

Motivate Studios
5518 Franklin Ave
Los Angeles, CA 90028
(Subarea B)

FINDINGS/ JUSTIFICATIONS TO :
VERMONT/WESTERN TRANSIT ORIENTED DISTRICT
SPECIFIC PLAN(Station Neighborhood Area Plan)
(Ord. No .173,749, effective March 1, 2001;
Specific Plan Procedures;
Amended Pursuant to L.A.M.C.Section11.5.7)
Section8 .Subarea B -Mixed Use Boulevards

Section B
SUBAREA B MIXED USE BOULEVARDS
50/2.0-MU 35/1.5-C

A. Use. Notwithstanding any provisions of the Code to the contrary, residential uses permitted in the R3 Zone by Section 12.10 of the Code and commercial uses permitted in the C1.5 Limited Commercial Zone by Section 12.13.5 of the Code, in addition to Live/Work Quarters and Small Assembly Workshops, shall be permitted on any lot located within Subarea B as shown on Map 1, provided that the following requirements are met:

1. Commercial Uses. Commercial uses in a Mixed Use Project shall be limited to the Ground and second floors of any building, and any commercial use in a Live/Work Quarters shall be limited to those uses permitted in a C1.5 Zone;

Finding/Justification: Commercial use of said project gym, and is limited to the ground floor of proposed building.

2. Enclosed Activities. With the exception of outdoor merchandise displays during sidewalk sales, outdoor eating areas and newsstands, all commercial activities, including storage, shall be conducted wholly within an enclosed building;

Finding/Justification:All commercial activities, including storage, shall be conducted wholly within enclosed building.

3. Mixed Use Regulations. Projects shall comply with the Mixed Use Development Standards of Section 13.09 F of the Code; and

Finding / Justification: Provide justification verbiage, statement regarding LAMC section 13.09F...

1. Landscape and Surface Parking Lots: Not applicable
 2. (a) Open Areas: Not applicable
 - (b) Pavement. Not applicable
 - (c) Street Trees. Not applicable
 2. Open Space. Open space requirements not applicable for commercial project.
 3. Façade Relief. Not applicable. Standards do not apply to accessory buildings, additions, remodels, or any change of use in an existing building.
 4. Signage. Signage shall comply with the requirements of Section 12.22A.23(a)(6) (mini-shopping center and commercial corner developments).
 5. Noise Control. Not applicable.
 6. Rooftop Appurtenances. All ventilation, heating, or air condition ducts, tubes, equipment, or other related rooftop appurtenances shall be screened when viewed from adjacent streets via solid surface roof screens as required.
4. Commercial Corner Exemption. Notwithstanding any provisions of Sections 12.22 A 23 and 12.24 W 26 of the Code to the contrary, and except as otherwise required by this Specific Plan, Projects that constitute a Commercial Corner Development or Mini-shopping Center may be developed within Subarea B without first obtaining a conditional use approval pursuant to Section 12.24 W 26 of the Code or having to comply with the requirements and conditions set forth in Section 12.22 A 23 of the Code.

Finding / Justification: Not applicable.

B. Height And Floor Area.

1. Mixed Use and Residential Only Projects. The maximum height of any building for a Mixed-Use Project or a Project comprised exclusively of residential uses, shall not exceed 50 feet, provided, however, that roofs and roof structures for the purposes specified in Section 12.21.1 B 3 of the Code, may be erected up to ten feet above the height limit established in this section, if those structures and features are setback a minimum of ten feet from the roof perimeter and are screened from view at street level by a parapet or a sloping roof. The maximum permitted FAR for a Mixed-Use Project shall be 2.0. Commercial uses in a Mixed-Use Project shall be limited to a maximum FAR of 1.5.

Finding / Justification: Not applicable.

2. Commercial Only Projects. Projects comprised exclusively of commercial uses shall not exceed a maximum building height of 35 feet and a maximum FAR of 1.5. Finding / Justification: Scope of work is interior tenant improvement only. No exterior alterations except for storefront system replacement. Existing building is 17'-8" high and FAR is 0.10.

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C. Transitional Height.

1. Height Limits. Notwithstanding any provisions of Sections 12.21.1 A 10 of the Code to the contrary, portions of buildings on a lot located within the Subarea B shall not exceed the transitional height limits set forth below when located within the distances specified from an abutting lot in Subarea A:

Distance	Height
0 to 49 feet	25 feet

50 to 99 feet

33 feet

Finding / Justification: Proposed work of the 'Dry Cleaners' building is to adhere to the transitional height limits as set forth. No change to the existing height is proposed.

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2. Calculating Distance. Transitional Height limits as set forth above in Section 8 C of this Specific Plan shall only apply to lots adjoining or abutting a lot in Subarea A and shall not apply to lots separated by a public street.

Finding / Justification: Project lie on Subarea Band abuts properties in Subarea A (see above justification item .1 Height Limits). No building exterior changes.

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D. Usable Open Space. Notwithstanding any provisions of Sections 12.21 G of the Code to the contrary, a Project constituting a Mixed Use Project containing two or more residential units or a Project comprised exclusively of residential uses containing two or more residential units shall contain usable open space in accordance with the standards of Section 12.21 G 2 of the Code, with the following exceptions:

Finding / Justification: Not Applicable

1. Above Grade. Up to 50% of the common or private open space, regardless of the underlying zone, may be located above the grade level or first habitable room level;

Finding / Justification: Not Applicable

2. Roof decks. Roof Decks, regardless of the underlying zone, may be used in their entirety as common or private open space, excluding that portion of the roof within 20 feet of the roof perimeter

Finding / Justification: Not Applicable

E. Project Parking Requirements.

1. Residential Projects.

a. Minimum Standards. Notwithstanding the contrary provisions of Section 12.21 A 4 (a) of the Code and regardless of the underlying zone, the minimum number of parking spaces required shall be provided at the following ratios: at least one parking space for each dwelling unit having fewer than three habitable rooms, and at least one and one-half parking spaces for each dwelling unit having more than three habitable rooms, in addition to at least one-quarter parking space for each dwelling unit as guest parking.

Finding / Justification: Not Applicable

b. Maximum Standards. Notwithstanding the contrary provisions of Section 12.21 A 4 (a) of the Code and regardless of the underlying zone, the maximum number of parking spaces provided shall be limited to the following ratios: a maximum of one parking space for each dwelling unit having fewer than three habitable rooms, a maximum of one and one-half parking spaces for each dwelling unit having three habitable rooms, a maximum of two parking spaces for each dwelling unit having more than three habitable rooms, and a maximum of one-half parking space for each dwelling unit as guest parking.

Finding / Justification: Not Applicable

c. Guest Parking. Notwithstanding the contrary provisions of Section 12.21 A 4 of the Code, guest parking spaces for residential uses in Mixed Use Projects, as set forth above, shall be provided through shared use of required commercial parking spaces.

Finding / Justification: Not Applicable

2. Bicycles. Notwithstanding the contrary provisions of Section 12.21 A 16 of the Code and regardless of the underlying zone, Projects with two or more dwelling units, shall provide off-street parking spaces for bicycles at a ratio of one-half parking space per dwelling unit, and for Projects which include non-residential uses, regardless of the underlying zone, off-street parking spaces for bicycles shall be provided at a ratio of one parking space for every 1,000 square feet of non-residential floor area for the first 10,000 square feet of floor area, and one bicycle parking space for every additional increments of 10,000 square feet of floor area. Bicycle parking spaces shall conform to the standards set forth in Section 12.21 A 16 (c) through (h) of the Code, and the Guidelines.

Finding / Justification: Total floor SF 1740; will require a total of (2) bike

parking spaces. (4) short term bike parking and (4) long term bike parking is provided on the existing lot.

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3. Commercial. Notwithstanding the contrary provisions of Section 12.21 A 4 of the Code and regardless of the underlying zone, the following parking standards shall apply to Projects which include non-residential uses: (i) Except for medical offices, the maximum number of off-street parking spaces which may be provided shall be limited to two parking spaces for each 1,000 square feet of combined floor area of non-residential uses contained within all buildings on a lot; (ii) a maximum of 50% of the required non-residential parking spaces may be provided off-site, but within 1,500 feet of the lot for which they are provided; and (iii) off-site parking facilities may be provided pursuant to leases of existing parking spaces for at least a twenty-year term, in order to provide the parking required by this Specific Plan, and these leased spaces may be shared parking operated or maintained by more than one owner or lessee. **Finding / Justification: No reduction in parking spaces. 85 total of parking spaces are available at the lot.**

4. Existing Buildings.

- a. Change of use. Notwithstanding the contrary provisions of Section 12.21 A 4 (m) of the Code, or any other provisions of this Specific Plan no additional parking shall be required for a change of use in an existing building to a use permitted by this Specific Plan. **Finding / Justification: No reduction in parking spaces. 85 total of parking spaces are available at the lot.**
- b. Remodeling of Residential Buildings. Notwithstanding the contrary provisions of Section 12.21 A 4 (m) of the Code, or any other provisions of this Specific Plan, no additional parking shall be required for an Extensive Remodeling of an existing residential or Mixed-Use building with so long as the uses are permitted by this Specific Plan.

Finding / Justification: Not Applicable

- c. Maintenance of Off Street Parking. Notwithstanding the contrary provisions of Section 12.21 A 4 (m) of the Code, or any other provisions of this

Specific Plan, off-street automobile parking spaces being maintained in connection with any existing main building or structure as of the effective date of this ordinance shall be maintained, so long as the main building or structure remains, and shall not be reduced.

Finding / Justification: Not Applicable

F. Conversion Requirements.

1. Acoustics and Utilities. An acoustical report and a utility metering report meeting the requirements of Section 12.95.2 D 1 (c) (2) c and d of the Code, respectively, shall be required as part of any application for a Project Permit Approval for any Project containing dwelling units.

Finding / Justification: Not Applicable

2. Permission to Convert to Condominiums. Notwithstanding the contrary provisions of Section 91.106.4.1, Exceptions 5 and 11 of the Code, demolition permits may be issued for residential buildings without a requirement for the owner to agree and covenant to refrain from constructing a condominium, stock cooperative or community apartment Project for any time period following demolition of a building containing two or more dwelling units.

Finding / Justification: Not Applicable

- G. Yards. Notwithstanding any contrary provisions of the Code, no front, side or back yards shall be required for the development of any Mixed Use, commercial or residential Project on any lot located within Subarea B.

Finding / Justification: Not Applicable

- H. Conversion Requirements. Pedestrian Throughways. Applicants shall provide one public pedestrian walkway, throughway or path for every 250 feet of street frontage for a Project. An arcade or through interior pedestrian path shall be provided from the rear lot line or from the parking lot or public alley or street, if located to the rear of the Project, to the front lot line, and from the side lot line to the lot line on the opposite side of the lot, if the public street, alley or parking lot is located on the side of the

Project. The pedestrian throughway shall be accessible to the public and have a minimum vertical clearance of 12 feet, and a minimum horizontal clearance of ten feet.

Finding / Justification: Not Applicable

1. Facade Treatment. The building facade facing the pedestrian walkway shall be improved in accordance with the provisions of the Guidelines. Finding / Justification: No changes at street-side façade. 5518 Franklin property is a National Historic Monument, no façade improvement will be approved without Historical Planner's review. According to the Secretary of the Interior's Standards for Rehabilitation, any changes at the exterior could either maintain as-is, or revert back to the period when the building was occupied by Corita Kent's Studio.
2. In Lieu Provision of Throughways. The Applicant shall provide one or more or a combination of the following in lieu of the throughway requirement in Subdivision 1 prior to the Director granting a Project Permit Compliance:
 - a. Change Off Site. Provide land area equal to what would be required in Subdivision 1 above as a throughway and construct or covenant to construct improvements for parks and open space on-site, meeting the requirements in Section 6 F 2 (c)(3) above, to the satisfaction of the Director of Planning in consultation with the Department of Recreation and Parks; or

Finding / Justification: Not Applicable

- b. On Site. Provide land area equal to what would be required in Subdivision 1 above as a throughway and construct or covenant to construct improvements for parks and open space off-site, but within the Specific Plan area, meeting the requirements in Section 6 F 2 (c)(3) above, to the satisfaction of the Director of Planning in consultation with the Department of Recreation and Parks and the Council member of the District; or

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Finding / Justification: Not Applicable

- c. Cash Payment. Deposit in the Parks First Trust Fund an amount equal to the current cost of purchasing land and constructing improvements for the throughway required in Subdivision above to the satisfaction of the L.A. FOR KIDS Steering Committee. This money shall be used for parks or open space meeting the requirements in Section 6 F 2 (c)(3) of this Specific Plan.

Finding / Justification: Not Applicable

- I. Development Standards. Projects shall be in substantial conformance with the Guidelines.

Finding / Justification: no exterior alternation.

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