GENTRIFICATION & HOUSING TRADE OFFS IN LA

Figure 6. Change in Median Income and Rent, US and LA

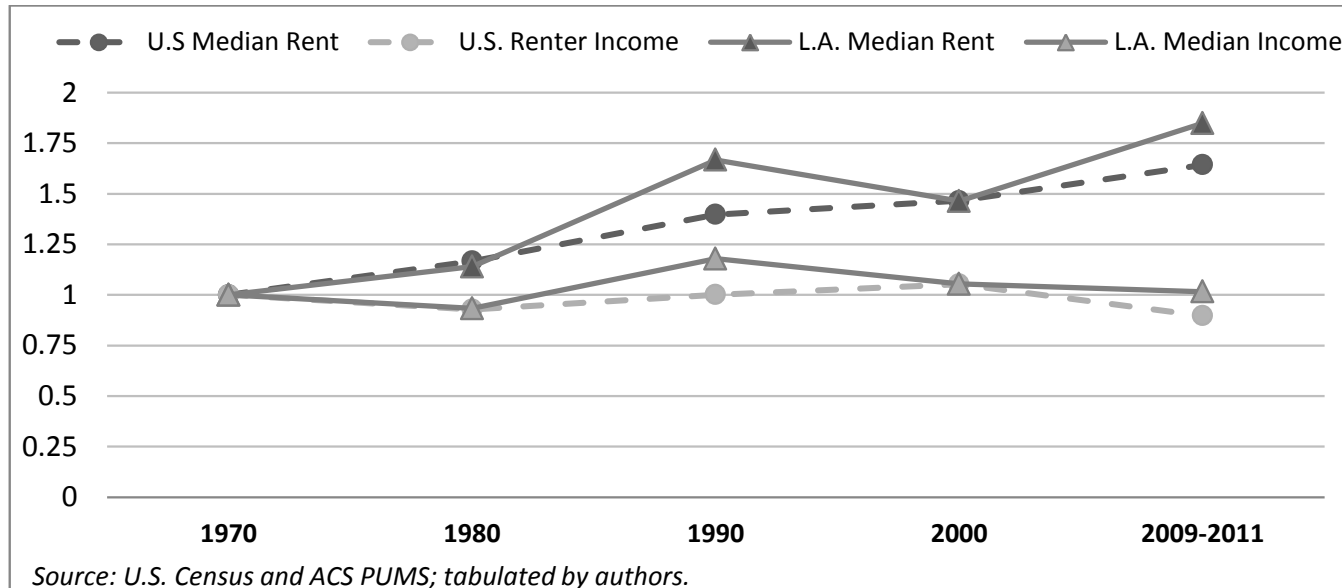*Source: U.S. Census and ACS PUMS; tabulated by authors.*

IMAGE SOURCE: Rosalie Ray, Paul Ong and Silvia Jimenez. Impacts of the Widening Divide: Los Angeles at the Forefront of the Rent Burden Crisis. Center for the Study of Inequality, UCLA Luskin School of Public Affairs, 2014.
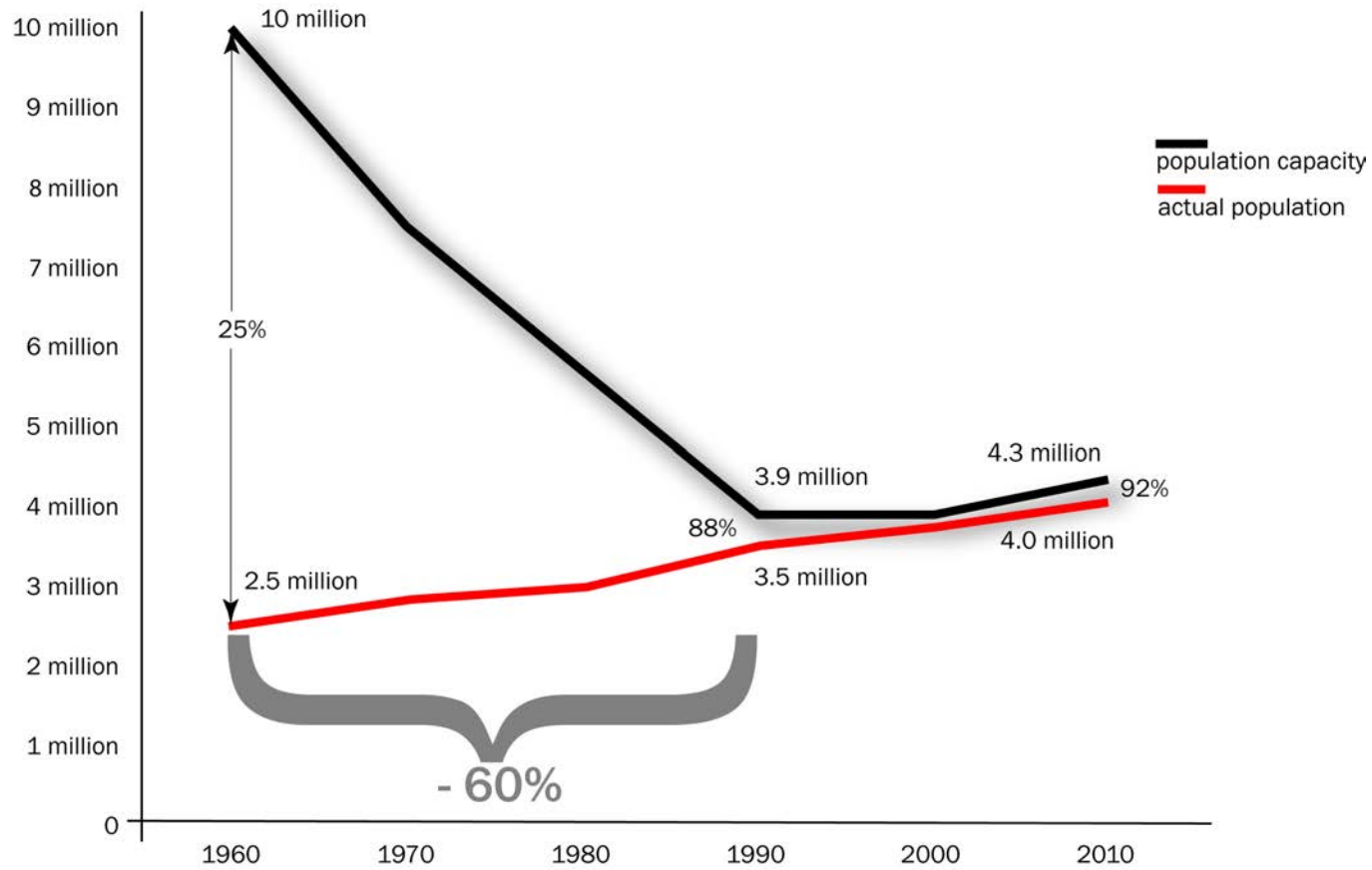
ONGOING HOUSING CRISIS

Fig. 1-1: Down-Zoning versus Population Growth
IMAGE SOURCE: Morrow, Greg. The Homeowner Revolution: Democracy, Land Use and the Los Angeles Slow-Growth Movement, 1965-1992. 2013. Page 3.

Data Sources: Census and all 104 Community Plans (cumulative population capacity)

LONG IN THE MAKING

BASELINE MANSIONIZATION

ACCESSORY DWELLING UNITS

MORATORIUM on SMALL LOTS
City Planning's Variances & Exceptions
= "BLACKBIRDS"
More density, traffic, loss of privacy & views!
PETITION: www.echoparkneighbors.blogspot.com

NO TRESPASSING

SMALL LOT SUBDIVISION

WYVERNWOOD PLAN MAP

SAVE WYVERNWOOD!
PEOPLE B4 PROFIT

MULTI-FAMILY REDEVELOPMENT

LA RIVER DEVELOPMENT
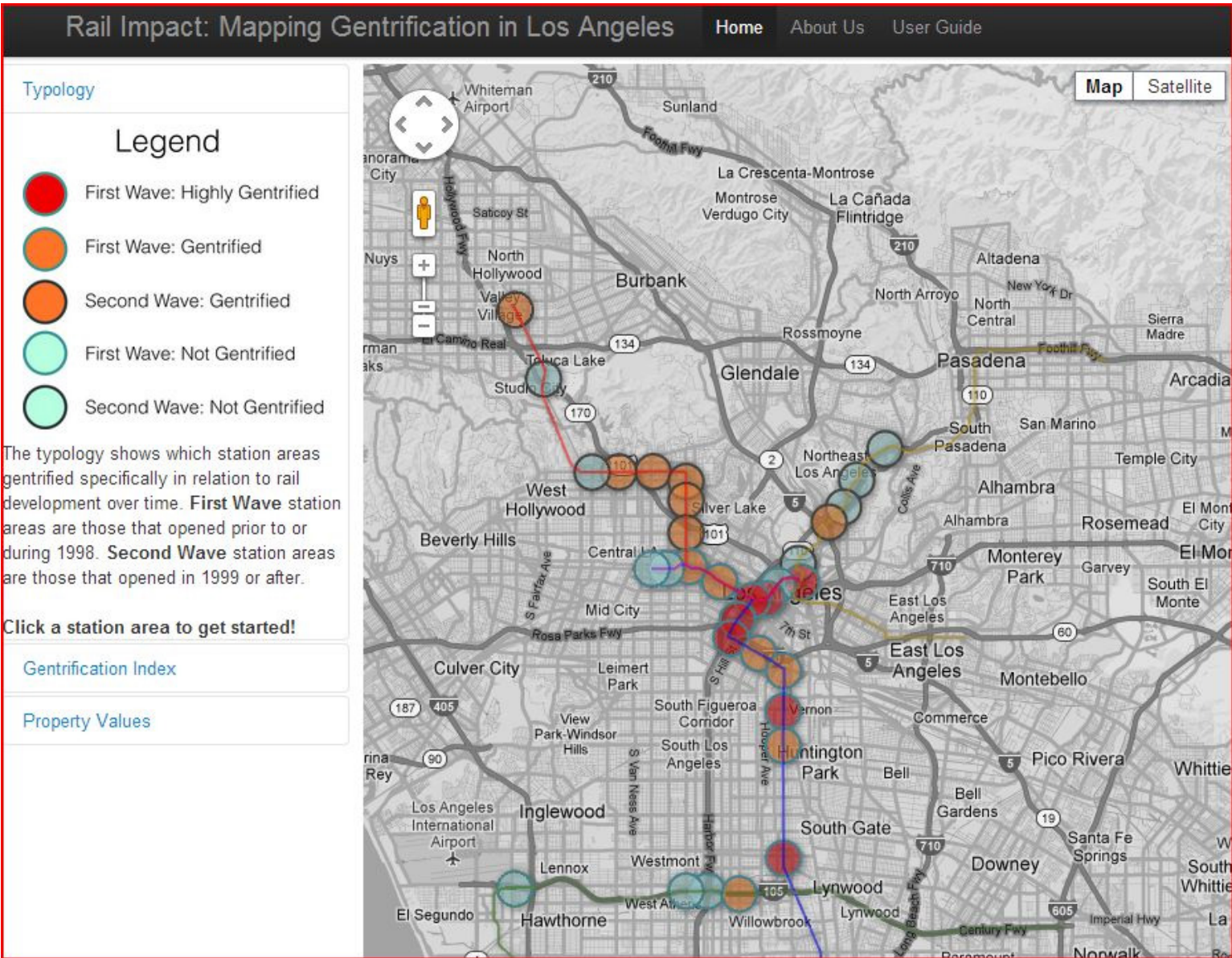
IMAGE SOURCE: www.mic.com, accessed 6/12/16.

TRANSIT ORIENTED DEVELOPMENT

Tool Kit Used To **Create Solutions**
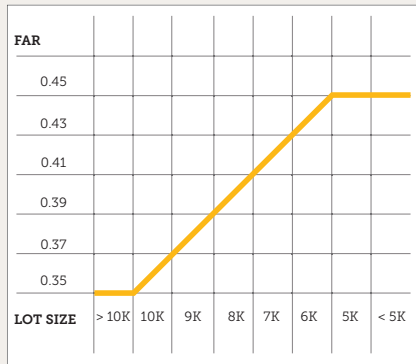
R1-C FLOOR AREA RATIO TABLE

FAR

0.45
0.43
0.41
0.39
0.37
0.35

LOT SIZE > 10K 10K 9K 8K 7K 6K 5K < 5K

BUILDING COVERAGE

Limit to building coverage helps maintain sense of open space

BUILDING ENVELOPE

Building envelope permits variety in house form

Variety of architectural styles fit within the building envelope

SIDE STREET

Encroachment Zone

PRIMARY STREET

SIDE WALL LENGTH

Side wall offset requirement reduces mass at the sideyard setback
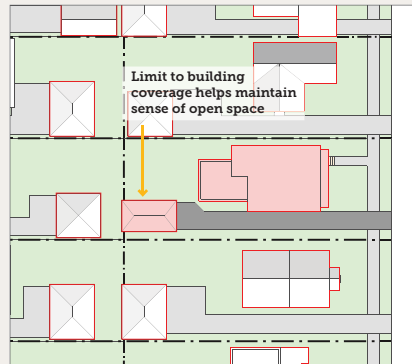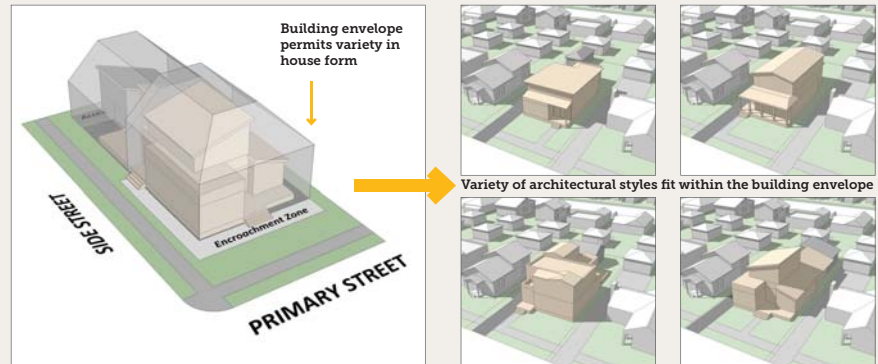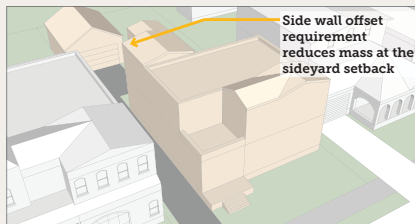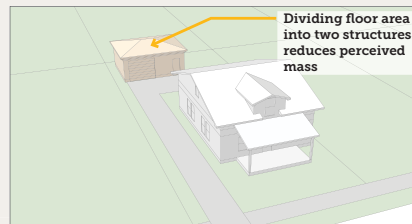
DETACHED SECONDARY STRUCTURE

Dividing floor area into two structures reduces perceived mass

FRONTAGE PACKAGES

F1
- 1 story front
- Rear parking

PRIMARY STREET

F2
- 2 story front
- Rear parking

PRIMARY STREET

F4
- 1 story front
- Front parking

PRIMARY STREET
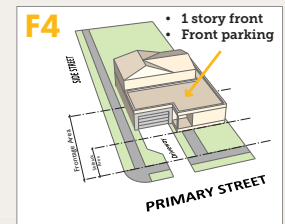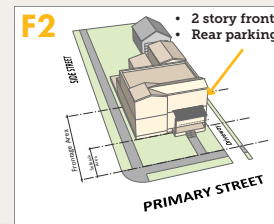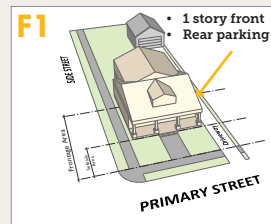
IMAGE SOURCE: www.recode.la, Public Forums April 2016, accessed 6/12/16.

FLEXIBLE TOOLS FOR DIVERSE NEIGHBORHOODS

DISORGANIZED, COMPLICATED & CONFLICTING

Application → **CEQA Review**

CEQA Review → **Hearing Notice (24 days)** → **Public Hearing** → **CPC Decision within 75 days of project deemed complete?**

Applicant may request transfer to City Council

CPC Decision within 75 days — No → Applicant may request transfer to City Council

CPC Decision within 75 days — Yes → **CPC Determination Letter**

CEQA Review → **Hearing Notice (24 days)** → **Public Hearing (PLUM)** → **City Council decision within 75 days of end of appeal period?**

Appeal in 15 days? — No → **CPC Decision Final**

Appeal in 15 days? — Yes → Hearing Notice (24 days)

City Council decision within 75 days of end of appeal period? — No → **Appeal denied**

City Council decision within 75 days of end of appeal period? — Yes → **City Council Decision**

City Council Decision → **If transfer of jurisdiction, Council may remand back to CPC for specified time/purpose**

Requires 2/3 vote to reverse or modify CPC decision

City Council approves CUP or denies appeal? — No → **CPC Decision Final**

City Council approves CUP or denies appeal? — Yes → **Mayor's decision in 10 days?**

Mayor's decision in 10 days? — No → **CPC Decision Final**

Mayor's decision in 10 days? — Yes → **Mayor disapproves CUP?**
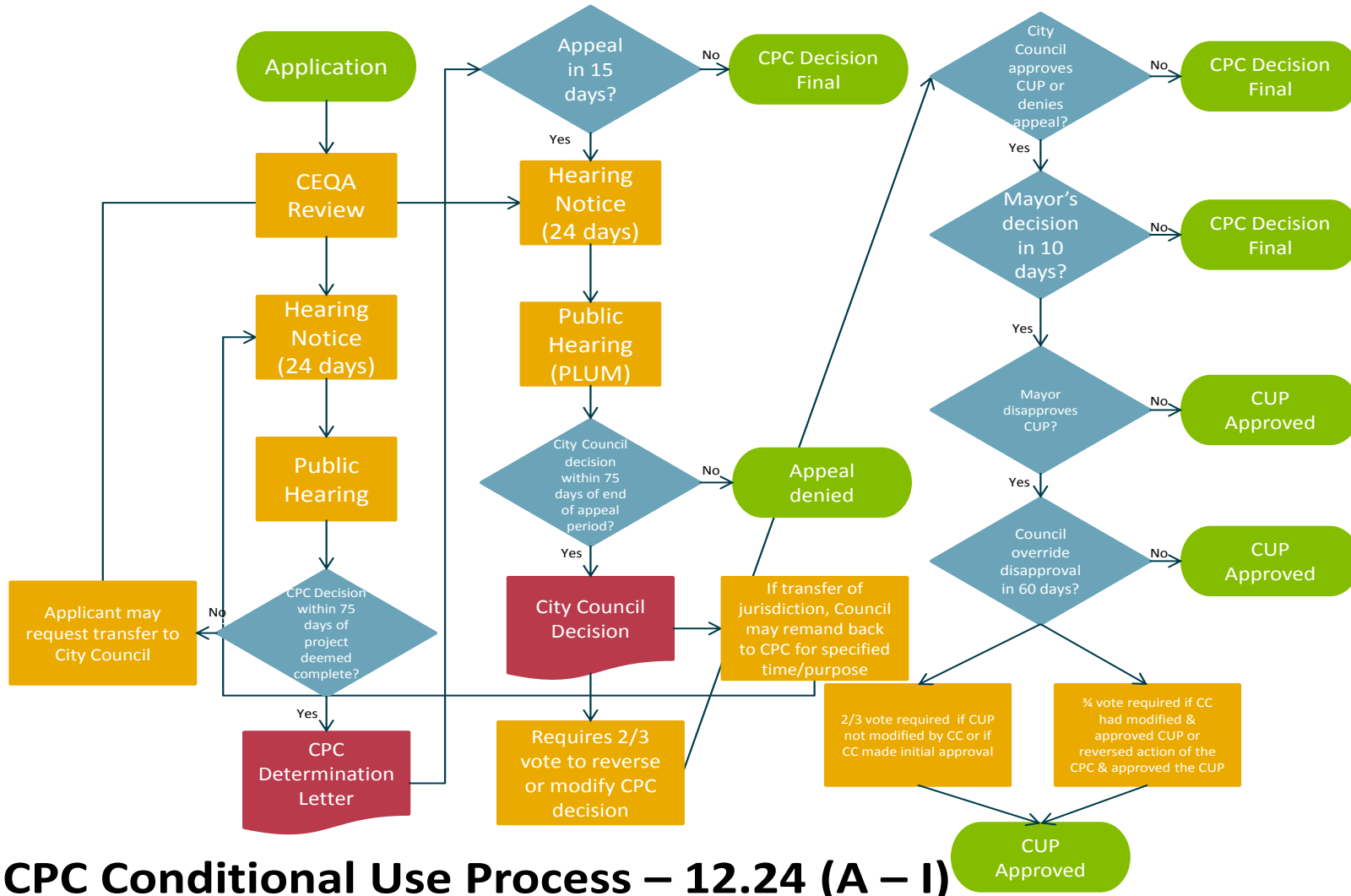
Mayor disapproves CUP? — No → **CUP Approved**

Mayor disapproves CUP? — Yes → **Council override disapproval in 60 days?**

Council override disapproval in 60 days? — No → **CUP Approved**

2/3 vote required if CUP not modified by CC or if CC made initial approval

¾ vote required if CC had modified & approved CUP or reversed action of the CPC & approved the CUP

→ **CUP Approved**

CPC Conditional Use Process – 12.24 (A – I)

IMAGE SOURCE: Existing Processes and Entitement Procedures, Code Studies Section, Los Angeles City Planning Department, 2015.

EXISITING CODE

MODULAR Strategy | Balance Flexibility with Predictibility

1. Form Base Code LITE

2. USE - FORM - ORIENTATION Approach

3. MODULAR System that dissassociates FORM from USE

4. Creation of USE CATEGORIES rather than adopting SPECIFIC USES into the code

5. Use of detailed INTENTION Sections

6. ALTERNATE COMPLIANCE rather than HARDSHIP VARIANCES

7. Emphasis on applying rules IN CONTEXT rather than one size fits all

NEW CODE APPROACH

BROAD Goals | Focus on Accessibility, Simplicity and Transparency

1. SIMPLIFYING the Rules

2. Putting these rules in one location, not 65

3. SIMPLIFYING the code and making it more TRANSPARENT

4. VISUALIZING the code to make it more understandable

5. Creating a WEB-BASED portal to make the code more ACCESSIBLE

6. Make more processes BY-RIGHT, less discretionary

7. Creating new TOOLS that will help communities evolve in productive ways

GOALS