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November 20, 2012

Council of the City of Los Angeles
Planning and Land Use Management (PLUM) Committee
200 North Spring Street
Los Angeles, CA 90012

Re: Medical Service Professional Office Ordinance
CF 12-0949

Honorable Members of the Planning and Land Use Management (PLUM) Committee;
Councilmembers Ed Reyes, Jose Huizar, and Mitchell Englander:

Attached is a revised draft of the Medical Service Professional Office Ordinance (Appendix B). On June 22, 2012, the City Planning Commission approved the proposed ordinance to clarify and modernize zoning provisions relating to low-intensity medical service uses, such as psychiatrists, physical therapists, podiatrists, acupuncturists and chiropractors. The proposed ordinance categorizes these uses as *medical service professional offices* and clearly distinguishes them from higher-intensity clinics and doctors' and dentists' offices. The proposed ordinance maintains the parking requirements for doctors' and dentists' offices and clinics (one space per 200 square feet) while setting the parking requirements for *medical service professional offices* at the same rate as general commercial offices (one space per 500 square feet). In addition, the proposed ordinance deletes obsolete use terms and brings the LAMC into compliance with the Americans with Disabilities Act.

As drafted, the proposed ordinance incorporates two safeguards to accommodate stakeholder concerns. First, the proposed ordinance will not apply within specific plans that address parking for medical uses, preserving context-sensitive parking standards communities have set in place for medical uses. Second, only offices with three or

APPENDIX B

ORDINANCE NO. _____

A proposed ordinance amending Sections 12.03, 12.10.5, 12.11.5, 12.12, 12.13, 12.14, 12.16, 12.17.1, 12.17.6, 12.20, 12.21, 12.24, 12.70, 13.07 and 16.03 of the Los Angeles Municipal Code to categorize low-intensity medical service uses as *medical service professional offices*; update parking requirements for such uses; bring the LAMC into compliance with the Americans with Disabilities Act; delete obsolete use terms; and make other technical corrections.

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

Section 1. Section 12.03 of the Los Angeles Municipal Code is amended by adding the following definitions in alphabetical order:

MEDICAL SERVICE PROFESSIONAL. A person licensed by the State of California as an acupuncturist, chiropractor, clinical social worker, marriage and family therapist, occupational therapist, optician, optometrist, physical therapist, psychologist, psychiatrist or similar profession. This does not include dentists or physicians except psychiatrists.

MEDICAL SERVICE PROFESSIONAL OFFICE. An office of no more than 1,500 square feet that is primarily engaged in providing services for health maintenance, pain, mental health, injury, physical condition, or diagnosis or treatment of human disease that does not provide overnight board or lodging, and where treatment is provided by no more than three (3) Medical Service Professionals. This does not include offices of dentists or physicians except psychiatrists. A Medical Service Professional office greater than 1,500 square feet or an office where four (4) or more Medical Service Professionals provide treatment shall be deemed a clinic for parking requirement purposes.

Sec. 2. Section 12.03 of the Los Angeles Municipal Code is amended to read:

PHILANTHROPIC INSTITUTION. A nonprofit, charitable institution devoted to the housing, training or care of children, or of aged, indigent, handicapped or underprivileged persons, but not including the following: office buildings, except as an accessory to and located on the same lot with an institutional activity, as listed above; hospitals, clinics or sanitariums, correctional institutions, institutions or homes for the insane or those of unsound mind; lodging houses or dormitories providing temporary quarters for transient unemployed persons; organizations devoted to collecting and salvaging new or used materials, or organizations devoted principally to distributing food, clothing or supplies on a charitable basis.

Sec. 3. Paragraph ff of Subdivision 2 of Subsection A of Section 12.10.5 of the Los Angeles Municipal Code is added to read:

(ff) Medical Service Professional Office.

Sec. 4. Paragraph ff of Subsection 2 of Subsection A of Section 12.11.5 of the Los Angeles Municipal Code is added to read:

(ff) Medical Service Professional Office.

Sec. 5. Subdivision 5 of Subsection A of Section 12.12 of the Los Angeles Municipal Code is amended to read:

5. Hospitals ~~or sanitariums~~ (except animal hospitals), with yards as required in Sec. 12.21 C.3.

Sec. 6. Subparagraph 13 of Paragraph (a) of Subdivision 2 of Subsection A of Section 12.13 of the Los Angeles Municipal Code is amended to read:

(13) Hospital, ~~sanitarium~~ or clinics (except animal hospitals).

Sec. 7. Subdivision 17 of Subsection A of Section 12.14 of the Los Angeles Municipal Code is amended to read:

17. Hospitals, ~~sanitariums~~ or clinics, except animal hospitals, when located as required by Section 12.21D.

Sec. 8. Subdivision 37 of Subsection A of Section 12.14 of the Los Angeles Municipal Code is amended to read:

37. Massage parlor, where massage, alcohol rub, ~~fermentation~~ fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered by a Medical Service Professional or physician ~~medical practitioner, chiropractor, acupuncturist, physical therapist or similar professional person licensed by the State of California~~, and including an athletic club, health club, school, gymnasium, state licensed cosmetology or barber establishment, reducing salon, spa or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.

Sec. 9. Paragraph (g) of Subdivision 2 of Subsection A of Section 12.16 of the Los Angeles Municipal Code is amended to read:

(g) Hospital ~~or sanitarium~~.

Sec. 10. Paragraph (d) of Subdivision 1 of Subsection A of Section 12.17.1 of the Los Angeles Municipal Code is amended to read:

(d) hospitals ~~or sanitariums~~ unless approved pursuant to the provisions of Section 12.24;

Sec. 11. Subdivision 2 of Subsection A of Section 12.17.6 of the Los Angeles Municipal Code is amended to read:

2. Any commercial use permitted in the C2 Zone except ~~sanitariums and hospitals~~, provided that these uses are conducted in accordance with all building enclosure and fence enclosure limitations of the C2 Zone.

Sec. 12. Paragraph (c) of Subdivision 1 of Subsection A of Section 12.20 of the Los Angeles Municipal Code is amended to read:

- (c) Hospitals ~~or sanitariums~~, (except animal hospitals).

Sec. 13. Paragraph (c) of Subdivision 4 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(c) **For Commercial and Industrial Buildings.** ~~Except as otherwise provided in Subparagraphs (1) through and including (7) below, there shall be at least one automobile parking space for each 500 square feet of combined floor area contained within all the office, business, commercial, research and development buildings, and manufacturing or industrial buildings on any lot. Office, business, commercial, research and development, manufacturing and industrial buildings shall provide at least one automobile parking space per 500 square feet of floor area, except as otherwise provided below in Subparagraphs (1) through (8).~~

A specific plan may impose less restrictive parking requirements, if it expressly states that the specific plan's parking provisions are intended to supersede the standards set forth in this paragraph.

~~In the case of buildings where bicycle parking spaces are required by Subdivision 16 of this subsection, the minimum number of required automobile parking spaces may be reduced by the same number as the number of bicycle spaces required for the building. Bicycle parking spaces required by Subdivision 16 of this subsection reduce the minimum number of required automobile parking spaces by the number of bicycle spaces required.~~

Sec. 14. Subparagraph 8 of Paragraph (c) of Subdivision 4 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is added and shall read:

(8) Doctors' offices, dentists' offices and clinics shall provide at least one automobile parking space per 200 square feet of floor area.

Sec. 15. Subparagraph 9 of Paragraph (c) of Subdivision 4 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is added to read:

(9) Medical Service Professional Offices shall provide at least one automobile parking space per 500 square feet of floor area. This provision shall not apply where any applicable Specific Plan addresses parking requirements for medical or dental offices.

Sec. 16. Paragraph (d) of Subdivision 4 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(d) ~~For Institutions. There shall be at least one automobile parking space for each 500 square feet of floor area contained within any philanthropic institution, governmental office building, or similar use. Institutions which provide medical services, such as hospitals, sanitariums, convalescent homes, clinics, medical office buildings and other medical service facilities shall make the following provisions for off-street automobile parking.~~

Sec. 17. Subparagraphs 2 and 3 of Paragraph (d) of Subdivision 4 of Subsection A of Section 12.21 of the Los Angeles Municipal Code are amended:

(2) ~~Sanitariums and convalescent homes shall provide one automobile parking space for each 500 square feet of floor area, or 0.2 automobile parking spaces per patient bed, for which the facility is licensed, whichever provides the greater number of automobile parking spaces. Philanthropic institutions, government office buildings, or similar uses shall provide at least one automobile parking space per 500 square feet of floor area.~~

(3) ~~Clinics, as defined in Health and Safety Code Section 1202, medical office buildings and other medical service facilities shall provide one automobile parking space per 200 square feet of total floor area.~~

Sec. 18. Subsection D of Section 12.21 of the Los Angeles Municipal Code is deleted:

~~D.—Location Of Hospitals.—No hospital, sanitarium or clinic for mental, or drug or liquor addict cases shall be established or maintained on any property within 600 feet of the property on which an elementary or high school is being maintained.~~

Sec. 19. The fifth unnumbered paragraph of Paragraph (a) of Subdivision 14 of Subsection U of Section 12.24 of the Los Angeles Municipal Code is amended to read:

Non-taxable Merchandise means products, commodities, or items not subject to California state sales tax. For purposes of this ordinance, the definition of non-taxable merchandise shall not include, without limitation, Sales Floor Area devoted to any of the following categories: services, including the services of a Medical Service Professional, chiropractor, optometrist, optician, physician, surgeon, pediatricist, dentist, spa, gym, nail salon, and travel accommodation services; theaters and other entertainment uses; and food products sold through vending machines.

Sec. 20. The thirteenth unnumbered paragraph of Paragraph (b) of Subdivision 3 of Subsection T of Section 12.24 of the Los Angeles Municipal Code is amended to read:

Hospitals or sanitariums in the A, R, CR, C1, C1.5, CM or M Zones

Sec. 21. Subdivision 12 of Subsection U of Section 12.24 of the Los Angeles Municipal Code is amended to read:

12. Hospitals or sanitariums in the A, R, CR, C4, CM or M Zones, and in the C1 or C1.5 Zones if not permitted by right.

Sec. 22. Subdivision 8 of Subsection B of Section 12.70 of the Los Angeles Municipal Code is amended to read:

8. "Massage Parlor" – An establishment where, for any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered, unless such treatment or manipulation is administered by a Medical Service Professional, physician medical practitioner, chiropractor, acupuncturist, physical therapist or similar professional persons licensed by the State of California. This definition does not include an athletic club, health club, school, gymnasium, state licensed cosmetology or barber establishment, reducing salon, spa or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.

Sec. 23. Subdivision 12 of Subsection B of Section 12.70 of the Los Angeles Municipal Code is amended to read:

12. "Sexual Encounter Establishment" – An establishment, other than a hotel, motel or similar establishment offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate or consort in connection with "specified sexual activities" or the exposure of "specified anatomical areas." This definition does not include an establishment where a Medical Service Professional or physician, ~~medical practitioner, psychologist, psychiatrist or similar professional person licensed by the State of California~~ engages in sexual therapy.

Sec. 24. The seventh unnumbered paragraph of Subsection C of Section 13.07 of the Los Angeles Municipal Code is amended to read:

Neighborhood Services. Neighborhood services are those services used by residents and patrons on a regular basis, including:

- Barber shop or beauty parlor;
- Blueprinting;
- Child care facility;
- Club or lodge, bridge club, fraternal or religious associations;
- Copying services;
- Custom dressmaking;
- Dry cleaner;
- Financial services;
- Laundry or self-service laundromat;
- Locksmith;
- ~~Optician~~ Medical Service Professional Office;
- Photographer;
- Shoe repair;
- Tailor; and
- Other similar services as determined by the Zoning Administrator.

Sec. 25. The twelfth unnumbered paragraph of Subsection B of Section 16.03 of the Los Angeles Municipal Code is amended to read:

Hospitals ~~or sanitariums~~

Sec. 26. The City Clerk shall certify ...

fewer practitioners qualify for the updated parking ratio, excluding high-volume offices with many practitioners operating as *de facto* clinics.

Subsequent to the CPC hearing, the Department recommends limiting the area of a Medical Service Professional Office to 1,500 square feet for the purpose of parking requirements. A review of Los Angeles offices and industry surveys suggests that offices below this threshold typically have only one or two practitioners and limited capacity to serve multiple clients simultaneously. In contrast, offices with larger support staffs, more practitioners and higher turnover potential had floor areas well in excess of 1,500 square feet. Adding a 1,500 square-foot cap on Medical Service Professional Offices will ensure that only low-intensity *medical service professional offices* which generate less parking demand qualify for a reduced parking ratio.

With limits on both floor area and the number of practitioners, the proposed ordinance carves out a narrow subset of small-scale, low-turnover *medical service professional offices* for updated parking requirements.

If you have any questions please contact Tom Rothmann at 213-978-1891.

Sincerely,

MICHAEL LOGRANDE
Director of Planning

 For AB

ALAN BELL, AICP
Deputy Director

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