

MOTION

PLANNING & LAND USE MANAGEMENT

Charter Sections 555 and 558, and Municipal Code Sections 11.5.6 and 12.32 provide that the Council, City Planning Commission, or the Director of Planning may initiate consideration of a proposed General Plan Amendment and Zone Change for a site.

The *Exposition Corridor Transit Neighborhood Plan (ECTNP)*, is a **Specific Plan**, adopted by the Council on November 5, 2019 (Council File No. 18-0437), and became effective on December 26, 2019 (Ordinance No. 186402). The ECTNP was adopted with the purpose of encouraging new residential, mixed-use, commercial, and industrial growth near transit stations, and thereby promote transit ridership on the Los Angeles County Transportation Authority’s (Metro) Exposition Light Rail Line and other transit systems, and to promote the development of high-tech jobs within the transit corridor, and generate tax revenue to fund key City services.

The property located at 8905 Venice Boulevard, Los Angeles, CA 90034, is a 1.27-acre site, located at the northwest corner of Venice and National Boulevards, and it is located about 250 feet east of Metro’s Culver City station. The ECTNP designates the land of use of the site as ‘Hybrid Industrial’ with a corresponding zone of ‘New Industrial Expo Corridor.’ The maximum Floor Area Ratio permitted in this Zone is 4:1, and the maximum height is 96 feet. A number of large-scale projects are being developed or are seeking land use entitlements nearby in the City and the abutting City of Culver City.

The ECTNP existing land use/zone designation of the property, which is currently developed with multiple one-story buildings and sub-surface parking, is not consistent with the proposed development project that the property owner is requesting-- a proposed development that would be approximately 17 stories and 470,000 square feet of floor area, which will require a Zone and Height District Change ordinance to the Commercial Zone, Height District 3 (C2-3), and a corresponding General Plan Amendment to ‘Community commercial.’

Land use and zone/height district changes are needed to bring this proposed development project to fruition, and thereby, implementation of a project which is consistent with the ECTNP’s objective to direct growth and accommodate new, residential, mixed-use, commercial, and industrial development near transit stations. Additionally, the project needs to go through the Planning Department’s public hearing review and comment process as well as design review process to ensure community consensus around the project and a well-designed project that aligns with the City’s Citywide Design Guidelines and Above-Grade Parking Advisory.

I THEREFORE MOVE that the Council instruct the Planning Department to prepare a General Plan Amendment; Zone and Height District Change ordinance; and environmental clearance, for the property located at 8905 Venice Boulevard, Los Angeles, CA 90034, and thereby the Council initiate consideration of a General Plan Amendment to the Community Commercial land use designation, and accompanying Zone and Height District Change to the Commercial Zone (C2), Height District 3.

I FURTHER MOVE that the Council instruct the Planning Department, with the assistance of the City Attorney, to prepare and present an ordinance to amend the Exposition Corridor Transit Neighborhood Specific Plan (Ordinance No. 186402), for the proposed commercial development which exceeds the Specific Plan’s Floor Area Ratio, and height limitations, for the property located at 8905 Venice Boulevard, Los Angeles, CA 90034.

PRESENTED BY: Paul Koretz
PAUL KORETZ
Councilmember, 5th District

SECONDED BY: [Signature]

JUN 10 2022

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