

# Amendment to Site Plan Review Ordinance for Affordable Housing

Planning and Land Use Management Committee  
Staff Presentation  
CF 22-0268

# What is Site Plan Review?

Site Plan Review (SPR) is a planning process that requires discretionary actions for certain types of developments pursuant to Section 16.05 of the Los Angeles Municipal Code (LAMC).

- **Threshold:** For multi-family housing development, Site Plan Review is required for projects that create a net increase of 50 units or more on a site (prior to any density bonus).
- **Process:** Site Plan Review determinations require the decision-maker to make various findings, trigger environmental review under the California Environmental Quality Act (CEQA), can result in an optional public hearing, and contain an appeal period. If a Site Plan Review project is appealed, it requires a public hearing.
- **Findings:** General Plan and local plan compliance, compatibility with neighboring current and future development and provision of adequate recreational and service amenities

# Exception for Affordable Units

A new exception is added to the residential threshold for Site Plan Review, to exclude **restricted affordable units** from the calculation of the 50-unit project threshold

- ➔ Mostly impacts 100% affordable development projects
- ➔ Also excludes affordable units in mixed-income developments from overall threshold count

# Definition of Restricted Affordable Units

A **restricted affordable unit** is:

- ➔ A housing unit or guest room subject to a covenant or regulatory agreement restricting rents or housing costs:
  - Does not exceed 30 percent of the maximum gross income of each income category, for households earning up to 120 percent of the area median income,
  - For a period of at least 55 years for rental units, or at least 45 years for for-sale units,
- ➔ As determined by the Los Angeles Housing Department (LAHD)

# Exception for Mixed Use Projects with Affordable Units

CPC recommendation added an additional exemption for any **mixed-use development project** that includes non-residential floor area, in which:

- ➔ 50 percent or more of the total Floor Area is dedicated to restricted affordable units, provided
- ➔ the proposed project creates or results in an increase of no more than 150,000 gross square feet of non-residential floor area.

# Items for PLUM Consideration

1. Housing Element Environmental Impact Report (EIR) No. ENV-2020-6762-EIR, State Clearinghouse No. SCH No. 2021010130 certified on November 29, 2021 and the Addendum (ENV-2020-6762-EIR-ADD1) approved June 14, 2022;
2. Report from Los Angeles City Planning Commission and a proposed Ordinance relative to a proposed Code Amendment to the Site Plan Review Ordinance,
3. Amending Section 16.05 of the Los Angeles Municipal Code in order to streamline the permitting of the new affordable housing units, the proposed amendment to the Site Plan Review Ordinance would exempt deed restricted affordable units and certain mixed-use buildings containing deed restricted affordable units from Site Plan Review threshold calculations.