



CITY OF LOS ANGELES
Department of City Planning

2016
ANNUAL
REPORT



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An aerial photograph of Los Angeles, California, showing the city's dense urban landscape, the downtown skyline with prominent skyscrapers, and the surrounding mountains in the background.

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.”

Eric Garcetti

Mayor of Los Angeles



Dear Friends,

Los Angeles has begun a new era of growth and opportunity. Our economy is surging, our neighborhoods are thriving and our City is becoming better connected and more livable every day.

The Los Angeles Department of City Planning has played a crucial role in our success over the last year, and I am proud to share that work with you in this report.

I appointed Vince Bertoni as the Department's Director last year, because I saw an opportunity to make the Department more sensitive to the unique needs of our neighborhoods, more responsive to the people we serve and more community-driven in its approach to building the L.A. of tomorrow.

Vince shares that vision, and we have made tremendous strides. But there is still a great deal of work to do, and I have always believed that we should hold ourselves accountable by measuring progress and making the results public. That's why we are documenting our work and laying out the path forward in the Department's Annual Report.

As you'll see in the report, our future is bright. We are moving forward with a historic effort to update Los Angeles' General Plan and all 35 of our community plans — so that we can create a shared vision for our neighborhoods, and realize that vision together.

I congratulate the Department on an exceptional 2016 and look forward to building on our successes in the coming year.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Garcetti'.

Eric Garcetti

Vince Bertoni

Director of Planning, City of Los Angeles

Dear Friends,

Two thousand sixteen proved to be a successful year for the Department of City Planning. As we reflect back, I want to thank you for helping the Department achieve the goals we set.

Together, we will set the bar high and approach 2017 with a newfound sense of purpose. While the work may be daunting, we share a common goal – to create a long-term vision for the City, one which will inform and properly shape future decisions about development.

From reducing the average wait times at our Development Service Centers to embarking on a comprehensive update to our Community Plans, we've moved the needle in the right direction. In the process, we increased transparency and efficiency in Los Angeles' overall planning process.

When I started in February 2016, I spoke about the need to demystify the planning process to have our work be readily understandable to Angelenos. To that end, we established new services at our counters to guide applicants through the development process. We also created an External Affairs Unit to augment our community outreach.

We've made great improvements from where we were twelve months ago. As I enter my second year on the job, I look forward to building upon the path we've charted. Together, we will reshape the way we plan in the 21st century.

Sincerely,



Vincent P. Bertoni, AICP



THE PLANNING TEAM

Who We Are

We are 340 employees strong. Together, we are the faces of your City Planning Department. Covering 470 square miles and representing four million residents, we shape the future development of our City and its neighborhoods.

What We Do

We implement the overarching vision that guides the physical development of our City. By reflecting the collective aspirations of our communities, we enhance and preserve our built environment through long-range planning.

Our Mandate

We balance the diverse needs that are reflective of our geographically and culturally diverse City in order to build consensus and set a clear citywide vision.



DEPARTMENT OF CITY PLANNING ORGANIZATION CHART

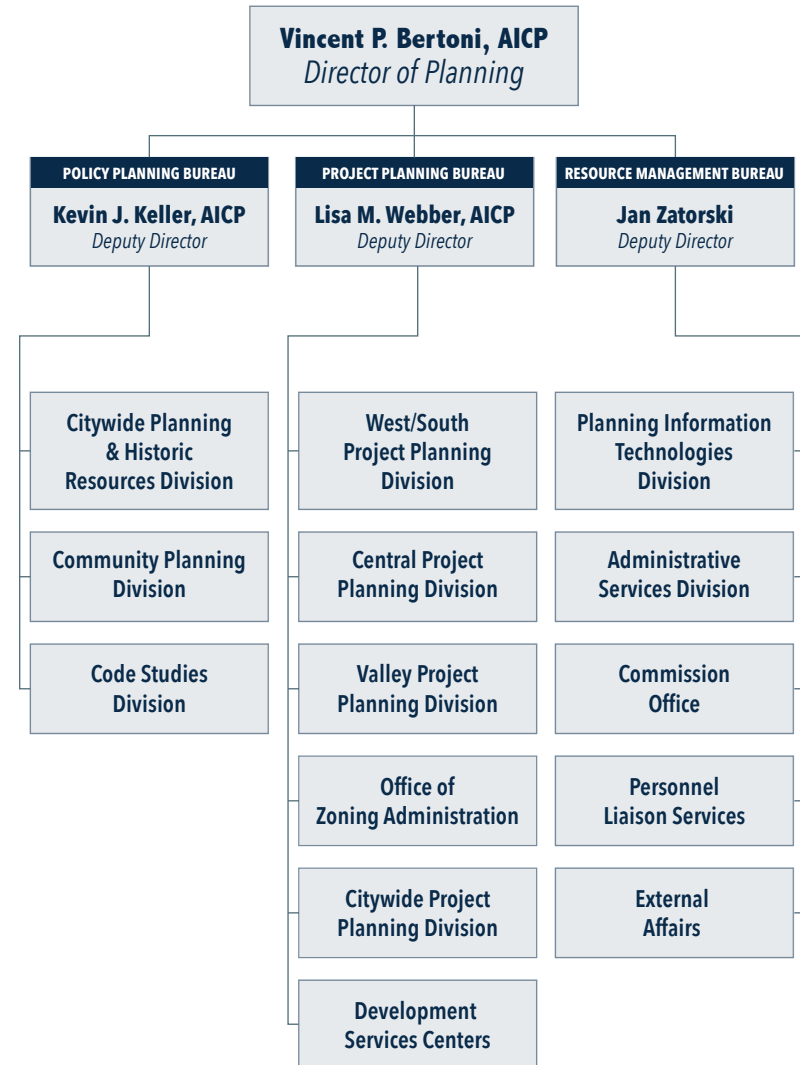
How We Work

The Director of Planning reports directly to the Mayor and implements policy at the direction of the City Council. He manages three bureaus, each overseen by a Deputy Director that work in unison to achieve our common goals.

The Policy Planning Bureau develops citywide policies. Through a community-driven process, staff formulates objectives, policies and goals to inform where we direct development, as established by the Mayor and City Council.

The Project Planning Bureau enforces those policies through the approval process for development projects. Working alongside the Policy Planning Bureau, staff reviews projects to verify that they meet certain findings and support the overarching objectives, policies and goals of the City.

The Resource Management Bureau provides the technical, administrative, financial and performance management services that are critical to the success and functioning of the entire Department.



COMMISSIONS

The City Charter established the City Planning Commission, comprised of nine members, who provide recommendations to the Mayor, Council and Director of City Planning.

In addition, there are seven Area Planning Commissions, comprised of five members, each representing specific geographic regions: North Valley, South Valley, West Los Angeles, Central, East Los Angeles, South Los Angeles and Harbor. The Cultural Heritage Commission, also comprised of five members, provides additional oversight and guidance on historic planning issues prior to Council consideration.

CITY PLANNING COMMISSION



David Ambroz



Renee Dake Wilson



Caroline Choe



Richard Katz



John Mack



Samantha Millman



Marc Mitchell



Veronica Padilla



Dana M. Perlman

CULTURAL HERITAGE COMMISSION



Richard Barron



Gail Kennard



Pilar Buelna



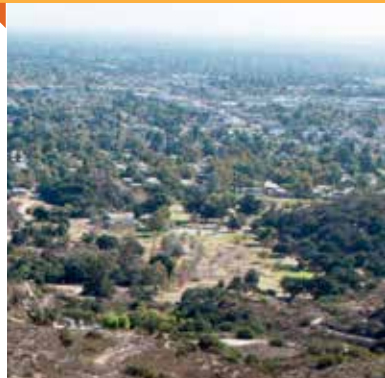
Jeremy Irvine



Barry Milofsky

Area Planning Commissions

NORTH VALLEY



Eric Nam, *President*
Victor Sampson, *Vice President*
Aura Garcia
Oshin Harootonian
Max Reyes

SOUTH VALLEY



Steve Cochran, *President*
Lydia Drew Mather, *Vice President*
Rebecca Beatty
Raymond J. Bishop
Mark Dierking

WEST LOS ANGELES



Photo: Jay Berkowitz, LAVA

Esther Margulies, *President*
Marian Merritt, *Vice President*
Joseph W. Halper
Lisa Waltz Morocco
Michael Newhouse

CENTRAL



Christina Oh, *President*
Daphne Brogdon, *Vice President*
Kimberly Chermerinsky
Jennifer Chung-Kim
Oliver Delgado

EAST LOS ANGELES



Christopher Arellano, *President*
Donna Choi, *Vice President*
Patricia Alarcon
Helen Leung
Teri Stein

SOUTH LOS ANGELES



Gail Willis, *President*
Eric Bates, *Vice President*
Antoinette Anderson
Jacqueline Orozco
Stevie Stern

HARBOR



Esther Hatch, *President*
Mitchell Harmatz, *Vice President*
Joseph Cortez
Alma Ortiz
Mona Sutton

An aerial photograph of a city skyline, likely Los Angeles, viewed from a hillside. In the foreground, a curved stone wall with a metal railing borders a garden filled with numerous small, round, yellow-green succulents and some larger green plants. The middle ground is a dense residential area with many trees and houses. The background shows the city's downtown skyline with several tall skyscrapers under a clear blue sky with a few wispy clouds.

Accomplishments

Year in Review

These last twelve months were transformative for the Department.

Through the advancement of our long-range land use policies and implementing ordinances, we established tailored development standards varying in scale and configuration to meet the needs of our residential communities.

We restructured our project planning operations to improve functionality and services. Most notably, we launched our “Geo Teams” within the Project Planning Bureau, each equipped with experts in all types of cases and their assigned geography.

We even released the Department’s first technology plan focusing on the digital workforce, citizen engagement and analytics, all of which will set forth the guiding principles to bring us to the forefront of technology.

Along the way, we succeeded in making planning more readily accessible and community-oriented.



POLICY PLANNING BUREAU

Through the application of our planning principles, the Department advanced policies and programs that realize our vision for Los Angeles' distinct neighborhoods.

Reflective of a new age in planning, our work focused on the communities we serve. Not only did we advance citywide policies, we also established new planning tools for our individual neighborhoods.

Included in the pages to follow are a few of our policy accomplishments from 2016. Organized into four overarching themes, they tell the story of our Policy Planning Bureau.





MAP

How the City will
Look in the Future



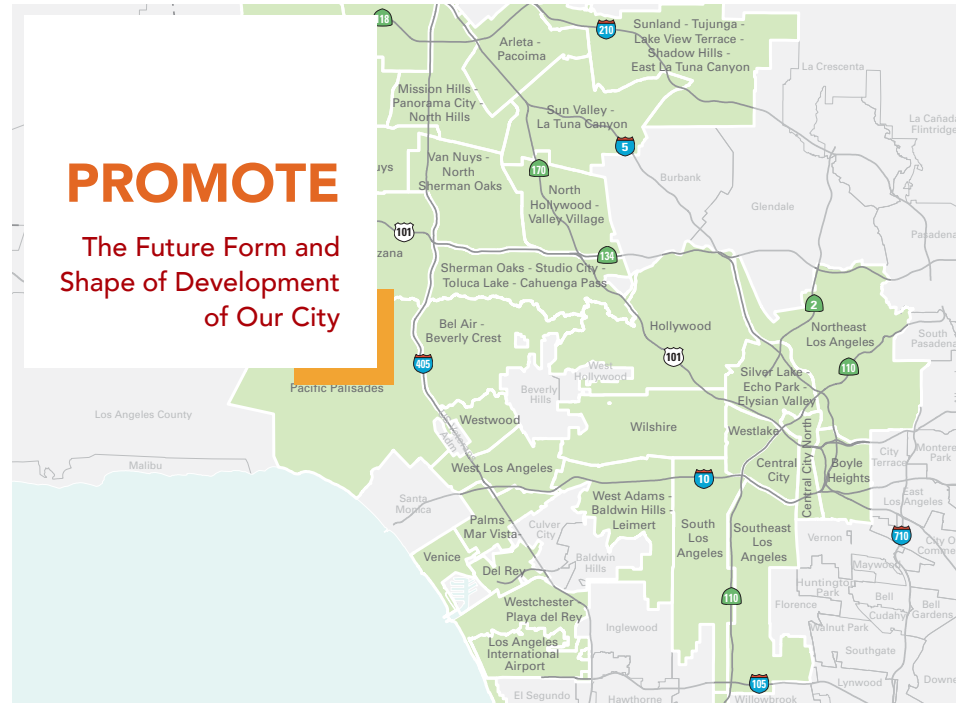
PLAN

How People will
Interact with their
Built Environment



PRESERVE

The Defining
Characteristics
of Our City



PROMOTE

The Future Form and
Shape of Development
of Our City

MAP

How the City will
Look in the Future





Mobility Element 2035

With an overall emphasis on safety and access, the City reimagined how we interface with our transportation network by establishing a forward vision for Los Angeles, one which is both multimodal and balanced in its approach.

A City as diverse as Los Angeles requires a transportation system that offers equally diverse and viable choices to accommodate its residents. The Mobility Element addressed these issues through the establishment of policy goals that will define how we move in the future.

It provides a roadmap for achieving a transportation system that balances the needs of its users. It recognizes that in order to meet the needs of our diverse population we also need a comprehensive package of transportation strategies.



Hybrid Industrial Live/Work Zone

In response to a generational shift in demand, a new zone was created to promote employment in our industrial areas and accommodate people's desire to live and work in the same place.

The newly adopted zone is the first industrial zone of its kind in the City. It allows a mix of residential and commercial uses in a manner that will preserve the surrounding industrial and artistic character of the communities for which it was designed.

With a set of regulations to govern the size and layout of the permitted live/work units, the hybrid industrial zone will foster a mix of productive and industrial spaces while also encouraging the reuse of existing structures.



PLAN

How People will
Interact with their
Built Environment





Clean Up, Green Up

To address the underlying issues related to pollution in the communities of Wilmington, Boyle Heights and Pacoima new development standards were instituted.

New auto body shops, oil refineries and factories will no longer be concentrated next to homes, schools, parks and child care facilities. As a result of these land use restrictions, the overall health and sustainability of our neighborhoods will improve.

The entire City will realize benefits from this policy as well through the adopted regulations requiring higher air filtration for all new residential development located within close proximity to a freeway.



Park Fee

To balance the City's need for more housing units and new park space, the Quimby fee structure and expenditure plan was modernized to incentivize the development of additional green space in our communities.

Parks and recreational facilities offer opportunities for physical activity and provide a safe environment for families and children. Having accessible parks and open space is an essential component to any healthy and sustainable neighborhood.

To serve our growing residential population, the Department revised its development fee for parks and applied it to both new rental and for-sale residential units. Through these amendments, the City will increase access to parks and open space throughout our neighborhoods.



PRESERVE

The Defining
Characteristics
of Our City





Baseline Mansionization and Hillside Ordinance

To preserve the unique character of our varied neighborhoods, new development standards were established for hillside and residential communities.

These regulations will address the out-of-scale development in single-family zones throughout the City and the related construction impacts in our hillside areas. Through additional regulations to the size and bulk of residential homes, including limitations on grading in the hillsides, the aesthetics of our neighborhoods will be preserved.

As a result, the scale of our residential communities will be maintained and new construction will align to the specific needs of our neighborhoods.



Single Family Variation Zones

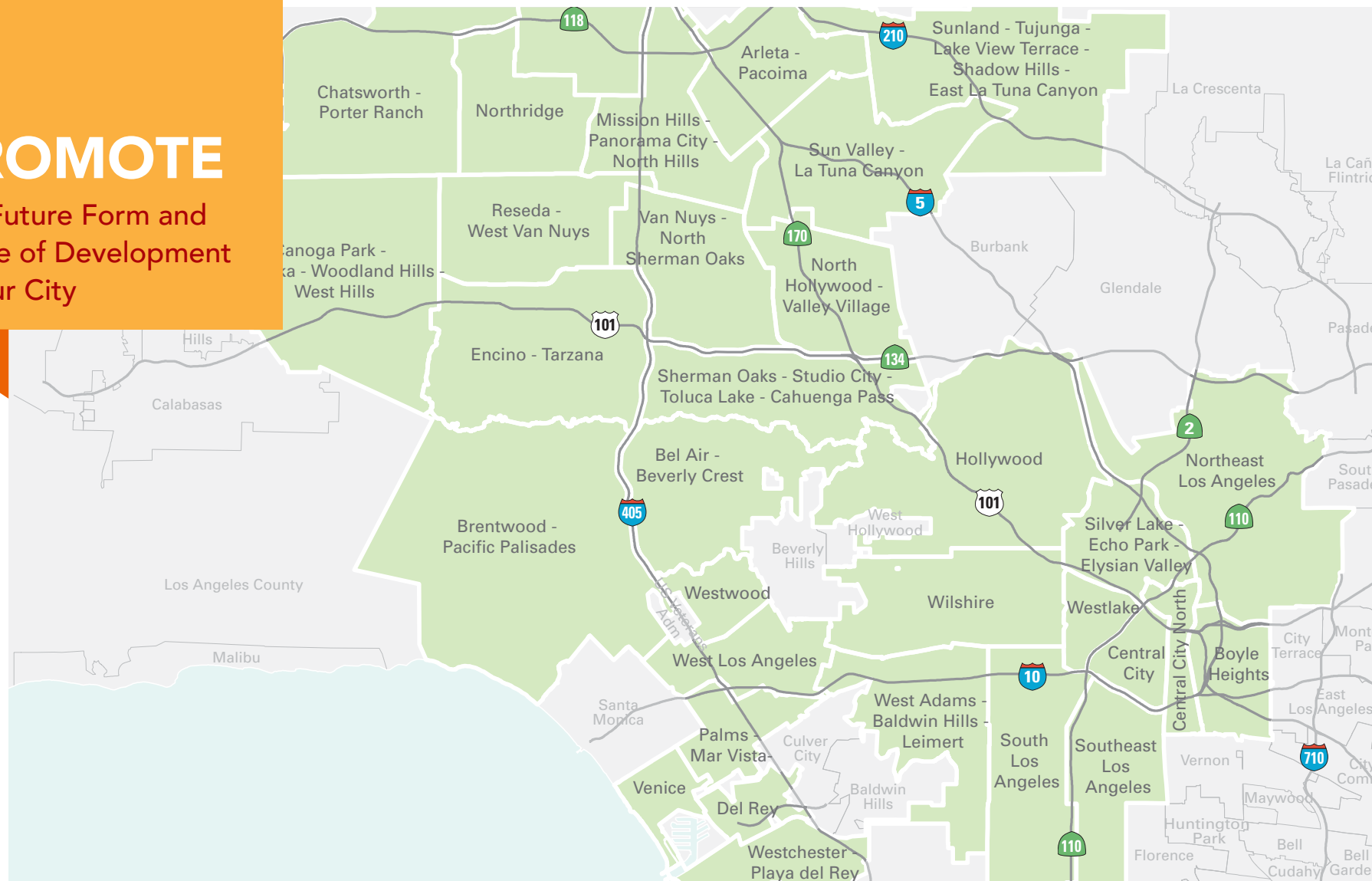
To retain the architectural design of our residential communities, 16 new single family zones were developed to preserve the distinct character and scale of our single family neighborhoods.

Conceived from a desire to move away from a one-size-fits all approach to residential zoning, the Single Family Variation Zones offer neighborhoods tailored development standards. Varying in scale and configuration, each zone was created with specific communities in mind to inform development decisions.

By prescribing specific guidelines to floor area ratio, height, lot coverage and bulk to each zone, our neighborhoods will retain their distinct sense of place.



The Future Form and Shape of Development of Our City



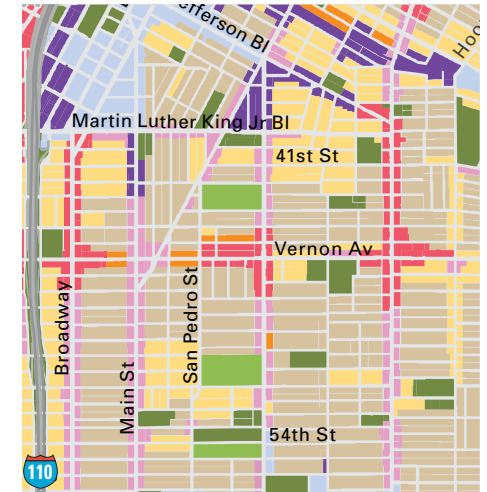


General Plan Elements

In order to account for the changing needs of our diverse population, the General Plan is being revised to properly inform our land use policies.

The General Plan is our land use blueprint. It defines how our City will look by prescribing objectives and policy goals. As the basis for all land use decisions, it also provides the necessary findings that the City Planning Commission, City Council and Department staff rely upon for approving, modifying and denying projects.

As the basis for all planning decisions, it impacts our everyday lives, guiding how resources should be directed and what form future development should take.

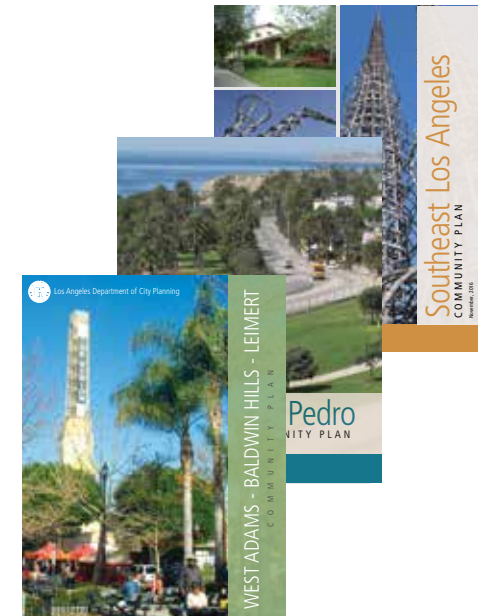


Community Plans

To better connect residents to the places they work and the amenities they deserve, the West Adams Community Plan was completed and the larger effort to update all of the City's Community Plans was initiated.

Through revisions to the land use designation and zoning map, we balanced the unique character of the neighborhoods through tailored local policies. Specific strategies were incorporated to align future development to the needs of its residents.

The completion of the West Adams Community Plan follows in the footsteps of the Granada Hills and Sylmar Community Plans, both of which were adopted in 2015. With seven more plans in progress and expected to be adopted by 2018, the Department is delivering long-range plans for Los Angeles' varied neighborhoods. Those plans currently under way include: San Pedro, Hollywood, Southeast Los Angeles, South Los Angeles, Central City, Central City North and Boyle Heights.



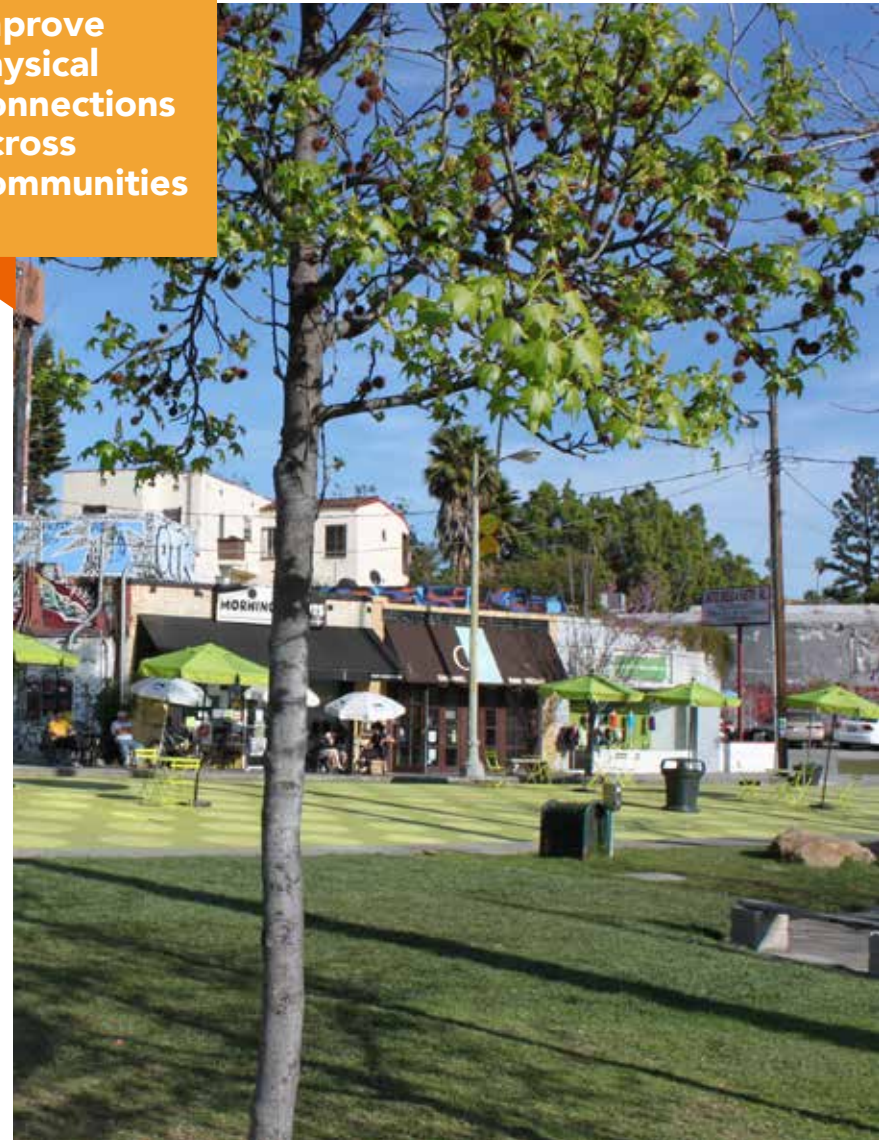


LOOKING AHEAD

5 Point Plan: Guiding Principles

With the new year upon us, the Department remains dedicated to advancing our guiding principles. They inform our policies and provide a clear understanding of our work.

Improve Physical Connections Across Communities



By prescribing policy goals on where development should occur and in what form through our Community Plan updates, we will connect communities to greater services and amenities.

Foster Viable Commercial Corridors



As we add new functions to our Development Services Center, we will streamline the permitting and review process to support the economic development of our communities.

Construct a Liveable and Walkable City



We will address the linkages between mobility and public health by focusing on improving connectivity, especially as new transportation projects are underway.

Preserve the Design of Single Family Residential Communities



Through our updates to our zoning code, we will reinforce the character of our single family residential zones, even as we plan for and manage potential increases to our overall population.

Advance Housing at All Income Levels



Alongside other city departments, we will work toward implementing the housing strategies referenced in the City's Housing Element and Comprehensive Homeless Strategies report.

PROJECT PLANNING BUREAU

Through the geographic restructuring of the Bureau, the Department fostered greater efficiency and predictability in how individual projects are reviewed.

Communities have benefited from having development decisions in their neighborhoods reviewed by a specialized subset of planners, all of whom are familiar with their assigned geography.

Included in the pages to follow is a summary of the major successes in Project Planning. It reveals how the Bureau improved its operations and ultimately made the planning process more readily available to its residents.

One Project, One Planner



To further improve upon the standardization of case processing and procedures, we hired new staffing. These additional employees ensured the full realization of “one project, one planner.” An innovative approach to how we manage our cases, it provides more rigorous screening of individual applications by assigning a single planner to a project from start to finish.

Urban Design Studio



To elevate the overall design of new development, the Urban Design Studio is coordinating with City staff, neighborhood organizations and the development community to encourage projects that reflect the stylistic characteristics of the surrounding area. Through the input of architects, Department staff and established guidelines, the overall design of small and large-scale projects has improved.

Condition Compliance Unit



To better assist the Department in monitoring the issuance of alcoholic beverage and live entertainment permits, the Department increased staffing at the Condition Compliance Unit (CCU). The additional staff will assist the CCU in managing its increased workload and monitoring inspections alongside the Department of Building and Safety.

Geo Teams



In order to instill a greater level of understanding and appreciation of neighborhood-specific issues, the Department established three distinct geographic divisions. Commonly referred to as "Geo Teams," each of these divisions is comprised of staff familiar with all types of development cases and their assigned geographic issues. Having dedicated staff at each division has resulted in greater consistency in how cases are reviewed.

■ MAKING PLANNING ACCESIBLE

The first interaction Angelenos have with their local government is often with our Department at the Development Services Centers (DSC). It is at these locations where individuals can learn about a policy issue, talk about a site specific question or file an application.



DEPARTMENT OF CITY PLANNING
LOS ANGELES

CUSTOMER
SERVICE
CODE

BE RESPECTFUL

Exude Professionalism

We maintain a positive work environment and are courteous to applicants, members of the public and others with whom we interact.

BE RESPONSIVE

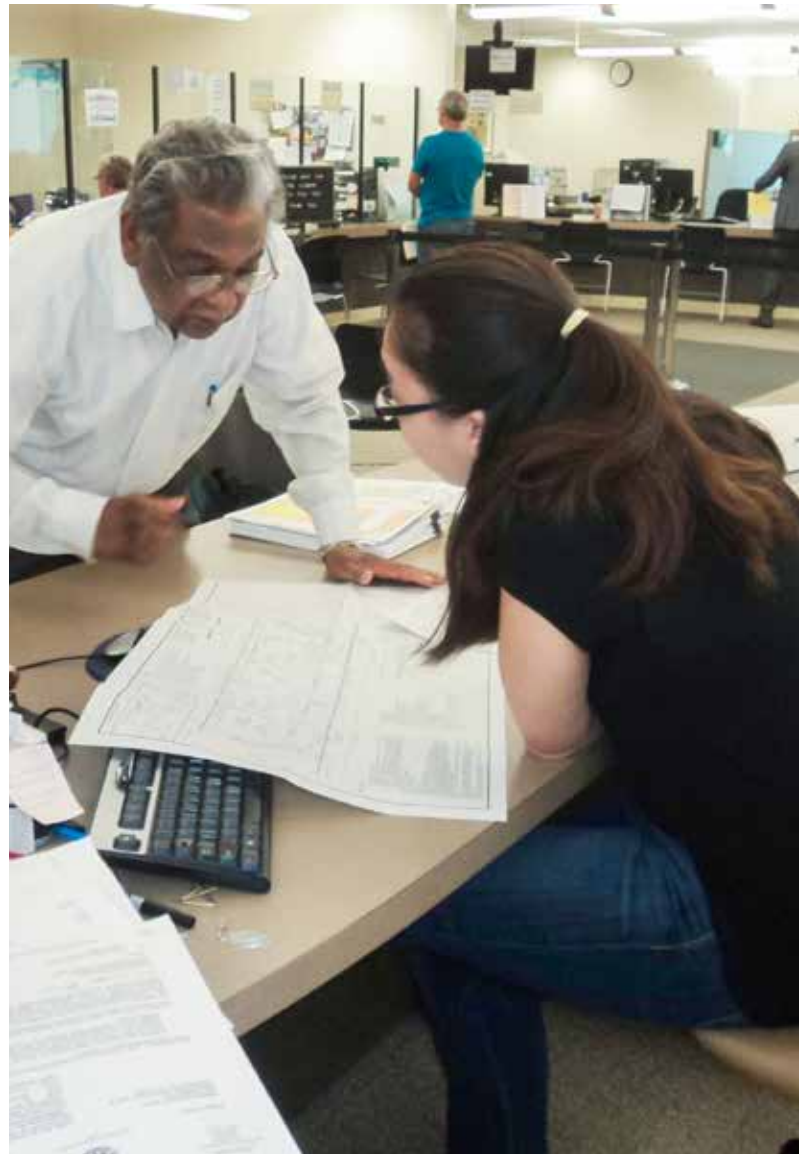
Go the Extra Mile

We take pride in promptly responding to requests and inquiries, knowing that we are at times the first encounter Angelenos have with their government.

BE HELPFUL

Rise to the Challenge

We excel when we use our knowledge to advise applicants how to navigate through any potential issues or questions they may have.



In order to provide applicants with the level of attention they require, the Department added new functions to our DSCs. By centralizing services and adding new staff positions, the Department is able to consult with applicants on a full range of pre- and post-entitlement development projects.

With the new services at the DSCs, prospective applicants and existing businesses alike have benefited from having a one-stop technical consultation and a single portal for consultation during the design, planning, entitlement and permitting stages of a project.

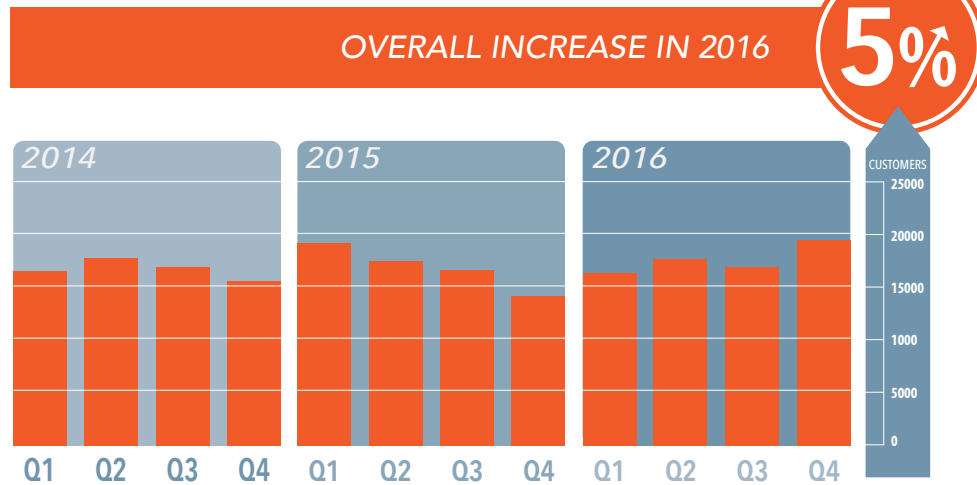
Of particular significance is the creation of the DSC Deep Counter for Housing Services. Given the Mayor's commitment to build 100,000 housing units by 2021, the Department established a new unit to review entitlement cases that have a housing component, especially affordable housing projects.

■ MEASURING OUR SUCCESS

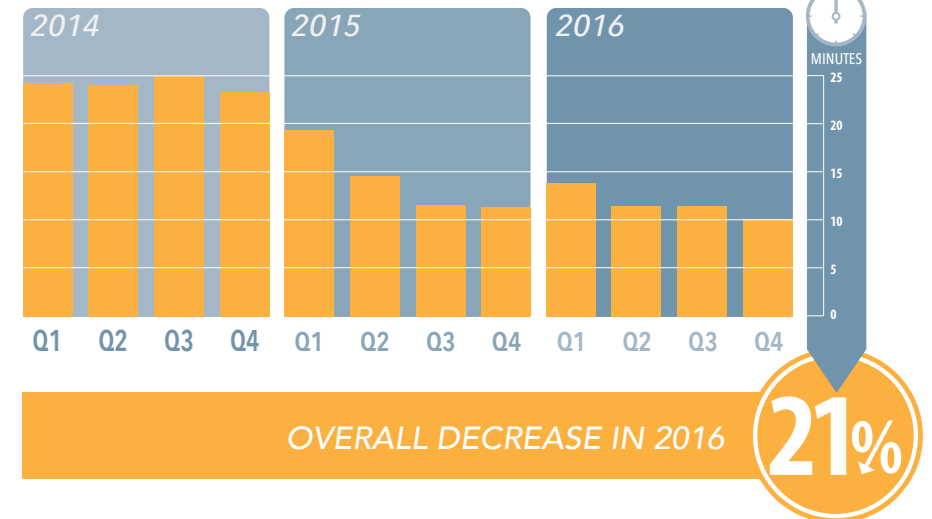
To measure the Department's own progress, we rely on performance metrics to inform our decision making. Overall, we improved our performance while managing an increase in our workflow.



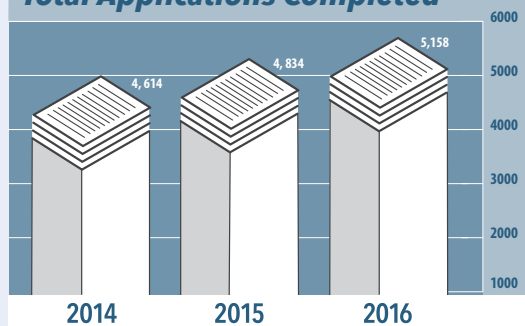
NUMBER OF CUSTOMERS SERVED



AVERAGE DSC CUSTOMER WAIT TIME



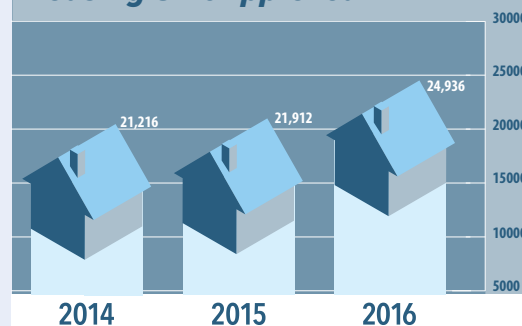
Total Applications Completed



12%

Increase from
2014-2016

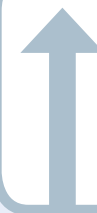
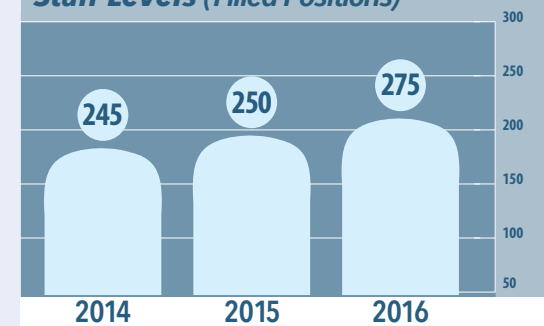
Housing Unit Approved



68,064

Total Units Approved

Staff Levels (Filled Positions)

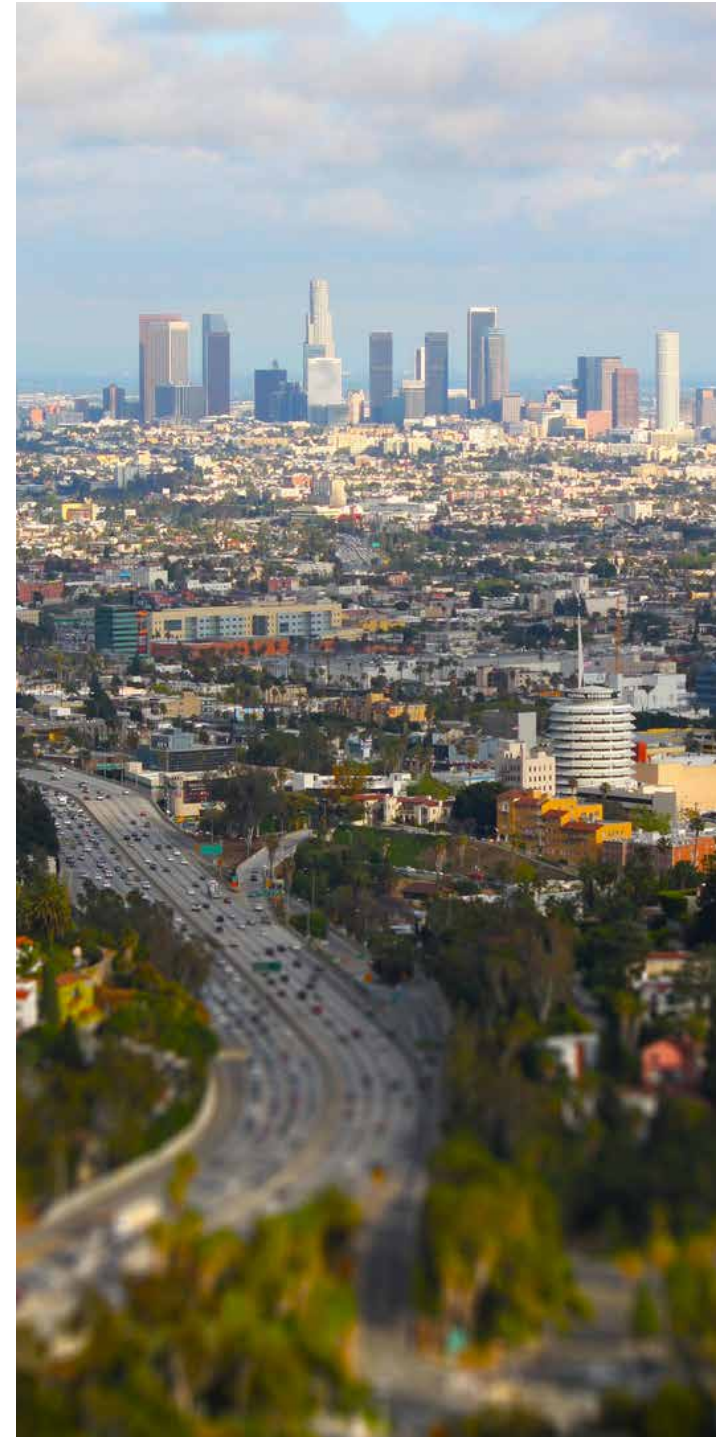


12%

Increase from
2014-2016

■ DEFINING THE FUTURE OF OUR CITY

Whether it is commercial, residential or office use, the projects that came before the Department last year for entitlements varied in scale and scope. It tells the story of how we are leaving a positive and lasting impact on the City as a whole.



9800 GRAPE STREET

*Jordan Downs Urban Village
Phase 1*

250 mixed-income dwelling units
150,000 sq. ft. of retail



320 N MADISON AVE

PATH Metro Villas II

65 dwelling units
8 very low income units
56 low income units



1029-1049 N SWARTHMORE

Palisades Village Project

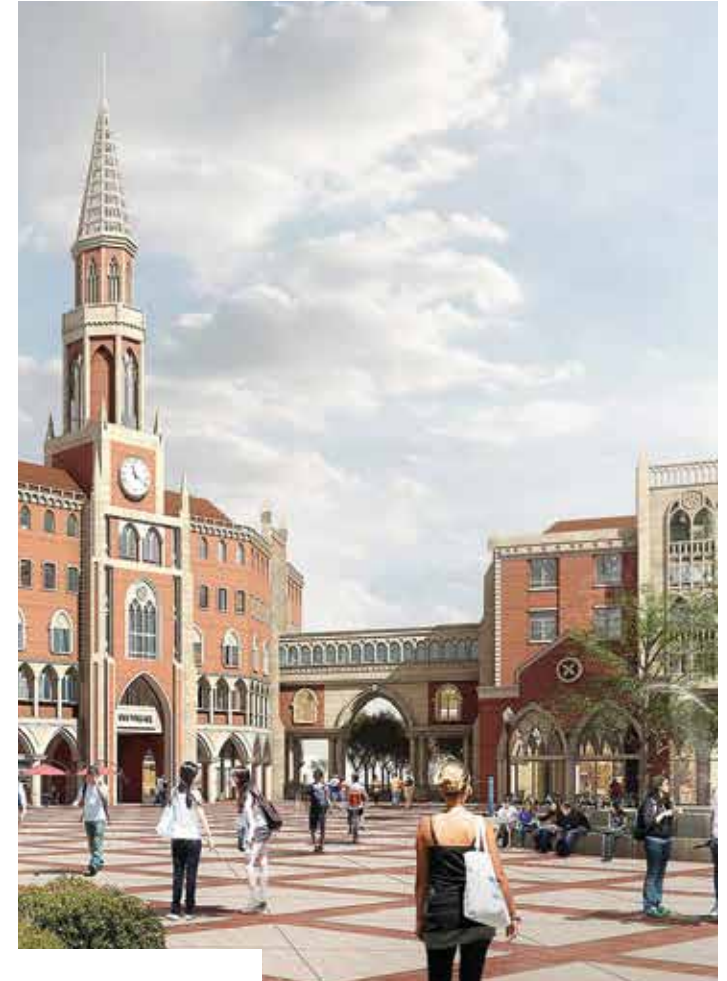
8 dwelling units
107,465 sq. ft. commercial/office



3131 S HOOVER ST

The Village at USC

663 student housing units
2,466 student beds
11,081 sq. ft. of commercial



"A city's success should be measured by the opportunities it gives people to live in an affordable home, hold a decent job and earn a living wage."

– Mayor Eric Garcetti



2972 W 7th STREET

180 dwelling units

165 low income dwelling units

15,000 sq. ft. of retail

6150 N LAUREL CANYON

NOHO West

742 dwelling units

300,000 sq. ft. of commercial



5865 CAMPUS CENTER DRIVE

Google Playa Vista

476,264 sq. ft. of office



11750-11770 WILSHIRE

Landmark

376 multi-family dwelling units
470,000 sq. ft. of commercial
40,544 sq. ft. park



1118-1139 N McCADDEN

LGBT Homeless Housing Project

100 senior dwelling units
35 youth housing units
40 emergency overnight beds
60 transitional living beds
50,325 sq. ft. of social service support
17,040 sq. ft. office
1,885 sq. ft. retail/restaurant

1300 N VERMONT AVE

*Hollywood Presbyterian
Acute-Care Services*

134,750 sq. ft. of new hospital use



While real estate prices continue to rise throughout Southern California, the Department remains steadfast in its commitment to ensure that housing remains an option to all. Through our entitlement process, we are advancing new applications to meet the current housing demand.



5555 MELROSE AVE

Paramount Pictures

1,385,700 sq. ft. of new stage,
production, office/retail

2650 E OLYMPIC BLVD

Sears Building Adaptive Reuse

250,000 sq. ft. commercial

1,030 sq. ft. live/work units

250,000 sq. ft. of creative office

93,583 sq. ft. of retail/restaurant



6409 W SUNSET BLVD

Ivar Gardens Hotel

275 hotel rooms

1,900 sq. ft. of commercial/office



285 LUCAS AVE

28 hotel rooms



12101 OLYMPIC BLVD

Martin Expo TownCenter

516 dwelling units

25 low income dwelling units

99,000 sq. ft. commercial

150,000 sq. ft. office



4503-4506 W HOLLYWOOD BLVD

City Lights

202 dwelling units

12,725 sq. ft. of commercial



LOS ANGELES FOOTBALL CLUB STADIUM

22,000 seat stadium

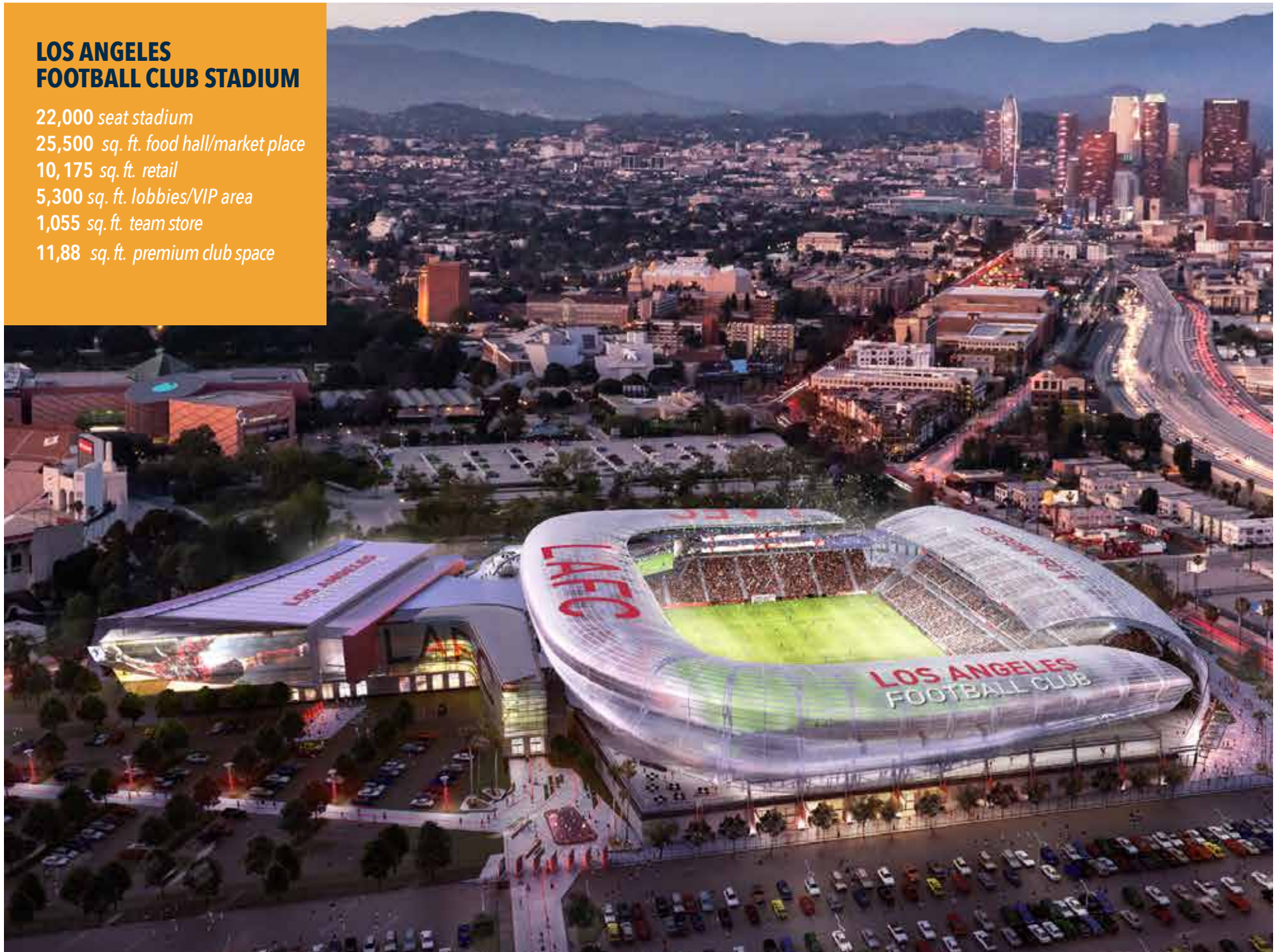
25,500 sq. ft. food hall/market place

10,175 sq. ft. retail

5,300 sq. ft. lobbies/VIP area

1,055 sq. ft. team store

11,88 sq. ft. premium club space





Awards & Recognition

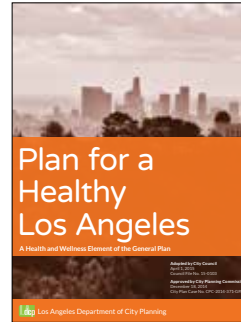


JUNE 2016

The Los Angeles Section of the American Planning Association recognized the Department for its innovative work at its award gala in Downtown Los Angeles.

"Plan for a Healthy LA"

Award of Excellence,
Comprehensive Plan,
Large Jurisdiction

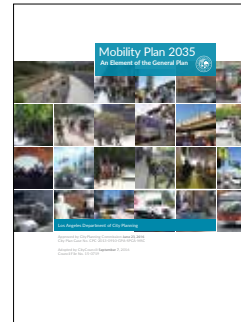


"Historic Places Los Angeles"

Award of Excellence,
Innovative Use of
Technology

"Mobility Plan 2035"

Award of Excellence,
Transportation
Planning

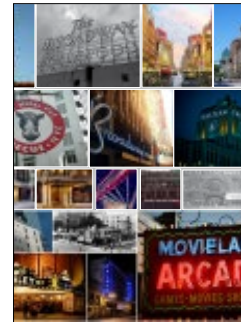


"Survey LA Latino Los Angeles Historic Context Statement"

Award of Excellence,
Social Change &
Diversity

"Historic Broadway Sign District"

Award of Merit,
Planning Best
Practices



"Backyard Beekeeping Ordinance"

Award of Merit,
Grassroots Initiative



**ERIC
GARCETTI**
Mayor

**MIKE
FEUER**
City Attorney

**RON
GALPERIN**
City Controller

**VINCENT P.
BERTONI, AICP**
Director, City Planning

**KEVIN J.
KELLER, AICP**
Deputy Director

**LISA M.
WEBBER, AICP**
Deputy Director

**JAN
ZATORSKI**
Deputy Director

CITY COUNCIL

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

Vacant
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
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