



# LOS ANGELES CITY PLANNING COMMISSION

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**Determination Mailing Date:** JAN 30 2007

City Council  
Room 395 - City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

**RE: CITY PLANNING CASE NO. 2005-1101-CA (CF# 05-1345)**  
**DENSITY BONUS - AFFORDABLE HOUSING INCENTIVE PROGRAM**

Transmitted herewith are the recommendations of the City Planning Commission regarding implementation of the State density bonus program, known as SB 1818.

On April 4, 2006 the Planning and Land Use Management Committee (PLUM) considered a report and draft ordinance implementing SB 1818. The Committee recommended approval of the ordinance with several amendments (which were subsequently approved by the Housing, Community and Economic Development Committee) and requested the City Planning Commission and Affordable Housing Commission hold a joint meeting for the purpose of taking testimony and making recommendations regarding certain housing policy issues.

On August 21, 2006, the City Planning Commission and Affordable Housing Commission met. The Planning Department and the Housing Department made presentations regarding the density bonus law, the proposed ordinance approved by PLUM and the HCED Committees, and both departments made recommendations regarding specific housing policy issues.

During the public hearing community representatives, housing developers and affordable housing advocates raised a variety of issues and made recommendations. The Commissions further questioned Department staff and discussed policy issues.

The City Planning Commission, in accord with the Affordable Housing Commission, concurred with the action and draft ordinance approved by PLUM and HCED, with the following recommendations:

1. The Department of City Planning and the Housing Department will prepare one set of guidelines, known as the Affordable Housing Incentives Program Guidelines, which will include policies and procedures consistent with the final ordinance implementing Government Code Section 65915 and with the recommendations approved at this meeting. The Guidelines will be submitted to the City Planning Commission for approval.
2. Developers of for-sale housing that restrict 10% of the housing units, excluding the density bonus units, as affordable for Moderate Income Households will be eligible for a density bonus of 15%. The density bonus can be increased by 1% for each additional 1% restricted as affordable for Moderate Income Households to a maximum of 35%.

