

Slide #	Content	Script
1	Title page	<ul style="list-style-type: none"> Welcome (Click) credit Enterprise, HUD, Reconnecting America, Move LA & SAJE <p>In this session we will:</p> <ul style="list-style-type: none"> presentation on ideas “hands-on” exercises in small groups
2	Why plan? Places change	The first reason to plan is because places change. These are pictures of Broadway in downtown LA in 1885, (Click) 1940 and (Click) 2007
3-4	How we get around changes	<ul style="list-style-type: none"> From horse drawn trolleys, to electric trolleys, to private cars, to buses, (Click) to getting rid of the trolleys, to clogged freeways, to rapid buses and subways Now we’re on the verge of transit becoming, once again, the way a large number of people get around
5	Industry and economy change	Photo of orchards: LA County was an agricultural powerhouse through the 1950s. The movie industry took off in the 1920s. WWII brought a huge aerospace and defense industry which flourished until the 1980s. The garment industry has moved overseas, while Wal-Mart has become the largest company in the world. For better or for worse, these industries have shaped our communities.
6	How do we plan anything?	<p>If we want to plan, for example, a trip to the beach? (Click)</p> <ul style="list-style-type: none"> (Click) Step one: make a decision. We need to decide that indeed we want to go to the beach to roller skate, not to the beach to sunbath or swim, or to the mountains to hike (Click) Step two: make a plan. Borrow Mom’s car, pick up our cousins, get some money to pay for parking, pack a picnic lunch, get the cooler & ice... (Click) Step three: take action. Ask Mom for the keys... (Click) Step four: Evaluation & adjust. Mom’s car has a flat, make adjustments – take the bus, fix the flat, etc. <p>Same basic ideas with city planning, just more complicated.</p>
7	The vision: General Plan	<ul style="list-style-type: none"> Big Picture for how we want to live Local constitution for land use – it’s a legal document (Click) 11 “elements,” or parts plus (Click) the overview “Framework Element” Housing & Mobility Elements are being updated in 2012-13 LA County General Plan being updated now. LA City is not scheduled for an update.
8	LA City Community Plans	<ul style="list-style-type: none"> 35 Community Plans are the “land use” element (Click) Define how we use the land in our community (Click) Southeast LA, South LA & West Adams/Baldwin Hills/Leimert Park Boyle Heights, San Pedro by the end of 2012
9	Who Makes Planning Decisions in LA City?	<ul style="list-style-type: none"> Ask who has gone to a city planning hearing? (raise your hands) Where and what was it about?

	LA Department of City Planning	<ul style="list-style-type: none"> We're going to talk about a number governmental bodies that are part of planning in Los Angeles. All are bound by state and federal laws and the General Plan, which is considered the "city's land use planning constitution" (Click) The LA City Planning Department is the main agency. There are a number of different processes, most start with the staff (Click) The "Zoning Administrator" is Planning Dept. staff. Anyone know who this guy is?(Click) General Manager Michael LoGrande. Ask: Who is standing behind LoGrande? Answer: Mayor Villaraigosa who appointed him.
10	Who Makes Planning Decisions in LA City? Planning Commissions	<ul style="list-style-type: none"> City Planning Commission, (Click) Bill Roschen chair, 8 other members (Click) Seven Area Planning Commissions: (Click) Central, East LA, Harbor, North LA, South LA, So. San Fernando Valley, West LA.
11	Who Makes Planning Decisions in LA City? LA City Council	<ul style="list-style-type: none"> LA City Council members play a big role in planning Representing South Los Angeles are (Click) Jan Perry, Herb Wesson, and Bernard Parks (Click) By tradition, city councilmembers have strong control over planning and development within their districts
12	Who Makes Planning Decisions in LA City? Mayor	<ul style="list-style-type: none"> (Click) The Mayor shares power with the Council, but he or she does (Click) appoint General Manager & all commissioners (Click) signs or vetoes ordinances New Mayor takes office in July 2013
13	Who Makes Planning Decisions in LA City? City Attorney	<ul style="list-style-type: none"> City Attorney (Click) plays a powerful, often behind-the-scenes role (Click) Often drafts the ordinances (Click) (Click) Legal advisor and lawyer to the City New City Attorney will take office in July 2013
14	Idea to policy	<ol style="list-style-type: none"> Start as a general idea in a motion by a city councilmember (Click) Next it's sent to the Planning Department for study & recommendations (Click) To the City Planning Commission – for changes and vote (Click) To the City Council – for changes & vote (Click) To the Mayor – sign or veto
15	Idea to policy	It doesn't always happen this way. (Click) There are many places to get stuck or (Click) bounce back and forth, (Click) never being adopted. (Click)
16	Where's the public voice?	<ul style="list-style-type: none"> (Click) Lots of points of entry, but usually its most effective to work with a group of people and put together a strategy (Click) Change takes time. May take 20 years or another real

		<p>estate cycle to start seeing vision materialize.</p> <ul style="list-style-type: none"> • (Click) Advance Planning now: Mobility Element, Housing Element, Community Plans in South LA • (Click) Reactive: projects that developers want to build, proposed ordinances, • (Click) Monitoring (developer promised a park, but we got a parking lot!! Don't want that to happen.)
17	LA Communities in Action	<p>Vermont Western Station Neighborhood Area Plan</p> <ul style="list-style-type: none"> • Outreach organized by Thai Community Development Corporation in Hollywood before the Red Line opened in Hollywood.
18	LA Communities in Action	<p>LA Sports & Entertainment District (Staples) Community Benefits Agreement</p> <ul style="list-style-type: none"> • Led by LAANE (LA Alliance for a New Economy), but lots of local groups involved including SAJE and Trust South LA. • Agreement is with developer, so can get things not usually in plans like living wage requirements, money for affordable housing, etc • Strategy now used by community groups across the country and you can get more information on LAANE's website (LAANE.org) or at communitybenefits.org (Partnership for Working Families)
19	Zoning	<ul style="list-style-type: none"> • So far we've been talking big picture, and now we are going to delve into the more technical side so that we can break the "planner-speak" code. • (Click) Let's start with zoning. Divide city into districts and designate a zone for each parcel of land: <p>Blue = industrial Yellow = single family Light orange = Apartments & condos Pink = commercial Dark green = open space Blue green – Publically owned land</p>
20	Typical Zones	Follow prompts on slide (Click five times)
21	<p>Small Group Exercise</p> <p>Exercise 1: Zoning Please see exercise instructions labeled Planning 101 Exercise 1 Instructions</p>	<p>Look at the zoning map of Exposition & Crenshaw</p> <ul style="list-style-type: none"> • What do the colors represent? • What are the small lines? • What are the gray outlines? • What do the letters mean? • Compare zoning map to satellite map <p>Find two interesting things to share with the large group.</p>
22	Map	Zoning map and an aerial map of the same place. Leave up during exercise & use for reference during report back
23	Zoning in 4 Parts	We talked about "geographic" areas earlier with the Community

		Plans and Station Neighborhood Plans. Now we'll look at building size, also called the "building envelope"
24	Building Size: Height	<p>Think of these colored blocks as floors of a building.</p> <ul style="list-style-type: none"> • Height is the easiest to grasp. • One story (Click) or four stories. • Planning code may limit height by the number of stories or the number of feet.
25	Building Size: Set Back	<ul style="list-style-type: none"> • Here's our one-story building again • (Click) Let's say the green is the lot and • (Click) the gray is the street • (Click) The "set-back," also called the "side-yard" is the land between the building and the property line • Described in "feet:" a 15 foot set back, a 10 foot side yard, etc
26	Building Size: Lot Coverage	<ul style="list-style-type: none"> • Here's our lot (green) and street (gray) again • (Click) The purple stands for the "footprint" of the building. Think of it as just the floor without any walls. We've put it in the corner rather than the middle for this example. • (Click) Lot coverage limits the amount of the lot that can be covered by a building • Expressed in a percentage • For example, the building covers 50% of the lot here.
27	Building Size: Floor Area	<p>Still with me? Any questions so far? Ok, now Floor Area.</p> <ul style="list-style-type: none"> • Here's our lot (green) and street (gray) again • (Click) The purple stands for the "floor area" of the building. We often described rooms by their dimensions – for example 10ft by 25 ft. • We talk about "Floor Area" in "square feet." In this example the floor Area is 10 ft by 25 ft equals 250 square feet. • (Click) But if we have more stories we have to count the area on all the floors. With four stories we have a floor area of 1,000 square feet. Does everyone see that? Let's go over it again. One floor is 250 square feet (10ft by 25 ft) and four of those floors of the same size is 1,000 square feet.
28	Building size: Floor to Area Ratio	<p>Now for FAR. Has anyone ever heard anyone talk about FAR? It's very often the building size requirement that developers run up against in Los Angeles, so it's worth the effort to understand it.</p> <ul style="list-style-type: none"> • Here's our lot (green) and street (gray) again • The "Floor to Area Ratio" is a comparison of the floor area of the building to area of the lot. Building first, then land. We say the FAR is 1 to 1, or 3 to 1, or 6 to 1 and we write it with a colon in between the numbers. • (Click) The purple stands for the "floor area" of the building. So let's look at three ways to have FAR of 1:1. First, we can cover the whole lot in a one story building. That's 100% lot

		<p>coverage, which is seldom allowed.</p> <ul style="list-style-type: none"> • (Click) Here's the same FAR 1:1, but as a two-story building only covering half the lot. • (Click) Here's the same FAR of 1:1, but as a four-story building with some good sized set-backs. • Extra credit: What's the lot coverage with our 4 story building? (Answer: 25%) <p>Questions?</p>
29	<p>Small Group Exercise</p> <p>Exercise 2: Building Blocks Please see exercise instructions labeled Planning 101 Exercise 2 Instructions</p>	<p>Now you are going to get to play with the building blocks to get a better grip on these concepts. Use blocks to build a building that conforms to the five sets of limitations.</p>
30	<p>Ministerial (By-Right) vs. Discretionary</p>	<p>Has anyone ever heard a developer talk about encouraging "by-right" development? So what is that?</p> <ul style="list-style-type: none"> • If your proposed new building meets all the rules, like the building size ones we just went through, and all the other restrictions on the land, then you have a "right" to build it and the city's role is simply "ministerial," in other words the city isn't exercising any judgments because it's already said it's fine with any development that meets all the requirements. They city may run the risk of a lawsuit if it tries to stop or change the development. • (Click) Now, if there is one requirement you can't meet – say FAR, then you need to ask for permission from the City and the City gets to decide. The city has the discretion to say yes or to say no. • Discretionary actions include zone changes, waiver of any zoning requirement, and divisions of land. All condominiums are subdivisions and are discretionary actions. The city can say no or put conditions on. (Click)
31	<p>Parking: How it makes a place feel</p>	<p>Let's shift gears to one of the most hotly debated topics in city planning: Parking. Parking & traffic are huge concern in communities.</p> <ul style="list-style-type: none"> • Let's look at how parking affects how a place feels. • Suburban, car-oriented places have a lot of surface parking, low density results • (Click) Downtowns don't have any free parking • (Click) Urban neighborhoods • Questions to ask: What's the vision for the neighborhood? Urban? Suburban? Walkable? • Questions to ask: How do people get around now? Car, bike, bus, walk, subway? Do you expect that to change? • Questions to ask? Do the people living there now have a lot of cars?

32	How does parking define a building?	<ul style="list-style-type: none"> • How does parking define a building? • Surface parking vs. parking structure • One parking space in a structure = about 350 sq ft • How big is your apartment? New apartments are usually 700-1000sq ft, unless they are luxury. • 1 parking space = 350 square feet, 2 parking spaces= 700 square feet. So if the apartments are 700 square foot about half the floor area of the building will be for parking. • 1 parking space for each 700 square foot apt means half the floor area is parking.
33	Pop Quiz: Parking	<p>How many cars do people in Los Angeles own? (Click)</p> <p>Raise your hand if you think the answer is a. b. c. d.</p> <p>Click: d) 2.25 is the amount of parking the city requires for new residential</p> <p>Click: c) 1.9 is the average number of cars that homeowners have</p> <p>Click: a) 1.1 is the average number of cars that renters own</p> <p>Click: and b)1.4 is the right answer.</p> <p>Why does the city require so much more parking than the average?</p> <p>Something to think about.</p>
34	Gaia Building	<p>Here's an example of a great new building in downtown Berkeley, near BART, that has very little parking</p> <ul style="list-style-type: none"> • 91 apartments • theater • café • office space • 42 parking spaces • Result: 237 adult residents with just 20 cars
35	Density 1: Waterloo Heights	<p>In Los Angeles our neighborhoods of single family homes are typically 5 to 8 houses to an acre. Most of us have a hard time visualizing density, so we're going to look at the densities of 7 "multi-family" buildings.</p> <hr/> <p>The list of details in the following narrative is to help you if someone asks questions about one of the buildings in the pictures. We recommend that you not try to cover it all, but rather click through the slides pointing out the densities.</p> <ul style="list-style-type: none"> • Hollywood • 42 homes per acre • less than a half acre, only 18 homes
36	Density 2: Jack Plimpton Project New Hope	<p>In-fill built on vacant lot in Silver Lake</p> <p>Three-story Multi-family built among single family homes</p> <p>1 parking space/unit</p> <p>Affordable housing</p> <p>Developer: Project New Hope</p>

		<p>Architect: Caveadium</p> <p>This is an infill project built in a neighborhood with a mix of single family and apartments, just a half block off Glendale Blvd in Silver Lake. It borders a surface parking lot for a bank on one side and single family homes on the other three. Parking is one space per unit and the entrance is at the lower left.</p> <p>14 units of permanent rental apartments with supportive services such as case management, career development, job placement and money-management workshops.</p>
37	Density 2: Jack Plimpton Project New Hope	This is the east side with beautiful landscaping. (Click)
38	Density 2: Jack Plimpton Project New Hope	Even though it is a three-story building, the project blends well with the one-story single family housing that surrounds it.
39	Density 3: Vista Nueva	<p>We're up to 53 units/acre</p> <ul style="list-style-type: none"> • 30 units with 1-4 bedrooms • Parking is 1 space/unit, none for child care center • Open space in courtyard and roof top deck • Low Income Housing Tax Credits, Shelter + Care • Developer & owner: A Community of Friends • Architect: Hatch Colasuonno Studio • Rents: \$313 for one-bedroom to \$468 for four-bedroom
40	Density 4: The Bryson	<p>Now we move into the 100 units/acre range</p> <ul style="list-style-type: none"> • Built in 1913 as fashionable hotel on Wilshire Blvd next to Lafayette Park • Was badly run down by the 1990s when historic restoration efforts began • Near park, library, bus lines on Wilshire Blvd. • 1, 2 and 3 bedroom apartments renting from \$307 to \$560 • Mixed families and singles • LA Housing Partnership
41	Density 5: Casa Heiwa	<p>☞Pronounced Hey-wah) This is in downtown Los Angeles</p> <ul style="list-style-type: none"> • 100 units: studios to 4 bedrooms • Parking: 1 per unit for 0-3 bedrooms; 2 per unit for 4 bedrooms • Mixed use – housing, day care center, computer center, after school programs, social service agency, offices • Affordable • Infill • Little Tokyo Service Center Community Development Corporation • Architect: Glenn Togawa of Togawa & Smith
42	Density 10: Hart Village	<p>Also in Canoga Park, this is 272 homes/acre on a small piece of land, less than 1/4 acre</p> <p>47 apartments for families</p> <p>Abode Communities</p>
43	Density 11: Morgan	300 units/acre, but again on a very small parcel of land – less than a

	Place	<p>1/4 acre</p> <ul style="list-style-type: none"> • Beautifully designed, which is the key to getting elegant density rather than something that over powers the neighborhood • 55 senior apartments • Crenshaw area • Abode Communities
44-48	Building up saves neighborhoods	<p>Let me show you what I mean. The 450 homes at Metro Vermont & Wilshire Station in Hollywood take up 3.2 acres – this blue square. This amounts to 140 homes/acre. Often people think lower densities are preferable, but that would require more land. And getting all those people close to transit would require tearing down more of the neighborhood.</p> <p>(Click) at 54 homes/acre – the maximum allowed under the City’s R3 zoning – would require another acre and would mean tearing down the hotel and at least two rent-controlled apartments buildings. Not a good idea when affordable rents are so hard to come by.</p> <p>(click) at 40 homes/acre – it would take nearly the entire block. It’s just not a good idea to demolish so much. It’s starting to look like the failed urban renewal of the 1960s that wiped out entire neighborhoods and displaced whole communities.</p> <p>(click) at 20 homes/acre – we would need 9 acres. I’m showing you this for illustration purposes only. But I want you to remember it when you hear someone say a proposed development is high density.</p> <p>(click) at 7 homes/acre – typical single-family home densities, would require 26 acres, again, just to illustrate the benefit of building up in terms of preserving the neighborhood and our neighbors’ homes.</p> <p>(Click)</p>
49	Mixed Income Requirements	<p>Mixed Income</p> <ul style="list-style-type: none"> • Over 200 cities and counties in California have Mixed Income or “inclusionary” requirements • Only two places in Los Angeles: Coastal Zone and Central City West Specific Plan (Westlake) • Every new residential development makes some of the apartments or homes affordable • Most allow land dedication and fees “in-lieu” of affordable homes on-site • Palmer court decision prohibits cities from requiring mixed income on new apartments, but still allows for condominiums and other “for-sale”

		<p>(Click) Mitigation Fees</p> <ul style="list-style-type: none">• A development fee is a charge imposed on developers. The funds pay for costs of providing public facilities to new development.• Usually pay for new or improved facilities for roads, parks, utilities, pathways, libraries, and schools• Taxes are not sufficient to pay the costs of providing those facilities. Charging fees is one way local agencies make sure that such facilities exist for those who join a community..
50	Thank you	
51		Photo Credits