

ZAC Meeting Summary – February 22, 2017

General Updates:

Tom Rothmann, Principal Planner with the Department of City Planning's (DCP) Code Studies Division, provided the following updates:

- R1 Variation Zones conceptually approved by Planning and Land Use Management in January are now pending consideration by City Council.
- The American Planning Association Technology Division selected **re:code LA** to receive a Smart Cities Award for the WebCode system.
- The Preservation Working Group has been drafting a strategy to provide protection to “background buildings” that contribute to the historic character of a neighborhood.

Administration Chapter Update:

Bonnie Kim, City Planning Associate with Code Studies, presented an update on the Administration chapter being developed for the existing Zoning Code. The Administration provisions are composed of 4 elements - Authorities, Processes and Procedures, Supplemental Use Regulations, and Supplemental Development Regulations. See attached presentation for details.

Parking Update:

Bonnie Kim presented an update on parking regulations being drafted for **re:code LA**. As a recap, the **re:code LA** team found that parking ratios should vary geographically and that Context may be used as a guide to draft these. When considering parking, the General context needs to be split into four contexts to accommodate a range of places and the various parking strategies. Under **re:code LA**, the highest parking requirement would be equivalent to today, while the lowest parking requirement would be no minimum. Additionally, each Context may “flavor” its mechanisms for parking reduction. The Context standards would also include unbundled parking standards; change of use standards; and screening, wrapping, and convertible designs. While these standards would be shaped by Context, other standards such as stall dimensions, mechanical parking standards, shared parking, off-site parking, and bike parking would apply Citywide. See attached presentation for details.

During discussion, a ZAC member was concerned about front and side yards being used as parking. In response, Lee Einsweiler, Principal with Code Studio, commented that the City has the ability to allow or prohibit front and side yard parking; how those are treated would depend on community planners.

On covered parking, another ZAC member raised concern that existing requirements for covered parking in R1 zones has had an impact on the supply of affordable housing. The ZAC member suggested the City should remove the existing covered parking requirement to make it easier for a garage to be converted into an additional unit.

On parking requirements, a ZAC member questioned how the system would evolve along with technology, considering the need for parking may drop in the future. City staff responded that parking

management plans may be an alternative to address quickly changing parking requirements; the goal would also be to do regular updates to the Zoning Code.

On above-grade parking, ZAC members discussed if it was common for other cities to count above-grade parking as Floor Area Ratio (FAR) and whether encouraging below-grade parking has the effect of raising rents and making it difficult for the average middle class renter. In response, Lee commented that developers may build above-grade parking if they wish; surface parking lots would not be counted as FAR. Additionally, a ZAC member noted that the market would take care of parking demand. If various developers decide not to build extra parking, a separate developer may build a parking structure nearby to meet demand.

2017 Project Work Program:

Erick Lopez, City Planner with Code Studies, presented an overview of the **re:code LA** work program for 2017. The following milestones are listed for this year:

- The Administration Chapter is intended to be considered by City Planning Commission by June.
- A draft of the zoning options for the Central City and Central City North Community Plans will be ready in July.
- A draft of the zoning options for the Boyle Heights Community Plan will be ready in September.
- A draft of the Citywide development standards will be ready in December.
- The Transit Neighborhood Plans for the Orange and Purple Metro Lines will be using new **re:code LA** zoning.
- The WebCode system will be enhanced further.
- The **re:code LA** project website will be redesigned.

Next Meeting:

The next meeting will be held on March 22nd 2017, between 6 and 8pm in the Robert Janovici Conference Room, 525, City Hall.