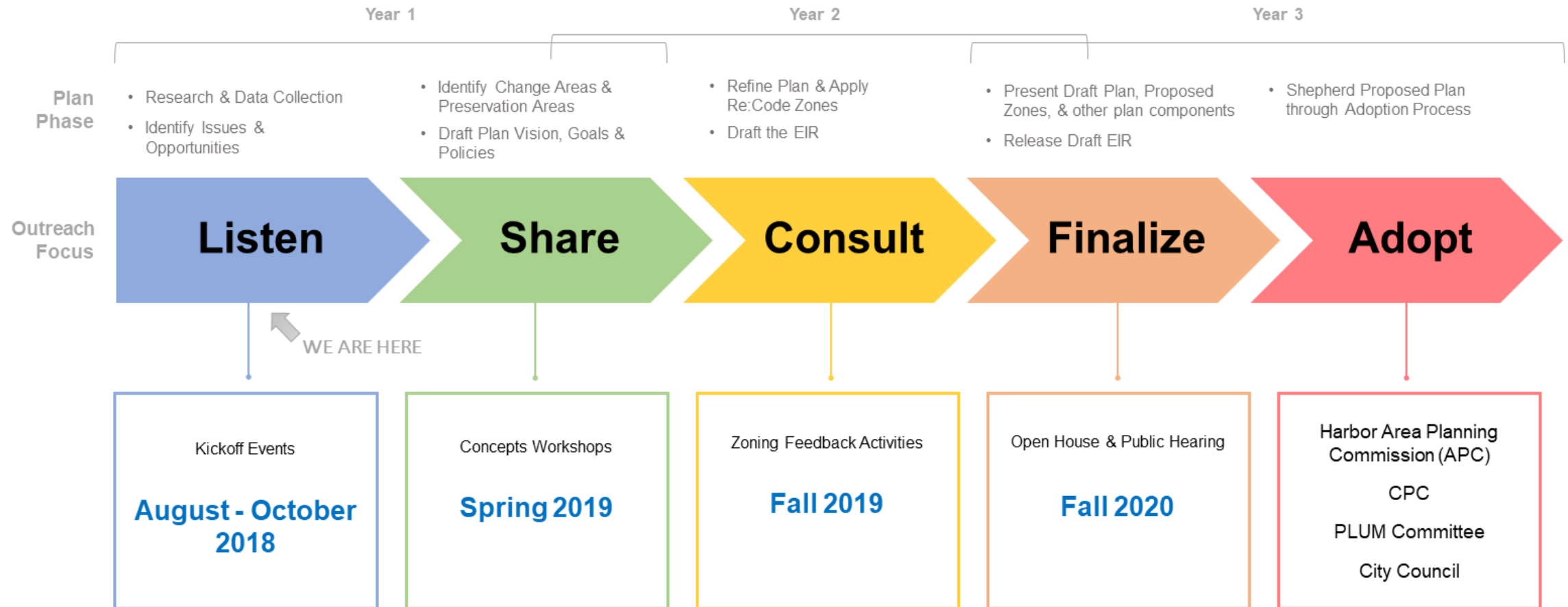
Northeast LA, Silver Lake
Wilshire, Westlake
North Westside Plans
North Valley Plans



PLAN UPDATE COMPONENTS

1. Updated Plan Policy Document
2. Updated Land Use Map
3. Application of new zones
4. Environmental Impact Report (EIR)

OUTREACH PLAN



OUTREACH PLAN - LISTEN

Year 1

Year 2

Year 3

Listen

Share

Consult

Finalize

Adopt

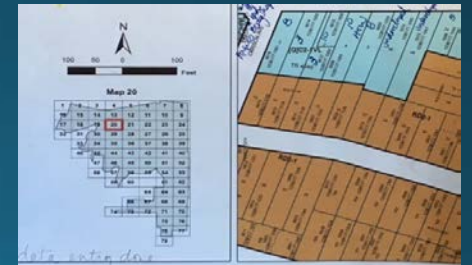


Public Outreach Tasks

- Neighborhood Councils
- Planning 101: Community Planning
- Kick-off Events
- Community Events
- Surveys

Plan Development Tasks

- Background research
- Data collection
- Field visits
- Land use surveys
- Identify issues and opportunities



OUTREACH PLAN - SHARE

Year 1

Year 2

Year 3

Listen

Share

Consult

Finalize

Adopt

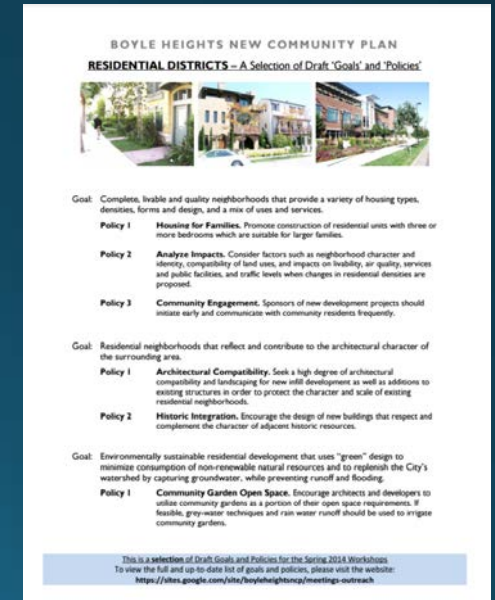


Public Outreach Tasks

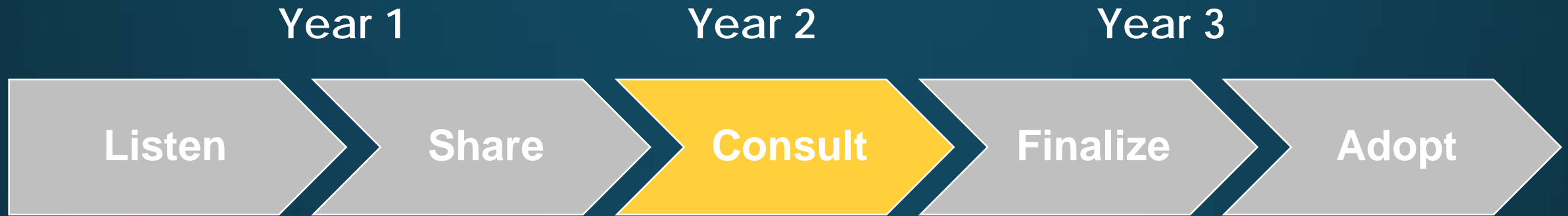
- Concepts Workshops
- Other outreach tasks needed to achieve the outreach goal

Plan Development Tasks

- Draft the policy vision (goals and policies)
- Identify zoning concepts



OUTREACH PLAN - CONSULT



Public Outreach Tasks

- CEQA Scoping Meeting
- Zoning feedback activities
- Other activities as necessary to achieve the outreach goal

Plan Development Tasks

- Refine the plan policy document
- Develop zones (re:codeLA)
- Write environmental impact report (EIR)

R1 VARIATION ZONES GUIDE

The R1 Variation Zones regulate form and scale, not architectural style. Any design that fits within the maximum building envelope and conforms to all other requirements can be permitted.

Zone	Characteristics	Scale Designation	Maximum Residential Floor Area Ratio (RFAR)
R1V (R1V1 R1V2 R1V3 R1V4) Variable-Mass Variation	<ul style="list-style-type: none"> Offers the most flexible building envelope of the new variations. The location of bulk is not regulated and the taller building mass may be placed anywhere within the maximum building envelope. Especially suitable for neighborhoods that have varying architectural styles or neighborhoods with a mix of older and newer homes. 		45%
R1F (R1F1 R1F2 R1F3 R1F4) Front-Mass Variation	<ul style="list-style-type: none"> Confines bulk within a front-loaded maximum building envelope that allows taller building mass toward the rear of the lot and requires shorter massing at the rear. Creates more light and air at the rear of the lot. Especially suitable for neighborhoods in which the taller building mass has historically been located near the street. 		45%
R1R (R1R1 R1R2 R1R3 R1R4) Rear-Mass Variation	<ul style="list-style-type: none"> Confines bulk within a rear-loaded maximum building envelope that allows a taller building mass toward the rear of the lot and requires shorter massing at the front. Encourages a one-story feel along the street. Especially suitable for neighborhoods in which taller buildings are located at the rear in order to maintain the look of the original buildings. 		45%
R1H (R1H1 R1H2 R1H3 R1H4) Hillside Variation	<ul style="list-style-type: none"> Offers a flexible building envelope for properties in hillside areas. The location of bulk is not regulated and the taller building mass may be placed anywhere within the maximum building envelope. Especially suitable for hillside neighborhoods that have developed a unique character or style (CEQA exempt) and/or neighborhoods with existing homes in the area. 		45%

Scale Designation and Maximum Residential Floor Area Ratio (RFAR)

The R1 Variation Zones are further differentiated by scale from larger to smaller lots. This final section designates the allowed Residential Floor Area Ratio (RFAR) and height. For each scale category, the RFAR is a range that varies based on lot size, with a higher floor area ratio available to smaller lots. The allowed height also varies based on the selected lot size.

LOT SIZE	1	2	3	4	5	MAX. LOT COVERAGE
Up to 6,000 SF	45	55	45	40	50%	
6,001 to 7,000 SF	45	55	45	38	48%	
7,001 to 8,000 SF	45	55	45	36	46%	
8,001 to 9,000 SF	35	45	35	34	44%	
9,001 to 10,000 SF	35	45	35	32	42%	
Over 10,000 SF	35	45	35	30	40%	

OUTREACH PLAN - FINALIZE

Year 1

Year 2

Year 3

Listen

Share

Consult

Finalize

Adopt

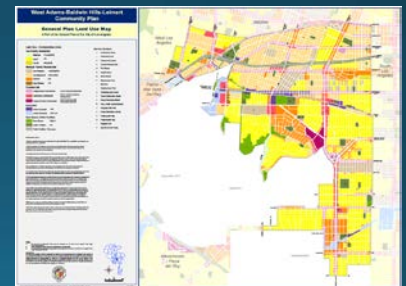
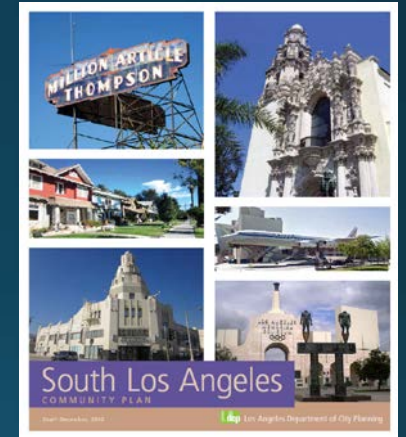


Public Outreach Tasks

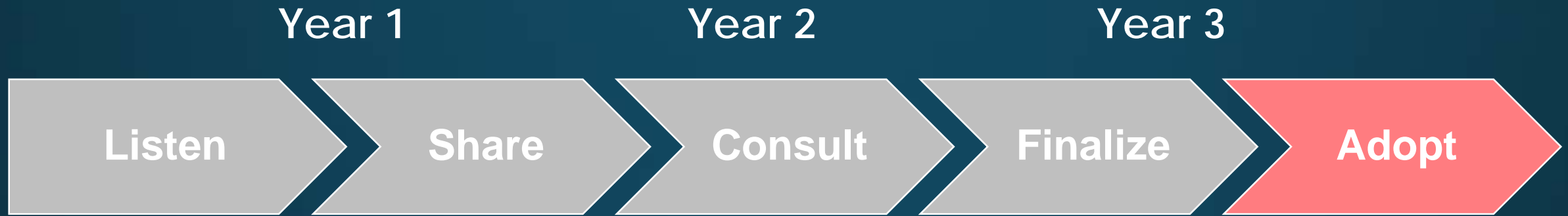
- Open House & Public Hearing
- Other activities as necessary to achieve the outreach goal

Plan Development Tasks

- Present the draft policy document, land uses, and zones
- Publish Draft EIR for comment
- Draft responses to EIR comments



OUTREACH PLAN - ADOPT



Public Outreach Tasks

- Area Planning Commission
- City Planning Commission
- Planning & Land Use Management Committee
- City Council
- Other activities as necessary to achieve the outreach goal



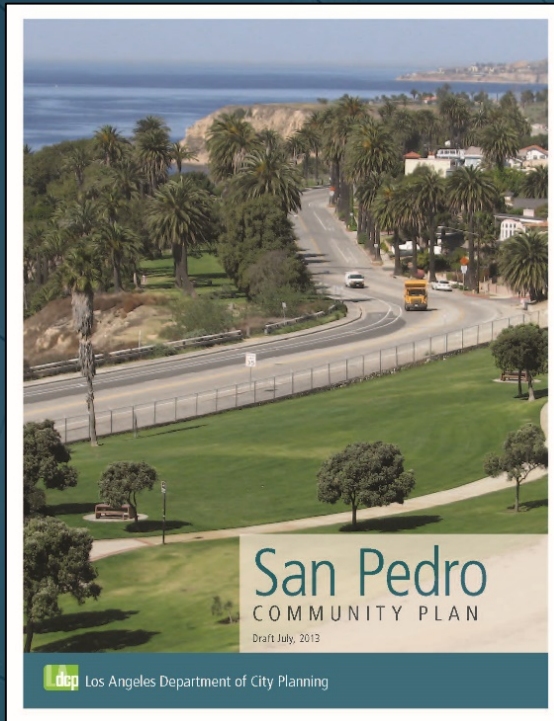
Plan Development Tasks

- Take the proposed plan through the adoption process
- Post-adoption tasks to ensure the plan can be implemented

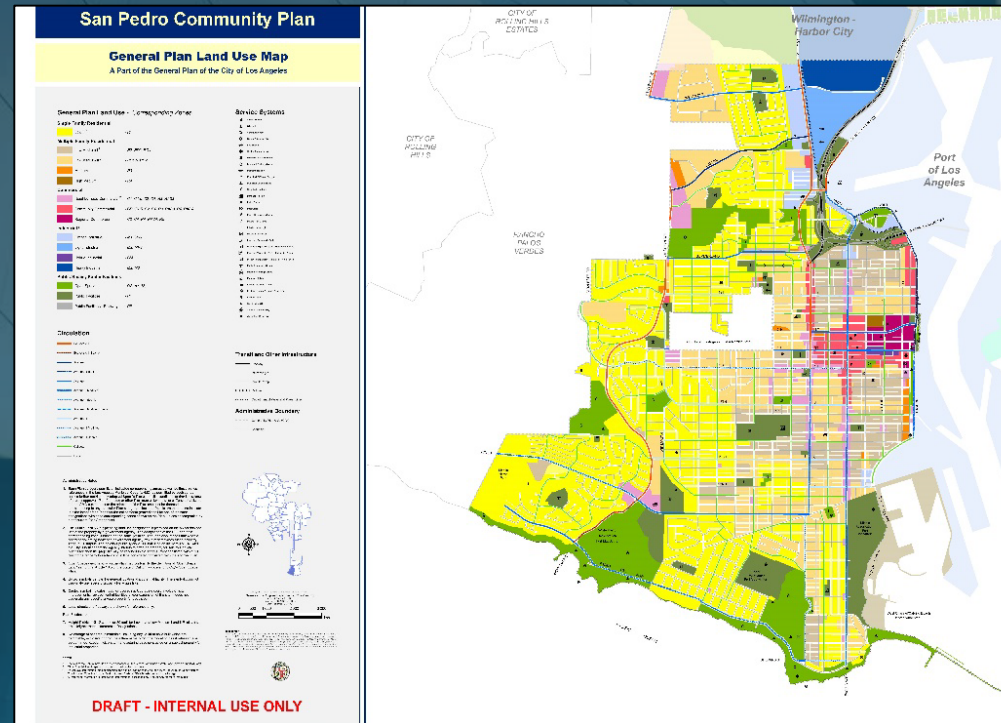
WHAT HAPPENS AFTER A PLAN UPDATE?

The following updated components will help guide new development going forward to be consistent with the community's vision.

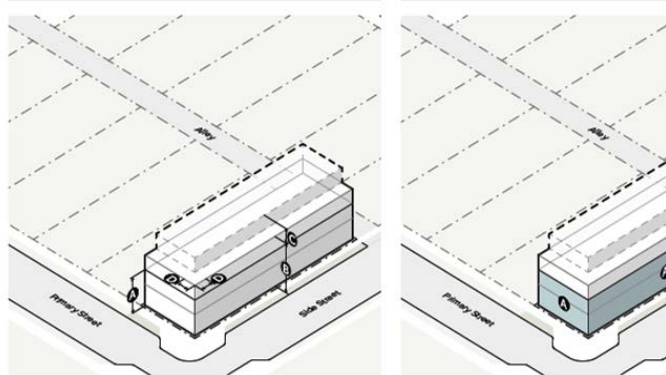
Policy Document



Land Use Map



New Zoning

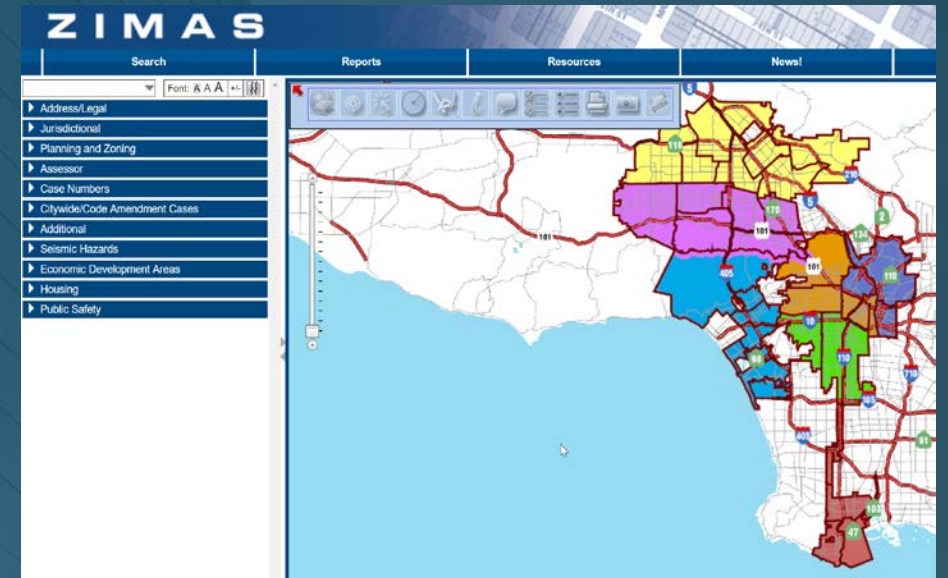


Building Height		A Frontages	
A Height (min)	2 stories	Front Drive	--
B Height (max)	--	Side Drive	--
LSC7.1	2 stories	Rear Drive	--
LSC7.2	3 stories	Warehouse	--
C Bonus height (max)	--	Large Format	--
LSC7.1	3 stories	Riverfront	--
LSC7.2	4 stories	Neighborhood	■
D Upper Story Setback	--	General	■
LSC7.1 above 2 stories, from street (min)	10'	Live/Work	■
LSC7.2 above 3 stories, from street (min)	10'	Shopfront	■
Building Mass	--	Main Street	■
Street-facing facade length (max)	n/a	Active Alley	■
		Arcade	■

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- City of Los Angeles
 - Planning in Los Angeles
 - Community Plan Update Process
 - Resources

RESOURCES

- ZIMAS(zimas.lacity.org)
- DCP Website (planning.lacity.org)
- Frequently Called Numbers
- Council Member's Office





FOR MORE INFORMATION:

WESTSIDE COMMUNITY PLANS

planningthewestside.org

Planning.thewestside@lacity.org

