

## MOTION

**Land Use Reform – Zoning Ballot Measure**

A fundamental flaw of land use planning in Los Angeles is an outdated and inconsistent zoning code. Many of the city's Community Plans are badly out of date. The Sun Valley-La Tuna Canyon Community Plan and Mission Hills- Panorama City- North Hills Community Plan were last updated in the 90's. This leaves our code riddled with outdated Q and T conditions and antiquated designations such as Parking Zones. Although the Planning Department is currently in the process of updating Community Plans and introducing a new Zoning Code, this process will take many more years to be fully completed and could also be delayed by litigation and budget cuts.

The city's outdated zoning makes it necessary for many projects to seek entitlements diverging from established zoning. City Council members, and not the Planning Department or the community, become the primary arbiters of land use decisions. This process leads to confusion and rewards those with the resources to hire consultants and lobbyists. It also leads to a lack of transparency for the public where projects rise in neighborhoods that do not correspond to their designation in the zoning code. This process is also inequitable with exceptions most often being made for projects in low-income community of colors where developers anticipate a lack of neighborhood pushback.

The outdated zoning code also prevents the city from meeting the pressing and urgent demands it is faced with. The city has a critical lack of housing for all income levels, however the zoning code prevents new housing from being built in much of the city particularly in job and transit rich communities. An updated code will better allow the city to house its homeless population, take advantage of transit investments, and meet our state mandated Regional Housing Needs Assessment (RHNA) target of over 450,000 new homes by 2029.

Measure JJJ which was passed by voters in 2016 is evidence of how updating the zoning code can streamline projects while producing broader benefits to the public. The Transit Oriented Communities (TOC) program, which resulted from JJJ, has produced over 30,721 units, including 6,497 affordable units, and thousands of high paying construction jobs since it was established in 2017. It has also streamlined zoning in certain areas leading to a 78% reduction in General Plan Amendments and Zone Changes.

Even with an updated zoning code, it will still be necessary for certain projects to go through an entitlement process. This process can serve as a useful mechanism for Council Offices to advocate for the needs of their constituents. However, granting entitlements as a matter of course is an inefficient and non-transparent way to manage land use in the city. For this reason it is necessary to update the city's zoning code so we can streamline the process and create a more affordable and sustainable city.

AUG 19 2020

AUG 19 2020




**I THEREFORE MOVE** that the City Planning Department, in coordination with the Chief Legislative Analyst, report back in 30 days on the creation of a measure to be placed on a future ballot to update the city's zoning code. This measure should:

- Address the city's desperate shortage of housing as well as the city's RHNA obligation.
- Be modeled after TOC to incentivize broader community benefits such as affordable housing, high paying jobs, parks and open space and improvements to mobility and the public realm.
- Lead to an equitable distribution of new housing around the city based on high quality jobs, transit, and historic housing production.

**I FURTHER MOVE** that the zoning code ballot measure be prepared through a transparent process, which includes community engagement.

PRESENTED BY: \_\_\_\_\_

  
NURY MARTINEZ  
Councilwoman, 6<sup>th</sup> District

SECONDED BY: \_\_\_\_\_

