

HOUSING ELEMENT ENVIRONMENTAL IMPACT REPORT (EIR) NO. ENV-2020-6762-EIR, STATE CLEARINGHOUSE (SCH) NO. 2021010130, ADDENDUM (ENV-2020-6762-EIR-ADD1), ADDENDUM NO. 2 (ENV-2020-6762-EIR-ADD2), MITIGATION MONITORING PROGRAM, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a proposed Citywide Housing Incentive Program (CHIP) Ordinance to amend Chapter 1 and Chapter 1A of the Los Angeles Municipal Code (LAMC), including revisions to Sections, and any related Code Sections and the addition of Sections 11.5.15 in Chapter 1 and amendments to Chapter 15.

Recommendations for Council action:

1. FIND, in the independent judgment of the decision maker, in consideration of the whole of the record, including the Housing Element EIR No. ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 29, 2021, Addendum No. 1 (ENV-2020-6762-EIR-ADD1) certified on June 14, 2022, and Addendum No. 2 (ENV-2020-6762-EIR-ADD2) (collectively, EIR), no subsequent or supplemental EIR is required pursuant to California Environmental Quality Act Guidelines Section 15162 and 15164; and, ADOPT Addendum No. 2 and the Mitigation Monitoring Program.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) attached to the LACPC Letter of Determination, and as revised in the Technical Modifications reports dated November 13, 2024 and November 14, 2024, as the Findings of Council.
3. REQUEST the City Attorney to prepare a draft CHIP Ordinance for the Council's consideration, as recommended by the LACPC, with technical modifications in the November 13, 2024 and November 14, 2024, Department of City Planning (DCP) reports with modifications as requested by Council District 13 in the November 15, 2024 letter, Attachment 2, and the modifications to the Faith Base Organization Projects to restrict the Faith Based Organization Projects to low building typology incentives at a townhome or neighborhood scale by revising the Los Angeles Municipal Code (LAMC) Section 12.22 A.39 (e)(4)(iii) to add Faith Based Organization Projects and to limit Faith Based Organization Projects from accessing public benefits incentives in LAMC Section 12.22A.39 (g) and to incorporate these revisions into the Chapter 1A Ordinance, subject to revisions for conformance with the format and style referred to as Option 1 CHIP Ordinance.
4. REQUEST the City Attorney to prepare and transmit for Council consideration another optional draft ordinance, Option 3 CHIP Ordinance, if modifications are necessary to ensure consistency with the Housing Element.
5. REQUEST the City Attorney to prepare and transmit for Council consideration an optional draft Ordinance, as recommended by the LACPC, with technical modifications in the November 13, 2024 and November 14, 2024 Department of City Planning (DCP) reports, otherwise known as Option 2 CHIP Ordinance.
6. INSTRUCT the DCP to prepare and transmit a modified Staff Recommendation report to incorporate modifications made in these actions to Council file No. 21-1230-S5.
7. INSTRUCT the Director of City Planning to prepare an Environmental Protection Measures Handbook for housing approved using Chapter 1 of the Zoning Code to effectuate the measures shown in the Council file as transmitted by the DCP and dated October 3, 2024.
8. INSTRUCT the DCP to report back on further expanding the corridor transition areas beyond 750 feet but within the City's High and Highest Resource areas.

9. INSTRUCT the DCP to prepare draft language, requested in Recommendation No. 3 to add a base incentive for relief from mandatory roadway widenings and revised public land regulations by incorporating revisions to the proposed CHIP Ordinance as requested by Council District 13 in the November 15, 2024 letter, Attachment 2.
10. INSTRUCT the DCP to prepare language requested in Recommendation No. 3 to amend the Faith Based Organization project provisions to permit only the low building typology incentives at a townhome or neighborhood scale by revising the proposed LAMC Section 12.22 A.39 (e)(4)(iii) to add Faith Based Organization Projects and to limit Faith Based Organization Projects from accessing Public Benefit incentives in LAMC Section 12.22 A.39 (g), and to incorporate these revisions in the Chapter 1A Ordinance, subject to revisions for conformance with the format and style:

*Revise 12.22 A.39 (e)(4)(iii) accordingly: Faith Based Organization Projects and Shared Equity Projects shall be limited to the low density base incentives indicated in Table 22.A.39(e)(1) for a site with a Maximum Allowable Residential Density less than 5 units, regardless of the underlying Maximum Allowable Residential Density or zoning of the Project site.*

*Revise 12.22 A.39 (g) accordingly: A Faith Based Organization Project and 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).*

Applicant: City of Los Angeles, Department of City Planning

Case No. CPC-2023-7068-CA

Environmental No. ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1; ENV-2020-6762-EIR-ADD2

Fiscal Impact Statement: None submitted by the LACPC. Neither the City Administrative Office nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

For:

Sherman Oaks Neighborhood Council  
Empowerment Congress North Area Neighborhood Council  
Pico Neighborhood Council  
Tarzana Neighborhood Council  
Westside Neighborhood Council  
Encino Neighborhood Council

For if Amended:

North Westwood Neighborhood Council  
Westwood Neighborhood Council  
Greater Wilshire Neighborhood Council  
Westchester-Playa Del Rey Neighborhood Council  
Hollywood Hills West Neighborhood Council  
Valley Village Neighborhood Council

Against unless amended:

Chatsworth Neighborhood Council  
Woodland Hills-Warner Center Neighborhood Council  
Empowerment Congress West Area Neighborhood Council

Summary:

At a regular meeting held on November 19, 2024, the PLUM Committee considered reports from the LACPC and DCP, and a proposed CHIP Ordinance to amend Chapter 1 and Chapter 1A of the Los Angeles Municipal Code (LAMC), including revisions to Sections, and any related Code Sections and the addition of Sections 11.5.15 in Chapter 1 and amendments to Chapter 15, relative to establishing streamlined project review procedures and new local density bonus incentives for eligible project types including citywide incentives, transit incentives, high opportunity incentives, 100 percent affordable housing incentives, public land incentives, faith based development incentives, unified adaptive reuse incentives, and other tailored incentives to implement state law and prioritize expanding access to affordable housing near transit, jobs, along corridors, and in Higher Opportunity Areas. DCP staff provided an overview of the matter. A representative from Council Districts 1 spoke on the recommended amendments listed in their November 19, 2024 letter and a representative from Council District 13 spoke on the recommended amendment listed in their November 15, 2024 letter. Councilmember Lee read into the record an amendment, as detailed above. After an opportunity for public comment, the Committee recommended to adopt the Recommendations contained in the DCP Recommended Actions, dated November 13, 2024 and November 14, 2024, the recommendations from Council Districts 1 and 13, and the recommendations provided by Councilmember Lee, as listed above. This matter is now submitted to the Council for consideration

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
LEE:	YES
HUTT:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
DE LEÓN:	ABSENT

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**