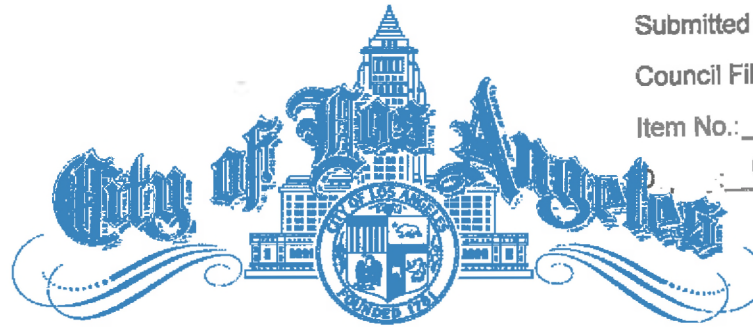


Item #5



Date: 11/21/17  
Submitted in PLUM Committee  
Council File No: 17-1054  
Item No.: 5  
Communication from  
Council member  
Harris-Dawson

**MARQUEECE HARRIS-DAWSON**  
Councilmember, Eighth District

Draft- November 15, 2017

**Council File No. 17-1054**

**PLANNING AND LAND USE COMMITTEE  
OF LOS ANGELES CITY COUNCIL  
FOR NOVEMBER 21, 2017**

We approve the recommendations of CPC's Determination Letter, with the following modifications to the proposed South Los Angeles CPIO Ordinance.

- 1) For the TOD Regional Center Subarea, increase the maximum base FAR from the 2:25:1 to 3:1 for non-residential Projects.
- 2) For the TOD Regional Center Subarea, increase the maximum height from 12 stories to 15 stories for qualifying Projects.
- 3) For the TOD High CPIO Subarea, increase the maximum FAR from 2:25:1 to 4:1 for Hotel Projects.
- 4) For all the TOD Subareas of the CPIO, clarify that the TOC Affordable Housing Incentive Program in an alternative option for the Projects that include affordable units, provided the TOC Projects comply with the development standards of the CPIO.

We further recommend that City Council:

- 1) REQUEST the City Attorney to prepare the ordinances for form and legality; and,
- 2) INSTRUCT the Department of City Planning to initiate a follow-up study of the zoning and land use for religious institutions in the South Los Angeles Community Plan Area, and prepare recommendations for the City Council consideration.

**PRESENTED BY: Councilmember Marqueece Harris-Dawson**