



La Brea Hancock Q Condition Ordinance

Questions & Answers | November 17, 2017

Overview

The Department of City Planning is working on a proposed zone change ordinance that would implement a new Q Condition on certain properties in the La Brea Hancock neighborhood. The proposed La Brea Hancock Q Condition would apply additional form and scale regulations to commercial lots that are adjacent to the single-family area, to help ensure that any future development is compatible with and enhances the existing neighborhood.

What properties would be affected by this zone change ordinance?

The zone change ordinance would apply to 17 lots that are currently zoned [Q]C2-1 and are located in the 400 block of South Sycamore Ave, the 600 block of South Sycamore Ave, the 600 block of South Orange Drive, and the 600 block of South Citrus Ave (see attached map).

What is a Q Condition?

A Q Qualified Classification, or “Q Condition” is a zoning tool that limits the uses permitted in a particular zone and/or regulates building shape (form) and size (scale) in order to ensure that development is more compatible with the surrounding neighborhood and the objectives of the General Plan.

What is the existing zoning?

The properties that would be subject to the proposed zone change ordinance are currently zoned [Q]C2-1. These lots are in a commercial zone (“C2”), however, the existing Q Condition limits development to parking lots or the R1 (one-family) density. The subject properties are currently developed with surface parking lots.

What would this Ordinance do?

The zone change ordinance would apply a new Q Condition to the subject properties. The new Q Condition would continue to limit development to parking lots or single-family homes, but would require that any future residential development complies with the density and development provisions of the [R1R3-RG One-Family Variation Zone](#). This zone includes additional regulations regarding height, encroachment plane, garage location, and floor area of single-family homes. These new regulations would apply to any future construction proposed on the subject lots. A draft of the ordinance is attached.

What are the R1R3-RG development standards?

The R1R3-RG development standards regulate the form and scale of single-family houses. See the attached information sheet for an explanation of these regulations.

The properties that would be subject to this zone change ordinance are adjacent to single-family residential properties that are zoned R1R3-RG. This proposed zone change ordinance would ensure that any future development on the subject properties would be in a form and scale consistent with the surrounding residential neighborhood.

What are the next steps?

The Department of City Planning will host a Public Hearing to receive public testimony:

Date: Monday, December 11, 2017 at 10:30 a.m.

Location: Los Angeles City Hall, Room 1020 (10th floor)

200 N. Spring Street

Los Angeles, CA 90012

Please use the entrance at 201 N. Main Street (see attached notice)

No decision will be made at the Public Hearing. Subsequently, the zone change ordinance will be scheduled for consideration by the City Planning Commission.

Following the City Planning Commission's action, the zone change ordinance will be considered by the City Council.

How can I get more information or share my input?

This question & answer sheet and additional information is posted at

<http://planning.lacity.org> under "What's New" and "La Brea Hancock Q Condition."

Interested persons wishing to comment on the draft ordinance may do so at the Public Hearing on December 11, 2017, or by sending an email or mail to the address listed below. Written comments on the draft ordinance should be received by December 18, 2017 in order to be considered in the report to the City Planning Commission.

For questions, or to join our interested parties list for future updates on the proposed zone change ordinance, please contact:

Emily Gable, Department of City Planning

200 N. Spring Street, Room 667

Los Angeles, CA 90012

Email: emily.gable@lacity.org

Phone: 213-978-1342

Attachments: R1R3-RG Info Sheet; Draft Ordinance with Map; Notice of Public Hearing

R1R3-RG

“One Family” Rear-Mass Zone with Detached Rear Garage

R1 (“ONE-FAMILY” ZONE)

The development of single-family houses is regulated by a number of zones within the Los Angeles Municipal Code (RA, RE, RS, R1). The most widely applied single-family zone is “R1 One-Family,” which covers approximately 38% of the City.

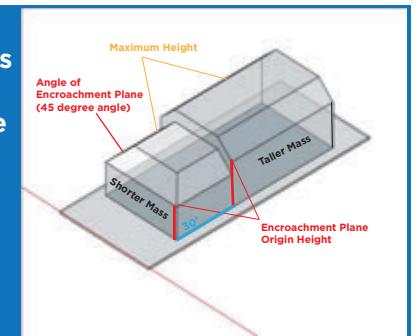
Adopted by the City Council in March 2017, the R1 Variation Zones (including R1R3-RG) are sixteen sub-zones of the single-family R1 Zone. They are the same as the standard R1 Zone in terms of lot size and setback requirements, but vary in form and scale. The R1R3-RG zone was developed to preserve the scale and character of neighborhoods that are predominately single-story and that have garages located at the rear of the lots.



R (REAR-MASS FORM)



The R in the zone string represents the required form of the house. Form provides for home configurations that place the taller building mass toward the rear of the lot, creating a lower-scale profile along the street. This form is especially suitable for neighborhoods in which home additions are located at the rear in order to maintain the look of the original building.



3 (SCALE)

The number 3 in the zone string R1R3-RG, designates the allowed Residential Floor Area Ratio (RFAR) and height. The RFAR is a range that varies based on lot size, with a higher floor area ratio available to smaller lots.

Lot Sizes (in Square Feet)	Maximum RFAR
Up to 6,000	0.45
6,001 to 7,000	0.43
7,001 to 8,000	0.41
8,001 to 9,000	0.39
9,001 to 10,000	0.37
Over 10,000	0.35

Shorter Mass Height Limits

- Encroachment Plane Origin Height: 12'
- Maximum Height: 20'

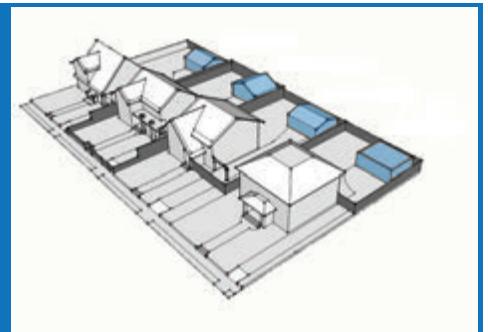
Taller Mass Height Limits

- Encroachment Plane Origin Height: 20'
- Maximum Height: 28'

RG (REAR DETACHED GARAGE)



The RG in the zone string identifies that the lot is located in a “RG” Rear Detached Garage District. The RG District requires that the covered parking is detached from the main building and located at the rear of the lot. Detached garages in the rear allow for more space between houses.



ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the Zoning Map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

SECTION 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications on properties shown upon portions of the Zoning Map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portions of the Zoning Map shall conform to the zoning on the map attached hereto and the table for Section 1 below and incorporated herein by this reference. This ordinance supersedes Subarea 947, Subarea 948, Subarea 949, and portions of Subarea 944 in Ordinance No. 174483.

Table 1 for Section 1

Existing Zone	New Zone
[Q]C2-1	[Q]C2-1

SECTION 2. Pursuant to Section 12.32G of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of those properties described in Section 1 hereof, for which the zone symbols of the new zoning designation as shown in the table for Section 1 are preceded by the “Q” in brackets. The conditions and limitations imposed by the new Permanent “Q” Qualified Classification are set forth as follows:

- A. The use of the property shall be limited to parking lots or residential development that conforms to the allowable density and development provisions of the R1R3-RG One-Family Variation Zone and Supplemental Use District as set forth in Sections 12.08 and 13.19 of the Los Angeles Municipal Code.



[Q]C2-1



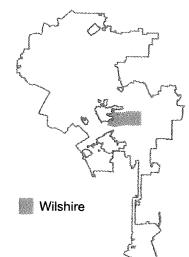
0 100 200 400
Feet

CPC-2017-2533-ZC

MY1f

103117

City of Los Angeles



SECTION 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

Holly L. Wolcott, City Clerk

By _____ Deputy

Approved _____

Mayor

Approved as to form and legality

MICHAEL N. FEUER, City Attorney

Pursuant to Section 558 of the City Charter, the City Planning Commission on _____, recommended that this Ordinance be adopted by the City Council.

By _____

City Attorney

James K. Williams
Commission Executive Assistant II

File No. _____



CITY OF LOS ANGELES • DEPARTMENT OF PLANNING

Notice of Public Hearing

**City Planning Case: CPC-2017-2533-ZC
Environmental Case: ENV-2017-2534-ND**

Council District 4 - Ryu

LA BREA HANCOCK Q CONDITION ORDINANCE

The City of Los Angeles Department of City Planning will hold a Public Hearing regarding the adoption of a zone change ordinance that would implement a new Q Condition on certain properties in the La Brea Hancock neighborhood. The proposed La Brea Hancock Q Condition would apply additional form and scale regulations to certain commercial properties surrounding the single-family area to help ensure that future development is compatible with and enhances the existing neighborhood.

PROJECT DESCRIPTION: The properties subject to the proposed Ordinance are currently zoned [Q]C2-1 and are located in the 400 block of South Sycamore Ave, the 600 block of South Sycamore Ave, the 600 block of South Orange Drive, and the 600 block of South Citrus Ave (see map). The existing Q Condition limits development to parking lots or the R1 (single-family) density. The subject properties are currently developed with surface parking lots.

The zone change ordinance would apply a new Q Condition to the subject properties. The new Q Condition would continue to limit development to parking or residences, but would specify that any future residential development must comply with the R1R3-RG development standards, which include additional regulations regarding height, encroachment plane, garage location, and floor area of single-family homes. These new regulations would apply to any future construction proposed on the subject lots.

PROCESS: At the hearing, City Planning staff will present the proposed ordinance and will answer related questions. The Public Hearing will be conducted by a Hearing Officer, who will consider all public testimony and any written communication received prior to or at the hearing. No decision will be made at the Public Hearing. A written recommendation report will subsequently be prepared by the Department of City Planning for consideration by the City Planning Commission. This zone change ordinance ultimately requires approval by the City Council.

This notice is mailed to persons who own property or are an occupant of property within 500 feet of the boundaries of the proposed ordinance, and to community stakeholders who have requested notification. All interested persons are invited to attend the Public Hearing at which you may listen, ask questions, and present testimony regarding the Ordinance.

PLEASE SUBMIT COMMENTS TO:

Emily Gable, Department of City Planning
200 N. Spring Street, Room 667
Los Angeles, CA 90012
Or by email to: emily.gable@lacity.org

*In order to be considered in the report to the City Planning Commission, comments should be received by **December 18, 2017**.*

GENERAL INFORMATION

EXHAUSTION OF ADMINISTRATIVE REMEDIES

If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter. Any written correspondence delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADDITIONAL INFORMATION:

The text of the proposed ordinance and supporting documents will be available at the Public Hearing, and is currently available online at www.planning.lacity.org under "What's New." For questions, please contact Emily Gable at (213) 978-1342 or emily.gable@lacity.org.

ACCOMMODATIONS

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. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may be provided upon request. To ensure availability of services, please make your request a minimum of seven (7) working days in advance of the hearing by calling or emailing the staff person referenced in this notice. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services.

Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la reunión se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traducción entre inglés y otros idiomas y otros servicios pueden estar disponibles si lo pide siete (7) días hábiles antes de la reunión por correo electrónico (emily.gable@lacity.org) o teléfono (213-978-1342).



Los Angeles Department of City Planning
200 N. Spring Street, Room 667
Los Angeles, CA 90012

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The Los Angeles Department of City Planning
is pleased to announce an upcoming

Public Hearing

for the

La Brea Hancock Q Condition Ordinance

Please share this notice with your neighbors and friends in the community.

Date: Monday, December 11, 2017

Location: Los Angeles City Hall, Room 1020 (10th Floor)

200 N. Spring St.
Los Angeles, CA 90012
(Public entrance is at 201 N. Main Street)

Time: 10:30 AM Public Hearing

Properties subject to proposed Ordinance.

