



clerk CIS <clerk.cis@lacity.org>

Your Community Impact Statement Submittal - Council File Number: 23-0623

LA City SNow <cityoflaprod@service-now.com>
Reply-To: LA City SNow <cityoflaprod@service-now.com>
To: Clerk.CIS@lacity.org

Sat, May 11, 2024 at 3:51 PM

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the to Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or rResolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: Studio City

Name: Jeffrey Hartwick

Email: jhartwick@studiocitync.org

The Board approved this CIS by a vote of: Yea(12) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 03/21/2024

Type of NC Board Action: Against Unless Amended

Impact Information

Date: 05/11/2024

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 23-0623

City Planning Number:

Agenda Date:

Item Number:

Summary: The Board of the Studio City Neighborhood Council (SCNC) opposes Council File 23-0623, the ED 1 Ordinance unless amended to include the following amendments (1-6) and guidelines (1-10): Amendments: 1. Limit the number of waivers and off menu incentives to a total of 6; 2. Require rear 15' setbacks to allow for trees to grow and storm water to be captured; 3. Prevent post-development conversion of nonresidential spaces to market rate units; 4. Protect R1, HPOZs and Historic Districts in their entirety; 5. Ensure that substandard streets/high-fire zones do not qualify for ED 1 fast track approval; 6. Require ED 1 projects meet minimum Tier 2 TOC qualification. Projects that don't meet

these requirements under ED 1 would need to go through discretionary approval. Guidelines: Refer to the attached motion for more details.

Ref:MSG10338760

 **SCNC CIS Motion 12f Mar 21 2024 (ED1 Ordinance).pdf**
213K

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March 21, 2024

Addressed to:

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COMMUNITY IMPACT STATEMENT

The Board of the Studio City Neighborhood Council (SCNC) *opposes* Council File 23-0623, the ED 1 Ordinance *unless* amended to include the following amendments (1-6) and guidelines (1-10)):

Amendments:

1. Limit the number of waivers and off menu incentives to a total of 6;
2. Require rear 15' setbacks to allow for trees to grow and storm water to be captures;
3. Prevent post-development conversion of nonresidential spaces to market rate units;
4. Protect R1, HPOZs and Historic Districts in their entirety;
5. Ensure that substandard streets/high-fire zones do not qualify for ED 1 fast track approval;
6. Require ED 1 projects meet minimum Tier 2 TOC qualification.

Projects that don't meet these requirements under ED 1 would need to go through discretionary approval.

Guidelines:

1. Limit the number of waivers and off-menu incentives for a total of 4.
2. Only one waiver allowed if in an environmental category. Example: Only one allowed:
(A) reduced setback; (b) reduced trees; or (c) reduced open space.
3. Front setbacks – Code or align with adjoining sites' prevailing setback;
Side setbacks – Minimum 5 feet, 0 inches.
Rear setbacks – Code or minimum 15 feet (if city wants trees to grow).
Open Space – Reduction up to 50% of code.
Required trees – Reduction up to 25% of code.
4. In order to qualify for the incentives offered in ED 1 or ED 1 Ordinance, projects must be consistent with the following uses:
(A) Residential units only; (B) Mixed-use developments consisting of residential and non-Residential uses with at least 96% of the square footage designated for residential use; or
(C) transitional housing or supportive housing.
All exterior and interior improvements including floor plan design, relative size finishes/materials, etc. among the affordable units, and any non-residential space that could be ministerially converted to a housing unit, shall be comparable. The affordable facilities, light, and air, in the residential project.
5. Prevent developers from declaring "economic hardship" and thus being allowed to avoid basic City requirements like site improvements, infrastructure improvements, fees and standards.
6. Any off-menu requests that are above and beyond the stated ED 1 Ordinance guidelines (see 1 above) must go through a discretionary review including public hearings.
7. ED 1 and ED 1 Ordinance projects are not permitted in R1 or directly adjacent to R1 zones (including alleys) and adjacent to HPOZ's in their entirety, and districts/buildings/sites Designated as a historical resource under a local, state, or federal designation (including Alleys).
8. ED 1 projects shall not be granted on substandard streets.
9. ED 1 projects shall not be granted in high-fire severity zones.
10. ED 1 qualified projects should, at a minimum, meet Tier 2 TOC qualifications.
11. Residents of ED 1 projects shall be excluded from qualifying from any existing or future Preferential Parking District (PPD) in their neighborhood.



Chip Meehan
President,
Studio City Neighborhood Council