

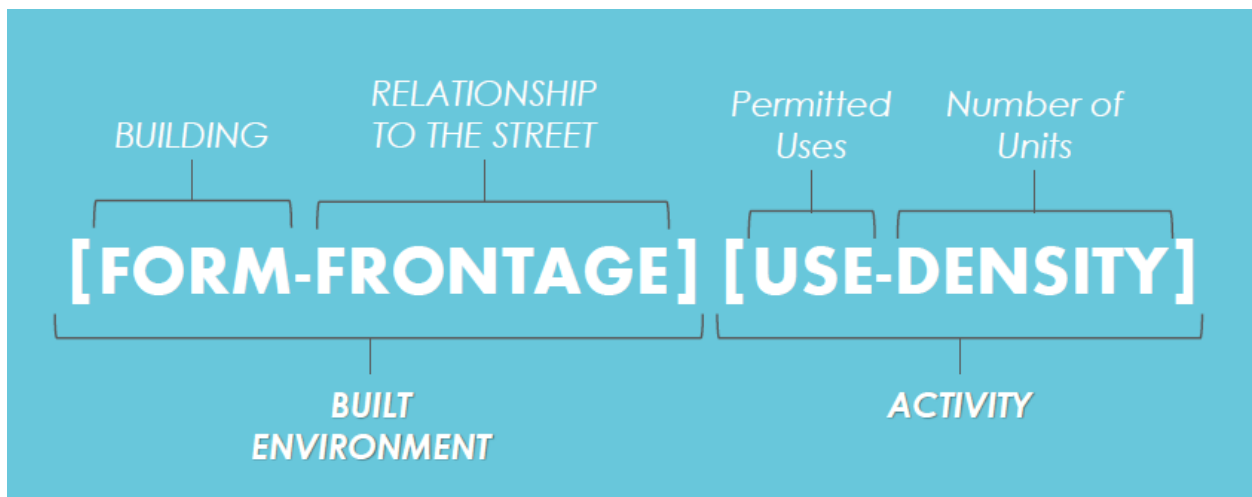
ZAC Meeting Summary – April 28, 2017

General Updates:

Sharon Commins, Zoning Advisory Committee (ZAC) Co-Chair, provided the following updates:

- The Westside Regional Alliance of Councils was given an overview of the recently approved R1 Variation Zones
- ZAC will be in summer hiatus during August

Zoning String Update:



Erick Lopez, City Planner with the Department of City Planning's (DCP) Code Studies Division, provided an update to the latest changes to the proposed zoning string, shown above. In order to simplify the zoning string, City Staff decided to remove the Context component from the Built Environment bracket of the string. Context will still organize the Zoning Code, and each Form District will now have a unique designator that will let code users know which Context the Form falls under. As an example, a High Rise Form District in the Downtown Context would now be referenced as "HR9" or "High Rise 9." The number in the Form District "HR9" references the Article in the Code, showing which Context the Form falls under. In this particular example, the number "9" references the Downtown Context.

In the Activity bracket of the zoning string, the **re:code LA** team has added a density designator to the Use District. Doing so prevents the team from having to duplicate Use Districts unnecessarily in the Zoning Code to reflect variation in allowable density. If an area doesn't have a density limitation, the designator will be absent from the zone string.

Walkthrough of Zoning Code Organization and Zoning Options:

Erick provided an overview of the Zoning Code organization and zoning options including the latest type of Contexts, Form Districts, and Frontages. The Zoning Code is organized by Context, and is generally structured from the least intensive Context to more intensive. Additionally, Erick shared how the

re:code LA team has been undergoing a process to standardize the naming of the Form Districts based on whether the Districts regulate Floor Area Ratio only, or Floor Area Ratio in conjunction with maximum height. Creating consistency in the naming conventions of the Form Districts will assist in understanding what is being regulated.

ZAC Discussion:

- **Form:** A ZAC member raised a comment that a property owner's main question will be how much can be built on their property and suggested the City should bring in additional experts to test the development standards, including the relationship between frontage requirements and Building Types. Lee Einsweiler, Principal with Code Studio, responded that there is funding in the contract for the Downtown and Citywide Code to test the calibration of the districts.
- **View Protections:** A ZAC member asked if the Zoning Code will provide view protections. Erick responded that standard metrics for building envelopes will help ensure light and air needs are met, and that structures don't loom over one another. In the case of views from hillsides, City Staff could create lower height envelopes.
- **Public Buildings:** A ZAC member asked how public buildings will interact with the Zoning Code. Lee responded that higher authorities such as the County, State, Federal Government, as well as the Los Angeles Unified School District don't need to follow the Zoning Code. Despite this, higher authorities usually meet with City Staff to discuss how their projects could incorporate elements from the City's development standards and design guidelines.
- **Landscaping:** A ZAC member commented that it is critical that the City incorporates resiliency guidelines in the Zoning Code whenever possible. Erick responded that City Staff has been in close discussion with the Mayor's Office and One Water LA regarding incorporating landscaping and resiliency standards into the Code.

Next Meeting:

The next meeting will be held on May 24th 2017, between 6 and 8pm in the Robert Janovici Conference Room, 525, City Hall.