

**On Tuesday, November 6, 2007, the Planning and Land Use Management Committee and Housing and Economic Development Committee of the Los Angeles City Council adopted the proposed density bonus ordinance and various amendments, including the following motions introduced by Council Member Eric Garcetti (CD13):**

**MOTION #1**

Amend the incentive for increased building height in the density bonus ordinance [Section 1, (f) (5)] to read:

- (5) **Height.** A percentage increase in the height requirement in feet equal to the percentage of Density Bonus for which the Housing Development Project is eligible. This percentage increase in height shall be applicable over the entire parcel, regardless of the number of underlying height limits.
- (i) In any zone in which the number of stories is limited, this height increase shall permit **eleven additional feet or one additional story, whichever is lower** to provide the Restricted Affordable Units
  
  - (ii) **No additional height shall be permitted for that portion of a building in a Housing Development Project that is located within 50 feet of a lot classified in an R2 or more restrictive residential zone.** For purposes of this subparagraph, Section 12.21.1 A 10 of this Code shall not apply.

## MOTION #2

Amend the Density Bonus ordinance [Section (g) (2) (i) c (ii)] to include projects on the City of Los Angeles list of Historical-Cultural Monuments and projects that are contributing structures in Historic Preservation Overlay Zones to the findings required to approve a density bonus project as follows:

**c. Action.** The Director shall approve a Density Bonus and requested Incentive(s) unless the Director finds that:

(i) The Incentive is not required in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units, or

(ii) The incentive will have a Specified Adverse Impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, **in the City of Los Angeles list of Historical-Cultural Monuments, or is a contributing structure in a designated Historic Preservation Overlay Zone** and for which there is no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very low, Low and Moderate Income households.

### MOTION #3

Amend the definition of Transit Stop/Major Employment Center as follows:

Transit Stop / Major Employment Center – Any one of the following:

(1). A station stop for a **fixed transit guideway** or a fixed rail system that is currently in use or whose location is proposed and for which a full funding contract has been signed by all funding partners, or one for which a resolution to fund a preferred alignment has been adopted by the Los Angeles County Metropolitan Transportation Authority or its successor agency; or

**(2). A bus stop located along a Metro Rapid Bus route; or**

(3) The boundaries of the following three major economic activity areas, identified in the General Plan Framework Element: Downtown, LAX and the Port of Los Angeles; or

(4) The boundaries of a college or university campus with an enrollment exceeding 10,000 students.

## MOTION #4

Amend the density bonus ordinance [Section 12.22.A.25 (f)] to eliminate incentives for projects on substandard hillside streets and in high fire hazard areas from the list of “on menu incentives” as follows:

**(f) Menu of Incentives.** Housing Development Projects that meet the qualifications of Paragraph (e) of this subdivision and **that are not located on a substandard street in a Hillside Area or a Very High Fire Hazard Severity Zone** may request one or more of the following Incentives, as applicable:

