Attachment 1
(As Recommended Modifications to DCP's Recommended Proposed Project by the City Planning Commission at its meeting on November 17, 2022)
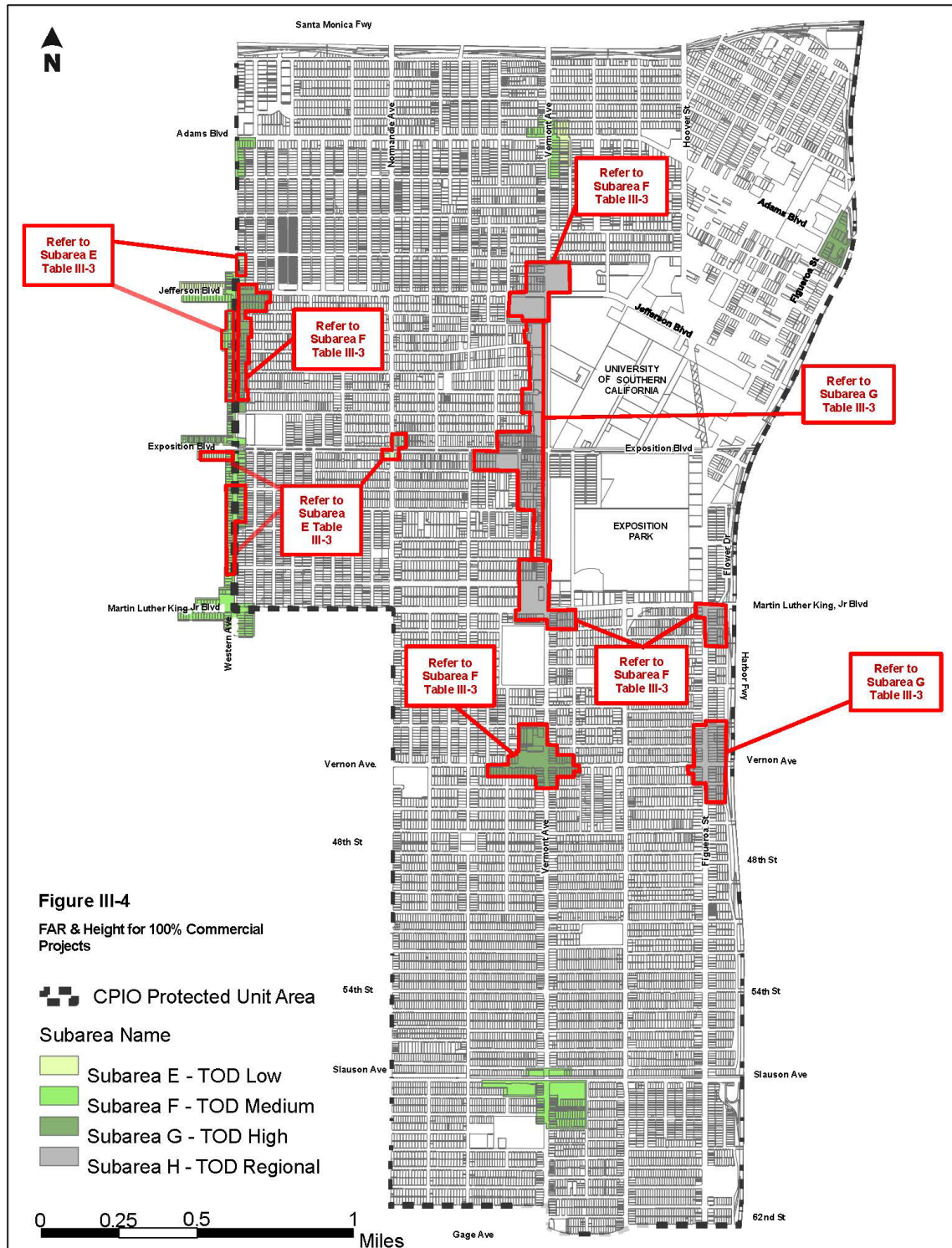

MODIFICATIONS TO THE SOUTH LOS ANGELES COMMUNITY PLAN IMPLEMENTATION OVERLAY AMENDMENT PROJECT
CPC-2022-5432-ZC-CPIOA

The City Planning Commission on November 17, 2022 recommended the following substantive modifications to the Proposed Project (CPC Modifications):

1. Added language in CPIO Table III-2 (Exhibits D.1 and D.2) to clarify the geographic applicability of unit size set-asides for Transitional Housing Projects in Subarea H - TOD Regional, as shown in underline:

   - Except for Supportive Housing, Transitional Housing (north of Martin Luther King Jr. Blvd.), senior housing projects, housing for persons with disabilities, at least 30% of all units in CPIO Affordable Housing Projects in the CPIO Protected Unit Area larger than 5 units shall have 2 or more bedrooms.

2. Added Footnote #3 in CPIO Table III-3 (Exhibits D.1 and D.2) to clarify the applicability of height and FAR for commercial-only projects located within the boundaries of the CPIO Protected Unit Area, as shown in underline:

   [3] Refer to Figure III-4 for FAR and Height applicable to specific TOD locations within the boundaries of the CPIO Protected Unit Area.

3. Added CPIO Figure III-4 (Exhibits D.1 and D.2) to clarify the location of applicable height and FAR for commercial-only projects located within the boundaries of the CPIO Protected Unit Area, as follows:

Figure III-4

FAR & Height for 100% Commercial Projects

CPIO Protected Unit Area

Subarea Name

Subarea E - TOD Low
Subarea F - TOD Medium
Subarea G - TOD High
Subarea H - TOD Regional

4. Added language in CPIO (Exhibits D.1 and D.2) to clarify the applicability of certain CPIO Protected Unit regulations in Section V-1 C.2, as shown in <u>underline</u>:

2. **Replacement of CPIO Protected Units.** Each CPIO Protected Unit shall be replaced on a one-for-one basis, containing at least the same floor area in addition to the same number of bedrooms and bathrooms, with an affordability level equaling like-for-like, or lower.

   (a)   In the absence of floor area documentation, floor area shall default to at least the average unit size of comparable CPIO Protected Units <u>as set by the City.</u> Existing, proposed, and/or default floor area calculations shall be provided by the applicant and verified by the Department of City Planning.

   (b)   In the absence of occupant income documentation, and in lieu of the rebuttable presumption in CA Government Code 65915(c)(1)(3)(B), affordability levels shall default to the Extremely Low-Income income category.

   (c)   This provision does not apply to: (1) a Project that consists of an owner-occupied Single-Family Dwelling Unit on a site where a Single-Family Dwelling unit is demolished, and (2) a Project that consists of 100% lower income units except Manager's Unit.

   (d)   <u>Notwithstanding Section 2 above, replacement of CPIO Protected Units south Martin Luther King Jr. Blvd. shall not be required to contain at least the same floor area or the same number of bathrooms.</u>