

# City Council Hearing

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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

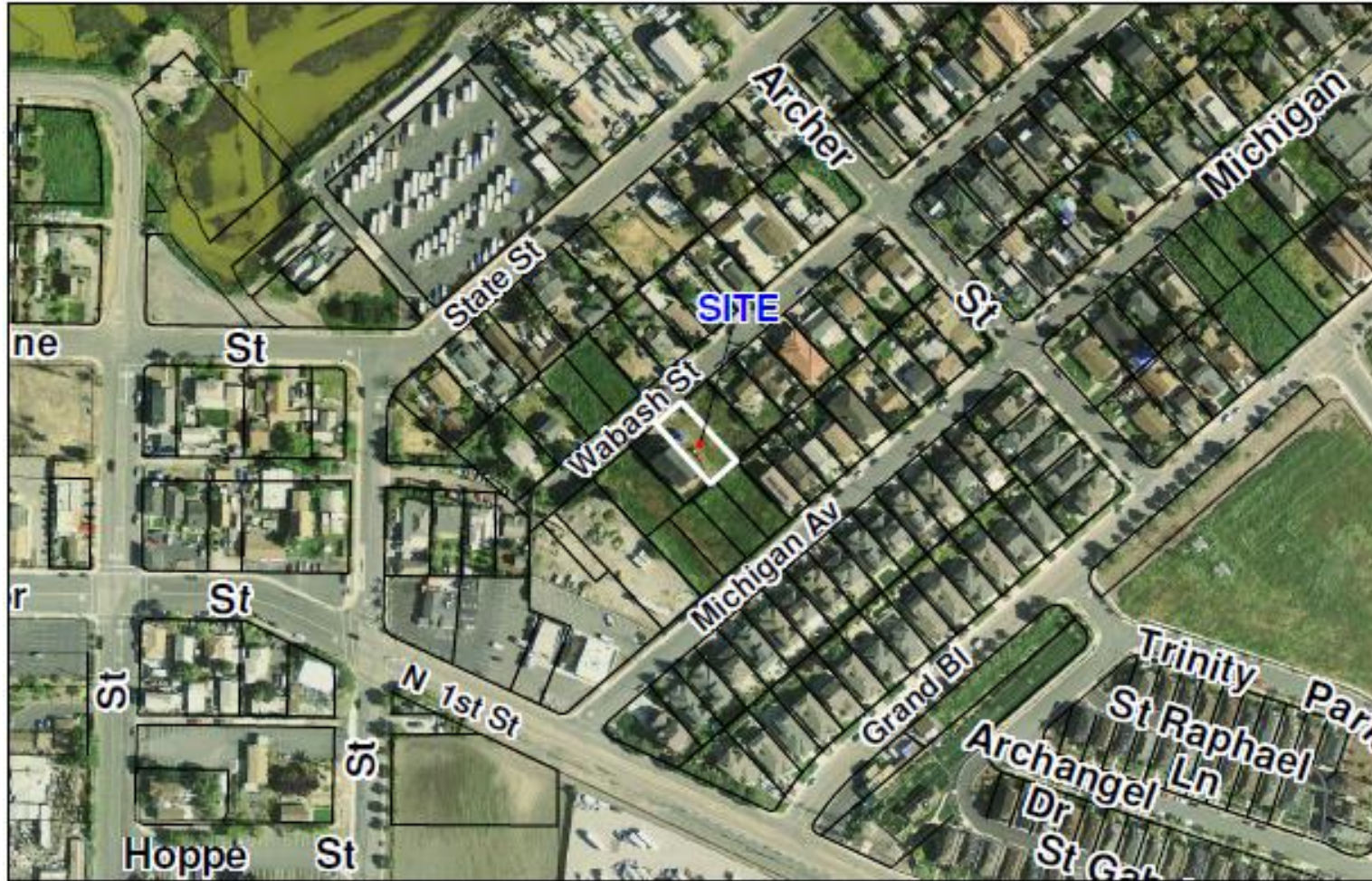
Presenter: Rosalynn Hughey, Director, PBCE

# General Plan





# Aerial



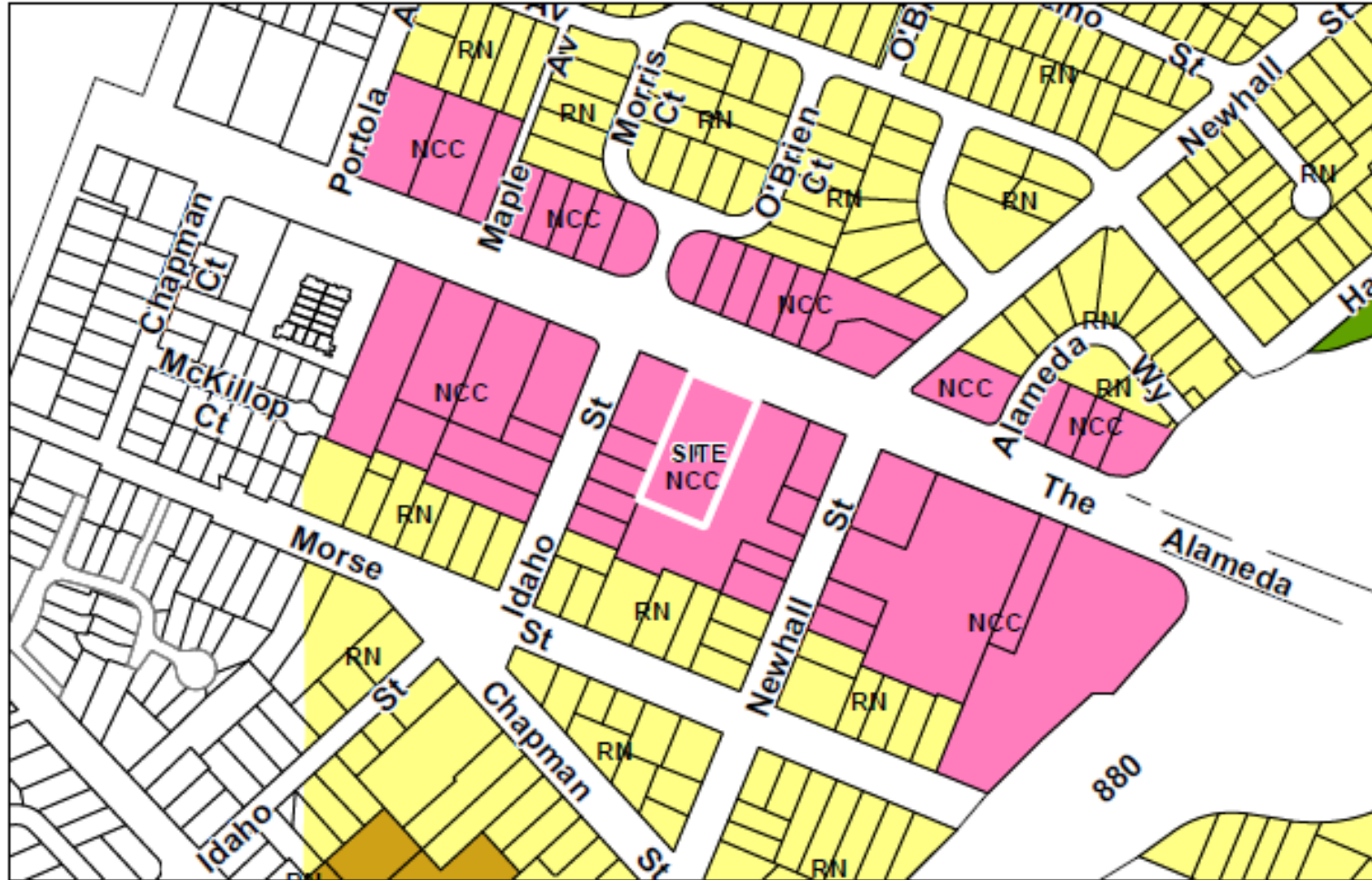
# Item 10.1 (b)

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

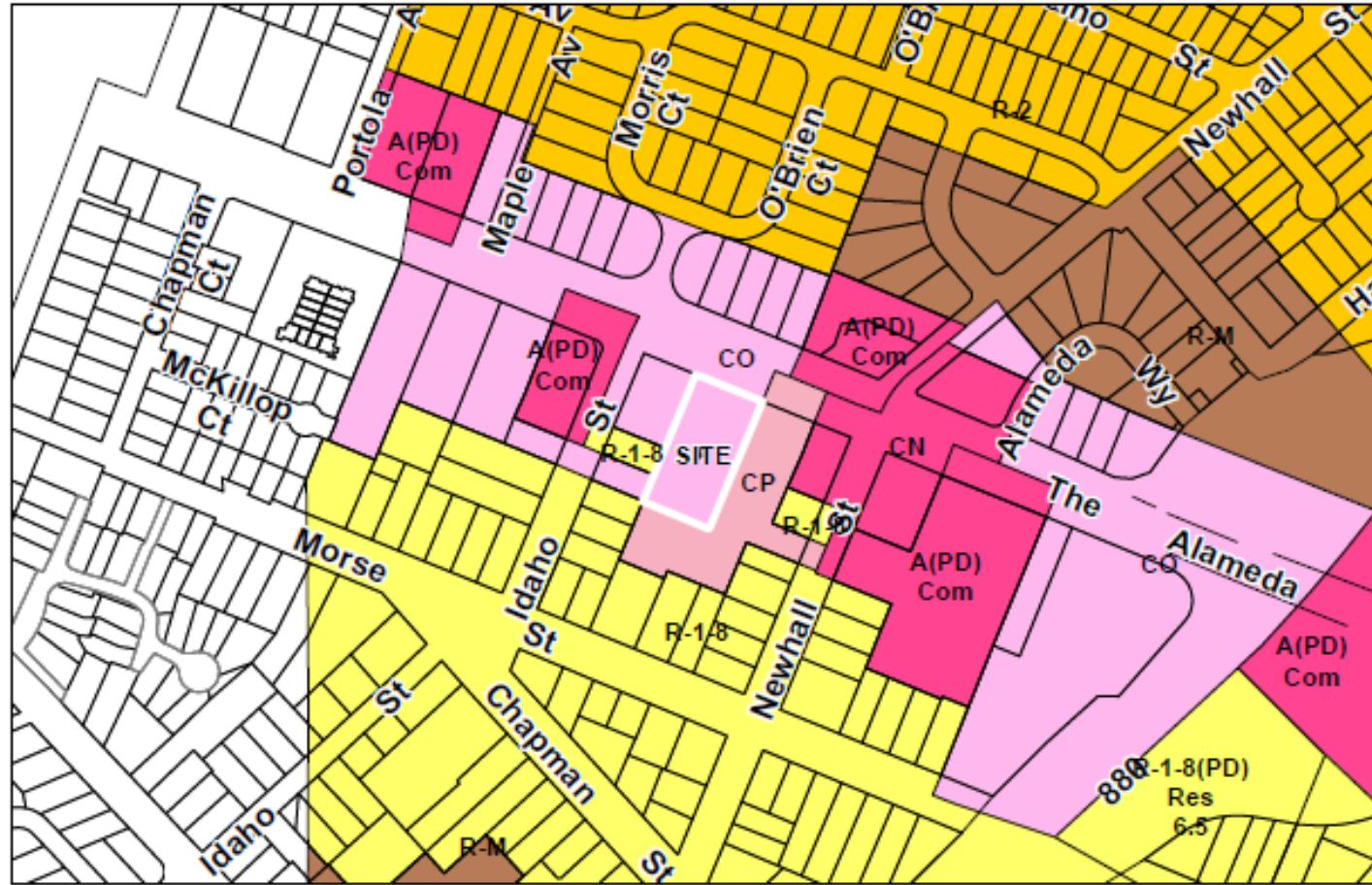
Presenter: Rosalynn Hughey, Director, PBCE

# General Plan

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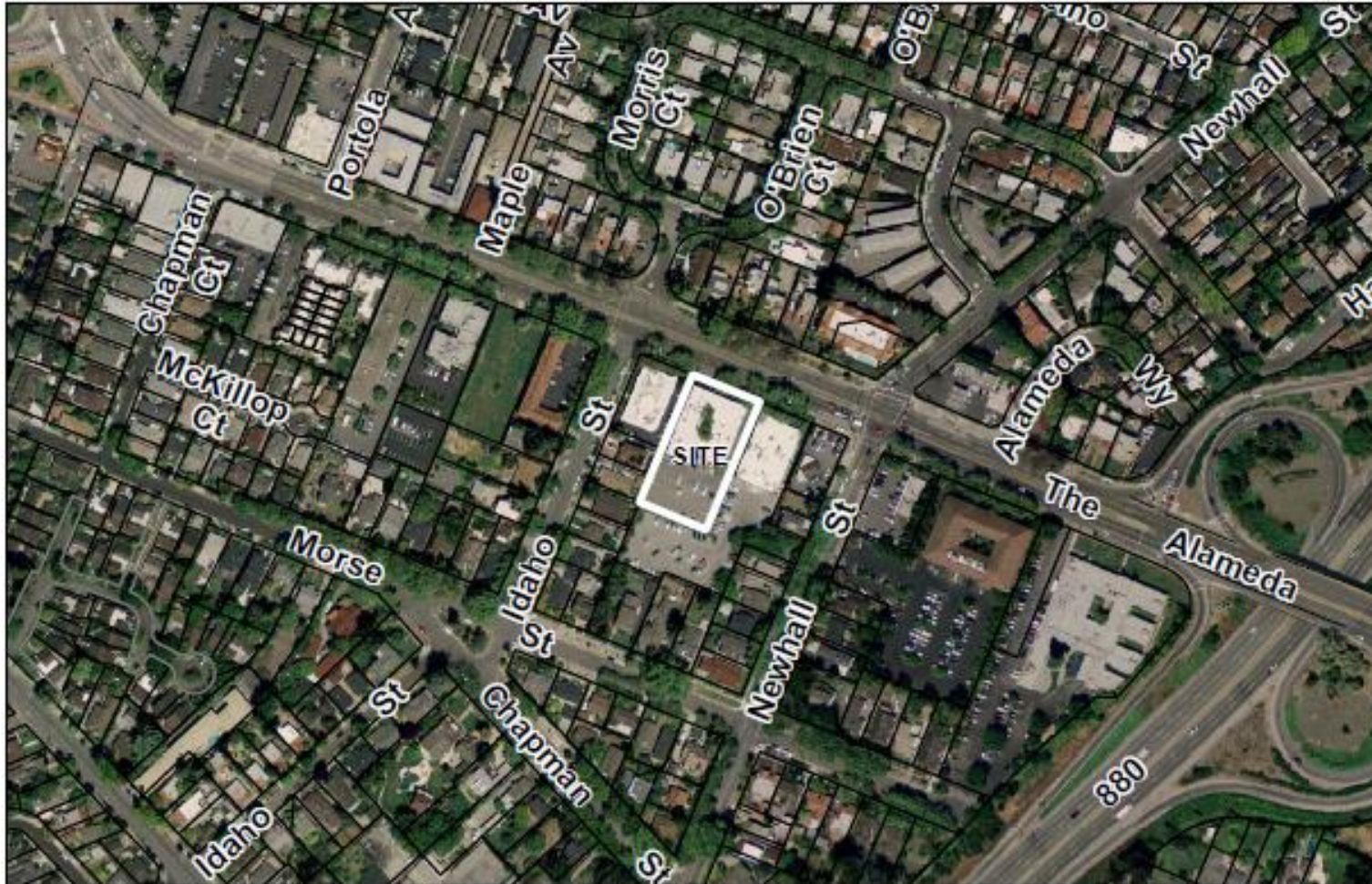
# Existing Zoning





# Aerial

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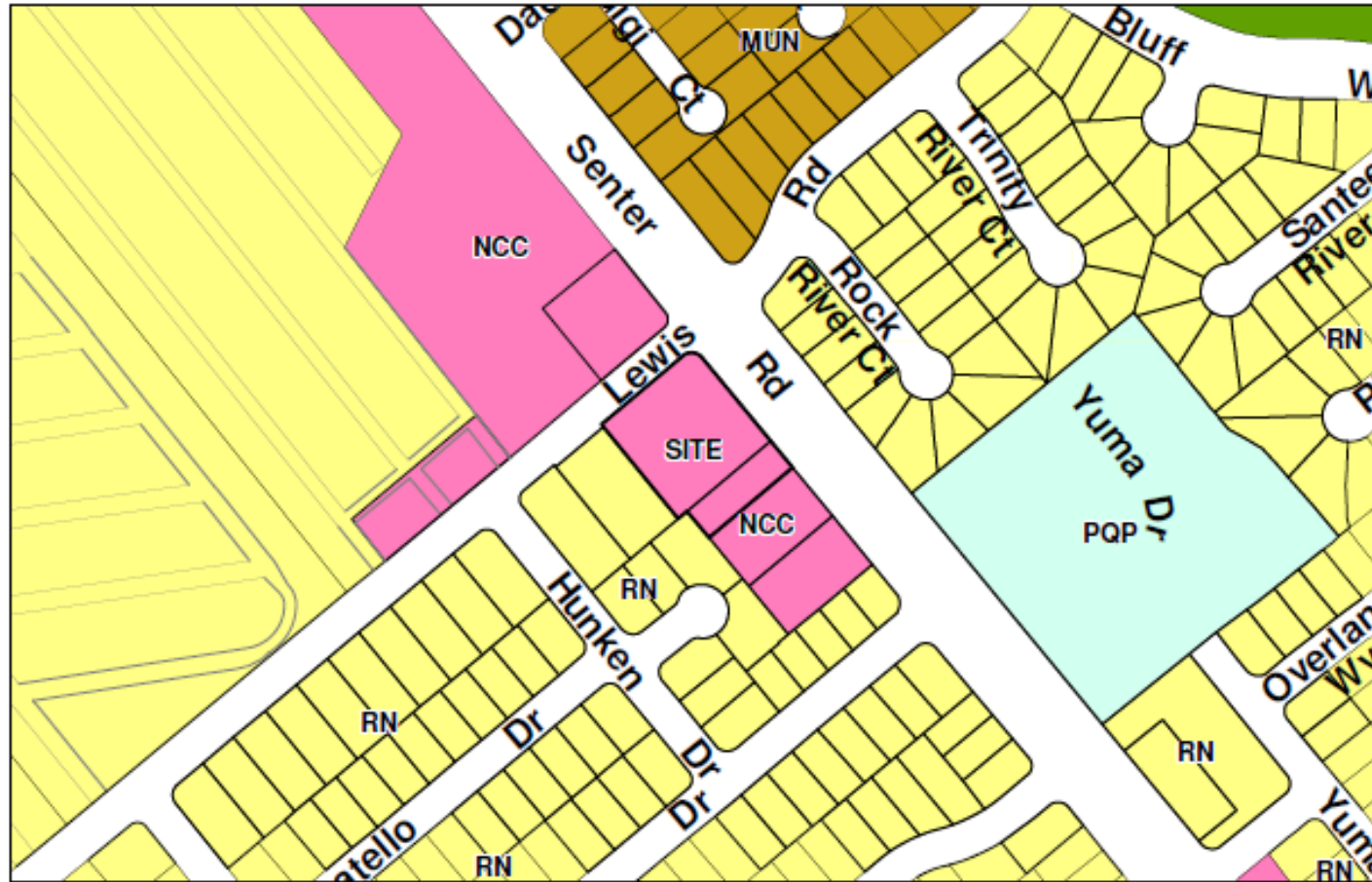
# Item 10.1(c)

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

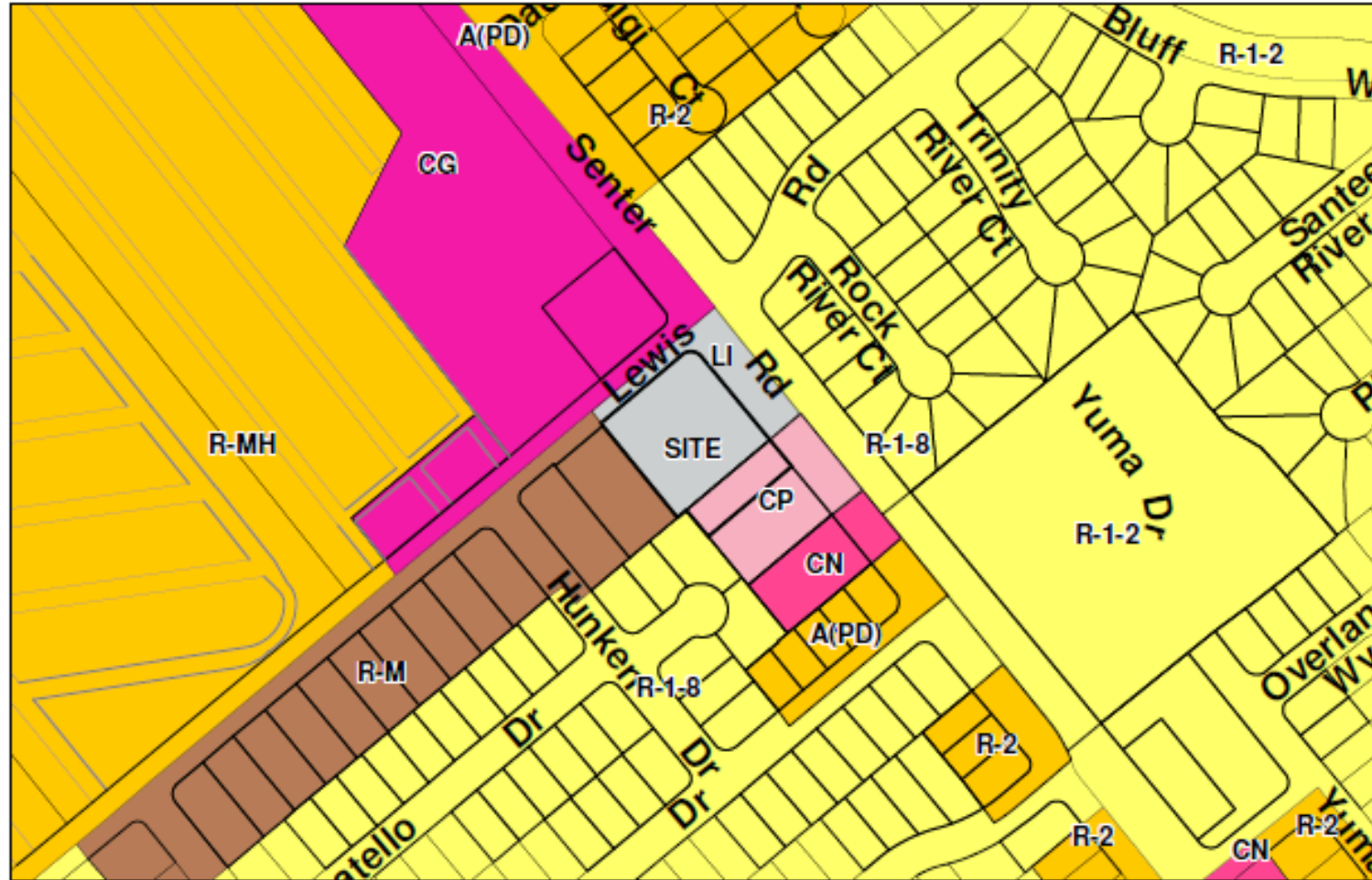
Presenter: Rosalynn Hughey, Director, PBCE

# General Plan

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# Existing Zoning



# Aerial

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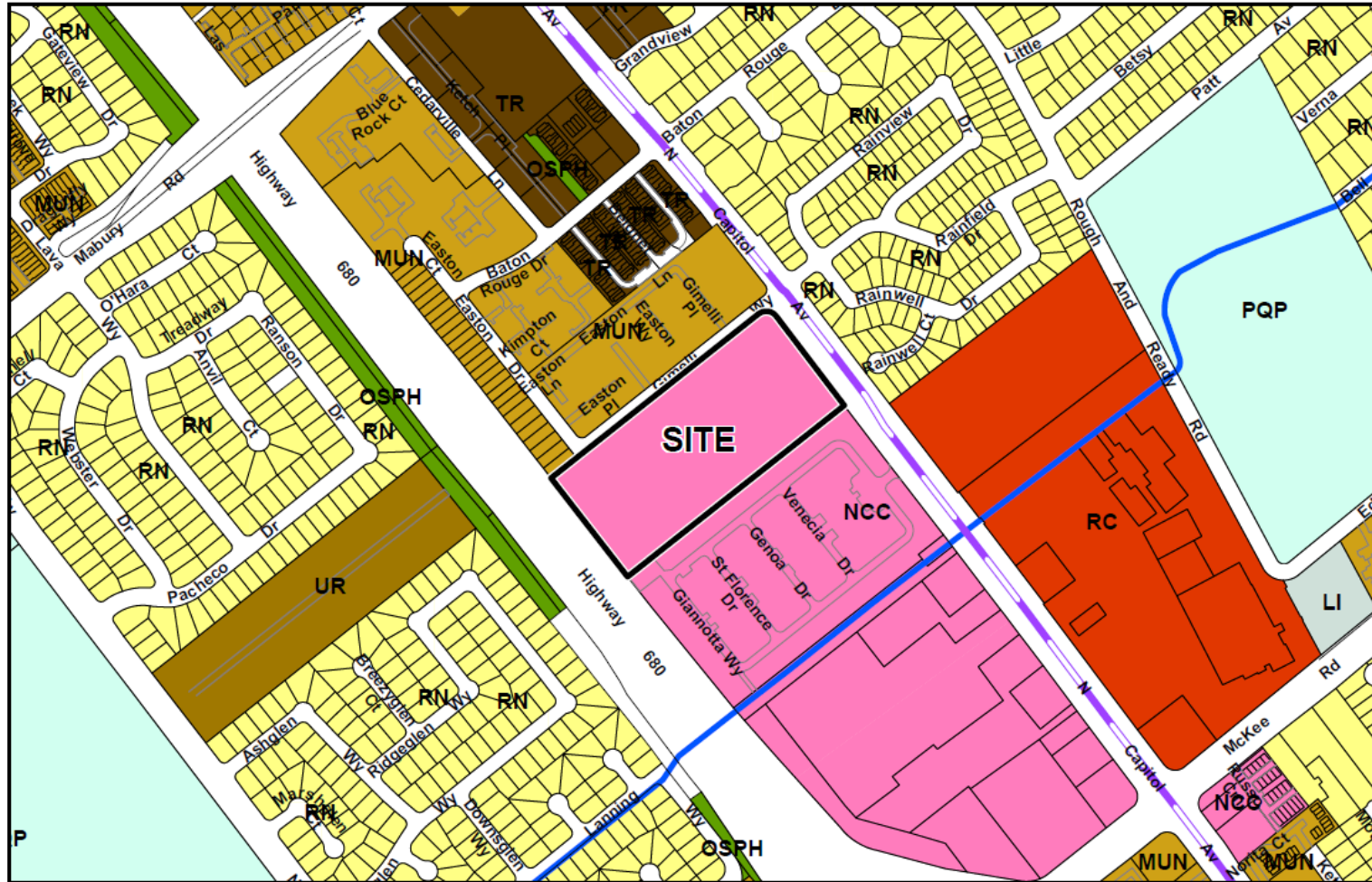


# Item 10.1(d)

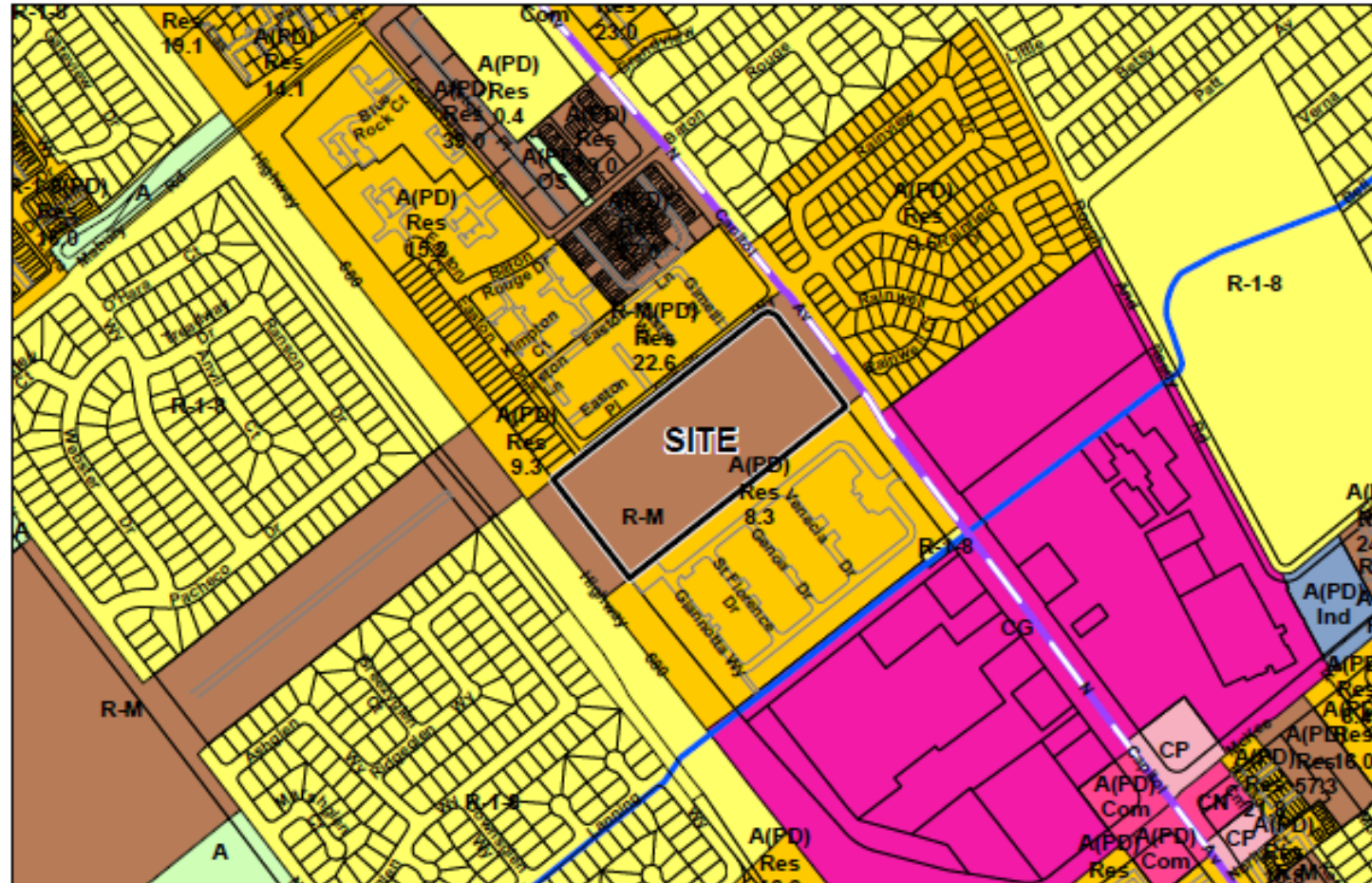
PDC19-012/PD19-010: Conforming Rezoning for Real Property Located on the Southwest Corner of North Capitol Avenue and Gimelli Way

Presenter: Rosalynn Hughey, Director, PBCE

# General Plan

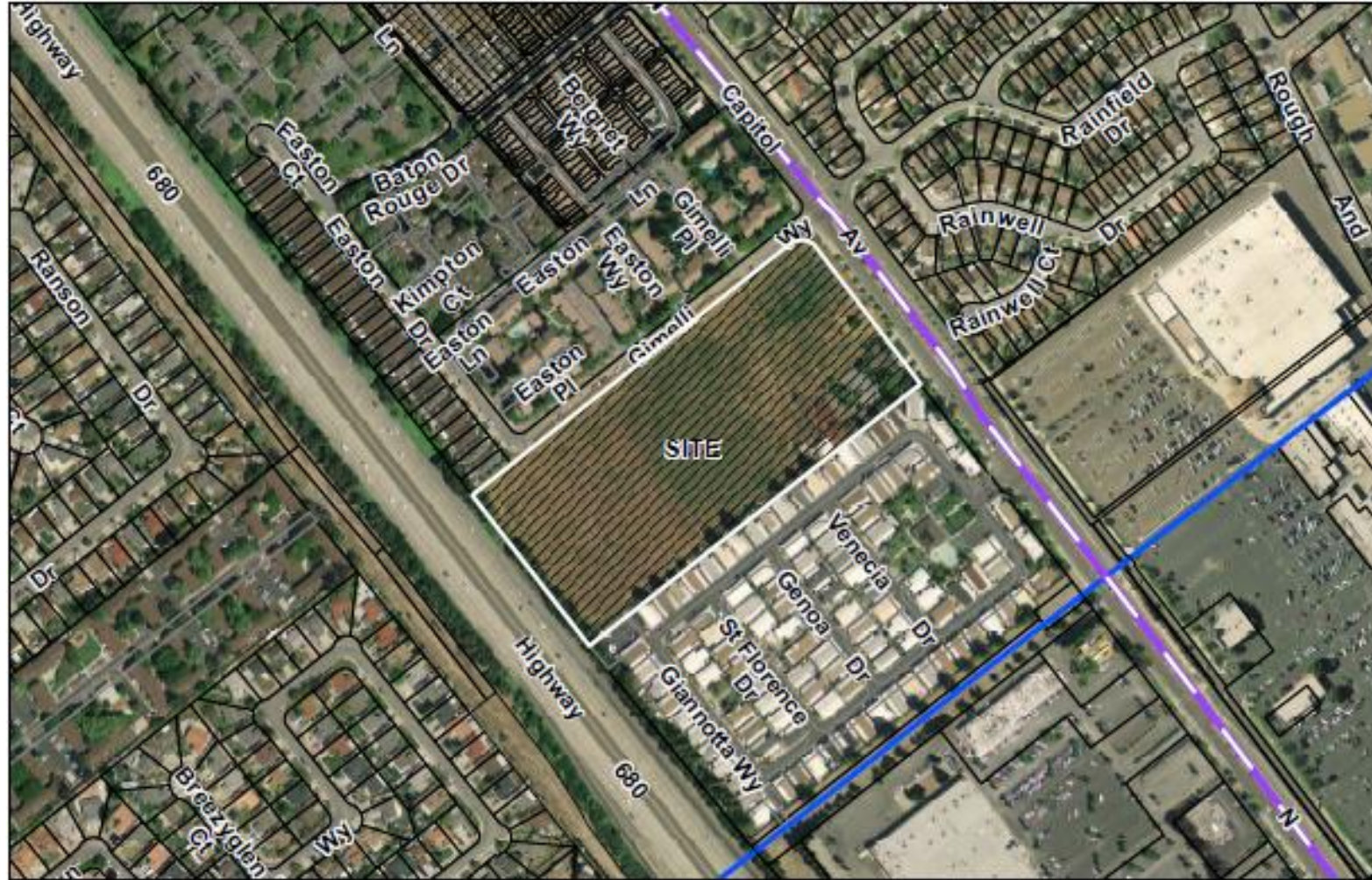


# Existing Zoning





# Aerial



# Item 10.1(e)

PP19-028: Quarterly Update

Presenter: Rosalynn Hughey, Director, PBCE

# Zoning Code Amendments

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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

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- 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

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

# Amendments

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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

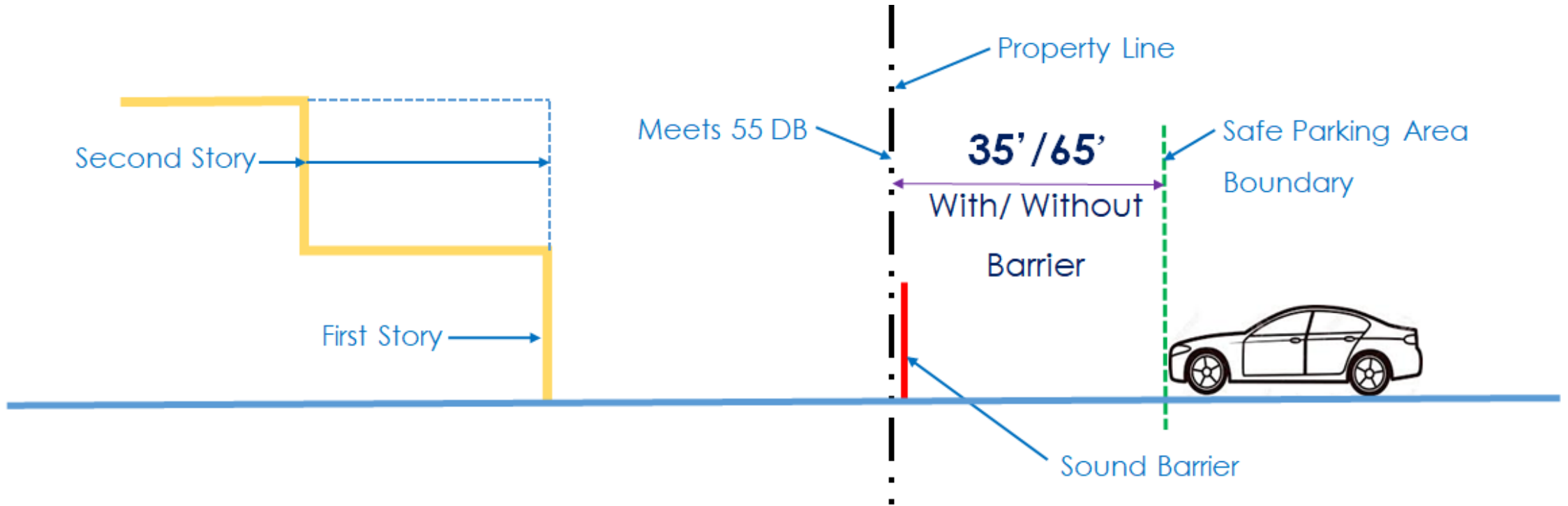


# Current Regulations

## Minimum distance from the Safe Parking Area boundary

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

# Current Regulations

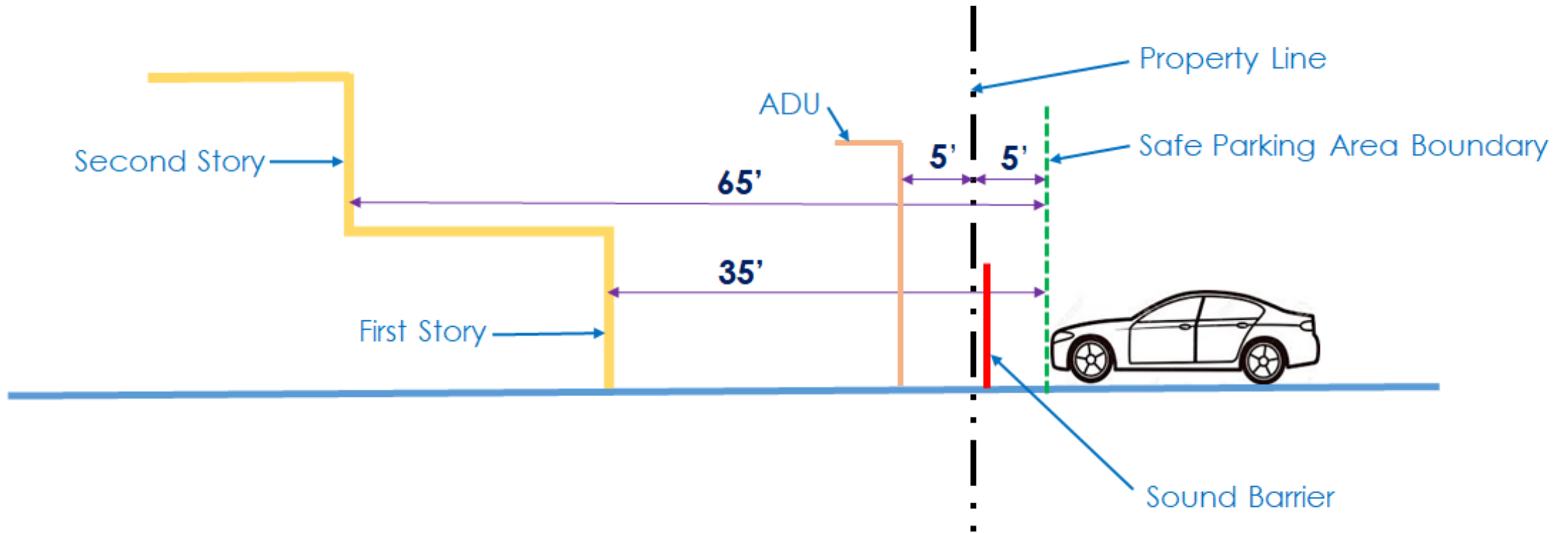


# Proposed Regulations

## Minimum distance from the Safe Parking Area boundary

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

# Proposed Regulations



End