

## **RECODELA UPDATE PACIFIC PALISADES CC JAN 2017**

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1. Introduction of ZAC to those who might not have been familiar with the project
  - a. Strictly advisory—not decision makers.
  - b. Meets once per month, 4<sup>th</sup> Wednesday 6-8pm in the Robert Janovici Conference room, 5<sup>th</sup> floor City Hall. Open to public but do call ahead for parking
  - c. If time allows, the public can comment or ask questions of the consultants
  - d. Get familiar with the ReCode website <http://recode.la/#> All materials and presentations the Zoning Advisory committee sees are posted online, including meeting summaries. Can give feedback online.
2. What is happening during this Recode process?
  - a. The redrafting of the city's zoning code into a cohesive whole
    - i. The 3 codes: building and safety interpretations, the 'phantom code' of zoning administrator decisions, and the main code itself are combined in a web based code which enables a user to pull up an address and see what can be done with property in 1 or 2 web pages
    - ii. No more visiting multiple sites for info, or visiting multiple pages of the zoning code for the latest ordinances impacting the zone and its uses
      1. Rules are in one section with concise text with flow charts
    - iii. New zoning 'strings' to be learned
      1. [Context-Form-Frontage] [Use]
        - a. Context: the character identifier of the community such as urban, suburban, rural
        - b. Form: allowable building envelopes including things like lot criteria, building placement, bulk/mass, floor area ratio, and activation/street facing
        - c. Frontage: how the building addresses the street: transparency/glazing, stories/height, pedestrian access, building elements
        - d. Use: Category system instead of enumerated list: "Permitted", "Limited", "Conditional Use Permit", or "Not Permitted" Clear use definitions & standards
      2. Some use list material is already up on Planning's website <http://cityplanning.lacity.org/>
      3. Zoning strings are illustrated in the 2016 spring recode update PowerPoint available online <http://recode.la/about/project-files> under 2016 Project Forums
    - iv. Strongly trends form based as opposed to Euclidian [traditional zoning]. Wikipedia has reasonably good explanations of both
  - b. First use of the new code zones is for the downtown and central city north plans
    - i. Rezoning can only occur when the zone is mapped to the land per state law, so these two community plans were the first ones in the pipeline available to map to the new code
    - ii. Expect to see a variety of tools including perhaps tools which would set the base allowable density/stories/or FAR floor area ratio within ½ mile of transit—ie a building *minimum* requirement
3. Global background issues: Density is determined in Sacramento and local land use planning increasingly shifts to state level with pressure to remove neighborhood input from all housing project applications <http://uccs.ucdavis.edu/uccs-crre-housing-policy-brief-white-paper>
  - a. New California housing report issued: <http://www.hcd.ca.gov/housing-policy-development/statewide-housing-assessment/> The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law for updating local housing elements. RHNA quantifies the need for housing within each jurisdiction during specified planning periods—right now 5 year cycles. Contains a city's analysis of population, employment trends, documentation of projections, quantification of the locality's existing and projected housing needs for all income levels. MUST include the locality's share of the regional housing need **Section 65584 (Government Code Section 65583(a)(1)** Find LA's Housing Element and Appendices here: [http://planning.lacity.org/HousingInitiatives/HousingElement/Text/HousingElement\\_20140321.pdf](http://planning.lacity.org/HousingInitiatives/HousingElement/Text/HousingElement_20140321.pdf) [http://planning.lacity.org/HousingInitiatives/HousingElement/Text/Apendix\\_2013\\_web.pdf](http://planning.lacity.org/HousingInitiatives/HousingElement/Text/Apendix_2013_web.pdf) State Dept. of Housing and Community Development allocates a region's share of statewide housing to local Councils of Governments (COGs) based on CA Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. COGs develop Regional Housing Need Allocation Plans (RHNA-Plan) allocating share of the statewide need to cities and counties within its region. Ours is SCAG: Southern California Association of Governments and it is their population projections which are used.
    - i. Report contains proposals to eliminate local control of housing and punish local jurisdictions which do not reach their RHNA housing goal number
      1. Provide infrastructure and other non-housing benefits as a reward to jurisdictions that produce housing and set aside funding for affordable housing through local tools such as Affordable Housing Beneficiary Districts (AB 2031, Bonta), Enhanced Infrastructure

Financing Districts or EIFD density incentives in order to encourage local governments to increase zoning for infill and compact development.

2. Include compliance with State housing laws as a requirement to receive competitive State resources.
3. Strengthen State oversight of housing laws to improve local housing production performance at all income levels and accountability
4. Perhaps make housing a state mandated function completely removing local input. All infill could be 'by right'—no discretionary permit needed

**5. Gov Brown proposed budget reflects all of the above**

- b. The end run to Sacramento--outflanking Los Angeles' legislative process--as illustrated by ADUs [accessory dwelling units aka granny flats]
  - i. **2003 state legislation** on ADUs intended to provide modest quarters for caregivers, relatives, and/or provide a small steady source of rental income. An end run circumventing local input occurred while LA was updating its municipal code. These newer bills allow units up to 1200 sq ft, *and increase the ratio from 30% to 50% of the size of the primary unit*. No owner occupancy required. BTW, if within ½ mile of transit, no parking required.
  - ii. In Seattle, Washington, the not so subtle effort to eliminate single family zones entirely through 'pen stroke planning' conversion to triplex zones has run afoul of environmental laws. Impacts were not adequately or accurately assessed. <http://www.seattletimes.com/seattle-news/politics/seattle-must-halt-plan-for-more-backyard-cottages-and-mother-in-law-apartments/>
  - iii. If ADUs were counted as density in California, their impacts on infrastructure could be rationally and fairly assessed. However, under **Government Code Section 65852.2(a)(2)** ADUs impacts cannot be tallied. They are effectively invisible for planning purposes. The presumption under current state law is, they have no impact. That means they don't show in assessments for police, fire, water, power, sewerage, schools, recreation facilities.
- c. Key state agencies in the planning process
  - i. California Strategic Growth Council <http://sgc.ca.gov/> SGC brings together agencies and departments within Business, Consumer Services and Housing, Transportation, Natural Resources, Health and Human Services, Food and Agriculture, and Environmental Protection, with the Governor's Office of Planning and Research to coordinate activities that support sustainable communities emphasizing strong economies, social equity and environmental stewardship. <http://www.planetizen.com/node/80611/california-strategic-growth-council-revising-guidelines-cap-and-trade-grants>
  - ii. Governors Office of Planning and Research <https://www.opr.ca.gov/> OPR serves as staff for long-range planning and research. It is the comprehensive state planning agency. OPR is implementing Senate Bill 743 (Steinberg, 2013) re process for determining the measurement of vehicle miles travelled or VMT
  - iii. Legislative Analyst's Office <http://www.lao.ca.gov/reports/2015/finance/housing-costs/housing-costs.aspx> LAO advocating major changes to CEQA and the Coastal Act in order to build as many as 100,000 additional market rate units annually--almost exclusively in coastal communities—to seriously mitigate problems with housing affordability. <http://www.lao.ca.gov/LAOEconTax/Article/Detail/226>
4. There's never been a more important time for community and neighborhood councils to stand up on behalf of their stakeholders to protect their right to have input into how their neighborhoods will grow.
  - a. Demand accurate population growth figures since these determine how much density will be expected.
  - b. Get on the email notification list for state and local general plan and community plan updates, and go to EVERY local hearing. Get on public record if the hearing isn't in Los Angeles. Most of these state departments have webinars on their proposals, so one can log on and comment.
  - c. Get on social media. Why? Because these days government pays real close attention to social media opinion via Facebook and Twitter. The Yes in My Backyard 'YIMBY' movement is a social media phenomenon.
  - d. Various links for those who want to learn more:  
<http://www.abundanthousingla.org/>  
<https://twitter.com/layimby>  
<https://en.wikipedia.org/wiki/YIMBY>  
<https://letsbola.wordpress.com/2014/06/29/what-are-city-plannings-goals/>  
<https://www.facebook.com/SueTheSuburbs>  
[https://www.nytimes.com/2016/04/17/business/economy/san-francisco-housing-tech-boom-sf-barf.html?\\_r=0](https://www.nytimes.com/2016/04/17/business/economy/san-francisco-housing-tech-boom-sf-barf.html?_r=0)  
<http://www.sfbarf.org/>  
<http://www.betterinstitutions.com/>  
<http://www.thrivingcommunitiesvt.org/?tag=single-family-zoning>  
<http://www.sfexaminer.com/attacking-sierra-club-wont-solve-housing-crisis/>