

**PLANNING DEPARTMENT TRANSMITTAL  
TO THE CITY CLERK'S OFFICE  
SUPPLEMENTAL  
CF 18-0437**

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2013-621-ZC-GPA-SP	ENV-2013-622-EIR	5,10,11
<b>PROJECT ADDRESS:</b>		
The project area is located approximately eight miles west of Downtown Los Angeles, contains an area of approximately 1,971 acres, and includes all properties located approximately within a half-mile of the following Exposition Line Light Rail Transit stations: Culver City, Palms, Westwood/Rancho Park, Expo/Sepulveda, and Expo/Bundy.		
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Dylan Sittig	213-978-1197	Dylan.sittig@lacity.org

<b>NOTES / INSTRUCTION(S):</b>	
Amended Zone Change Ordinance and recommended amendments to Specific Plan to be prepared by the City Attorney's office, per PLUM on 6/26/18. Recommended Amendments by Council Offices include the following:	
<ol style="list-style-type: none"> <li>1. Revise the affordable housing requirements for projects utilizing Bonus FAR to be consistent with the requirements of the Citywide Transit Oriented Communities Affordable Housing Incentive program Guidelines for Tier 4.</li> <li>2. Revise the "New Industry [NI(EC)]" Zone to allow a maximum of 35% of total floor area to be dedicated to Live Work units for projects with total FAR less than or equal to 2.5:1 FAR (Base FAR). Similarly, allow a maximum of 55% total floor area dedicated to Live Work units for projects greater than 2.5:1 FAR (Bonus FAR). Refer to Table D in Section 2 of the Proposed Plan.</li> <li>3. Incorporate the necessary technical corrections to the Proposed Specific Plan text to clarify how regulations of the Permanent Supportive Housing Ordinance apply to the Plan.</li> <li>4. Revise the Proposed Specific Plan to require all projects pursuing the Bonus FAR that include a residential component to provide affordable housing per the Proposed Specific Plan.</li> <li>5. Omit the exemption of a Conditional Use Permit for Commercial Hotels (LAMC Section 12.24 W.24) from the Proposed Specific Plan Section 1.1.3.I.</li> <li>6. Change the Zoning designation for Subarea 26 to a new zone called "Neighborhood Mixed Use: Commercial/Residential [NMU(EC)]" as detailed in the letter from Paul Koretz, Councilmember 5th District, submitted to the City Clerk and introduced at PLUM on June 26, 2018.</li> <li>7. Remove Subarea 25 from the Proposed Specific Plan. Resulting in the retention of the existing R2 and RD1.5 zoning for the area, as detailed in the letter from Paul Koretz, Councilmember 5th District, submitted to the City Clerk and introduced at PLUM on June 26, 2018.</li> </ol>	
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>

**Vicky Tavitian, Council Liaison**

**6/26/18**