

**MOTION BY SUPERVISORS MARK RIDLEY-THOMAS AND
HILDA L. SOLIS**

April 9, 2019

Developing a Bioscience Overlay Zone

On August 7, 2018, the Los Angeles County (County) Board of Supervisors (Board) instructed the Department of Regional Planning (Regional Planning) in consultation with the Chief Executive Officer, County Counsel, Fire Chief, and the Directors of Public Works and Health Services to report back on the feasibility of developing land use or permitting tools that would streamline the entitlement and permitting process for bioscience-related uses in unincorporated areas of the County.

This work was preceded by The Battelle Memorial Institute study (Battelle Study) commissioned by the Board in 2014 which found that the bioscience industry continues to be an important economic driver for the Los Angeles region. Follow-up reports by the Los Angeles County Economic Development Corporation and the Los Angeles County Community Development Commission have supported these findings and urged County officials and industry leaders to take proactive steps to develop the region’s bioscience sector, including creating incentives for siting and developing these types of land uses across the County. To date, the Board has engaged in a number of significant actions to support these objectives including the development of a Countywide bioscience

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investment fund, and inclusion of the bioscience sector as a targeted area for workforce development strategies.

On January 2, 2019, Regional Planning submitted their response to the August 2018 Board action, entitled “Developing a Land Use Tool to Cultivate the Bioscience Industry” (Report). This Report discussed the feasibility of developing such a tool, explored regulatory issues, and analyzed the opportunities to accommodate bioscience related land uses within the County’s current zoning framework.

The Report provided six options for the Board’s consideration in developing a Bioscience Land Use Tool. Among these options, Option 1, a Bioscience Overlay Zone (Overlay Zone), is the most suitable tool to streamline the land use and building permitting processes for this industry. An Overlay Zone would allow bioscience activities in specific areas of the County with a ministerial review. Overlay Zones are area-specific and may allow activities that are currently prohibited in the base zone. However, since the Overlay Zone would be superimposed over the base zone, it allows for a streamlined entitlement process.

As noted in the Battelle Study, there are several potential locations throughout the unincorporated areas of the County that could serve as hubs for bioscience activities. These are areas that have existing synergistic uses (e.g., health services and research/development uses) that the Overlay Zone could leverage. There are also unincorporated communities such as Willowbrook and West Carson that already have a significant bioscience/health services presence and where an Overlay Zone would further streamline the entitlement process for bioscience related uses.

WE THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Instruct the Director of Regional Planning, in consultation with the Director of Public Works and County Counsel to initiate the preparation of an ordinance amending County Code, Title 22 - Planning and Zoning, to establish a Bioscience Overlay Zone (Overlay Zone) consistent with Option 1 of the January 2, 2019 Board Report entitled "Developing a Land Use Tool to Cultivate the Bioscience Industry" with the objective of presenting the ordinance to the Regional Planning Commission for consideration by the end of 2019;
2. Report back to the Board of Supervisors in writing within 60 days with recommendations on appropriate areas to apply the Overlay Zone within all five Supervisorial Districts, opportunities to establish appropriate maximum parking standards therein, and on the necessary environmental review that will be required for completion of the Overlay Zone;
3. Consult with the Director of Consumer and Business Affairs, County Counsel and external stakeholders to inform the development of the Overlay Zone; and
4. Report back to the Board of Supervisors in writing within 90 days with an analysis and proposed recommendations for the development of tools similar to an Overlay Zone, such as specific plans, for use on County-owned sites and parcels within the jurisdiction of cities and for opportunity areas and sites that are located across jurisdictional boundaries, and recommended proposals for partnerships with those cities.

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