

ZI NO. 2374

ENTERPRISE ZONE / EMPLOYMENT AND ECONOMIC INCENTIVE PROGRAM AREA (EZ) (Shown as "State Enterprise Zone" on ZIMAS)

COMMENTS:

EZs are specific geographic areas designated by City Council resolution, and have received approval from the California Department of Commerce under either the Enterprise Zone Act Program or Employment And Economic Incentive Act Program. The Federal, State and City governments provide economic incentives to stimulate local investment and employment through tax and regulation relief and improvement of public services.

EZ special provisions applicable to plan check

Parking Standards - Section 12.21A4(x)(3):

Except for the Downtown Business District parking area described in Section 12.21A4(i), projects within EZs, may utilize a lower parking ratio for commercial office, business, retail, restaurant, bar and related uses, trade schools, or research and development buildings thus increasing the buildable area of the parcel which is critical in older areas of the City where parcels are small.

Height - Section 12.21.4:

Special height districts "EZ1", "EZ1-L", "EZ1-VL", "EZ1-XL", "EZ2", "EZ3" and "EZ4" were established for Enterprise Zones. Height district "EZ1" increases the total floor area contained in all the buildings on a lot to three times the buildable area. Note that the "EZ..." height district suffix must be accomplished by a Zone Change.

INSTRUCTIONS:

Apply the reduced parking ratio per Section 12.21A4(x)(3).

Apply the increased FAR, as indicated in Section 12.21.4A, only to those lots with the "EZ..." height district zone suffix.

For further information on Enterprise Zones please contact Community Development Department at 213-744-7111 or visit their web site at http://cdd.lacity.org/bus_zone.html