



# Ordenanza de Densidad Mínima y Sitios Propuestos del Elemento de Vivienda

## Propuesta Enmienda al Código de la Ciudad

Reunion del Comité de PLUM

Archivo de Consejo 21-1230-S6

LOS ANGELES  
CITY PLANNING

November 19, 2024

*Housing Element Rezoning Program*

# Resumen de Provisiones del Sitio del Elemento de Vivienda

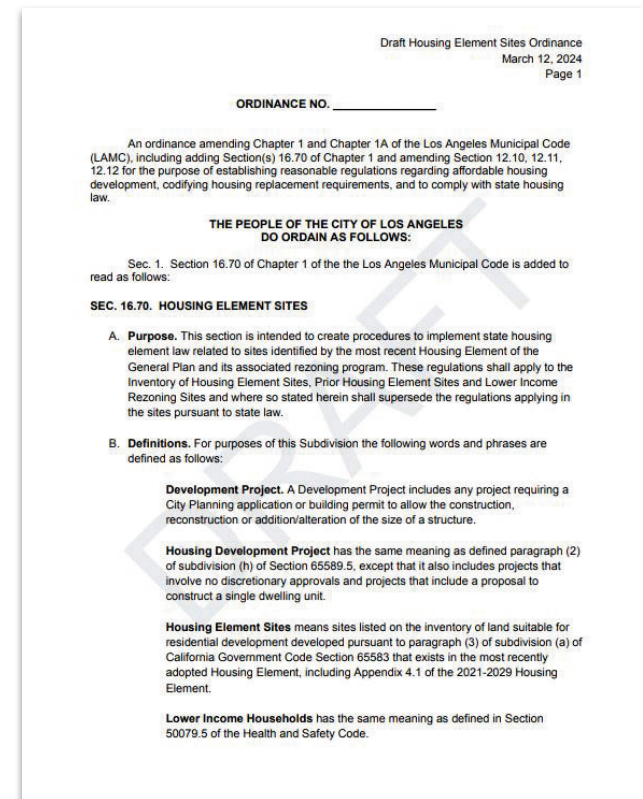
La propuesta ordenanza está diseñada para **cumplir con la ley estatal del Elemento de Vivienda** requisitos para diferente tipos de **Sitios del Elemento de Vivienda**:

- A. Inventario de Sitios Adecuados** (Appendices 4.1, 4.2, 4.3)
- B. Sitios identificados en Sitio del Elemento de Vivienda Anterior** Inventories (Appendice 4.1, Columna P)
- C. Sitios de Rezonificación de Ingresos Bajos** (Resolución del Concejal)

## Mixto de Requisitos

- Reemplazamiento de Vivienda (A)
- Justificación de Ninguna Pérdida Neta (B)
- **Revision de Desarrollo por derecho (B y C)**
- **Densidad Minima\* (B y C)**

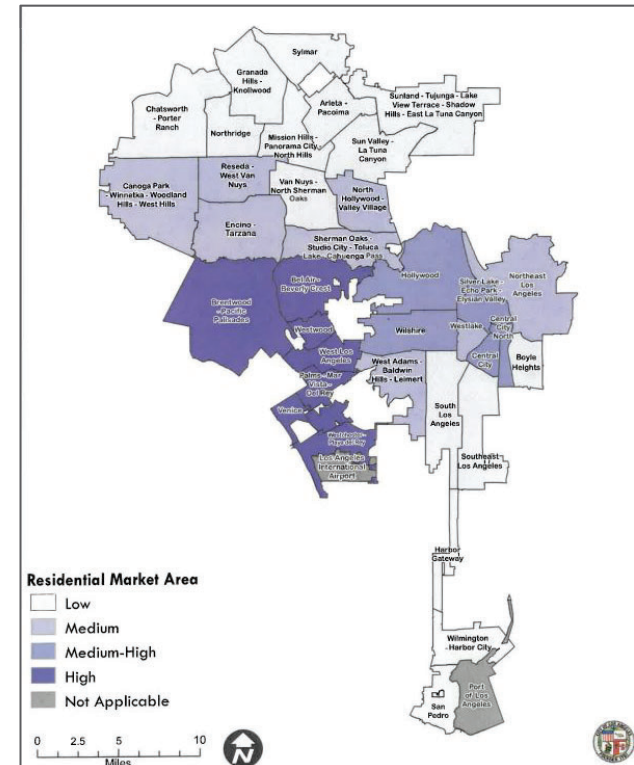
\*también se aplica en toda la ciudad en ciertas zonas/áreas



# Requisitos de Densidad Mínima

- Aplica a **toda la ciudad** a proyectos con usos residenciales en casi todas las siguientes zonas:
  - **R3, RAS3, R4, RAS4, R5, CR, C1, C1.5, C2, C4, C5, y CM**
- Aplica solo en **Areas de Mercado Residencial Residencial Alto Mediano o Alto** en **Zonas RD1.5 y RD 2**.
- Una unidad de vivienda por cada **2,000 pies cuadrados** del área del lote

## Areas de Mercado Residencial



# 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.

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# !Gracias!

## **Contacto del Personal**

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# 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.