



NOTICE OF PUBLIC HEARING

Citywide Proposed Zoning Code Amendment

**CASE: CPC-2010-3315-CA
ENV-2010-3316-ND**

**Master Planned Development (MPD)
Zone Ordinance
Council Districts: All**

This notice is to inform you of a public hearing for case number CPC-2010-3315-CA, a proposed zoning code amendment that has been initiated by the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, speak, or submit written information relating to the environmental determination and the proposed project.

PLACE: Los Angeles City Hall
Room 1070
200 N. Spring St, Los Angeles, CA 90012

TIME: Wednesday, May 7, 2014 at 1:00 p.m.

STAFF: Tom Rothmann, tom.rothmann@lacity.org, 213-978-1891

THE LAST DAY TO SUBMIT
COMMENTS WILL BE:

**MONDAY,
June 6, 2014**

PROPOSED PROJECT: A proposed ordinance amending Sections 12.03, 12.04, 12.04.10, 17.02, and 17.05 of the Los Angeles Municipal Code to add the "MPD" Master Planned Development Zone to enable innovative, master planned developments.

PURPOSE: The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The hearing will be conducted by a Hearing Officer who will consider all the testimony presented at that time and any written communication received prior to or at the hearing from affected and/or interested persons regarding this Project, as well as the merits of the proposed ordinance as it relates to existing environmental and land use regulations. The environmental document will be among the matters considered at the hearing. After the hearing, Code Studies staff will prepare a report, including a final recommendation, which will be considered by the City Planning Commission at a later date.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter. Any written correspondence delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda.

WRITTEN COMMUNICATION: Written communications should cite the Case Number indicated at the top of this notice and may be mailed to the Attention of the Staff Contact identified above at the Los Angeles Department of City Planning, Office of Zoning Administration, City Hall - Room 701, 200 N. Spring Street, Los Angeles CA 90012.

REVIEW OF THE FILE: The complete file including application and an environmental assessment is available for public review at the Department of City Planning, City Hall - Room 701, 200 N. Spring Street, Los Angeles CA 90012 between the hours of 8:00 AM to 5:00 PM, Monday through Friday. Please call the Staff Contact indicated at the top of this notice several days in advance to assure its availability. Case files will not be available for inspection on the day of the hearing.

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

QUESTIONS & ANSWERS

MASTER PLANNED DEVELOPMENT ZONE



Q: What is a Master Planned Development Zone?

A: A Master Planned Development (MPD) Zone is a custom zoning district, adopted with a comprehensive development plan and standards that regulates all projects on a development site. The MPD Zone is intended to promote a higher level of quality and design than is possible through application of conventional zoning regulations. The MPD Zone is tailor-made for larger, campus-like or otherwise unified and integrated developments. Such developments may be built in phases and include a variety of residential, commercial, retail, industrial or institutional uses. The MPD Zone is intended to encourage sustainable development practices and allow the City to comprehensively consider and more effectively regulate land uses, height and floor area, circulation, landscaping, and urban design.

Q: Does the City have anything like this now?

A: Yes, the Zoning Code has allowed “Residential Planned Development” (RPD) districts since 1971 (and previously as a conditional use since 1964). The Planning Department is updating the Zoning Code (LAMC 13.04) to make this tool available for a broader range of infill and mixed-use developments.

Q: What’s wrong with what we have?

A: RPD districts allow only single-family, suburban-style, residential planned developments. Such districts have only been requested three times. Because the City of Los Angeles was significantly built-out by 1971, there were few large, open tracts of land to accommodate RPDs. In recent years, many cities have revised their development regulations to enable innovative, mixed-use, infill projects within urbanized areas.

Q: Is the Master Planned Development Zone the same as a specific plan?

A: No, but there are some similarities. MPD Zones and specific plans both contain development standards that may vary from conventional zoning regulations and are adopted by ordinance after extensive community involvement. Specific plans however typically regulate multiple properties owned by multiple owners over entire districts or commercial strips. MPD Zones on the other hand facilitate unified developments that must be owned and master planned by a single owner or other entity.

Q: Why do we need the new Master Planned Development Zone?

A: The MPD Zone allows the City to consider innovative development proposals that might conflict with conventional zoning regulations and allow decision-makers to require higher quality and better designed projects than would otherwise be possible. The MPD Zone is a better tool for reviewing larger development proposals especially on urban infill sites. It will allow the Planning Department to more holistically assess impacts and benefits.

For further questions, please contact:

Tom Rothmann
213-978-1891
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APPENDIX A

ORDINANCE NO. _____

A proposed ordinance amending Sections 12.03, 12.04, 12.04.10, 17.02, 17.05 of the Los Angeles Municipal Code to add the “MPD” Master Planned Development Zone (MPD) to enable innovative, master planned developments.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. The following terms in Section 12.03 of the Los Angeles Municipal Code are amended or added to read, alphabetically:

LOT. A parcel of land occupied or to be occupied by a use, building, or group of buildings and accessory buildings and uses, together with the yards, open spaces, lot width and lot area as are required by this Chapter and fronting for a distance of at least 20 feet upon a street as defined here, or upon a private street as defined in Article 8 of this Chapter. The width of an access-strip portion of a lot shall not be less than 20 feet at any point. In an approved residential planned development, master planned development, or small lot subdivision a lot need have only the street frontage or access as is provided on the recorded subdivision tract or parcel map for the development.

MASTER PLANNED DEVELOPMENT. A group of buildings and appurtenant structures located and arranged in accordance with a Development Plan and Standards adopted pursuant to Section 12.04.10 of the Los Angeles Municipal Code, the “MPD” Master Planned Development Zone.

Sec. 2. Subsection A of Section 12.04 of the Los Angeles Municipal Code is amended to read:

- A.** In order to regulate the use of property, as provided for in this article, the City is divided into the following Zones:
1. OS Open Space Zone;
 2. A1 Agricultural Zone;
 3. A2 Agricultural Zone;
 4. RA Suburban Zone;
 5. RE Residential Zone;
 6. RS Suburban Zone;
 7. R1 One-Family Zone;
 8. RU Residential Urban Zone;

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9. RZ Residential Zero Side Yard Zone;
10. RW1 One-Family Residential Waterways Zone;
11. R2 Two-Family Zone;
12. RD Restricted Density Multiple Dwelling Zone;
13. RMP Mobile Home Park Zone;
14. RW2 Two-Family Residential Waterways Zone;
15. R3 Multiple Dwelling Zone;
16. RAS3 Residential/Accessory Services Zone;
17. R4 Multiple Dwelling Zone;
18. RAS4 Residential/Accessory Services Zone;
19. R5 Multiple Dwelling Zone;
20. P Automobile Parking Zone;
21. PB Parking Building Zone;
22. CR Limited Commercial Zone;
23. C1 Limited Commercial Zone;
24. C1.5 Limited Commercial Zone;
25. C2 Commercial Zone;
26. C4 Commercial Zone;
27. C5 Commercial Zone;
28. CM Commercial Manufacturing Zone;
29. MR1 Restricted Industrial Zone;
30. M1 Limited Industrial Zone;
31. MR2 Restricted Light Industrial Zone;
32. M2 Light Industrial Zone;
33. M3 Heavy Industrial Zone;
34. PF Public Facilities Zone; and
35. SL Ocean-Submerged Land Zone.

The order of restrictiveness of these zones, the first being the most restrictive and last being the least restrictive, is as follows:

OS, A1, A2, RA, RE, RS, R1, RU, RZ, RW1, R2, RD, RMP, RW2, R3, RAS3, R4, RAS4, R5, CR, C1, C1.5, C4, C2, C5, CM, MR1, M1, MR2, M2, M3 and PF.

There shall be the following Specific Plan Zones:

1. CCS Century City South Studio Zone;
2. CM (GM) Commercial Manufacturing (Glencoe/Maxella) Zone;
3. CW Central City West Specific Plan Zone;
4. WC Warner Center Specific Plan Zone;
5. ADP Alameda District Specific Plan Zone;
6. LASER Los Angeles Sports and Entertainment District Specific Plan Zone;
7. LAX Los Angeles International Airport Specific Plan Zone;
8. USC-1A University of Southern California University Park Campus Specific Plan Subarea 1A Zone;

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9. USC-1B University of Southern California University Park Campus Specific Plan Subarea 1B Zone;
10. USC-2 University of Southern California University Park Campus Specific Plan Subarea 2 Zone; and
11. USC-3 University of Southern California University Park Campus Specific Plan Subarea 3 Zone.

In addition, there shall be the MPD Master Planned Development Zone.

B. The Zone symbols and the boundaries of these Zones are shown on the "**Zoning Map**" made up of separate map sheets and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code. The "**Zoning Map**" and all of the notations, references, and other information, shown on the map are as much a part of this article as if fully set forth here. The Zone symbols for lots within the MPD Master Planned Development Zone shall be "MPD" followed by the numerical order in which each MPD Zone is enacted. Thus, the first MPD Zone shall be referred to as MPD1; the second MPD Zone shall be referred to as MPD2; the third MPD Zone shall be referred to as MPD3; and so on.

C. In order to regulate more adequately and restrict the height and floor area of buildings and structures, each lot shall include a height district designation, except for lots in the MPD Master Planned Development Zone, where the height and floor area of buildings and structures shall be regulated by the approved Development Plan and Standards established pursuant to Section 12.04.10 of this Code. Height district designations shall be numbered from 1 to 4, CRA 1 to 4, EZ 1 to 4, and CSA 1 to 4 and shall regulate the height or floor area of buildings and structures as provided in Sections 12.21.1, 12.21.2, 12.21.3, 12.21.4 and 12.21.5. The height districts and their boundaries are shown on the Zoning Map by a combination of zone symbols and height district number markings, e.g., R2-1, C2-2, M1-3, C1-CRA1, MS-EZ2, C2-CSA3, etc. Where a lot is located in more than one height district, the applicable zone symbol designations shall be separated by a slash mark, e.g., R2-CRA/CSA, C2-EZI/CRA2, etc. The symbol "HD" preceding height district number markings, when shown on the Zoning Map or used in a zoning ordinance, is an abbreviation for the words "height district" and refers to height districts. The height districts for the "CW" Zone are the height districts shown in Section 6 of the Central City West Specific Plan. The height districts for the "ADP" Zone are the height districts shown in Section 7 of the Alameda District Specific Plan. The height districts for the "WC" Zone are the height districts shown in Section 7 of the Warner Center Specific Plan. The height districts for the "LASED" Zone are the height districts shown in Section 10 of the Los Angeles Sports and Entertainment District Specific Plan. The height districts for the "USC-1A", "USC-1B", "USC-2" and "USC-3" Zones are the height districts shown in Section 7 of the University of Southern California University Park Campus Specific Plan.

Sec 3. A new Section 12.04.10 shall be added to the Los Angeles Municipal Code to read as follows:

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SEC. 12.04.10 “MPD” MASTER PLANNED DEVELOPMENT ZONE

A. Purpose. The MPD Zone is intended to enhance the City’s ability to better implement its General Plan through innovative, master planned developments that exhibit a higher level of quality and design than is possible through application of conventional zoning. The MPD Zone is intended to accommodate campus-like or otherwise unified and integrated developments. It may include any combination of residential, commercial, retail, industrial and institutional uses and be built in successive phases over a period of time.

B. Submittal Requirements. Applicants must file for a vesting change of zone to the MPD Zone in accordance with Section 12.32 of this Code. At the time an application is submitted and until the ordinance enacting the MPD Zone takes effect the entire proposed development site must be owned by a single owner or be under the control of a single entity. After this date individual parcels may be sold or transferred. Pursuant to Section 11.5.6 of this Code the General Plan may need to be amended in order for Council to approve the MPD Zone. A proposed Development Agreement may be submitted along with the application. Otherwise, all applications must comply with the following:

1. Eligible Zones and Areas. The existing zone or zones must be A, R, C, M, PF, P or PB and not located within the Coastal Zone or a Hillside Area.

2. Project Criteria. Each proposed MPD Zone shall contain at least three acres of lot area before dedications that are located within contiguous parcels of land that may only be separated by public streets, ways or alleys, or other physical features. A survey identifying precise boundaries must be submitted with the application. In addition, each proposed MPD Zone must include:

(a) 500,000 square feet or more of non-residential floor area; or

(b) 500 or more dwelling units or guest rooms; or

(c) Any combination of dwelling units and guest rooms that equals 500 or more; or

(d) 250,000 square feet or more of non-residential floor area and:

(1) 250 or more dwelling units or guest rooms; or

(2) Any combination of dwelling units and guest rooms that equals at least 250.

3. Development Plan and Standards and Phasing. Each application must include a proposed Development Plan and Standards as set forth in Subsection C below. Developments that will be built in phases must include a proposed Phasing Plan as set forth in Subsection D below.

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4. Comparison Chart. Each application must include a chart that compares existing regulations applicable to the proposed development site and how they will be modified through the Development Plan and Standards. A narrative that explains the applicant's reasons for requesting these modifications must accompany the comparison chart.

C. Development Plan and Standards. No MPD Zone may be established until the Council adopts by ordinance a Development Plan and Standards that includes the following, as applicable:

1. Land Uses. Proposed land uses and the number of dwelling units, joint living and work quarters and guest rooms, if any. Notwithstanding Section 12.06-A, 16 of this Code, up to five employees may work in joint living and work quarters.

2. Height and Floor Area. The maximum floor area for the development and the height and massing of each proposed building and structure, including existing buildings and structures.

3. Circulation Plan. A comprehensive circulation plan including transportation demand management, mobility enhancement and trip reduction measures; the location, dimensions, and number of vehicular and bicycle parking spaces; loading areas; internal circulation; and driveways and access.

4. Landscape Plan. A comprehensive landscape plan that shows all open space areas, paved and landscaped areas, passageways, trees and tree canopies, fences, walls, and lighting.

5. Urban Design Plan. A comprehensive urban design plan. At a minimum the development must comply with the City Planning Commission's policy concerning its most recently updated Citywide Design Guidelines.

6. Sustainability Plan. A comprehensive sustainability plan for reducing the development's energy and water usage and otherwise minimizing its impacts on the natural environment.

7. Site Plan. A detailed site plan with elevations drawn to scale and renderings that graphically and visually depicts the proposed development. The site plan must show the location of all streets, blocks and passageways; the approximate location of proposed land uses; and the location of all lots, including their width and area.

The requirements set forth above are minimums. The Council may include other provisions in order to better carry out the purpose of the MPD Zone or make the findings noted in Subsection F below.

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D. Phasing Plan. Developments may be built in successive phases, so long as Council adopts by ordinance a Phasing Plan. Each phase in a phased development must include its pro rata share of public benefits, including restricted affordable units, publicly accessible open space or other public benefits that may be required as part of the adopted Development Plan and Standards or Development Agreement. The approved Phasing Plan must describe the projects to be built in each phase and identify the order in which all phases will be developed.

E. Residential Uses and Density Bonus . Except for developments that may be regulated by Section 12.22-A, 29 of this Code concerning a floor area bonus for the Greater Downtown Housing Incentive Area, residential uses shall be regulated through a minimum lot area per dwelling unit standard and the following provisions:

1. A, R and C Zones

The residential density in the MPD Zone is limited to the density permitted by the prior A, R or C zoning, unless the applicant also requests and the Council approves a density bonus as permitted by state law. A density bonus may be approved as part of the Development Plan and Standards, so no on-menu or off-menu incentives or waiver or modification of development standards is necessary. In addition, a greater than 35 percent density bonus may be approved. The percentage of restricted affordable units shall conform with the requirements set forth in Section 12.22 A, 25 (c) of this Code.

2. M, PF, P and PB Zones

Dwelling units may be approved on those portions of the development site zoned M, PF, P or PB at the time of application, subject to the R3 Zone minimum lot area per dwelling unit standard set forth in Section 12.10 of this Code. Any increase in residential density greater than that permitted by the R3 Zone may only be approved if the applicant requests a density bonus, as set forth in Subdivision 1 above of this Subsection.

F. Findings. In order to approve an MPD Zone the Council must make the findings for proposed land use ordinances set forth in Section 12.32 of this Code and the site plan review findings set forth in Section 16.05 F of this Code.

G. Implementation Procedures. The following procedures shall apply in order for building permits to be issued within an MPD Zone:

1. Administrative Clearance. The Director may grant an administrative clearance if a proposed project substantially complies with the Development Plan and Standards. An administrative clearance is a ministerial approval that only requires the Director's sign-off.

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2. Phased Developments. The Director may grant a Project Permit Compliance pursuant to Section 11.5.7-C of this Code if a proposed phase substantially complies with the Development Plan and Standards and Phasing Plan. The Project Permit Compliance may be modified pursuant to Section 11.5.7-D of this Code.

If the Director determines that a proposed project or phase does not substantially comply with the Development Plan and Standards or, if applicable, the Phasing Plan, then the Council must amend by ordinance the Development Plan and Standards or, if applicable, the Phasing Plan.

H. Other Zoning Regulations. Except as set forth below, wherever the MPD Zone differs from other zoning regulations the MPD Zone shall govern. Wherever the MPD Zone does not regulate and other zoning regulations do, the other zoning regulations shall govern.

1. **Specific Plans.** If a proposed MPD Zone does not conform to an adopted specific plan, then it may not be approved unless the specific plan is amended to ensure that the MPD Zone and the specific plan are consistent. Otherwise, all provisions in the Specific Plan including Design Review Boards shall govern.
2. **Historic Preservation.** The regulations included in this Code concerning historic preservation overlay zones and historic-cultural monuments shall govern and may not be amended through the MPD Zone.
3. **Signage.** The sign regulations included in this Code shall govern and may not be amended through the MPD Zone. Exceptions from the Code's sign regulations may be granted following the Code's procedures governing signs.
4. **Subdivisions.** The development site may be further subdivided pursuant to the Code's tract and parcel map regulations.
5. **Exemptions.** All development in an MPD Zone is exempt from the following provisions of this Code:
 - (a) **Site Plan Review.** Approvals pursuant to Section 16.05.
 - (b) **Mini-Shopping Centers and Commercial Corner Development.** Approvals pursuant to Sections 12.22 A 23 and 12.24 W 27.
 - (c) **"Major" Development Projects.** Approvals pursuant to Section 12.24 U 14.
 - (d) **Hotels.** Approvals pursuant to Section 12.24 W 24.

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(e) Density Bonus for a Housing Development Project in which the density increase is greater than the maximum permitted in Section 12.22-A, 25. Approvals pursuant to Section 12.24-U, 26.

Sec. 4. The following terms in Section 17.02 of the Los Angeles Municipal Code are amended or added to read, alphabetically:

MASTER PLANNED DEVELOPMENT. A group of buildings and appurtenant structures located and arranged in accordance with a Development Plan and Standards adopted pursuant to Section 12.04.10 of the Los Angeles Municipal Code, the “MPD” Master Planned Development Zone.

Sec. 5. Subsection H of Section 17.05 of the Los Angeles Municipal Code is amended to read:

H. Lot Size. Every lot shall have a minimum width and area to comply with the requirements as specified in Article 2 of this chapter for the zone in which the lot is located, provided, however, that every lot located in a “C” Commercial Zone and for which no minimum width is specified in said article shall have a minimum width of 40 feet. All lots in a residential planned development shall comply with the standard residential conditions of Sec. 13.04 of this Code, and the conditions of approval of the development provisions established by ordinance per Section 13.04 of this Code. All lots zoned MPD Master Planned Development Zone shall comply with the provisions set forth in Section 12.04.10 of this Code and the adopted Development Plan and Standards.