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November 13, 2024

Los Angeles City Council
c/ o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

TECHNICAL MODIFICATIONS ITEMS FOR THE CITYWIDE HOUSING INCENTIVE PROGRAM (EXHIBIT A.1 AND APPENDIX 5) ORDINANCE; CF 21-1230-S5; CASE NO. CPC-2023-7068-CA; ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1; ENV-2020-6762-EIR-ADD2

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:

Corridor Transitions Incentive Area Program

INSTRUCTION: Amend Sec. 12.22.38 (g) (3) to introduce a new development standard to clarify that FAR is calculated off of lot area for the Corridor Transitions Incentive Program, as follows:

(vi.) Calculating Floor Area Ratio. In lieu of the calculation of Buildable Area as defined in LAMC Section 12.03, Floor Area Ratio or FAR shall be defined as the measurement of the total floor area of all buildings on a lot in relation to the size of the lot.

TECHNICAL MODIFICATIONS TO APPENDIX 5

The following technical corrections and additions are to be incorporated into Appendix 5 (Rezoning Program Assumptions) of the staff recommendation report that was considered at

the City Planning Commission meeting of September 26, 2024, adopted by the CPC and referenced in the Findings.

INSTRUCTIONS: Revise Paragraph 5 on page 3 in Appendix 5 at the end of the paragraph to clarify what classifies as a Moderate-Income Unit and an Above Moderate-Income Unit and to clarify which RSO units are counted towards the methodology, as follows:

Lower-income sites (VLI and LI) are allocated according to the State-required minimum density of 20 units per acre and 16 units per site. Unique affordability assumptions are included in many of the diverse rezoning strategies described below. Due to the additional cost and lack of experience of Los Angeles in building lower-income housing through high-rise developments, sites exceeding 4.5 FAR are assumed to include only 10% of total capacity as lower-income housing (the remaining 90% are assumed to be above moderate). Moderate-income unit sites are allocated assuming a density between two units a site to 20 units an acre. Above-moderate income sites include all sites not meeting the criteria listed above, as well as all sites over 10 acres. Sites with existing RSO units in Lower and Moderate Opportunity Areas are not counted as lower income sites in the methodology.

INSTRUCTIONS: Add Draft Annual Progress Report Table C, Sites Identified or Rezoned to Accommodate Shortfall Housing Need to Appendix 5, after PDF Page 9.

Sincerely,



VINCENT P. BERTONI, AICP
Director of Planning