Master Planned Development Zone

Proposed Code Amendment
Case No. CPC-2010-3315-CA

Presentation to LA Chamber of Commerce
November 3, 2014
Status

- CPC considered MPD Zone ordinance July 24, 2014
- Supplemental report with case studies to CPC October 9, 2014
- Continued to January 8, 2015
Background

- Last comprehensive rewrite of Zoning Code in 1946.
- Layered & complex - 70+ entitlements
- Over 600 pages
- “Phantom” Code of Interpretations & memos
Background
Code Simplification Timeline

2007 Workshops
2008/2010 Director’s Reports
More outreach
re:code LA 2012/2013/2014

New regulations needed for planned developments
- Rewrite 10 selected Code provisions
- 6 priorities
- Focus groups
- Staff review
- Presentations
- Workshops
- Funded
- Launched
- CPC approves Code Evaluation
Background

Code Simplification: 10 Targeted Provisions/6 Priorities

1. Multiple Approvals
2. Core Findings

3. Planned Unit Developments- *(Master Planned Development Zone)*

4. Administrative Exceptions
5. Plan Approvals
6. Site Plan Review
7. Calculation & Measurement
8. Commercial Development Standards & Neighborhood Protection
9. Open Space & Setback Standards
10. Specific Plan/Supplemental Use District Streamlining (2010)
Current Tools Inadequate

Residential Planned Development (RPD)
- Not for nonresidential or mixed use

Specific Plans
- Community’s vision
- Not for projects under single ownership

Entitlements:
- Square peg into round hole.
- “Alphabet soup” applications
- Repels investment
- Encourages lackluster projects
- “Late hits”
- Pages of findings
Master Planned Development (MPD) Zone
What is it?

- New tool that enables a custom zone tailored to a specific project
- For campus-like or otherwise unified and integrated projects
- Promotes more innovative ideas and higher level of design for non-residential or mixed-use projects
Master Planned Development Zone Benefits

- Promotes innovative, integrated projects
- Facilitates better planning and design
- More straightforward, understandable proposals
- Focus on project merits, not technicalities
- Streamlined, more predictable process
- Eliminates “late hits” and their costly delays
- Fosters economic development and investment
- Built-in value capture for increased density
Value Capture for Increased Density

Example:
200,000 s.f. site zoned R3 allows 250 DUs by right

Zone Change to R4

- 500 DUs allowed by right (double the density)
- No affordable housing required
- Zero return to public from increased land value

Zone Change to MPD w/Density Bonus

- 500 DUs per approved Development Plan (double the density)
- Min. 11%, 20% or 40% affordable housing units set aside
- Value capture of increased land value through public benefit of affordable housing
### Similar Legislation in other California Jurisdictions

<table>
<thead>
<tr>
<th>Legislative (e.g. zone change)</th>
<th>Quasi-judicial (e.g. conditional use)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burbank</td>
<td>Bakersfield</td>
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<tr>
<td>Glendale</td>
<td>Berkeley</td>
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<td>Oxnard</td>
<td>Long Beach</td>
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<td>Pasadena</td>
<td>Oakland</td>
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<td>Riverside</td>
<td>San Francisco</td>
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<td>Sacramento</td>
<td>Ventura</td>
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<td>San Diego</td>
<td>West Hollywood</td>
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<tr>
<td>San Jose</td>
<td>Los Angeles County</td>
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<td>Santa Barbara</td>
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<tr>
<td>Santa Clarita</td>
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<tr>
<td>Santa Cruz</td>
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</table>
## Sample Minimum Area Requirements

<table>
<thead>
<tr>
<th>No minimum area</th>
<th>&lt; 1 acre</th>
<th>1-2 acres</th>
<th>&gt; 2 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burbank, Berkeley, Oxnard, Riverside, Sacramento, San Diego, San Jose, Santa Clarita, Ventura, West Hollywood</td>
<td>San Francisco (1/2 acre)</td>
<td>Bakersfield (1 acre)</td>
<td>Glendale (5 acres)</td>
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<tr>
<td></td>
<td>Santa Barbara (6,000 s.f.)</td>
<td>Pasadena (2 acres)</td>
<td>Long Beach (5 acres)</td>
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<tr>
<td></td>
<td>Santa Cruz (6,000 s.f.)</td>
<td></td>
<td>Oakland (4 acres)</td>
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<td></td>
<td></td>
<td></td>
<td>Los Angeles County (5 acres)</td>
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<td></td>
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<td></td>
<td>City of Los Angeles (Proposed/3 acres)</td>
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</tbody>
</table>
Targeted Projects

- Markers for targeted projects:
  - Multiple buildings
  - Large floor area and/or large number of housing units
  - Mix of uses
  - Requires multiple entitlements

- MPD Zone to be used judiciously
- Not a means to circumvent Zoning Code
Key Questions/Issues

- What is “right” minimum property size?
  - Reduced minimum in selected areas?
    - Hollywood?
    - Downtown?
    - Near transit?
  - Larger minimum?

- Loss of job-producing industrial-zoned land
- Accommodate Hollywood Cap Park
- What if property is sold off or project phases not completed?
- Expand eligibility to accommodate airport land & facilities?
- Update density bonus provisions to reflect new State law?
- More information on required economic study?
Case Studies

- 41 projects
- 7 in Coastal/Hillside
- 34 projects studied in detail

<table>
<thead>
<tr>
<th>Number</th>
<th>Common Name</th>
<th>Community Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Academy of Motion Pictures</td>
<td>Wilshire</td>
</tr>
<tr>
<td>2</td>
<td>Archer School for Girls</td>
<td>Brentwood-Pacific Palisades</td>
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<tr>
<td>3</td>
<td>Baldwin Hills Crenshaw Plaza</td>
<td>West Adams-Baldwin Hills-Leimert</td>
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<td>4</td>
<td>Barlow Hospital</td>
<td>Silver Lake-Echo Park-Elysian Valley</td>
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<tr>
<td>5</td>
<td>Brentwood School Master Plan</td>
<td>Brentwood-Pacific Palisades</td>
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<tr>
<td>6</td>
<td>City Market Center</td>
<td>Central City</td>
</tr>
<tr>
<td>7</td>
<td>College Station</td>
<td>Central City North</td>
</tr>
<tr>
<td>8</td>
<td>Essex (Nickelodeon)</td>
<td>Hollywood</td>
</tr>
<tr>
<td>9</td>
<td>Harvard Westlake Coldwater Campus</td>
<td>Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass</td>
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<tr>
<td>10</td>
<td>Herald Examiner</td>
<td>Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass</td>
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<tr>
<td>11</td>
<td>Hollywood Cherokee Apartments</td>
<td>Hollywood</td>
</tr>
<tr>
<td>12</td>
<td>LA Mart (SOLA Village)</td>
<td>Southeast Los Angeles</td>
</tr>
<tr>
<td>13</td>
<td>Landmark Apartments</td>
<td>West Los Angeles</td>
</tr>
<tr>
<td>14</td>
<td>Lexington Project</td>
<td>Hollywood</td>
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<tr>
<td>15</td>
<td>Martin Expo Town Center</td>
<td>West Los Angeles</td>
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<tr>
<td>16</td>
<td>MGA Mixed Use Campus</td>
<td>Chatsworth-Porter Ranch</td>
</tr>
<tr>
<td>17</td>
<td>Museum Square Office Building</td>
<td>Wilshire</td>
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<tr>
<td>18</td>
<td>Oak Village Residences</td>
<td>South Los Angeles</td>
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<tr>
<td>19</td>
<td>Palladium Residences</td>
<td>Hollywood</td>
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<tr>
<td>20</td>
<td>Paramount Picture Master Plan</td>
<td>Hollywood</td>
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<tr>
<td>21</td>
<td>Pratt Whitney/Rocketdyne</td>
<td>Canoga Park-Winnetka-Woodland Hills-West Hills</td>
</tr>
<tr>
<td>22</td>
<td>Studio City Senior Living Center</td>
<td>Sherman Oaks-Studio City-Toluca Lake-Chauenga Pass</td>
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<tr>
<td>23</td>
<td>Sunkist (ICON Sherman Oaks)</td>
<td>Van Nuys-North Sherman Oaks</td>
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<tr>
<td>24</td>
<td>Sunset Crescent Heights Mixed Use Project</td>
<td>Hollywood</td>
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<tr>
<td>25</td>
<td>Sunset Junction</td>
<td>Silver Lake-Echo Park-Elysian Valley</td>
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<td>26</td>
<td>Tramonto House Addition</td>
<td>Brentwood-Pacific Palisades</td>
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<td>27</td>
<td>USC Fertitta Hall</td>
<td>Southeast Los Angeles</td>
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<tr>
<td>28</td>
<td>USC Royal Street Child Care</td>
<td>South Los Angeles</td>
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<tr>
<td>29</td>
<td>Verdugo Hills Golf Course</td>
<td>Sunland-Tujunga-Lake View Terrace-Shadow Hills-La Tuna Canyon</td>
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<tr>
<td>30</td>
<td>Westfield Century City</td>
<td>West Los Angeles</td>
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<tr>
<td>31</td>
<td>Wilshire Gayley</td>
<td>Westwood</td>
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<tr>
<td>32</td>
<td>41st &amp; Alameda Warehouse</td>
<td>Southeast Los Angeles</td>
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<tr>
<td>33</td>
<td>3931 South Flower Demolition</td>
<td>South Los Angeles</td>
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<tr>
<td>34</td>
<td>Sunset Studios</td>
<td>Hollywood</td>
</tr>
<tr>
<td>35</td>
<td>Not Available</td>
<td>Hollywood</td>
</tr>
<tr>
<td>36</td>
<td>KR Academy</td>
<td>Hollywood</td>
</tr>
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Selected Past Major Projects

<table>
<thead>
<tr>
<th>Number</th>
<th>Common Name</th>
<th>Community Plan</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Clarett Hollywood</td>
<td>Hollywood</td>
</tr>
<tr>
<td>2</td>
<td>Ponte Vista</td>
<td>Wilmington-Harbor City</td>
</tr>
<tr>
<td>3</td>
<td>W Hollywood Hotel &amp; Residences</td>
<td>Hollywood</td>
</tr>
<tr>
<td>4</td>
<td>Sunset &amp; Gordon</td>
<td>Hollywood</td>
</tr>
<tr>
<td>5</td>
<td>Dasher/Lawless</td>
<td>North Hollywood-Valley Village &amp; Van Nuys-North Sherman Oaks</td>
</tr>
</tbody>
</table>
Conclusions from Case Studies

• Close to half of projects studied qualify for MPD Zone

• Projects on smaller properties do not otherwise qualify (one exception)

• 3-acre minimum does not exclude targeted projects in Hollywood, at transit stops, or downtown

• Increasing minimum property size does not result in any logical elimination of projects

• 3-acre minimum appropriate

• 3-building minimum consistent with targeted project-type
Master Planned Development (MPD) Zone
Property Eligibility

- Single ownership (until the MPD Zone becomes effective)
- A, R, C, M, PF, P, or PB Zones
- Not in the Coastal Zone or a Hillside Area
- At least 3 acres
- Airport land/facilities

NEW PROPOSAL
Master Planned Development (MPD) Zone Project Criteria

- 3 or more buildings or structures, and
- 500,000+ s.f. of non-residential floor area, or
- 500+ dwelling units and/or guest rooms, or
- 250,000+ s.f. of non-residential floor area, and 250+ dwelling units and/or guest rooms, or
- 20+ acres of park or recreational facility open to the public
Master Planned Development (MPD) Zone
Application Requirements/Development Plan & Standards

1. Land Uses
2. Height & Floor Area
3. Circulation Plan
4. Landscape Plan
5. Urban Design Plan
6. Sustainability Plan
7. Site Plan
8. Baseline Analysis
   - Comparison chart
   - Setting
   - Related Projects
9. Economic Study
   - Residential in M-zone
   - Density bonus request
   - Development agreement
Land Uses

Proposed land uses *may* include the following uses otherwise subject to Conditional Use approval:

- Airports
- Auditoriums, stadiums, & arenas
- Childcare facilities
- Educational institutions
- Golf course facilities
- Hospitals
- Hotels
- Houses of worship
- Joint public/private uses in PF Zone
- Motion picture & TV studios
- R& D centers

All other uses or activities normally subject to conditional use or quasi-judicial approval must be processed separately.
Master Planned Development Zone
Phasing

- The project may be developed in phases
- A phasing plan will be required
Master Planned Development (MPD) Zone

- Administrative clearance (ministerial approval/sign-off) for single-phased developments.
- Project Permit for multi-phased developments.
- Recorded covenant required.
Master Planned Development Zone

Residential Base Density *

*Except for developments regulated by floor area bonuses available in the Greater Downtown Housing Incentive Area

- In existing A, R & C Zones → A, R, & C base densities
- In existing M, PF, P & PB Zones →
  - RD, R3, R4 base density per decision-maker
  - No net loss of existing nonresidential floor area (as of July 24, 2014) permitted
  - Economic study required if housing proposed on M-zoned land
  - Must be consistent with City’s Industrial Land Use Policy
Master Planned Development Zone
Density Bonuses *

*Except for developments regulated by floor area bonuses available in the Greater Downtown Housing Incentive Area

- Part of approved development plan/standards
- A greater than 35% density bonus may be approved
- Economic study required
- Requires compliance with new State density bonus law, AB 2222

NEW PROPOSAL
Master Planned Development (MPD) Zone Projects EXEMPT from these separate procedures:

- Site Plan Review
- Mini-shopping Center/Commercial Corner
- “Major” Development Project
- Density Bonus
Master Planned Development (MPD) Zone Does NOT Govern Over:

- Adopted Specific Plans
- Historic preservation regulations
- Sign regulations
- Division of land regulations
- Adult entertainment regulations
- Conditional use procedures for uses/activities other than those allowed as permitted land use
Master Planned Development (MPD) Zone
MPD Zone governs over other Code regulations

General Plan

Community Plan
Specific Plans, Historic Preservation, Sign, Div of Land, Adult Entertainment Regs, Conditional Use procedure (except for those uses enumerated)

MPD Zone

Code
Master Planned Development (MPD) Zone
How is an MPD Established?

- Each MPD established by a separate legislative procedure, like a vesting zone change.
- General Plan amendment, if necessary, for consistency.
- Development Agreement is encouraged.
- Economic study required with Development Agreement.