

FINDINGS

General Plan/Charter Findings

General Plan Framework/Community Plan Consistency

The proposed ordinance is consistent with the following goals, objectives and policies of the General Plan Framework, in addition to several goals, objectives, and policies emphasized in the applicable community plans which are part of the Land Use Element of the General Plan.

General Plan Framework

The proposed ordinance, Exhibit A, amending the Cornfield – Arroyo Seco Specific Plan is consistent with the following housing goals, objectives, and policies of the General Plan Framework:

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| Goal 4A | An equitable distribution of housing opportunities by type and cost accessible to all residents of the City. |
| Policy 4.1.6 | Create incentives and give priorities in permit processing for low - and very – low income housing developments throughout the City. |
| Policy 4.1.7 | Establish incentives for the development of housing units appropriate for families with children and larger families. |
| Goal 7G | A range of housing opportunities in the City. |
| Objective 7.9 | Ensure that the available range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent range, access to local services and access to transportation, to accommodate future population growth and to enable a reasonable portion of the City’s work force to both live and work in the City. |
| Policy 7.9.1 | Promote the provision of affordable housing through means which require minimal subsidy levels and which, therefore, are less detrimental to the City’s fiscal structure. |
| Objective 7.10 | Program resources in a manner that encourages appropriate development, housing opportunities, transit service and employment generation in all areas of the City, with particular emphasis on those portions of the City which historically have not received a proportional share of such opportunities, consistent with the City’s overall economic policies. |

The goals, objectives, and policies listed above will be accomplished through the implementation of the proposed ordinance. The proposed ordinance will continue to conserve and improve housing opportunities for existing and future residents of the CASP area. The proposed ordinance retains the Specific Plan’s previously adopted affordable housing incentives. The proposed ordinance incentivizes affordable housing development by offering options for larger developments in exchange for restricted affordable residential units. The proposed amendment will continue to ensure the improvement of housing opportunities for all segments of the community’s population.

Community Plans

The proposed ordinance, Exhibit A, amending the Cornfield – Arroyo Seco Specific Plan is consistent with the following goals, objectives and policies of the Central City North, Northeast Los Angeles, and Silverlake – Echo Park – Elysian Valley Community Plans:

Central City North Community Plan

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| Goal 1 | A safe, secure, and high quality residential environment for all economic, age and ethnic segments of the community. |
| Objective 1-4 | To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background. |
| Policy 1-4.1 | Promote great individual choice in type, quality, price and location of housing. |
| Policy 1-4.2 | Ensure that the new housing opportunities minimize displacement of the existing residents. |

Northeast Los Angeles Community Plan

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| Goal 1 | A safe, secure, and attractive residential environment for all economic, age and ethnic segments of the community. |
| Objective 1-6 | To preserve and ensure the provision of fair and equal housing opportunities for all persons regardless of income and age groups or ethnic, religious, or racial background. |
| Policy 1-6.1 | Promote individual choice in type, quality, price and location of housing. |

Silverlake - Echo Park - Elysian Valley Community Plan

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| Policy 1-1.1 | Maintain an adequate supply of distribution of multiple family, low income and special needs housing opportunities in the Community Plan Area. |
| Policy 1-4.2 | Promote mixed-use housing projects in pedestrian-oriented areas and designated Mixed Use Boulevards, Neighborhood Districts and Community Centers to increase supply and maintain affordability. |

In accordance with **Charter Section 556**, the proposed ordinance amending the Cornfield – Arroyo Seco Specific Plan is in substantial conformance with the purposes, intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC).

The goals, objectives, and policies listed above will be accomplished through the implementation of the proposed ordinance. The proposed ordinance will continue to conserve and improve housing opportunities for existing and future residents of the CASP area. The proposed ordinance retains the Specific Plan's affordable housing incentives. The Specific Plan area is located adjacent to downtown Los Angeles, abuts the Los Angeles River, and has two Metro rail stations within its boundary. The proximity to the downtown employment center, transit service and river

adjacency inspires well-balanced housing opportunities. The proposed ordinance incentivizes affordable housing development by offering options for larger developments in exchange for restricted affordable residential units. The proposed amendment will continue to ensure the improvement of housing opportunities for all segments of the community's population.

Public Necessity, Convenience, General Welfare, and Good Zoning

LAMC Section 12.32(C)(7)

Los Angeles **City Charter Section 558** and **LAMC Section 12.32(C)(7)** require that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare and good zoning practice. The proposed ordinance conforms to public necessity, convenience, general welfare and good zoning practice because the intent of the proposed amendment is to reinstate the previously adopted affordable housing incentives in order to encourage the production of affordable housing. The City of Los Angeles is experiencing a shortage of affordable housing. Several State Housing Bills have recently passed in efforts to streamline housing development by removing legislative barriers to the development of housing. Consistent with the City Council Motion and the trend of recent State housing legislation, the proposed ordinance reinstates incentives previously adopted by the Specific Plan to encourage the production of affordable housing units. By reinstating the affordable housing incentives, the proposed amendment will ensure the Specific Plan area is consistent with the City's Housing Element in terms of affordable housing production.

CEQA Findings

The proposed amendment is the removal of a footnote, an action that reinstates a previously adopted incentive provision "Strategy B". The environmental clearance for the previously adopted footnote was also certified. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV-2009-599-EIR, certified on April 2, 2013, and no subsequent EIR, negative declaration, or addendum is required for approval of the project.