

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to amending the Cornfield-Arroyo Seco Specific Plan for clarification on affordable housing options.

Recommendations for Council action, pursuant to Motion (Cedillo - Harris-Dawson):

1. INSTRUCT the Department of City Planning (DCP), in consultation with the City Attorney, to prepare and present an amendment to the Cornfield-Arroyo Seco Specific Plan to clarify that Affordable Housing Bonus Option Strategy B may be utilized to exceed residential floor area limits, even where the maximum base allowable floor-area-ratio for non-residential and non-commercial uses is not met, consistent with the DCP's initial implementation and interpretation.
2. INSTRUCT the DCP to adopt and implement as its governing interpretation, until such time as the amendment set forth above is adopted, that Strategy B may be utilized even where the maximum base allowable floor-area-ratio for non-residential and non-commercial uses is not met for all previous, current and future projects in the entitlement pipeline which are subject to the Cornfield-Arroyo Seco Specific Plan.
3. INSTRUCT the DCP to prepare and present a report with recommendations, in consultation with key community stakeholders and Council District One, with an evaluation of Cornfield-Arroyo Seco Specific Plan policies at the five-year mark, including but not limited to a review of the effectiveness of land use incentives and other mechanisms as measured against policy objectives, particularly with regard to the production of mixed-income housing.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on October 2, 2018, the PLUM Committee considered a Motion (Cedillo - Harris-Dawson) relative to amending the Cornfield-Arroyo Seco Specific Plan for clarification on affordable housing options. Staff from DCP provided background information on the Cornfield-Arroyo Seco Specific Plan. A Representative for Council District One provided additional comments in support of approval of the Motion. After providing an opportunity for public comment, the Committee recommended that Council approve the Motion. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	ABSENT
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-