Master Planned Development Zone

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

How Did We Get to This Point?
Background

- Last comprehensive revision to Zoning Code in 1946
- Arcane & antiquated
Background

Zoning Code has expanded to 600+ pages
## Background

Layered and Complex – Over 70 Entitlements
Background

- Thousands of Zoning Code interpretations
- Countless memos
- These make up the “Phantom” Code
Background
Code Simplification Timeline

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

New regulations needed for planned developments
• Rewrite 10 selected Code provisions
• 6 priorities

• Focus groups
• Staff review
• Presentations
• Workshops
Comprehensive Code revision funded/launched
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)
WHY IS A MASTER PLANNED DEVELOPMENT ZONE NEEDED?
Problem – Current Tools Inadequate

1. Residential Planned Developments (RPD)

- Currently by supplemental use district; prior to 1971, by conditional use permit
- Limited to residential
- Only 3 ever implemented
- More suited to suburban development
Example

Beverly Glen Planned Residential Development
CPC 19622 + Tract Maps
Problem – Current Tools Inadequate

2. Specific Plans

- Intended as a tool for a community’s vision of the future

- Not meant for projects under one ownership
Example

PONTE VISTA AT SAN PEDRO SPECIFIC PLAN

City of Los Angeles
Ordinance No. ________
Effective ________
Revised November 25, 2013

CPC 2012-2558-GPA-ZC-SP-CA + Tract Map
Problem – Current Tools Inadequate

3. Entitlements

- Forcing a square peg into a round hole.

- Project reviewed at the margins, as an array of exceptions – “alphabet soup”

- Arduous to applicants; confusing and fatiguing to stakeholders.

- Repels investment & economic development.

- Encourages lackluster projects that are technically consistent with the Code.

- Errors in identifying all necessary entitlements lead to “late hits”.

- Multiple sets of redundant findings.
Example

W Hollywood Hotel & Residences
CPC 2005-4358-ZC-ZAA + Tract Map
Example

The City Market of Los Angeles

CPC 2013-4050-GPA-ZC-HD-SN-CU-MCUP-ZV-SPR + Tract Map
WHAT IS THE MASTER PLANNED DEVELOPMENT ZONE?
Master Planned Development (MPD) Zone
What is it?

- New tool that enables a custom zone tailored to a specific project
- For very large campus-like or otherwise unified and integrated projects
- Promotes more innovative ideas and higher level of design for non-residential or mixed-use projects
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>
</tr>
<tr>
<td>Glendale</td>
<td>Berkeley</td>
</tr>
<tr>
<td>Oxnard</td>
<td>Long Beach</td>
</tr>
<tr>
<td>Pasadena</td>
<td>Oakland</td>
</tr>
<tr>
<td>Riverside</td>
<td>San Francisco</td>
</tr>
<tr>
<td>Sacramento</td>
<td>Ventura</td>
</tr>
<tr>
<td>San Diego</td>
<td>West Hollywood</td>
</tr>
<tr>
<td>San Jose</td>
<td>Los Angeles County</td>
</tr>
<tr>
<td>Santa Barbara</td>
<td></td>
</tr>
<tr>
<td>Santa Clarita</td>
<td></td>
</tr>
<tr>
<td>Santa Cruz</td>
<td></td>
</tr>
</tbody>
</table>

Los Angeles Department of City Planning
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
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
## 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</td>
<td>San Francisco (1/2 acre)</td>
<td>Bakersfield (1 acre)</td>
<td>Glendale (5 acres)</td>
</tr>
<tr>
<td>Berkeley</td>
<td>Santa Barbara (6,000 s.f.)</td>
<td>Pasadena (2 acres)</td>
<td>Long Beach (5 acres)</td>
</tr>
<tr>
<td>Oxnard</td>
<td>Santa Cruz (6,000 s.f.)</td>
<td></td>
<td>Oakland (4 acres)</td>
</tr>
<tr>
<td>Riverside</td>
<td></td>
<td></td>
<td>Los Angeles County (5 acres)</td>
</tr>
<tr>
<td>Sacramento</td>
<td></td>
<td></td>
<td>City of Los Angeles (Proposed/3 acres)</td>
</tr>
<tr>
<td>San Diego</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>San Jose</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Santa Clarita</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ventura</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>West Hollywood</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Los Angeles Department of City Planning
Master Planned Development (MPD) Zone
Project Criteria

- 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
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. Comparison Chart
Master Planned Development Zone
Phasing

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

- Administrative clearance (ministerial approval/ sign-off) for single-phased developments.

- Project Permit for multi-phased developments.
Master Planned Development Zone
Residential Density Limits*

- In existing A, R & C Zones ➔ A, R, & C densities
- In existing M, PF, P & PB Zones ➔ R3 density

* Except for floor area bonuses available in the Greater Downtown Housing Incentive Area
Master Planned Development Zone

Density Bonuses

- Part of approved development plan/standards
- A greater than 35% density bonus may be approved
Master Planned Development (MPD) Zone Projects EXEMPT from these separate procedures:

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

- Adopted Specific Plans
- Historic preservation regulations
- Sign regulations
- Division of land regulations
Master Planned Development (MPD) Zone
MPD Zone supersedes other Code provisions
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.