

LUCE Resolutions and Amendments presented for adoption or discussion by Planning Commission via Staff Report (3/4/2015)

Recommendations from Wilmont Board

Laurence Eubank, Chair

By Elizabeth Van Denburgh, Wilmont Board Member

LUCE Resolutions/Amendments for Planning Commission 1)	Recommended Action	Why Recommended Action Proposed
1. Adoption of a Resolution approving the Zoning Ordinance Update Redline Public Review Draft (Redline) (distributed to the Planning Commission in October 22,2014) as modified by the Proposed Redline Modifications (Greenline)	Do not adopt	Resident stakeholders have provided significant and ongoing input that has never been seriously considered by the Planning Commission including elimination of all Activity Centers and reduction of Tier 3 on MB and MLB. In addition, almost all changes have been to increase density and height in the neighborhoods as well as increase commercialization of the neighborhoods. Wilmont does not agree with the policies that the Planning Commission have committed to with respect to the neighborhoods and surrounding boulevards and does not want the Proposed Redline Modifications recommended to the City Council
2. Resolution regarding Amendments # 1-6 (numbered here as 2.1-2.6) (Attachment B)		
2.1 Amend the title of all “Building Height Standards” graphics in Chapter 2.1 of the LUCE to “Building Height Guidelines” to clarify that the graphics do not establish	Do not adopt	ZOU standards should be specific, numerical and illustrated. The specific graphic standards should be used and the text altered to support the graphics; a clear example of these differences can be seen by looking at MUB in the

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mandatory development standards (pp. 2.1-32, 33, 34, 36, 37, 39, 40, 42, 44, 45, 49, 51, 53)		LUCE with respect to Tier 2 w/ comm. Benefits and 100% residential above ground floor – the graphic indicates 47 feet while the text and ZOU indicate 50 feet.
2.2 Strike the following text from throughout Chapter 2.1 of the LUCE: “similar to the established stepback standards of the zoning ordinance in effect as of May 27, 2010” throughout the LUCE (pp. 2.1-34, 36, 39, 41, 44, 47, 51, 52, 54)	Do not adopt	While staff supports flexible standards the residents know from experience that these will be used only to maximize height and density to maximize profits for developers. We recommend a tighter standards approach making developers justify and provide real community benefits for increases in height and density. Maintain the 2010 stepback standards.
2.3 Clarify throughout the LUCE that Tier 1 is baseline, by-right development up to the discretionary review thresholds establish by the Zoning Ordinance (pp. 2.1-5, 8, 17, 27, 33, 35, 38, 40, 43, 46, 50, 52, 53; 3.2-5)	Do not adopt	Tier 1 developments up to discretionary review should be reviewed through a public process not just through administrative approval. The input of the owners of surrounding land uses is beneficial.
2.4 Amend the text on LUCE page 2.1-41 (first bullet on the left) to include the following: “and a 3-foot height bonus above the 32-foot base height”	Do not adopt	Will add additional height to all Neighborhood Commercial avenues including Montana Ave. Additional height in residential neighborhood adjacent, especially with transition issues to neighborhoods should be eliminated
2.5 Eliminate requirements that Tier 2 Residential and Mixed-Use projects be processed by development	Do not adopt	Additional oversight is essential for Mixed-Used projects in the City given their newness and change in existing and previous land use

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agreement unless the projects provide nonresidential uses above the first floor (pp. 3.2-5 ,6)		functions. Mixed-Use is a useful and unknown land use tool and requires greater dialogue and analysis.
2.6 Eliminate the provisions stating that Tier 2 discretionary review be undertaken by a Conditional Use Permit and clarify that this discretionary review can be undertaken by a development review permit or its equivalent (pp. 3.2-4, 5, 6)	Do not adopt	Maintain the Conditional Use Permit as the review tool for this land use.
3. Resolution of Intention to Adopt a new Zoning Districting Map (Attachment C)	Do not adopt	The map use received less than a week ago and we nor the Planning Commission has had enough time to study it. Given the situation with the A lots with respect to the LUCE map we believe additional time to study this map is needed.
4. Resolution of Intention to Adopt an amended LUCE Land Use Designation Map (Attachment D)	Do not adopt	This map was also received less than a week ago and we nor the Planning Commission has had enough time to study it. We believe with the situation with the A lots with respect to the LUCE map we need additional time to study this map.
Discussion Related to Potential LUCE amendments		
5. Removal of Activity Overlays on Wilshire Boulevard- Wilshire/Centinela Activity Center Overlay and/or	Do not adopt; modification needed	We support the elimination of all Activity Centers throughout the City including the Lincoln Activity Center

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Wilshire/14 th Activity Center Overlay or modifying the development standards authorized in these centers.		
6. Removal of Tier 3 from the Mixed-Used Boulevard (MUB) land use designation in certain areas of the City or modifying the MUB development standards for Tier 3 in these areas of the City	Adopt with clarification	Adopt if language is removed that specifies “certain areas of the City” to read all areas of the City
7. Removal of Tier 3 Mixed Use – Low Boulevard (MUBL) land use designation in certain areas of the City or modifying the MUBL development standards for Tier 3 in these areas of the City	Adopt with clarification	Adopt if language is removed that specifies “certain areas of the City” to read all areas of the City

1) Taken from March 4, 2015 Staff Report, Agenda Item: 8-A Staff Report, Zoning Ordinance Update Redline Public Review Draft