Siting New Development

Detrich B. Allen
General Manager
Environmental Affairs Department
City of Los Angeles

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City of Los Angeles, Environmental Affairs Department

Introduction
- Overview of current practices for siting new development
- Overview of issues concerning land use development

The Environmental Affairs Department provides leadership on environmental issues confronting the City of Los Angeles, including advising the Mayor and City Council on citywide environmental issues, policies and programs.

A City’s General Plan Provides POLICY Direction

- A General Plan is a comprehensive declaration of purposes, policies and programs for the development of a city, which includes, diagrams, maps and text setting forth objectives, principles, standards and other features and which has been adopted by the City Council.

- The General Plan strategies are based on the following principles:
  - Economic Opportunity
  - Equitable distribution of land uses and Services
  - Environmental Quality
  - Strategic Investment
  - Clear and Consistent Rules
  - Effective Implementation

A City’s General Plan Land Use Element Identifies:

- A range and location of allowable land uses
- Land use intensities
- Other matters relating to the use of land unique to a City’s community.

Zoning Code

- Restrictions the location and use of buildings, residence, commerce, trade, industry or other purposes
- Regulates and limits the height, number of stories, and size of buildings and other structures
- Determines the size of yards and other open spaces
- Regulates and limits the density of population
- Provides for code enforcement
- Approved by City Council or County Supervisors

A Specific Plan

- Plan and associated map adopted by City Council for a certain geographical area
- A set of policies, standards and regulations, together with a map or description defining the locations where these are applicable

- A Specific Plan may include:
  - Design standards
  - Parking requirements
  - Buffers between uses
  - Limits on land use types
Overlay Zones
Regulate a particular use in a given geographical area that is not adequately addressed in the comprehensive zoning plan

- "K" Equinekeeping Districts
- Commercial and Aircraft Districts
- Pedestrian Oriented Districts
- Transit Oriented Districts
- "CDO" Community Design Overlay District
- Mixed Use District
- Fence Heights District
- HPOZ Historic Preservation Overlay Zone
- "O" Oil Drilling Districts
- "S" Animal Slaughtering Districts
- "G" Surface Mining Operations Districts
- "RPD" Residential Planned Development Districts
- "SN" Sign District

Beginning Considerations When Developing an individual Project

- Applicant approaches the City having identified a subject parcel and a proposed land use
- Determine the zoning for the property as well as any conditions placed on the property by the General Plan, a specific plan or overlay zone
- Project may be allowed by right or it may be a conditional use or not allowed at all
- A conditional use or zone change must be approved by the City Planning Commission or the Zoning Administrator
- An Environmental Clearance must be obtained

What is a Conditional Use Permit?

A CONDITIONAL USE PERMIT (CUP) allows a city or county to consider special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a zoning district, through a public hearing process with review and approval by City Council or County Supervisors.

- Provides flexibility
- Controls certain uses which could have detrimental effects
- Is a discretionary act by City Council or County Supervisors
- Requires a public hearing
- Includes pertinent conditions of approval

Environmental Clearance

Environmental clearances:
Categorical Exemption
Negative Declaration
Mitigated Negative Declaration
Environmental Impact Report

Issue Areas

Overview of issue areas for consideration by local governments that may impact land use planning
Issues

Affordable Housing
- Lack of available land
- Retrofit of older buildings
- Quality housing
- Increase opportunities for home ownership
- Create outreach and educational programs for first-time home-buyers

Schools
- Placement near neighborhoods
- Lack of vacant "clean" land
- Eminent domain (attempt not to eliminate housing)
- Retrofit or build new
- State standards for school construction

Public Health and Safety
- Buffers between land uses
- Buffers from major highways
- Adequate police protection
- Provision of municipal services

Economic Development
- Job creation
- Brownfield revitalization
- Resource grants
- Small business assistance

Environmental Protection and Equitable distribution of land use
- CEQA review
- Improvements to air, water and land
- Equal opportunity/access

Urban Infill
- Transit Oriented Districts (TODS)
- Pedestrian Oriented Districts (PODS)
- Reduce blight
- Utilize existing infrastructure and buildings
- Mixed use development
- Shared facilities, for example, a school works as a park after hours and on weekends

Open Space and Resource Conservation
- Reduced infrastructure needs
- Jobs – Housing Balance
- Reduced commute distances
- Increased density

Limit Sprawl Development

Planning Process - Dietrich Allen