GENTRIFICATION & HOUSING TRADE OFFS IN LA
As expected, then, the share of renters experiencing moderate (30-50% of income) and severe (50+% of income) rent burden in Los Angeles has consistently exceeded the rate of the nation as a whole. As of 2013, Los Angeles also had the highest median rent burden in the nation, at 47% (Dewan, 2014). Not only were a greater share of renters burdened, but the size of their burden was also greater as shown in Figure 7.

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

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

Fig. 1-1: Down-Zoning versus Population Growth

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

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

SMALL LOT SUBDIVISION
MULTI-FAMILY REDEVELOPMENT
A 1.5 F.A.R. would look like this.

This is not smart development.

Liz Falletta - 27th Annual Demographic Conference - 6/13/16
The typology shows which station areas gentrified specifically in relation to rail development over time. **First Wave** station areas are those that opened prior to or during 1998. **Second Wave** station areas are those that opened in 1999 or after.

Click a station area to get started!

**Gentrification Index**

**Property Values**

**IMAGE SOURCE:** www.mic.com, accessed 6/12/16.
A New Zoning Code for a 21st Century Los Angeles

To create livable communities, encourage sustainable development and foster economic vitality, we need a modern and user-friendly zoning code – we need to re:code LA.

Zoning Code Evaluation Report

ENTER re:code LA
**Tool Kit Used To Create Solutions**

**R1-C Floor Area Ratio Table**

<table>
<thead>
<tr>
<th>FAR</th>
<th>0.45</th>
<th>0.41</th>
<th>0.39</th>
<th>0.37</th>
<th>0.35</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT SIZE</td>
<td>&gt;10K</td>
<td>10K</td>
<td>8K</td>
<td>6K</td>
<td>5K</td>
</tr>
</tbody>
</table>

**Building Coverage**

- Limit to building coverage helps maintain sense of open space
- Dividing floor area into two structures reduces perceived mass

**Building Envelope**

- Building envelope permits variety in house form
- Variety of architectural styles fit within the building envelope

**Side Wall Length**

- Side wall offset requirement reduces mass at the sideyard setback

**Detached Secondary Structure**

- One-story element on front
- Covered front porch running the width of the main house

**Frontage Packages**

- F1: 1 story front, rear parking
- F2: 2 story front, rear parking
- F4: 1 story front, front parking

**Side Note**

- Existing Neighborhoods

- Issues

- Current Development Trends

**Neighborhood Characteristics - Buildings vs. Open Space**

**Neighborhood Typologies**

- **A.1 Medium Lots**
  - Grid - Uniform

**Transition Type**

- N. Flores St.
- N. Kilkea Dr.
- N. Harper Ave.
- Beverly Blvd.
- Rosewood Ave.

**Street Right-Of-Way**

- Removed

**Topography**

- N. Hayworth Ave.
- Park Place

**Lot Coverage**

- Very uniform

**Lot Access**

- Narrow side facing street

**Lot Size**

- 15-35 feet (front)
- 200-300 feet

**Lot Coverage**

- 0.2 0.5

**Lot Envelope**

- 6LGHUDVHVDVL]\LQFOXGHVDVLJQFL#KLVXQLIRUP

**Lot Envelope**

- 0.2 - 0.3

**Lot Envelope**

- No Data

- Compatibility

- One-story element on front
- Driveway on the side of the structure is consistent with facade minimizes perceived scale

**Lot Envelope**

- 0.46 - 0.50

**Lot Envelope**

- < 0.2

**Lot Envelope**

- No Data

**Lot Envelope**

- Other Study Areas

**Lot Envelope**

-alecrest Heights RFA

**Lot Envelope**

- City of Los Angeles

**Lot Envelope**

- CADILLAC AVE

**Lot Envelope**

- MARVÈVE AVE

**Lot Envelope**

- JOLLA AVE

**Lot Envelope**

- LUNA PARK AVE

**Lot Envelope**

- GUTHRIE AVE

**Lot Envelope**

- PARKER AVE

**Lot Envelope**

- 18TH ST

**Lot Envelope**

- AIRDROME ST

**Lot Envelope**

- 8TH ST

**Lot Envelope**

- 1ST ST

**Lot Envelope**

- SHERBOURNE AV

**Lot Envelope**

- NESEE AVE

**Lot Envelope**

- SATURN ST

**Lot Envelope**

- SATURN ST

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**Lot Envelope**

- LUNA PARK AVE
CPC Conditional Use Process – 12.24 (A – I)

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
**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