

## PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2016-3161-CA	ENV-2016-3162-CE	ALL
<b>PROJECT ADDRESS:</b>		
Citywide		
<b>APPLICANT/REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
City of Los Angeles Bonnie Kim	213-978-1330	bonnie.kim@lacity.org
<input type="checkbox"/> <b>New/Changed</b>		
<b>APPELLANT/REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
N/A		
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Bonnie Kim	213-978-1330	bonnie.kim@lacity.org
<b>APPROVED PROJECT DESCRIPTION:</b>		
<p>An Ordinance amending Section 12.03 of the Los Angeles Municipal Code (LAMC) to add a definition for Urban Agriculture Incentive Zone and establish and Urban Agriculture Incentive Zone program.</p>		

**COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)**

1. Determined that the proposed ordinance is Categorically Exempt (No. ENV-2016-3162-CE) under the State CEQA Guidelines Article 19, Section 15303, Class 3 and Article 19, Section 15304, Class 4.
2. Adopted the staff report as its report on the subject.
3. Recommended that the City Council adopt the proposed Ordinance and Map.
4. Recommended that the City Council adopt the attached Findings.

**ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:**

Code Amendment (CA)

**FINAL ENTITLEMENTS NOT ADVANCING:**

N/A

**ITEMS APPEALED:**

N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input checked="" type="checkbox"/> Categorically Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input type="checkbox"/> Other _____	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other _____	<input type="checkbox"/>		

**NOTES / INSTRUCTION(S):**

**FISCAL IMPACT STATEMENT:**

Yes

No

\*If determination states administrative costs are recovered through fees, indicate "Yes".

**PLANNING COMMISSION:**

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

**PLANNING COMMISSION HEARING DATE:**

October 13, 2016

**COMMISSION VOTE:**

6-0

**LAST DAY TO APPEAL:**

N/A

**APPEALED:**

No

**TRANSMITTED BY:**

James K. Williams  
Reviewed by Rocky Wiles



**TRANSMITTAL DATE:**

December 6, 2016



# LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300

[www.planning.lacity.org](http://www.planning.lacity.org)

## LETTER OF DETERMINATION

MAILING DATE: DEC 06 2016

Case No.: CPC-2016-3161-CA  
CEQA: ENV-2016-3162-CE

Council Districts: All  
Plan Areas: All

Project Site: Citywide

Applicant: City of Los Angeles  
Representative: Bonnie Kim, Planning Assistant

At its meeting of **October 13, 2016**, the Los Angeles City Planning Commission took the actions below in consideration of the following ordinance:

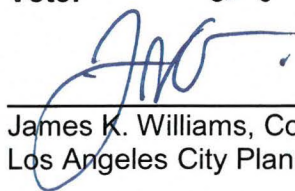
An Ordinance amending Section 12.03 of the Los Angeles Municipal Code (LAMC) to add a definition for Urban Agriculture Incentive Zone and establish an Urban Agriculture Incentive Zone program.

1. **Determined** that the proposed ordinance is Categorical Exempt (No. ENV-2016-3162-CE) under the State CEQA Guidelines Article 19, Section 15303, Class 3 and Article 19, Section 15304, Class 4.
2. **Adopted** the staff report as its report on the subject.
3. **Recommended** that the City Council **Adopt** the proposed ordinance and map.
4. **Recommended** that the City Council **Adopt** the Findings.

This action was taken by the following vote:

Moved: Millman  
Seconded: Mack  
Ayes: Ambroz, Katz, Perlman, Dake-Wilson  
Absent: Ahn, Choe, Padilla-Campos

Vote: 6-0

  
James K. Williams, Commission Executive Assistant II  
Los Angeles City Planning Commission

**Effective Date/Appeals:** The decision of the Los Angeles City Planning Commission is final and not appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Ordinance, Map, Findings

c: Erick Lopez, City Planner  
Bonnie Kim, Planning Assistant

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

An ordinance amending Section 12.03 of the Los Angeles Municipal Code to create the "Urban Agriculture Incentive Zone", by adding the following definition for Urban Agriculture Incentive Zone.

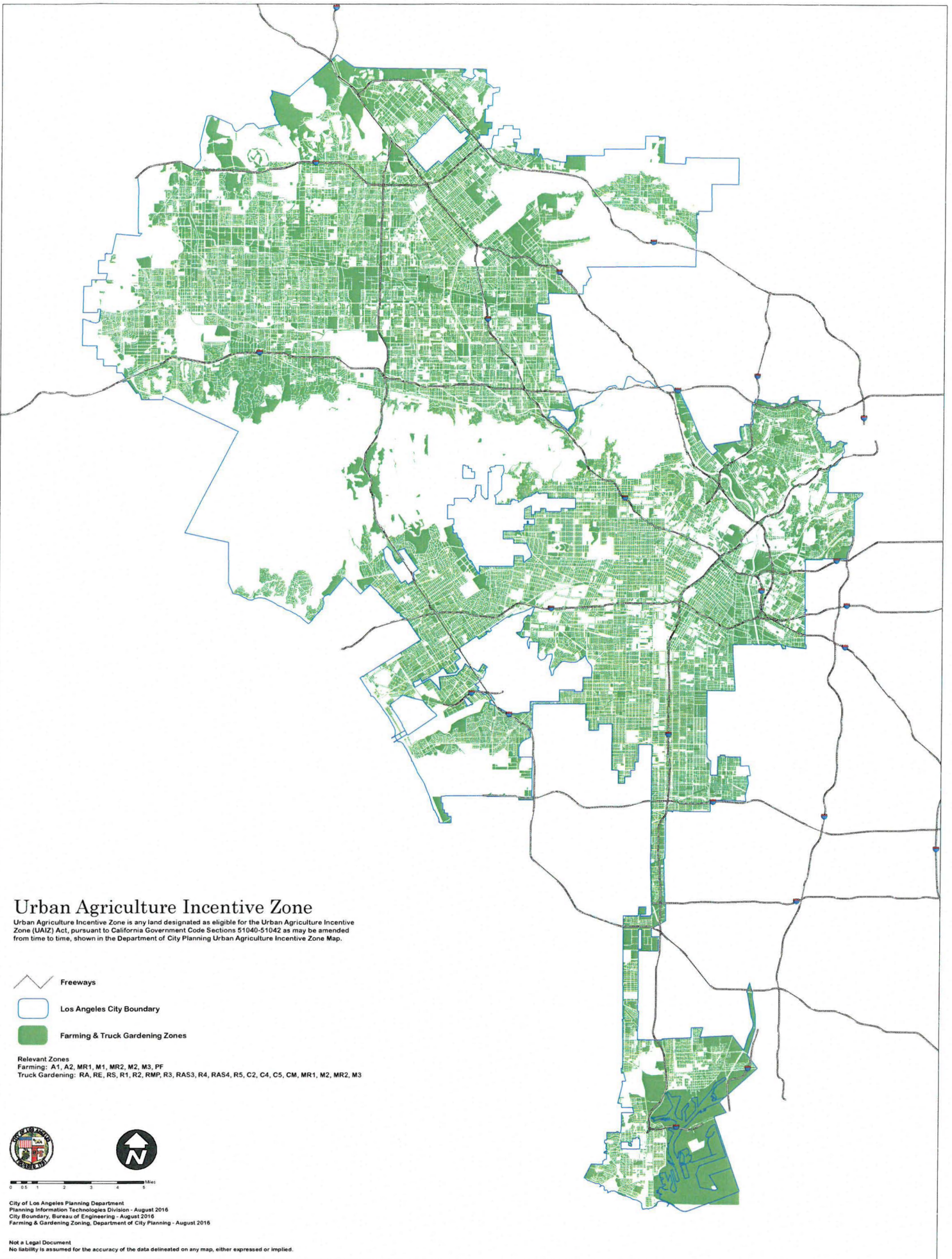
**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

**Section 1.** Section 12.03 of the Los Angeles Municipal Code is amended to read:

**URBAN AGRICULTURE INCENTIVE ZONE.** Any land designated as being eligible for the Urban Agriculture Incentive Zone Act, in accordance with California Government Code Sections 51040-51042 and County of Los Angeles Planning and Zoning Code Sections 22.52.3400, et seq., as may be amended from time to time, and as also shown in the Department of City Planning's Urban Agriculture Incentive Zone Map, dated \_\_\_\_\_, 2016, attached to Council File No.14-1378. The map is maintained by the Department of City Planning as part of the Geographic Information Systems database, and identifies all zones in which Farming and Truck Gardening are permitted uses, which may be amended from time to time.

The map shall be used by the Director of Planning, or his/her designee, to determine eligibility for the City of Los Angeles' Urban Agriculture Incentive Zone Program, as set forth in Los Angeles Administrative Code Sections 19.170, et seq., based on the criteria outlined in California Government Code Sections 51040 - 51042, the County of Los Angeles Planning and Zoning Code Sections 22.52.3430 - 22.52.3450, as may be amended from time to time.

**Section 2.** The City Clerk shall certify....



### Urban Agriculture Incentive Zone

Urban Agriculture Incentive Zone is any land designated as eligible for the Urban Agriculture Incentive Zone (UAIZ) Act, pursuant to California Government Code Sections 51040-51042 as may be amended from time to time, shown in the Department of City Planning Urban Agriculture Incentive Zone Map.

-  Freeways
-  Los Angeles City Boundary
-  Farming & Truck Gardening Zones

Relevant Zones  
Farming: A1, A2, MR1, M1, MR2, M2, M3, PF  
Truck Gardening: RA, RE, RS, R1, R2, RMP, R3, RAS3, R4, RAS4, R5, C2, C4, C5, CM, MR1, M2, MR2, M3



City of Los Angeles Planning Department  
Planning Information Technologies Division - August 2016  
City Boundary - Bureau of Engineering - August 2016  
Farming & Gardening Zoning, Department of City Planning - August 2016

Not a Legal Document  
No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

## Findings

### General Plan/Charter Findings

1. In accordance with **Charter Section 556**, the proposed ordinance is in substantial conformance with the purposes, intent, and provisions of the General Plan in that it would promote and foster urban agriculture by establishing an Urban Agriculture Incentive Zone (UAIZ) for the City of Los Angeles, and enable property owners to potentially receive a tax benefit in exchange for using eligible property for urban agriculture.

### General Plan Framework

#### Resource Conservation and Management

- Objective 6.1** Protect the City's natural settings from the encroachment of urban development, allowing for the development, use, management, and maintenance of each component of the City's natural resources to contribute to the sustainability of the region.

The proposed UAIZ ordinance would provide an incentive to use vacant lots for agricultural activity, which fosters increased access to green space and locally grown fresh food, thereby supporting the environmental sustainability of the City and region. In addition, the proposed ordinance expressly excludes any land within a Significant Ecological Area, Sensitive Environmental Resource Area, or a National Recreational Area from being eligible for the UAIZ tax benefit, which further supports the protection of the City's natural settings.

#### Outdoor Recreation

- Objective 6.2** Maximize the use of the City's existing open space network and recreation facilities by enhancing those facilities and providing connections, particularly from targeted growth areas, to the existing regional and community open space system.

**Policy:** Establish, where feasible, the linear open space system represented in the Citywide Greenways Network map, to provide additional open space for active and passive recreational uses and to connect adjoining neighborhoods to one another and to regional open space resources (see Figure 6-1). This Citywide Greenways Network is hierarchical and is composed of three levels: regional, community, and local/ neighborhood. While these levels are of equal importance, they vary in scale and the degree to which they impact the City at large. Additionally, while these levels overlap one another, they can still be differentiated and broken down as follows:

- c. The local/neighborhood components include pedestrian-supporting streets, open space associated with public facilities such as schools, small parks, and community gardens.



The proposed UAIZ ordinance would provide an incentive to use vacant lots for agricultural activity including community gardens, which fosters increased access to green space, thereby supporting the City's Greenways Network and enhancing the aesthetic qualities of the open space areas.

### Health and Wellness Element

The proposed code amendment is also consistent with, and helps further accomplish the following goals and objectives that make up the Health and Wellness Element of the General Plan:

**Goal 4** Food that Nourishes the Body, Soul, and Environment

**Objective 4.1** Land for urban agriculture and healthy food

**Policy:** Encourage and preserve land for urban agriculture in the city to ensure a long-term supply of locally produced healthy food, promote resiliency, green spaces, and healthy food access; increase the number of urban agriculture sites including but not limited to: community gardens, parkway gardens, urban farms and rooftop gardens in low-income and underserved areas.

The proposed UAIZ ordinance would provide an incentive to use vacant lots for agricultural activity, thereby increasing the potential number of urban agriculture sites around the City.

2. In accordance with **Charter Section 558(b)(2)**, the adoption of the proposed ordinance will be in conformity with public necessity, convenience, general welfare and good zoning practice because the ordinance provides an incentive for urban agriculture, which supports environmental sustainability, local food production, and increased access to green spaces. By incentivizing urban agriculture, the proposed ordinance will potentially increase the conversion of vacant lots to sites of agricultural activity, such as gardens and urban farms. Such activities encourage environmentally sustainable practices, the local production of food and provide new green spaces.

### CEQA Finding

The Department of City Planning determined that the proposed ordinance would not have a significant impact on the environment. A Notice of Exemption (ENV-2016-3162-CE) was prepared for the proposed ordinance after a review for any potential impacts on the physical environment.

On the basis of the whole of the record before the lead agency, including any comments received, the lead agency finds that there is no substantial evidence that the proposed ordinance will have a negative effect on the environment. The attached Notice of Exemption reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are located at the Code Studies Division of the Planning Department in Room 701, 200 North Spring Street.