

WRAC LUPC POLICY MOTION

Recommended to WRAC board by WRAC LUPC

COMMITTEE: WRAC LUPC

TITLE: Limit waivers for affordable housing projects

PURPOSE: To request that the city end unlimited waivers for affordable housing projects with no corresponding increase in affordability.

BACKGROUND:

1. Developers can request unlimited off-menu incentives and waivers without demonstrating financial need.
2. 11814 Missouri example (100% affordable – ED1 Housing Crisis Act): 13 waivers, including no trees, no parking, no stepbacks, front yard parking OK).

ON-MENU INCENTIVES (1):

20% FAR INCREASE PER LAMC 12.22.A.25

OFF-MENU INCENTIVES (3):

21.4% SIDE YARD REDUCTION

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63.3% REAR YARD REDUCTION

WAIVERS OF DEVELOPMENT STANDARDS (10):

WAIVER OF FRONT YARD

WAIVER TO ALLOW ZERO OPEN SPACE

WAIVER TO ALLOW ZERO BICYCLE PARKING

WAIVER TO ALLOW ZERO PARKING PER AB2334

WAIVER OF TREE REQUIREMENTS

WAIVER OF 4TH FLOOR STEPBACK (Q-CONDITION)

WAIVER OF FRONT YARD PARKING (Q-CONDITION)

WAIVER OF PARKING SCREENING (Q-CONDITION)

WAIVER OF HORIZ. AND VERT. PLANE BREAKS (Q-C)

WAIVER TO ALLOW 70% COMPACT PARKING

3. Sportsman Lodge example: 7 off-menu/waivers, 15% affordable housing.

2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review to permit a housing development project consisting of 520 residential units, of which a minimum of 78 will be set aside for Very Low Income households, and with the following Off-Menu Incentives and Waivers of Development Standards:

- a. An Off-Menu Incentive to allow a maximum Floor Area Ratio (FAR) of 2.86:1 in lieu of the otherwise permitted 1.0:1 FAR on Site B, equivalent to a maximum FAR of 2.13:1 across the entirety of the subject property;
- b. An Off-Menu Incentive to allow a maximum building height of 94 feet in lieu of the otherwise permitted 30 feet for the proposed mixed-use project;
- c. An Off-Menu Incentive to allow 402 accessible standard vehicle parking stalls in lieu of the otherwise required 520 accessible standard parking stalls for the residential component of the proposed project;
- d. A Waiver of Development Standard to allow zero-foot side yard setbacks in lieu of the otherwise required 11-foot side yard setbacks for the proposed mixed-use project;
- e. A Waiver of Development Standard to waive the otherwise required transitional height requirements for the proposed mixed-use project;
- f. A Waiver of Development Standard to allow a zero-foot distance between main buildings in lieu of the otherwise required distance for the proposed mixed-use project;
- g. A Waiver of Development Standard to allow a zero-foot rear yard setback in lieu of the otherwise required 20-foot rear yard setback for the proposed mixed-use project;

3. Pursuant to LAMC Section 12.24 W. 1, a Main Conditional Use Permit to permit the sale and dispensing

4. 11201 Ventura example: 5 off-menu/waivers, 13% affordable housing.

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Development Standards:

- a. An On-Menu Incentive to permit a Floor Area Ratio (FAR) of 3:1 for a project located on a Major Highway within 1,500 feet of a Transit Stop in lieu of the 1:1 FAR limitation pursuant to the Ventura/Cahuenga Boulevard Corridor Specific Plan Section 6.B.3;
- b. An On-Menu Incentive to permit up to a 20 percent increase in lot coverage to allow a maximum of 72 percent lot coverage in lieu of 60 percent lot coverage limitation pursuant to the Ventura/Cahuenga Boulevard Corridor Specific Plan Section 7.B;
- c. An Off-Menu Incentive to permit 30-foot increase in building height to allow a maximum height of 75 feet in-lieu of the 45-foot building height limitation of the C2-1VL-RO Zone; and to allow building height to exceed of the transitional height limitations pursuant to LAMC Section 12.21.1 A.10;
- d. A Waiver of Development Standard to allow up to 43 of the 132 required parking spaces to be provided as compact spaces in-lieu of the compact parking limitations pursuant to LAMC 12.21 A.5(c); and
- e. A Waiver of Development Standard to permit a multi-family development with deviations from Commercial Corner Development Standards pursuant to LAMC Section 12.22 A.23(a), including deviations for height (LAMC Section 12.22 A.23(a)(1)) and landscape setbacks (LAMC Section 12.22 A.23(a)(10)(i)); and

5. 3018 S. Western Ave.: 5 off-menu/waivers, 12% affordable housing.

Findings and justification:

1. Developers usually overpay for land, and that is not justification for additional incentives/waivers.
2. By reducing the size of projects, the land prices will decrease correspondingly.
3. Additional affordable housing benefits the community immensely.

THE MOTION:

The _____ NC/CC, a member of the Westside Neighborhood Alliance of Councils (WRAC), opposes [CF 23-0623](#) and requests the city cap development waivers at 5 for ED1 & Affordable Housing Streamlining Ordinance projects.

DIRECTED TO: WRAC Executive Board

ACTION/VOTE COUNT:

WRAC LUPC Committee meeting, February 12th, 2024

Motion moved by [Westwood NC](#), seconded by [West LA – Sawtelle NC](#)

Motion approved by LUPC COMMITTEE [8Y-1N-1A \(Westside NC Absent during voting\)](#)

Recommended in connection with WRAC Board meeting, February 26, 2024