



# PLANNING

L.A. Memorial Coliseum  
Exposition Park, South Los Angeles

LOS ANGELES DEPARTMENT OF CITY PLANNING | QUARTERLY NEWSLETTER

## INSIDE THIS ISSUE

DIRECTOR'S MESSAGE

P2

TRANSIT ORIENTED HOUSING INCENTIVES

P2

SAN PEDRO COMMUNITY PLAN

P3

OURLA2040

P4

LEGISLATIVE UPDATE

P6

PROCESSES AND PROCEDURES

P7

PLANNING 101

P7

STAFF PROFILE

P8

PLANNING UPDATES

P8

## NEW COMMUNITY PLAN UPDATES APPROVED BY CITY PLANNING COMMISSION

### Plans Advance to Council for Adoption

In June, the City Planning Commission (CPC) unanimously recommended approval of the updated South and Southeast Los Angeles Community Plans following an extensive multi-year collaboration with community stakeholders.

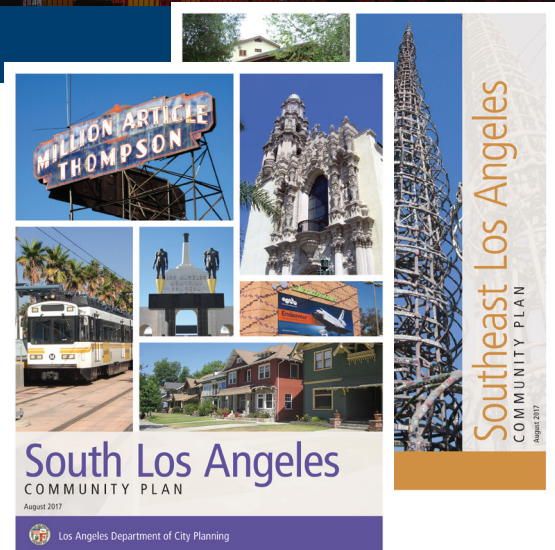
A key element of the Plans are the Community Plan Implementation Overlays (CPIOs) — a zoning tool that implements many of the Plans' goals and policies. The CPIOs incentivize affordable and mixed-income housing around the area's 30 bus and rail stations in order to create attractive, walkable and complete neighborhoods.

Because of its rich history, the Plans establish development regulations that protect identified historic properties in South and Southeast Los Angeles. Under these Plans, new development will be directed toward transit centers to minimize

overcrowding in residential areas and preserve the character and scale of lower density residential neighborhoods.

The Plans also promote community-serving investment along miles of underserved commercial corridors, encouraging uses that support healthy living and foster greater job opportunities. They limit over-concentrated uses that may have harmful impacts on the health and welfare of the community — yet still protect viable industrial districts, recognizing the role they serve as a local employment base.

Prior to advancing a final recommendation report to the CPC, the Department held more than 200 outreach meetings in English and Spanish. These Plans, which are anticipated to be before City Council this fall, will guide development decisions in these areas for years to come.



DIRECTOR'S MESSAGE

VINCENT BERTONI



As Los Angeles cycles through growth and change, we — as a Department — must be ready to plan for the evolving needs of Angelenos. This is why updating our long-range planning policies is one of my top mandates as Director.

This edition of the Planning newsletter highlights the progress our Department has made to advance new policies that reflect the changing priorities of our city.

While we embark on updating our General Plan, new funding sources have also made it possible for our Department to accelerate updates to our Community Plans. In 2017 alone, we moved the San Pedro Plan to adoption — and are hopeful that the City Council will approve the South and Southeast Los Angeles Plans in the upcoming months.

As planners, we are tasked with the responsibility of ensuring that Los Angeles remains a dynamic and sustainable 21st century metropolis — which wouldn't be possible without addressing the need to create more housing opportunities for individuals and families of all income levels.

In this constant period of transformation, our Department is committed to being at the forefront of planning.



# GUIDELINES FOR TRANSIT-BASED AFFORDABLE HOUSING INCENTIVE PROGRAM RELEASED

On September 22, upon approval by the Director of Planning, the Department released its final guidelines for the Transit Oriented Communities (TOC) Affordable Housing Incentive Program. The TOC Guidelines — supported by Mayor Eric Garcetti and Planning and Land Use Management (PLUM) Committee Chair Jose Huizar — establish new incentives for housing production as required by Measure JJJ.

In alignment with the City's General Plan policies — which encourage housing near transit as a way to grow sustainably, the Guidelines create a new tier-based system of incentives for certain residential projects. Qualifying projects can request additional density or higher floor area ratio (FAR) as part of new market-rate development for projects that include a specific percentage of affordable housing units.

## ABOUT MEASURE JJJ

- *Passed in November 2016 with nearly 64% of the vote.*
- *Instructed City Planning to create an incentive program to promote the construction of new affordable housing units.*

In accordance with Measure JJJ, the program runs for 10 years with the option for a five-year extension by City Council. Additionally, the TOC Guidelines for any particular area may be tailored to its Community Plan as part of the Department's ongoing update program, provided that the affordable housing requirements of Measure JJJ are met.

**ZIMAS**

Search

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- ▶ Address/Legal
- ▶ Jurisdictional
- ▼ Planning and Zoning
 

Rent Stabilization Ordinance (RSO)	No
Transit Oriented Communities (TOC)	Tier 4
CRA - Community	None

TOC Tier information can be found in ZIMAS ([zimas.lacity.org](http://zimas.lacity.org)) under the Planning and Zoning tab.



# CITY COUNCIL ADOPTS SAN PEDRO COMMUNITY PLAN

On October 4, the Los Angeles City Council approved the San Pedro Community Plan, marking another milestone for the City's Community Planning Program. The Plan — which was last updated in 1999 — promotes Downtown San Pedro as a center for employment, entertainment and civic uses, and recognizes its potential for waterfront tourism.

Building upon San Pedro's distinct natural beauty and rich cultural heritage, the Plan prioritizes maintaining the community's small town charm while preserving the character and scale of its stable residential neighborhoods. It also advances new land use and zoning tools to enhance the design and quality of new development.

Overall, the Plan envisions a healthy and sustainable San Pedro — encouraging more waterfront-oriented recreational amenities and open space. Additionally, it incorporates new regulations that will help revitalize commercial and industrial areas near the Port of Los Angeles, providing opportunities to support maritime and other local industries.

Department staff worked collaboratively with residents and businesses to bring this effort to the finish line. As a result, the Plan will advance sustainable land use practices that achieve the collective vision of its community.



SHORELINE



DOWNTOWN SAN PEDRO / L.A. WATERFRONT



HOME IN VINEGAR HILL HISTORIC DISTRICT

## SOCIAL MEDIA TAKEOVER



On September 15, Councilmember Joe Buscaino (District 15) took over the Department's social media accounts, taking followers on an all-day tour of San Pedro to discuss the key features of the updated Community Plan.

LOS ANGELES DEPARTMENT OF CITY PLANNING



# OurLA2040

## Our City. Our Future. Our Plan.

As the nation's second largest city — covering approximately 470 square miles of varying geography and home to over four million residents with diverse backgrounds — Los Angeles is constantly evolving. As a result, the Department is in the process of comprehensively updating the General Plan — the City's guiding vision and its most vital planning document.

*OurLA2040* is the City's strategic plan for Los Angeles over the next 20 years. As part of the update, the Department is reviewing the existing General Plan Elements and organizing them to better reflect the changing needs and characteristics of the City to ensure that Los Angeles remains a livable, sustainable and well-designed metropolis.

*OurLA2040* aims to chart the course for how the City will grow and change. While relatively "young" in comparison to other major cities, Los Angeles has traditionally been a laboratory for testing creative ideas in planning — from reimagining the public realm to designing a city fitting for the 21st Century.

Beginning this fall, the Citywide Policy Planning Team will launch *OurLA2040 Community Conversations* — a series of discussions about the General Plan update. These conversations will allow community members to participate in the update process and share their perspectives on topics including Community and Culture, Economy, Environment, Open Space, Resilience and Urban Form. The General Plan update process is estimated to be completed by 2020.

# GENERAL PLAN ELEMENTS

HEALTH (2015)

HOUSING (2016)

MOBILITY (2016)

COMMUNITY AND CULTURE

ECONOMY

ENVIRONMENT

OPEN SPACE

RESILIENCE

URBAN FORM

RECENTLY ADOPTED

FUTURE UPDATES

## What is the General Plan?

In the State of California, each city is charged with developing a General Plan to inform all land use decisions. The General Plan serves as a blueprint for the future, prescribing policy goals and objectives to shape and guide the physical development of the City.

Similar to a book, the General Plan is composed of chapters, commonly referred to as Elements — each covering various aspects of the urban environment. While the State mandates that a General Plan have a minimum of seven elements, it does not prescribe rules on how they are to be organized. In the City of Los Angeles, 12 Elements currently make up the General Plan.

The Framework Element is the City's chief land use document and sets the overarching vision of the General Plan. It does not mandate or encourage growth, but accommodates for growth where it is projected. Since its adoption in 1996, the Framework has focused new development around transit and employment districts to maintain the character and scale of residential neighborhoods.

While the Framework is the “umbrella” of the General Plan, it is the Land Use Element — which is comprised of 35 Community Plans — that delves further into neighborhood policies. These policies define a range of allowable land uses for any given parcel of land. Because of the sheer size of the City of Los Angeles and the unique characteristics of its neighborhoods, Community Plans help set neighborhood-level policies into motion.

Concurrent to the General Plan update, the Department is also updating its Community Plans. With support from the Mayor and City Council, Planning staff is being hired to accelerate the Community Planning Program — making it possible for all 35 Community Plan updates to reach completion by 2024.

## LEGISLATIVE UPDATE

# DEPARTMENT RELEASES DRAFT PERMANENT SUPPORTIVE HOUSING ORDINANCE

## Streamlines Process To Reduce Development Timelines

In an effort to move homeless individuals off the streets and into Permanent Supportive Housing (PSH), Los Angeles voted last fall in support of Measure HHH — a \$1.2 billion local bond that advances construction of new housing units for the City's most vulnerable population.

As part of the City's Comprehensive Homeless Strategy — which identifies a need to build at least 1,000 units of PSH per year — the Department released a draft PSH Ordinance on August 31. If adopted, this ordinance will provide an efficient pathway for the approval of PSH projects.

After a series of public hearings and community briefings, the draft ordinance will be considered by the City Planning Commission (CPC) later this year, prior to being forwarded to City Council for adoption.

## Key Provisions

### **Affordability Requirements**

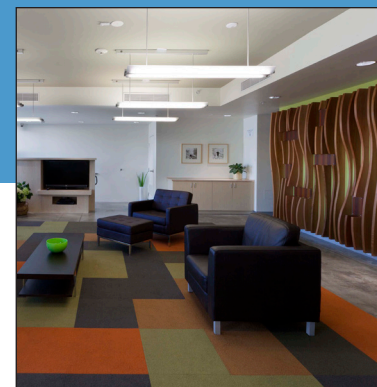
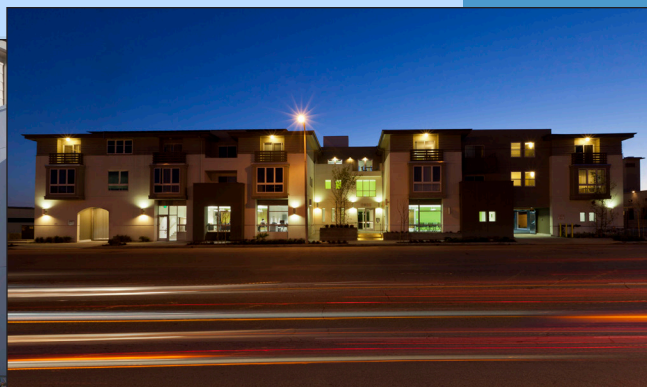
All units are required to be affordable and 50% must be restricted to homeless individuals with one or more disabilities or those who are chronically homeless.

### **Accelerated Development Timelines**

Projects that meet specified standards will receive case processing priority.

### **Design Standards**

Eligible projects must adhere to a set of design standards so they are not out of scale with surrounding neighborhoods.



## What is Permanent Supportive Housing?

PSH combines affordable housing with client-centered supportive services for the formerly or chronically homeless. Some of those supportive services include mental health treatment, addiction therapy and vocational training.

# IMPROVED PROCESSES AND PROCEDURES

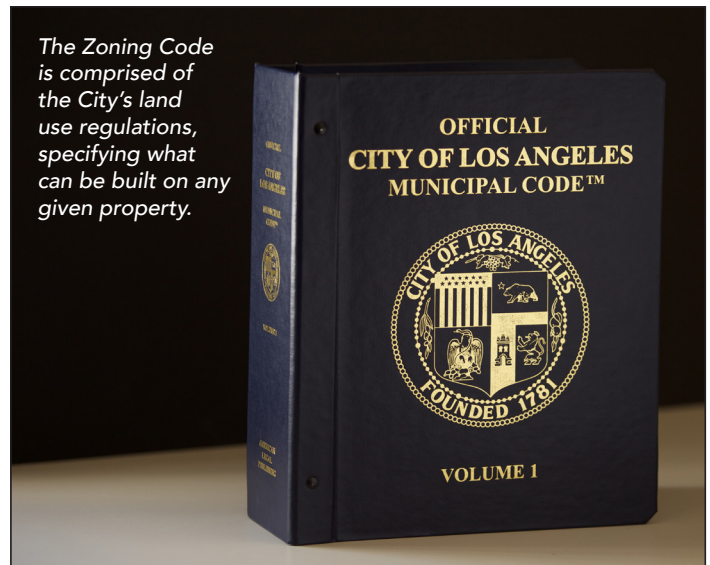
## Streamlining Entitlement Regulations

Last month, the Department released its draft Processes and Procedures Ordinance — the second major part of a larger effort to update the City's Zoning Code, commonly referred to as *re:code LA*.

The proposed ordinance lays the groundwork for a more user-friendly set of regulations that will make the Zoning Code more accessible and easier to understand. It consolidates redundant workflows and reduces the over 100 existing processes for project review to about 50. The administrative provisions will be incorporated into a new Chapter 1A of the Los Angeles Municipal Code (LAMC).

Four open houses and hearings were held to obtain public input on the draft ordinance. Staff is currently working on incorporating the feedback into a recommendation report for the City Planning Commission's (CPC) consideration. Upon approval by the CPC, the Code amendment will be

The Zoning Code is comprised of the City's land use regulations, specifying what can be built on any given property.



considered by the Planning and Land Use Management (PLUM) Committee, prior to final review and adoption by the City Council.

When adopted, the ordinance will provide the City with a new set of streamlined procedures related to various entitlement processes — adding greater clarity to planning considerations.

## PLANNING 101

### Department Launches Introduction to Planning Training Series



In August, the Department launched *Planning 101*, a training series covering the basic elements of planning, zoning and land use. The trainings were a collaboration with the Department of Neighborhood Empowerment and held in six regions over the entire month.

Each presentation included topics such as *Planning in Los Angeles*, *Long Range Planning* and *Planning for the Future*. A portion of the training sessions reserved time for an overview of the public participation process and a tutorial on the Department's web-based mapping tool, ZIMAS (Zone Information and Map Access System).

Approximately 400 community members attended the six trainings, with a number of those individuals representing Block Clubs, Homeowner's Associations and Neighborhood Councils.

The Department is currently working on additional training opportunities for the public, including an online *Planning 101* training video that will be available soon.



STAFF  
PROFILEREUBEN  
CALDWELL

Reuben Caldwell is a City Planner in the Community Planning Division of the Policy Planning Bureau. In his current role, he oversees the unit charged with updating the three Community Plans that comprise South Los Angeles.

Most recently, Reuben and his team completed the West Adams-Baldwin Hills-Leimert Community Plan and are now awaiting City Council adoption of the South and Southeast Los Angeles Community Plans. Once adopted, these Plans will mark a significant achievement in the City's comprehensive effort to update all 35 Community Plans within a six-year time frame.

Reuben attributes his interest in planning to his educational background and fascination with the transformation of cities. His Master's thesis explored the future of post-Apartheid "Black" townships in South Africa, examining how social ties and cultural identities influenced the evolution of the urban environment.

Originally from Sacramento, Reuben received his undergraduate and graduate degrees in Architecture from UC Berkeley. Prior to joining the Department in 2006, he worked for the City of Miami Beach, Florida reviewing projects and adopting neighborhood plans within the National Register "Art Deco" Architectural District.

## CITY PLANNING UPDATES

The Department launched its **social media** presence on Facebook, Twitter and Instagram on July 10, and went live on YouTube on October 10. To date, @Planning4LA has more than 700 "likes" on Facebook and over 650 and 500 followers on Twitter and Instagram, respectively.

On August 6, the Housing Unit released its draft **Interim Motel Conversion** Ordinance. Pending Council adoption, it will allow existing motels and hotels to be retrofitted and temporarily used for supportive and transitional housing for the homeless.

Since the grand opening of the West Los Angeles **Development Services Center** (DSC) in May, the number of customers served monthly citywide has increased, while the average customer wait time has stayed within the Department's goal of 10 minutes. In September alone, 8,715 customers were served across the three DSC locations with an average wait time of 8 minutes.

Effective October 16, the **Expedited Processing Section** (EPS) will assume the case processing functions for stand-alone alcohol sales and entertainment entitlements submitted as part of the Beverage and Entertainment Streamlined (BEST) Program.

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PLANNING4LA

## DEVELOPMENT SERVICES CENTERS

METRO  
PUBLIC COUNTER

201 N. Figueroa St., 4th Fl  
Los Angeles, CA 90012  
(213) 482-7077

VALLEY  
PUBLIC COUNTER

6262 Van Nuys Blvd., 2nd Fl  
Los Angeles, CA 91401  
(818) 374-5050

WEST LOS ANGELES  
PUBLIC COUNTER

1828 Sawtelle Blvd., 2nd Fl  
Los Angeles, CA 90025  
(310) 231-2901

## OUR MISSION

To create and implement plans, policies and programs that realize a vision of Los Angeles 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.

Designed by the Los Angeles  
Department of City Planning  
Graphics Services Section

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

This newsletter is published quarterly by the External Affairs Unit of the Los Angeles Department of City Planning. For questions, comments or reprint requests, please contact Lauren Alba at [Lauren.Alba@lacity.org](mailto:Lauren.Alba@lacity.org) | (213) 978-1190.