



Proposed Housing Elements Sites and Minimum Density Ordinance

Citywide Proposed Code Amendment
PLUM Committee Meeting

Council File 21-1230-S6

LOS ANGELES
CITY PLANNING

November 19, 2024

Housing Element Rezoning Program

Summary of the Housing Element Sites Provisions

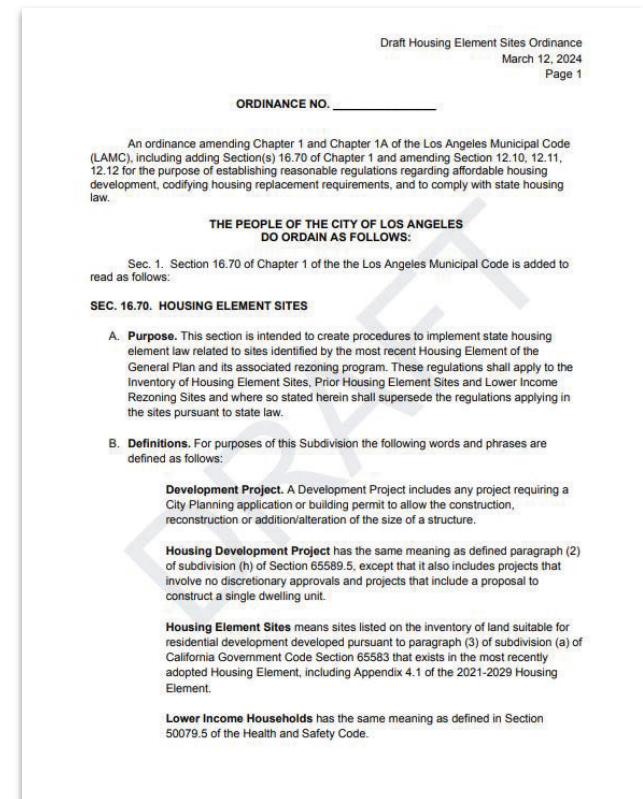
The proposed ordinance is designed to **fulfill state Housing Element law** requirements for different types of **Housing Element Sites**:

- A. Inventory of Adequate Sites** (Appendices 4.1, 4.2, 4.3)
- B. Sites Identified in Prior Housing Element Site Inventories** (Appendix 4.1, Column P)
- C. Lower Income Rezoning Sites** (Council Resolution)

Mix of Requirements

- Housing Replacement (A)
- No Net Loss Findings (B)
- **By-Right Development Review (B and C)**
- **Minimum Density* (B and C)**

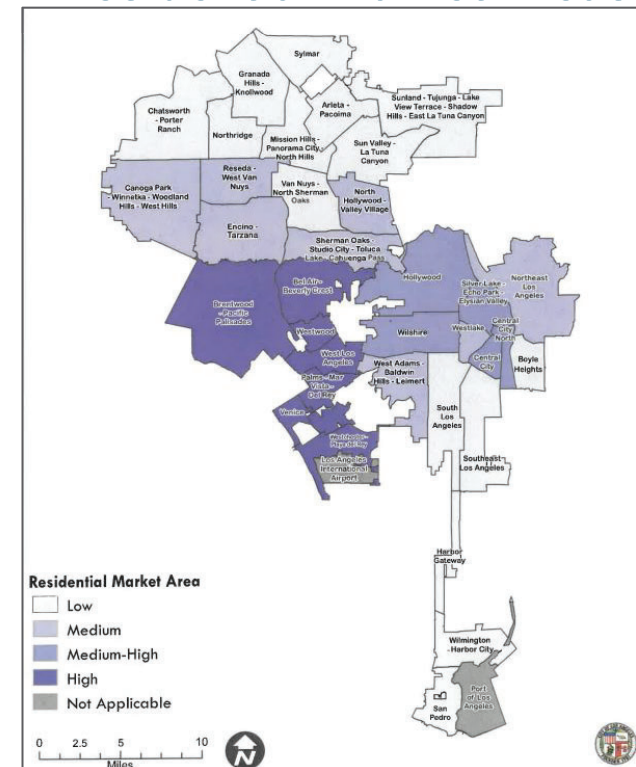
*also applied citywide in certain zones/areas



Minimum Density Requirements

- Applies **citywide** to projects with residential uses on nearly all sites in the following zones:
 - **R3, RAS3, R4, RAS4, R5, CR, C1, C1.5, C2, C4, C5, & CM**
- Applies only in **High or Medium High Residential Market Areas** in **RD1.5** and **RD 2** zones.
- One dwelling unit for every **2,000 square feet** of lot area

Residential Market Areas



Recommended Actions

1. **Find**, in the independent judgment of the decision maker, based on the whole of the record including the Housing Element Environmental Impact Report No. ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 29, 2021, Addendum No. 1 (ENV-2020-6762-EIR-ADD1) certified on June 14, 2022, and Addendum No. 2 (ENV-2020-6762-EIR-ADD2) (collectively, “EIR”) that no subsequent or supplemental EIR is required; pursuant to CEQA Guidelines section 15162 and 15164 to adopt the Proposed Ordinance; adopt Addendum No. 2 and adopt the Mitigation Monitoring Program;
2. **Request** the City Attorney to prepare the Proposed Ordinance as recommended by the CPC on September 26, 2024 and as modified by the Technical Modifications submitted to the City Council, dated November 12, 2024; including an ordinance to incorporate the amendments to Chapter I, in Chapter 1A and the accompanying Zoning Code Maps dated November 13, 2024, in the format and style of the New Zoning Code;
3. **Adopt** a City Council Resolution (Exhibit E), as modified by the Technical Modification dated November 12, 2024, to establish the Inventory of Lower Income Rezoning Housing Element Sites (Exhibit E);
4. **Adopt** the Findings in the CPC Letter of Determination.

Thank you!

Staff Contacts

Matt Glesne, Senior City Planner

Jeanalee Obergfell, City Planner

Kevin Fulton, City Planning Associate

housingelement@lacity.org

Additional Reference Slides

Housing Element Background

- **Housing Element** and the Regional Housing Needs Assessment (**RHNA**)
 - **456,643** units
 - **184,721 Lower Income** units
- Cities must identify enough **suitable sites** for new housing to meet its RHNA (i.e. **Inventory of Adequate Sites** (Appendix 4.1))
- If there's **insufficient sites** then cities must “**rezone**” with particular requirements for sites needed to meet the **Lower Income Rezoning** need



Housing Element Sites

Housing Element Sites refers to sites listed on the **inventory of land suitable for residential development** developed pursuant to California Housing Element law.

Each site contains a specific number of **units** allocated to various **income categories**.

Listed in (existing) **Appendices 4.1 - 4.3** of the 2021-2029 Housing Element and **ZIMAS**.

Appendix 4.1. Inventory of Adequate Sites for Housing (Table A)

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites
LOS ANGELES	12716 W FOOTHILL BLVD	91342	2514005032	
LOS ANGELES	12708 W FOOTHILL BLVD	91342	2514005033	
LOS ANGELES	12700 W FOOTHILL BLVD	91342	2514005034	
LOS ANGELES			2514005046	
LOS ANGELES	12680 W FOOTHILL BLVD	91342	2514005050	
LOS ANGELES	12688 W FOOTHILL BLVD	91342	2514005050	
LOS ANGELES			2514007037	
LOS ANGELES	13541 W BROWNELL ST	91340	2523006006	
LOS ANGELES	13547 W BROWNELL ST	91340	2523006006	
LOS ANGELES			2523006006	
LOS ANGELES	13650 W BROWNELL ST	91340	2523006013	
LOS ANGELES	11552 N LEHIGH AVE	91340	2523008018	
LOS ANGELES			2523012033	
LOS ANGELES	13319 W EUSTACE ST	91331	2523014022	
LOS ANGELES			2523014022	
LOS ANGELES			2523014023	
LOS ANGELES	11461 N HERRICK AVE	91331	2523014024	
LOS ANGELES	11467 N HERRICK AVE	91331	2523014025	

Lower Income Rezoning Sites

- Cal. Gov. Code Section 65583.2(h) mandates that if a City cannot identify sufficient sites for its RHNA allocation for lower-income households, it must designate sufficient **Lower Income Rezoning Sites**.
- **Lower Income Rezoning Sites** must:
 - Have a **minimum density** of 20 dwelling units per acre
 - Permit at least 16 dwelling units.
 - Allow a **by-right approval process** for projects with at least **20% of units** set-aside for **lower-income households**.



Image: Warren Techentin Architecture

Proposed Lower Income Rezoning Site Inventory

- Found in **Exhibit E.2** of the Staff Report
- Includes sites eligible for the proposed **Mixed Income Incentive Program** & sites being rezoned in the **DTLA 2040 Community Plan Update**.
- Excludes the following types of sensitive sites:
 - **Subject to Rent Stabilization Ordinance**
 - **Designated Historic Resources**
 - **California Coastal Zone**
 - **Very High Fire Hazard Severity Zones**
 - **Oil Drilling Districts**

By Right Housing Development

Sites identified as **Prior Housing Element Sites** must be rezoned to allow **residential use by right** if at least 20% of the units are reserved as affordable for lower income households.

“Residential use by right” means:

- Project must be approved if it meets **objective development standards**
- **No discretionary review** (e.g. DIR, CUPs, etc) except for subdivision procedures
- **No CEQA**



Exemptions to Expanded Minimum Density Requirements

Exempt Sites:

- Designated Historic Resources
- Environmentally Sensitive Areas
- Very High Fire Severity Zones

Exempt Activities:

- Remodels and Additions to existing structures up to 1,500 square feet
- New Accessory Dwelling Units (ADUs)

Housing Replacement and No Net Loss for Housing Element Sites

Housing Replacement

- Same **housing replacement requirements** outlined in the proposed **Resident Protection Ordinance**

No Net Loss

State law mandates that all cities ensure a **continuous availability of adequate sites** for housing throughout the housing element planning period.

- Jurisdictions are prohibited from approving development or making zoning/land use changes that would **result in fewer housing units** than the capacity assumed in the site inventory, unless:
 - Written **findings** are provided that demonstrate there are still sufficient adequate sites, or
 - A **mandatory rezoning** takes place within 6 months to ensure there are sufficient sites.