

LOS ANGELES **CITYPLANNING**

DOORWAYS TO OPPORTUNITY



ANNUAL REPORT 2017

Leadership

Eric Garcetti, Mayor

Mike Feuer, City Attorney

Ron Galperin, City Controller

Executive Team

Vincent P. Bertoni, AICP – Director of Planning

Kevin J. Keller, AICP – Executive Officer

Lisa M. Webber, AICP – Deputy Director, Project Planning

Elected Officials

Gilbert Cedillo, Council District 1

Paul Krekorian, Council District 2

Bob Blumenfield, Council District 3

David E. Ryu, Council District 4

Paul Koretz, Council District 5

Nury Martinez, Council District 6

Monica Rodriguez, Council District 7

Marqueece Harris-Dawson, Council District 8

Curren D. Price, Jr., Council District 9

Herb J. Wesson, Jr., Council District 10

Mike Bonin, Council District 11

Mitchell Englander, Council District 12

Mitch O'Farrell, Council District 13

Jose Huizar, Council District 14

Joe Buscaino, Council District 15



mission statement

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.



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the mayor

Eric Garcetti

Dear Friends,

During 2017, the City Planning Department's hard work helped make Los Angeles a more sustainable and livable city for all those who call the City of Angels home. Many of these achievements were powered by our shared work to end the affordable housing crisis, and guided by the belief that every Angeleno deserves a roof over their head and a pillow under it.

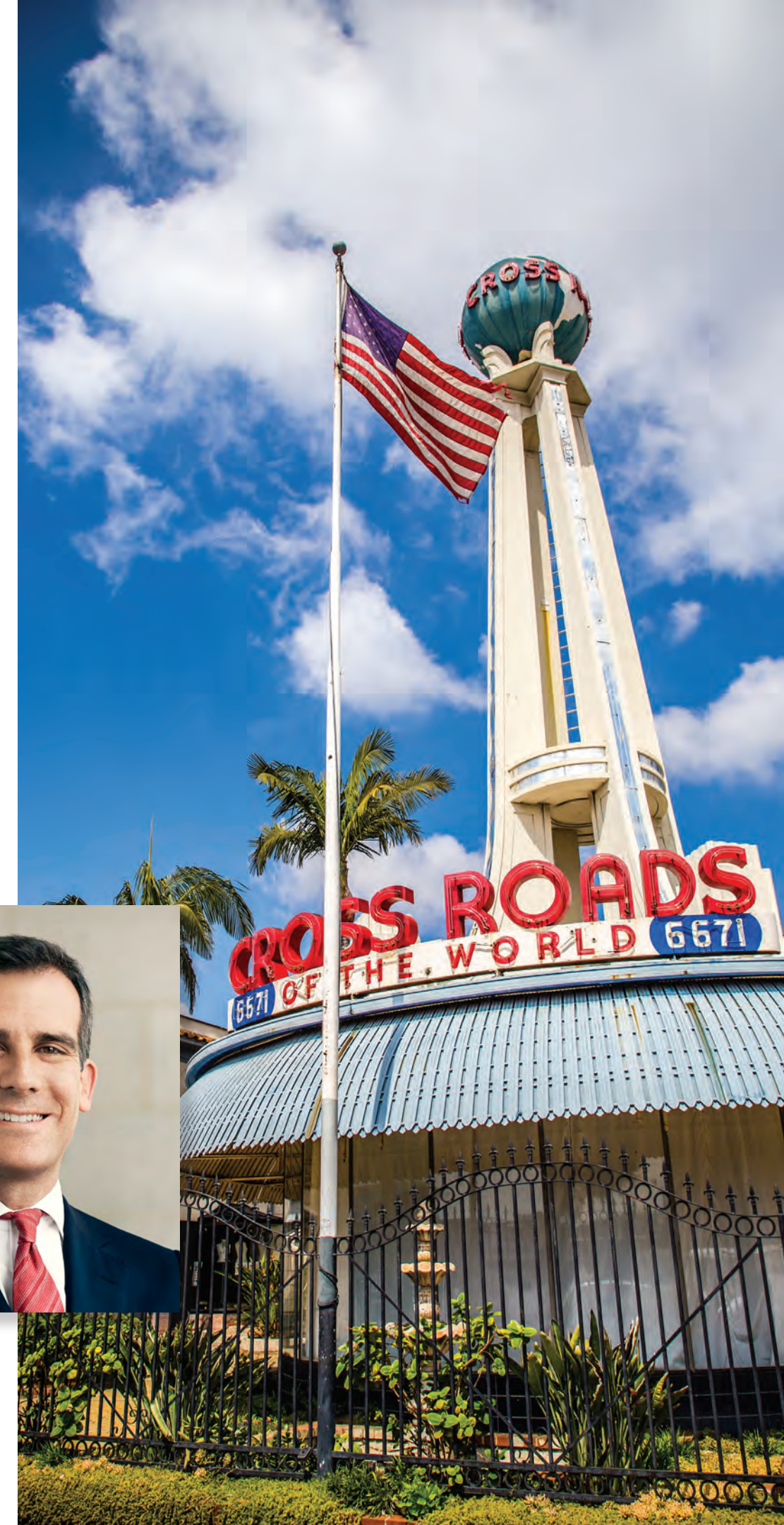
From the opening of new affordable housing units to the first groundbreaking ceremony for a Measure HHH-funded project, Los Angeles is making real progress. And we're just getting started. On the eve of 2018, we passed the Affordable Housing Linkage Fee, which will help Los Angeles double its production of affordable housing. That historic day would not have come without the guidance and leadership of our City Planning Department.

As we begin a new year bright with opportunity, I am grateful for the partnership of the City Planning Department. I look forward to working together in 2018 to build a more prosperous and equitable city with an economy that works for all Angelenos.

Sincerely,



Eric Garcetti
Mayor



the director of planning

Vincent P. Bertoni, AICP

Dear Colleagues and Friends,


2017 marked a transformative year for the Department of City Planning. Key changes were made to create a Department that is more closely tied to Los Angeles' communities, increasingly transparent in how it operates, and innovative in how it addresses the issues and challenges faced by the nation's second largest city.

This annual report highlights the progress our Department has made to advance new policies, improve internal efficiencies, and align our services — at every level — with the values and needs of the communities we serve. From the opening of our new Development Services Center in West Los Angeles to updating three Community Plans, we have managed to keep pace with the changing priorities of Angelenos.

Going on my third year as the Director of Planning, updating our long-range planning policies remains one of my top mandates. While we have moved several policies to adoption, there is still plenty of work to be done, and I am confident that our Department is equipped with the talent and capacity to do more — and plan better — in the years to come.

As we look back on the past 12 months, let us remember that these accomplishments are a reflection of our collective vision for Los Angeles. I look forward to our continued partnership in planning for this great city.

Sincerely,



Vince Bertoni, AICP
Director of Planning



An aerial photograph of a city landscape. In the center, a large, dark blue lake features a prominent fountain with three jets of water. The lake is surrounded by lush greenery, including numerous palm trees. To the left of the lake, a curved, multi-story building with a light-colored facade is visible. The surrounding urban area is densely packed with various residential and commercial buildings, streets, and parking lots. The overall scene is bright and sunny, with clear shadows cast by the buildings and trees.

milestones

I want to acknowledge the efforts of our staff who enabled us to achieve the incredible results of the past 12 months. It has been an important time for our Department and each team member has been a part of a major culture change in how we serve our customers and manage projects.

Lisa M. Webber, AICP

Deputy Director, Project Planning

performance management unit

measuring, managing, and demonstrating real results

In the summer of 2017, the Performance Management Unit (PMU) was established to analyze department workload and performance. The Unit is tasked with developing metrics to inform strategic improvements and department-wide efficiencies.

The PMU is managed by Principal City Planner Rebecca Valdez whose staff works closely with the Department's leadership to develop programs and trainings aimed at enhancing workflow.

Metrics

Metrics assist the Department in setting goals, articulating accomplishments, and prioritizing resources – while providing transparency and accountability in the process. In its first six months, the PMU has established new tools for tracking and reporting the full scope of the Department's work.



Performance Management Team (L-R)
Planning Assistant, Jonathan Chiu
Principal City Planner, Rebecca Valdez
City Planning Associate, Ashley Atkinson

Data and Analysis

Good, reliable data aids in defining the Department's functions – highlighting opportunities and challenges within each of its units and divisions. Cleanup of case tracking data has been one of the PMU's key deliverables during its initial months.



external affairs unit

building and fostering relationships to better engage with the general public

Director of Planning Vince Bertoni started the External Affairs Unit in the fall of 2016 to implement a fresh and innovative communications strategy for the Department. The Unit — managed by Chief External Affairs Officer Yeghig L. Keshishian — currently consists of five full time staff members who oversee public, media, council, and neighborhood relations.

External Affairs advances the Department's mission through clear and consistent sharing of information in order to provide community members with an understanding of planning.

Social Media

In this fast-paced, digital-driven era, the Department recognizes the value in providing the community with up-to-date news and information about planning. In July, the Department launched its social media presence on Facebook, Twitter, and Instagram. The new platforms have helped centralize online social communications functions, strengthening the Department's engagement with diverse audiences.



Media Relations

A major function of the Unit is establishing relationships and strategic partnerships with the media. For the first time ever, the Department has dedicated staff responsible for coordinating with media outlets to provide clarity and accuracy in news and features that highlight planning in Los Angeles.

External Affairs Team (L-R)
Neighborhood Liaison, Lisette Covarrubias
Public Information Officer, Cheryl Getuiza
Chief External Affairs Officer, Yeghig L. Keshishian
Council Liaison, Claudia Rodriguez
Public Relations Specialist, Lauren Alba



training

empowering leaders and community members with knowledge and information

City Planning Commission (CPC)

June 2017

The Policy Planning Bureau conducted an information session to provide commissioners with an overview of the history and changes in the Arts District over the last 30 years.

Area Planning Commission (APC)

September 2017

The Commission Office — with assistance from the City Attorney's Office — facilitated a workshop for newly elected Chairs and Vice Chairs of the Area Planning Commissions to cover the updated Rules and Operating Procedures manual.

Historic Preservation Overlay Zone (HPOZ) Board

October 2017

The Office of Historic Resources hosted a meeting for all HPOZ Board Members at the historic Wilshire Boulevard Temple to provide training on design review, community engagement techniques, and ethics requirements in historic neighborhoods.

Deputy Advisory Agency (DAA)

November 2017

The Project Planning Bureau held a three-hour training for existing and new representatives of the DAA on the Subdivision Map Act as it relates to facilitating hearings, interdepartmental coordination, and writing subdivision findings.



Planning 101

August 2017



During the summer, the Department launched Planning 101, a training series covering the basic elements of planning, zoning, and land use for the general public. The training was a collaboration with the Department of Neighborhood Empowerment and held in six regions over the course of a 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 was reserved 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 training, with a number of those individuals representing block clubs, homeowner's associations, and neighborhood councils.

Congress of Neighborhoods

September 2017

The Los Angeles Congress of Neighborhoods is an annual one-day event held at City Hall that brings leaders from the City's 97 Neighborhood Councils together to learn from and network with City departments and officials. The Department organized two workshops at the most recent congress — *OurLA2040: The General Plan Update and Neighborhood Council Involvement in Community Plans* and *re:code LA (Zoning Code Update)* — which was attended by nearly 900 people.

development services centers

improving and strengthening the customer experience

Being at the forefront of project planning operations, the Development Services Centers (DSCs) serve as a central portal for consultation on a variety of projects. They provide an important human connection between the Department and the customers they serve.

Currently, there are three DSC locations — Metro (Downtown Los Angeles), West Los Angeles, and Valley (Van Nuys), each staffed with planners familiar with citywide and geography-specific issues. In 2017, the number of customers served at the three DSCs reached more than 100,000 individuals in the course of the calendar year.

West Los Angeles DSC

In May, the Department opened the West Los Angeles DSC, offering residents and business owners in the surrounding area convenient access to planning resources and staff.

Since its opening, the number of customers served on a monthly basis across the three DSC locations has increased by 22%, while the average wait time has decreased.



Metro Los Angeles DSC

In October, the Department completed updates to the Metro DSC, expanding functions to improve overall operations. The changes to this location — which serves the most customers on a monthly average — provide a more professional and unified look, enhance customer service, and achieve better customer flow.



Housing Services Unit

The Housing Services Unit — established in November 2016 — streamlines case processing for qualified housing projects. The Unit offers specialized assistance through all phases of development including pre-entitlement consultation, entitlement processing, and post-entitlement condition clearance.

In response to Mayor Eric Garcetti's Executive Directive, the Priority Housing Project (PHP) program was initiated by the Department and aims to reduce the processing time for entitlement projects that meet certain affordability thresholds. The Unit also helps implement new housing policies as they are adopted by City Council.

The Unit is committed to tracking and evaluating cases to help meet the Mayor's goal of building 100,000 new housing units by 2021.



2,931
affordable

23,451
market rate

26,832
total

new hires and staff promotions

advancing diversity in the workplace

With over 360 staff members, the Los Angeles Department of City Planning is one of the largest planning departments in the nation. The Planning team is comprised of individuals in three main bureaus who implement the overarching vision that guides the City's physical development.

Recent efforts have been made to not only increase talent and diversity in the Department, but to also build strong and inclusive teams, create more opportunities for professional development, and effectively manage employee retention. In 2017 alone, 64 new individuals joined the Department and 95 existing staff were promoted to new positions.



363
total staff

64
new hires

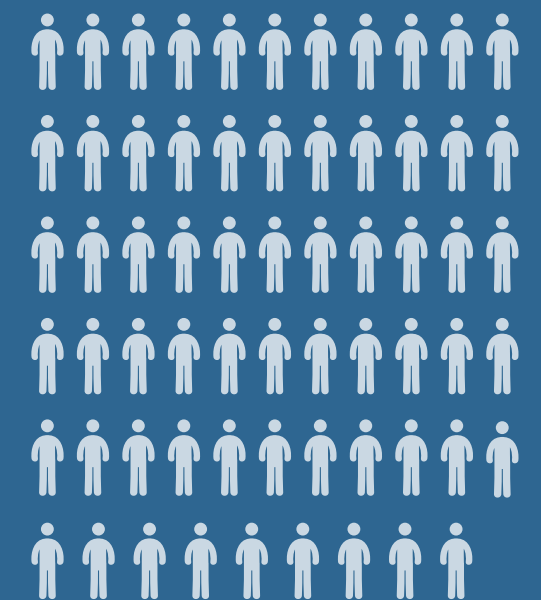
17% asian

14% african-american

22% caucasian

27% hispanic

20% other



95
promotions



69%
planners
staff in planning job classifications



priorities

As planners, we are charged with a simple mandate: to ensure that we create enough capacity for well-planned housing and jobs through our long-range planning efforts. The programs and policies we have focused on and advanced in the past year reflect this priority, as well as our ongoing commitment to balance the diverse and unique needs of each community in the City of Los Angeles.

Kevin J. Keller, AICP
Executive Officer

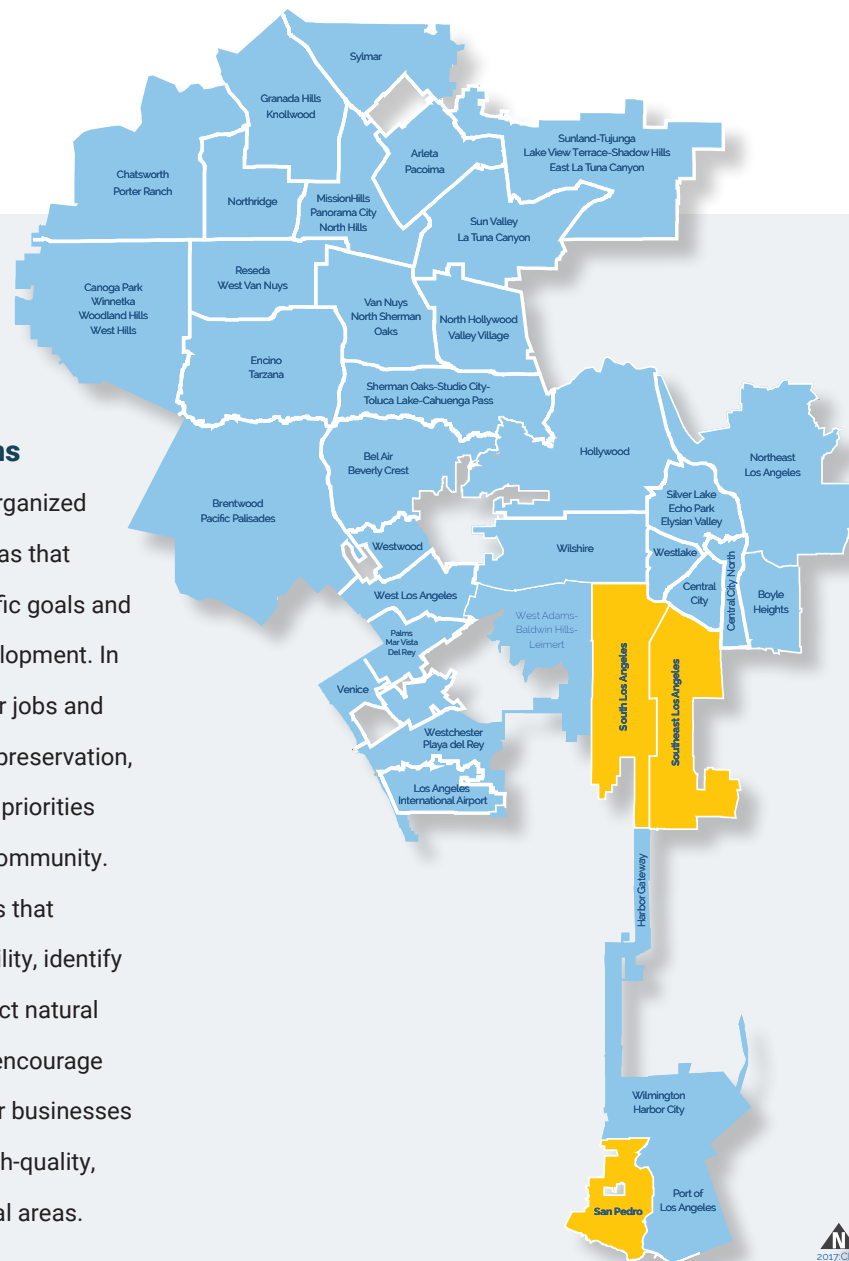
creating new opportunities to house angelenos

2017 was a successful year for the Department's Community Plan Program as three new community plans were adopted by City Council: San Pedro, South Los Angeles, and Southeast Los Angeles.

Department staff worked collaboratively with residents and businesses in these communities to bring the plans to the finish line. Community Plans advance sustainable land use practices that achieve the collective vision of communities and will guide development decisions in these areas for years to come.

About Community Plans

The City of Los Angeles is organized into 35 Community Plan Areas that provide neighborhood-specific goals and policies to guide future development. In order to balance the need for jobs and housing with neighborhood preservation, the Plans reflect a variety of priorities that are important to each community. They outline policy decisions that promote neighborhood stability, identify housing opportunities, protect natural and open space resources, encourage vibrant commercial areas for businesses of all sizes, and preserve high-quality, good-paying jobs in industrial areas.



San Pedro Community Plan

Status: Adopted by the City Council, October 2017

The San Pedro Community Plan 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, the Plan prioritizes maintaining the community's small town charm and preserving the character and scale of its stable residential neighborhoods.

Key Features of the Plan:

- Integrates a modern set of regulations to help revitalize commercial and industrial areas near Port of Los Angeles.
- Advances new land use and zoning tools to enhance the design and quality of development, particularly residential and mixed-use projects.
- Encourages additional waterfront-oriented recreational amenities and open space, in order to foster a more healthy and sustainable community.



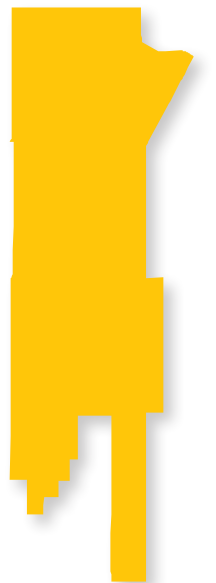
South Los Angeles Community Plan

Status: Adopted by the City Council, November 2017

The South Los Angeles Community Plan represents efforts to thoughtfully accommodate future growth, protect neighborhood character, and create new economic opportunities for those who live and work in this culturally-rich area.

Key Features of the Plan:

- Promotes community-serving investment along miles of underserved commercial corridors, encouraging uses that support healthy living and foster greater job opportunities.
- Incentivizes affordable and mixed-income housing around the area's fixed-rail stations and transit-accessible corridors to create attractive, walkable, and complete neighborhoods.
- Establishes regulations that direct new development toward transit centers to minimize overcrowding in residential areas, offering a greater variety of housing opportunities at varying price points.



Southeast Los Angeles Community Plan

Status: Adopted by the City Council, November 2017

The Southeast Los Angeles Community Plan encourages a healthy and sustainable mix of land uses — primarily along commercial corridors and industrial districts, addressing the area's historical challenge of incompatible land use.

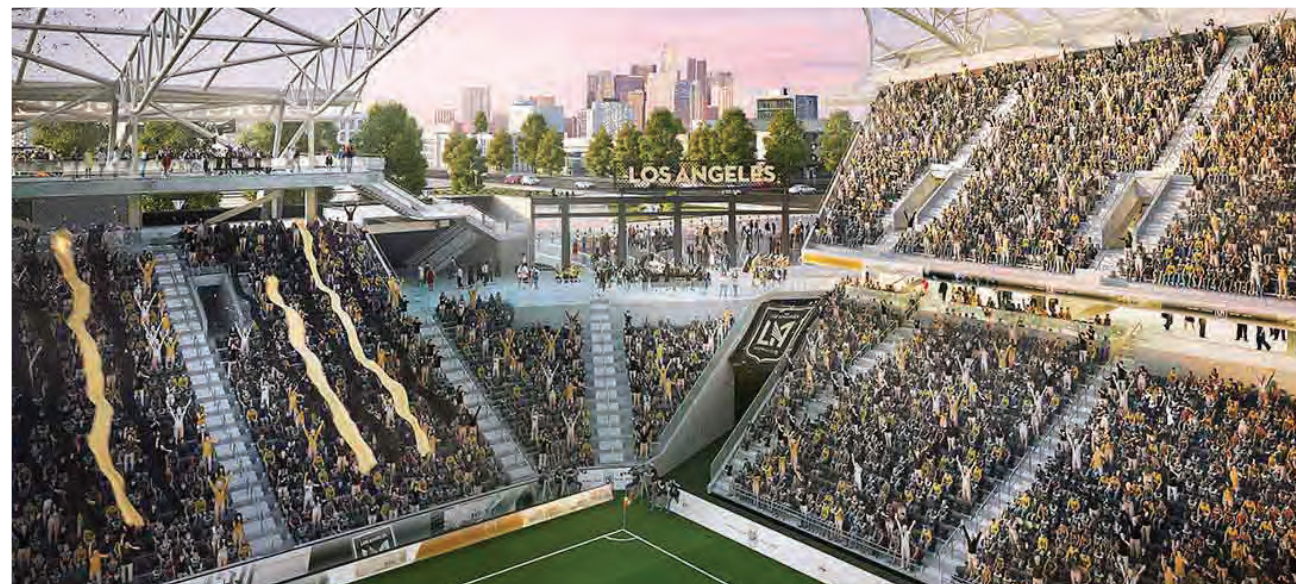
Key Features of the Plan:

- Incorporates design guidelines for residential zones to ensure that community identity is maintained and new development is compatible with the characteristics of existing neighborhoods.
- Enhances commercial and industrial areas with new design and use regulations to encourage neighborhood-serving uses along commercial corridors and transit stations.
- Creates opportunities for community and economic development by repurposing existing industrial parcels for emerging technology and industrial uses.



featured projects

In addition to the adoption of their community plans, the San Pedro, South Los Angeles, and Southeast Los Angeles areas also had new projects make their way through the approval process in 2017.



Banc of California Stadium
South Los Angeles

22,000-seat arena with 105,000 square feet of ancillary facilities including office/conference space, a museum, a team store, and restaurant.



West Angeles City Place Senior Housing
SOUTH LOS ANGELES

100% affordable mixed-use senior housing project with 40 units for Very Low Income and 29 units for Low Income households.



Jordan Downs
SOUTHEAST LOS ANGELES

115 units of affordable housing in 12 buildings as part of Phase 1A of the Jordan Downs Specific Plan.



Mesa SLS
SAN PEDRO

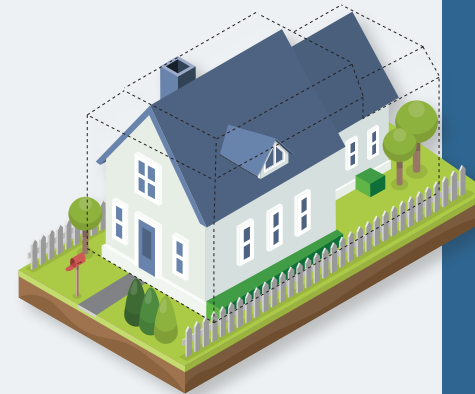
22-unit small lot subdivision located at 1803 Mesa Street.

enhancing our neighborhoods

In March, the City Council adopted updates to the Zoning Code to offer communities tailored development standards through the creation of the R1 Variation Zones. Comprised of 16 sub-zones, the R1 Variations provide a wider range of zoning options to suit the distinctive character of Los Angeles' diverse single-family neighborhoods.

The 16 sub-zones are part of four overarching categories that afford neighborhoods input on how new homes, additions, and remodels should be configured. Several neighborhoods with mansionization concerns were able to opt into one of the R1 Variations immediately. Other neighborhoods will be afforded the same opportunities through the Community Plan update process.

In keeping with Mayor Eric Garcetti's commitment to create a more livable and sustainable city, these new zoning tools will better ensure that single-family residences remain a key component of Los Angeles' urban character.



R1 Variations

Status: Adopted by the City Council, March 2017

R1F | Front-Mass Variation

CHARACTERISTICS

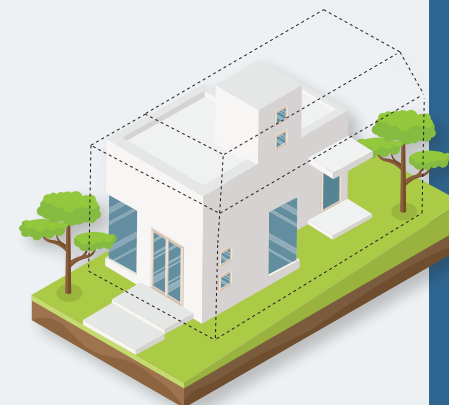
- Confines bulk within a front-loaded maximum building envelope that allows a taller building mass toward the front of the lot and requires shorter massing at the rear.
- Creates more light and air at the rear of the lot.



R1R | Rear-Mass Variation

CHARACTERISTICS

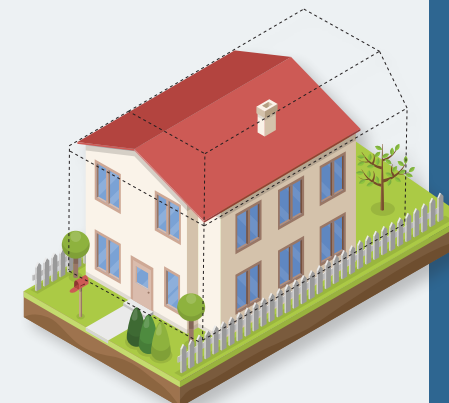
- Confines bulk within a rear-loaded maximum building envelope that allows a taller building mass toward the rear of the lot and requires shorter massing at the front.
- Encourages a one-story feel along the streetfront.



R1H | Hillside Variation

CHARACTERISTICS

- Offers a flexible building envelope for hillside properties.
- The location of bulk is not regulated and the taller building mass may be placed anywhere within the maximum building envelope.



R1V | Variable-Mass Variation

CHARACTERISTICS

- Offers the most flexible building envelope of the new variations.
- The location of bulk is not regulated and the taller building mass may be placed anywhere within the maximum building envelope.

enhancing our neighborhoods

The Department's Office of Historic Resources coordinates the City of Los Angeles' historic preservation activities, including the administration of the Historic Preservation Overlay Zone (HPOZ) Program. Recognizing the need to identify and protect neighborhoods with distinct architectural and cultural resources, the City adopted the HPOZ Ordinance in 1979.

In 2017, five new HPOZs went into effect, bringing the total number of designated HPOZs in Los Angeles to 35. HPOZs range from residential districts to commercial and industrial properties.

Survey LA

SurveyLA — the Los Angeles Historic Resources Survey — is the City's first-ever comprehensive program to identify significant historic resources throughout Los Angeles. In 2017, the *SurveyLA* team completed the last of 35 Community Plan Area surveys that began in 2010.

SurveyLA was partially funded by a \$2.5 million grant from the J. Paul Getty Trust, with additional technical and advisory support from the Getty Conservation Institute.

Historic Preservation Overlay Zones



• El Sereno Berkshire Craftsman District

City Council adoption: December 2016
Effective Date: January 2017



• Carthay Square

City Council adoption: December 2016
Effective Date: January 2017



• Sunset Square

City Council adoption: February 2017
Effective Date: March 2017



• Oxford Square

City Council adoption: February 2017
Effective Date: March 2017



• Miracle Mile

City Council adoption: March 2017
Effective Date: May 2017

creating affordable housing development incentives

Affordable housing is one of the most critical issues facing the City of Los Angeles. Recent census data shows that Los Angeles’ housing market remains the least affordable in the country. Today, almost 56% of renters pay more than 30% of their income on rent.

Recognizing the importance of creating housing opportunities for individuals and families at all income levels, the Department is advancing policies that incentivize the development of more affordable housing units.

Transit Oriented Communities Guidelines

Status: Approved by the Director of Planning, September 2017

In September, the Department released its guidelines for the Transit Oriented Communities (TOC) Affordable Housing Incentive Program. The TOC Guidelines — approved by Director of Planning Vince Bertoni and supported by Mayor Eric Garcetti — 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 eligible residential projects. Qualifying market rate development projects can request additional density or higher floor area ratio (FAR) in exchange for providing a higher number of 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. The TOC Guidelines for any particular area may be tailored by geography, provided that the affordable housing requirements of Measure JJJ are still met.

About Measure JJJ

Measure JJJ — a ballot initiative that instituted affordable housing and local labor requirements — was adopted in November 2016 with nearly 64% of the vote from the Los Angeles electorate. It instructed the Department of City Planning to develop an incentive program to promote the construction of new affordable housing units.

Linkage Fee

Status: Adopted by the City Council, December 2017

With the dissolution of the Community Redevelopment Agency (CRA/LA) and significant cuts in federal housing dollars, Los Angeles lost most of its funding for affordable housing.

To establish a permanent, dedicated source of local funding for affordable housing, Mayor Eric Garcetti launched an effort to study and implement an Affordable Housing Linkage Fee (AHLF) in 2015.

In December, the City Council adopted the Department’s proposed AHLF Ordinance which institutes a fee on a variety of new development projects to help raise funds for affordable housing. The fee ranges from \$3 to \$5 per square foot for commercial and \$8 to \$15 per square foot for residential development — all depending on the market strength of the neighborhood.

The AHLF could raise an average of about \$100 million a year, which will help offset the significant declines in federal and state housing funding in recent years.

About the Nexus Study

The Affordable Housing Linkage Fee (AHLF) Nexus Study, commissioned by the Department, analyzed the relationship between commercial and market-rate housing development and the new employment it generated. In developing the fee schedule, the City relied on market analysis to examine the demand for affordable housing as a result of the need for additional lower-wage workers.

advancing housing opportunities for the homeless

Homelessness continues to be a major challenge for the City of Los Angeles. In January 2017, the Los Angeles Homeless Services Authority (LAHSA) found that approximately 34,000 people are experiencing homelessness in the City — an increase of 20% from 2016.

In order to accelerate the creation of more housing units for the homeless, the Department released two draft ordinances aimed at streamlining the development process. Together, they address a number of strategies identified within the City's Comprehensive Homelessness Strategy.

Permanent Supportive Housing

Status: Approved by the City Planning Commission, December 2017

In an effort to move homeless individuals off the streets and into Permanent Supportive Housing (PSH), residents of Los Angeles voted in the fall of 2016 to support 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 Homelessness Strategy — which identifies a need to build at least 1,000 units of PSH per year — the Department drafted an ordinance that would make the approval process for PSH projects more efficient. The City Planning Commission (CPC) approved the ordinance on December 14, 2017.

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.

What is Permanent Supportive Housing?

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



Interim Motel Conversion

Status: Approved by the City Planning Commission, December 2017

Hotels and motels present an opportunity to provide an immediate solution to the City's housing needs. Structurally similar to residential buildings, they have the potential to be adapted to serve as interim housing.

The Department's proposed Interim Motel Conversion (IMC) Ordinance would allow existing, underutilized motels and hotels to be retrofitted and temporarily used for transitional and supportive housing. The ordinance was approved by the City Planning Commission (CPC) on December 14, 2017.

Key Provisions:

- **Contract Requirement**
All projects must maintain a contract to provide supportive and/or transitional housing.
- **Preservation of Nonconforming Rights**
Existing buildings not in conformance with the current zoning will not require additional entitlements, as long as a contract is in place.
- **Physical Alterations**
Projects may make minor changes to the interior of existing structures to accommodate kitchenettes and supportive services.

What is Interim Motel Conversion?

IMC is a creative, cost-effective solution to increasing the City's supply of transitional and supportive housing.



Image courtesy of Step Up

transit neighborhood plans

The transit network in Los Angeles is rapidly growing as a result of voter-approved transportation funding. The Department — with partial funding from Metro — launched the Transit Neighborhood Plans (TNP) program to encourage livable communities and employment centers around five of the region's expanding transit lines.

Plans for transit neighborhoods typically encourage building design and a mix of uses that foster transit use. This pattern of development is intended to improve mobility options for residents, workers, and visitors, and create mixed-use neighborhoods with greater access to amenities.

Exposition Corridor Tranist Neighborhood Plan

Status: Approved by City Planning Commission, November 2017

The Exposition Corridor TNP is a Specific Plan focused on establishing new development regulations that better support transit ridership, by encouraging a mix of uses and requiring pedestrian-oriented building design. The Plan also emphasizes street improvements that accommodate a variety of transportation modes.

Based on the type and scale of a proposed development, the TNP provides incentives for projects to include affordable housing, as well as a variety of public benefits such as open space and off-site streetscape improvements.

The Exposition Corridor TNP Team relied on community feedback from multiple public meetings to inform the updated version of the Plan that was presented to and approved by the City Planning Commission (CPC) in November.

Quick Facts

HOUSING IN PLAN AREA

25,000 dwelling units*
Existing (2013)

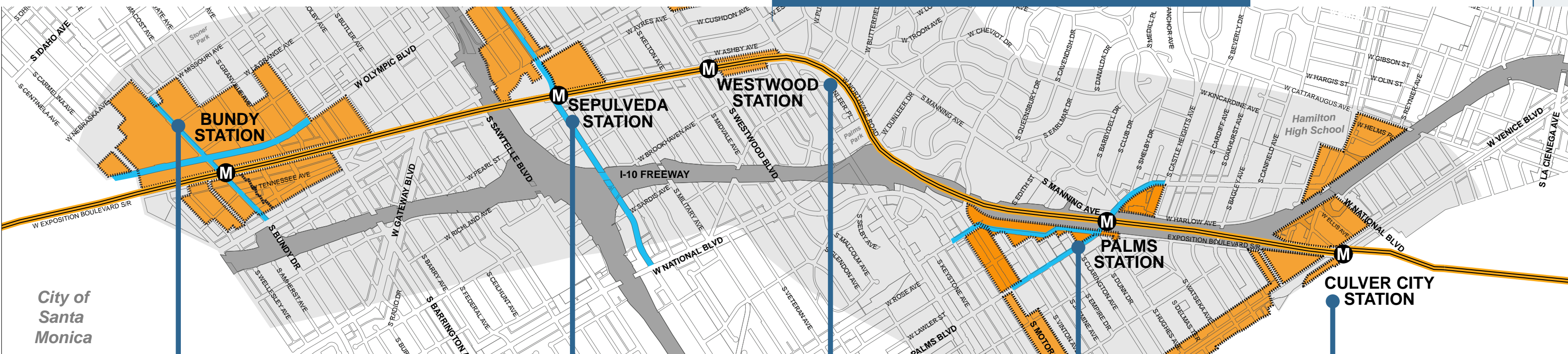
29,000 to 31,000 dwelling units*
Future Projections (2035)

JOBS IN PLAN AREA

34,000 jobs*
Existing (2013)

43,400 to 48,300 jobs*
Future Projections (2035)

*approximate numbers



Exposition / Bundy Station

Vision: Creative Industry Hub

A place for 21st century creative industries and businesses with supportive residential and retail uses that link to the surrounding neighborhoods.

Exposition / Sepulveda Station

Vision: Diverse Employment Center

A blend of residential, commercial, and industrial uses with an emphasis on job creation at the core of the station area.

Exposition / Westwood Station

Vision: Stable Single-Family Community

An established walkable single-family neighborhood with open space and mixed-use around the station area.

Palms Station

Vision: Active Urban Neighborhood

A walkable, residential-focused community with convenient access to transit, jobs, retail, and other amenities.

Culver City Station

Vision: Vibrant Mixed-Use Junction

A concentration of pedestrian friendly mixed-use and industrial development that bridges multiple community nodes.

zoning code update

A few years ago, the Department set out to create a modern, efficient, and simplified zoning system for the City of Los Angeles — known today as *re:code LA*. The project is a comprehensive revision of the City’s Zoning Code and is one of the City’s largest planning initiatives to date.

Webcode

Status: Developed draft application, October 2017

Webcode is a web-based and mobile responsive tool that allows users to access the Zoning Code online. It offers individuals with a non-planning background a more efficient alternative to sifting through hundreds of pages of zoning regulations. When released to the public, it will give users a customized, interactive experience — allowing them to search by address to view zoning information for any particular site.

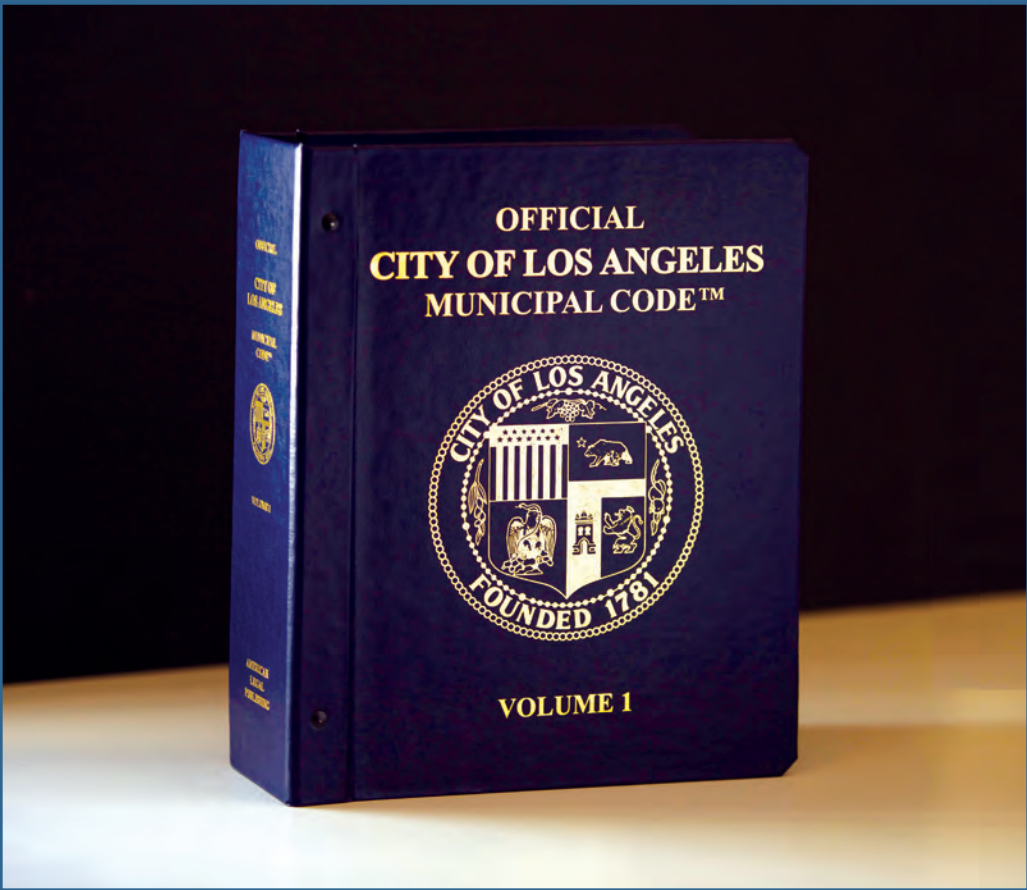
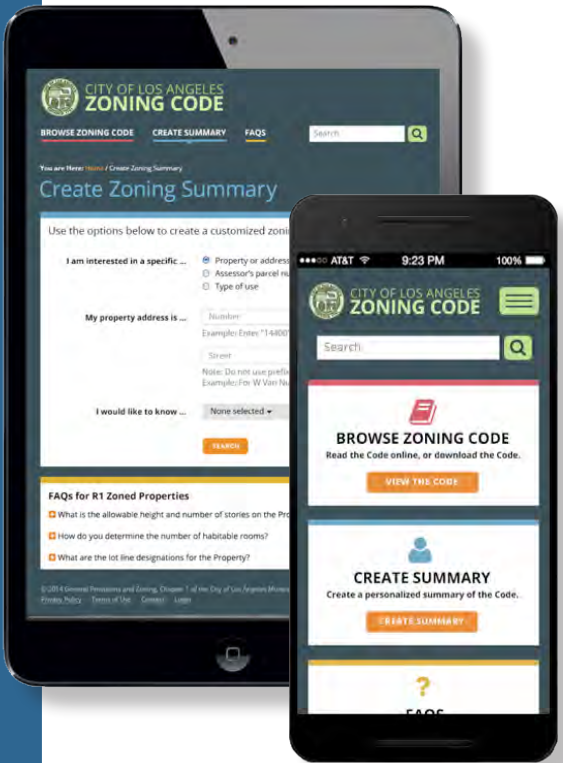
Processes and Procedures

Status: Released for public comment, September 2017

In September, the Department released its draft Processes and Procedures Ordinance — a major part of a larger effort to update the City’s Zoning Code.

The proposed ordinance lays the groundwork for a more standardized set of regulations that will make the Zoning Code more accessible and easier to comprehend. It consolidates redundant workflows and reduces more than 100 existing processes for project review to about 50. The administrative provisions will be incorporated into a new chapter of the Los Angeles Municipal Code (LAMC).

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



urban design studio

The Urban Design Studio — founded in 2006 — practices an integrated approach that brings together principles of good urban design with innovative policy. It is supported by Department staff and a network of volunteers from across a range of disciplines.

Studio staff provide planners and applicants with project-specific design recommendations that are consistent with all applicable guidelines, policies, plans, and codes — building on the Studio’s commitment to advance quality design, recognizing the impact it has on the built environment.

Professional Volunteer Program

The Professional Volunteer Program (PVP) is made up of a rotating pool of architects and designers who provide recommendations to assist project planners in shaping the design of proposed projects. These projects typically require City Planning Commission (CPC) approval or recommendation.

The goal of the PVP is to elevate the level of design in local development proposals. In October, the PVP program was expanded to include projects located in the Valley region of the City.

All volunteers of the program are members of the American Institute of Architects (AIA).



2501 Olympic Boulevard - *BEFORE*



AFTER

awards

It's an honor to come to work every day and collaborate with such innovative and talented planning professionals — from our more experienced staff to young, emerging leaders — who all care so deeply about shaping the future of Los Angeles. And we can all take pride as our department's successes begin to receive wider outside recognition, highlighting planning strategies that can serve as replicable models for other large cities.

Ken Bernstein, AICP

Principal City Planner

awards

In 2017, the Department was formally recognized by several organizations for its work on the Zoning Code update, community planning, and historic preservation.



2017 Smart Cities Award

re:code LA (Webcode)
American Planning Association
April 2017

Chairman's Award

Survey LA
Los Angeles Conservancy
May 2017

Innovation in Green Community Planning

Clean Up Green Up
American Planning Association, California Chapter – Los Angeles
June 2017



Implementation Award – Small Jurisdiction

Martin Expo Town Center
American Planning Association, California Chapter – Los Angeles
June 2017

Award of Merit – Comprehensive Plan, Large Jurisdiction

West Adams-Baldwin Hills-Leimert Community Plan
American Planning Association, California Chapter
August 2017



2017 President's Award

Survey LA
California Preservation Foundation
October 2017

2017 Richard H. Driehaus Award

Survey LA
National Trust for Historic Preservation
November 2017

financials

A wide-angle photograph of the Griffith Observatory in Los Angeles. The observatory, a large white building with three prominent domes, sits atop a grassy hill. In the background, the Los Angeles city skyline is visible under a clear blue sky. The foreground shows green trees and a path leading up to the observatory.

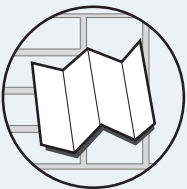
The approved budget for the 2017-2018 Fiscal Year allowed the Department to expand on a number of fronts — supporting the priorities of our Policy Planning, Project Planning, and Resource Management Bureaus. The financial resources provided to planning activities also demonstrate the priorities of our elected officials to ensure that we are investing in our communities by advancing policies and programs that serve the interests of all Angelenos.

Jason Killeen

Chief Management Analyst

financials

The City of Los Angeles approved a \$9.2 billion spending plan for the 2017-2018 Fiscal Year. \$52.1 million of the City's overall budget was allocated to the Department to support planning initiatives aimed at making Los Angeles a more livable and sustainable city. Less than one-fifth of the Department's appropriation was allocated from the General Fund.



priority budget items

\$2,709,102

community plan updates

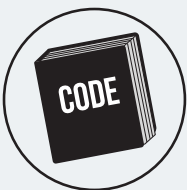
to fund two new community plan teams to allow for the update of the City's 35 Community Plans within a six-year timeframe.



\$2,027,643

public counters

to hire additional staff to address workload demands in pre- and post-entitlement review across the three Development Services Centers (DSC).



\$1,504,559

zoning code update

to support the comprehensive rewrite and update of the City's Zoning Code, also known as *re:code LA*.



\$418,572

housing services unit

for increased staffing to help manage the number of applications submitted for consideration as part of the Priority Housing Program.

2017 program funding

\$8,604,166

technology support

\$3,188,792

neighborhood initiatives
& transit oriented planning

\$5,962,924

major projects
& project planning support

\$1,228,905

historic resources

\$10,740,398

geographic project planning

\$4,708,242

citywide planning

\$4,926,533

community planning

\$8,289,532

development services

\$4,463,898

general administration & support

\$52,113, 390

TOTAL

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Renee Dake Wilson, AIA, Vice-President
Caroline Choe
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Samantha Millman
Marc Mitchell
Veronica Padilla-Campos
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