

9/10/17
PLWC HANDOUT



A New Zoning Code for a 21st Century Los Angeles

Processes and Procedures Staff Hearing, September 2017

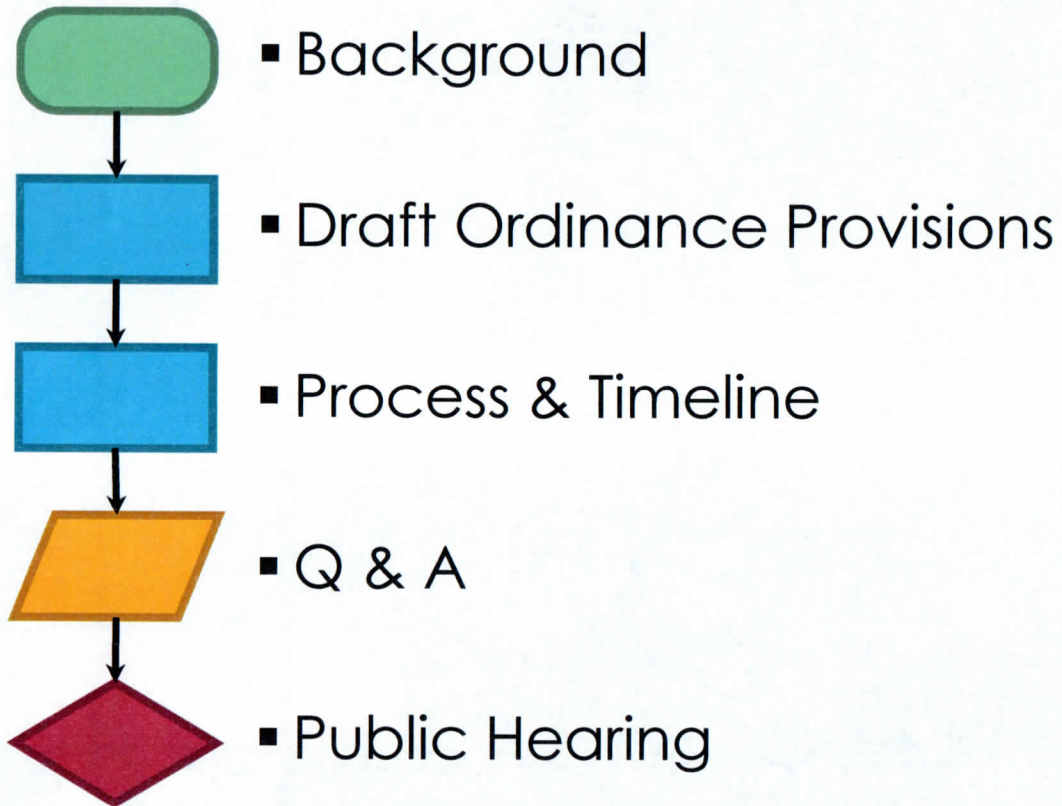
CPC-2016-3182-CA



Department of City Planning
Code Studies Division



OUTLINE



WHAT IS re:code LA?

- **re:code LA** is a City Planning initiative to comprehensively revise the City's Zoning Code
- New processes and procedures will be the second major deliverable of **re:code LA** project
 - First deliverable was the new R1 Variation Zones (single family zones) that went into effect in March 2017
- Future deliverables include zoning options for the Downtown and Boyle Heights Community Plans



ESTABLISHMENT OF CHAPTER 1A

- Current Zoning Code comprises Chapter 1 of the Los Angeles Municipal Code
- Proposed ordinance would establish a new Chapter 1A
- 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
 - Intended to replace the content of Chapter 1 over time as Community Plans are updated



EASIER TO USE

Making Processes & Procedures Easier to Understand



Department of City Planning
Code Studies Division



EXISTING PROCESSES & PROCEDURES



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

Table of our current processes & procedures



Department of City Planning
Code Studies Division



PROPOSED IMPROVEMENTS

Process correspondence table

- Consolidation and standardization of processes
- Consistent headings with clear language
 - Examples:
 - “How Is this Process Initiated?”
 - “What Kind of Notice Is Provided?”
 - “How Are Decisions Made?”
 - “How Do I Appeal?”
- Centralized location of information



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



Division 22.1. Authorities	
Sec. 22.1.01	City Council
Sec. 22.1.02	Mayor
Sec. 22.1.03	City Planning Commission
Sec. 22.1.04	Area Planning Commission
Sec. 22.1.05	Director of Planning
Sec. 22.1.06	Zoning Administrator
Sec. 22.1.07	Department Planners
Sec. 22.1.08	Department of Building & Safety
Sec. 22.1.09	Advisory Agency
Sec. 22.1.10	Subdivision Committee
Sec. 22.1.11	Design Review Board
Sec. 22.1.12	Historic Preservation Overlay Zone (HPOZ) Board
Sec. 22.1.13	Cultural Heritage Commission
Division 22.2. General Procedural Elements	
Division 22.3. Legislative Action	
Division 22.4. Quasi-Judicial Action	
Division 22.5. Clearance	
Division 22.6. Specific Plan Implementation	
Division 22.7. Relief	
Division 22.8. Compliance	
Division 22.9. Misc./General Administration	
Division 22.10. Subdivision Review	
Division 22.11. Historic Preservation	
Division 22.12. Coastal Development	
Division 22.13. CEQA Administration	
Division 22.14. Administration Definitions	

AUTHORITIES

- Centralized list of decision makers and their authorities to act



Division 22.1. Authorities	
Division 22.2. General Procedural Elements	
Sec. 22.2.01	Applicability
Sec. 22.2.02	Process Elements
Sec. 22.2.03	Applications
Sec. 22.2.04	Notice
Sec. 22.2.05	Public Hearing
Sec. 22.2.06	Decisions
Sec. 22.2.07	Appeals
Sec. 22.2.08	Transfer of Jurisdiction
Sec. 22.2.09	Scope of Approvals
Sec. 22.2.10	Permits Issued in Error
Sec. 22.2.11	Multiple Approvals
Division 22.3. Legislative Action	
Division 22.4. Quasi-judicial Action	
Division 22.5. Clearance	
Division 22.6. Specific Plan Implementation	
Division 22.7. Relief	
Division 22.8. Compliance	
Division 22.9. Misc./General Administration	
Division 22.10. Subdivision Review	
Division 22.11. Historic Preservation	
Division 22.12. Coastal Development	
Division 22.13. CEQA Administration	
Division 22.14. Administration Definitions	

PROCEDURAL ELEMENTS

- Provisions that apply generally to all processes
- Examples:
 - “How is the required time period for notice calculated?”
 - “What happens after an appeal is filed?”
 - “What happens if the initial decision maker fails to act?”



Division 22.1. Authorities	
Division 22.2. General Procedural Elements	
Division 22.3. Legislative Action	
Sec. 22.3.01	General Plan Adoption / Amendment
Sec. 22.3.02	Specific Plan Adoption / Amendment
Sec. 22.3.03	Zoning Code Amendment
Sec. 22.3.04	Zone Change
Sec. 22.3.05	Policy Plans
Division 22.4. Quasi-judicial Action	
Division 22.5. Clearance	
Division 22.6. Specific Plan Implementation	
Division 22.7. Relief	
Division 22.8. Compliance	
Division 22.9. Misc./General Administration	
Division 22.10. Subdivision Review	
Division 22.11. Historic Preservation	
Division 22.12. Coastal Development	
Division 22.13. CEQA Administration	
Division 22.14. Administration Definitions	

LEGISLATIVE ACTION

- Maintains existing legislative processes
- Public Hearing - Notice by Mail
 - If notice involves more than 1,000 property owners, publication in newspaper of general circulation may substitute
 - Consistent with CA Gov. Code §65353



Division 22.1. Authorities	
Division 22.2. General Procedural Elements	
Division 22.3. Legislative Action	
Division 22.4. Quasi-judicial Action	
Sec. 22.4.01	Zoning Administrator Determination
Sec. 22.4.02	Conditional Permit, Class 1
Sec. 22.4.03	Conditional Permit, Class 2
Sec. 22.4.04	Director Determination
Division 22.5. Clearance	
Division 22.6. Specific Plan Implementation	
Division 22.7. Relief	
Division 22.8. Compliance	
Division 22.9. Misc./General Administration	
Division 22.10. Subdivision Review	
Division 22.11. Historic Preservation	
Division 22.12. Coastal Development	
Division 22.13. CEQA Administration	
Division 22.14. Administration Definitions	

QUASI-JUDICIAL ACTION

- Conditional Use Permit (CUP) renamed Class 1 and Class 2 Conditional Permit
 - ZA is decision maker for Class 1
 - CPC is decision maker for Class 2
- Site Plan Review renamed Director Determination



Division 22.1. Authorities
Division 22.2. General Procedural Elements
Division 22.3. Legislative Action
Division 22.4. Quasi-judicial Action
Division 22.5. Clearance
Sec. 22.5.01 Administrative Clearance
Division 22.6. Specific Plan Implementation
Division 22.7. Relief
Division 22.8. Compliance
Division 22.9. Misc./General Administration
Division 22.10. Subdivision Review
Division 22.11. Historic Preservation
Division 22.12. Coastal Development
Division 22.13. CEQA Administration
Division 22.14. Administration Definitions

CLEARANCE

- Maintains existing Administrative Clearance process



SPECIFIC PLAN IMPLEMENTATION

- Maintains existing Specific Plan processes

Division 22.1.	Authorities
Division 22.2.	General Procedural Elements
Division 22.3.	Legislative Action
Division 22.4.	Quasi-judicial Action
Division 22.5.	Clearance
Division 22.6.	Specific Plan Implementation
Sec. 22.6.01	General Provisions for Specific Plan Implementation
Sec. 22.6.02	Project Permit Compliance
Sec. 22.6.03	Project Permit Compliance (with Design Review Board)
Sec. 22.6.04	Project Permit Adjustment
Sec. 22.6.05	Specific Plan Exception
Sec. 22.6.06	Specific Plan Interpretation
Division 22.7.	Relief
Division 22.8.	Compliance
Division 22.9.	Misc./General Administration
Division 22.10.	Subdivision Review
Division 22.11.	Historic Preservation
Division 22.12.	Coastal Development
Division 22.13.	CEQA Administration
Division 22.14.	Administration Definitions



Division 22.1.	Authorities
Division 22.2.	General Procedural Elements
Division 22.3.	Legislative Action
Division 22.4.	Quasi-judicial Action
Division 22.5.	Clearance
Division 22.6.	Specific Plan Implementation
Division 22.7.	Relief
Sec. 22.7.01	Alternative Compliance
Sec. 22.7.02	Adjustment
Sec. 22.7.03	Variance
Sec. 22.7.04	Modification of Entitlement
Sec. 22.7.05	Appeals from LADBS
Sec. 22.7.06	Reasonable Accommodation - Fair Housing Protections for Individuals with Disabilities
Division 22.8.	Compliance
Division 22.9.	Misc./General Administration
Division 22.10.	Subdivision Review
Division 22.11.	Historic Preservation
Division 22.12.	Coastal Development
Division 22.13.	CEQA Administration
Division 22.14.	Administration Definitions

RELIEF

- Variance
 - Objective is to not change content
 - Strictly re-organization of current provisions to be consistent with new format
- Modification of Entitlement
 - New process that would allow requests for a modification to an original entitlement
 - Would have to substantially conform to the original approval and not result in increase in size or bulk of buildings by more than 20%
- Alternative Compliance
 - New process that would request relief from specific development or performance standards
 - Would have to include an alternative standard or condition consistent with intent of original regulations
- Adjustment
 - Decision maker changed from ZA to Director
- LADBS appeals
 - Decision maker changed from Director to ZA



COMPLIANCE

- Revocation of Conditional Use or Quasi-judicial Approval renamed Condition Evaluation
- Administrative Nuisance Abatement renamed Abatement and Revocation

Division 22.1. Authorities	
Division 22.2. General Procedural Elements	
Division 22.3. Legislative Action	
Division 22.4. Quasi-judicial Action	
Division 22.5. Clearance	
Division 22.6. Specific Plan Implementation	
Division 22.7. Relief	
Division 22.8. Compliance	
Sec. 22.8.01	Condition Evaluation
Sec. 22.8.02	Abatement and Revocation
Sec. 22.8.03	Subdivision Violation
Division 22.9. Misc./General Administration	
Division 22.10. Subdivision Review	
Division 22.11. Historic Preservation	
Division 22.12. Coastal Development	
Division 22.13. CEQA Administration	
Division 22.14. Administration Definitions	



MISC./GENERAL ADMINISTRATION

- Maintains existing Zoning Code Interpretation process

Division 22.1. Authorities
Division 22.2. General Procedural Elements
Division 22.3. Legislative Action
Division 22.4. Quasi-judicial Action
Division 22.5. Clearance
Division 22.6. Specific Plan Implementation
Division 22.7. Relief
Division 22.8. Compliance
Division 22.9. Misc./General Administration
Sec. 22.9.01 Interpretation of Zoning Code
Division 22.10. Subdivision Review
Division 22.11. Historic Preservation
Division 22.12. Coastal Development
Division 22.13. CEQA Administration
Division 22.14. Administration Definitions



SUBDIVISION REVIEW

- Objective is to not change content
- Strictly re-organization of current provisions to be consistent with new format

Division 22.1.	Authorities
Division 22.2.	General Procedural Elements
Division 22.3.	Legislative Action
Division 22.4.	Quasi-judicial Action
Division 22.5.	Clearance
Division 22.6.	Specific Plan Implementation
Division 22.7.	Relief
Division 22.8.	Compliance
Division 22.9.	Misc./General Administration
Division 22.10.	Subdivision Review
Sec. 22.10.01	Parcel Map Exemption (Lot Line Adjustment) or Waiver
Sec. 22.10.02	Tentative Tract Map / Vesting Tentative Map / Air Space Lots / Reversion to Acreage
Sec. 22.10.03	Final Map/Dedication
Sec. 22.10.04	Preliminary Parcel Map/Air Space Lots/Reversion
Sec. 22.10.05	Final Parcel Map / Dedication
Sec. 22.10.06	Private Street Map
Sec. 22.10.07	Subdivision Standards Modification
Sec. 22.10.08	Parcel Map-Slight Modification
Sec. 22.10.09	Final Recorded Map Modification
Sec. 22.10.10	Certificate of Compliance
Sec. 22.10.11	Subdivision Appeal
Division 22.11.	Historic Preservation
Division 22.12.	Coastal Development
Division 22.13.	CEQA Administration
Division 22.14.	Administration Definitions



HISTORIC PRESERVATION

- Objective is to not change content
- Strictly re-organization of current provisions to be consistent with new format

Division 22.1. Authorities
Division 22.2. General Procedural Elements
Division 22.3. Legislative Action
Division 22.4. Quasi-judicial Action
Division 22.5. Clearance
Division 22.6. Specific Plan Implementation
Division 22.7. Relief
Division 22.8. Compliance
Division 22.9. Misc./General Administration
Division 22.10. Subdivision Review
Division 22.11. Historic Preservation
Sec. 22.11.01 General (Purpose, Definitions, Board)
Sec. 22.11.02 Preservation Plan Adoption or Amendment
Sec. 22.11.03 Historic Preservation Overlay Zone ("HPOZ") Designation or Zone Change
Sec. 22.11.04 Review of Conforming Work
Sec. 22.11.05 Certificate of Appropriateness (Construction, Addition, Alteration, or Reconstruction)
Sec. 22.11.06 Certificate of Appropriateness (Demolition, Removal, or Relocation)
Sec. 22.11.07 Certificate of Compatibility for Non-Contributing Elements
Division 22.12. Coastal Development
Division 22.13. CEQA Administration
Division 22.14. Administration Definitions



Division 22.1. Authorities
Division 22.2. General Procedural Elements
Division 22.3. Legislative Action
Division 22.4. Quasi-judicial Action
Division 22.5. Clearance
Division 22.6. Specific Plan Implementation
Division 22.7. Relief
Division 22.8. Compliance
Division 22.9. Misc./General Administration
Division 22.10. Subdivision Review
Division 22.11. Historic Preservation
Division 22.12. Coastal Development
Sec. 22.12.01 Coastal Development Permit (After Certification of the Local Coastal Program)
Sec. 22.12.02 Coastal Development Permit (Prior to Certification of the Local Coastal Program)
Division 22.13. CEQA Administration
Division 22.14. Administration Definitions

COASTAL DEVELOPMENT

- Objective is to not change content
- Strictly re-organization of current provisions to be consistent with new format



Division 22.1. Authorities
Division 22.2. General Procedural Elements
Division 22.3. Legislative Action
Division 22.4. Quasi-judicial Action
Division 22.5. Clearance
Division 22.6. Specific Plan Implementation
Division 22.7. Relief
Division 22.8. Compliance
Division 22.9. Misc./General Administration
Division 22.10. Subdivision Review
Division 22.11. Historic Preservation
Division 22.12. Coastal Development
Division 22.13. CEQA Administration
Sec. 22.13.01 CEQA Process
Division 22.14. Administration Definitions

CEQA ADMINISTRATION

- New section that would codify existing City policies on CEQA administration
- Clarifies provisions for making appeals on CEQA grounds



ADMINISTRATION DEFINITIONS

- Definitions for Administration article

Division 22.1. Authorities
Division 22.2. General Procedural Elements
Division 22.3. Legislative Action
Division 22.4. Quasi-judicial Action
Division 22.5. Clearance
Division 22.6. Specific Plan Implementation
Division 22.7. Relief
Division 22.8. Compliance
Division 22.9. Misc./General Administration
Division 22.10. Subdivision Review
Division 22.11. Historic Preservation
Division 22.12. Coastal Development
Division 22.13. CEQA Administration
Division 22.14. Administration Definitions
Definitions in Alphabetical Order



TIMELINE



PUBLIC COMMENT

The screenshot shows the recode.la website interface. At the top, there is a navigation bar with 'LA recode' logo, 'ABOUT', 'UPDATES', 'FEEDBACK', 'CONTACT', and a search icon. Below this is a dark banner with the text 'Processes and Procedures - Staff Hearing Draft (09-08-17)'. Underneath the banner, it says 'Staff Hearing Draft (09-08-17)'. There is a 'JUMP TO SECTION' dropdown menu showing 'ToC and Division 22.1' and '1 of 17'. The main content area displays 'Chapter 1A - Los Angeles Zoning Code' and 'Article 22 Administration'. A table of contents is visible, listing sections from 22.1 to 22.132. On the right side, there is a 'Comments' section with a prompt: 'Please add any comments by November 7th, 2017. Login / Register to post comments.' Below this, there is a 'Comments' section with a speech bubble icon and instructions: 'Click on a speech bubble to continue existing discussion or to start a new discussion at a new location. "New" bubbles are shown when mouse is over on the side margin, and only when you are logged in and document is open for discussion. Login / Register is needed to post comments.' At the bottom of the page, there is a dark footer with social media icons for Facebook, Twitter, and YouTube, and the text '© 2017 City of Los Angeles, Department of City Planning Terms and Conditions Privacy Policy'.

- Extended to November 7
 - Last day to submit comments for consideration in staff report
 - Comments submitted after this date should be addressed to the City Planning Commission
- MarkUp
 - Comments can be made directly on the draft ordinance on recode.la



thank you

Submit comments by
November 7, 2017
to: bonnie.kim@lacity.org

More information:
planning.lacity.org
recode.la



[/recodeLA](https://www.facebook.com/recodeLA)



[@recodeLA](https://twitter.com/recodeLA)



Department of City Planning
Code Studies Division



Processes and Procedures Ordinance

Questions and Answers

CPC-2016-3182-CA



7/19/17 PLVC
mtg

What is the proposed Processes and Procedures Ordinance?

The Processes and Procedures Ordinance will be the second major part of a larger effort to update the City's Zoning Code; the first part was an ordinance creating new single-family zones that went into effect in March 2017. The proposal will lay the groundwork for a more user-friendly set of guidelines. As a part of the proposed action, the new administrative provisions will go into a new Chapter 1A of the Municipal Code and will apply to both the existing Zoning Code (Chapter 1 of the Municipal Code) and the new one when it goes into effect. Chapter 1A will eventually serve as the only Zoning Code for the City of Los Angeles; however, it will be adopted in phases, replacing the content of Chapter 1 over time, and implementing the policies of Community Plans as they are adopted.

What is the Zoning Code?

The Zoning Code contains the City's land use regulations, which are the rules for what you can build on your property and how you can use your property. The Zoning Code also contains the rules for how you can request relief from certain regulations and what types of land use permits you might need.

What would the proposed Processes and Procedures Ordinance do?

A key goal of the proposed ordinance is to improve accessibility to the Zoning Code by making it easier to use and understand. By clearly stating the steps in how the Department evaluates development proposals, all stakeholders can identify the decision makers and the opportunities for public participation. The new set of processes and procedures will retain long-standing opportunities for public comment. Currently, there are over 100 different processes scattered throughout the Zoning Code. For example, there are four types of adjustments for projects subject to overlays – an additional layer of design and building standards. While the same process applies to all four types of adjustments, they have different names and are located in different sections of the Zoning Code. The ordinance consolidates redundant workflows and reduces over 100 processes down to about 50 having unique actions.

How would this ordinance affect my property or my project?

The proposed ordinance involves purely administrative provisions and does not change any land use regulations (i.e. the zoning of a property).

What are the next steps? How can I get more information or share my input?

The Planning Department will give a presentation, answer questions, and conduct public hearings on the proposed ordinance at the dates and times listed in the table below.

PLACE: City Hall, Room 1050, 200 N. Spring Street, Los Angeles	PLACE: Felicia Mahood Multipurpose Center, Community Room, 11338 Santa Monica Blvd, Los Angeles
DATE: Tuesday, September 19, 2017	DATE: Tuesday, September 19, 2017
TIME: 10:00 am – 12:00 pm	TIME: 6:00 pm – 8:00 pm
PLACE: Marvin Braude Constituent Service Center, Community Rooms 1a & 1b, 6262 Van Nuys Blvd, Los Angeles	PLACE: Constituent Service Center, Community Conference Room, 8475 S. Vermont Ave, Los Angeles
DATE: Wednesday, September 20, 2017	DATE: Thursday, September 21, 2017
TIME: 7:00 pm – 9:00 pm	TIME: 5:00 pm – 7:00 pm

The public hearings will be held to obtain testimony from affected and/or interested persons regarding this project. The hearings will be conducted by a Hearing Officer who will consider oral testimony and any written communication received regarding this proposed Code amendment, as well as the merits of the draft ordinance as it relates to existing regulations. After the hearings, a recommendation report will be prepared for consideration by the City Planning Commission.

The City Planning Commission will consider the Code amendment at a public meeting, and will make a recommendation to the City Council. The Code amendment will then be considered by the City Council’s Planning and Land Use Management (PLUM) Committee, followed by the full City Council.

Please submit comments or questions to: Bonnie Kim at bonnie.kim@lacity.org, (213) 978-1330. In order to be considered in the report to the City Planning Commission, written comments should be received by September 30, 2017. Comments can also be submitted through Markup, a document based feedback system, by visiting <https://recode.la/feedback/markup>. Comments received after September 30, 2017 should be addressed to the City Planning Commission at CPC@lacity.org for its consideration.

Visit our website at
recode.la



9/19/17
PLC mtg
MINUTES copy

To create a new Zoning Code for the 21st Century, we need your active involvement and participation. We value and want your ideas and thoughts on how to create a better Los Angeles. Over the life of this project, we will host numerous public listening sessions, meetings, workshops and hearings.

To stay involved, visit our web site often. You can also follow us on:

[facebook.com/recodeLA](https://www.facebook.com/recodeLA)

twitter.com/recodeLA

Shape the future of Los Angeles by shaping the future Zoning Code

**To create livable communities,
encourage sustainable development,
and foster economic vitality,
we need a modern and user-friendly
Code—we need to re:code LA**

September, 2017



DEPARTMENT OF CITY PLANNING
POLICY PLANNING BUREAU
CODE STUDIES DIVISION

the project

re:code LA is a comprehensive revision of the City of Los Angeles Zoning Code, and is one of the City's largest planning initiatives to date. First adopted in 1946, the Zoning Code's overall structure has remained the same, while the needs of the City have changed drastically. re:code LA will create a Zoning Code to realize the needs of a 21st Century Los Angeles for all stakeholders.

Proposed Zoning String

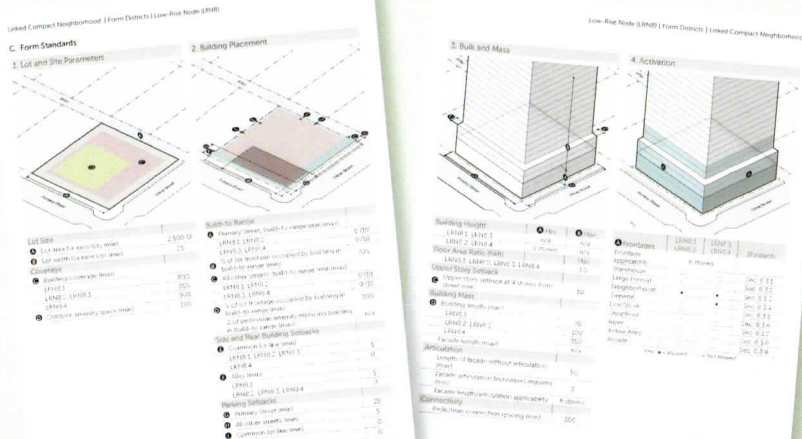
The new Zoning Code separates building Form and Use into separate components of a zone. This modularity allows for increased flexibility in the combination of building Forms and Uses allowed. The following diagram illustrates the main components of the proposed zoning string.

[Form-Frontage][Use-Density]



+ Form

The first component of the zoning string sets development envelopes for buildings, building placement, bulk and mass, and activation. The sample Zoning Code pages below illustrate how the metrics in the Zoning Code will be easy to navigate through a user-friendly, visual, and well-organized system.



+ Frontage

The second component includes requirements for how sites and buildings address the right-of-way through transparency, story height, pedestrian access, and building elements. At right is a sample Zoning Code page illustrating the metrics for the "Live/Work" and "Shopfront" frontages.



+ Use District

The third component clearly identifies the package of allowed uses and corresponding Use Standards. Each Use District has an intent statement based on goals or functions.

+ Density

The fourth component identifies density at a glance via a short-hand indicator of the minimum allowed square footage of lot area per dwelling unit.

WebCode

WebCode is a web-based version of the new Zoning Code that is interactive, customized, and optimized for mobile devices. The system will allow users to find zoning information faster by easily creating a customized summary for what can be built on a site.

