

# ZAC Meeting Summary – September 30, 2015

## Announcements

- APA event, “re:code LA- How a Revised Zoning Code Will Reshape the City.” October 27, 2015, 6-8pm. Details available [here](#).
- Parks Dedication and Fee Program (aka Quimby) update released October 1<sup>st</sup> (click [here](#) for more information)
- Affordable Housing & Diversity Working Group meeting Friday, October 2<sup>nd</sup> with focus on ADUs
- October 28<sup>th</sup> is the next ZAC meeting
- Thursday, October 29<sup>th</sup> ZAC Preservation Working Group charrette: 1:30-5:30pm
- Transportation working group and Jobs & Innovation working group temporarily/ possibly permanently on hold

## Presentation by Code Studio and Los Angeles Department of City Planning (DCP): Downtown Progress Report

Highlights from presentation: there are no building types in 3 draft zones presented here. Instead, we are using Building Envelopes. Any building that fits inside the envelope is allowable under this system. This allows the expression of a simpler system that gets at the things we care about most from the policy side. It is still possible to couple examples of building types with the new zoning code, but these building types would not be regulatory in nature.

The Downtown Planning team looked at existing zoning regulations in Downtown, and found effectively about 126 existing zones today. The team used this analysis to catalogue all existing physical conditions allowing the ability to recreate the existing environment with tools from the code update.

In the draft zoning code for Downtown, we currently think we can cover all of downtown in 41 Zones instead of 126.

### ZAC member questions/ discussion:

- Need to test out different scenarios to see how the system would handle it. High rise downtown where difficult to meet setback requirements in design guidelines -- who decides if you fall into a category of relief?
- What allowed the building length example from the presentation to happen (how did this get this way?), and what will be different?
  - Expectation is that area should have finer set of zoning options than today. This example covers about 3 blocks in length. If more than a block need to allow a cut in the block

## ZAC Meeting Summary – September 30, 2015

- In some cases, we have ability to regulate like through site plan review, but don't actually do that
- Question of how much to regulate.
- Along river, many streets terminate at river, Planning is talking about identifying places in plan where streets terminate at river and marking them in the plan. Line of site—Planning has been thinking of this.
- Pedestrian connectivity through bridges—think about this too.
- Corridor of rail is part of the package to think of. Linear corridor and edge.
- Community Benefits:
  - Opportunity to discuss community benefits menu so connects to our discussion?
  - This discussion on a community benefit menu would happen during community planning meetings. Zoning code should not be ahead of public policy. Hybrid industrial plan has lots of creative public benefits—car share. Part of that though is about Green Building. Zoning shouldn't contradict, duplicate, or double up on other regs.
- Quimby- Is development still paying into it?
- In the jobs preserve, while the focus is less on pedestrian orientation and more on goods movement, still need to consider how pedestrians move through those zones. Still need to prioritize pedestrians.
- Denver adopted form-based code, somewhat similar to process here. Code Studio wrote it. ZAC member talked with planners, developers, and architects for lessons learned. Take away—when we do this, test it out with developers. Not just architects. It needs to work economically. Developments are happening where plan designates. Areas of change. Growth pressure. Make it easier to direct growth to areas of change. Design review boards can become their own problems.

### Questions/ discussion from the public:

- Development along freeway—why need penetration in development along freeway when there's no point?
- Since always form component, would be helpful to have design folks look at unintended consequences. Regarding public benefits—could be policy city wide since zoning code is going faster than community plans. Long lots: specific standards based on height, width, landscaping.....
- Use pairings--- do you care where in a building uses are located? E.g. in Oregon, there's a buffer of uses in a building
- Public benefits--- any way to incentivize public art/ good design?
- There's tremendous pressure on river, including adaptive reuse.

### Next Meeting

The next meeting will be on October 28th, at 6 p.m. to 8 p.m in the Robert Janovici Conference Room, 525, City Hall.