

PRESENTED BY

ARIXA CAPITAL

Big News About L.A.'s Small Lot Ordinance

Jack Skelley

JSPR Public Relations, Writing & Marketing
President



- Communications Committee Chair and Advisory Board member of Urban Land Institute Los Angeles.
- Writer Form magazine, Huffington Post, Urban Land magazine
- Guitarist, Lawndale, psychedelic surf rock band!

Simon Pastucha

Retired Senior City Planner; Head of the Urban Design Studio
Los Angeles Department of City Planning



- Simon graduated from California State Polytechnic University Pomona with a degree in Landscape Architecture with an emphasis on Eco-Systematic Design and Regenerative Studies.
- Simon has reviewed and improved the design of major planning, transportation, and neighborhood projects with a total value in the hundreds of billions of dollars.
- Simon sits as a Commissioner of the Marina Del Rey Design Control Board where design standards are set for the community.
- Simon has been a Lecturer at several major Universities, most recently at the University of Southern California (USC), Harvard GSD, Cornell, and University of California Los Angeles (UCLA).

Alan Scales

AIA, Principal
KTYG Architecture + Planning



- B.Arch. from California Polytechnic State University, San Luis Obispo.
- Over 16 years in the field with a focus on urban infill, residential design and construction.
- Design lead for 40+ Small Lot subdivisions in Los Angeles, approximately 978 units.

Agenda



6:00 PM - Beer & Wine, Light Appetizers

7:00 PM - Panel Discussion

- **Simon Pastucha** - How does the ordinance **impact the Planning Department** process and what changes can we expect? What do I need to know to get my project through?
- **Alan Scales** - what are some of the **highlight impacts on design** to come from the revised ordinance?
- Series of quick Q&As on issues about design/planning and non-design/planning.
- **Audience Q&A**

8:00 PM - Networking

SMALL LOT

CODE AMENDMENT & POLICY UPDATE

By Simon Pastucha



Council File 16-1045 / CPC-2015-4499-CA

SMALL LOT CODE AMENDMENT AND POLICY UPDATE

A proposed ordinance amending Section 12.22 C.27 (Small Lot Ordinance), Chapter 1 of the Los Angeles Municipal Code to require greater front and rear yard setbacks, create a division of land process for "bungalow courts" small lot projects, and establish design standards for small lot subdivision projects with an incidental administrative clearance process.

COMPLETED STEPS:

Hearings on January 20, January 26, and February 17, 2016, City Planning Commission approved August 25, 2016, City Council PLUM Committee approved January 24, 2017....

NEXT STEPS:

Waiting for City Attorney to return ordinance to PLUM Committee and then it moves onto full City Council for approval.

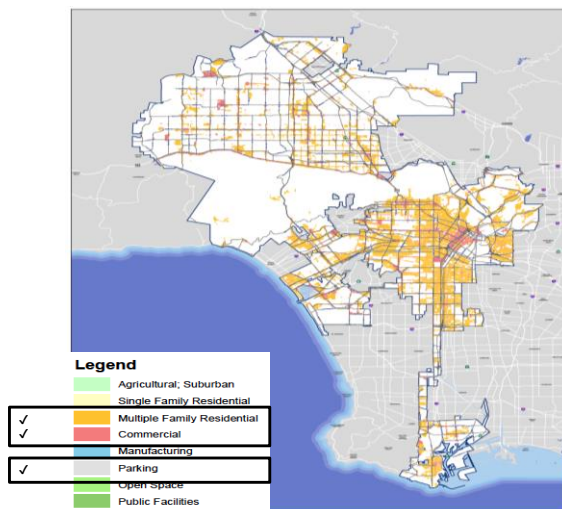
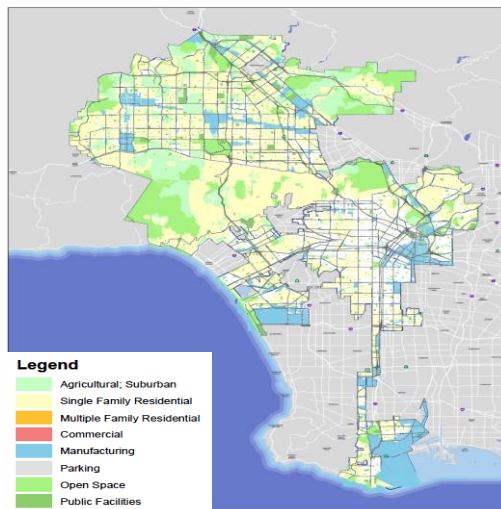
REVISED DEFINITION:

LAMC. 12.22.C.27. Small Lot Subdivision. The purpose of this provision is to create alternative fee-simple home ownership within the multifamily and commercial zones. A Small Lot Subdivision shall be permitted in the ~~R2~~, RD, R3, R4, R5, RAS and the P and C zones pursuant to an approved subdivision tract map or parcel map. A subdivision for the purposes of small lots enables the construction of new small lot homes and provides opportunities for the preservation of multiple older detached dwellings or clusters of dwellings (bungalow courts) located on a single lot to be rehabilitated as for-sale dwellings on individual small lots.

Where Can Small Lot Homes be Permitted?

NOT Allowed in Agricultural, Single Family, Manufacturing, Open Space, or Public Facility Zones

ALLOWED in Multi-family, Commercial, and Parking Zones



Background

Origin

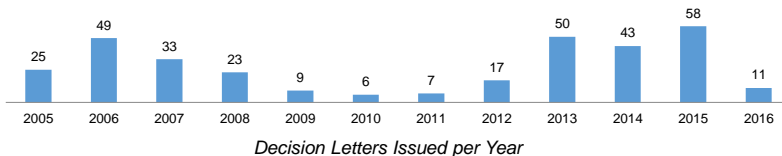
- General Plan Housing Element
- City Council Housing Crisis Task Force Report
- Citywide General Plan Framework Element
- Various Housing Crisis Reports and Studies

Applicable Laws

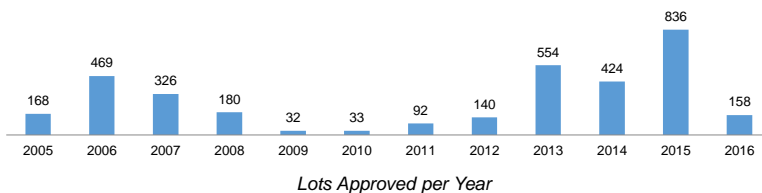
- Subdivision Map Act (California Government Code 66410 – 66499.58)
- Division of Land Regulations (Los Angeles Municipal Code Article 7 Section 17.00 – 17.60)
- Zoning Code/Small Lot Ordinance (Ordinance No. 176354 Section)

Small Lot Statistics (2005-2016)

331 Small Lot Subdivisions Approved



Total of 3,412 Small Lot Homes Approved



Overview of Stats

34% recorded (1,277 lots)

89% have 19 or less homes:

36% are 4 homes or less,

30% are 5 to 8 homes,

23% are 9 to 19 homes

Most popular zones:

40% RD1.5

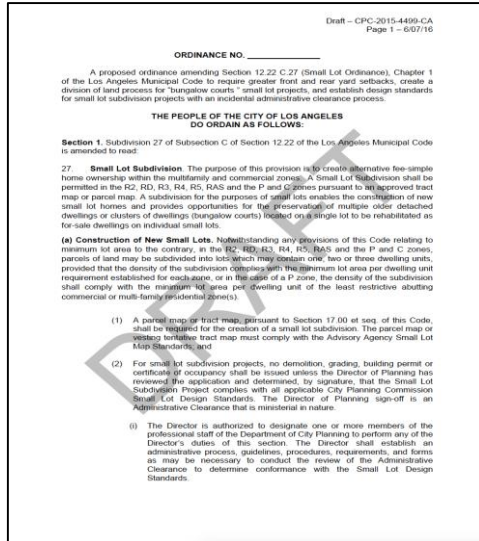
22% R3

13% RD2

16% of cases are appealed

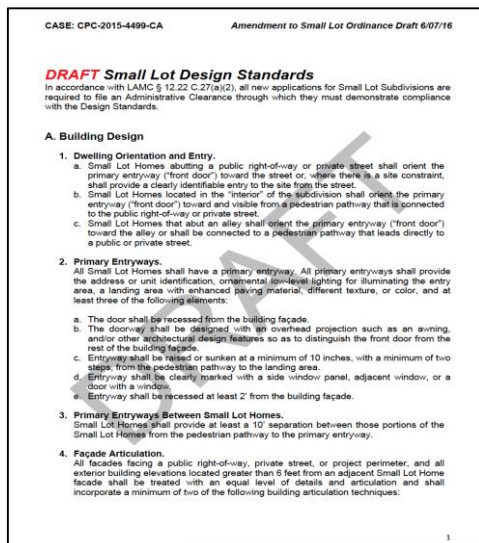
Less than 2% of the number of new dwellings built in City

Draft Code Amendment



- Added Administrative Design Standard Clearance Procedures for City Planning Commission adopted Design Standards
- Increased Minimum Lot Width
- Decreased Maximum Buildable Lot Area
- Increased Front & Rear yard setbacks and additional setback along boundary of the pre subdivided lot abutting a single family zone
- Added Small Lot Procedures for preservation of existing dwellings
- Corrections to the draft ordinance-Fence and wall height in yards facing streets, preservation of existing dwellings, removed R2 zone

Draft Design Standards



Building Design

- Dwelling Orientation and Entry
- Primary Entryways
- Façade Articulation
- Varied Roofline
- Roof Decks
- Building Modulation

Pedestrian Connectivity and Access

- Pedestrian Pathways
- Fences and Walls

Landscaping, Common Open Space Areas, and Amenities

Map Standards Overview

SMALL LOT SUBDIVISION CODE AMENDMENT AND POLICY UPDATE MAP STANDARDS OVERVIEW – June 7, 2018

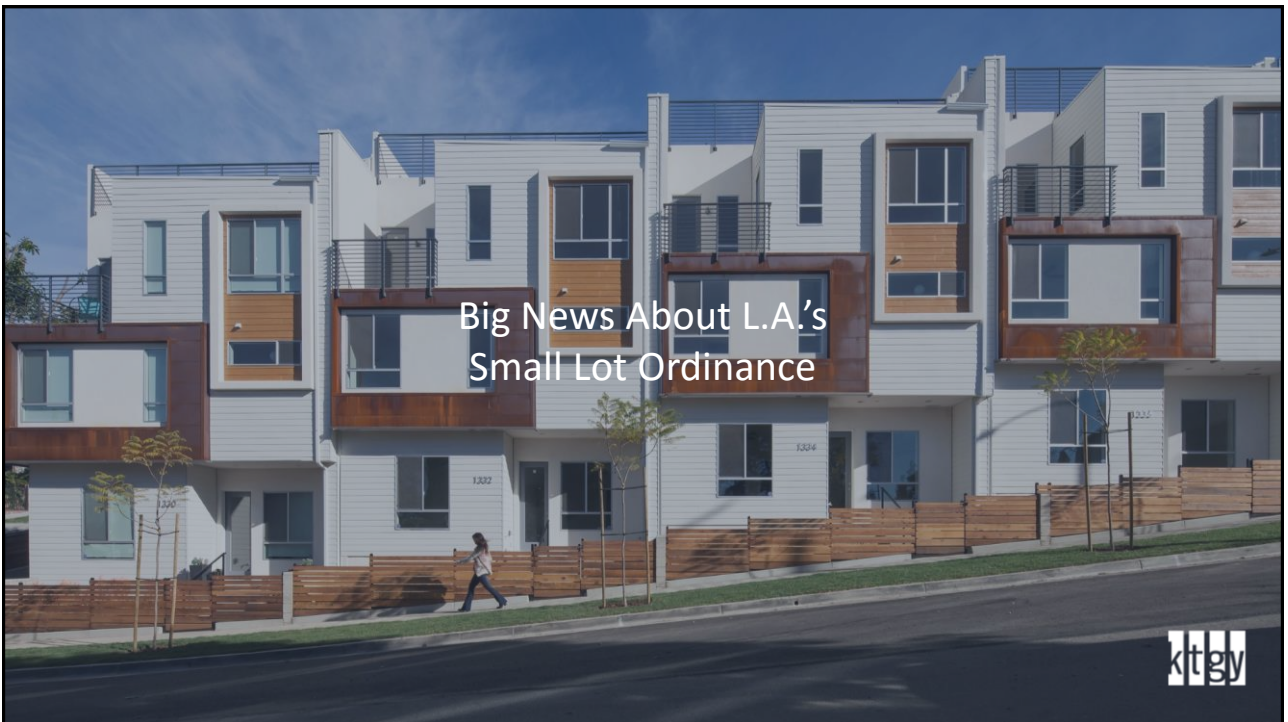


The Advisory Agency Map Standards are in addition to the provisions of the Small Lot Ordinance (LAMC §12.22 C.27) and will be required for a small lot subdivision map. They include the following:

1. A **Common Access Driveway** (easement) shall be provided for all small lot subdivisions with a minimum width of 10' that is clear to sky. The Common Access Driveway shall also provide a minimum ground floor width as follows:
 - 10' minimum for subdivisions serving up to 8 parking spaces
 - 16' minimum for subdivisions serving 9 or more parking spaces
2. A **Common Access Walkway** (easement) shall provide pedestrian access from a public street to the subdivision. The Common Access Walkway must be a minimum of 3' in width and remain unobstructed.
3. A **Utility Easement** shall be provided per Department of Water and Power or similar agency requirements.
4. A **Maintenance Agreement** shall be created, comprised of all property owners, to maintain all common areas and shared facilities such as trees, landscaping, trash, parking, community driveways, walkways, etc.
5. **Vehicular Guest Parking** shall be provided for all small lot subdivisions containing 8 or more newly constructed dwelling units at a ratio of 0.25 space per newly constructed dwelling unit. Guest parking shall be readily available to all guests and about a Common Access Driveway or Common Access Walkway. Existing bungalow courts that are preserved per the Small Lot Ordinance Amendment are exempt from this requirement.
6. **Short-Term Bicycle Parking** shall be provided for all small lot subdivisions of 20 or more units at a ratio of 1 bicycle parking space per 10 dwelling units.
7. All **Trash Pick-Up** shall be conducted on-site.
8. An **Open Space Easement** shall be created for all small lot subdivisions of 20 or more units at a ratio of 30 square feet of open space per unit.

- Common Access Driveway
- Common Access Walkway
- Utility Easement
- Maintenance Agreement
- Vehicular Guest Parking
- Short-Term Bicycle Parking
- Trash Pick-Up
- Open Space Easement

Big News About L.A.'s Small Lot Ordinance



COVO

Silver Lake, CA

Planet Home Living

- Density - 24 DU/AC
- Unit Plan Sizes – 2,000 sq. ft.
- Number of Units - 10 DU
- Site Area - .35 AC



COVO

Silver Lake, CA



Gaspar

Echo Park, CA

Planet Home Living

- Density - 29.4 DU/AC
- Unit Plan Sizes - 1,923-2,218 sq. ft.
- Number of Units - 10 DU
- Site Area - 15,000 SF
- Parking - 2-Car Garage/Unit



Gaspar

Echo Park, CA



A5a Varied Roofline Step back

A6 Roof Decks

A4iv Façade Articulation Plane Breaks

A4iv Façade Articulation Change of Materials & Window Recess

A1 Primary Entryway



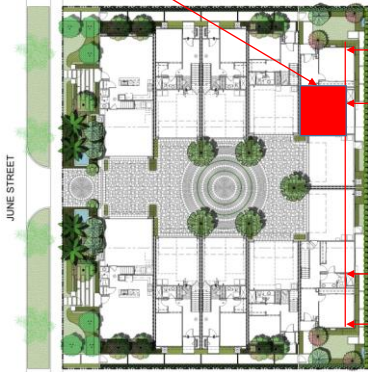
The June Street Collection

Hollywood (SoHo), CA

Canfield Development, Inc.

- Density - 23 DU/AC
- Unit Plan Sizes - 1,887 – 2,255 sq. ft.
- Number of Units - 10 DU
- Site Area - 0.42 AC

Relocate Garage &
locate guest parking
in rear yard



The June Street Collection

Hollywood (SoHo), CA



2775 Cahuenga

Hollywood Hills, CA

Lennar Homes

- Density - 28 DU/AC
- Unit Plan Sizes - 1,394-2,111 sq. ft.
- Number of Units - 42 DU
- Site Area - 1.64 AC



2775 Cahuenga

Hollywood Hills, CA



The E.R.B.

Eagle Rock, CA

Warmington Residential

- Density – 27 DU/AC
- Unit Plan Sizes - 1,800-2,500 sq. ft.
- Number of Units - 45 DU
- Site Area – 1.78 AC
- Retail – 470 sq. ft.



On The Boards

