

MOTION

The site located at 2268 West Pico Boulevard is 28,345 square-feet, bifurcated by an existing 12-foot alley, and consists of seven legal lots. It is currently developed with an approximately 10,000 square-foot market and associated surface parking. Directly west of the subject site is improved with a multi-tenant retail building. An opportunity to redevelop the site with a well-known and reputable 125-room brand hotel has presented itself which would enhance the immediate neighborhood and surrounding community by providing amenities on the ground floor, such as a restaurant and meeting space, as well as much needed reasonably priced hotel rooms west of the 110 Freeway serving visitors to the Convention Center.

The subject site is located within the South Los Angeles Community Plan ("Community Plan") that designates the southern portions of the site (east and west of the alley) as "Low Medium II Residential" with corresponding zones of RD1.5, RD2, RW2, and RZ2.5. The northern portions (east and west of the alley) are designated as "Commercial Manufacturing". The northern portion of the subject site is zoned [Q]C2-1 while the southern portion is zoned RD1.5-1. The dual zoning is inconsistent with good zoning practice and prohibitive to the proposed development opportunity.

The South Los Angeles Community Plan is currently in the process of being updated. The proposed update includes the establishment of Community Plan Implementation Overlays (CPIO's) as a tool to implement the Community Plan's goals and policies by establishing sub-areas that tailor regulations to meet neighborhood-specific needs. The update identifies the subject site as being located in the "Corridors Subarea," specifically in Subareas A and C. Subarea A is defined as the "Neighborhood Serving Corridor" which "allows for a refined range of commercial uses, as well as multi-family residential uses". Development standards promote neighborhood activity and facilitate a more pedestrian-oriented environment. "Subarea C" is defined as the "General Corridor" which also "allows for a broad range of commercial uses and also allows multi-family residential development." Height and Floor Area Ratio (FAR) would be regulated by deferring to the underlying zone and density in accordance with the R3 Zone for both Subareas A and C. Under R3 Zone regulations, the subject site would only accommodate a maximum of 43 guest rooms.

A General Plan Amendment to change the "Commercial Manufacturing" and "Low Medium II Residential" land use designations to "General Commercial", an amendment to Footnote No. 4 of the South Los Angeles Community Plan's land use map to allow Height District No. 2, and Zone and Height District Changes from [Q]C2-1 and RD1.5-1 to C2-2 would allow the 125-room brand hotel use and neighborhood amenities with a maximum FAR of approximately 2.99:1. Properties north of the site, separated by Pico Boulevard, are designated as "General Commercial" in the Wilshire Community Plan; therefore, the General Plan Amendment would not result in "spot" land use planning.


These amendments would facilitate the development of a use in the hospitality sector by contributing to the City supply of needed hotel beds, and providing reasonably priced accommodations and neighborhood-serving amenities while potentially serving as a catalyst for the economic development of the surrounding commercial areas which are currently significantly underdeveloped as acknowledged by the existing and proposed South Los Angeles Community Plans.



JUN 23 2017

I THEREFORE MOVE that the City Council instruct the Department of City Planning, in consultation with the City District 1, to initiate consideration of a General Plan Amendment to change the "Commercial Manufacturing" and "Low Medium II Residential" land use designations to "General Commercial", an amendment to Footnote No. 4 of the South Los Angeles Community Plan's land use map to allow Height District No. 2, and Zone and Height District Changes from [Q]C2-1 and RD1.5-1 to C2-2, including the preparation and adoption of any required resolution and ordinance, with respect to various parcels located at 2268 West Pico Boulevard on the south side of Pico Boulevard, between Arapahoe St and Magnolia Avenue, and Arapahoe Ave south of Pico Boulevard.

PRESENTED BY:


Councilmember Gil Cedillo, 1st District

SECONDED BY:



ORIGINAL