LOS ANGELES DEPARTMENT OF CITY PLANNING
OVERVIEW

City of Los Angeles

Planning in Los Angeles

Community Plan Update Process

Resources
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

Source: 2015 Citywide Demographic Profiles and SCAG Local Profiles Report 2017
LOS ANGELES: A CHARTER CITY

15-Member City Council

Mayor
CITY OF LOS ANGELES – STRUCTURE

City Planning

Building and Safety

Housing and Community Investment
“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.”
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?”

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

1926 “Euclid v Ambler”
THE PURPOSE OF PLANNING

- Balancing Neighborhood Priorities
- Shaping Communities
- Accommodating Growth
NEIGHBORHOOD PRIORITIES

MOBILITY
INFRASTRUCTURE
OPEN SPACE

JOBS
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

All Residential Areas

The goal and policies in this section affect the community plan to provide for the safety, character, aesthetics, character, and quality of life for residents, ensuring a healthy and sustainable community. Policies will be oriented towards maintaining and enhancing the existing neighborhood character. Policies may be developed to meet the following criteria:

1. Compatibility:
   - New development shall be consistent with the existing character of the neighborhood.
2. Quality of Life:
   - New development shall contribute positively to the quality of life for residents.
3. Housing Affordability:
   - New development shall promote affordability for residents.
4. Environmental Sustainability:
   - New development shall promote environmental sustainability.

Policies

1. Development Standards:
   - New development shall meet or exceed established development standards.
2. Community Involvement:
   - Community members shall be involved in the development process.
3. Fiscal Responsibility:
   - Development shall be fiscally responsible.
4. Transparency:
   - Development shall be transparent.

Goal

- Complete, livable, and vibrant communities throughout that provide a diversity of housing types, densities, and designs, and a mix of uses and services that support the needs of residents.

Policy

- Promote sustainable and efficient community development that enhances the quality of life for residents.

Program

- Ensure compliance with existing codes and regulations.
- Conduct public outreach and engagement sessions.
- Develop and implement community improvement plans.
- Evaluate and report on the progress of the community plan.
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.
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
### 3. Bulk and Mass

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height (min)</td>
<td>2 stories</td>
</tr>
<tr>
<td>Height (max)</td>
<td>3 stories</td>
</tr>
<tr>
<td>LSC71</td>
<td>3 stories</td>
</tr>
<tr>
<td>LSC72</td>
<td>2 stories</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bonus Height (max)</th>
<th>Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>LSC71</td>
<td>--</td>
</tr>
<tr>
<td>LSC72</td>
<td>--</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Upper Story Setback</th>
<th>Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>LSC71 above 2 stories, from street (min)</td>
<td>--</td>
</tr>
<tr>
<td>LSC72 above 3 stories, from street (min)</td>
<td>--</td>
</tr>
</tbody>
</table>

**Building Mass**
- Street-facing facade length (max)

### 4. Activation

- Frontage
  - Front Drive: --
  - Sides Drive: --
  - Rear Drive: --
  - Warehouse: --
  - Large Format: --
  - Riverfront: --

- Sec. 7.4.7. Neighborhood (NH7)
- Sec. 7.4.8. General (GE7)
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
1. Updated Plan Policy Document

2. Updated Land Use Map

3. Application of new zones

4. Environmental Impact Report (EIR)
OUTREACH PLAN

**Year 1**
- **Plan Phase**
  - Research & Data Collection
  - Identify Issues & Opportunities
  - Identify Change Areas & Preservation Areas
  - Draft Plan Vision, Goals & Policies

**Outreach Focus**
- **Listen**
  - Kickoff Events
  - August - October 2018

**Year 2**
- **Plan Phase**
  - Refine Plan & Apply Re-Code Zones
  - Draft the EIR

**Outreach Focus**
- **Share**
  - Concepts Workshops
  - Spring 2019

**Year 3**
- **Plan Phase**
  - Present Draft Plan, Proposed Zones, & other plan components
  - Release Draft EIR

**Outreach Focus**
- **Consult**
  - Zoning Feedback Activities
  - Fall 2019

**Outreach Focus**
- **Finalize**
  - Open House & Public Hearing
  - Fall 2020

**Outreach Focus**
- **Adopt**
  - Harbor Area Planning Commission (APC)
  - CPC
  - PLUM Committee
  - City Council
OUTREACH PLAN - LISTEN

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

Year 1: Listen
Year 2: Share
Year 3: Consult
Year 4: Finalize
Year 5: Adopt
OUTREACH PLAN - SHARE

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

Year 1
Listen

Year 2
Share
Consult

Year 3
Finalize
Adopt
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)

Year 1
- Listen

Year 2
- Share
- Consult

Year 3
- Finalize
- Adopt
OUTREACH PLAN - FINALIZE

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-adoptions tasks to ensure the plan can be implemented

<table>
<thead>
<tr>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Listen</td>
<td>Share</td>
<td>Consult</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Finalize</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Adopt</td>
</tr>
</tbody>
</table>
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.
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