

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to updating the Adaptive Reuse Ordinance to allow eligible conversions by-right beyond those located in the six Specific Plan Incentive areas.

Recommendations for Council action, as initiated by Motion (Koretz - Harris-Dawson):

1. INSTRUCT the Department of City Planning (DCP), with the assistance of the Los Angeles Department of Building and Safety, Los Angeles Housing and Community Investment Department, and the City Administrative Officer (CAO), and in consultation with the City Attorney, to prepare and present an Ordinance to update the Adaptive Reuse Ordinance to allow eligible conversions by-right beyond those located in the six Specific Plan Incentive areas (Ordinance No. 175038), if they meet the following proposed criteria:
  - a. All new apartments and condominiums shall be deed-restricted to Moderate income households, 81 percent to 120 percent of Area Median Income.
  - b. The ground floor shall remain commercial.
  - c. Linkage Fees are waived.
  - d. Live/work, Artists-in-Residence, and hotel projects are not eligible for this incentive.
  - e. The building is at least five years old.
2. INSTRUCT the DCP, when moving forward with the policy relative to the Adaptive Reuse Ordinance, to take into account the importance of preserving certain industrial zones; and, to work closely with the Council District (CD) 12 Office to ensure that such policy will not affect the ability to get companies to come to the industrial corridor in CD 12.

Fiscal Impact Statement: Neither the CAO nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes.

For: Mid City West Community Council

Summary:

At its regular meeting held on February 16, 2021, the PLUM Committee considered Motion (Koretz - Harris-Dawson) relative to instructing the DCP, with the assistance of the LADBS, HCIDLA, and the CAO, and in consultation with the City Attorney, to prepare and present an Ordinance to update the Adaptive Reuse Ordinance allowing eligible conversions by-right beyond those located in the six Specific Plan Incentive areas, if they meet the proposed criteria. DCP staff provided an overview of the matter. A Representative from CD 11 provided comments in support of the Motion. After providing an opportunity for public comment, the Committee recommended to approve the Motion, as amended. This matter is now submitted to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY:THOMAS:	YES
LEE:	YES

AXB  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**