



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

September 24, 2024

TO: City Planning Commission

FROM: Theadora Trindle, City Planner

TECHNICAL MODIFICATIONS TO THE PROPOSED ORDINANCE (EXHIBIT A.1) FOR CASE NO. CPC-2023-7068; (Item No. 7)

TECHNICAL MODIFICATIONS TO EXHIBIT A.1

The following technical corrections and additions are to be incorporated into Exhibit A.1 (Proposed Citywide Housing Incentive Program Ordinance) of the staff recommendation report to be considered at the City Planning Commission meeting on September 26, 2024 related to Item No. 7 on the meeting agenda.

INSTRUCTIONS: Revise Section 2 on page 3 in Exhibit A.1 to add a definition for “Non-Contributor” to LAMC Section 12.03 as follows:

Non-Contributor. Any building, structure, natural feature, lot, or landscaping that is identified in an Historic Resources Survey or nomination form for a designated federal, state, or local historic district as a Non-Contributing Element, or not listed in the Historic Resources Survey or nomination form.

INSTRUCTIONS: Revise Section 2 on page 4 in Exhibit A.1 to update the definition for Major Transit Stop in LAMC 12.03, in alignment with recent amendments to California Public Resources Code Section 21064.3, as follows:

Major Transit Stop. In addition to California Public Resources Code Section 21064.3, a site containing a rail or bus rapid transit station or the intersection of two or more bus routes with a service interval of 20 ~~15~~ minutes or less during the morning and afternoon peak commute periods in either direction. The stations or bus routes may be existing, under construction or included in the most recent Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP). A bus route may include a combination of overlapping buses and may be considered as one service route for service interval frequency, when part of a “colinear”, “family”, or augmented line as determined in coordination with SCAG and transit agencies).

INSTRUCTIONS: Revise Sections 12.22 A.37(f)(2)(ii)a on page 41, 12.22 A.37(f)(2)(xiii)a on page 45, 12.22 A.38(e)(2)(ii)b on page 64, A.38(f)(2)(ii)a on page 67, 12.22 A.38(g)(1)(ii)a on page 68, 12.22 A.38(h)(2)(xi)a on page 79, and 12.22 A.39(f)(2)(xii)a on page 104 in Exhibit A.1 to replace text to integrate the proposed definition as follows:

~~Non-Contributor(s)ing Element(s) as defined in LAMC Section 13B.8.1.C of Chapter 1A of this Code~~

INSTRUCTIONS: Revise Section 12.22 A.37(g) on page 46 in Exhibit A.1 to correct citations and clarify that Housing Developments proposed in Sea Level Rise Areas, Very High Fire Hazard Severity Zones, and Coastal Zones are not eligible for the “Multi-Bedroom Units” or “Surveyed Historic Resource Facade Rehabilitation” Public Benefit Options as follows:

Public Benefit Options. A Housing Development shall be granted any number of Public Benefit Options pursuant to the provisions described below in addition to the Base Incentives established in LAMC Section 12.22 A.37(e) and the Additional Incentives described in LAMC Section 12.22 A.37(f). Housing Developments located in Sea Level Rise Areas, Very High Fire Hazard Severity Zones, or the Coastal Zone shall not be eligible for the Public Benefit Option described in LAMC Section 12.22 A.37(g)(2)(3) or LAMC Section 12.22 A.37(g)(3)(4).

INSTRUCTIONS: Revise Section 12.22 A.39 (c)(2)(i) footnotes (2), (3) and (4) on page 90 in Exhibit A.1 for technical clarity as follows:

Footnotes:

2 ~~Provided a portion of Residential Units (excluding Residential Units added by a Density Bonus) as follows either 16 percent Very Low Income, 25 percent Low Income, or 45 percent Moderate Income for sale as defined in at least one affordability income category is consistent with the minimum affordability requirements pursuant to California Government Code Section 65915.~~

3 ~~A Faith Based Organization Project must shall reserve a portion of Residential Units (excluding Residential Units added by a Density Bonus) as follows either 16 percent Very Low Income, 25 percent Low Income, or 45 percent Moderate Income for sale as defined in California Government Code Section 65915 up to 20 percent of Total Units (including units provided as a result of a Density Bonus), excluding a manager's unit or units, for households earning up to 120 percent of the area median income, as defined in Section 50053 of the California Health and Safety Code Section, or as amended. Remaining Restricted Affordable Units may use rents or housing costs shall be reserved for households earning up to 80 percent of the area median income, except that up to 20 percent of remaining Restricted Affordable Units may be affordable to Moderate Income households, as those income ranges are defined by the United States Department of Housing and Urban Development (HUD), rents or housing costs so the occupying residents do shall not exceed 30 percent of the maximum gross income of the occupying residents as those income ranges are defined by the United States Department of Housing and Urban Development (HUD). 20 percent of Total Units may be unrestricted.~~

4 ~~A Shared Equity Project must shall reserve a portion of Residential Units (excluding Residential Units added by a Density Bonus) as follows either 16 percent Very Low~~

Income, 25 percent Low Income, or 45 percent Moderate Income for sale as defined in California Government Code Section 65915~~20 percent of Total Units (including units provided as a result of a Density Bonus), excluding a manager's unit or units, for households earning up to 120 percent of the area median income as defined in California Health and Safety Code Section 50053, or as amended. Remaining Restricted Affordable Units may use rents or housing costs shall be reserved for households earning up to 120 percent of the area median income, as those income ranges are defined by the United States Department of Housing and Urban Development (HUD), rents or housing costs so the occupying residents do shall~~ not exceed 30 percent of the maximum gross income of the occupying residents, ~~as those income ranges are defined by the United States Department of Housing and Urban Development (HUD).~~ 20 percent of Total Units may be unrestricted.

INSTRUCTIONS: Revise Section 12.22 A.39(c)(5) on page 90 in Exhibit A.1 for grammatical clarity as follows:

- (5) The Faith-Based Organization Project, Shared Equity Project, or a One Hundred Percent Affordable Project with Maximum Allowable Residential Density of less than 5 units, ~~site~~ shall not include any lots located in a manufacturing zone that does not allow multi-family residential uses (M1, M2, M3), including sites zoned CM, MR1, and MR2 with no residential uses permitted from an applicable planning overlay.

INSTRUCTIONS: Revise Section 12.22 A.39(d)(2)(iii) on page 92 in Exhibit A.1 to clarify projects can access Expanded Administrative Review if requesting up to one waiver as follows:

- (iii) Projects that request up to one ~~waivers~~ or reductions of any Development Standards not listed on the Menu of Incentives described in LAMC Section 12.22 A.39(f)(2). Waivers or reductions of any Development Standard shall be reviewed pursuant to the Findings described in LAMC Section 12.22 A.39(d)(5).

INSTRUCTIONS: Revise Section 12.22 A.39(g) on page 105 in Exhibit A.1 to reference correct paragraph for Additional Incentives as follows:

- (g) **Public Benefits Options.** A Project that qualifies for the Base Incentives contained in this Subdivision shall be eligible for one or more of the following Public Benefit Options. Projects may utilize more than one Public Benefit Option if eligible, and bonuses granted in exchange for Public Benefits may be stacked. These Public Benefit Options may be combined with the Additional Incentives granted pursuant to Paragraph (f) ~~(h)~~. If a Project includes 5 of the following Public Benefit Options, they shall receive an additional 11 feet in height. Projects located in Very High Fire Hazard Severity Zones, Coastal Zones or Sea Level Rise Areas shall only be eligible for Public Benefit Options listed in 12.22 A.39(g)(1) or 12.22 A.39(g)(4).