

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

VACANT
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE
MARTINA DIAZ
PHYLLIS KLEIN
KAREN MACK
JACOB SAIMAN
ELIZABETH ZAMORA

City of Los Angeles

CALIFORNIA



KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

August 18, 2025

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

REPORT RELATIVE TO INCORPORATING LABOR STANDARDS AND UPDATING THE PROPOSED AFFORDABLE HOUSING STREAMLINING ORDINANCE (CF 23-0623-S1)

On March 25, 2025, the Planning and Land Use Management (PLUM) Committee approved a Motion (McOsker/Padilla) instructing the Department of City Planning (DCP) and the Chief Legislative Analyst, with the assistance of the City Attorney and Los Angeles Housing Department (LAHD) to report on language that best incorporates the State labor standards specified in Assembly Bill (AB) 785, AB 2011, Senate Bill (SB) 4, SB 423 and the labor standards of United to House Los Angeles (Measure ULA), into the draft Affordable Housing Streamlining Ordinance (CPC-2023-5273-CA) pending under Council File 23-0623-S1 (also known as an ordinance to codify the Mayor's Executive Directive 1).

The PLUM Committee additionally instructed DCP to incorporate amendments to the proposed Affordable Housing Streamlining Ordinance that would align regulations with the most current version of Executive Directive 1, issued on July 1, 2024, as well as reflect updated citywide regulations referenced in the proposed ordinance that were updated or adopted since the proposed ordinance was transmitted for the City Council's consideration in November of 2023, including the Citywide Housing Incentive Program (CHIP) and Resident Protections Ordinance. The Department of City Planning has prepared this report and a revised proposed ordinance (attached) in response to PLUM's instructions and at the request of the Mayor's Office. The report is intended to help inform future policy considerations as well as discussions related to the City's local emergency declaration on housing and homelessness and Executive Directive 1. Future consideration and actions by the City Council may require additional analysis and revisions to the proposed ordinance.

Introduction

The Los Angeles City Council Motion (McOsker-Padilla) seeks to align the proposed Affordable Housing Streamlining Ordinance with state and local labor standards. This report analyzes the labor standards in AB 785, AB 2011, SB 4, SB 423, and Measure ULA, focusing on their applicability to housing projects, unit count triggers, and distinct provisions. The analysis of these standards is intended to help inform future recommendations of the ordinance under Council File 23-0623-S1, currently pending in the PLUM Committee.

Labor Standards for State Affordable Housing Streamlining Bills / Local Initiatives

The State of California has implemented several housing streamlining measures to expedite the development of affordable housing in response to its ongoing housing crisis. A key component of these measures is specific labor standards aimed at ensuring better compensation for construction workers. A summary of the applicable labor standards in each bill is provided in the table below, followed by a description of these provisions.

It is important to note that while labor requirements are often linked to state housing incentive programs or state CEQA incentives, such requirements have not previously been adopted into the City of Los Angeles' zoning code (with the exception of voter-approved Measure JJJ which requires prevailing wages for housing projects seeking legislative zone changes and general plan amendments). Furthermore, it is important to note that the City of Los Angeles in the past has linked labor requirements to the provision of public financing for projects, whereas the Executive Directive 1 program does not include public funding for projects.

Bill / Gov. Code Section	Prevailing Wage	Skilled and Trained Workforce	Project Labor Agreement	Apprenticeship and Health Care	Certification / Enforcement
SB 423 (SB 35) GC 65913.4	Yes (≥ 10 units)	Yes (> 85 feet in height, unless 100% affordable)	No (but may be a substitute for skilled and trained workforce)	Yes (> 50 units)	Labor Certification Form CA Labor Commission
AB 2011 PRC 65912.130.	Yes	No	No (but may be a substitute for prevailing wage)	Yes (> 50 units)	Labor Certification Form CA Labor Commission
SB 4 GC 65913.16	Yes (≥ 10 units)	No	No (but may be a substitute for prevailing wage)	Yes (> 50 units)	Labor Certification Form CA Labor Commission

Bill / Gov. Code Section	Prevailing Wage	Skilled and Trained Workforce	Project Labor Agreement	Apprenticeship and Health Care	Certification / Enforcement
AB 785 PRC 21080.27	Yes	No	Yes (≥ 40 units)	No (but often part of Project Labor Agreement)	Labor Certification Form CA Labor Commission
Measure ULA	Yes	No	Yes (≥ 40 units)	No (but often part of Project Labor Agreement)	LA Bureau of Contract Administration (BCA)

To date, very few housing development projects filed in the City of Los Angeles have utilized the state and local provisions described above. Recent data indicates that four (4) SB 35/SB 423 projects, and one (1) AB 2011 project, which have been publicly subsidized, have been approved locally. This compares to the very significant utilization of ED 1, which has seen approximately 44 permits issued and 380 planning approvals as of June 2025.

The most common labor standard has historically been for locally and federally public funded projects to pay prevailing wage standards. Prevailing wages reflect the standard compensation for specific types of construction work within a given geographic area, as determined by the California Director of Industrial Relations. Prevailing wage is included in the state housing streamlining bills and local initiatives referenced in the motion. Three of the bills apply prevailing wages requirements to all projects, while SB 423 and SB 4 exempt projects with less than ten units.

Several of the bills have additional requirements for larger projects that include the use of apprenticeship workers and health care expenditures. SB 423, SB 4, and AB 2011 projects that propose more than 50 units must partner with an apprenticeship program that requires utilization of registered apprentices, as well as make certain healthcare expenditures for employees and dependents. Health care expenditures for each employee who worked on the development is equivalent to at least the hourly pro rata cost of a Covered California Platinum level plan for two adults aged 40 and two dependents aged 0 to 14. These requirements apply to “construction craft employees” for subcontractors working at least 1,000 hours. The project developer must provide the local agency with monthly compliance reports to satisfy these requirements.

SB 423 requires skilled and trained labor for larger projects taller than 85 feet in height. This usually results in the requirement to use union labor and pay union wages. “Skilled and trained workforce” has the same meaning as in Public Contract Code Sections 2600, *et seq.* SB 423 allows for an exemption from the skilled and trained workforce requirement if a project fails to attract three bids from “qualified” contractors (those employing “skilled and trained” workers) or

if all units within a development (excluding manager's units) are dedicated to lower-income households.

Measure ULA provides public funding for housing development and requires project labor agreements (PLAs) for larger projects with 40 or more units. "Project labor agreement" has the same meaning as Section 2500(b)(1) of the Public Contract Code. These agreements with local building and construction trades typically result in the use of nearly all union labor and include prevailing wage, skilled and trained workforce rules, plus targeted hire requirements. Targeted hire usually requires that a certain percentage of jobs be provided or targeted to those within certain zip codes and backgrounds to promote workforce development goals. In addition, apprenticeships and health care payments are typically included in PLAs.

The Department of Public Works' Bureau of Contract Administration (BCA) has typically implemented and enforced labor standards requirements for the City of Los Angeles. However, the recent state legislation cited by the motion largely relies on a labor certification being made to the city, along with the submission of monthly reports. The state Labor Commission is charged with enforcing the agreements in state law but may not be able to provide enforcement of local provisions. In the event labor provisions are included as a requirement for projects subject to the Affordable Housing Streamlining Ordinance, additional coordination with BCA may be required to clarify the City's implementation and enforcement process.

A. Senate Bill 423 (SB 423) - Government Code Section 65913.4 (a)(8)

Signed October 11, 2023, SB 423 amended the labor standards in SB 35 (2017), which was the first major housing streamlining bill. The law requires a ministerial review process for different types of housing projects, depending on a jurisdiction's local progress in meeting Regional Housing Needs Allocation (RHNA) goals. SB 35 required the payment of prevailing wages to construction workers on projects with more than 10 units, unless it's considered a public works project, and required a skilled and trained workforce for projects proposing 50 or more units. SB 423 projects must comply with the following labor requirements:

- Projects with 10 or more units are required to pay prevailing wages;
- Projects with 50 or more units must meet apprenticeship and health care requirements for certain construction workers;
- Projects over 85 feet in height must use a "skilled and trained workforce" and (Government Code Section 65913.4).
- Developers can bypass the specific prevailing wage requirements by using union labor under a project labor agreement.

B. Assembly Bill 2011 (AB 2011) - Government Code 65912.130

Effective July 1, 2023, AB 2011 provides a ministerial approval process for mixed income and 100% affordable multifamily housing in commercial zones, if labor and affordability conditions are met. AB 2011 projects must comply with the following labor requirements:

- All projects must pay prevailing wages

- Projects with 50 or more units must meet apprenticeship and health care requirements for certain construction workers;

C. Senate Bill 4 (SB 4) - Government Code Section 65913.16

Signed October 11, 2023, and effective January 1, 2024, SB 4 (Affordable Housing on Faith Lands Act) allows religious institutions and nonprofit colleges to build affordable housing through a streamlined ministerial process on their land. SB 4 projects must comply with the following labor requirements:

- Projects with 10 or more units are required to pay prevailing wages;
- Projects with 50 or more units must meet apprenticeship and health care requirements for certain construction workers.

D. Assembly Bill 785 (AB 785) - Public Resources Code 21080.27

Signed into law on October 10, 2023, AB 785 amends the California Environmental Quality Act (CEQA) to extend exemptions for 100% affordable and transitional housing projects in Los Angeles City and County until January 1, 2030. AB 785 projects must comply with the following labor requirements:

- All projects must pay prevailing wages;
- Projects with 40 or more units are subject to a project labor agreement.

E. United to House LA (Measure ULA)

Approved by voters in November 2022 and effective January 1, 2023, Measure ULA funds affordable housing and homelessness prevention via a property transfer tax, with labor standards tied to funded projects. ULA projects must comply with the following labor requirements:

- All projects must pay prevailing wages
- Projects with 40 or more units are subject to a project labor agreement subject to the City of Los Angeles Department of Public Works Project Labor Agreement.

Options for the Ordinance

The City Council motion requested language that best incorporates the State labor standards specified in AB 785, AB 2011, SB 4, SB 423 and the labor standards of Measure ULA, into the draft Affordable Housing Streamlining Ordinance. While there are some commonalities between the various programs, there are many important differences. The biggest difference is between the models that only require prevailing wage, apprenticeship and health care (SB 423, AB 2011, SB 4) versus those that require project labor agreements (AB 785, Measure ULA). This report provides both options, as well as two additional hybrid frameworks, for potential consideration.

With exception to the voter-approved Measure JJJ, which requires a prevailing wage for housing development projects seeking a general plan amendment or zone change, the City of Los Angeles has never adopted a local land use ordinance with labor requirements for new

housing development. The addition of labor requirements has been well documented to add to construction costs, potentially adding a constraint to the provision of housing, especially affordable housing. The addition of labor provisions for ED1 projects could potentially have a significant impact on the economic feasibility of newly proposed projects, particularly for the majority of ED1 projects that are privately financed (without upfront subsidy and existing labor requirements that come with it). Labor provisions have more often been required of publicly subsidized affordable housing. As seen with Measure JJJ and other laws requiring labor provisions, Planning anticipates that the addition of labor provisions on 100% affordable housing projects may encourage projects to pivot to other entitlement paths that may or may not provide the same type of streamlined review, including using the existing state density bonus program. Higher costs, more time and risk could also lead developers to seek public subsidies, pursue market-rate projects, or abandon projects entirely.

Outlined below are four frameworks of labor requirements that could be applied to the proposed Affordable Housing Streamlining Ordinance should the City Council provide such direction. Each framework may be further adjusted based on desired unit count or height threshold. The addition of any labor requirements would likely impact the number of filings for affordable housing projects proposed under the ordinance. Generally, prevailing wage requirements are less impactful than skilled and trained workforce or project labor agreements, with the latter likely adding the most costs and complexity to projects. Framework 1 below likely represents the most common and consistent framework compared to the initiatives that were analyzed in this report. It would add prevailing wage, as well as health care and apprenticeship requirements, to most projects. Framework 2 would include these requirements, plus add project labor agreements to projects over a certain threshold (e.g. 40 units). Frameworks 3 and 4 are more flexible and do not require any labor requirements until a certain threshold is reached (e.g. 75 units).

An alternative to a unit-based threshold is one that is based on construction type, which generally changes when projects reach the high-rise height threshold of 85 feet. A height criterion may better align workforce expertise and balance competing policies. Union trades may be better trained and equipped for high-rise construction, which generally requires significant steel and concrete components, and involves more complex systems and safety requirements. Low-rise wood-frame projects are usually built by smaller subcontractors and crews and may not involve union labor. The 85-foot framework is part of SB 423 and was recently included as a part of the significant CEQA streamlining legislation within AB 130, adopted as part of the 2025 California budget trailer bill. Using an 85-foot height limit criterion would likely have the fewest impacts on affordable housing production. Attachment A (Labor Framework Options) has been prepared to demonstrate how potential labor provisions would appear within the proposed Affordable Housing Streamlining Ordinance should the City Council vote to include a labor framework. Potential established thresholds are linked to unit counts but could be modified to be triggered by a building height limit, as described above.

Attachment B [Executive Directive (ED) 1 Project Thresholds] has been included to demonstrate the distribution of ED1 projects by unit size that have been proposed and approved. As of June 2025, over 430 ED1 projects have been filed, representing more than 35,000 units, of which approximately 380 projects, representing over 29,000 units, have been approved. If the City

Council were to consider a 75-unit threshold, the data shows that approximately two-thirds of the units previously approved under ED1 would have been subject to this threshold.

The options outlined below would allow the City Council to substitute different unit threshold values, or opt for the use of a height criteria threshold instead.

Labor Framework Option 1 (Align with SB 4, SB 423; Prevailing Wage)

- 10+ Units - Prevailing Wage and Apprenticeship/Health Care, and/or
- (Optional) 85 feet in Height - Skilled and Trained Workforce

Labor Framework Option 2 (Align with Measure ULA, AB 785, AB 2011; Project Labor Agreements & Prevailing Wage)

- All - Prevailing Wage and Apprenticeship/Health Care, and
- 40+ Units - Project Labor Agreements

Labor Framework Option 3 (Flexible Option; Prevailing Wage)

- 75 Units - Prevailing wage and Apprenticeship/Health Care, or
- 85 feet in Height - Prevailing wage and Apprenticeship/Health Care

Labor Framework Option 4 (Flexible Option; Project Labor Agreement)

- 75 Units - Project Labor Agreement, or
- 85 feet in Height - Project Labor Agreement

Conclusion

This report provides a comparative analysis of labor standards in state housing streamlining laws and local housing initiatives to inform the development of the Affordable Housing Streamlining Ordinance under Council File 23-0623-S1. While all policies analyzed require prevailing wage, they diverge on additional requirements such as apprenticeship, health care, skilled and trained workforce, and project labor agreements. These differences carry important implications for project feasibility, particularly for privately financed affordable housing.

Attached to the report (Attachment C) is the proposed ordinance that has been revised to reflect the most current version of Executive Directive 1, issued on July 1, 2024. The proposed ordinance has also been revised in response to citywide regulations that have been updated or newly adopted since the proposed ordinance was transmitted for the City Council's consideration in November of 2023, including the Citywide Housing Incentive Program and Resident Protections Ordinance that were adopted in February 2025. The revisions are intended to maintain the policy intent of the most recently amended Executive Directive 1, following the adoption of new local housing incentive programs, while removing previously proposed regulations related to housing replacement requirements and rights of return that have been superseded by the Resident Protections Ordinance. Future consideration and actions by the City Council may require additional analysis and revisions to the ordinance prior to form and legality review that will occur before final adoption.

As it considers the revised proposed Affordable Housing Streamlining Ordinance, the City Council may additionally recommend requiring labor standards, ranging from prevailing wage-only models to those incorporating PLAs, and scale the unit or size threshold according to the level of intended impact. Alternatively, the City Council may also request additional information on related topics to better inform a decision, including on other entitlement pathways available to ED1 projects, and the expected impacts on facilitating affordable housing production.

For questions regarding this report, please contact Matt Glesne in the Department of City Planning at matthew.glesne@lacity.org.

Sincerely,



VINCENT P. BERTONI, AICP
Director of Planning

VPB:KK:AV:JM:MG:JO

Attachments:

Attachment A - Labor Framework Options

Attachment B - Executive Directive (ED) 1 Project Thresholds

Attachment C - Proposed Affordable Housing Streamlining Ordinance (Revised)

Labor Framework Option 1 (Align with AB 2011, SB 4, SB 423; Prevailing Wage)

(f) Labor Provisions. The applicant certifies that one of the following is true for the housing development project, as applicable:

- (1) The entirety of the development project is a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.
- (2) The development has a Project Labor Agreement.
 - (i) The labor provisions shall not apply to a contractor or subcontractor that is subject to a bona fide collective bargaining agreement that covers all construction workers and that provides for the use of apprentices, wage and benefit contributions equal to or greater than the prevailing wage, and a grievance procedure.
 - (ii) The labor provisions shall not apply where the developer has entered into a pre-hire multi-trade collective bargaining agreement with one or more labor organizations that establishes the terms and conditions of employment for a specific construction project.
- (3) The development contains 10 or more residential units (and is more than 85 feet in height above grade pursuant to the building code - *additional recommendation*), and is not in its entirety a public work, and therefore shall be subject to all of the following:
 - (i) All construction workers employed in the execution of the development shall be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code.
 - (ii) The development shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work for those portions of the development that are not a public work.
 - (iii) Prevailing wages shall include:
 - a) Health Benefits
 - b) Retirement Savings
 - c) Apprenticeship in a program that is approved by the State Division of Apprenticeship Standards pursuant to Section 3075 of the Labor Code, and employs such apprentices on project work in compliance with the ratios and requirements of Section 1777.5 of the Labor Code
 - (iv) Other Enforcement. The labor provisions and requirements of this subdivision may be enforced by a civil action against an employer brought

by a joint labor management committee. Furthermore, a joint labor management committee may refer ongoing investigations to the Bureau of Contract Administration (BCA) for local enforcement purposes under the purview of the BCA.

- (4) The development contains less than 10 residential units, and therefore shall not be subject to the additional labor provisions in this ordinance.
- (g) **Labor Notification** Enforcement will include the Planning Department notifying the Bureau of Contract Administration's Office of Wage Standard of the successful issuance of an approval through this section. The Office of Wage Standard will post on its website a list of all One Hundred Percent Affordable Housing Projects subject to the requirements of this Subdivision and expeditiously respond to any complaints associated with labor standards. This will include Bureau of Contract Administration inspectors dedicated to these projects.

Labor Framework Option 2 (Align with Measure HHH and AB 785; Project Labor Agreements & Prevailing Wage)

- (f) **Labor Provisions.** The applicant certifies that one of the following is true for the housing development project, as applicable:
 - (1) The entirety of the development project is a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.
 - (2) The development has a Project Labor Agreement.
 - (i) The labor provisions shall not apply to a contractor or subcontractor that is subject to a bona fide collective bargaining agreement that covers all construction workers and that provides for the use of apprentices, wage and benefit contributions equal to or greater than the prevailing wage, and a grievance procedure.
 - (ii) The labor provisions shall not apply where the developer has entered into a pre-hire multi-trade collective bargaining agreement with one or more labor organizations that establishes the terms and conditions of employment for a specific construction project.
 - (3) The development contains 40 or more residential units and is not in its entirety a public work, and therefore shall be subject to all of the following:
 - (i) The project sponsor certifies to the lead agency that the work will be subject to a project labor agreement. "Project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.
 - (ii) All construction workers employed in the execution of the development shall be paid at least the general prevailing rate of per diem wages for the

type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code.

- (iii) The development shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work for those portions of the development that are not a public work.
 - (iv) Prevailing wages shall include:
 - a) Health Benefits
 - b) Retirement Savings
 - c) Apprenticeship in a program that is approved by the State Division of Apprenticeship Standards pursuant to Section 3075 of the Labor Code, and employs such apprentices on project work in compliance with the ratios and requirements of Section 1777.5 of the Labor Code
 - (v) Other Enforcement. The labor provisions and requirements of this subdivision may be enforced by a civil action against an employer brought by a joint labor management committee. Furthermore, a joint labor management committee may refer ongoing investigations to the Bureau of Contract Administration (BCA) for local enforcement purposes under the purview of the BCA.
- (g) **Labor Notification** Enforcement will include the Planning Department notifying the Bureau of Contract Administration's Office of Wage Standard of the successful issuance of an approval through this section. The Office of Wage Standard will post on its website a list of all One Hundred Percent Affordable Housing Projects subject to the requirements of this Subdivision and expeditiously respond to any complaints associated with labor standards. This will include Bureau of Contract Administration inspectors dedicated to these projects.

Labor Framework Option 3 (Flexible Option; Prevailing Wage Emphasis)

- (f) **Labor Provisions.** The applicant certifies that one of the following is true for the housing development project, as applicable:
- (1) The entirety of the development project is a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.
 - (2) The development has a Project Labor Agreement.
 - (i) The labor provisions shall not apply to a contractor or subcontractor that is subject to a bona fide collective bargaining agreement that covers all construction workers and that provides for the use of apprentices, wage

and benefit contributions equal to or greater than the prevailing wage, and a grievance procedure.

- (ii) The labor provisions shall not apply where the developer has entered into a pre-hire multi-trade collective bargaining agreement with one or more labor organizations that establishes the terms and conditions of employment for a specific construction project.

(3) The development contains 75 or more residential units and is not in its entirety a public work, and therefore shall be subject to all of the following:

- (i) All construction workers employed in the execution of the development shall be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code.
- (ii) The development shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work for those portions of the development that are not a public work.
- (iii) Prevailing wages shall include:
 - a) Health Benefits
 - b) Retirement Savings
 - c) Apprenticeship in a program that is approved by the State Division of Apprenticeship Standards pursuant to Section 3075 of the Labor Code, and employs such apprentices on project work in compliance with the ratios and requirements of Section 1777.5 of the Labor Code
- (iv) Other Enforcement. The labor provisions and requirements of this subdivision may be enforced by a civil action against an employer brought by a joint labor management committee. Furthermore, a joint labor management committee may refer ongoing investigations to the Bureau of Contract Administration (BCA) for local enforcement purposes under the purview of the BCA.

(4) The development contains less than 75 residential units, and therefore shall not be subject to the additional labor provisions in this ordinance.

- (g) **Labor Notification** Enforcement will include the Planning Department notifying the Bureau of Contract Administration's Office of Wage Standard of the successful issuance of an approval through this section. The Office of Wage Standard will post on its website a list of all One Hundred Percent Affordable Housing Projects subject to the requirements of this Subdivision and expeditiously respond to any complaints associated with labor standards. This will include Bureau of Contract Administration inspectors dedicated to these projects.

Labor Framework Option 4 (Flexible Option; Project Labor Agreement Emphasis)

(f) Labor Provisions. The applicant certifies that one of the following is true for the housing development project, as applicable:

- (1) The entirety of the development project is a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.
- (2) The development has a Project Labor Agreement.
 - (i) The labor provisions shall not apply to a contractor or subcontractor that is subject to a bona fide collective bargaining agreement that covers all construction workers and that provides for the use of apprentices, wage and benefit contributions equal to or greater than the prevailing wage, and a grievance procedure.
 - (ii) The labor provisions shall not apply where the developer has entered into a pre-hire multi-trade collective bargaining agreement with one or more labor organizations that establishes the terms and conditions of employment for a specific construction project.
- (3) The development contains 75 or more residential units and is not in its entirety a public work, and therefore shall be subject to the following:
 - (i) The project sponsor certifies to the lead agency that the work will be subject to a project labor agreement. "Project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.
 - (ii) Other Enforcement. The labor provisions and requirements of this subdivision may be enforced by a civil action against an employer brought by a joint labor management committee. Furthermore, a joint labor management committee may refer ongoing investigations to the Bureau of Contract Administration (BCA) for local enforcement purposes under the purview of the BCA.
- (4) The development contains less than 75 residential units, and therefore shall not be subject to the additional labor provisions in this ordinance.

(g) Labor Notification Enforcement will include the Planning Department notifying the Bureau of Contract Administration's Office of Wage Standard of the successful issuance of an approval through this section. The Office of Wage Standard will post on its website a list of all One Hundred Percent Affordable Housing Projects subject to the requirements of this Subdivision and expeditiously respond to any complaints associated with labor standards. This will include Bureau of Contract Administration inspectors dedicated to these projects.

Report Relative to Incorporating Labor Standards and Updating he Proposed Affordable Housing Streamlining Ordinance
Attachment B - Executive Directive (ED) 1 Project Thresholds
CF 23-0623-S1

Number of Approved ED1 Projects That Would be Exempt/Subject to Additional Labor Requirements as of 6/18/2025

Threshold (Units)	# of Projects Subject to Requirements	% of Projects Subject to Requirements	# of Projects Exempt from Requirements	% of Projects Exempt from Requirements	Threshold (Units)	# of Units Subject to Requirements	% of Units Subject to Requirements	# of Units Exempt from Requirements	% of Units Exempt from Requirements
40	271	75.07%	90	24.93%	40	25,332	91.36%	2,397	8.64%
50	223	61.77%	138	38.23%	50	23,190	83.63%	4,539	16.37%
60	180	49.86%	181	50.14%	60	20,872	75.27%	6,857	24.73%
70	144	39.89%	217	60.11%	70	18,584	67.02%	9,145	32.98%
75	130	36.01%	231	63.99%	75	17,584	63.41%	10,145	36.59%
80	114	31.58%	247	68.42%	80	16,350	58.96%	11,379	41.04%
90	96	26.59%	265	73.41%	90	14,827	53.47%	12,902	46.53%
100	81	22.44%	280	77.56%	100	13,433	48.44%	14,296	51.56%
110	65	18.01%	296	81.99%	110	11,783	42.49%	15,946	57.51%
120	61	16.90%	300	83.10%	120	11,316	40.81%	16,413	59.19%
130	48	13.30%	313	86.70%	130	9,719	35.05%	18,010	64.95%
140	39	10.80%	322	89.20%	140	8,498	30.65%	19,231	69.35%
150	34	9.42%	327	90.58%	150	7,778	28.05%	19,951	71.95%
160	30	8.31%	331	91.69%	160	7,170	25.86%	20,559	74.14%
170	27	7.48%	334	92.52%	170	6,681	24.09%	21,048	75.91%
175	26	7.20%	335	92.80%	175	6,507	23.47%	21,222	76.53%
180	25	6.93%	336	93.07%	180	6,329	22.82%	21,400	77.18%
190	21	5.82%	340	94.18%	190	5,585	20.14%	22,144	79.86%
200	18	4.99%	343	95.01%	200	5,003	18.04%	22,726	81.96%

Report Relative to Incorporating Labor Standards and Updating the Proposed Affordable Housing Streamlining Ordinance
Attachment B - Executive Directive (ED) 1 Project Thresholds
CF 23-0623-S1

Number of Proposed ED1 Projects That Would be Exempt/Subject to Additional Labor Requirements as of 6/18/2025										
Threshold (Units)	# of Projects Subject to Requirements	% of Projects Subject to Requirements	# of Projects Exempt from Requirements	% of Projects Exempt from Requirements		Threshold (Units)	# of Units Subject to Requirements	% of Units Subject to Requirements	# of Units Exempt from Requirements	% of Units Exempt from Requirements
40	325	75.06%	108	24.94%		40	32,065	91.39%	3,021	8.61%
50	267	61.66%	166	38.34%		50	29,459	83.96%	5,627	16.04%
60	220	50.81%	213	49.19%		60	26,932	76.76%	8,154	23.24%
70	177	40.88%	256	59.12%		70	24,201	68.98%	10,885	31.02%
75	156	36.03%	277	63.97%		75	156	36.03%	277	63.97%
80	140	32.33%	293	67.67%		80	21,460	61.16%	13,626	38.84%
90	119	27.48%	314	72.52%		90	19,675	56.08%	15,411	43.92%
100	102	23.56%	331	76.44%		100	18,097	51.58%	16,989	48.42%
110	83	19.17%	350	80.83%		110	16,138	46.00%	18,948	54.00%
120	77	17.78%	356	82.22%		120	15,450	44.03%	19,636	55.97%
130	64	14.78%	369	85.22%		130	13,853	39.48%	21,233	60.52%
140	54	12.47%	379	87.53%		140	12,509	35.65%	22,577	64.35%
150	45	10.39%	388	89.61%		150	11,211	31.95%	23,875	68.05%
160	41	9.47%	392	90.53%		160	10,602	30.22%	24,484	69.78%
170	40	9.24%	393	90.76%		170	10,442	29.76%	24,644	70.24%
175	39	9.01%	394	90.99%		175	10,268	29.27%	24,818	70.73%
180	38	8.78%	395	91.22%		180	10,089	28.76%	24,997	71.24%
190	32	7.39%	401	92.61%		190	8,979	25.59%	26,107	74.41%
200	27	6.24%	406	93.76%		200	8,012	22.84%	27,074	77.16%

ORDINANCE NO. _____

An ordinance amending Chapter 1 and Chapter 1A of the Los Angeles Municipal Code, including Section 12.22 of Chapter 1 and Articles 9 and 13 of Chapter 1A, for the purpose of establishing procedures and performance standards for administrative approval of one hundred percent affordable housing projects.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Subdivision 40 of Subsection A of Section 12.22 of the Los Angeles Municipal Code is added to read as follows:

12.22 A.40 ADMINISTRATIVE APPROVAL FOR ONE HUNDRED PERCENT AFFORDABLE HOUSING PROJECTS.

- (a) Purpose.** The purpose of this Subdivision is to establish procedures for administrative approval of One Hundred Percent Affordable Housing Projects in order to increase the production of affordable housing, consistent with objective review standards and City policies.
- (b) Projects Submitted Under Executive Directive 1.** A One Hundred Percent Affordable Housing Project that meets the eligibility criteria for Executive Directive 1 as applicable as of the effective date of this Subdivision, and submits either a preliminary application, as authorized by state law, a vesting of development plan per Section 13B.10.1 B.2 of Chapter 1A of the LAMC, or a City Planning Application for an Executive Directive 1 project to the Department of City Planning, along with any associated submittal fees, prior to the effective date of this Subdivision, is not required to meet the provisions of paragraphs (c), (d), (e), (f), (g), (h)(2), (h)(3), (h)(4) and (i) to be eligible for approval in accordance with this Subdivision.
- (c) Eligibility Requirements.** To qualify for the provisions of this Subdivision, a One Hundred Percent Affordable Housing Project must meet all of the following eligibility requirements:
 - (1) The project site does not include any parcels located in a single family or more restrictive zone, or any parcels located in a manufacturing zone, Specific Plan, or planning overlay that does not allow multi-family residential uses.
 - (2) If the project site has a residential zoning classification, then the entire project site's zoning, prior to the granting of any density bonus, permits the construction of five or more residential units, rounded up to the nearest whole number, on the project site.
 - (3) The project, excluding any additional density or other concessions, Incentives, or Waivers of development standards granted pursuant to the Density Bonus Law in California Government Code Section 65915 or any other local affordable housing incentive program, is consistent with objective zoning standards and objective

overlay and design review standards in effect at the time that the development application is submitted pursuant to this Subdivision.

- (4) The project does not require review and approval of any action pursuant to the following:
- (i) Coastal development permit, pursuant to Div. 13B.9.1 (Coastal Development Permit Pre-Certification)) or Div. 13B.9.2 (Coastal Development Permit (Post-Certification)) of Chapter 1A of this Code.
 - (ii) Applicant requested relief from standards or requirements via a quasi-judicial review process established in Sec. 13B.5.1 through Sec. 13B.5.4 (Quasi-Judicial Relief) of Chapter 1A of this Code.
 - (iii) Applicant requested waivers and appeals of dedication and improvement requirements under Section 12.37 I of Chapter 1 of this Code.
 - (iv) Deviation from development standards applied through a Specific Plan for Community Plan Implementation Overlay (CPIO) pursuant to Sec. 13B.4.5 (Project Exception) or Sec. 13B.4.4 (Project Adjustment) of Chapter 1A of this Code.
 - (v) Any form of legislative action pursuant to Div. 13B.1 (Legislative Action) of Chapter 1A of this Code.
- (5) The project would not include any parcels that include the following:
- (i) Any Designated Historic Resource, including individually or within a historic district or included within a Historic Preservation Overlay Zone (HPOZ), or
 - (ii) Any surveyed or eligible historic resource identified within the South Los Angeles Community Plan Implementation Overlay (CPIO) Section 1-6.C.5.b, the Southeast Los Angeles CPIO Section 1-6.C.5.b, the West Adams CPIO Section 6.C.5.b, or the San Pedro CPIO Section 7.C.5.b, or
 - (iii) Any surveyed historic or eligible architectural resource located in the Westwood Village Specific Plan, Central City West Specific Plan, Echo Park CDO District, or the North University Park Specific Plan.
- (6) The project is not located on a hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless either of the following apply:
- (i) The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses. This section does not alter or change the conditions to

remove a site from the list of hazardous waste sites listed pursuant to Section 65962.5.

- (ii) The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the Health and Safety Code, has otherwise determined that the site is suitable for residential use or residential mixed uses.

- (7) Project sites that are or were previously used as a gas or oil well as identified by the California Geologic Energy Management Division shall not be approved until a Phase I environmental assessment, as defined in Section 25319.1 of the Health and Safety Code, is completed, and a Phase II environmental assessment, as defined in subdivision (o) of Section 25403 of the Health and Safety Code, is completed if warranted. A "No Further Action" letter, or some other comparable documentation issued by the appropriate regulatory agency shall be required to establish eligibility for this program.
- (8) The project does not include any parcels that are located in the Very High Fire Hazard Severity Zone portion of the Hillside Area Map per Council File 09-1390.
- (9) The project is not located on a parcel or parcels subject to the Rent Stabilization Ordinance (RSO) containing 12 or more total units that are occupied or were occupied in the five-year period preceding the application.

(d) Performance Standards. A One Hundred Percent Affordable Project approved pursuant to this Subdivision shall meet the following performance standards, and no deviations from these standards shall be granted, except that any project resulting from the conversion of an existing structure need not comply with these standards.

- (1) **Increase in Floor Area Ratio (FAR).** A One Hundred Percent Affordable Housing Project located in a residential zone shall be eligible to request an off-menu Incentive or Waiver for no more than a 100 percent increase in the total project Floor Area Ratio (FAR), or up to a 3.5:1 FAR, whichever is greater.
- (2) **Reduction in Yards for Projects Located in Residential Zones or Land Use Designations.** A One Hundred Percent Affordable Housing Project located in a residential zone or land use designation shall be eligible to request an off-menu Incentive or Waiver for no less than a Side Yard setback of 5 feet and a Rear Yard setback of 8 feet. Off-menu Incentive or Waivers for a reduction of Front Yard setbacks shall be limited to no more than the average of the Front Yards of adjoining buildings along the same street frontage. Or, if located on a corner lot or adjacent to a vacant lot, the Front Yard setback may align with the façade of the adjoining building along the same front lot line. If there are no adjoining buildings, no reduction in the Front Yard setback is permitted. For the purpose of requesting an Incentive or Waiver to reduce required yards, all adjustments to individual yards or setbacks may be combined to count as one off-menu Incentive, Waiver, or one on-menu Incentive.

(3) **Screening of At or Above Grade Parking Areas.** Any parking areas provided at or above grade shall be concealed as follows:

- (i) **Surface Parking Screening.** Where any surface parking area abuts a public street, a landscape buffer, planted with shade trees and shrubs, of a minimum of three feet in depth shall be provided between the property line and the subject surface parking.
- (ii) **Ground Floor and Upper Floor Screening.** Ground floor and above-grade vehicular parking and circulation areas located within buildings or structures, including within standalone buildings or structures, shall be screened with:

- a) Active uses such as residential units, amenities such as gyms and other common areas serving residential tenants, or commercial uses, or
- b) Visually opaque materials or treatments on exterior, street-facing walls of the parking area, provided that opaque materials shall not have less than 60% opacity for any individual tier of parking measured in elevation projection. Screening systems can include openings for natural ventilation, such as louvers, solid walls, or spandrel systems. Parking area enclosures shall not include perforated metal screening products.

Minimum opacity is measured as a percentage calculated as the sum of all solid areas on a parking facade area divided by the total parking facade area projected horizontally and perpendicular to the facade area. When a parking structure tier uses more than one screening treatment with varying opacities, the opacity for the entire tier is calculated as a weighted average of the opacities of all the treatments used on the tier. The opacity of each screening treatment is weighted by the percent of the total parking screen facade area covered by that screening treatment.

- (4) **Street Facing Entrance.** Any building fronting a public street shall have at least one entrance facing a public street.
- (5) **Pedestrian Access.** A means of approaching or entering a lot from the public right-of-way as a pedestrian shall be provided to the street facing entrance from a public street.
- (6) **Minimum Glazing.** All floors located above the ground floor shall have glazing equivalent to a minimum of 20 percent of the facade area. Ground floor facades in commercial zones fronting the primary street shall have glazing equivalent to a minimum of 30 percent of the facade area.
- (7) **Accessory Dwelling Units.** Any inclusion of Accessory Dwelling Units, or the future conversion of amenity spaces and parking areas, including but not limited to recreation rooms, community rooms, storage rooms, office, and fitness rooms, into dwelling units (including Accessory Dwelling Units) shall be provided as

covenanted affordable units at affordability levels and terms equal to the approved project.

- (8) **Stepbacks.** For projects seeking a height increase of three stories, or more than 22 feet, the top story of the project shall be stepped back 10 feet from the exterior building face fronting any public street and for these projects consisting of buildings with 70 linear feet or greater in width along the front street frontage, the top story of the project shall be stepped back 10 feet from all exterior building faces. Any portion of a building that is already set back 10 additional feet or more from required/allowed front, side and rear yards shall be exempt from these requirements. Projects with any frontage on a street with a General Plan's Mobility Element designation of Boulevard or Avenue shall be exempt from these requirements.
- (9) **Transitional Height.** The building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of any adjoining lot in the RW1 zone or more restrictive zone.

(e) Replacement Units and Occupant Protections

- (1) **Determination of Protected Units.** In determining the number of Protected Units contained on the site of the proposed development the Housing Department shall allow a minimum Replacement Unit Determination response period of 30 days to ensure low-income tenants are able to successfully and accurately demonstrate their true household income. The Housing Department's outreach to tenants shall consider tenants' internet, computer access and language needs, and whether in-person outreach is appropriate.
 - (2) **Security Deposit.** Returning tenants shall not be required to pay a security deposit greater than one half of their initial monthly rent, and shall be permitted to pay any required security deposit up to 90 days after moving into their replacement unit.
- (f) **Labor Provisions.** *(Language under consideration. See Attachment A for options related to labor provisions to Council File 23-0623-S1).*
- (g) **Labor Notification.** *(Language under consideration. See Attachment A for options related to labor provisions to Council File 23-0623-S1).*
- (h) **Administrative Review Process.** A One Hundred Percent Affordable Housing Project that meets the provisions of this Subdivision shall be ministerially approved pursuant to Administrative Review, as set forth by the provisions of Sec. 13B.3.1 (Administrative Review) of Chapter 1A of this Code and subject to the following supplemental procedures. As defined in this section, ministerial approval means an administrative process to approve a "use by right" as this term is defined in California Government Code Section 65583.2 (i). No City agency shall require a discretionary permit, but objective standards may be applied pursuant to Subdivision (f) of Section 65589.5. The City shall not exercise any subjective judgment in deciding whether and how to carry out

or approve the project. The project shall not be subject to review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

- (1) **Modification of Action.** Except as provided in California Government Code Section 65913.4(g) or any otherwise required entitlement, no modification is available for any project approved pursuant to this Subdivision.
- (2) **Eligibility for Development Incentives.** Except as limited in Subparagraphs (3) and (4), a One Hundred Percent Affordable Housing Project approved pursuant to this Subdivision may request any otherwise applicable density bonus, Incentives, or Waivers pursuant to California Government Code Section 65915 or other provisions of this Municipal Code that provide such bonuses, Incentives, or Waivers in exchange for the provision of affordable housing. Projects requesting a Density Bonus pursuant to Government Code Section 65915 and any local implementation of Government Code Section 65915 may request the five additional Incentives through an on-menu Incentive or an off-menu Incentive. Projects requesting a Density Bonus pursuant to Government Code Section 65915 and any local implementation of Government Code Section 65915 may apply as an on-menu Incentive any applicable Base or Additional Incentive from the Transit Oriented Communities program pursuant to Section 12.22 A.31, the Qualified Permanent Supportive Housing Ordinance pursuant to Section 14.00 A.13, or any Community Plan Implementation Overlay (CPIO). Any requests for a density bonus, Incentive, or Waiver in exchange for affordable housing shall be reviewed according to the Administrative Review Process provided by this Subdivision, except for projects pursuing Density Bonus that seek additional Incentives, or Waivers or modification of development standards not on the menu of any local implementation of GCS 65915.
- (3) **Limitation on Number of Incentive and Waiver Requests.** Projects approved pursuant to this Subdivision and seeking Density Bonuses pursuant to Government Code Section 65915 shall be eligible for no more than five on-menu or off-menu Incentives and one Waiver or modification of development standards.
- (4) **Limitation on Types of Requests for Incentives, Waivers, or Modifications of any Development Standard(s) Not on the Menu.** For any projects approved pursuant to this Subdivision that request any Incentives, Waivers, or modifications of any development standard(s) not on the menu described in Government Code Section 65915 or any local implementation of Government Code Section 65915, such Waivers or modifications of development standards shall be limited as follows:
 - (i) **Increase in Height.** A One Hundred Percent Affordable Housing Project located in a residential zone shall be eligible to request an off-menu Incentive or Waiver for no more than a total project height increase of three stories, or 33 feet, in excess of the otherwise applicable height limit imposed by the project's zoning.
 - (ii) **Reduction in Open Space.** A One Hundred Percent Affordable Housing Project located in any zone shall be eligible to request an

off-menu Incentive or Waiver for no more than a 50 percent reduction or deviation in the otherwise required Open Space.

- (iii) **Reduction in Bicycle Parking.** A One Hundred Percent Affordable Housing Project located in any zone shall be eligible to request an off-menu Incentive or Waiver for no more than a 50 percent reduction in the otherwise required bicycle parking.
 - (iv) **Reduction in Tree Planting Requirements.** A One Hundred Percent Affordable Housing Project located in any zone shall be eligible to request an off-menu Incentive or Waiver for no more than a 25 percent reduction in any otherwise required tree planting requirements.
 - (v) **Ground Story Requirements.** A One Hundred Percent Affordable Housing Project located in a commercial zone shall be eligible to request an off-menu Incentive or Waiver for no more than a 30 percent reduction in any otherwise required ground story requirement related to ground story minimum height requirements, ground story nonresidential floor area requirements, ground story glazing and transparency requirements, or ground story pedestrian entrance number and spacing requirements. If requesting multiple modifications to ground story requirements, they may be combined to count as one Incentive or Waiver, but each individual request shall not exceed a 30 percent reduction.
- (5) **Other Procedures or Requirements.** If the application or related applications for a One Hundred Percent Affordable Housing Project would require noticing, hearing, or appeal pursuant to any otherwise required approval pursuant to the Los Angeles Municipal Code, those procedures shall be superseded by the Procedures outlined in this Subdivision. All City departments are directed to process all plans for such One Hundred Percent Affordable Housing projects using the streamlined ministerial review process currently used for projects eligible under Government Code section 65913.4 and State Density Bonus law.
- (6) **Covenant.** Prior to the issuance of a Building Permit for a One Hundred Percent Affordable Housing Project, a covenant acceptable to the Los Angeles Housing Department shall be recorded with the Los Angeles County Recorder, guaranteeing that the affordability of units contained in such projects, including any required affordable replacement units, will be observed for at least 99 years from the issuance of the Certificate of Occupancy, except for a 100% affordable housing project which receives any form of public subsidy that is tied to a specified covenant period including Low Income Housing Tax Credits, as verified by the Los Angeles Housing Department, in which case all restricted affordable units shall be covenanted for at least a period of 55 years for rental units, or 45 years for for-sale units. If the duration of affordability covenants provided for in this Subdivision conflicts with the duration of any other government requirement, the longest duration shall control. Any covenant described in this Subparagraph must provide for a private right of enforcement by the City, any tenant, or owner of any building to which a covenant and agreement applies.

- (7) **Affordability Criteria.** The affordable rents for at least 20 percent of all restricted affordable units shall be set per California Health and Safety Code Section 50053, and affordable rents for the remaining units shall be set for Lower Income households as determined by the California Tax Credit Allocation Committee. For for-sale units, the affordable housing costs are defined by California Health and Safety Code Section 50052.5.

(i) Relationship to Other Sections of the Los Angeles Municipal Code.

- (1) If any of the Performance Standards in Paragraph (e) or Administrative Review Process in Paragraph (h) conflict with those of any otherwise applicable specific plan, supplemental use district, "Q" condition, "D" limitation, or citywide regulation established in Chapter 1 of this Code, including but not limited to the Ordinance Nos. listed below, this Subdivision shall prevail. Furthermore, to the extent permitted by law, a One Hundred Percent Affordable Housing Project approved pursuant to this Subdivision shall not require any procedures under any Specific Plan, Supplemental Use District, or other overlay, including but not limited to the Ordinance Nos. listed below.

- (i) 171,139 (Alameda District Specific Plan)
- (ii) 174,663 (Avenue 57 Transit Oriented District)
- (iii) 182,576 (Bunker Hill Specific Plan)
- (iv) 156,122 (Century City North Specific Plan)
- (v) 186,370 (Century City West Specific Plan)
- (vi) 168,862 (Century City South Specific Plan)
- (vii) 170,046 (Coastal Bluffs Specific Plan)
- (viii) 186,105 (Coastal Transportation Corridor Specific Plan)
- (ix) 185,042 (Coliseum District Specific Plan)
- (x) 178,098 (Colorado Boulevard Specific Plan)
- (xi) 182,617 (Cornfield Arroyo Seco Specific Plan)
- (xii) 184,795 (Crenshaw Corridor Specific Plan)
- (xiii) 168,937 (Devonshire/Topanga Corridor Specific Plan)
- (xiv) 186,402 (Exposition Corridor Transit Neighborhood Plan)
- (xv) 170,694 (Foothill Boulevard Corridor Specific Plan)
- (xvi) 171,946 (Glencoe/Maxella Specific Plan)
- (xvii) 184,296 (Granada Hills Specific Plan)
- (xviii) 168,121 (Hollywoodland Specific Plan)
- (xix) 184,346 (Jordan Downs Urban Village Specific Plan)
- (xx) 167,940 (Los Angeles Airport/El Segundo Dunes Specific Plan)
- (xxi) 181,334 (Los Angeles Sports and Entertainment District Specific Plan)
- (xxii) 168,707 (Mt. Washington/Glassell Park Specific Plan)
- (xxiii) 167,943 (Mulholland Scenic Parkway Specific Plan)
- (xxiv) 171,128 and 158,194 (North University Park Specific Plan)
- (xxv) 163,202 (North Westwood Village Specific Plan)
- (xxvi) 170,155 (Oxford Triangle Specific Plan)
- (xxvii) 184,371 (Pacific Palisades Commercial Village and Neighborhood Specific Plan)
- (xxviii) 162,530 (Park Mile Specific Plan)
- (xxix) 165,638 (Playa Vista Area B Specific Plan)
- (xxx) 165,639 (Playa Vista Area C Specific Plan)

Attachment C - Proposed Affordable Housing Streamlining Ordinance (Revised)

CF 23-0623-S1

August 18, 2025

- (xxxi) 176,235 (Playa Vista Area D Specific Plan)
- (xxxii) 182,937 and 182,939 (Ponte Vista at San Pedro Specific Plan)
- (xxxiii) 180,083 (Porter Ranch Land Use/Transportation Specific Plan)
- (xxxiv) 186,325 (Redevelopment Plans)
- (xxxv) 175,736 (San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan)
- (xxxvi) 166,352 (San Pedro Specific Plan)
- (xxxvii) 173,381 (San Vicente Scenic Corridor Specific Plan)
- (xxxviii) 182,343 (University of Southern California University Park Campus Specific Plan)
- (xxxix) 168,613 (Valley Village Specific Plan)
- (xl) 175,693 (Venice Coastal Zone Specific Plan)
- (xli) 174,052 (Ventura-Cahuenga Boulevard Corridor Specific Plan)
- (xlii) 173,749 (Vermont/Western Transit Oriented District Specific Plan (Station Neighborhood Area Plan))
- (xliii) 182,766 (Warner Center 2035 Plan)
- (xliv) 163,203 and 163,186 (Westwood Community Multi-Family Specific Plan)
- (xlv) 187,644 (Westwood Village Specific Plan, Westwood Community Design Review Board Specific Plan)
- (xlvi) 155,044 (Wilshire - Westwood Scenic Corridor Specific Plan)
- (xlvii) 185,539 (San Pedro CPIO District)
- (xlviii) 185,927 (South Los Angeles CPIO District)
- (xlix) 185,925 (Southeast Los Angeles CPIO District)
- (l) 184,268 (Sylmar CPIO District)
- (li) 184,794 (West Adams-Baldwin Hills-Leimert CPIO District)
- (lii) 187,155 (Westchester - Playa del Rey CPIO District)
- (liii) 180,871 (Broadway Theater and Entertainment District Design Guide)
- (liv) 174,519 (Canoga Park-Commercial Corridor CDO District)
- (lv) 108,561 (Cypress Park & Glassell Park CDO)
- (lvi) 173,508 (Downtown Canoga Park CDO District)
- (lvii) 179,907 (Downtown Westchester CDO District)
- (lviii) 180,880 (Echo Park CDO District)
- (lix) 178,157 (Fletcher Square CDO District)
- (lx) 179,906 (Lincoln Boulevard CDO District)
- (lxi) 176,658 (Lincoln Heights CDO District)
- (lxii) 183,011 (Little Tokyo CDO District)
- (lxiii) 180,797 (Loyola Village CDO District)
- (lxiv) 176,331 (Miracle Mile CDO District)
- (lxv) 175,545 (Pacoima CDO District)
- (lxvi) 175,549 (Panorama City CDO)
- (lxvii) 176,557 (Reseda Central Business District CDO District)
- (lxviii) 174,398 (Sun Valley CDO District)
- (lxix) 184,366 (Toluca Lake Village CDO)
- (lxx) 174,420 (Van Nuys Central Business District CDO District)
- (lxxi) 174,161 (West Wilshire Boulevard CDO District)
- (lxxii) 173,676 (Atwater Village POD)
- (lxxiii) 171,859 (Westwood/Pico NOD)
- (lxxiv) 174,260 (Westwood Boulevard POD)

(2) Any subdivision of the site(s) shall not be streamlined and shall be subject to all applicable review procedures and laws, including, Div. 13B.7 (Division of Land) of Chapter 1A of this Code. Other types of entitlements for the project may be reviewed pursuant to this subdivision.

(3) Non-residential uses that are not permitted by-right by the zoning, including those requiring a conditional use permit, are not eligible for Administrative Review pursuant to this Subdivision and shall be subject to applicable review procedures and laws.

DRAFT