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September 25, 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 SUGGESTED CLARIFYING AMENDMENTS TO PENDING AFFORDABLE HOUSING STREAMLINING ORDINANCE (CF 23-0623-S1)

In addition to the amendments transmitted on August 18, 2025, the Department of City Planning respectfully recommends that the PLUM Committee consider additional minor clarifying amendments to the pending Affordable Housing Streamlining Ordinance to improve internal consistency and avoid potential interpretive issues. The proposed amendments below would not substantively change any provision from the City Planning Commission approved ordinance, nor from how ED1 is being implemented today.

Proposed Amendments to the proposed Chapter 1 ordinance dated August 18, 2025:

1. Section 12.22 A.40(c)(2)

Replace the phrase "permits the construction" with "must permit the construction" for greater clarity.

2. Section 12.22 A.40(c)(4)(ii):

Replace the phrase "*quasi-judicial review process*" with "*quasi-judicial relief process*" to more accurately reflect the intended procedural mechanism.

3. Section 12.22 A.40(c)(8):

Replace the reference to "Council File 09-1390" with "pursuant to Sec. 1.5. 6. (Hillside Area Map)" to reflect that this map now exists in Chapter 1A of the zoning code.

4. Section 12.22 A.40(d)

Add the phrase “, including through incentives or waivers” after “no deviations (including through incentives or waivers)” to clarify these performance standards may not be modified or waived through any procedure.

5. Section 12.22 A.40(d)(3)(i)

Replace the reference to “depth” with “width” to clarify the measurement.

6. Section 12.22 A.40(d)(3)(ii)(B)

Replace the reference “tier” with “level” to clarify the parking terminology.

7. Section 12.22 A 40(h)

Replace references to Administrative Review Sec. 13B.3.1 of Chapter 1A with references to Sec. 13B.3.2 (Expanded Administrative Review) with clarification that projects shall not be subject to any hearing procedures within Expanded Administrative Review consistent with the intent of the program.

8. Section 12.22 A 40(h)(4)(iv)

Add “or deviation” to the clause “a 25 percent reduction (or deviation) in any otherwise..”

The Department requests that these ordinance clarifications be included in any recommended action on the ordinance.

In addition, for informational purposes, please note that Attachment B to the August 18, 2025 report on this matter has a correction to the row corresponding to 75 units, as shown on the revised attachment to this report, with updated underlined figures.

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

Enclosure: Attachment B to the August 18, 2025 report

Attachment B to the August 18, 2025 report:

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	<u>22,698</u>	<u>64.69%</u>	<u>12,388</u>	<u>35.31%</u>
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%