

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: January 15, 2016

CAO File No. 0220-04851-0010

Council File No. 13-0046

Council District: All

To: The Mayor
The Council

From: Miguel A. Santana, City Administrative Officer *RJH
EW*

Reference: Council adopted quarterly report backs under Council File No. 13-0046 on April 2, 2014

Subject: **DEVELOPMENT SERVICES REFORM INITIATIVE – STATUS REPORT**

SUMMARY

On January 28, 2014, the Matrix Consulting Group (Consultant) delivered their analysis of the City's opportunities to improve development services functions. The Consultant's report included 329 separate recommendations. On April 2, 2014, the Council adopted a Planning and Land Use Management (PLUM) Committee Report (C.F. 13-0046) which instructed our Office to regularly report back on the progress made by departments implementing actions taken by the Council and the Mayor relative to the Development Services Reform Initiative.

Our Office supports approval of the recommendation included in this report which will authorize resolution authority for five positions to establish a Housing Unit within the Department of City Planning (DCP) to implement the 2013-2021 Housing Element and comprehensively address the City's housing and homelessness concerns. In particular, this Unit will revise the Density Bonus Ordinance, prepare an Affordable Housing Benefit Fee ordinance, draft an array of other ordinances (e.g. accessory dwelling unit provision, short-term rentals, value-capture) to remedy constraints to both emergency and permanent housing supply and development, as well as, provide case management for entitlement cases that include housing development. The Department has sufficient salary savings to absorb the estimated \$150,000 cost for these positions through the remainder of Fiscal Year (FY) 2015-16. The projected FY 2016-17 direct cost for these positions is \$408,019 (\$256,493 General Fund/\$151,526 Special Fund) and is subject to the City's annual budget process.

BACKGROUND

The DCP requests five resolution positions to implement recommendations included in the Development Services Reform Initiative. The requested positions consist of: one Senior City Planner, two City Planners, and two City Planning Associates. The requested positions will also address several recent Council motions that highlighted the need for additional policies to address the City's mounting housing crisis. The City's Housing Element projects the need for an additional 82,000 units from 2013 through 2021. Therefore, the Mayor and Council have set a goal of building 100,000 units from 2013 to 2021 to address future demand and chip away at the historic deficit.

The Senior City Planner will work directly on measures to adopt Sustainable City pLAN strategies and priority initiatives, as well as, monitor near term and long term outcomes identified in the pLAN that are assigned to the DCP. This position will focus on the following Sustainable City pLAN strategies:

- Revise Floor Area Ratio (FAR) in mixed-use zones on targeted commercial corridors.
- Pilot new transitional height zones at key transit nodes.
- Pilot new regulations governing second units and granny flats.
- Implement Build LA and Parallel Design Permitting processes.
- Revise density bonus and explore value capture strategies through AB2222.
- Revise parking minimums and create Parking Districts near transit hubs.
- Leverage re:codeLA to promote a transit-oriented City.
- Update parking regulations to include standards for bike and car-share infrastructure.
- Use tools to increase transit oriented development (TOD) e.g. expanding Transit Neighborhood Plans, and density bonus revision.

One City Planner and one City Planning Associate will implement the recently adopted 2013-2021 Housing Element, comprehensively addressing the City's housing and homelessness concerns. In particular these positions will revise the Density Bonus Ordinance, prepare an Affordable Housing Benefit Fee ordinance, and draft an array of ordinances (e.g. accessory dwelling unit provision, short-term rentals, value-capture) to remedy constraints to both emergency and permanent housing supply and development.

One City Planner and one City Planning Associate will expedite the review process for projects with a housing component. The goal of these positions is to facilitate a more timely and responsive development review process for housing projects. The DCP will collaborate with the Departments of Building & Safety and Housing & Community Investment to identify projects best suited for the Housing Unit and projects best suited for Case Management. Furthermore, these resources will track and monitor housing projects and housing unit creation to ensure the City is on target to meet the goal of 100,000 housing units by 2021.

RECOMMENDATION

That the Council, subject to the approval of the Mayor, authorize by resolution the following five positions within the Department of City Planning to establish a Housing Unit to implement the 2013-2021 Housing Element and comprehensively address the City's housing and homelessness concerns. In particular, this Unit will revise the Density Bonus Ordinance, prepare an Affordable Housing Benefit Fee ordinance, draft an array of ordinances (e.g. accessory dwelling unit provision, short-term rentals, value-capture) to remedy constraints to both emergency and permanent housing supply and development, as well as, provide case management for entitlement cases that have housing development activities, subject to position allocation by the Personnel Department:

No.	Class Code	Class Title
1	7947	Sr. City Planner
2	7944	City Planner
2	7941	City Planning Associate

FISCAL IMPACT STATEMENT

There is no additional General Fund impact. The five resolution authority positions will be fully funded by the Department's existing General Fund and Special Fund surpluses. Funding for these positions in future fiscal years will be subject to the City's annual budget process.

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