Chamber of Commerce

Information Session

Wednesday, June 26, 2013
Project Summary

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

Image Source: SRTM Team NASA/JPL/NIMA
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.”
History & Background

- Grown from 84 small-format pages to over 600 standard-format pages
Progress Made So Far

- Council Approved Funding June 2012
- Request For Proposals released July 2012
- 6 Proposals Received August 2012
- Prime Consultant Selected October 2012; currently in Contract Negotiations
- Official recode.la website launched on June 2013 www.recode.la
Expert Team of Consultants

- Code Studio
- White & Smith, LLC
- Torti Gallas and Partners
- Winter & Company
- Peter Park
- Lamphier – Gregory
- Urban Insight
- Impact Sciences

- John Kalinski Architects
- Patricia Smith, Landscape Architect
- HR&A Advisors
- The Robert Group
- VPE Public Relations
- The Doyle Logan Company
- Design Gnomes
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
### Over 70 Different Entitlements

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

Los Angeles Department of City Planning
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
VISION FOR A NEW CODE

How should this New Zoning Code work?
Vision

- Visual and Streamlined Code
- More Effective Community Planning Tools
  - More zoning options that better address community vision and concerns
  - Better integration of private property and public realm
  - Clear and consistent regulations
- Web-based Zoning Code System
  - Extensive use of graphics, tables & charts
  - Intuitive Interaction - compile the most relevant provisions for a particular property
- Predictable and Effective Processes
Downtown Revitalization

- Ensure that Downtown Los Angeles is poised to take advantage of ongoing economic recovery
- Ready to absorb larger share of citywide density
- Maximize on transportation infrastructure investment in Downtown
Public Participation

- Policy Advisory Committee
- Regional Forums
  - Based on 7 Area Planning Commission Boundaries
- Stakeholder Group Meetings
- Project Website (www.recode.la)
  - Desktop & Mobile
- Other Supplemental Methods
  - Electronic Mailing List, Quarterly Newsletters, Social Networks, etc.
Upcoming Events

- **Monday – July 8**
  - Downtown Staff Presentation & Discussion
    City Hall Room 667
    9 to 11:30am
  - Resident Focus Group
    City Hall Bob J. Room
    6 to 8 pm

- **Tuesday – July 9**
  - Valley Staff Presentation & Discussion
    Valley Office
    2:30 to 4:30pm
  - Valley Listening Session
    Van Nuys City Hall
    6 to 8 pm
Upcoming Events

**Wednesday – July 10**
- **Housing & Development Focus Group**
  Location TBD
  9 to 11:30am
- **Downtown Focus Group**
  City Hall Room 1050
  1 to 3pm
- **Metro Listening Session**
  Deaton Auditorium
  6 to 8pm

**Thursday – July 11**
- **City Planning Commission Public Works**
  8:30 to 11:00am
- **Harbor Area Listening Session**
  Peck Park Auditorium
  6 to 8pm
Upcoming Events

Friday – July 12
- Urban and Environmental Policy Focus Group
  City Hall Bob J. Room
  3 to 5pm

Saturday – July 13
- West Los Angeles Listening Session
  Henry Medina Traffic Center
  10am to 12pm
Thank You for Your Time

- Michael LoGrande, Director of City Planning
  michael.logrande@lacity.org
  (213) 978-1271

- Alan Bell, Deputy Director
  alan.bell@lacity.org
  (213) 978-1272

- Tom Rothmann, Senior City Planner
  tom.rothmann@lacity.org ← email preferred
  (213) 978-1891

- Erick Lopez, City Planner
  erick.lopez@lacity.org ← email preferred
  (213) 978-1323

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