

City Council Hearing

June 11, 2019



*Planning, Building and
Code Enforcement*

Item 10.1(a)

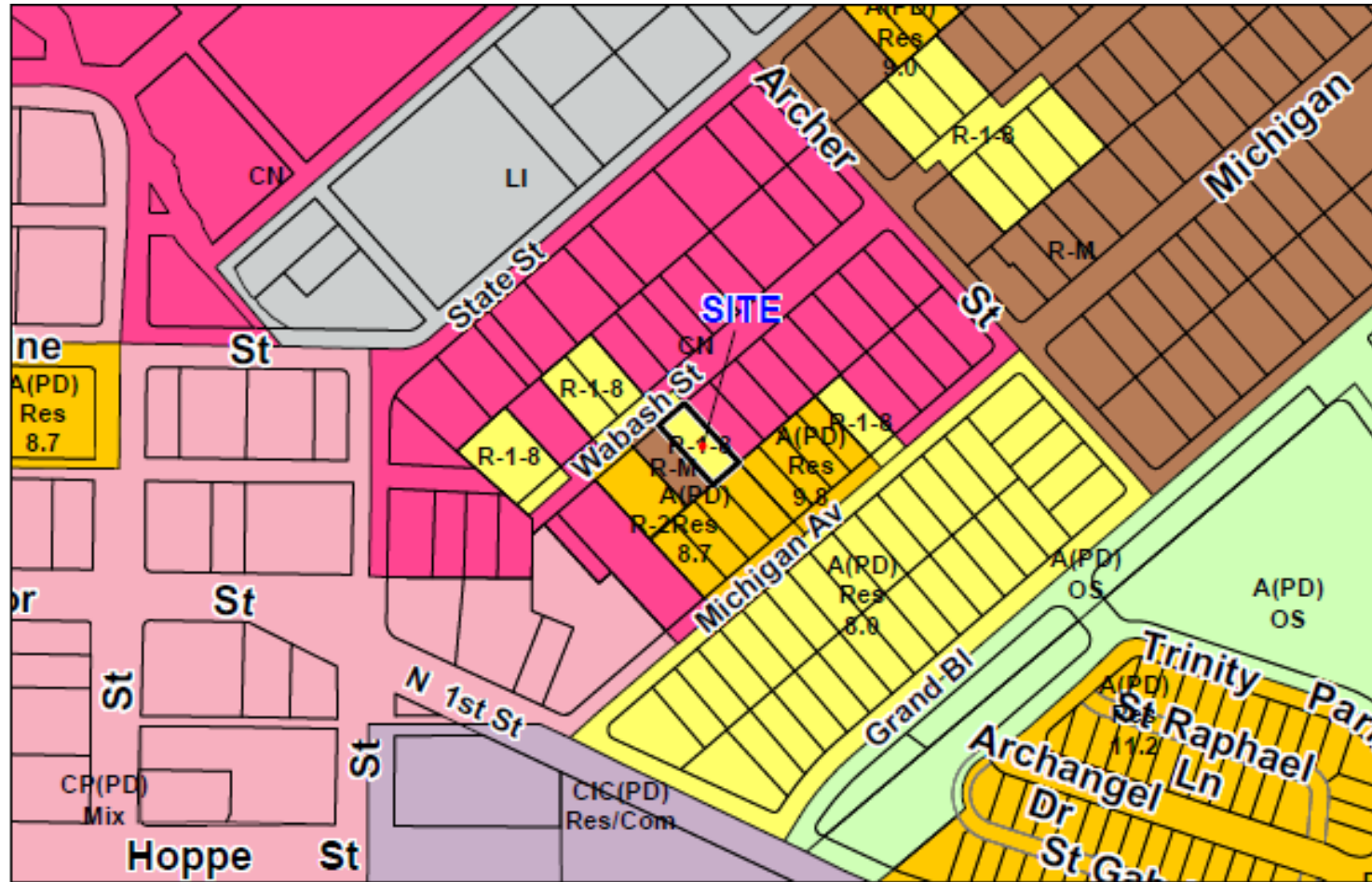
C19-003: Conventional Rezoning for Real Property Located on the South Side of Wabash Street

Presenter: Rosalynn Hughey, Director, PBCE

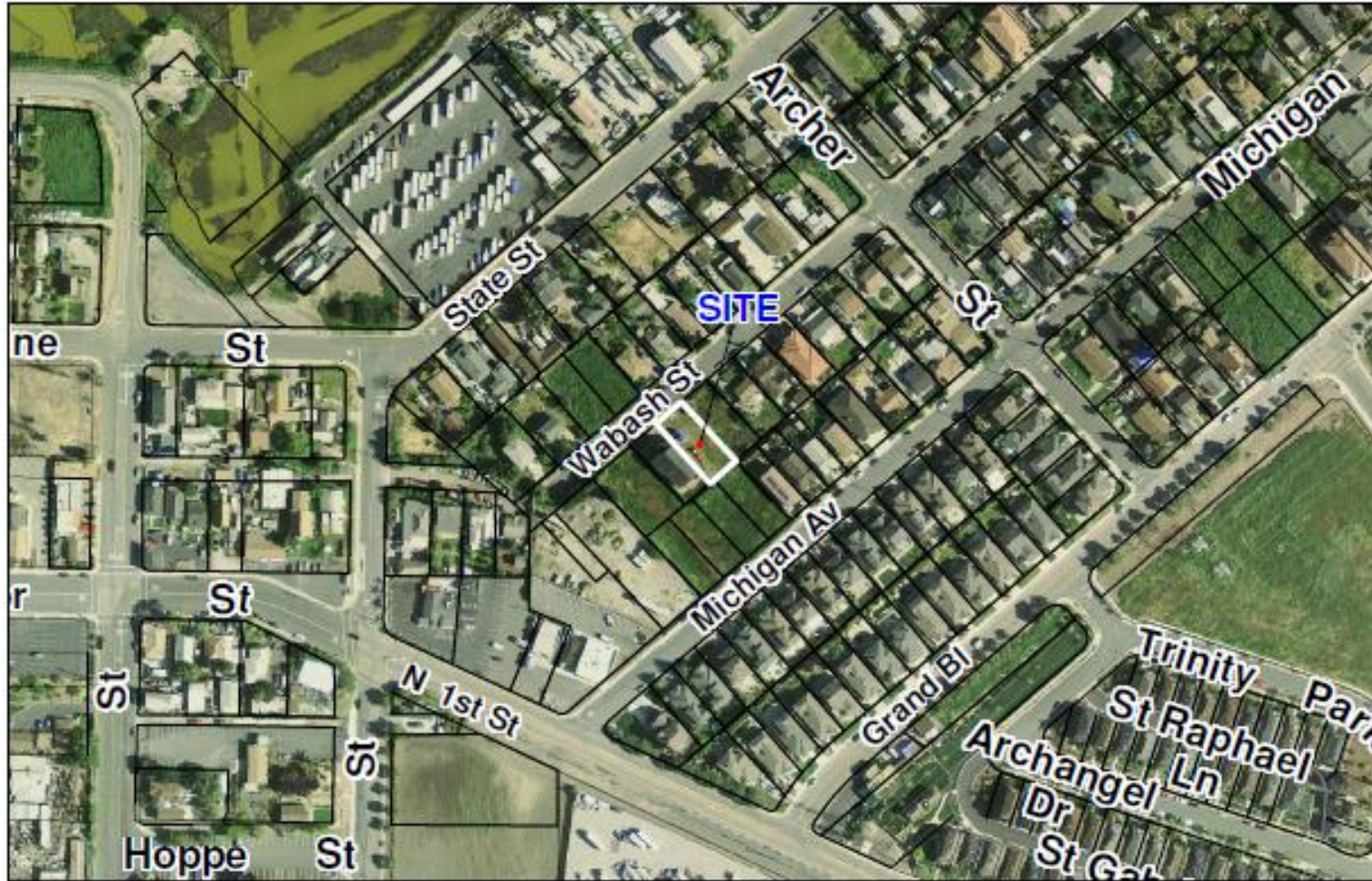
General Plan



Existing Zoning



Aerial

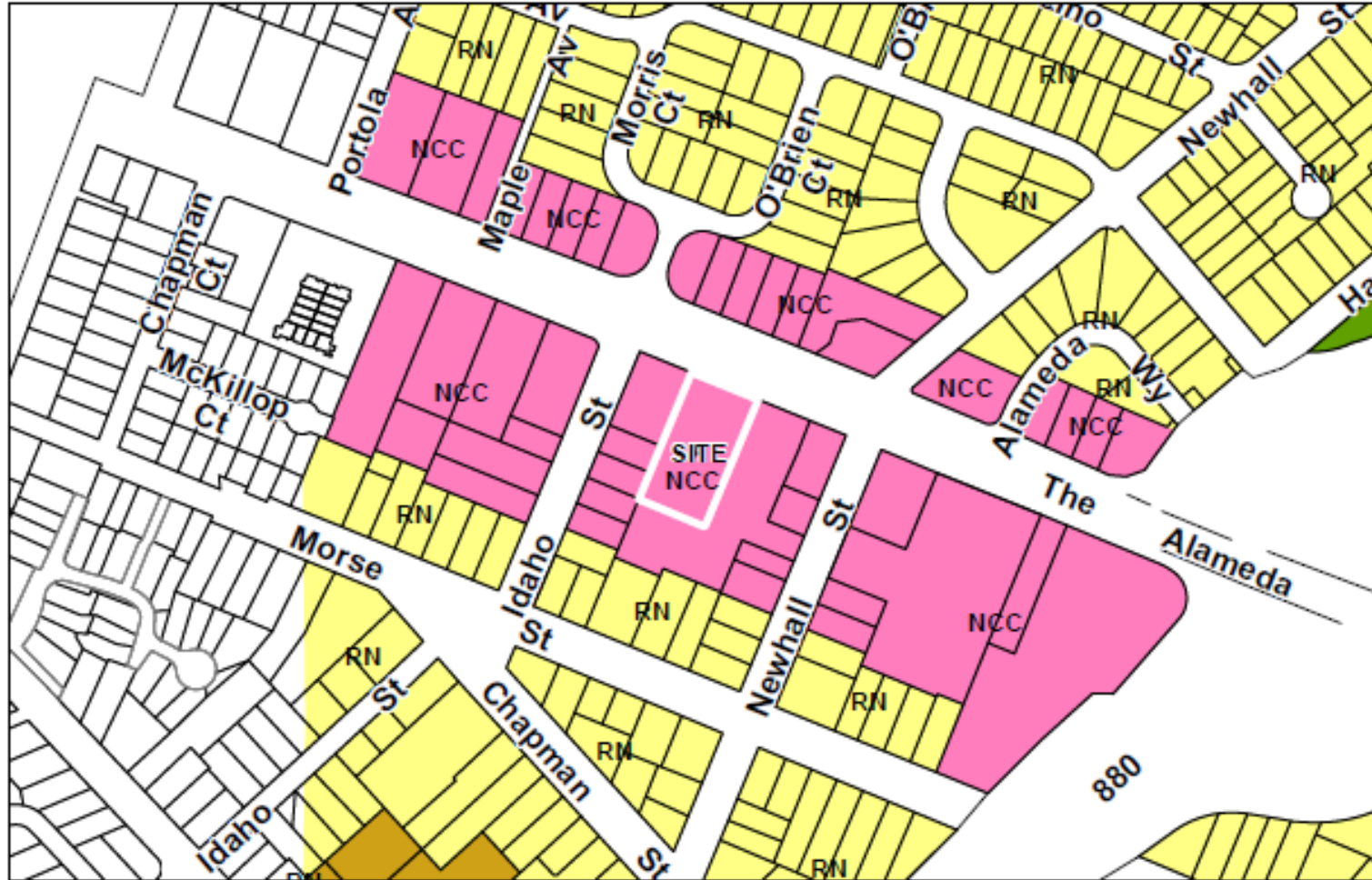


Item 10.1 (b)

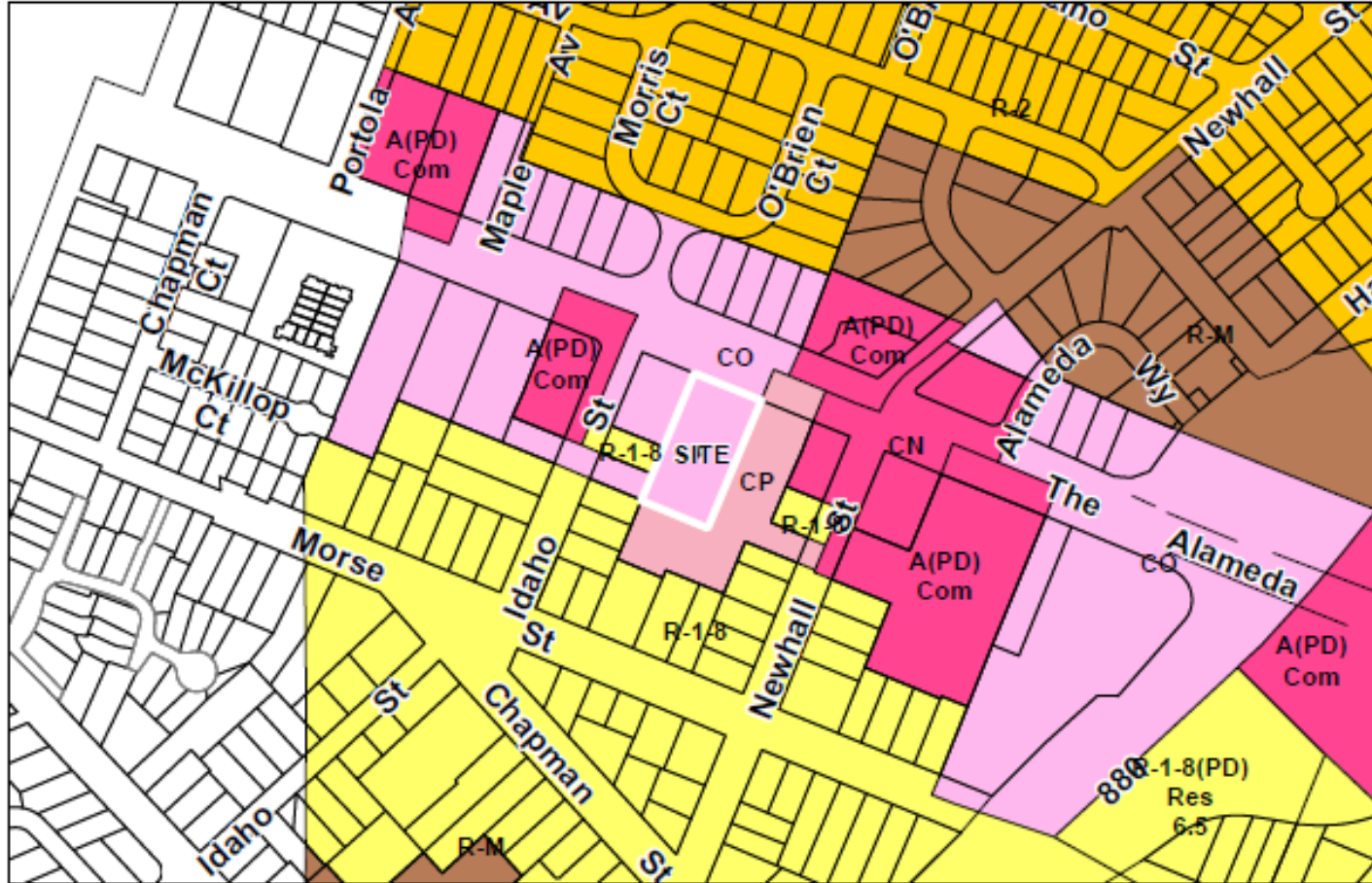
C18-023: Conforming Rezoning for Real Property Located at 2137 The Alameda

Presenter: Rosalynn Hughey, Director, PBCE

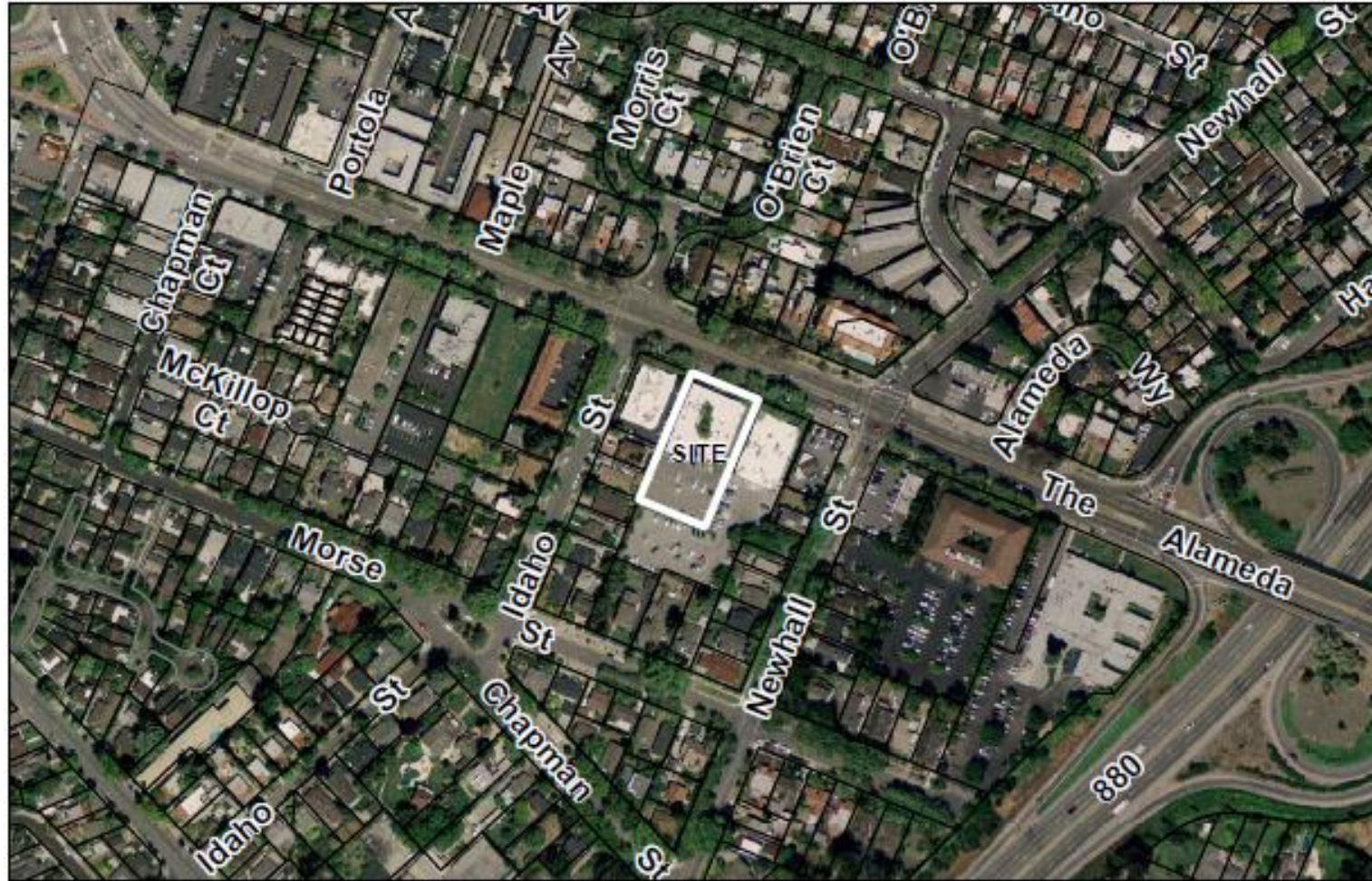
General Plan



Existing Zoning



Aerial

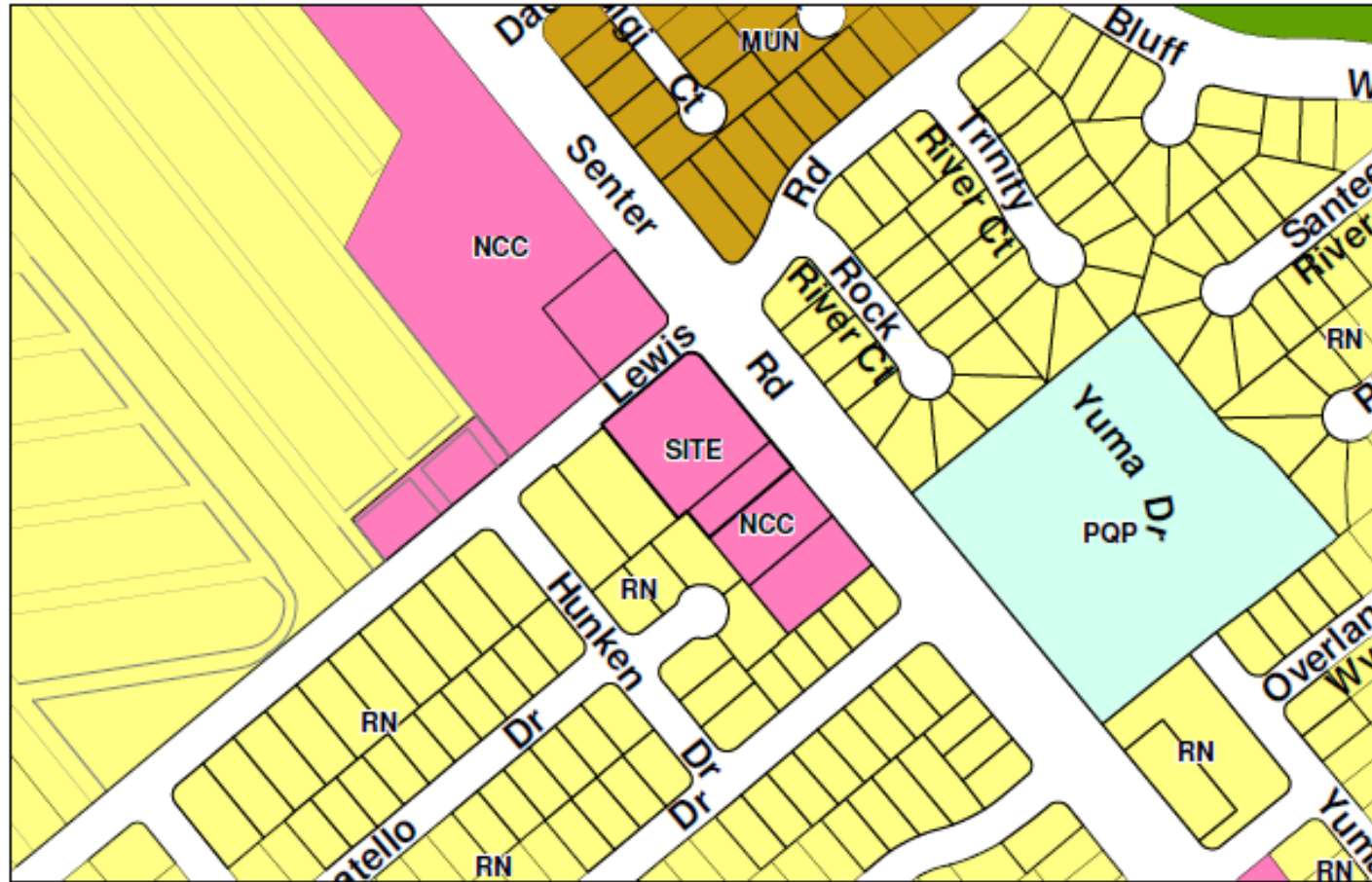


Item 10.1(c)

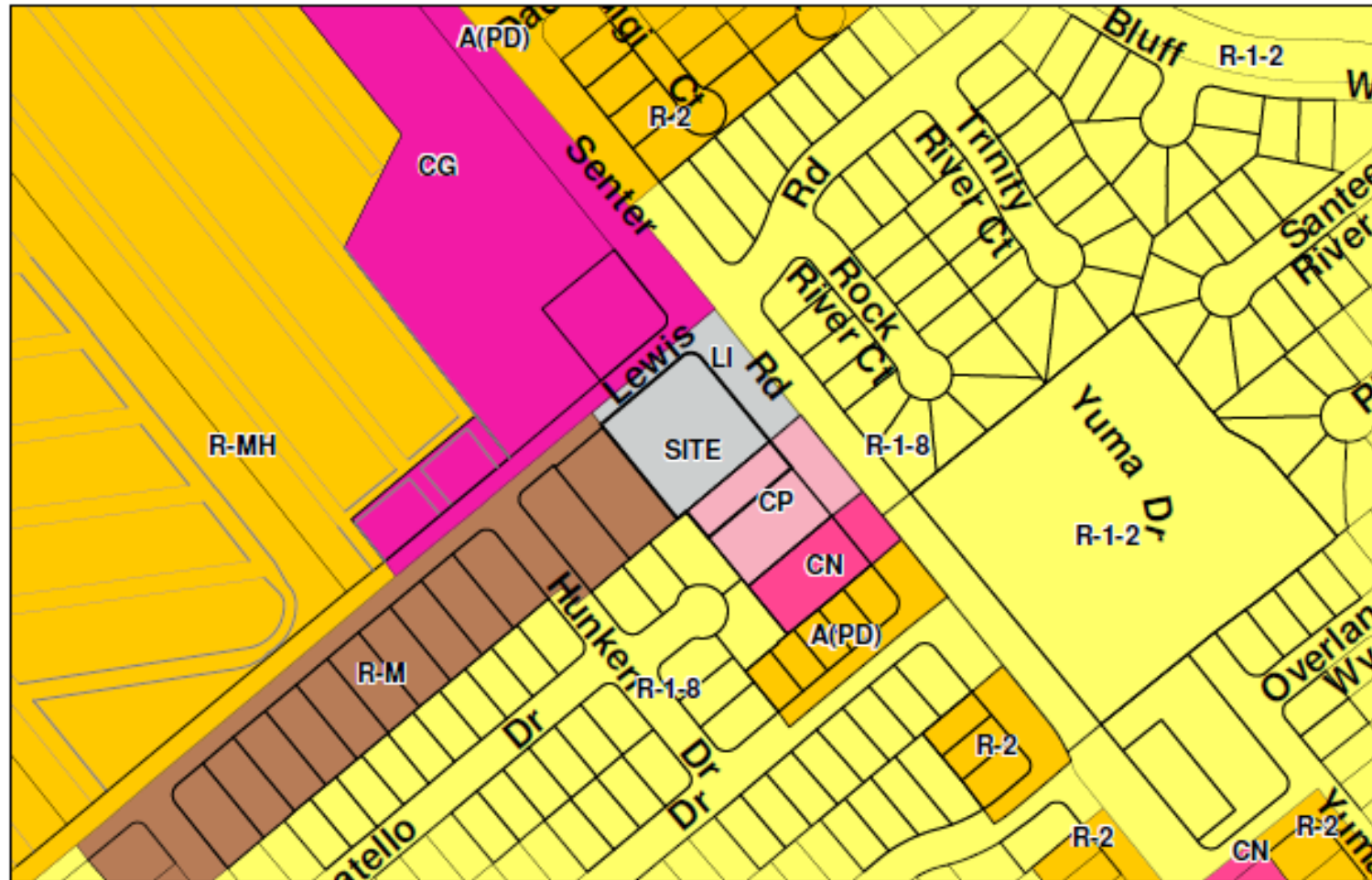
C17-034: Conforming Rezoning for Real Property Located at 2905 Senter Road.

Presenter: Rosalynn Hughey, Director, PBCE

General Plan



Existing Zoning



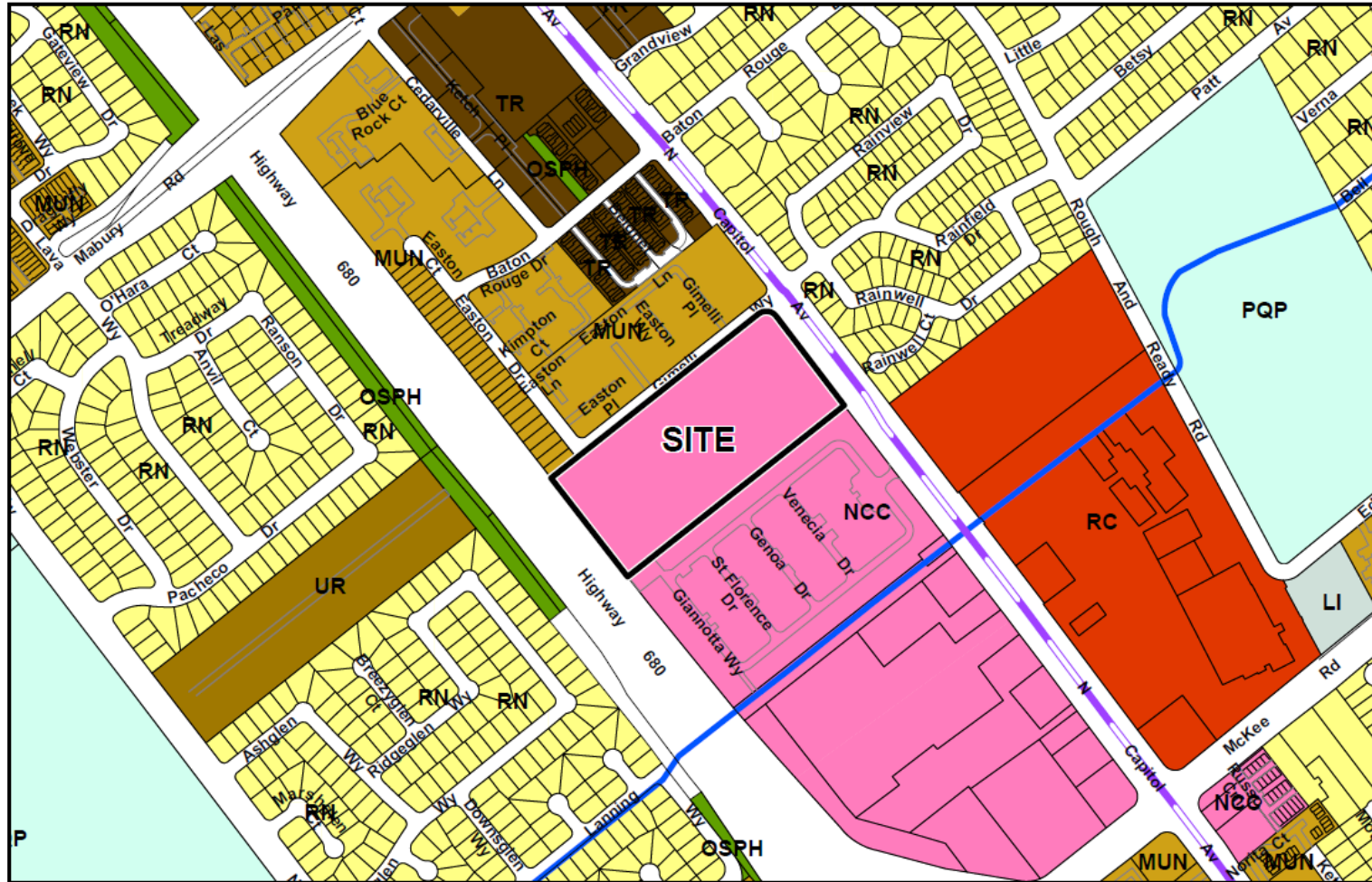
Aerial



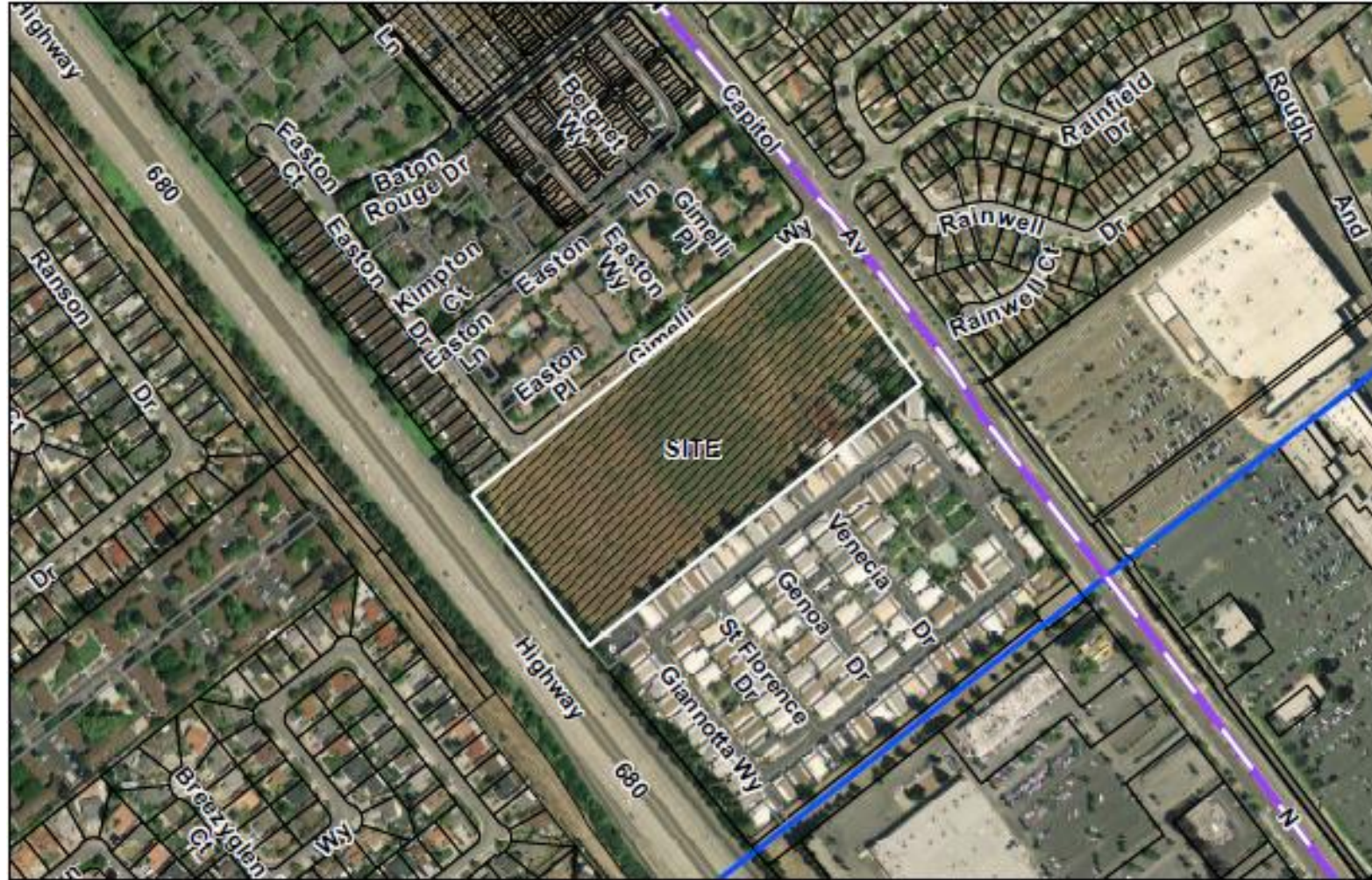
Item 10.1(d)

PDC19-012/PD19-010: Conforming Rezoning for Real Property Located on the Southwest Corner of North Capitol Avenue and Gimelli Way

Presenter: Rosalynn Hughey, Director, PBCE



Aerial



Item 10.1(e)

PP19-028: Quarterly Update

Presenter: Rosalynn Hughey, Director, PBCE

Zoning Code Amendments

Six (6) minor changes proposed with this quarterly update. These changes involve:

- Minor language changes
- Additional definitions
- Clarifying language



Source: <https://www.hausable.com/city/los-angeles-ca-961072>

Zoning Code Amendments

- Chapter 20.30 Residential Zoning District
 - [20.30.150 – Secondary Dwelling Units - Allowed Uses](#)
 - [20.30.500 - Development Standards](#)
- Chapter 20.50 Industrial Zoning District
 - [20.50.125 – Incidental office Use, LI and HI Districts](#)
- Chapter 20.100 Administration and Permits
 - [20.100.500 – Adjustments](#)
 - 20.100.1300 - General
- Chapter 20.200 Definition
 - [20.100.500 – Adjustments](#)



Item 10.1 (f)

PP18-092: Safe Parking

Presenter: Rosalynn Hughey, Director, PBCE

Background



- Extend operation hours until 10:00 a.m.
- Allow supervised outdoor food preparation and eating outside of vehicles and in temporary structures.
- Allow operators the discretion to permit sleeping outside of vehicles, if necessary.

Recommendation



- Amend minimum Safe Parking Area setback from property line to 30 feet or lower.
- Require operators to maintain and publish contact number.

Amendments

Sections 20.80.1680 and 20.80.1690, **Part 17.5**, Chapter 20.80



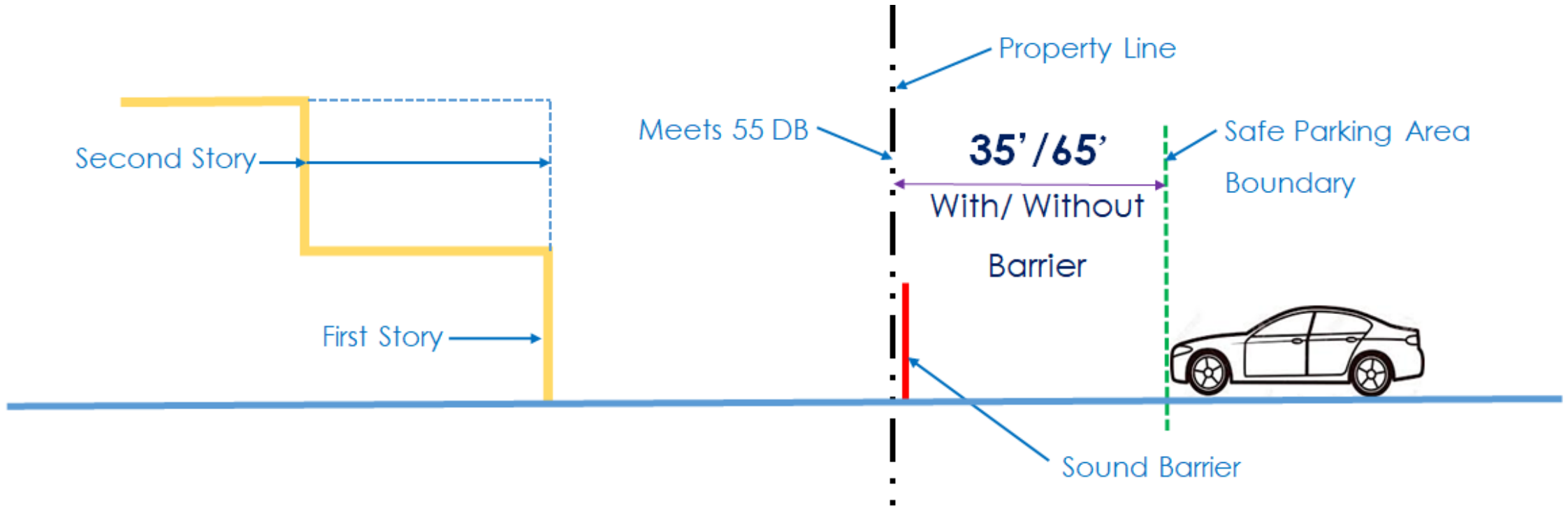
- Revise the required setback for Safe Parking provisions
- Exempt Safe Parking uses from 55 DB noise performance standards

Current Regulations

Minimum distance from the Safe Parking Area boundary

| | | |
|---|---|---------------------------------|
| a | No adjacent residential use | 35 feet to property line |
| b | Adjacent to one-story residential structure with a sound barrier consistent with the noise analysis | 35 feet to property line |
| c | Adjacent to one-story residential structure without a sound barrier | 65 feet to property line |
| d | Adjacent to two-story residential structure | 65 feet to property line |

Current Regulations

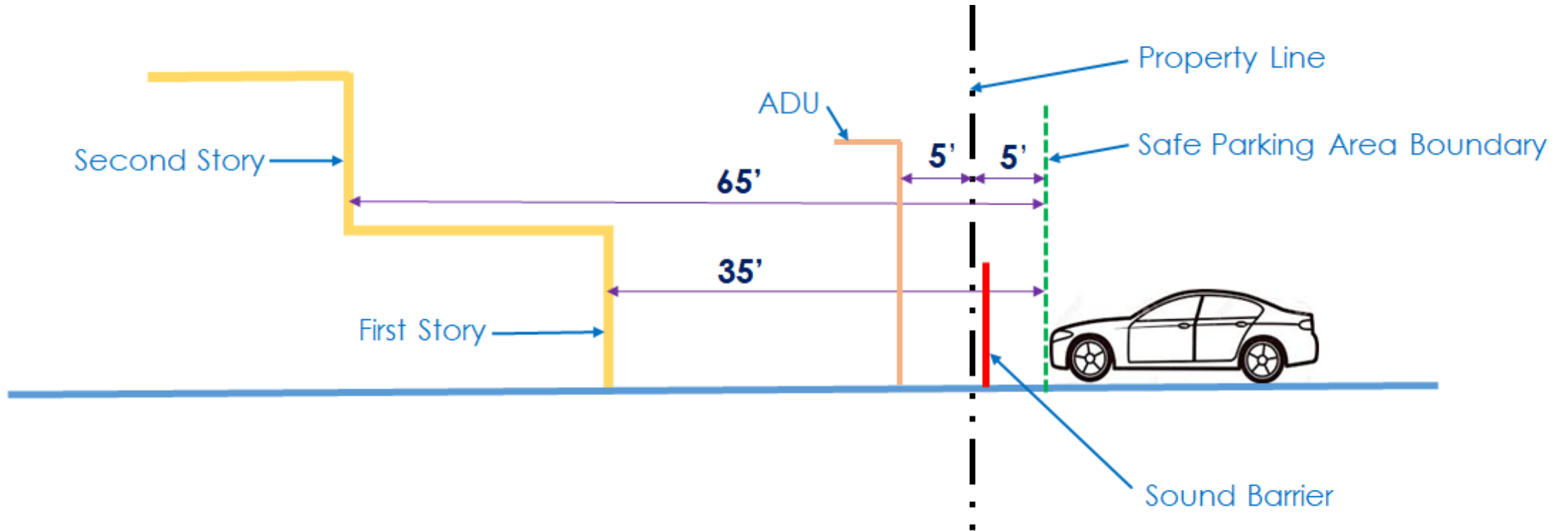


Proposed Regulations

Minimum distance from the Safe Parking Area boundary

| | | |
|---|---|--|
| a | Minimum setback in all cases | 5 feet to property line |
| b | Adjacent to one story residential structure with a sound barrier consistent with the noise analysis | 35 feet to closest wall of occupied dwelling |
| c | Adjacent to one story residential structure without a sound barrier | 65 feet to closest wall of occupied dwelling |
| d | Adjacent two story residential structure | 65 feet to second story wall of occupied dwelling |
| e | Adjacent to a Secondary Dwelling Unit (ADU) | 5 feet to closest wall of an ADU |

Proposed Regulations



End