



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

August 9, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Connie Chung, Supervising Regional Planner
General Plan Development and Housing Section

DENSITY BONUS ORDINANCE UPDATE – PROJECT NO. 2018-000572 – ADVANCE PLANNING CASE NOS. RPPL2018000900, RPPL2018000901 – REGIONAL PLANNING COMMISSION MEETING: AUGUST 15, 2018 – AGENDA ITEM: 7

As a follow up to the staff report dated August 2, 2018, please see the revision below to Section 22.120.100 (Rules and Calculations) of the Draft Density Bonus Ordinance, which staff recommends to ensure consistency with the Department's airport land use policies:

D. Density Bonus.

1. Except as specified otherwise, the density bonus shall be calculated using the baseline dwelling units, exclusive of a manager's unit or units, on contiguous parcels.

2. An applicant can elect to accept a smaller or no density bonus.

3. Notwithstanding any contrary provisions in this Chapter, a project shall not receive any density bonus if the project is located within the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an airport influence area.

~~E. Lesser Density Bonus. An applicant can elect to accept a smaller or no density bonus.~~

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This revision, as well as edits for consistency with the above language, are contained in an excerpt of the Draft Density Bonus Ordinance, provided as Attachment A.

Staff also recommends adopting the revised motion below:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, ADOPT THE NEGATIVE DECLARATION PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, ADOPT THE RESOLUTION RECOMMENDING ADOPTION BY THE BOARD OF SUPERVISORS OF THE DRAFT ORDINANCE WITH THE REVISIONS RECOMMENDED BY STAFF, AND FORWARD THE REVISED DRAFT ORDINANCE TO THE BOARD OF SUPERVISORS FOR CONSIDERATION IN A PUBLIC HEARING.

In addition, please find the enclosed correspondence that was received subsequent to hearing package submittal to the Commission (Attachment B).

Should you have any questions regarding this memo, please contact Heather Anderson, Tina Fung, or Ayala Scott in the General Plan Development and Housing Section at (213) 974-6417 or housing@planning.lacounty.gov.

MC:CC:AS

Enclosures:

Attachment A: Revisions to the Draft Density Bonus Ordinance (redlined)

Attachment B: Additional Correspondence