

Attachment 1

MODIFICATIONS TO THE CORNFIELD ARROYO SECO SPECIFIC PLAN (CASP) UPDATE BY THE CITY PLANNING COMMISSION ON DECEMBER 14, 2023 CPC-2021-2642-SP

1. The City Planning Commission on December 14, 2023, moved to incorporate modifications presented as detailed in the Technical Modifications memo to CPC (Agenda Item No. 11) dated December 11, 2023, which included additions and revisions to be incorporated into the Proposed CASP, as follows:

- a. Addition of a Mesnager Street Extension Requirement:

8.B.4.c. Mesnager Street Extension. A Project that abuts the location of the Proposed Street Extension as identified in the Subarea 1 Street Map shall include an extension of Mesnager Street as a public right-of-way between Naud Street and North Main Street. The street extension shall meet the following requirements:

- i. Designed as a “shared street” that allows motor vehicle access at low speed.
- ii. Dedicated and improved to a minimum right-of-way width of 40 feet, including a 28-foot roadway width, 10-foot sidewalk width, and 2-foot parkway width.
- iii. A property owner shall only be responsible for their half of the extension for portions that abut a neighboring property.

- b. Modification to Subarea 1 Street Map: The segment of the Proposed Paseo between Naud Street and North Main Street, as shown in the Subarea 1 Street Map, shall instead indicate a Proposed Street Extension with the legend revised accordingly.

- c. Modification to Urban Village Use District:

5.C.2. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
Wholesale Trade & Warehousing	P*	(see <i>Light Industrial</i>) Non-residential tenant size (max) Relief	<u>15,000 SF</u> <u>25,000 SF</u> C2

d. Modification to Urban Center Use District:

5.D.2. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
Wholesale Trade & Warehousing	P*	(see <i>Light Industrial</i>) Non-residential tenant size (max) Relief	15,000 SF 25,000 SF C2

e. Modification to Urban Innovation Use District:

5.E.2. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
Wholesale Trade & Warehousing	P*	(see <i>Light Industrial</i>) Non-residential tenant size (max) Relief	15,000 SF 25,000 SF C2

2. The City Planning Commission on December 14, 2023, recommended the following substantive recommendations to the Proposed Project (CPC Modifications):

- a. Add an affirmative marketing requirement for new deed-restricted affordable housing units within the CASP boundaries as part of Chapter 7 (Community Benefits Program) of the Proposed CASP, as follows:

Advertisements. In order to demonstrate a good faith advertising effort, the developer or owner of an eligible housing development shall advertise the available deed-restricted affordable housing unit(s) to meet the following criteria:

1. Advertisements shall be posted in English, Spanish, Simplified Chinese, and Korean at a minimum of 12-point font and a minimum 8.5" by 11" size.
2. Advertisements shall be posted for a minimum of 60 days.
3. Advertisements shall include a working phone number and an email address for interested applicants to contact the developer, owner, or operator.
4. Advertisements should include website information for the Los Angeles Housing Department and the development project, if applicable.
5. Advertisements should include the number of available affordable units and the income limits for applicants to be eligible for those units.
6. Advertisements shall be posted in the following locations:
 - i. All public libraries located within a 1.5-mile radius of the project site;
 - ii. At a minimum, two LAUSD schools or publicly operated recreation centers within a 1.5-mile radius of the project site; and
 - iii. At the exterior fence or wall of the project site in a publicly visible and accessible location.

7. Advertisements shall be mailed to occupants of all properties containing dwelling units located within a 1.5-mile radius of the project site.

3. In addition, the City Planning Commission on December 14, 2023, recommended additional study for the following:

- a. Study the feasibility of a local preference program for new affordable housing units in the CASP.