



Department of City Planning - Code Studies Section
NOTICE OF PUBLIC HEARING
Citywide Proposed Zoning Code Amendment

**CASE: CPC-2016-3161-CA
ENV-2016-3162-CE**

**Urban Agriculture Incentive Zone (UAIZ)
Code Amendment
Council District: All**

This notice is to inform you of the public hearing for case number CPC-2016-3161-CA, a proposed Zoning Code amendment to establish an Urban Agriculture Incentive Zone program that has been initiated by City Council Motion (Council File #14-1378). All interested persons are invited to attend the public hearing, at which you may listen, speak, and submit written information relating to the proposed project.

PLACE:	Los Angeles City Hall 200 N. Spring Street, Room 1050 (Public entrance is on Main Street) Los Angeles
DATE:	Thursday, September 15, 2016
TIME:	10:00 am – 12:00 pm

PROPOSED PROJECT: An ordinance amending Sections 12.03 of the Los Angeles Municipal Code to add a definition for Urban Agriculture Incentive Zone and establish an Urban Agriculture Incentive Zone program.

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 oral testimony and any written communication received regarding this proposed Code amendment, as well as the merits of the draft ordinance as it relates to existing land use regulations. After the hearing, a recommendation report will be prepared for consideration by the City Planning Commission at a later date.

Please submit comments to: Bonnie Kim at bonnie.kim@lacity.org, (213) 978-1330. In order to be considered in the report to the City Planning Commission, comments should be received by 5 PM on September 26, 2016. Comments received after September 26, 2016 should be addressed to the City Planning Commission for its consideration.

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.

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, Code Studies Section, City Hall - Room 701, 200 North 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 750, 200 North 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.*



City of Los Angeles

Urban Agriculture Incentive Zone Contract

An Urban Agriculture Zone Contract is a voluntary contract between the City and a property owner of vacant property, where the property owner agrees to use the property for an active agricultural use for a period of five years in exchange for a potential property tax reduction.

Eligibility Criteria

A property may be eligible to enter into an Urban Agriculture Incentive Zone (UAIZ) Contract for a potential tax reduction as authorized by AB 551 if it meets all of the following criteria:

- The property is in an urban area, which is a Census-defined area containing at least 250,000 people, as defined in Section 51040.3(a) of the California Government Code.
- The property is not located, wholly or partially, within a Significant Ecological Area, Sensitive Environmental Resource Area, or a National Recreation Area.
- The property is not located, wholly or partially, on a site or facility listed on the Department of Toxic Substance Control's Envirostor Database
- The property is vacant, unimproved, or contains only non-habitable structures that are or will be accessory to agricultural uses.
- The property has an area between 0.10 acre (4,356 sq-ft) and three acres (130,680 sq-ft) in size.
- The property shall be limited to agricultural land uses as defined in Section 51040.3(c) of the California Government Code, and also be limited to the uses permitted or conditionally permitted by the zone in Chapter 1 Article 2 of the Los Angeles Municipal Code.
- The property in its entirety shall be available for, and devoted or dedicated to, agricultural use immediately and for the duration of the initial agreement, which shall be for a term of five (5) years.
- Secured property tax obligations shall be current and paid according to installments determined by State law.
- Any necessary land use approvals shall be obtained prior to applying for a contract.

Frequently Asked Questions

Q: What can I use my property for under a UAIZ contract?

A: Any use of the property must still comply with the existing zoning regulations. Under a UAIZ contract, the property must be fully dedicated to an agricultural use. In the City of Los Angeles, agricultural uses that are permitted by-right include farming and truck gardening, depending on what the property is zoned. Structures that are accessory to the urban agricultural use are permitted if they comply with Section 12.21 C.5 of the Los Angeles Municipal Code. Habitable structures are not permitted in any circumstance under the contract.

Q: How do I apply for a UAIZ contract?

A: Before applying for a UAIZ contract, you must first obtain any necessary land use approvals or permits. For example, if you are in the Coastal Zone, you must obtain the necessary coastal development permits. You will need to complete the Urban Agriculture Incentive Zone Contract application and submit it to the City of LA Department of City Planning. Once the Department of City Planning has confirmed that your property meets

the eligibility criteria listed above, you will follow the steps listed on the application form. These steps include review from the LA County Office of the Assessor and LA County Department of Treasurer and Tax Collector. Provided all the criteria are met and funds are available, the Department of City Planning will approve the application and start the contract process. Once the contract is signed by both you and the City, you must record the contract with the LA County Registrar-Recorder and submit a copy of the recorded contract to the LA City Department of City Planning, which will send a copy to the LA County Office of the Assessor. The tax benefit will not be applied until the UAIZ contract has been signed by all parties, notarized on behalf of the property owner, recorded with the County Registrar-Recorder/County Clerk, and a copy of the recorded contract is on file with the LA County Office of Assessor and the LA City Department of City Planning.

Q: How much will it cost to apply?

A: The Department of City Planning will not charge an application fee (to cover City staff time) for the first year of the UAIZ program. However, there is a recordation fee that is charged by the County Registrar-Recorder. After the first year, the City will re-assess the program and may start charging an application fee to cover the amount of City resources necessary for the processing of the applications.

Q: How much tax savings can I expect to get with an UAIZ contract?

A: Once a contract has been recorded, the County Assessor will reduce the property tax to the prevailing agricultural rate based on the per-acre land value of irrigated cropland for California, as published by the National Agricultural Statistics Service of the United States Department of Agriculture. In Los Angeles County, the total tax savings must not exceed \$15,000 per year per property. For property-specific questions, contact the County Assessor.

Q: When will my property be inspected?

A: 90 days after the recordation of the contract, the Agricultural Commissioner will conduct a site inspection to confirm that the property is being devoted to agricultural use. The entire property, as part of the eligibility criteria, must be devoted to agricultural activity for an initial period of five years. The property must be accessible for annual inspections by the Agricultural Commissioner for compliance with the contract and proper agricultural practices during the entire contract term. The property must also be accessible for inspections as needed by the Department of Building and Safety for compliance with the City's zoning regulations.

Q: How long will the contract be in effect?

A: Per AB 551, the contract is in effect for an initial period of five years, and any contract applications may be submitted and approved up to January 1, 2019. The California State Legislature has the discretion whether to extend the sunset date in AB 551 beyond January 1, 2019 for new and renewed UAIZ contracts.

Q: What happens if I need to cancel the contract? What happens if I sell the property?

A: At any point during the term of the contract, the property owner may request cancellation of the contract by submitting written notice to the Department of City Planning and recording a notice of cancellation of the contract against the property. The City may also cancel the contract if the property owner is found to be non-compliant with the terms of the contract. In both circumstances, the property will be re-assessed to the previous tax rate, and the property owner is liable to pay a cancellation fee equal to the amount of the tax benefit saved during the contract. A UAIZ contract is attached to the property; any subsequent owners are bound by the contract and obligated to comply unless the new owner terminates the contract and pays the cancellation fee.

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.

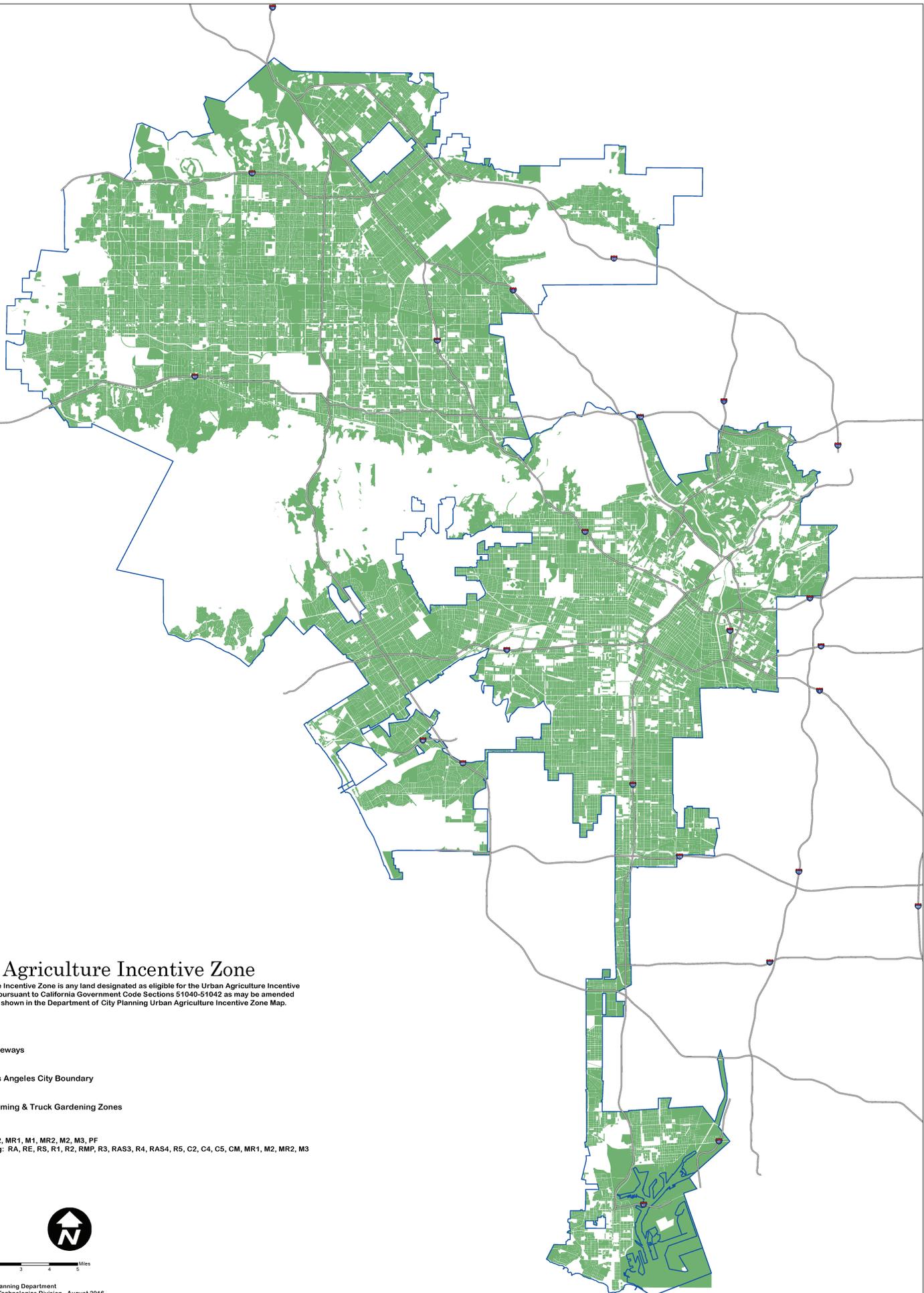
**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

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....

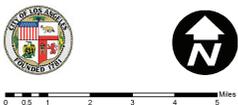


Urban Agriculture Incentive Zone

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.