

TRANSMITTAL TO CITY COUNCIL

Case No. CPC-2007-2216-CA	Planning Staff Name(s) and Contact No. Tom Rothmann, 213-978-1370	C.D. No. Citywide
Related Case No(s). N/A	Last Day to Appeal N/A	

Location of Project (Include project titles, if any.)

 Citywide

Applicant(s) and Representative(s) Name(s) and Contact Information, if available.

 City of Los Angeles

Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.

 N/A

Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description only those items which are appealable to Council.)

Proposed ordinance that amends Section 12.24 of the Los Angeles Municipal Code to include multiple-family residences as an allowed use for reduced parking through the Further Authority of the Zoning Administrator when parking management alternatives are applied and to further allow Metro transit riders to utilize project parking for access to rail and bus stations within 750 feet of a project. This ordinance will also remove the maximum allowable parking reduction that can be requested under this provision.

Items Appealable to Council

N/A

Fiscal Impact Statement <small>"If determination states administrative costs are recovered through fees, indicate "Yes."</small> Yes	Env. No. 2007-2217-CE	Commission Vote: 5-0
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- In addition to this transmittal sheet, City Clerk needs:**
- (1) One original & two copies of the Commission, Zoning Administrator or Director of Planning Determination
 - (2) Staff recommendation report
 - (3) Appeal, if applicable;
 - (4) Environmental document used to approve the project, if applicable;
 - (5) Public hearing notice;
 - (6) Commission determination mailing labels
 - (7) ~~Condo~~ **projects only: 2 copies of Commission Determination mailing labels (includes project's tenants; and 500 foot radius mailing list**

Gabriele Williams, Commission Executive Assistant City Planning Commission	Date SEP 17 2007
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CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
(213) 978-1270

www.planning.lacity.org

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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MICHAEL K. WOO

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

Date: SEP 17 2007

Planning and Land Use Management Committee
Council of the City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

ATTN: Barbara Greaves, Legislative Assistant

CITY PLAN CASE NO. 2007-2216-CA

Transmitted herewith is a proposed ordinance that amends Section 12.24 of the Los Angeles Municipal Code to include multiple-family residences as an allowed use for reduced parking through the Further Authority of the Zoning Administrator when parking management alternatives are applied and to further allow Metro transit riders to utilize project parking for access to rail and bus stations within 750 feet of a project. This ordinance will also remove the maximum allowable parking reduction that can be requested under this provision.

- On August 9, 2007, following a public hearing, the City Planning Commission approved the attached findings of the Department of City Planning staff as its findings and approved the proposed ordinance.

This action was taken by the following vote:

Moved: Woo
Seconded: Hughes
Ayes: Freer, Roschen, Kezios
Absent: Montanez, Kay, Usher
Vote: 5-0


Gabriele Williams, Commission Executive Assistant II
City Planning Commission

Attachments: Findings, Ordinance

cc: Jeri Burge, Deputy City Attorney, Land Use Division
Tom Rothmann, Planning
Notification



Findings

The City Planning Department recommends that the City Planning Commission, in accordance with Charter Section 558, find:

1. In accordance with Charter Section 558 (b)(2), the proposed ordinance is in substantial conformance with the purposes, intent, and provisions of the Transportation Element of the City's General Plan. This ordinance change enacts Policy directive 2.24 of the Transportation Element by implementing shared-parking, peripheral parking, and parking-pricing strategies in high-employment areas; Policy directive 3.10 of the Transportation Element by developing new and/or refined parking policy procedures for designated centers and districts; Policy directive 3.11 of the Transportation Element by developing programs for new development to implement both transportation improvements and demand reduction programs which mitigate the circulation impacts attributable to new development in accordance with State nexus legislation and judicial findings; Policy directive 3.12 of the Transportation Element to promote the enhancement of transit access to neighborhood districts, community and regional centers, and mixed-use boulevards; Policy directive 3.14 to promote the provision of shared-parking facilities in appropriate centers and districts; and Policy directive 4.1 to seek to eliminate or minimize the intrusion of traffic generated by new regional or local development into residential neighborhoods while preserving an adequate collector street system; and

2. in accordance with Charter Section 558 (b)(2), the proposed ordinance will encourage the development of multiple-family housing units, which is in keeping with the need for housing for all income levels, as stated in the General Plan. Furthermore, this ordinance implements an adopted goal of the Framework Element, Objective 3.4.3, which states that the City must "[e]stablish incentives for the attraction of growth and development in the districts, centers, and mixed-use boulevards targeted for growth that may include ... [m]odified parking requirements in areas in proximity to transit or other standards that reduce the cost of development ..." Objective 4.4.1 states that the City must "[t]ake the following actions in order to increase housing production and capacity ... [s]treamline procedures for securing building permits, inspections, and other clearances needed to construct housing."; and

3. in accordance with Charter Section 558 (b)(2), the proposed ordinance will have no adverse effect upon the General Plan, specific plans, or any other plans being created by the Department of City Planning because the proposed ordinance is consistent with the General Plan and carries out the General Plan goals, policies and objectives discussed above. There will be no substantive changes made to the existing parking requirements established in the Los Angeles Municipal Code, therefore there will be no effects on any above-referenced plan; and

4. in accordance with Charter Section 558 (b)(2), the proposed ordinance will be in conformity with the public necessity, convenience, general welfare, and good zoning practice. This ordinance will allow the development of more housing by easing the process by which required parking spaces for residential uses can be reduced. Objective 4.1.8 of the General Plan Framework states that the City must “[c]reate incentives and reduce regulatory barriers in appropriate locations in order to promote the adaptive re-use of structures for housing and rehabilitation of existing units”; and

Additionally, the proposed ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) and City guidelines for the implementation thereof pursuant to Article II, Section 2, Subsection (m) of the City of Los Angeles CEQA Guidelines, the adoption of proposals and, thereafter, ordinances which have no impact on the physical environment.

PROPOSED ORDINANCE FOR DISCUSSION

An ordinance amending Section 12.24 of the Los Angeles Municipal Code to include multiple-family residences to the existing "reduced on-site parking/ transportation alternatives authorization".

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

Section 1. Subdivision 17 of Subsection X of Section 12.24 of the Los Angeles Municipal Code is hereby amended to read as follows:

17. Parking Requirements for Commercial or Industrial Uses With Parking Management Alternatives in the C and M Zones.

(a) Reduced On-Site Parking with Transportation Alternatives.

(1) Notwithstanding any other provision of the Los Angeles Municipal Code, the Zoning Administrator may, upon application, authorize reduced on-site parking from that which is otherwise required by this Code for any project. ~~for commercial or industrial uses in the C or M Zones, involving arrivals at the site by at least 100 employees and/or tenants, if the number of the reduced parking spaces is no less than sixty percent of the number of parking spaces otherwise required by this Code.~~ This authorization shall be known as the "reduced on-site parking/transportation alternatives authorization".

(2) Before approving this authorization, the Zoning Administrator shall find, based on the Parking Management Program Administrative Guidelines prepared by the City of Los Angeles and/or other standards acceptable to the City of Los Angeles Department of Transportation, that the Parking Management Plan submitted by the applicant pursuant to Subdivision (c) below will result in:

(i) Sufficient on-site parking spaces and transportation alternatives to single-occupant automobiles (including carpools, vanpools, mass transit systems, buses or bicycles), provided by the owner or lessee for the residents, employees and/or tenants, to accommodate anticipated parking demand; and

~~(ii) No on-street parking created by the use in the area immediately surrounding the use; and~~

~~(iii) (ii) An achievable level of resident, employee and/or tenant use of transportation alternatives.~~

(3) The areas in which the on-site parking spaces referred to in (i) above are located must be clearly posted for the sole use of residents, employees, and/or tenants of any use located within 750 feet of the subject use or for transit riders accessing a Metro rail or bus station located within 750 feet of the subject use.

(4) The Zoning Administrator may impose additional conditions as are deemed necessary to protect the public health, safety or welfare of the adjacent area and to assure compliance with the objectives of this subsection.

(5) No change in the use of the transportation alternatives referred to in (i) above may be made until reviewed and approved by the Zoning Administrator.

(b) Reduced On-Site Parking with Remote Off-Site Parking.

(1) Notwithstanding any other provision of the Los Angeles Municipal Code, the Zoning Administrator may, upon application, authorize remote off-site parking at distances greater than those authorized by Section 12.21A4(g) and ~~(i) for commercial or industrial uses, in the C or M Zones, involving arrivals at the site by at least 100 employees and/or tenants,~~ if the remote off-site parking does not exceed seventy-five percent of the number of parking spaces otherwise required by this Code. This authorization shall be known as the "reduced on-site parking/remote off-site parking authorization".

(2) Before approving the authorization, the Zoning Administrator shall find, based on the Parking Management Program Administrative Guidelines prepared by the City of Los Angeles and/or other standards acceptable to the City of Los Angeles Department of Transportation, that the Parking Management Plan submitted by the applicant pursuant to Paragraph (c) will provide for:

(i) Remote off-site parking spaces used solely by the residents, employees and/or tenants of the ~~commercial or industrial use~~; and

(ii) An adequate form of transportation provided by the applicant or applicant's successor and used by residents, employees and tenants between the remote off-site parking location and the ~~commercial or industrial use~~ to a level sufficient to transport all persons using the remote parking location.

(3) The Zoning Administrator may impose such additional conditions as are deemed necessary to protect the public health, safety or welfare of the adjacent area and to assure compliance with the objectives of this subsection.

(4) No change in the use of the form of transportation referred to in (ii) above may be made until reviewed and approved by the Zoning Administrator.

(c) **Application.** The application for a reduced on-site parking/transportation alternative authorization or a reduced on-site parking/remote off-site parking authorization shall be accompanied by a parking management plan. The plan shall include, but not be limited to the following information:

(1) The number of parking spaces on-site and the number of location of spaces off-site proposed to be maintained;

(2) The number and kinds of transportation alternatives proposed for the reduced on-site/transportation alternative authorization and the forms and frequency of transportation proposed between the ~~commercial or industrial~~ use and the remote off-site parking location for the reduced on-site parking/remote off-site parking authorization; and

(3) The level of employee and/or tenant use of transportation alternatives and forms of transportation identified in (2) above expected to be achieved and maintained.

(d) **Annual Review.** Each year, prior to the anniversary date of the approval of any authorization received pursuant to this subdivision, the owner, subsequent owner or lessee shall submit a report and request for review to the Zoning Administrator containing any new relevant the information regarding the implementation of the Parking Management Plan as the Zoning Administrator shall specify. Within thirty days of receiving this report, the Zoning Administrator shall approve, disapprove or conditionally approve the report, imposing any additional conditions to the authorization as deemed appropriate in light of information contained in the report. If the Zoning Administrator disapproves an annual report, a revised report shall be filed within thirty days for the Zoning Administrator's review. If the revised report is disapproved, the Zoning Administrator shall set the matter for revocation hearing in the manner set forth in Paragraph (f) below.

(e) **Limitations.** This subsection is not intended to mean nor shall be interpreted to authorize any development in excess of the density, including floor area, floor area ratio, dwelling units or guest rooms, otherwise permitted by an applicable zone, specific plan or other regulation.

(f) **Procedures.** An application made pursuant to this subdivision shall follow the procedures for conditional uses set forth in this section.

(g) **Violations.** If the owner, subsequent owner or lessee fails to submit the annual report and review request as specified in Paragraph (d) above, or if the Zoning Administrator determines that the owner, subsequent owner or lessee failed to comply with this subdivision, the Zoning Administrator may give notice to the owner, subsequent owner, or lessee of the use affected, to appear at a time and place fixed by the Zoning Administrator and to show cause why the authorization should not be revoked and parking developed on or off-site as provided in the site plan submitted. After the hearing at which evidence shall be taken, the Zoning Administrator may revoke the authorization granted pursuant to this subdivision. If the authorization is revoked, the owner, subsequent owner, or lessee shall commence development of the parking spaces required by this Code within sixty days and proceed diligently to completion in accordance with the site plan submitted.