



LOS ANGELES AREA
CHAMBER OF COMMERCE



LAND USE, CONSTRUCTION & HOUSING

Chair: Edward Casey, Alston & Bird, LLP
Co-Chairs: Sharon Keyser, Paramount Pictures

Land Use, Construction & Housing Council June 25, 2014 10 - 11:30 a.m.

1. Welcome and Self Introductions

2. LA City's Proposed Master Planned Zone Development Ordinance

Phyllis Nathanson, Code Studies, LA Department of City Planning

***Action Item:** Master Planned Development Zone Ordinance: An applicant-initiated process that allows creation of custom zones for larger, unified developments that will be master planned by a single owner and may be built in successive phases.

3. Building Safe, Well, and Fast: Recent and Upcoming Changes in LADBS

Raymond S. Chan, General Manager, LA Department of Building & Safety

4. Question and Answer Period

Issues We're Tracking

- Clean Up Green Up Initiative (City of LA)
- Incentive-Based Affordable Housing (State and Local)
- LA City General Plan Update: Plan for a Healthy LA/Mobility Plan 2035 (City of LA)
- LA County General Plan Update: Significant Ecological Area Ordinance (County)
- Master Planned Development Zone Ordinance (City of LA)
- Measure R 2.0 (Regional)
- MTA Congestion Mitigation Fee (Regional)
- Zoning Code Reform (City of LA)

Upcoming LUCH Speakers/Initiatives

LAX North Side Planned Development (July)

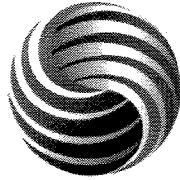
Mayor Garcetti's Building Retrofit and Rating Project - Earthquake Preparedness (July)

Discussion with Councilman Mitch O'Farrell on Affordable Housing (August)

Next Council Meeting:

July 23, 2014

10 - 11:30 a.m.



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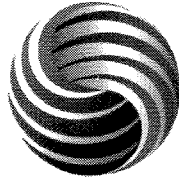
Alan Bell
Deputy Director of Planning
Los Angeles Department of City Planning

Alan Bell is currently the Deputy Director of Planning at the Los Angeles Department of City Planning. Mr. Bell served as the Senior City Planner in the Department of City Planning's Office of Zoning Administration, where he managed the code studies, case management, zoning investigations, and revocations units.

Prior to his current assignment, he was a case manager assisting customers with complex entitlements. For ten years he worked on amendments to the municipal planning and zoning code. He was the Project Manager for the Adaptive Reuse Ordinance (ARO) that has facilitated the development of thousands of new lofts citywide since its initial adoption in 1999.

In addition to the ARO, other code amendments he has authored provide incentives for historic preservation and residential construction along commercial corridors. He was a staff planner on the Los Angeles General Plan Framework, a citywide strategy for managing the city's long-range growth in population, housing and jobs. The Framework provides policy direction for the City's 35 community plans and such citywide elements as Air Quality, Housing, and Transportation.

Alan Bell has a master's degree in urban planning from UCLA.



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Raymond S. Chan, C.E., S.E.
General Manager
Los Angeles Department of Building and Safety

Mr. Raymond Chan is licensed as a Structural Engineer, Civil Engineer, General Building Contractor, and Real Estate Broker in the State of California. He has two Bachelor of Science degrees in Physics and Civil Engineering. Mr. Chan has 30 years of experience with the City of Los Angeles and 25 years in management positions, including as Interim General Manager of the Department of Building and Safety (LADBS). Prior to this position, Mr. Chan was the Executive Officer at the LADBS.

He has been using innovative and collaborative leadership techniques to lead and direct the operations of four bureaus, approximately 900 employees with a \$150 million budget. He also has initiated and implemented more than 60 enhancement programs, 20 of which have received a Productivity Improvement Awards from the City's Quality and Productivity Commission. Some recent accomplishments include the following:

- Restaurant & Hospitality Express Program - Helped 350 restaurants to open on time. Four hundred (400) restaurants are currently being served under this program.
- Parallel Design-Permitting Program – Projects are to be designed and plan checked at the same time. Saved 6 to 182 months of permitting time for over 100 major projects.
- Adaptive Reuse Program – Permitted the conversions of more than 30 historical commercial buildings to residential use.
- Playa Vista Project – Led the developer and City agencies in overcoming major environmental and safety challenges; thereby, allowing the development of the largest (1800-acre) residential and commercial project in the City.
- Development Services Centers – Led the creation of 3 of the 5 Construction Services Centers and improved the efficiency and customer service experience at the other 2 centers.
- Performance Monitoring - Developed systems to monitor workload and productivity.

Mr. Chan is in the process of implementing 30 operational enhancements that would reduce permitting and construction time, and improve customer services.