

## ZAC Meeting Summary – October 25, 2017

### General Announcements:

- re:code LA staff announced that no meeting will be held in November. The next ZAC meeting will be on Thursday, December 14<sup>th</sup>.
- The Boyle Heights Zoning Options will be posted for review on MarkUp
- The first Boyle Heights Community Plan Open House was held on October 24<sup>th</sup> and the second is planned for October 28<sup>th</sup>.

### Overview of Boyle Heights Policy Work:

The Boyle Heights team presented a policy overview of the Community Plan, which includes three broad concepts:

- **Community Centers and Corridors:** The Community Plan includes more housing capacity along major corridors and encourages larger scale forms and mixed use blocks around transit nodes.
- **Housing and complete neighborhoods:** The Community Plan largely preserves the existing residential zoning with the exception of reducing rear yard setbacks to allow for increased building coverage to accommodate accessory units. Tienditas (i.e. corner stores) are primary features of traditional character in Boyle Heights and will be accommodated in the proposed neighborhood zoning strategy.
- **Jobs and Economic Development:** Industrial zoning is being preserved along the river and freight rail corridors to preserve land for existing and future industries that provide jobs and economic development.

Following the introduction, the team delved into the following subthemes:

**Housing:** The goal of the Boyle Heights Community Plan is to create a diverse and affordable housing supply by focusing new mixed use residential along key corridors and nodes and creating a new affordable housing incentive strategy, with a focus on housing for Extremely Low, Very Low and Low levels of income. The combination of these housing strategies and the Transit Oriented Community guidelines means the entire Plan area will benefit in some way from these tools.

**Neighborhood Character:** The team created a Form District that mirrors the existing residential zones in terms of height and FAR. With separation of Form and Density, the Plan is able to keep the same scale in terms of height and character, but can allow more units to go into the space without requiring a much taller or larger building.

The Community Plan also includes an area called a Conservation District, which would require architectural features that are compatible with the existing neighborhood character. The idea is that the area wouldn't need a design review board.

Additionally, the Plan includes what is called a Residential Corner Store Use District, which allows new small-scale neighborhood serving commercial uses to be located on street corners in residential neighborhoods.

**Mobility and Connectivity:** The Plan encourages the greening of alleyways and requires certain projects to activate the alley via frontage requirements.

**Environmental Justice and Sustainability:** The Plan incorporates provisions from Clean Up Green Up into the new zones, includes a Use District intended as a buffer between residential areas and heavy industrial areas, and addresses compatibility of industrial uses with the Los Angeles River by allowing light industrial uses to occur while maintaining visual and physical connections to the river.

**Public Realm and Open Space:** Along the Los Angeles River, there will be a higher outdoor amenity space requirement, incentives to activate outdoor spaces for public use, and frontage requirements modeled off the River Improvement Overlay standards to require buildings to orient entrances and landscaping along the river and provide pedestrian connections as regular intervals.

### Next Meeting:

The next meeting will be held on December 14<sup>th</sup> 2017, between 5 and 7pm in the Robert Janovici Conference Room, 525, City Hall.