What is the difference between RAS 3 & RAS 4?
> Both zones allow 100% housing or housing above ground floor commercial, but at 2 different densities
> RAS 3 allows medium density housing (up to 54 units per acre)
> RAS 4 allows higher density housing (up to 108 units per acre), the same as currently permitted in most commercial zones

What are the best locations for RAS zones?
> Commercial streets that are performing poorly and are characterized by one-story, marginal development
> Property that is already zoned commercial and designated "commercial" in the City's Community Plans
> Commercial corridors served by bus or rail

How does a zone change to RAS?
> A property owner can request a zone change on one or more lots
> The City can initiate a zone change on one or more lots
> In all cases, there will be public hearings and environmental review

For zoning & community plan information about a lot: [http://zimas.lacity.org](http://zimas.lacity.org)
For more information: (213) 978-1372
What is RAS?
RAS is an acronym for the two Residential Accessory Services zones adopted by the City Council in December 2002, to encourage mixed use (housing and commercial) development along underutilized commercial and transportation corridors.

Why do we need new zones?
> Throughout Los Angeles, well-designed urban infill projects on commercial streets are already attracting residents. Nearly half of all new multi-family housing is currently being built in commercial zones, often requiring variances from existing City codes.
> The new RAS zones will provide standards and guidelines for this development and encourage a unified look in communities at appropriate locations.

What does the RAS zone permit?
> Ground floor neighborhood services and apartments or condos above
> 100% residential projects
> Floor area ratio of 3:1 and reduced setbacks
> Up to 50 foot height

What stays the same?
> Open space requirements
> Parking requirements

Why RAS?
Enhance our neighborhoods
Upgrade underperforming commercial streets
Create projects that serve neighborhoods
Reduce traffic by locating housing near transit
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3901 N Eagle Rock Bl

114 condominiums, 12,000 square feet of ground floor commercial space, and 326 parking spaces on a 2.4 acre site in Northeast Los Angeles.

In January, 2003, the City of Los Angeles adopted landmark legislation—the Residential Accessory Services (RAS) zones—to encourage projects that mix residential and commercial uses on the same site. The City has two RAS zones: RAS3, low-density, and RAS4, medium-density.

The RAS zones are already producing results. In less than three years, the City has received project applications for more than 4,000 apartments and condominiums. RAS creates needed new housing where it does the most good, along our underutilized commercial and transportation corridors. Showcased in this brochure are seven model mixed use projects that are benefiting from the City's new RAS zoning.

Developer: Eagle Rock Boulevard West
Architect: Peter Wilson & Partners
Design: Brown/Meshul, Inc
Zone change: RAS3

93 apartments, 15,830 square feet of ground floor commercial space, and 242 parking spaces on a 0.8 acre site in Hollywood.

801 N Fairfax Av

28 condominiums, 4,870 square feet of ground floor commercial space, and 70 parking spaces on a 0.3 acre site in West Los Angeles.

MIXED USE

MODEL PROJECTS USING RAS ZONING

11857 W Santa Monica Bl

28 condominiums, 4,870 square feet of ground floor commercial space, and 70 parking spaces on a 0.3 acre site in West Los Angeles.
930 N Western Av
49 apartments (36 market-rate and 13 affordable units), 10,630 square feet of ground floor commercial space, and 133 parking spaces on a 0.7 acre site in Hollywood.

Developer: Western Plaza, LLC
Architectural & Design: Bulfus Architects, N.A
Shlomo Mierie
(310) 400-3021
john@bulfus.com
Case No.: Zoning change from C4 to R423

6927 N Owensmouth Av
47 affordable apartments, a 3,600 square foot child care facility, and 75 parking spaces on a 1.3 acre site in Canoga Park.

Developer: Los Angeles Community Design Center
Representative: Amy N Anderson
(310) 629-2702 x744
sanderson@lacc.org
Case No.: Zone change from R1 to R423

29 condominiums, 3,250 square feet of ground floor commercial space, and 86 parking spaces on a 0.4 acre site in Palms.

Developer: L&M Properties Enterprises, Corp
David J Nagel
(323) 556-0600
dnagel@decronproperties.com
Case No.: Zoning change from C2 to R423

10612 W National Bl

539 apartments (including 12 live/work units), 27,600 square feet of ground floor commercial space, and 1,220 parking spaces on a 6.6 acre site in Playa Del Rey.

Developer: Plaza L&M Enterprises, LP & Decron Properties Corp
David J Nagel
(323) 556-9930
jnggel@decronproperties.com
Case No.: Zoning change from C2 to R423

8601 S Lincoln Bl

Developer: Los Angeles Community Design Center
Representative: Jaffe, Mangel, Butler & Mermans, LLP
John M Bowman
(310) 785-6379
jmbowman@jmblaw.com
Case No.: Zone change from C1 to R423

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