


Siting New Development



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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.

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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

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A City's General Plan Land Use Element Identifies:

Traditional zones, specific plans, overlay districts, special use permits, such as conditional uses, and a variety of other instruments all regulate the use of land.

- 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.

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Zoning Code

The zoning portions of the Municipal Code, specific plans and other regulatory tools establish development standards.

- Restricts 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

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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

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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 District
- 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

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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

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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

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Environmental Clearance

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

- Environmental Clearance necessary for each discretionary project
- Project subject to Local/State CEQA guidelines
- Initial Study conducted to determine the type of clearance required
- Public notification required
- Public Comment Period may be necessary
- Public Hearing Required
- Major project may require a public scoping meeting

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Public Input

- As a rule, either a Conditional Use Permit or other discretionary project or action being reviewed by the Planning Commission or Zoning Administrator will require notification of surrounding property owners and a minimum of one public hearing
- Written Public Comments are accepted for most discretionary projects or actions
- Planning Commission and Zoning Administrator decisions may be appealed to City Council or County Supervisors

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Issue Areas

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

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Issues



- **Quality of Life**
- Amenities and Services
- Neighborhood Facilities
- Livability

- **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

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Issues

<ul style="list-style-type: none"> ▫ Public Health and Safety ▫ Buffers between land uses ▫ Buffers from major highways ▫ Adequate police protection ▫ Provision of municipal services 	<ul style="list-style-type: none"> ▫ 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
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Issues

<ul style="list-style-type: none"> ▫ Economic Development ▫ Job creation ▫ Brownfield revitalization ▫ Resource grants ▫ Small business assistance 	<ul style="list-style-type: none"> ▫ Environmental Protection and Equitable distribution of land use ▫ CEQA review ▫ Improvements to air, water and land ▫ Equal opportunity/access
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Issues

- **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


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Issues

- **Limit Sprawl Development**
- Open Space and Resource Conservation
- Reduced infrastructure needs
- Jobs - Housing Balance
- Reduced commute distances
- Increased density



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