



# NOTICE OF PUBLIC HEARING

## Citywide Proposed Zoning Code Amendment

**CASE:** CPC-2010-3315-CA  
ENV-2010-3316-ND

**Planned Development District Ordinance**  
**Council District: All**

This notice is to inform you of a public hearing for case number CPC-2010-3315-CA, a proposed zoning code amendment that has been initiated by the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, speak, or submit written information relating to the environmental determination and the proposed project.

**PLACE:** Los Angeles City Hall  
Room 1070  
200 N. Spring St, Los Angeles, CA 90012

**TIME:** Wednesday, September 28, 2011 at 1:00 p.m.

**STAFF:** Tanner Blackman, tanner.blackman@lacity.org, 213-978-1195

THE LAST DAY TO SUBMIT  
COMMENTS WILL BE:

**MONDAY,**  
**November 7, 2011**

**PROPOSED PROJECT:** A proposed ordinance amending Sections 12.03, 12.04, 12.24, 12.26, 12.32, 13.04, 17.02, 17.05, and 19.04 of the Los Angeles Municipal Code to modify the Residential Planned Development supplemental use district establishment to enable innovative, mixed-use, and infill development projects as planned developments in the City of Los Angeles.

**PURPOSE:** The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The hearing will be conducted by a Hearing Officer who will consider all the testimony presented at that time and any written communication received prior to or at the hearing from affected and/or interested persons regarding this Project, as well as the merits of the proposed ordinance as it relates to existing environmental and land use regulations. The environmental document will be among the matters considered at the hearing. After the hearing, Code Studies staff will prepare a report, including a final recommendation, which will be considered by the City Planning Commission at a later date.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES:** If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter. Any written correspondence delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**ADVICE TO PUBLIC:** The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda.

**WRITTEN COMMUNICATION:** Written communications should cite the Case Number indicated at the top of this notice and may be mailed to the Attention of the Staff Contact identified above at the Los Angeles Department of City Planning, Office of Zoning Administration, City Hall - Room 763, 200 N. Spring Street, Los Angeles CA 90012.

**REVIEW OF THE FILE:** The complete file including application and an environmental assessment is available for public review at the Department of City Planning, City Hall - Room 763, 200 N. Spring Street, Los Angeles CA 90012 between the hours of 8:00 AM to 5:00 PM, Monday through Friday. Please call the Staff Contact indicated at the top of this notice several days in advance to assure its availability. Case files will not be available for inspection on the day of the hearing.

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

To ensure availability of services, please make your request no later than three working days (72 hours) prior to the hearing by calling the staff person referenced in this notice. *Para asegurar la disponibilidad de éstos servicios, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a la persona del personal mencionada en este aviso.*

# QUESTIONS & ANSWERS

## PLANNED DEVELOPMENTS



### **Q: What is a planned development?**

**A:** A planned development (PD), also known as planned unit development, is a comprehensive development plan, adopted as a supplemental use district intended to provide flexibility in design and building placement, promote attractive and efficient environments that incorporate a variety of uses, densities, and dwelling types, provide for shared infrastructure and amenities, and preserve natural or cultural resources. PD Districts may be used for many different types of developments, from small to large, mixed-use, residential, commercial, or industrial.

### **Q: Does the City have anything like this now?**

**A:** Yes, the Zoning Code has allowed “Residential Planned Development” (RPD) districts since 1971 (and previously as a conditional use since 1964). The Planning Department is updating the Zoning Code (LAMC 13.04) to make this tool available for a broader range of infill and mixed-use development types.

### **Q: What’s wrong with what we have?**

**A:** RPD districts allow only single-family, suburban-style, residential planned developments. Such districts have only been requested three times. Partly because the City of Los Angeles was significantly built-out by 1971, there were few large, open tracts of land to accommodate RPDs. In recent years, many cities have revised their planned development regulations to enable innovative, mixed-use, infill projects within urbanized areas.

### **Q: Are planned developments the same as specific plans?**

**A:** No, but there are some similarities. Both PD Districts and specific plans contain development standards that may vary from the basic zoning and are adopted by ordinance after extensive community involvement. But, specific plans cover entire districts or commercial strips, regulating all property in the area. PD Districts are typically proposed by a single applicant (or group of property owners applying together) for a single development project that may be built out in phases.

### **Q: Why do we need Planned Development Districts?**

**A:** PD Districts allow the City to consider innovative development proposals that might conflict with standard zoning and allow decision-makers to require better projects that offer a variety of housing opportunities and amenities, especially for sites that may be underutilized or challenging to develop. Also, the PD District process will allow planners to comprehensively review a project’s impacts and benefits, rather than analyzing complex developments as several individual entitlements.

### **For further questions, please contact:**

Tanner Blackman  
213-978-1195  
tanner.blackman@lacity.org

# PREGUNTAS Y RESPUESTAS

## DESARROLLOS PLANEADOS



### **P: ¿Qué es un desarrollo planeados?**

**R:** Un desarrollo planeado (PD), o desarrollo de unidades planeadas, es un plan de desarrollo comprensivo adoptado como un distrito de uso suplemental, con la intención de proveer flexibilidad en el diseño y ubicación de edificio. Los distritos de DP deben promover ambientes atractivos y eficientes con una variedad de usos, densidades, y tipos de viviendas mientras que proveyendo infraestructura y conveniencias publicas y preservando recursos naturales y culturales. Los Distritos de DP se puede usar para varios tipos de desarrollos, de pequeño a grande, usos mixtos, residenciales, comerciales, o industriales.

### **P: ¿Existe algo similar a esto en la ciudad actualmente?**

**R:** Sí, el Código de Zonificación ha permitido distritos de desarrollos residenciales planeados (Residential Planned Developments o “RPDs”) desde 1971 (y previamente como un uso condicional desde 1964). El Departamento de Planificación está actualizando el Código de Zonificación (LAMC 13.04) para hacerlo disponible a una gama mas amplia de distritos en necesidad de desarrollos y que contienen usos comerciales y residenciales.

### **P: ¿Que sucede con el proceso actual?**

**R:** Los distritos RPD solamente permiten vivienda unifamiliar, de estilo suburbano y desarrollos residenciales previstos. Tales distritos han sido solicitados solamente tres veces. Había pocos terrenos que podian acomodar RPDs porque al llegar al año 1971 la Ciudad de Los Angeles fue construida de manera extensiva. En los años recientes, muchas ciudades han revisado sus regulaciones de los desarrollos de unidades planeadas para promover la innovación de proyotos dentro de las áreas en necesidad de desarrollos que contiene usos comerciales y residenciales en áreas urbanas.

### **P: ¿Son iguales los Distritos de DP y planes específicos?**

**R:** No, pero tienen algunas cosas en común. Los dos contienen estándares de desarrollo los cuales varian de la zonificación regular y son adoptadas a través de una ordenanza después de participación comunitaria extensiva. Planes especificos incluyen distritos enteros o áreas comerciales (regulando a todos los propietarios dentro de el área). Típicamente, los Distritos de DP se proponen a través de un solo aplicante (o un grupo de propietarios aplicando juntos) y es para un proyeto de desarrollo que se puede construir en etapas.

### **P: ¿Por qué necesitamos los Distritos de DP?**

**R:** Los Distritos de DP permiten que la Ciudad considere propuestas de desarrollo inovadores los cuales podrán causar un conflicto con la zonificación existente y permite que se requiera proyotos mejores que ofrecen una variedad de oportunidades para viviendas y servicios, especialmente para sitios que son subutilizados o dificil para desarrollar. También el procedimiento para los Distritos de DP permite que los planificadores revisen los impactos y beneficios de proyotos propuestos comprensivamente en vez de analizar muchas aplicaciones individuales de desarrollos complicados.

### **Si tiene más preguntas, favor de ponerse en contacto con:**

Tanner Blackman  
213-978-1195  
tanner.blackman@lacity.org

**APPENDIX A**

**ORDINANCE NO. \_\_\_\_\_**

A proposed ordinance amending Sections 12.03, 12.04, 12.24, 12.26, 12.32, 13.04, 17.02, 17.05, and 19.04 of the Los Angeles Municipal Code to modify the Residential Planned Development supplemental use district establishment provisions, to enable innovative, mixed-use, and infill development projects as planned developments in the City of Los Angeles.

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

**Section 1.** The following terms in Section 12.03 of the Los Angeles Municipal Code are amended or added to read, alphabetically:

**LOT.** A parcel of land occupied or to be occupied by a use, building, or unit group of buildings and accessory buildings and uses, together with the yards, open spaces, lot width and lot area as are required by this ~~chapter~~ Chapter and fronting for a distance of at least 20 feet upon a street as defined here, or upon a private street as defined in Article 8 of this ~~chapter~~ Chapter. The width of an access-strip portion of a lot shall not be less than 20 feet at any point. In a an approved residential planned development, planned development, or an approved small lot subdivision a lot need have only the street frontage or access as is provided on the recorded subdivision tract or parcel map for the development.

...

**PLANNED DEVELOPMENT.** A group of buildings and appurtenant structures located and arranged in accordance with the requirements established by ordinance per Section 13.04, "PD" Planned Development Districts, of the Los Angeles Municipal Code.

...

**RESIDENTIAL PLANNING PLANNED DEVELOPMENT.** A group of residential buildings and appurtenant structures located and arranged in accordance with the requirement of the RPD - residential planned development district (Sec. 13.04) in which the property is located. A residential planned development may include schools. It may also include churches, hospitals, infirmaries, recreational and commercial uses, as an integral part of the development and intended for use by its occupants, to an extent commensurate

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with the planned population of the RPD district. One of three existing supplemental use districts approved by ordinance through the former Section 13.04 of the Los Angeles Municipal Code, now replaced by “PD” Planned Development districts.

**Sec. 2.** Subsection D of Section 12.04 of the Los Angeles Municipal Code is amended to read:

**D.** Certain portions of the City are also designated as being in one or more of the following districts, by ordinance established by the provision of Article 3 of this ~~chapter~~ Chapter.

- “O” Oil Drilling District
- “S” Animal Slaughtering
- “G” Surface Mining District
- “RPD” Residential Planned Development District
- “PD” Planned Development District
- “K” Equinekeeping District
- “CA” Commercial and Artcraft District
- “POD” Pedestrian Oriented District
- “CDO” Community Design Overlay District
- “MU” Mixed Use District
- “FH” Fence Height District
- “SN” Sign District
- “RFA” Residential Floor Area District
- “NSO” Neighborhood Stabilization Overlay District
- “CPIO” Community Plan Implementation Overlay District

The **“Zoning Map”** is amended to indicate these districts and the boundaries of each district.

Land classified in an “O” Oil Drilling District, “S” Animal Slaughtering District, “G”

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Surface Mining District, “RPD” Residential Planned Development District, “PD” Planned Development District, “K” Equinekeeping District, “CA” Commercial and Artcraft District, “POD” Pedestrian Oriented District, “CDO” Community Design Overlay District, “MU” Mixed Use District, “FH” Fence Height District, “SN” Sign District, “RFA” Residential Floor Area District, “NSO” Neighborhood Stabilization Overlay District, or “CPIO” Community Plan Implementation Overlay District is also classified in one or more zones, and land classified in the “P” Automobile Parking Zone may also be classified in an “A” or “R” Zone.

These classifications are indicated on the “**Zoning Map**” with a combination of symbols, e.g., **R2-2-O**, **C2-4-S**, **M1-3-G**, **M1-1-P** and **R2-O**, **C2-G**, etc., where height districts have not been established.

**Sec. 3.** Subsection R of Section 12.24 of the Los Angeles Municipal Code is amended to read:

**R. Planned Residential Developments or Housing Projects Approved as Conditional Uses.** No provision of Section 13.04 of this Code shall be construed as limiting or modifying the provisions of any conditional use approval, or any other right already existing, for a housing project or planned residential development granted prior to the effective date of that section. The provisions of this section shall continue to apply to those developments, and the Commission is authorized to perform all required administrative acts. Provided, however, if a conditional use for a housing project or planned residential development approved prior to the effective date of Section 13.04 is abandoned, or is discontinued for a continuous period of one year, it may not thereafter be re-established unless authorized as a Residential Planned Development Supplemental Use District. The planned residential development shall not be divided or separated in ownership unless authorized under supplemental use district procedures as a residential planned development.

**Sec. 5.** Paragraph (d) of Subdivision 1 of Subsection E of Section 12.26 of the Los Angeles Municipal Code is amended to read:

(d) Wherever authority is granted to permit the sale of a lot in a residential planned development or planned development contingent upon the possession of an interest in common areas and facilities which are appurtenant to said lot, ~~The~~ the Certificate of Occupancy for buildings on said lot shall be valid only while said interest is held by the owner. Said interest may be through shares of stock or voting membership in an owners association.

**Sec. 6.** Paragraph (b) of Subdivision 1 of Subsection S of Section 12.32 of the Los Angeles Municipal Code is amended to read:

(b) **Districts.** In order to carry out the provisions of this Article, the following districts are established:

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- “O” Oil Drilling District
- “S” Animal Slaughtering
- “G” Surface Mining District
- “RPD” Residential Planned Development District\*
- “PD” Planned Development District
- “K” Equinekeeping District
- “CA” Commercial and Aircraft District
- “POD” Pedestrian Oriented District
- “CDO” Community Design Overlay District
- “MU” Mixed Use District
- “FH” Fence Height District
- “SN” Sign District
- “RFA” Residential Floor Area District
- “NSO” Neighborhood Stabilization Overlay District
- “CPIO” Community Plan Implementation Overlay District

These districts and their boundaries are shown on portions of the **“Zoning Map”** as provided for in Section 12.04 and made a part thereof by a combination of the zone and district symbols. This map and the notations, references and other information shown on it which pertain to the boundaries of these districts are made a part of this Article as if fully described here. Reference is hereby made to those maps, notations, references and other information for full particulars.

\*“RPD” Residential Planned Development District replaced by “PD” Planned Development District per Ordinance No. \_\_\_\_\_.

**Sec. 7.** Subparagraph (2) of Paragraph (c) of Subdivision 1 of Subsection S of Section 12.32 of the Los Angeles Municipal Code is amended to read:

(2) **Additional Requirements for Application.** Except for CPIO Districts, which may not be established through the

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application procedure, one or more of the owners or lessees of property within the boundaries of the proposed district may submit a verified application for the establishment of a district. An application for the establishment of a Commercial and Artcraft District, a Pedestrian Oriented District, an Equinekeeping District, a Community Design Overlay District, a Mixed Use District, a Sign District, a Residential Floor Area District or a Neighborhood Stabilization Overlay District shall contain the signatures of at least 75 percent of the owners or lessees of property within the proposed district. An application for the establishment of a Fence Height District shall contain the signatures of at least 50 percent of the owners or lessees of property within the proposed district. An application for the establishment of a Planned Development District shall only be accepted where the applicant owns or controls the land subject to the proposed district. An application shall be accompanied by any information deemed necessary by the Department.

If establishment of a district is initiated by the City Council, City Planning Commission, or Director of Planning, the signatures of the property owners or lessees shall not be required.

**Sec. 8.** Subsubparagraph (iii) of Subparagraph (2) of Paragraph (c) of Subdivision 1 of Subsection S of Section 12.32 of the Los Angeles Municipal Code is amended to read:

(iii) **Time for Commission to Act on Application.** The City Planning Commission shall act on an application to establish an "O", "S", "G", "K", "CA", "POD", "CDO", "MU", "FH", "SN", "RFA", "NSO", or "CPIO" District within 75 days from the date of the filing of the application. The City Planning Commission shall act on an application to establish an ~~"RPD" District~~ a "PD" District within 75 days from ~~receipt of the Subdivision Committee report and recommendation~~ the date of the filing of the application or, when a subdivision is requested in conjunction with a "PD" District, within 75 days from the receipt of the Subdivision Committee report and recommendation. The City Planning Commission shall act on proceedings initiated by the Council within 75 days of receipt of that action from the Council, or within the time that the Council may otherwise specify.

**Sec. 9.** Section 13.04 of the Municipal Code is amended to read:

**SEC. 13.04. "~~RPD~~" RESIDENTIAL PLANNED DEVELOPMENT DISTRICTS. "PD" PLANNED DEVELOPMENT DISTRICTS**



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~~\*A. Purpose – The purpose of the regulations set forth in this section is to provide for the establishment and control of residential planned developments. It is the intent of this section to promote and achieve greater flexibility in design, to encourage well-planned neighborhoods with adequate open space which offer a variety of housing and environments through creative and imaginative planning as a unit, to increase housing opportunities for low and moderate income households, and provide for the most appropriate use of land through special methods of development.~~

~~\* If any provision of this ordinance, or the application thereof to any person, property or circumstance, is held invalid, the remainder of this ordinance, or the application of such provisions to other persons, property or circumstances, shall not be affected thereby.~~

~~B. Application. The provisions of this section shall apply to districts wherein residential planned developments are permitted.~~

~~C. Requirements for Filing. Each application for the establishment of an RPD District shall be accompanied by a preliminary plot plan of the proposed development showing the expected locations and arrangement of lots, structures, streets, driveways, easements, open space, parks, schools, and so forth. Such plans shall indicate the layout of the proposed development, and its appearance, characteristics and compatibility with the City's General Plan and existing local conditions.~~

~~In addition to the foregoing, each application for the establishment of an RPD District in "H" Hillside or Mountainous Areas shall be accompanied by the following:~~

~~1. Detailed Topographic Survey. The topographic survey shall include an accurate topographic survey at a minimum scale of 1" = 100' with contour intervals of 5 and 25 feet. Such survey shall accurately indicate the location of the property lines.~~

~~2. Basic Preliminary Grading Plan. The preliminary grading plan shall be prepared by a licensed civil engineer. This plan shall be at a minimum scale of 1" = 100' and shall include the following:~~

~~a. Tract number~~

~~b. Legal description.~~

~~c. Names, addresses and telephone numbers of the record owner, subdivider and design engineer.~~

~~d. North arrow, engineering scale and date.~~

~~e. The widths and approximate grades of existing and proposed rights of way within and adjacent to the property involved~~

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~~f. Locations, widths and approximate grades of existing and proposed highways and streets.~~

~~g. Lot layout, approximate dimensions, proposed elevation and number of each lot.~~

~~h. Existing and proposed contours of the land.~~

~~i. Proposed method of sewage disposal and drainage.~~

~~j. Existing and proposed zoning.~~

~~3. **Preliminary Geological and Soils Engineering Reports.** These reports shall be sufficiently detailed to provide a basis for a reasonable evaluation of geological and soils conditions on and adjacent to the site of the proposed RPD, and shall contain as a minimum the following:~~

~~a. A geologic map showing all exposures of rock soil and alluvium, fill, landslides, slumps, zones of bedrock and soil creep, suspected fault and shear zones, joints and fractures. The geologic map must be based upon an accurate topographic map or the preliminary grading plans upon a scale commensurate with items 1 and 2 above, and reflect careful attention to the bedrock and soil types present and the geologic structure, either exposed or inferred by other geological data obtained on the site.~~

~~b. A geologic report including definite statements, conclusions and recommendations concerning the following:~~

~~(1) Location and general setting with respect to major geographic and/or geologic features.~~

~~(2) Topography and drainage in the subject area~~

~~(3) Abundance, distribution, and general nature of exposures of earth materials within the area~~

~~(4) A reasonable evaluation and prediction of the performance of any proposed cut and fill slopes in relation to geological conditions.~~

~~(5) An evaluation of existing and anticipated surface and subsurface water circulation in terms of the proposed development.~~

~~(6) Recommendations concerning future detailed~~

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~~subsurface exploration.~~

~~c. A preliminary soils engineering report, based upon an examination of the site in sufficient detail to provide the following:~~

~~(1) General anticipated bearing characteristics of earth materials.~~

~~(2) Lateral stability of earth materials, especially fill slopes.~~

~~(3) Problems of excavation and fill placement.~~

~~(4) Handling of seepage water, soil stripping and special treatment of soils on the site.~~

~~(5) Evaluation of deep canyon fills, side hill fills and any special preparation of areas in which fill is to be placed.~~

~~(6) Estimation of the swell characteristics of earth materials and special design problems that may be anticipated.~~

~~(7) Delineation in general of all areas where future subsurface exploration sampling and testing may be necessary.~~

~~Sufficient copies of the above maps, plans and reports shall be provided by the applicant for the purpose of distribution to members of the Subdivision Committee. The required plans and data shall be directed to the Advisory Agency for analysis, report and recommendation by the Subdivision Committee on all matters within the purview of said Committee. the Committee members shall, within 40 calendar days of the filing of the application for an RPD District, transmit their reports and recommendations to the Advisory Agency. Within ten calendar days thereafter, the Advisory Agency shall transmit the report and recommendation to the Subdivision Committee of the Planning Commission. However on an application for the establishment of an RPD District in "H" Hillside or Mountainous Areas those time limits may be extended by mutual consent of the applicant and the Advisory Agency.~~

~~Where a proposed development constitutes a portion of a single ownership which is to be developed in phases, the applicant shall submit a projected general plan of land use, circulation and anticipated sequence of development for the entire ownership. Said plan shall be of sufficient detail to indicate the proposed relationship of the entire development and individual phases thereof to the General Plan of the area and to existing adjoining development and proposed adjoining development which has~~

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been approved by the City.

**D. Establishment of District and Other Requirements** — In order to achieve the purpose of a residential planned development and to assure that such establishment will substantially comply with the applicable elements of the City General Plan, the RPD District shall be subject to the following requirements:

1. **Establishment of District Height and Area Regulations.** The Council shall in the ordinance establishing an RPD District also establish the density area regulations, and height regulation applicable to the district. The height and area regulations, including peripheral setbacks, of the zone in which the land is located, shall not apply to structures, buildings and lots in an approved RPD District. However, the setback requirements of the zone in which the RPD District is located shall be the minimum setback from the periphery required for structures and buildings within the RPD District itself. Whenever the City Planning Commission recommends that the Council adopt an ordinance establishing an RPD District, it shall also recommend maximum density, height and area limitations, including peripheral setbacks, and shall transmit to the Council the recommended plan of development for the entire proposed development. At the time the Council is considering the establishment of an RPD District, it shall submit to the City Planning Commission for report and recommendation any revised or alternative development plans submitted by the applicant prior to final action. The Commission shall act on a revised or alternate plan within 50 days of receipt of the file from the Council. Should the City Planning Commission fail to act within the 50 days, the applicant may request transfer of jurisdiction to the Council.

2. **Density.** The ordinance establishing an RPD District shall contain a number suffixed with said district symbol which shall be indicated within the boundaries of each zone classification within such district. Said number shall be the average number of dwelling units permitted per acre of land, exclusive of public streets, in the residential planned development, or portion thereof, e.g. RPD-1, RPD-2, etc. Such designation or designations shall be indicated upon the Zoning Map. In any RPD District, or differently zoned portion thereof, the average number of dwelling units per acre of land, or fraction thereof, exclusive of public streets, shall not exceed the maximum number of dwelling units permitted by the underlying zone or zones within such district or portion thereof, pursuant to the following schedule:

<b>Zone</b>	<b>Detached Single Family Dwellings</b>	<b>or</b>	<b>Townhouses</b>	<b>or</b>	<b>Dwelling Units in Apartments</b>
RE 40	1.0	"	—	"	—
RA; RE 20	2.0	"	2.0	"	—

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RE 15	2.9	"	2.9	"	-
RE 11	3.9	"	3.9	"	-
RE 9	4.8	"	4.8	"	-
RS	5.8	"	5.8	"	-
R1	8.7	"	8.7	"	-
RU	12.4	"	12.4	"	-
RD 6	-	"	7.0	"	7.0
RD 5	-	"	8.7	"	8.7
RD 4	-	"	10.8	"	10.8
RD 3	-	"	14.5	"	14.5
RZ 2.5	17.4	"	17.4	"	-
R2	-	"	17.4	"	-
RD 2	-	"	18.6	"	21.7
RD 1.5	-	"	18.6	"	29.0
R3	-	"	32.6	"	36.0
R4	-	"	32.6	"	54.0

~~The total number of dwelling units within an RPD District located in an "H" Hillside or Mountainous Area established pursuant to Section 12.32 H of this Code, shall not exceed the density indicated on the General Plan for such area or the maximum number of dwelling units permitted by the underlying zone or zones within such district pursuant to the above schedule, whichever is less, and only detached single family dwellings or townhouses shall be the types of housing permitted thereon.~~

~~3. Area or District.~~

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~~a. Every RPD District shall have an area of 3 acres or more exclusive of public streets. Provided, however, that an RPD District may have an area of 5,000 square feet, or the minimum lot area required by the zone, whichever is greater, or more, exclusive of public streets, whenever the underlying zone of such district is in the RD6, RD5, RD4, R2, RD2, RD1.5, R3, or R4 Zone.~~

~~b. The Commission and the City Council may approve an RPD District having an area less than required herein if said district adjoins and will constitute an integral part of an existing RPD District and the proposed development is in harmony with that permitted in the existing RPD District, the existing and proposed plans for adjacent areas and the General Plan. In no event may the proposed RPD District be approved with an average density exceeding that permitted in the existing RPD District.~~

~~**E. Standard Residential Conditions.** The following standard residential conditions shall apply to each RPD District. In addition, after report and recommendation by the Commission, the Council may, by ordinance, impose any other conditions as it deems necessary and proper at the time of establishing such district. In its report to the Council relative to the establishment of an RPD District, the Commission may recommend such other conditions as it deems necessary or desirable in carrying out the general purpose and intent of this section. The standard residential conditions are as follows:~~

~~1. **Final Subdivision Map or Parcel Map.** No building permit shall be issued for any building within an RPD District, except for sales models, recreational buildings or community facilities, unless a Final Subdivision Tract Map or Parcel Map has first been recorded for the property on which the building is located.~~

~~2. **Coverage.** The Commission shall recommend to the City Council the proportion of the total development site to be covered by buildings and structures.~~

~~3. **Separation Between Buildings.** The Commission shall recommend to the City Council the minimum separation between all buildings in the development but in no event shall there be less than 20 feet of space between townhouse buildings of two or more stories.~~

~~4. **Open Space.** Common open space shall comprise at least 25 per cent of the land area exclusive of streets, provided, however, that where the applicant submits evidence to the satisfaction of the Commission that the particular development will contain compensatory characteristics which will provide as well or better for planned unit development within the intent of this section, the Commission may recommend modification of said requirements to~~

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~~the Council. At least half of the required common open space shall be of not more than 15% slope.~~

~~The common open space shall be land within the total development site used for recreational, park or environmental purposes for enjoyment by occupants of the development, but shall not include public streets, driveways, utility easements where the ground surface cannot be used appropriately for common open space, private yards and patios, parking spaces nor other areas primarily designed for other operational functions.~~

~~5. **Private Streets.** Private streets shall not be permitted in RPD developments.~~

~~6. **Parking.** There shall be at least two automobile parking spaces for each townhouse or detached single family dwelling in a residential planned development. Said spaces shall be provided in a private garage. There shall be at least two off-street parking spaces per dwelling unit provided for other residential buildings. Provided, however, that in an “H” Hillside or Mountainous Area there shall be at least three off-street automobile parking spaces provided for each dwelling unit in a residential planned development. In the case of a townhouse or detached single family dwelling, two of the said required three parking spaces shall be provided in a private garage. Provided, further, that the Commission in connection with any residential planned development may recommend to the Council such additional number of spaces as it deems necessary to adequately provide for the needs within the district. For non-residential buildings, the Commission may recommend to the Council the number of parking spaces required, but if no such determination is made, the provisions of Section 12.21 A of this code shall apply.~~

~~7. **Utilities.** All new utility lines, pursuant to Section 17.05N, and all new off-site service utility lines, necessary to serve the development, shall be installed underground.~~

~~8. **Townhouses.** The width of each townhouse in the project shall average at least 20 feet. There shall be a separate private yard with a total area of at least 320 square feet adjacent to each townhouse unless equivalent alternate arrangement of patios or roof decks are provided within the preliminary plot plan, and approved by ordinance. No building shall contain more than eight townhouses.~~

~~9. **Separate Lots.** No portion of land within a residential planned development shall be divided or separated in ownership unless it is first recorded as a separate and distinct lot on a recorded final Subdivision Tract Map or Parcel Map.~~

~~Every lot for a residential building (except a detached single family~~

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~~dwelling or townhouse), church, school, hospital or infirmary shall have a minimum width of 50 feet and a minimum area of 5,000 square feet, or such additional widths or areas as may be required by the Commission and the Council. Each such lot shall front for a distance of at least 20 feet upon a street.~~

~~All lots for detached single family dwellings in the project shall be at least 35 feet wide and said lots shall have a minimum area of 3500 square feet or such additional areas or widths as may be required by the Commission and the Council in the ordinance establishing the district. Each such lot shall front for a distance of at least 20 feet upon a street.~~

~~Each townhouse lot in the project shall average at least 20 feet in its narrowest dimension. Said lots shall have a minimum area of 1750 square feet or such additional areas or widths as may be required by the Commission and the Council in establishing an RPD District. Provided, however, that where the underlying zone of a lot for a townhouse is in the R3 or R4 Zone said lot may have an area of at least 1,000 square feet or such additional area as may be required by the Commission and the Council. Any lot for a townhouse need have only such access or street frontage as is shown on the approved final development plans.~~

~~10. **Separate Units.** Every owner of a dwelling unit or lot shall own as an appurtenance to such dwelling unit or lot, either, (1) an undivided interest in the common areas and facilities, or (2) a share in the corporation, or voting membership in an association, owning the common areas and facilities.~~

~~11. **Maintenance.** The right to maintain the buildings and use the property for a residential planned development shall continue in effect only so long as all of the mutually available features, such as recreational areas, community buildings, landscaping, as well as the general appearance of the premises and buildings are all maintained in a first class condition and as indicated on the approved Final Development Plans.~~

~~12. **Covenants.** The provisions of Standard Condition 11 shall be included in the conditions, covenants, and restrictions applying to the property, which are recorded in the Office of the County Recorder and copies of said provisions shall be furnished to the individual purchasers of units in the development.~~

~~The provisions of Standard Condition 11 shall also be in each of the preliminary and final drafts of the conditions, covenants, and restrictions submitted to the Real Estate Commissioner.~~

~~13. **Sale of Lots or Units.** No dwelling unit or lot shall be sold or encumbered separately from an interest in the common areas and facilities in the development which shall be appurtenant to such dwelling unit or lot. No lot shall~~



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~~be sold or transferred in ownership from the other lots in the total development, or approved phase of the development, unless all approved community buildings, structures, and recreational facilities for the total development, or approved phase thereof, have been completed, or completion is assured, by bonding or other method satisfactory to the Advisory Agency.~~

~~14. **Management Agreement.** No lot or dwelling unit in the development shall be sold unless a corporation, association, property owners group or similar entity has been formed with the right to assess all those properties which are jointly owned with interests in the common areas and facilities in the development to meet the expenses of such entity, and with authority to control, and the duty to maintain all of said mutually available features of the development. Such entity shall operate under recorded conditions, covenants and restrictions which shall include compulsory membership of all owners of lots and/or dwelling units, and flexibility of assessments to meet changing costs of maintenance, repairs and services. The developer shall submit evidence of compliance with this requirement to and receive the approval of the Advisory Agency prior to making any such sale. This condition shall not apply to land dedicated to the City for public purposes.~~

~~\*15. **Low and Moderate Income Dwelling Units.** Every residential planned development shall provide low and moderate income dwelling units as provided in Section 12.39\*\* of this code.~~

~~\* If any provision of this ordinance, or the application thereof to any person, property or circumstance, is held invalid, the remainder of this ordinance, or the application of such provisions to other persons, property or circumstances, shall not be affected thereby.~~

~~\*\* Section 12.39 was repealed by Ord. No. 180,308 Eff. 12/7/08.~~

~~**F. Final Development Plans.** Any final development plans shall be in substantial conformance with the preliminary plans. Prior to the issuance of any permits for the erection or enlargement of any buildings within an established RPD District, final precise site and elevation plans for all buildings and landscaping within the district or approved phase of the development, shall be submitted to and approved by the Zoning Administrator and to the Area planning Commission on appeal. If the original action establishing an RPD District included the submission and approval of final precise plans for the complete development, building permits may be issued in accordance with those plans. In connection with the review of final development plans, deviations in any of the conditions previously established may be authorized pursuant to the provisions of Subsection I of this section.~~

~~**G. Permits** No permit shall be issued for grading, or for the erection, enlargement or maintenance of buildings or structures for a residential planned development, and no person shall perform any such development or construction work, except in full compliance with the final development plans approved as herein provided.~~

~~No building permit shall be issued for other than approved model units until the~~

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conditions, covenants, and restrictions required by Section 13.04-E,12 have been submitted to and approved by the City Attorney.

~~**H. Termination of Districts** Any authority to establish or maintain an RPD district pursuant to the provisions of this section shall terminate: (1) within one and one-half years after the effective date of the ordinance establishing such district unless a tentative subdivision map of the proposed development has been filed; (2) within two years of the tentative map approval, unless construction work on the first phase of the development has begun; (3) unless such work is carried on diligently to completion.~~

~~Upon termination of a district, the Zoning Map shall be corrected by removing the district symbol.~~

~~**I. Changes and Modifications.** After an ordinance establishing an RPD District, and all of the conditions applicable thereto have been adopted by the City Council, the procedure for modifying such conditions shall be the same as that required for the establishment of an RPD District. If approved by the Council, the request for modification of such conditions shall be effectuated by the adoption of an ordinance amending the original ordinance establishing the particular district.~~

**A. Purpose.** This Section sets forth procedures, guidelines, and standards for the establishment of "PD" Planned Development Districts throughout the City. The Planned Development District is intended to:

1. offer an alternate process to accommodate unique developments for residential, commercial, or industrial activities, including combinations of uses and modified development standards, which create a desirable, functional, integrated, context-sensitive environment under the controlled conditions of a Concept Plan and Development Standards;

2. ensure that the public's interest in achieving goals stated in the General Plan will be served more fully through the planned unit development process than through application of conventional zoning regulations; and

3. preserve or enhance the cultural, aesthetic, or economic value of areas having special importance due to their historical significance or because of their being part of older, established communities and neighborhoods.

**B. Establishment of District.**

1. **Application Requirements.** The procedures set forth in 12.32 S of this code shall be followed, however:

(a) each PD District shall include only parcels within C, M, R, and P zones;

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(b) existing specific plans, overlay districts, and special planning districts, as described in Chapter 1 of this code, may not be removed or modified by a PD district;

(c) each PD District shall contain at least 200,000 gross square feet of non-residential floor area; 200 or more dwelling units, guest rooms, or combination of dwelling units or guest rooms; or 3 acres of lot area. The total square footage in the district shall include contiguous parcels of land that may only be separated by public streets, ways or alleys, other physical features, or as set forth in rules approved by the Director of Planning.

(d) each PD District application must include a Concept Plan and Development Standards as detailed in 13.04 C., including a site plan drawn to scale and a rendering of the architectural plan of the building envelope(s). The plans and renderings shall show the proposed project's height; design; size and square footage; number of units; use and location of buildings, driveways, internal vehicular circulation patterns, loading areas and docks; location of landscaped areas; walls and fences, pedestrian and vehicular entrances, location of public rights-of-way; and any other information deemed necessary by the Director of Planning.

2. **Findings.** In order to establish a PD district, the City Council shall find that the PD District's Concept Plan and Development Standards will result in a district that more fully realizes goals stated in the General Plan than is possible through application of conventional zoning regulations

**C. Concept Plan and Development Standards.** No PD district may be established until the City Council has adopted, by ordinance, a Concept Plan and Development Standards for the entire area.

1. **Contents of the Concept Plan and Development Standards.**

(a) The Concept Plan and Development Standards shall contain the regulations applicable to all development within the PD District and shall include specific details, elements, conditions, and restrictions as the City Council may deem warranted to carry out the purpose of this Code, including conditions and restrictions related to size, timing, and sequence of development.

(b) In approving a Concept Plan and Development Standards for a PD District, the City Council may modify zoning regulations relating to height, setback, and area requirements, and other provisions of this Code otherwise applicable to the property; provided that the following standards shall be established:

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(1) **Design Standards.** The Concept Plan and Development Standards provide overall standards of location, massing, height, and floor area of structures as well as open space, setbacks, circulation, off-street parking, and other conditions in such a way as to form a harmonious, integrated project of such quality to justify exceptions to the standard regulations of this Code.

(2) **Density Standards.** The density standards of the zone in which the property is located at time of application for a PD District shall apply to residential uses except that the Concept Plan and Development Standards may authorize a greater density if the proposed design will result in a development project that provides greater open spaces and other desirable features that are not regular requirements of the zone.

(3) **Use Standards.** Property within a PD District may be used only for the uses that are permitted in the underlying zone in which it is located except that the Concept Plan and Development Standards may authorize specified uses if such use are necessary to form an integrated project of such quality to justify exceptions to the normal regulations of this Code. Land use equivalency standards may be approved if all equivalencies have been analyzed in the environmental clearance.

(c) Aspects of the proposed Concept Plan and Development Standards that depart from the regulations of the zone in which the property is located at time of application shall be explained, identifying how the proposed PD District better advances the public interest that possible through application of conventional zoning regulations

**D. General Requirements.**

**1. Provision, Operation, and Maintenance of Common Areas.**

Where common areas or facilities are proposed, an operation and maintenance program shall be prepared.

**2. Applicable Zoning Regulations.**

Regulations and standards of the underlying zoning in which the district is located at time of application for a PD District shall apply except where departures from strict application of district regulations are authorized by the adopted Concept Plan and Development Standards.

**E. Phased PD Districts.** All proposed phased development within a PD District shall be accompanied by a schedule establishing approximate dates when each such phase shall be complete. Each phase of a phased development shall include its

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pro rata share of total planned common open space, facilities, services, and affordable units, as applicable.

**F. PD District Plan Approvals.** Within a PD District, no building permit shall be issued for any project, and no person shall perform any construction work on a project, until a PD Plan has been submitted and approved according to the following procedures. No building permit shall be issued for any project, and no person shall do any construction work on a project except in conformance with the approved PD Plan.

**1. Approval Authority.** The Director of Planning, or his or her designee, shall approve or conditionally approve PD Plans if the plans comply with the provisions of the approved Concept Plan and Development Standards. An approval of a PUD Plan by the Director of Planning, or his or her designee, shall be appealable to the Area Planning Commission.

**2. Procedures.**

**(a) Application.** An application for a PD Project Plan approval shall be filed with the Department of City Planning on the prescribed form, and shall be accompanied by any required materials. The application shall not be considered complete unless and until the form has been properly completed, all required information has been provided and the filing fee set forth in Section 19.01 J of this Code has been paid.

**(b) Action of Director.** The Director of Planning, or his or her designee, shall make a determination within 75 working days from the date of the filing of a completed application and the payment of the applicable fee. This time limit may be extended by mutual written agreement of the applicant and the Director.

**(c) Transfer of Jurisdiction.** If the Director or his or her designee fails to make a determination within the prescribed time period, the applicant may file a request for a transfer of jurisdiction to the Area Planning Commission for a determination on the original application, in which case, the Director shall lose jurisdiction. This request shall be filed in the public office of the Department of City Planning. Once filed, the request and the Department file shall be transmitted to the Area Planning Commission for action.

**3. Finding.** The Director of Planning, or the Area Planning Commission on appeal, shall approve a PD Plan as requested or in modified form if, based on the application and the evidence submitted, if the Director or Area Commission determines that the project substantially complies with the adopted PD District Concept Plan and Development Standards.

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4. **Notice of Written Decision.** Upon making a written decision, the Director shall transmit a copy of the decision and approved plans by first class mail to the applicant. Copies shall also be provided to: the Department of Building and Safety, the Councilmember(s) in whose district the project is located, the Department of Neighborhood Empowerment, and interested parties that have filed written requests with the Department of City Planning.

5. **Effective Date and Appeal.**

(a) The PD plan approval shall become effective and final 15 days after the date of mailing the written decision to the applicant, unless an appeal is filed with the Area Planning Commission within that period.

(b) An applicant, member of the City Council, or any other interested person adversely affected may appeal the Director's decision to the Area Commission. Appeals shall be processed in the manner prescribed in Section 16.05 H of this Code, except as otherwise provided here.

**Sec. 11.** The following terms in Section 17.02 of the Los Angeles Municipal Code are amended or added to read, alphabetically:

**PLANNED DEVELOPMENT.** A group of buildings and appurtenant structures located and arranged in accordance with the requirements established by ordinance per Section 13.04, "PD" Planned Development Districts, of the Los Angeles Municipal Code.

...

~~**RESIDENTIAL PLANNED DEVELOPMENT.** A group of residential buildings and appurtenant structures located and arranged in accordance with the requirement of the RPD – residential planned development district (Sec. 13.04) in which the property is located. A residential planned development may include schools. It may also include churches, hospitals, infirmaries, recreational and commercial uses, as an integral part of the development and intended for use by its occupants, to an extent commensurate with the planned population of the RPD district. One of three existing supplemental use districts approved by ordinance through the former Section 13.04 of the Los Angeles Municipal Code, now replaced by "PD" Planned Development Districts.~~

**Sec. 12.** Subsection H of Section 17.05 of the Los Angeles Municipal Code is amended to read:

**H. Lot Size.** Every lot shall have a minimum width and area to comply with the requirements as specified in Article 2 of this chapter for the zone in which the lot is located, provided, however, that every lot located in a "C" Commercial Zone and for

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which no minimum width is specified in said article shall have a minimum width of 40 feet. All lots in a ~~residential planned development~~ Residential Planned Development District or Planned Development District shall comply with the ~~standard residential conditions of Sec. 13.04 of this Code, and the conditions of approval of the development provisions established by ordinance per Section 13.04 of this Code.~~

**Sec. 13.** Section 19.04 of the Los Angeles Municipal Code is deleted:

**~~SEC. 19.04. FILING FEE – PLANS AND CONDITIONS OF APPROVAL.~~**

The following ~~fees and charges shall be paid to the City Planning Department in connection with the following:~~

~~**A. Development Plans.** Each final development plan for a residential planned development filed with the City Planning Commission for its report and recommendation subsequent to the application for the establishment of an RPD District shall be accompanied by a filing fee of \$190.00 plus \$1.60 for each acre or portion of an acre shown on the plan.~~

~~**B. Modification of Plans or Conditions.** Each request to the City Planning Commission for its report and recommendations on modifications of an approved final development plan in an RPD District or of a condition imposed on a residential planned development shall be accompanied by a filing fee of \$251.00.~~

**Sec. 14.** The City Clerk shall certify ...