

Committees:

Chair

Personnel & Animal Welfare

Vice Chair

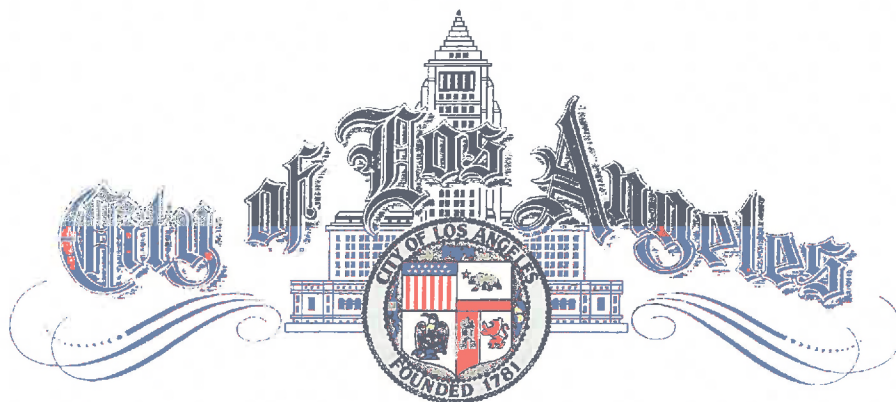
Energy, Climate Change &
Environmental Justice
Ad Hoc Committee on Police
Reform

Member

Budget and Finance
Transportation

Website: <http://cd5.lacity.org>

Email: Paul.Koretz@lacity.org



City Hall Office:

200 N. Spring Street
Room 440
Los Angeles, CA 90012
(213) 473-7005
(213) 978-2250 Fax

Valley Office:

15760 Ventura Blvd.
Suite 600
Encino, CA 91436
(818) 971-3088
(818) 788-9210 Fax

West L.A. Office:

6380 Wilshire Blvd.
Suite 800
Los Angeles, CA 90048
(323) 866-1828
(323) 852-1129 Fax

PAUL KORETZ

Date: 06/26/2018

Councilmember, Fifth District

Submitted in PLUM Committee

Council File No: 18-0437

Item No. LD

Deputy: Comm from CM Koretz (CDS)

June 26, 2018

Honorable Councilmembers:

Following input from the surrounding community, Councilmember Koretz would like to request your committee to instruct the Planning Department to:

Replace the proposed RAS4 zoning in the "Pico Subarea" with a new zone called the **Neighborhood Mixed Use: Commercial/Residential** zone, abbreviated NMU(EC).

The subject subarea is on Pico Boulevard from Bentley Avenue to Overland Avenue.

NMU(EC) Zone Provisions:

• **Floor Area.**

- Maximum Base Floor Area Ratio (FAR): 2:1
- Maximum Bonus Floor Area Ratio (FAR): 3:1
 - Public Benefit Requirements:
 - 30% or more Residential Projects using Bonus FAR: Affordable Housing at TOC Tier 3 levels
 - 70% or more Non-Residential Projects using Bonus FAR: Vehicle Trip Reduction

• **Height.**

- Maximum Base Building Height: 45 feet
- Maximum Bonus Building Height: 50 feet
- Transitional height requirements applicable to base and bonus projects

• **Residential Density.**

- No residential density limitation based on lot area
- Projects using Citywide Density Bonus: Base residential density of 1 Dwelling Unit for every 400 SF of lot area

• **Uses.** Match the Allowable Uses and Limitations of the Mixed Use: Commercial/Residential - MU(EC) zone

- Exceptions:
 - Commercial Hotels will only be permitted with a Conditional Use Permit following procedures in LAMC 12.24 W
 - Spectator Sports Facilities will not be allowed
 - No minimum non-residential requirement; 100% residential projects permitted



- **Design.** Subject to all applicable Urban Design Standards outlined in the Plan (including setbacks)
- **Parking.** Similar to the MU(EC) zone, Neighborhood Serving Uses that occupy 1,500 sq ft or less will be exempt from automobile parking requirements in LAMC 12.21. A.4. For restaurants and cafes using this parking exemption, only up to 50% of total square footage of Neighborhood Serving Uses in the Project may be exempt; the remaining square footage will be subject to the minimum automobile parking requirements in LAMC 12.21. A.4.
- Projects that are taking advantage of the Exposition Corridor Transit Neighborhood Plan Bonus FAR are eligible for parking reductions consistent with those found in Citywide Density Bonus Ordinance (LAMC Section 12.22 A.25).

Residential Zoning:

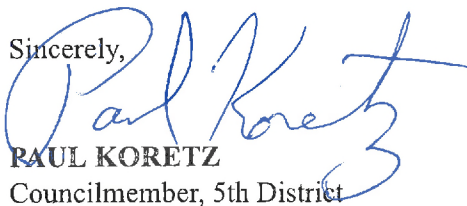
For the Subarea along Exposition Blvd. between Midvale Ave and Sepulveda Blvd, the existing R2 and R1.5 zones should remain as their respective zones and should not be upzoned.

In addition, please note the following:

- The Neighborhood Mixed Use: Commercial/Residential – NMU(EC) zone would be similar to the Mixed Use: Commercial/Residential - MU(EC) zone, but at a lower scale that would continue to allow for a variety of neighborhood commercial uses that serve the local community, and would require at least 75 percent of Building Frontage on the ground floor to be designed to accommodate one or more Active Uses. (Active Uses include retail, personal services, community or cultural facilities, restaurants or bars, sales areas, professional offices, creative offices, Live/Work Units, residential lobbies, recreation and meeting rooms)
- The NMU(EC) zone would function as the Transit Oriented Communities (TOC) program for the affected properties.

Thank you for your consideration.

Sincerely,


PAUL KORETZ
Councilmember, 5th District