

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to the feasibility of amending the Adaptive Reuse Ordinance for Supportive Housing and Transitional Housing.

Recommendation for Council action, pursuant to Motion (Koretz - Bonin - Ridley Thomas):

INSTRUCT the Department of City Planning (DCP), with the assistance of the Los Angeles Department of Building and Safety (LADBS), and in consultation with the City Attorney, to prepare a report with recommendations as to the feasibility of amending the Adaptive Reuse Ordinance (Ordinances No. 172571 and 175038), as follows:

- a. Amend the definition of an Adaptive Reuse project in Los Angeles Municipal Code (LAMC) Section 12.22 A.26, to include Supportive Housing and Transitional Housing as eligible dwelling uses for conversion.
- b. Waive minimum Floor Area per dwelling unit, or guest room, for Supportive Housing and Transitional Housing developments.
- c. Allow the required number of off-street parking spaces to be the same as the number of spaces that existed on the site, or reduced to the Supportive Housing, or Transitional Housing parking requirements.
- d. Allow by-right conversions of Supportive Housing and Transitional Housing through Adaptive Reuse projects Citywide.

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

Community Impact Statement: Yes.

For:

Eagle Rock Neighborhood Council  
Historic Highland Park Neighborhood Council  
NoHo Neighborhood Council  
Los Feliz Neighborhood Council

Summary:

At a regular meeting held on June 1, 2021, the PLUM Committee considered Motion (Koretz - Bonin - Ridley Thomas) relative to instructing the DCP, with the assistance of LADBS, and in consultation with the City Attorney, to prepare a report with recommendations as to the feasibility of amending the Adaptive Reuse Ordinance (Ordinances No. 172571 and 175038) to amend the definition of an Adaptive Reuse project in LAMC Section 12.22 A.26, for inclusion of Supportive Housing and Transitional Housing as eligible dwelling uses for conversion; waive minimum Floor Area per dwelling unit, or guest room, for Supportive Housing and Transitional Housing developments; allow the required number of off-street parking spaces to be the same as

the number of spaces that existed on the site, or reduced to the Supportive Housing, or Transitional Housing parking requirements; and, to allow by-right conversions of Supportive Housing and Transitional Housing through Adaptive Reuse projects Citywide. After providing an opportunity for public comment, the Committee recommended to approve the recommendation contained in the Motion. This matter is now submitted to the Council for 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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