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INFORMATION

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October 31, 2012

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

**Re: Quarterly Report on Comprehensive Zoning Code Revision
Council File 12-0460 (Englander, Reyes)**

Honorable Members of the Planning and Land Use Management (PLUM) Committee:

On June 19, 2012, Councilmember Englander introduced a motion (CF 12-0460) requesting that the Department of City Planning provide written updates on a quarterly basis to the Planning and Land Use Management Committee, beginning with a comprehensive schedule for the project prepared no later than October 2012.

BACKGROUND

On June 19, 2012, the City Council approved a transfer of \$990,000 for this project from the Construction Services Trust Fund (CSTF) No. 438/50 for the first year of a five-year work program for the revision of the City's Zoning Code. This historic action marked the beginning of one of the City's most significant planning initiatives – creation of a brand new Zoning Code.

With that allocation of funds, the Department released a Request for Proposals (RFP) on July 20, 2012 to select the consultant team. On August 31, 2012, the Department received six proposals from consultant teams from around the country. We have reviewed the proposals and interviewed the teams and expect to be ready to recommend a consultant team next month.

FUNDING

Funding for this project will be coming from three different sources, all of which are General Fund neutral (meaning that no additional tax dollars will be going towards this initiative): 1) the General Fund to fund the existing Department of City Planning staff; 2)

the General Plan Maintenance Surcharge to fund the additional City staff needed; and 3) the Construction Services Trust Fund (CSTF) to fund consultant services.

The City Council approved funding from the CSTF for the first year of the five-year work program on June 19, 2012. Funding from the CSTF will be granted on an annual basis as part of the Department's annual budgetary process; we will be including our next request of \$1,012,000 in the Department's FY 2013/2014 Budget Proposal.

| Annual Budget Assumptions | | | | | |
|---------------------------|--------------|--------------|--------------|--------------|--------------|
| FY 2012-2013 | FY 2013-2014 | FY 2014-2015 | FY 2015-2016 | FY 2016-2017 | 5-Year Total |
| \$990,000 | \$1,012,000 | \$1,012,000 | \$1,012,000 | \$1,012,000 | \$5,038,000 |

The City Council is currently scheduled to vote on an ordinance that temporarily increases the existing General Plan Maintenance Surcharge from 3% to 5% for a period of five years with a sunset clause. This surcharge applies to any permit, plan check, license, or planning application fee. This action would secure the funding necessary to initiate the project as outlined in our five-year work program and budget plan.

WORK PROGRAM

The Initial Project Phasing Plan identified in the original report to Council included a work program that utilized a phased approach to the development and adoption of Code provisions. This initial plan was intended to serve as a starting point, included below, and breaks down the targeted start and completion timeframe for each of the anticipated major sections of the new Code by quarter.

| Quarters | Initial Project Phasing Plan | | | | | | | | | | | | | | | | | | | |
|---|------------------------------|---|---|---|--------------|---|---|---|--------------|---|---|---|--------------|---|---|---|--------------|---|---|---|
| | FY 2012-2013 | | | | FY 2013-2014 | | | | FY 2014-2015 | | | | FY 2015-2016 | | | | FY 2016-2017 | | | |
| | 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 | 1 | 2 | 3 | 4 |
| Consultant Selection | | | | | | | | | | | | | | | | | | | | |
| Project Website | | | | | | | | | | | | | | | | | | | | |
| Web-Based System | | | | | | | | | | | | | | | | | | | | |
| Process & Procedures | | | | | | | | | | | | | | | | | | | | |
| Unified Downtown Development Code | | | | | | | | | | | | | | | | | | | | |
| Industrial Uses/Forms | | | | | | | | | | | | | | | | | | | | |
| Single-Family, Agriculture, Open Space, and Public Facility Zones | | | | | | | | | | | | | | | | | | | | |
| Commercial Uses/Forms | | | | | | | | | | | | | | | | | | | | |
| Multi-Family Uses/Forms | | | | | | | | | | | | | | | | | | | | |
| Orientation Districts | | | | | | | | | | | | | | | | | | | | |
| Subdivisions | | | | | | | | | | | | | | | | | | | | |
| Parking & Signs | | | | | | | | | | | | | | | | | | | | |
| Parks & Open Space | | | | | | | | | | | | | | | | | | | | |
| Public Right-Of-Way | | | | | | | | | | | | | | | | | | | | |
| Transfer of Development Rights | | | | | | | | | | | | | | | | | | | | |
| Overlays | | | | | | | | | | | | | | | | | | | | |
| Nonconforming Rights | | | | | | | | | | | | | | | | | | | | |
| Definitions | | | | | | | | | | | | | | | | | | | | |

Each response to our RFP submitted for consideration included a Preliminary Project Phasing Plan. A Final Project Phasing Plan will be settled on shortly after the contract is awarded to the selected consultant team. When this plan is determined, we will provide it on the next quarterly update.

FISCAL IMPACT

The funding to complete the Final Project Phasing Plan will be coming from the existing General Fund allocation for existing Department staff, and from the CSTF allocation for the consultant staff.

For further information, please contact Erick Lopez of my staff at (213) 978-1323, or email him at erick.lopez@lacity.org.

MICHAEL J. LOGRANDE
Director of Planning

By: 
Alan Bell, AICP
Deputy Director of Planning