

**SUMMARY OF TECHNICAL MODIFICATIONS TO THE CITYWIDE HOUSING
INCENTIVE PROGRAM ORDINANCE BY
THE CITY PLANNING COMMISSION ON SEPTEMBER 26, 2024
CPC-2023-7068-CA**

1. Incorporate modifications presented to the Commissioners as detailed in the Technical Modifications memo to CPC dated September 24, 2024 for CPC-2023-7068-CA (Agenda Item No. 7), which included clarifications and corrections to be incorporated into the Staff Recommendation Report:
 - a. Revise the section on “Amendments to Findings Associated with the Density Bonus for a Housing Development in which the Density Increase is Greater than the Maximum Permitted (LAMC Section 12.24 U.26)” on page A-9 to clarify that staff recommend a revision to allow a discretionary approval pursuant to 12.24 U.26 for projects seeking a greater than 50% or 88.75% Density Bonus
 - b. Revise “Table 2. Summary of CHIP Ordinance Eligibility Requirements” on page A-14 to clarify limitations on project and incentive eligibility within AHIP
 - c. Revise paragraph on page A-16 in the Key Provisions section to clarify that projects proposed in Very High Fire Hazard Severity Zones, the Coastal Zone or Sea Level Rise Areas are not eligible for the Menu of Incentives and certain Public Benefit Options
 - d. Revise “Table 3. Summary of CHIP Ordinance Project Review Procedures” on page A-19 to more clearly state that projects requesting incentives not on the Menu of Incentives are subject to a ministerial, administrative review
 - e. Revise paragraph in the Menu of Incentives section starting on page A-21 to further clarify that projects seeking incentives not on the menus of incentives will not be subject to discretionary procedures
 - f. Revise “Table 6. Public Benefit Options Eligibility” on page A-23 to remove “Commercial Off-Site” from the list of Public Benefit Options consistent with the Citywide Housing Incentive Program Ordinance
 - g. Insert “Opportunity Corridors Incentive Area” APC Maps, and “Corridor Transition Incentive Area” APC Maps after Mixed Income Program Overview following Page A-27.
 - h. Insert “Affordable Housing Programs Citywide” Map, “Faith Based Owned Housing Projects Map”, “Parking Zones” Map, and “Publicly Owned Land and Public Facility Zones: Map after Affordable Housing Incentive Program Overview following Page A-29
 - i. Revise the State Density Bonus Section of Summary of Changes and Revisions on page A-32 to clarify that the Senior Independent Housing incentive would enable projects that meet the definition of Senior Independent Housing to be permitted in any zone that would otherwise allow a Housing Development
 - j. Revise the discussion on “Program 124” beginning with the second sentence on Page F-11
 - k. Revise the discussion on “State Housing Element Law” beginning with the fourth sentence of the first full paragraph on Page F-35
 - l. Revise Exhibit D: Single Family Considerations to include revision of discussion on “Option 1: Capacity” beginning on the second sentence of the fourth paragraph on Page 4
 - m. Revise Exhibit D: Single Family Considerations to include revision of discussion on “Option 2: Capacity” beginning on the third sentence of the fourth paragraph on Page 10

- n. Revise Exhibit D: Single Family Considerations to include revision of discussion on “Option 3: Capacity” beginning on the second sentence of the second paragraph on Page 13
 - o. Revise Exhibit D: Single Family Considerations to include revision of discussion on “Option 4: Capacity” beginning on the second sentence of the second paragraph on Page 13
 - p. Revise Exhibit D: Single Family Considerations to include revision of discussion on “Option 5: Capacity” beginning on the second sentence of the third paragraph on Page 18
 - q. Revise Exhibit D: Single Family Considerations to include revision of discussion on “Option 6: High Opportunity Transit Areas in AHIP” beginning on the last sentence of the first paragraph on Page 20
 - r. Insert “Option 1: Comprehensive CHIP Applicability in AHIP” map in Exhibit D: Single Family Considerations on Page 8
 - s. Insert “AHIP APC level maps” list in Appendix of Maps on page 25 and insert maps in Exhibit D: Single Family Considerations and insert Option 1 maps after Page 40 and Option 6 and 7 maps after Page 66
 - t. Revise Appendix 3: Economic and Market Analysis to include Economic and Feasibility Analysis for the Citywide Housing Incentive Program (CHIP): DBO, TOIA, OC, and CT Strategies after PDF Page 84.
2. Incorporate modifications presented to the Commissioners as detailed in the Technical Modifications memo to CPC dated September 24, 2024 for CPC-2023-7068-CA (Agenda Item No. 7), which included clarifications and corrections to be incorporated into Exhibit A.1 (Proposed Citywide Housing Incentive Program Ordinance):
- a. Revise Section 2 on page 3 in Exhibit A.1 to add a definition for “Non-Contributor” to LAMC Section 12.03
 - b. Revise Section 2 on page 4 in Exhibit A.1 to update the definition for Major Transit Stop in LAMC 12.03, in alignment with recent amendments to California Public Resources Code Section 21064.3
 - c. Revise Sections 12.22 A.37(f)(2)(ii)a on page 41, 12.22 A.37(f)(2)(xiii)a on page 45, 12.22 A.38(e)(2)(ii)b on page 64, A.38(f)(2)(ii)a on page 67, 12.22 A.38(g)(1)(ii)a on page 68, 12.22 A.38(h)(2)(xi)a on page 79, and 12.22 A.39(f)(2)(xii)a on page 104 in Exhibit A.1 to replace text to integrate the proposed “Non-Contributor” definition
 - d. Revise Section 12.22 A.37(g) on page 46 in Exhibit A.1 to correct citations and clarify that Housing Developments proposed in Sea Level Rise Areas, Very High Fire Hazard Severity Zones, and Coastal Zones are not eligible for the “Multi-Bedroom Units” or “Surveyed Historic Resource Facade Rehabilitation” Public Benefit Options
 - e. Revise Section 12.22 A.39 (c)(2)(i) footnotes (2), (3) and (4) on page 90 in Exhibit A.1 for technical clarity on affordability requirements
 - f. Revise Section 12.22 A.39(c)(5) on page 90 in Exhibit A.1 for grammatical clarity
 - g. Revise Section 12.22 A.39(d)(2)(iii) on page 92 in Exhibit A.1 to clarify projects can access Expanded Administrative Review if requesting up to one waiver
 - h. Revise Section 12.22 A.39(g) on page 105 in Exhibit A.1 to reference correct paragraph for Additional Incentives