

Attachment 1

(As Recommended Modifications to DCP's Recommended Proposed Project by the City Planning Commission at its meeting on September 23, 2021)

MODIFICATIONS TO THE DOWNTOWN COMMUNITY PLAN UPDATE AND NEW ZONING CODE CPC-2017-432-CPU and CPC-2014-1582-CA

Following is the City Planning Commission's recommended modifications to the Proposed Project plans and ordinances, including the proposed Downtown Community Plan, and the proposed New Zoning Code, as recommended by the Department of City Planning (DCP) in its proposed plans and ordinances in Exhibits A-C attached to June 17, 2021 Recommendation Report, Technical Modifications/Corrections transmitted by DCP on June 15, 2021 (DCP Modifications #1), and Technical Modifications/Corrections transmitted by DCP on September 21, 2021 (DCP Modifications #2):

The City Planning Commission on September 23, 2021 recommended the following substantive modifications to the Proposed Project (CPC Modifications):

- a. Incorporate a Transfer of Development Rights (TDR) program in Chinatown for the areas designated as *Village* and *Community Center* in the General Plan Land Use Map.
- b. Increase ground floor commercial establishment size limitations for the Chinatown and Little Tokyo CX1 Use District from 10,000 square feet to 15,000 square feet.
- c. Amend the following Policies related to open space: a) *Add handrails and pedestrian ramps to policy "PO 1.6: Improve access to existing public spaces through enhanced wayfinding, lighting, and mobility network connections." in the Downtown Community Plan text.* b) *Add San Julian Park to the list of parks identified in policy "PO 1.7. Support the development of catalytic new parks and reinvestment in existing public spaces. Namely: • Pershing Square • Park 101 • 6th Street Parc • A new large park in the Fashion District • Gil Lindsey Plaza" in the Downtown Community Plan text.*
- d. Incentivize the provision of shade from trees.
- e. Incorporate affordable housing set aside requirements in the Downtown Adaptive Reuse Program to better align with the Citywide Adaptive Reuse Program, and conduct a feasibility study to inform the requirements.
- f. When a unit subject to Rent Stabilized Ordinance (RSO) is demolished, require a one-for-one RSO affordable replacement unit at the same income level as existing residents if verified, or as Low income units if incomes of existing residents cannot be verified.
- g. Highlight for City Council the Implementation Program 28 (P28) to explore creation of a Racial Justice and Equity analysis to uplift the voices of underserved communities in future decision-making.
- h. Extend the covenant length of mixed-income housing units from 55 years to 99 years, with an exemption for mixed-income housing projects that receive public subsidy as part of overall project financing or are subject to other covenant requirements.
- i. Prohibit hotels in IX1 Use District.

- j. Engage with the Garment Worker Center and other similar stakeholders in the Fashion District, and conduct an analysis to determine if allowing for mixed-uses in the Fashion District will create upward price pressures in rents to the garment industry.
- k. Modify the eligibility criteria for a *Legacy Business* to qualify for funds under the Community Benefit Fee Ordinance by reducing the maximum number of employees from 100 to 50.
- l. Specify that the Oversight Committee overseeing the distribution of funds from the Community Benefits Fee include representation of Downtown residents affected by the affordable housing and eviction crisis, with representatives from multiple Downtown neighborhoods (lived experience appointees). Provide training and an appropriate stipend to lived experience appointees.
- m. Remove the Above-Moderate income option from the set-aside requirements in the Base/Bonus incentive system (Downtown Community Benefits Program).
- n. Recommend that staff study alternative strategies to live/work regulations that would retain the intent of flexible job-productive space, but make these types of units affordable to residents with lower incomes.
- o. Include a variety of on-site and off-site mobility-related improvements, described in a comment letter from Metro, as eligible benefits under the Community Benefits Program.