

**re:code LA**  
April 29th, 2016 Virtual Forum  
Questions and Answers

**Q: Is our need for mature trees factored into small lot subdivision code allowances, which more often than not destroy them?**

*A: Our current tree protection regulations are based on species, and not age or location. re:code LA is not currently contemplating expanding these tree protection regulations.*

**Q: How will variance procedures change? For example, what would be the process for a quality architectural design, liked by the community but that needs to vary from the new zoning model?**

*A: Answered on air*

**Q: Why can't the City adopt these Planning tools through a General Plan / Zoning Code action so the whole City could benefit at the same time? Or is it being done community by community as they go through community plan updates?**

*A: Answered on air*

**Q: Could you please elaborate on the Neighborhood Conservation Zones? What would make a neighborhood qualify?**

*A: Answered on air*

**Q: On R1 can you give an example of how the height district limits are implemented.**

*A: Answered on air*

**Q: How do we block an existing project that is already submitted as a rezone from A-1?**

*A: Zone changes are legislative actions subject to approval by City Planning Commission and City Council, and require public hearings where you have the opportunity to voice your concerns.*

**Q: Can you please recommend to the City Council that all Neighborhood Councils must notice neighbors within 500 feet of taking action on a project that will impact them.**

*A: Thank you for your suggestion. We will take your input into consideration as we develop our processes and procedures for the new code.*

**Q: Who decided the make up of the advisory board? Who is representing Pacific Palisades**

*A: There was an application process open to all LA residents, stakeholders, or interest groups at the beginning of the project. The selection process for the Zoning Advisory Committee (ZAC) weighted regional representation, stakeholder group association, profession or specific interest, and recommendation letters received. Our co-chair, Sharon Commins is from the westside and is very involved in westside stakeholder groups. Learn more about Sharon and the rest of our ZAC members here: <http://recode.la/about/team>*

**Q: ZIMAS does not maintain noticed project - can you get City Planning to update this issue so that we can find projects noticed in the Early Warning Notification System**

*A: Thank you for your suggestion, we will pass your feedback to our ZIMAS team for consideration as part of future updates.*

**Q: As a hybrid, how are Small Lot Subdivisions affected?**

*A: Answered on air*

**Q: I attended the small lot subdivision meeting in Van Nuys. How can we block the change of an A - 1 zone to small lot subdivisions?**

*A: Small lot subdivisions are typically not allowed in low-density zones, such as A1. The new zoning code's processes & procedures will continue to incorporate public participation and appeal processes.*

**Q: Isn't it true that the new BMO and BHO is increasing the RFA as based on a slope analysis?**

*A: Answered on air*

**Q: Will affordable housing requirements be included in TOD zones?**

*A: Answered on air*

**Q: Just to be clear, will you be assessing the entire city or only certain neighborhoods?**

*A: Answered on air*

**Q: What about "quiet zones" for trains?**

*A: Railroads are governed by other agencies. Please work with your local legislators to address this concern.*

**Q: Thank you for your responses. However, you missed one. Isn't it true that the new BMO and BHO is increasing the RFA based on the slope analysis?**

*A: Answered on air*

**Q: Los Angeles Department of City Planning is asking for \$171,296 in next year's budget to fund two existing staff positions devoted to conserving older and historic neighborhoods. This funding does not appear in the mayor's current proposed budget. Does re:code LA value these staff positions and support adding the two existing staff positions devoted to conserving older and historic neighborhoods back into the budget?**

*A: Thank you for your question. Budget questions should be directed to the Mayor's office and City Council offices.*

**Q: LAMPC Chapter 11 needs to be revised. You need to do that so that noise element and planning is consistent. Right now they conflict. Chapter 11 municipal code NEEDS to change.**

*A: Thank you for your feedback.*

**Q: How would HPOZ's and historic buildings be taken into consideration in this new code format?**

*A: Answered on air*

**Q: Who specifically did City Planning meet with in Pacific Palisades? What is the name of the residents of Pacific Palisades?**

*A: We can look into our records to see if we have that information, and will share with you. Please contact [Erick.Lopez@lacity.org](mailto:Erick.Lopez@lacity.org) to follow up.*

**Q: Will the new code be form based? Will FAR and unit density still apply?**

*A: Answered on air*

**Q: Can you please hold these meetings in other neighborhoods than downtown LA?**

*A: We held our public forums in 7 sub-regions throughout the City. If you are referring to our Zoning Advisory Committee meetings, we will share your recommendation with the Committee.*

**Q: Will parking requirements be reduced for the new zones?**

*A: Answered on air*

**Q: How is AB 2222 going to be addressed and the on menu incentives?**

*A: The City's zoning regulations will need to comply with all applicable State laws, including Housing Density Bonus. We are exploring the best way to incorporate affordable housing incentives into the new zoning code.*

**Q: How does the new code allow for neighborhoods to evolve over time? Could building massing, FAR, or height limits be contextual limits, like allowing for a percentage change in relation to neighboring properties.**

*A: Answered on air*

**Q: How does the building envelope allow for flexibility in design? For example allowing a percentage of a frontage to pierce the control plane.**

*A: Answered on air*

**Q: Are there any night meetings? Working people cannot attend day meetings.**

*A: Answered on air*

**Q: Who was informed of this "application process" that was open to all LA residents?**

*A: In 2013, a general call for applications was posted publically on our website, and distributed to the Neighborhood Councils, City Council offices, Mayor's office, known stakeholder groups, and general interest lists*

**Q: Will old zoning be removed through this process, such as building lines and footprint commercial/parking zoning patterns?**

*A: Answered on air*

**Q: Has the extension of the trains affected the new zones? More specifically, the areas around the new proposed stations.**

*A: Answered on air*

**Q: We were told by a representative of our Councilman's office that our development of 1,250 homes would fall under a specially designed Zoning Code?**

*A: If you are referring to the new single-family zoning options, as part of re:code LA, we are developing new zones that could be tailored to address a variety of neighborhoods throughout the City, including the Pacific Palisades.*

**Q: Isn't it true that the new BMO and BHO is increasing the quantity of grading that are exported and imported?**

*A: Answered on air*

**Q: How do we make our neighborhood an ICO neighborhood?**

*A: Answered on air*

**Q: What about neighborhoods that have commercial on one side but are backed to single family on two sides - how can you buffer these projects from commercial which is a part of our community plan?**

*A: We are exploring opportunities to incorporate adjacency standards into the new Zoning Code. If you have specific suggestions about issues to address in these standards, please email them directly to: [Erick.Lopez@lacity.org](mailto:Erick.Lopez@lacity.org)*

**Q: Will the transcript be emailed to us?**

*A: We will post the recording of the webinar on [recode.la](http://recode.la), and hope to incorporate closed captioning.*

**Q: How can we curb the mansionization of our community now, during this process, and once the community planning process?**

*A: Answered on air*

**Q: Religious organizations should not be exempt from noise laws LAMPC Chapter 11, Article 5, Section 115.02b. Churches should NOT be exempt from noise laws. That conflicts with noise elements. And, the Los Angeles City attorney needs to stop the lie. The municipal code gives no exemptions for churches. Stop the lie. What is the decibel limits for churches? What are the distance to home requirements?**

*A: Chapter 11 is not part of the City's Zoning Code, and is not currently planned to be revised as part of re:code LA.*

**Q: What agency/regulations take precedence in a location where Coastal Commission, Fish & Game, and others have input in approval process?**

*A: Thank you for your question. The Coastal Commission, Department of Fish and Wildlife, and other State agencies generally supersede City regulations. Any future regulations will still have to be consistent with State law.*

**Q: How can we find out the dates of these meetings?**

*A: Answered on air*

**Q: Is it true that City Planning met with only developers and realtors in Pacific Palisades?**

*A: re:code LA has met with various stakeholder groups including neighborhood associations in the Pacific Palisades, including the Community Council. Some of these early meetings with this group helped to shape the work-program for re:code LA.*

**Q: There have been issues with second units recently, will this item be part of the re:code LA process?**

*A: Answered on air*

**Q: Is our need for mature trees factored into small lot division code allowances, which more or less destroy them?**

*A: Answered on air*

**Q: Noise element. See my email. Will noise element be rewritten?**

*A: Thank you for your question. Please contact Claire Bowin regarding this: Claire.Bowin@lacity.org*

**Q: Will the new codes address single-family dwellings with multiple pools? For example, we have a 96,000 sq ft “single family dwelling” that has permits for 5 pools and an application in for a 6th pool. Will the recode address this egregious number of pools?**

*A: Thank you for your question. That issue has not been brought to our attention until now. We will consider this issue as we develop regulations pertaining to impermeable surfaces for new zoning options.*

**Q: With regard to the BMO and BHO, what is the process of having residents involved in the process PRIOR to having these ordinances adopted? Will they be ADOPTED in July or is this the start date for public forums?**

*A: Answered on air*

**Q: Look at <http://www.noisefree.org> for help with rewriting noise element.**

*A: Thank you for the suggestion*