

ZAC Meeting Summary – March 28, 2018

General Announcements:

- The **re:code LA** team shared the Zoning Code outline with Plan Check last month.
- The Protected Trees Ordinance to modify provisions pertaining to Protected Trees, which would extend protected status to the Mexican Elderberry and Toyon shrubs, was approved by City Planning Commission last week. (CF 13-1339)
- The Bike Parking Ordinance that improves and refines regulations to facilitate the siting of bicycle parking facilities in projects and address new items, such as bike sharing, was approved by City Council last week. (CF 12-1297-S1)
- Processes and Procedures will go to City Planning Commission in August.

Discussion of Zoning Code Outline:

Erick Lopez, City Planner with Code Studies, presented an overview of the Zoning Code Outline:

- **Article 1** will explain how the new Zoning Code works and could house provisions that may apply beyond zoning.
- **Article 2** will contain all of the Form Districts available throughout the City. Form Districts will be organized into multiple tiers of Form Classes (including specialized Classes). Form Districts will address lot size, site “coverage,” setbacks, height, floor area ratio, upper story setbacks, and building mass.
- **Article 3** will contain all of the Frontages available throughout the City. Frontages will be playing a slightly larger role in the built environment, and will address the following:
 - build-to requirements
 - parking setbacks
 - connectivity
 - frontage applicability
 - transparency
 - story height
 - pervious area
 - walls, fences, and hedges in setbacks
 - pedestrian access
 - building elements
 - vehicle access

Character Frontages will address the established characteristics identified in Survey LA as Planning Areas, and will introduce the following additional standards: primary siding materials, roof materials, and roof shapes.

- **Article 4** contains sets of development standards that vary and are tailored to different kinds of places in the City. While the majority of Development Standard Sets may only specify requirements for Parking & Access, certain Development Standard Sets contain grading requirements for Hillside areas or standards that implement the California Coastal Act for coastal areas.
- **Article 5** contains Citywide Development Standards that are applicable throughout the City where the new Code is applied.
- **Article 6** will contain all of the Use Districts available in the City. Use Districts will be organized into Use District Classes based on their similarity in planning goals and intensity of permitted

uses. Uses are organized into Use Groups and Call-Out Uses, which have an associated permission level (permitted, not permitted, limited, or permitted with discretionary action), and a definition which can be found in Article 14.

- **Article 7** will contain all of the Citywide Use Standards and General Use Provisions required across all projects and zones.
- **Article 8** will contain provisions pertaining to street improvement requirements.
- **Article 9** will contain Division of Land standards.
- **Article 10** is envisioned as the location for all the different incentive systems found currently throughout the Zoning Code and any new incentive system created in the future.
- **Article 11** will carry over only the necessary overlays from the current Zoning Code.
- **Article 12** will contain the Department's processes and procedures to review the various planning applications and requests.
- **Article 13** will contain provisions that address the ways in which buildings, structures, and uses can maintain their nonconforming rights.
- **Article 14** will contain the Rules of Measurement, Use Definitions, and other defined terms found throughout the new Zoning Code.
- **Article 15** will be addressed separately, but is being included to demonstrate where we can carry over our Department's fee structure when the time comes.
- **Article 0** is a placeholder for provisions in our current Zoning Code (Chapter 1) that apply to the entire Municipal Code. The **re:code LA** team will be working with the City Attorney's Office to determine what the best course of action is moving forward.

Landscaping Direction:

Mary Richardson, Associate Planner with Code Studies, gave an overview of the work being done to rewrite the City's landscape standards. Currently these standards are located in many parts of the Code, making them hard to find. The 1996 Landscape Ordinance is difficult to enforce because it consists of a series of guidelines which are not located in the Code. It contains sections which are outdated because of more recent State regulations, such as the Model Water Efficient Landscape Ordinance (MWELO), and has limited applicability. **re:code LA** intends to create standards which are clear, accessible and enforceable. Landscape standards include standards which regulate open outdoor spaces, as well as standards which screen and buffer various uses and adjacencies, and sustainability standards. Discussion of the overview focused on the standards for interior landscaping of parking lots and streetscape.

Jaime Espinoza, Planning Assistant with Code Studies, shared a summary of the work on landscape buffers. In today's Zoning Code, which includes Specific Plans, Overlays, and other provisions, there are more than 50 landscape buffer types. Based on the general patterns identified, the team developed a set of 14 buffer types that would be triggered in three key instances: by specific uses, use adjacency (such as parking lots adjacent to residential uses), and by specific Use District adjacency (such as Industrial Use Districts adjacent to Residential Use Districts). These triggers would be listed as Use Limitations in the case for specific uses and use adjacencies and in the Development Standard Sets for Use District adjacencies.

Next Meeting:

The next meeting will be held on April 25th, 2018, between 6 and 8pm in the Robert Janovici Conference Room, 525, City Hall.