Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

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January 2, 2019

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BOARD REPORT ON DEVELOPING A LAND USE TOOL TO CULTIVATE THE BIOSCIENCE INDUSTRY

BACKGROUND

On August 7, 2018, on a motion by Supervisor Mark Ridley-Thomas, the Board of Supervisors (Board) instructed the Department of Regional Planning, in collaboration with the Directors of Public Works, Chief Executive Office (CEO), Fire Department, Health Services, County Counsel, and bioscience industry representatives, to report back on the feasibility of developing a Countywide zoning overlay or other land use and/or permitting tools or updates with accompanying amendments to the County Code that would streamline the entitlement and permitting processes in unincorporated Los Angeles County (County) specifically for the bioscience industry. This initial report is prepared in response to the Board's request.

DISCUSSION

The biosciences are a diverse and often converging group of industries and activities with a common link—they apply knowledge to develop biological solutions that sustain, restore, and improve the quality of life for humans, plants, and animals.[1] Examples of bioscience industry subsectors include, but are not limited to, the following:

[1] BioOhio -- https://www.bioohio.com/ohio/whats-bio/

- **Agricultural Biotechnology:** The application of life science knowledge, biochemistry, and biotechnologies to the processing of agricultural goods, organic chemicals, and bio-based materials.
- **Medical and Testing Labs:** Analytical and medical imaging services for healthcare providers, including the analysis and development of pharmaceuticals.
- **Medical Device and Equipment:** The manufacture of surgical supplies and instruments, orthopedic implants, and hospital equipment.
- **Medical Product Distribution:** The distribution of finished products to healthcare providers and patients in the clinical, long term care, and residential settings.
- **Pharmaceuticals and Therapeutics:** The development and manufacture of medicinal, botanical, and biological products for both therapeutic and diagnostic applications.
- **Research and Development:** The study and translation of research into products, treatments, and services.

According to a report prepared by the CEO[2], with research provided by the Battelle Memorial Institute, the County already has many of the key ingredients necessary for advancing bioscience development. The County has several leading academic medical centers, which in 2012 combined to generate nearly $1 billion in National Institutes of Health funded research, the gold standard of biomedical research. This strong showing in bioscience research places the County in the top tier of metropolitan areas. In 2010, total bioscience industry employment in the County stood at 42,000, which was slightly larger than the sector's employment found in either the San Diego or San Francisco regions. The report states that the challenge to further accelerate the growth of the bioscience industry in the County is due to the lack of a vibrant biotech cluster and network.

There is no identifiable commercial bioscience real estate market in the County, and no single area of the County that has a high concentration of bioscience companies. In 2014, there were a total of 168 bioscience firms dispersed throughout the County, utilizing over 200 buildings and approximately five million total square feet (sf) of leased space.[3] Outside of two small bioscience incubators found near research institutions with a total area of 12,000 sf, there is only one advertised multi-tenant bioscience lab space found in the County with 34,000 sf that are close to fully occupied. Besides these facilities, there is no clearly identified inventory of bioscience lab space that is being either bought/sold or leased to bioscience tenants. This lack of available lab space is reinforced by the analysis which shows that among the 168 bioscience firms tracked, very few (only 18) are located in buildings that house another bioscience firm.

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[2] Chief Executive Office Board Report – August 5, 2014 – Report on consultant evaluation for a potential countywide biotechnology partnership program. Page ES-2

[3] Chief Executive Office Board Report – August 5, 2014 – Report on consultant evaluation for a potential countywide biotechnology partnership program. Page ES-6

According to a report prepared by Battelle Technology Partnership, a key gap in commercial bioscience real estate in the Los Angeles region is for multi-tenant facilities that can support bioscience firms at all stages of development[4]. As seen at other successful bioscience hubs from around the country, multi-tenant space, especially when offered in varying sizes and with the ability to scale-up, is a critical draw for attracting start-ups and emerging firms. The report identifies nine common characteristics that make bioscience hubs successful. These characteristics are:

1. Ample amount of developable space to accommodate present and future development;
2. Linkages with research institutes and/or universities;
3. Provision of incubator space;
4. Availability of core lab services;
5. Presence of an anchor tenant;
6. Presence of clinical anchors (i.e., hospitals, medical clinics, veterinary schools);
7. Strong leadership and/or governance structure;
8. Inclusion in community renewal efforts; and
9. Access to venture capital.

Based on information presented in the Battelle Report, the establishment of a bioscience hub will provide opportunities for growth in the industry. On December 15, 2015, the Board directed the Community Development Commission to conduct community outreach on the County's bioscience industry sector initiative, and provide recommendations based on the public comments received[5]. Sites identified in the report as potential locations for establishing a bioscience hub included:

1. LAC + USC Medical Center (First District);
2. Martin Luther King, Jr. Outpatient Center (Second District);
3. Harbor – UCLA Medical Center (Second District);
4. UCLA Westside Health Center (Third District);
5. Rancho Los Amigos Hospital (Fourth District);
6. City of Hope (Fifth District);
7. Olive View – UCLA Medical Center (Fifth District); and
8. Honor Ranch (Fifth District).

A recurring hallmark of bioscience hubs across the nation is integration between research/scientific institutions and industry. Whether it's proximity to a major research institution, a nationally-recognized laboratory, a major scientific university, or a combination thereof, having substantial research infrastructure at or near a bioscience research and development building plays a key role in the bioscience hub's development.

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[4] Los Angeles County Economic Development Corporation – Los Angeles County Bioscience Industry Cluster Development Implementation Plan. Page 71.

[5] Community Development Commission – 2016 – Report on bioscience hubs community engagement. Page 2.

ISSUES

Regulatory Issues

The Los Angeles County Economic Development Corporation (LACEDC), a nonprofit, public-benefit organization, prepared a Los Angeles County Bioscience Industry Cluster Development Implementation Plan in 2016. This plan establishes a roadmap for private, public, education, economic development, and other bioscience stakeholders to align and deploy the County's bioscience-related assets and fill existing gaps that are critical ingredients to developing a world-leading bioscience industry cluster in the County. The Plan provides an overview of a 2015 LAEDC Business Climate Survey and interviews from executives from several bioscience firms, both large and small, across the Los Angeles region. Based on separate interviews conducted for the report, the most cited challenges for establishing bioscience activities include[6]:

- Navigating public permitting and entitlement processes;
- Inconsistent enforcement of standards; and
- Site selection assistance and other business assistance service needs.

In order to understand the permitting and entitlement processes, the activities associated with bioscience should first be identified. Bioscience industries include a range of land use activities that are regulated by the Planning and Zoning Code (Title 22). Determining the necessary permitting requires identifying the activity that closest matches a use described in the Zoning Code. Identifying locations to establish bioscience may also be difficult to do when zoning and land use for these activities is not clear. Without clear regulations, enforcement standards may also be applied inconsistently.

CURRENT COUNTY REGULATIONS

Analysis of County Zones for Bioscience Land Uses

The County currently regulates activities that are conducted by bioscience operations. Included with this report is a table (Table 1) that identifies zones where bioscience-related activities are allowed or prohibited within the unincorporated areas of the County. In summary:

- Hospitals are prohibited in the industrial zones, and require a Conditional Use Permit (CUP) in the commercial zones;
- Schools, universities, and medical clinics are permitted with a ministerial review in the commercial zones;

[6] Los Angeles County Economic Development Corporation – Los Angeles County Bioscience Industry Cluster Development Implementation Plan. Page 37.

- Medical laboratories and research and testing laboratories are permitted in the industrial zones and some commercial zones with a ministerial review;
- Medicine manufacturing is permitted in the industrial zones with a ministerial review;
- The manufacture, assembly, packaging and storage of finished or prepared materials is permitted in the industrial zones with a ministerial review; and
- Scientific research or experimental development is permitted in most industrial zones.

To better understand how bioscience fits into the County's existing regulations, a comparison of these activities and how they are regulated, are listed below:

- *Hospitals:* The Battelle Report proposed eight different hospitals that could potentially serve as the hub for future bioscience activities. Hospitals require a CUP within the commercial zones, with the exception of the Commercial Planned Development Zone (CPD), where it is not permitted. In the discussion section above, eight different sites with existing hospitals have been evaluated as potential hubs for establishing new bioscience activities within the vicinity of these hospitals.

- *Colleges and Universities:* Colleges and universities provide the foundation for educating those that choose a career in bioscience, and attract private and federal research funds. Colleges and universities are allowed in most of the commercial zones except the Commercial Recreation Zone (C-R) where it is prohibited, and the C-RU (Rural Commercial) and CPD Zones where it requires a CUP. They are not permitted in industrial zones.

- *Business and Professional Schools:* The operation of bioscience facilities will require training that business and professional schools can provide. Such schools are a permitted use that requires a ministerial review within most of the commercial zones except the C-R Zone and CPD Zones. In the C-R Zone business and professional schools are prohibited. In the CPD Zone, these schools require a CUP. They are not permitted in the industrial zones.

- *Medical Clinics:* Medical clinics are likely to distribute medical devices and pharmaceutical medicines, and provide medical services to patients and subjects of medical studies. Medical clinics require a ministerial review within the commercial zones except for the Commercial Highway (C-H), C-R, and CPD Zones. Medical clinics are prohibited in the C-R Zone and require a CUP within the C-H and CPD Zones. They are permitted in industrial zones.

- *Medical Laboratories:* Medical laboratories are allowed within specific commercial and industrial zones. Title 22 allows these activities in conjunction with a medical clinic in the Restricted Business Zone (C-1) and Neighborhood Business Zone (C-2). As a stand-alone use, medical laboratories are allowed in the General Commercial Zone (C-3), Commercial Manufacturing Zone (C-M), Light Manufacturing Zone (M-1), Restricted Heavy Manufacturing Zone (M-1.5), and Heavy Manufacturing Zones (M-2).

- *Research and Testing Laboratories:* Research and testing laboratory spaces are necessary for the development of medical devices, pharmaceuticals, and other treatments. Title 22 limits research and testing laboratories to specific commercial zones including C-3, C-M, CPD, Scientific Research and Development (SR-D), and all industrial zones.

- *Medicine Manufacturing:* After testing is complete, pharmaceutical products are sent to a manufacturer for mass production. The manufacture of such products is permitted in the industrial zones, except for the Manufacturing Planned Development Zone (MPD). Medicine manufacturing is also allowed in the C-M Zone provided that no heavy manufacturing equipment over five-ton capacity or one horse power is used in the production of such products.

- *Manufacture, assembly, packaging, and storage of finished or prepared materials:* The manufacture, assembly, packaging, and storage of finished or prepared materials includes medical products other than medicine. These activities are allowed in the M-1, M-1.5, and M-2 Zones. The activities are also allowed in the C-M Zone provided that such activities do not exceed a five-ton capacity or one horse power limit for machinery used in production.

- *Scientific Research or Experimental Development:* Scientific research or experimental development of materials, methods or products, including engineering and laboratory research, are allowed in the M-1.5, M-2, MPD, and SR-D Zones.

COMPARATIVE ANALYSIS OF ZONING IN OTHER JURISDICTIONS

Tools for regulating bioscience activities are outlined in Table 2 of this this report. Within the County, many jurisdictions use their base zones to permit these activities. Permitting requirements vary by jurisdiction, with some cities requiring a ministerial review for some activities, and a discretionary review for others. In a few select cities such as Downey and Inglewood, an overlay zone was created to draw bioscience activities within these areas. In cities located outside of the County, it was observed that the majority of the jurisdictions relied on base zones and specific plans to permit these land uses. Again, permitting requirements varied by jurisdiction with either a ministerial or discretionary review being

required depending on the type of activity. The zoning required for bioscience activities within these jurisdictions is primarily industrial.

Finally, outside of California, jurisdictions utilized the base zones and existing special districts or specific plans to allow bioscience activities. While allowed in industrial zones, bioscience operations appeared to focus on concentrated areas of the cities where the zoning permitted these activities.

OPTIONS FOR THE BOARD'S CONSIDERATION

The Board has recognized a need for creating opportunities to establish bioscience activities within the County. As noted in this report, existing regulations do not specifically list certain bioscience activities. Their allowance may therefore be ambiguous, relying on comparable uses that are listed. These establishments require specific types of facilities, and are usually located in proximity to other similar bioscience operations and research institutions.

According to the Battelle Report, eight sites were identified as potential locations that could serve as hubs for bioscience activities. In order to clarify regulations and streamline the process for bioscience activities and other potential locations not identified in this report, the following options are provided for the Board's consideration:

- *Option 1: Overlay Zone:* An overlay zone would allow bioscience activities in specific areas of the County. An overlay zone would establish specific development and performance standards. Overlay zones are area-specific and may allow activities that are currently prohibited with the base zone. This option would require an amendment to Title 22. To establish an overlay over specified properties, a discretionary review consisting of a zone change and California Environmental Quality Act (CEQA) review would be required. This option may take at a minimum nine months to adopt.

  One disadvantage of overlay zones is that they can be redundant in repeating regulations. An overlay would allow all bioscience activities, including some that may already be allowed within the underlying base zone.

  Another disadvantage of an overlay zone is that it cannot be applied to County-owned properties within incorporated areas. Some of the eight potential hub sites identified in the Battelle Report are located within incorporated areas. These sites would not benefit from this option.

- *Option 2: Utilize the Existing Scientific Research and Development Zone:* The SR-D Zone is an existing zone within Title 22. The SR-D Zone allows scientific research or experimental development of materials, methods or products including engineering and laboratory research, together with all administrative and other

related activities and facilities in conjunction therewith. Other activities allowed include universities, schools, and institutions of an educational, philanthropic or charitable nature, not including any commercial or industrial enterprise sponsored or operated by such institutions.

To accommodate all the activities that bioscience includes, this zone would require an amendment to expand the allowed uses. Currently the SR-D Zone is limited to innovation of prototypes without commercial sales. Commercial and industrial enterprises or uses are prohibited.

A zone change would be required to establish this zone in areas where bioscience activities would operate. A zone change is a discretionary process that is subject to CEQA review. Using this option requires an amendment to the SR-D Zone to allow for bioscience enterprises. Both the amendment and zone change may take at a minimum of one year to adopt.

Changing the zone of a lot to SR-D would restrict project sites to specific uses that are allowed in the zone. This limitation would prohibit properties from establishing other activities that are allowed in the existing zone. Commercial and industrial zones already allow specific bioscience activities that may serve the purpose of establishing the industry within the County.

- *Option 3: Create a Specific Plan:* A Specific Plan sets forth a vision for a specific area of the County, and includes development and performance standards to achieve that vision. Some of the eight bioscience hub sites identified in the Battelle Report already have an established Specific Plan. When comparing the regulatory tools used by other jurisdictions, use of a Specific Plan was identified as a popular zoning tool used nationwide to establish biomedical hubs. A Specific Plan uses regulations to meet the specific needs of a small geographic area without impacting existing zoning regulations that apply everywhere else in the County. During the development of a Specific Plan, community needs and equity issues are considered.

  A disadvantage of developing a Specific Plan is that it will require the guidance of a consultant and an Environmental Impact Report (EIR). The time required to prepare a Specific Plan and an EIR may take an average of three to four years, and could be significantly longer depending on a number of factors including the complexity of the development and existing conditions of the surrounding area. For targeted sites that cross jurisdictional boundaries, collaboration with incorporated jurisdictions is recommended to ensure the vision of the Specific Plan is consistent throughout the project area. The process for establishing a Specific Plan will also require extensive community outreach.

Martin Luther King, Jr. Community Hospital and Outpatient Center and Harbor-UCLA Medical Center are guided by Specific Plans. These two sites may not benefit from the other options identified in this report since changes to these areas are likely to require an amendment to their respective Specific Plan. Sites in Incorporated areas are not regulated by the County's Specific Plan unless the incorporated areas agree to a collaborated effort. However, land owned by the County that is located within an incorporated city may use the County project application process for improvements if the County is the applicant.

- *Option 4: Create a New Zone:* To accommodate the variety of activities operated within a bioscience hub, a new Bioscience Zone may be created to allow a mixture of specific industrial and commercial activities. The benefit of creating a new zone is that it would not modify existing zoning regulations that are currently being utilized in the County.

  The creation of a new zone would be subject to CEQA and may require an EIR. A minimum of two years is required to contract for and prepare an EIR, but a longer period of time could be required depending on the complexity of the scope of work. During the development of the new zone, the Board has the option of initiating zone changes to specific areas of the County to achieve the goals of the project.

  If the Board wishes to establish a base zone for bioscience activities, Option 2 (Utilize the Existing SR-D Zone) would be a better alternative to Option 4. The SR-D Zone is currently not being utilized by any properties within the County. This zone could be amended to incorporate the activities and regulations for bioscience.

- *Option 5: Amend Existing Zoning Regulations:* Title 22 allows bioscience activities within the commercial and industrial zones. The industrial zones currently allow activities that are similar to wet laboratories, biotechnology and pharmaceutical manufacturing, and industrial enterprises. Amending Title 22 to identify the zones that bioscience is allowed would help clarify the location and required process to establish these activities.

  An amendment would preserve existing industrial zones for industrial uses, in accordance with economic development policies of the General Plan. The estimated time required to process an amendment and obtain Board approval is approximately nine months, if the scope of work is limited to only bioscience-related industrial uses. The CEQA review may also be minimal, with an Exemption or Negative Declaration likely to be required.

  A disadvantage of this option is that industrial zones do not allow hospitals, hotels, dormitories, colleges, universities, or business and professional schools. To allow these uses in the industrial zones, a more comprehensive CEQA review would be required. If the goal is to allow these activities in the industrial zones, then an

overlay zone would provide benefits similar to this option while keeping the geographic scope limited.

- *Option 6: Expand the Use of County-Owned Properties for Bioscience Activities:* Transit Oriented District Specific Plans for Martin Luther King, Jr. Community Hospital and Outpatient Center and Harbor-UCLA Medical Center currently allow biomedical uses on County-owned properties. To establish an activity or improvements within County-owned property, Regional Planning staff reviews the proposal to determine if the project qualifies for a discretionary process consisting of a County project application under Chapter 22.36 in Title 22. If a project qualifies, staff reviews the project for consistency with the General/Community Plan and any Specific Plans that have been adopted for the site. The advantage of this option is that it utilizes an existing process and does not require an amendment to Title 22.

In 2015, a study from the Battelle Memorial Institute evaluated the feasibility for advancing the bioscience industry within the County. In order to encourage the growth of this industry and provide opportunities to establish in the County, Battelle recommended that the County establish three to five "signature bioscience innovation hubs" to serve the needs of startup and bioscience firms. Battelle recommended exploring the feasibility of using public properties including County hospital campuses in collaboration with the County's academic partners and non-hospital sites as the first step.

In order for this to be a viable option, it may require that existing County facilities be relocated to make way for new projects. Relocation of existing County facilities would also require that alternative properties be identified for possible purchase.

Another disadvantage of this option is that bioscience operations may grow if firms reach the enterprise stage after outgrowing incubators and accelerators built within County-owned property. If the operator does not have sufficient land to expand, they would likely need to purchase or lease private property in close proximity of their other research and development operations. If using this option, it must be used in conjunction with one of the other options identified above to expand available land for bioscience hubs.

CONCLUSION

The information presented in this report summarizes existing regulations used by the County and other jurisdictions. Issues for establishing bioscience activities in the County, and potential bioscience hub sites, were also identified. The options provided in this report were developed based on an analysis of these findings and other research obtained by the Department of Regional Planning staff.

If you have any questions, please contact Bruce Durbin, Section Head, Ordinance Studies Section at (213) 974-6432 or BDurbin@planning.lacounty.gov.

AJB:DS:MC:BD:ems

Attachments

c: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel
Fire
Public Health
Public Works

S_AP_010219_BMR_BIOSCIENCE

TABLE 1: Title 22 Zones that allow bioscience activities

	ZONE	Schools, Business and Professional	Colleges and Universities	Hospitals	Medical clinics	Medical laboratories	Research and testing laboratories	Medicine manufacturing	Manufacture, assembly, packaging, and storage of finished or prepared materials	Scientific research or experimental development
Commercial Zones	C-H Commercial Highway	Permitted Use	Permitted Use	Conditional Use Permit	Conditional Use Permit	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
	C-1 Restricted Business	Permitted Use	Permitted Use	Conditional Use Permit	Permitted Use	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
	C-2 Neighborhood Business	Permitted Use	Permitted Use	Conditional Use Permit	Permitted Use	Permitted Use*	Not permitted	Major Coastal Development Permit**	Not permitted	Not permitted
	C-3 General Commercial	Permitted Use	Permitted Use	Conditional Use Permit	Permitted Use	Permitted Use	Permitted Use	Not permitted	Not permitted	Not permitted
	C-M Commercial Manufacturing	Permitted Use	Permitted Use	Conditional Use Permit	Permitted Use	Permitted Use	Permitted Use	Not permitted	Permitted Use***	Not permitted
	C-R Commercial Recreation	Not permitted	Not permitted	Conditional Use Permit	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
	C-RU Rural Commercial	Permitted Use	Conditional Use Permit	Conditional Use Permit	Permitted Use	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
	C-MJ Major Commercial	Permitted Use	Permitted Use	Conditional Use Permit	Permitted Use	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
	CPD Commercial Planned Development	Conditional Use Permit	Conditional Use Permit	Not permitted	Conditional Use Permit	Not permitted	Permitted Use	Not permitted	Not permitted	Not permitted
Industrial Zones	M-1 Light Manufacturing	Not permitted	Not permitted	Not permitted	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Not permitted
	M-1.5 Restricted Heavy Manufacturing	Not permitted	Not permitted	Not permitted	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use
	M-2 Heavy Manufacturing	Not permitted	Not permitted	Not permitted	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use
	MPD Manufacturing-Industrial Planned Development	Not permitted	Not permitted	Not permitted	Permitted Use	Permitted Use	Permitted Use	Not permitted	Not permitted	Permitted Use
	SR-D	Not permitted	Permitted Use	Not permitted	Not permitted	Permitted Use	Permitted Use	Not permitted	Not permitted	Permitted Use

* In conjunction with a medical clinic

** For properties within the Santa Monica Mountains Local Implementation Program area

*** Excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity and motors exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters.

TABLE 2: Comparative Analysis of Zoning in Other Jurisdictions

Inside LA County	Zoning Tool Type(s)	Specific Name(s)
City of Los Angeles	Base Zones, Community/SNAP Plans, Specific Plans	
West Hollywood	Base Zone	CUP required for R&D use
Pasadena	Specific Plan with zone	East Pasadena Specific Plan (EPSP
South Pasadena	Base Zone	Business Park Zone allows for R&D, offices, medical laboratories, device/equipment manufacturing
Inglewood	Overlay Zone	Biomedical Enterprise Overlay
Downey	Overlay Zone	Biomedical Overlay – bio manufacturing by right, wet labs require CUP
Santa Clarita	Base Zone	BP Zone
Pomona	Base Zone (Publicly Owned Land)	Precinct Plan (Innovation Village @ Campus South) – State property
Duarte	Base Zone, will be replaced with new Specific Plan	City of Hope Specific Plan (forthcoming)
Outside LA County	**Zoning Tool Type(s)**	**Specific Name(s)**
City of San Diego, CA	Base Zones and Community Plans	IL (Industrial Light) and IP (Industrial Park)
Thousand Oaks, CA	Base Zones and Specific Plans	M-1 (Industrial Park) and M-2 (Light Manufacturing) Rancho Conejo Industrial Park SP Amgen Center Specific Plan
San Francisco, CA	Redevelopment Area Plan, with zone, special use district zone	Mission Bay Redevelopment Plan with MB-RA Zone, Life Science and Medical Special Use District

South San Francisco, CA	Master Plan Zone, Specific Plan Zone, and base zones. (Previous zoning had an R & D overlay zone)	Genentech Master Plan Zone, Gateway Specific Plan District Zone, Business Commercial Zone, and Business Tech Park Zone
Redwood City, CA	Base Zone	CP (Commercial Park)
Emeryville, CA	Base Zone, and Planned Unit Development Zone	OT, INL by right
Berkeley, CA	Base Zone/By District	Mixed Manufacturing, Light Manufacturing, and Restricted Manufacturing
City of Santa Barbara, CA	Overlay Zone, Base Zone, Specific Plan	R & D Overlay, C-X Zone (Research and Development-Administrative Office), M zones, Riviera Campus Specific Plan
County of Santa Barbara, CA	Base Zone	
City of Sacramento, CA	Base Zones and Specific Plan	MRD – Manufacturing, Research and Development Zone Sacramento Innovation Center Specific Plan
Outside California	Zoning Tool Type(s)	Specific Name(s)
Baltimore, MD	Base Zone	Bioscience Campus Zone (BSC) – near John Hopkins and UMD
Madison, WI	Base Zone within a designated Employment District	Near UW-Madison
Seattle, WA		
Cambridge, MA	Base Zones and Planned Unit Development Zones	All Office, business and industrial zones
Durham (City and County) NC	Base Zones and Planned District Zones Master Plan	I (industrial), IL (industrial light), IP (Industrial Park – a planned district), SRP (Science Research Park) 2011 Research Triangle Park Master Plan

Wake County NC	**Base Zones** **Master Plan**	**RAD (Research Application District) – Wake Co.** **2011 Research Triangle Park Master Plan**
Aurora, CO	**Base District, Zone Districts, Planned Development District**	**M-0 District (Industrial Office)** **Northeast Plains ZD** **E-470 ZD** **Master Planned Industrial Parks District**