

## ZAC Meeting Summary – March 22, 2017

### General Updates:

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

- Planning and Land Use Management (PLUM) will meet next week on off-site signs and will provide direction to Code Studies for an upcoming ordinance.
- The City is creating a new commission for the licensing of recreational marijuana businesses.
- Code Studies is developing land use regulations for Adult Use of Marijuana.
- On March 17<sup>th</sup>, the R1 Variation Zones, Baseline Mansionization Ordinance, and Baseline Hillside Ordinance became effective.

### R1 Variation Zones:

Lee Einsweiler, Principal with Code Studio, presented an overview of the R1 Variation Zones that became effective on Friday. The R1 Variation Zones consist of three form classes - the "Rear-Mass" class restricts taller buildings mass to the rear of the lot, the "Front-Mass" class restricts taller building mass to the front of the lot, and the "Variable Mass" class allows flexibility in location of taller building mass. Additionally, there is a Rear Detached Garage Supplemental Use District (RG) that requires parking be enclosed in a private garage, detached from the main building and located in the rear of the lot. RG was popular not necessarily because of the garage itself but because of the greater setback between houses. The metrics for the R1 Variation Zones placed in the current Code will be placed into the **re:code LA** format.

### Processes & Procedures:

Bonnie Kim, City Planning Associate with Code Studies, provided an overview on the latest draft of the proposed Processes and Procedures ordinance. The Authorities division of Processes and Procedures lists the different decision makers and the specific items they have authority to act on. Essentially, the division acts as a quick reference guide that does not exist today.

The General Procedural Elements establishes the organization of each section and explains what each section of the chapter does. In the proposed organization, each section will have a consistent structure and presentation of information, unlike today. One of the new processes in the proposed ordinance is called Alternative Compliance. Alternative Compliance is a placeholder in this iteration and would take on more significance in the **re:code LA** system; this new process would allow an applicant to submit an alternative design to meet the intent of a particular regulation if they cannot meet the specifics of a regulation in the Zoning Code.

The draft also includes a division titled CEQA Administration, which would standardize the administration of CEQA appeals; this division would be populated with language from the City Attorney.

## ZAC Discussion:

- **Notification of Public Hearing and Time of Appeals:** ZAC members discussed what the appropriate notification radius could be. The City has the option of being consistent with the minimum radius required by State law or setting a larger radius. ZAC also discussed what the appropriate timelines could be for public notices, reviews, and appeals.
- **Alternative Compliance:** A ZAC member asked when the alternative compliance language could be reviewed. Staff responded that alternative compliance would be specifically for **re:code LA** tools and language should be available for review around July.
- **Site Plan Review:** A ZAC member asked if the site plan review language is based on the current Zoning Code. Lee responded that we are consolidating workflows and aligning timelines, but not changing most of the text.
- **Future Zoning Code Review:** A ZAC member asked if there is a possibility of allowing for Zoning Code adjustments on narrow timeframes. Lee responded that we are trying to make the Notice Periods and Time of Appeals clear and consistent throughout the City.
- **Conservation Districts:** A ZAC member asked if there are codified procedures for establishing Conservation Districts. Bonnie responded that the processes and procedures would be codified once approved by City Council.
- **Alignment with New Community Plan Updates:** A ZAC member asked how the new six-year Community Plan update timeline will align with **re:code LA**. Erick responded that the **re:code LA** team is working closely with Community Planners working on the General Plan, Central City Community Plans, Boyle Heights Community Plan, Venice Local Coastal Plan, Purple Line and Orange Line Transit Neighborhood Plans, and the Southwest Valley Community Plans. The **re:code LA** team is also developing strategic documents to provide guidance to all the efforts.

## Next Meeting:

The next meeting will be held on April 26<sup>th</sup> 2017, between 6 and 8pm in the Robert Janovici Conference Room, 525, City Hall.