

## ZAC Meeting Summary March 27, 2019

### General Announcements

The next ZAC meeting is planned for May 22, 2019.

### Form and Frontage Presentation

Colin Scarff from Code Studio presented a thorough overview of both the Form and Frontage components of the new zone string, starting with Form Districts. To introduce form, Colin explained that Form Districts regulate site parameters such as lot size and setbacks, and bulk and mass via floor area ratios (FARs), building height, and building width limits. Each Form District has a standard name indicative of each of these metrics.

To regulate FAR, ranges have been established to create classifications of Very Low, Low, Mid, Moderate, and High FAR allowances. A property zoned to allow a maximum of 1.0 FAR would have a “Very Low” naming convention, while a property zoned to allow a maximum of with a 3.5 FAR would have a “Mid” naming convention. When it comes to regulating height, there are two classifications that will be present in the zone string- Scale or Rise. Form Districts that have the word “scale” in them have a set height limit in feet or stories, while those that have the word “rise” do not limit height and regulate mass solely through FAR limitations. Finally, categories have also been established for building width, and these categories have been named Narrow, Medium, Broad, and Unlimited. Areas that are looking for more fine-grained development might find a “Narrow” Form District appropriate, which limits buildings to a maximum width of 90 feet, while areas that are desirous of larger buildings might find a “Broad” Form District appropriate, which allows for buildings to be between 250-500 feet wide.

Each of these three classifications combine in the name of the Form District. For example, a Low-Rise Narrow Form District would have an FAR between 1.6-3.0 (Low), no height limit, but a limitation on the allowable FAR (Rise), and buildings that are a maximum of 90 feet wide (Narrow). One of the ZAC members asked why we would choose to regulate building height via stories instead of feet in some areas. Colin, along with Code Studies staff member Erin Coleman, explained that regulating stories rather than feet allows for more variation among buildings, and that people are generally better able to visualize stories than feet. Further, certain districts do regulate height in feet.

Following the discussion on the major components regulated by Form Districts, Colin went into further detail about all of the other metrics that are regulated through the form component of the zone string. He introduced topics such as parking setbacks, which regulate how far back from the front lot line the parking must be, to the concepts of building breaks and encroachment planes- tools that are used to shape building mass and bulk. Once all of these concepts had been introduced and explained, Colin demonstrated the form builder tool that Code Studio has developed. The form builder tool allows for planners to select certain inputs related to the FAR, building height, and building width, which then generates the zone class, and auto-populates the remaining fields that need values to be inputted. This tool should prove very valuable to the Community Planning teams when the need arises to create new Form Districts.

## Frontage

Similar to the approach taken with form, Colin explained each of the metrics that the Frontage Districts will regulate in the new zone string. Frontage classes are named to give an indication as to the area in which such a frontage would be most appropriately applied. For example, the Shopfront Frontage is intended to be applied in areas where ground floor commercial is envisioned and encouraged. Special Frontages have been developed for areas with unique settings, such as a River Frontage that is to be used for properties adjacent to the LA River.

Colin proceeded to explain each of the different metrics that are contained in a Frontage District. These include build-to range and build-to width, which regulate building placement along streets. A property with a build-to range of 0'-5', for example, would mean that the front façade of a building constructed on the site could not be set back more than 5 feet from the front lot line. Build-to width is the minimum amount of building that needs within the build-to-range. Other Frontage concepts that were introduced include street-facing entrance requirements, transparency, maximum blank wall allowances, building entry features, and ground floor elevation. Articulation, or how the face of a building is "broken up", was also discussed briefly, though it is a concept that is still actively being worked on.

Colin concluded his presentation by giving a brief discussion of the alternate typologies that are being developed for properties that don't fit well with the Form and Frontage system that is being developed. Examples of the type of development that would need to use an alternate typology include bungalow courts, gas stations, civic institutions, and corner stores in residential neighborhoods. These alternate typologies are still being developed, and will be discussed more thoroughly at a future ZAC meeting. A ZAC member raised a question about where the pedestrian spacing requirements had gone, as those had formerly been housed in frontage. Erin explained that pedestrian spacing has been moved to the Development Standard Sets, which also regulate signs, parking, and landscaping.

The next ZAC meeting is tentatively scheduled for 5/22/19.