

## MOTION

The Los Angeles City Council adopted several key ordinances associated with the City's Housing Element Rezoning Program earlier this year. Initiated by the Department of City Planning, the Citywide Housing Incentive Program (CHIP) Ordinance, the Housing Element Sites and Minimum Density Ordinance (HESMDO), and Resident Protections Ordinance (RPO), in effect as of February 11, 2025, were designed to help address the tremendous need for new housing supply, housing affordability at all income levels, and tenant protections citywide.


Early implementation of these ordinances has already shown some success. However, as is often the case with new legislation, there is room for improvement. While the Planning Department has been soliciting feedback on these ordinances, and will be initiating a targeted code amendment ordinance in the coming months to clean up and improve the CHIP Ordinance, some changes are immediately needed to enable greater housing production, and to meet the requirements of new state legislation.

**I THEREFORE MOVE** that the Council direct the Los Angeles Department of City Planning to report back within 60 days on providing a clear ministerial entitlement process for the following types of eligible mixed income and 100% affordable housing and mixed use projects that are currently subject to discretionary review processes provided the projects provide the requisite percentage of affordable housing to qualify for (1) enhanced development rights under the CHIP and (2) an exemption to the Project Review Ordinance:

- Projects located in overlay zones (e.g., Community Design Overlays, Community Plan Implementation Overlays) and Specific Plan areas;
- Projects that require CHIP or State Density Bonus Law waivers of development standards, in addition to on or off-menu incentives/concessions; and
- Ministerial projects otherwise made subject to discretionary review due to non-planning related approvals in urbanized areas, including but not limited to (i) haul routes for projects located in Bureau of Engineering Special Grading Areas that require the import/export of more than 1000 cubic yards of dirt and (ii) street tree removal permit approvals required by the Board of Public Works; and
- Projects that meet the goals of the CHIP in good faith but face unique challenges that constrain project feasibility and unduly incur discretionary review or preclude them from using CHIP entirely.

**I FURTHER MOVE** that the Los Angeles Department of City Planning Department, with the support of other relevant departments, report back with a detailed plan and specific recommendations regarding implementation of very recent amendments to the State Permit Streamlining Act as part of the 2025-2026 State Housing Budget Trailer Bills (Assembly Bill 130 and Senate Bill 130). These amendments, among other things, require ministerial entitlements for housing projects to be approved no later than 60 days from the date of a deemed complete application otherwise the project is deemed approved as a matter of law.

PRESENTED BY:

  
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SECONDED BY:

  
BOB BLUMENFIELD  
Councilmember, 3rd District

  
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