A New Zoning Code for a 21st Century Los Angeles

Processes and Procedures City Planning Commission, October 11, 2018
CPC-2016-3182-CA
WHAT IS re:code LA?

- **re:code LA** is a City Planning initiative to comprehensively revise the City’s Zoning Code

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**Project Milestones**

- New R1 Variation Zones (single family zones)
- New processes and procedures
- Zoning options and operational provisions for the Downtown Community Plans
- Zoning options for Boyle Heights Community Plan
- Zoning options for the Orange & Purple Line TNPs, Venice Local Coastal Program, and Southwest Valley Community Plans
- Zoning options for the Southeast Valley, Westside, and Harbor Community Plans
DEVELOPMENT OF ORDINANCE

- Initial research began in 2016
- Developed in consultation with Zoning Advisory Committee (ZAC)
- Regular updates to Plan Check NC
- Extensive internal working group sessions

Zoning Advisory Committee
re:code LA oversight committee representing stakeholder groups
EXISTING PROCESSES & PROCEDURES

- 100+ different processes with similar, but slightly different workflows
- Scattered throughout code
- Common elements are repeated inconsistently for each process
- Inaccessible presentation of information

Table of our current processes & procedures
PROPOSED IMPROVEMENTS

- Consolidation and standardization of processes
- Centralized location of information
- Consistent headings with clear language
  - Examples:
    - Initiation
    - Notice of Public Hearing
    - Decision
    - Appeals
PROCESS VS. PROCEDURE

- Core logic behind consolidation
  
  **Process = workflow**
  
  - CUP, Variance, Zone Change, etc.

  **Procedure = steps in workflow**
  
  - Application, Notification, Hearing, etc.
ARTICLE 13. ADMINISTRATION

Division 13.1. Authorities
Division 13.2. General Procedural Elements
Division 13.3. Legislative Action
Division 13.4. Quasi-judicial Action
Division 13.5. Clearance
Division 13.6. Specific Plan Implementation
Division 13.7. Quasi-judicial Relief
Division 13.8. Compliance
Division 13.9. Misc. / General Administration
Division 13.10. Subdivision Review
Division 13.11. Historic Preservation
Division 13.12. Coastal Development
Division 13.13. Department of Building & Safety
Division 13.15. Administration Definitions
ESTABLISHMENT OF CHAPTER 1A

Current Zoning Code comprises Chapter 1 of the Los Angeles Municipal Code

Proposed ordinance would establish a new Chapter 1A

- Article 1. Introductory Provisions
- Article 2. Form
- Article 3. Frontages
- Article 4. Development Standard Sets
- Article 5. Citywide Development Standards
- Article 6. Use Districts
- Article 7. Citywide Use Standards
- Article 8. Density
- Article 9. Public Right of Way Improvements
- Article 10. Division of Land
- Article 11. Incentive Systems
- Article 12. Overlays & Specific Plans
  - Article 13. Administration
- Article 14. Nonconformities
- Article 15. Measurements, Definitions
ZONING CODE ROLL-OUT

- Administration Article would apply to both the existing and new Zoning Code

- Chapter 1A will eventually serve as the only Zoning Code for the City of Los Angeles
  - Will be adopted in phases as community plans are updated
  - In the interim, areas of City without updated community plans will remain regulated by Chapter 1
EASIER TO USE
Making Processes & Procedures Easier to Find & Follow
GENERAL SUMMARY OF CHANGES

Public Hearing: Notice by Mail
• Currently ranges from 10-24 days
• Proposed to standardize to 21 days

Public Hearing: Notification Radius
• Current levels - adjacent and abutting, 100ft. and 500 ft.
• Proposed levels - adjacent and abutting, 300 ft. and 500 ft.

Appeal Period
• Currently ranges from 10-15 days
• Proposed to standardize to 15 days
AUTHORITIES

- Centralized list of decision makers and their authorities to act
PROCEDURAL ELEMENTS

- Provisions that apply generally to all processes
- Examples:
  - Calculating Required Time Period for Notice
  - Application Completeness
  - Multiple Approvals
- Time for utilization of project approvals for projects with 100% affordable housing extended from 3 to 6 years
LEGISLATIVE ACTION

- General Plan Adoption/Amendment
  - Provision added to allow batching of GPA requests
- Policy Action
  - Standardized process by which City Planning Commission may adopt policy documents

Division 13.1. Authorities
Division 13.2. General Procedural Elements
Division 13.3. Legislative Action

Sec. 13.3.1 General Plan Adoption / Amendment
Sec. 13.3.2 Specific Plan Adoption / Amendment
Sec. 13.3.3 Zoning Code Amendment
Sec. 13.3.4 Zone Change
Sec. 13.3.5 Policy Action
Sec. 13.3.6 Land for Public Use

Division 13.4. Quasi-judicial Action
Division 13.5. Clearance
Division 13.6. Specific Plan Implementation
Division 13.7. Quasi-judicial Relief
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Division 13.15. Administrative Definitions
QUASI-JUDICIAL REVIEW

- **Zoning Administrator Determination (ZAD) and Conditional Use Permits (CUP) renamed Class 1, 2, and 3 Conditional Use Permit**
  - Zoning Administrator is decision maker for Class 1 and 2
  - Single Area Planning Commission CUP reassigned to City Planning Commission
  - City Planning Commission is decision maker for Class 3

- **Site Plan Review renamed Project Review**
MINISTERIAL ACTION

- Administrative Clearance renamed Administrative Review
SPECIFIC PLAN IMPLEMENTATION

- Project Permit Compliance renamed Project Compliance
- Project Permit Adjustment renamed Project Adjustment
QUASI-JUDICIAL RELIEF

- **Adjustment**
  - Decision maker changed from Zoning Administrator to Director

- **Alternative Compliance**
  - New process that would allow request for relief from specific development or performance standards
  - Proposed alternative must be equivalent or better than original standard and consistent with intent of regulations

- **Review or Modification of Entitlement**
  - New process that would allow requests for a modification to an original entitlement
  - Limited to no more than 20% cumulative increase or reduction of physical development, planned operation, or conditions of approval
  - Decision maker on modification is same as decision maker on original entitlement
NON-COMPLIANCE

- Revocation of Conditional Use or Quasi-judicial Approval renamed Evaluation of Non-Compliance
  - Decision maker changed from Director to Zoning Administrator

- Administrative Nuisance Abatement renamed Nuisance Abatement/Revocation

Sec. 13.8.1 Evaluation of Non-Compliance
Sec. 13.8.2 Nuisance Abatement/Revocation
MISC./GENERAL ADMINISTRATION

- Maintains existing Interpretation of Zoning Code process
DIVISION OF LAND

- Maintains existing subdivision processes
HISTORIC PRESERVATION

- Maintains existing historic preservation processes
COASTAL DEVELOPMENT

- Maintains existing coastal development processes
DEPT. OF BUILDING & SAFETY

- Maintains existing Appeals from LADBS Determination process

Sec. 13.13.1 General Provisions for Department of Building and Safety
Sec. 13.13.2 Appeals from LADBS Determination
Sec. 13.13.3 Annual Inspection Monitoring of Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection and/or Buyback Centers, Recycling Materials Sorting Facilities and Cargo Container Storage Yards
Sec. 13.13.4 Annual Inspection Monitoring of Automotive Repair Garage and Used Vehicle Sales Areas

Sec. 13.15. Administrative Definitions
CEQA PROVISIONS

- New section that would codify existing City policies on CEQA administration
- Expands on CEQA Appeals ordinance that was recently approved by CPC
  - All project appeals must be exhausted before a CEQA appeal may be filed
  - Appeal period is 15 days
  - City Council is decision maker
  - City Council has 75 days to act
- Prohibits Improper Segmentation
  - Establishes enforcement procedures and penalties for improper segmentation of projects
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**ADMINISTRATION DEFINITIONS**

- Definitions for Administration article
PUBLIC OUTREACH

- 4 Zoning Advisory Committee Meetings (open to public)
- 5 Public Hearings
- 11 Stakeholder Group Information Sessions
- Social Media Posts
- Email Updates
  - Interest List: 45 subscribers
  - re:code LA Notification List: 3,640 subscribers

- Posted on Department Website
- Posted on re:code LA Website
- Posted on MarkUp
OUTREACH TIMELINE

Draft Ordinance 1 Released
- September 8, 2017

Public Meetings and Hearings
- LA County Bar Association
- Westchester Neighborhood Council
- Valley Alliance of Neighborhood Councils
- South Los Angeles Alliance of Neighborhood Councils
- Los Angeles Neighborhood Councils Coalition
- American Institute of Architects Los Angeles
- Plan Check NC

4 Public Hearings
- September 19, 2017 (morning)
- September 19, 2017 (evening)
- September 20, 2017
- September 21, 2017

Draft Ordinance 2 Released
- June 1, 2018

Public Meetings and Hearing
- Los Angeles Neighborhood Councils Coalition
- Harbor Alliance of Neighborhood Councils
- Plan Check NC
- Valley Industry and Commerce Association
- Central City Association

Staff Report and Draft Ordinance 3 Released
- September 12, 2018
- Released one month prior to City Planning Commission meeting

- Los Angeles Neighborhood Councils Coalition
- Plan Check NC
- Valley Industry and Commerce Association
- Central City Association

- Public Hearing
  - June 26, 2018
PUBLIC COMMENT

Feedback Received
Written Correspondence: 9
MarkUp: 10 comments

Post Staff Report Release
4 additional pieces of written correspondence

- Publication in newspaper in lieu of mail notice when over 1000 notices required for certain legislative actions
- Mail notice to Neighborhood Councils
- Size and design requirements for posted notice
- Lack of timely action on appeals
- Museums and utilization limits
- Alternative Compliance
- Review or Modification of Entitlement
- CEQA Appeals
- Early notification system
- Technical corrections
thank you

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