

13-1194

## PLANNING &amp; LAND USE MANAGEMENT

## MOTION

Downtown Los Angeles is one of the few communities in the City with parcels zoned to allow the construction of high-rise buildings, serving as the region's business, finance, transit, culture, and tourism center. The towers in Downtown define the City's skyline, a landmark in the region and around the world.

Both the State and the City have policies in place to encourage density around transit. Recent development trends, though, have the potential to arrest the development of high-rise buildings, many of which serve as major employment centers.

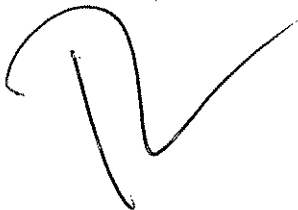
There are numerous opportunity sites for high-rise development in Downtown, especially in proximity to existing transit stations. However while these transit-oriented development opportunity sites are zoned with floor area ratios (FAR) to allow high-rise development, the construction of low-rise structures would also be allowed under current regulations. Low-rise, wood-frame buildings, known as Type III, IV or V construction, often provide much needed housing, but do so at the expense of utilizing viable land for other building types and uses that may be more appropriate for the region, and more supportive of the city's long-range economic development and planning goals.

The most pressing example of the impact is the need for high-rise hotels to support the convention and tourism industry. Tourism is one of the largest business sectors in the region, and continues to grow. Hotel occupancy rates are currently reaching historic highs, with hotel room occupancy reaching more than 80% in most sectors. The effect on the Los Angeles Convention Center is stark. Analysis conducted for the proposed Farmers Field project indicates that an additional 4,000 hotel rooms are needed to meet the needs of an improved Convention Center and proposed Farmers Field. Even independent of a new sports facility, the City has a goal to significantly increase the number of national conventions coming to Los Angeles in order to make Los Angeles a competitive west coast convention center city, create jobs and bolster our local economy. But those conventions need hotel rooms.

The City's Chief Legislative Analyst recently released a report with recommendations for an incentive program to encourage the development of hotels Downtown and citywide. Likewise, the Council and Mayor have authorized the Department of City Planning to begin work updating the Downtown Community Plans and efforts are moving forward to revise the City's zoning code in Downtown, which could include land use and planning tools and incentives to more effectively help the city meet its development goals. But crafting new planning policies, development tools and robust incentives will take time.

As new policies and incentives are developed, immediate efforts must be taken to protect potential development sites viable for high-rise development and to ensure that opportunities remain to build the high-rise structures needed to meet the needs of our growing city, our growing tourism industry and our growing convention center.

I THEREFORE MOVE that the City Council instruct the Department of City Planning to expedite elements of the Downtown Community Plan and Downtown Zoning Code revision which will encourage and incentivize high rise development and hotel uses, including but not limited to tools such as: streamlined entitlement processing; mixed zones; floor area bonuses; expedited site plan review or waiver of site plan review for projects adhering to the adopted Downtown Design Guidelines; context-based reduction and/or elimination of parking regulations; by-right off-site parking; reductions on density limitations for hotels; programmatic environmental review; increased flexibility to meet open space requirements; greater opportunity for by-right development; and to expediently address issues of zoning and land use requirements that negatively affect the siting and development of hotels, including conditional use permit requirements and limitations on the use of adaptive reuse provisions for hotels.




I FURTHER MOVE that the City Council request that the Department of City Planning, in consultation with the City Attorney, prepare and present an 18-month interim control ordinance with the following provisions:

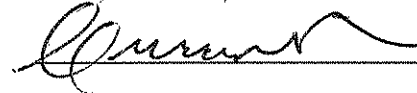
1. ZONE 1: Prohibit Type III, IV or V construction on parcels fronting either side of Figueroa Street or Flower Street between Venice Blvd. and 7<sup>th</sup> Street, and on parcels fronting either side of any street between Georgia Street and Flower Street between Olympic and 7<sup>th</sup> Street near the Los Angeles Convention Center, the Pico Station and the 7<sup>th</sup> & Metro Station in Downtown Los Angeles;
2. ZONE 2: Prohibit Type III, IV or V construction on any parcels fronting either side of any street from the eastern boundary of Zone 1 to the west side of Olive Street between Venice Blvd. and 7<sup>th</sup> Street, and within 1,000 feet of the portals of the Pershing Square transit station in Downtown Los Angeles when such developments consist of 60 percent or more (based on floor area) Type III, IV or V construction.
3. These restrictions shall exclude each of the following: parcels zoned 3:1 FAR when such developments would utilize less than 95 percent of allowable floor area prior to any floor area incentives or Transfer of Floor Area (TFAR); any adaptive reuse projects; any public works / public facilities projects; any remodeling, and / or any expansion of existing buildings when such expansions occur on the same parcel and constitute an expansion of less than 20% of the existing building size.

I FURTHER MOVE that the Planning Department include in this ICO necessary mechanisms to help ensure hotel uses are developed along key corridors around the Los Angeles Convention Center and make other recommendations which will help Council meet the hotel development goals stated herein.

PRESENTED BY:

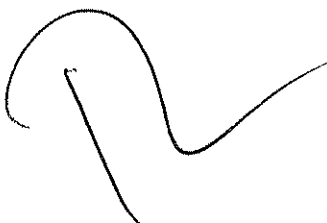
  
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JOSE HUIZAR  
Councilmember, 14<sup>th</sup> District

SECONDED BY:

  
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