

ORDINANCE NO. 188788

An ordinance amending Section 12.22 of Chapter 1 of the Los Angeles Municipal Code, for the purpose of establishing procedures and performance standards for the administrative approval of one hundred percent affordable housing projects, known as the Affordable Housing Streamlining Program.

WHEREAS, there continues to be a lack of affordable housing opportunities within close proximity to well-paying jobs in the City, requiring people to commute long distances to obtain both, and the City of Los Angeles desires to continue its urgent action to address these areas with the terms of this ordinance;

WHEREAS, it is a resource commitment by the City to expedite and streamline the regulatory review process for affordable housing developments that elect to participate in this program that reduces the cost of affordable housing developments;

WHEREAS, the program aligns with project labor thresholds of State Laws such as Government Code Sections 65913.4 and 65912.157, and Public Resources Code Section 21080.66;

WHEREAS, there is a homelessness crisis in the City and affordable housing is part of the City's overall strategy to end the homelessness crisis; and

WHEREAS, the City will use this ordinance as a tool to incentivize projects that both create affordable housing, and provide local jobs at income levels that provide a meaningful ability to pay the housing costs found in the City, raise a family, and support the economic vitality of this City's neighborhoods.

NOW, THEREFORE,

**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:

40. Administrative Approval For One Hundred Percent Affordable Housing Projects.

(a) **Purpose.** The purpose of this subdivision is to establish procedures for implementing State Density Bonus requirements as set forth in California Government Code Sections 65915 - 65918, relative to the administrative approval of the One Hundred Percent Affordable Housing Projects specified in this subdivision, in order to increase the production of affordable housing consistent with objective review standards and City policies, and with reference to specified state laws as they exist on the date of adopting this

subdivision. This subdivision shall offer Incentives and Waivers for the purposes of increasing the feasibility of affordable housing construction. This subdivision may be referred to as the “Affordable Housing Streamlining Program.”

(b) Projects Submitted Under Executive Directive No. 1 or Prior To Effective Date. A One Hundred Percent Affordable Housing Project that meets the eligibility criteria for Executive Directive No. 1 as applicable, 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 this Code, or a City Planning Application for an Executive Directive No. 1 project to the Department of City Planning, along with any associated submittal fees, prior to November 18, 2025, is not required to meet the provisions of Paragraphs (c), (d), (e), (f), (g), (h)(2), (h)(3), (h)(4) and (i) of this subdivision to be eligible for approval in accordance with this subdivision. A One Hundred Percent Affordable Housing Project that meets all the criteria of this subdivision, submits an applicable preliminary application, vesting of development plan, or City Planning Application, and pays all submittal fees, on or after November 18, 2025 but before the effective date of this subdivision, may amend its application and make a written election to be converted to processing through the Affordable Housing Streamlining Program upon the effective date of this subdivision; but such a project must comply with all provisions of this subdivision to be eligible for approval in accordance with this subdivision, and will have timelines calculated from the date the application is converted and any associated fees are paid for the conversion.

(c) Eligibility Requirements. To qualify for the provisions of this subdivision, a One Hundred Percent Affordable Housing Project must elect to proceed under this subdivision and meet all of the following eligibility requirements:

(1) The project site does not include any parcel, that in whole or in part, is located in a single family or more restrictive zone, or is located in a manufacturing zone, Specific Plan, or planning overlay that does not allow multi-family residential uses.

(2) If the project site includes any parcel with a residential zoning classification in whole or in part, then the entire project site's zoning must permit the construction of five or more residential units, rounded up to the nearest whole number, prior to the grant of any density bonus or the application of a bonus statute or program.

(3) The project, excluding any additional density, 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 Division 13B.9.1 (Coastal Development Permit Pre-Certification) or Division 13B.9.2 (Coastal Development Permit (Post-Certification) of Chapter 1A of this Code.

(ii) Applicant requested relief from a standard or requirement via a quasi-judicial relief process established in Section 13B.5.1 through Section 13B.5.4 (Quasi-Judicial Relief) of Chapter 1A of this Code.

(iii) Applicant requested waiver or appeal of a dedication and improvement requirement under Section 12.37 I of Chapter 1 of this Code.

(iv) Deviation from a development standard applied through a Specific Plan for Community Plan Implementation Overlay (CPIO) pursuant to Section 13B.4.5 (Project Exception) or Section 13B.4.4 (Project Adjustment) of Chapter 1A of this Code.

(v) Any form of legislative action pursuant to Division 13B.1 (Legislative Action) of Chapter 1A of this Code.

(5) The project would not include any parcel that includes the following:

(i) Any Designated Historic Resource, or any parcel within a historic district, or any parcel included within any 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 California Government Code Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to California Health and Safety Code Section 25356, unless either of the following apply:

(i) The site contains an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the California 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 California Government Code 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 California Health and Safety Code, has otherwise determined that the site is suitable for residential use or residential mixed uses.

(7) A project site that is or was 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 is completed, and a Phase II environmental assessment is completed if warranted, as defined in California Health and Safety Code Section 25403. 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 pursuant to Section 1.5.6. (Hillside Area Map) of Chapter 1A of this Code.

(9) The project is not located on a parcel or parcels subject to the Rent Stabilization Ordinance (RSO) containing a project site total of 12 or more 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 all the following performance standards, and no deviation (including via Incentives or Waivers), 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. An off-menu Incentive or Waiver for a reduction of Front Yard setback shall be limited to no more than the average of the Front Yards of buildings on adjoining lots 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 building on the adjoining lot along the same front lot line. If there are no buildings on adjoining lots, 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, one Waiver, or one on-menu Incentive.

(3) **Screening of At or Above Grade Parking Areas.** Any parking area 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 width 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 area located within a building or structure, including within a standalone building or structure, 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 façade 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 level 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 an Accessory Dwelling Unit, or the future conversion of amenity space or parking area, including but not limited to recreation rooms, community rooms, storage rooms, office, and fitness rooms, into a dwelling unit (including an Accessory Dwelling Unit) shall be provided as a covenanted affordable unit 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 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.** 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 California 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 is over 85 feet in building height, as "building height" is defined in Section 91.202 of Chapter IX of this Code and its definitions adopted by reference, 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. The term "project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the California 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 is no more than 85 feet in building height, as "building height" is defined in Section 91.202 of Chapter IX of this Code and its definitions adopted by reference, and therefore shall not be subject to the additional labor provisions in this program.

(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 subdivision. 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.

(h) Administrative Review Process. A One Hundred Percent Affordable Housing Project that elects to proceed according to this subdivision and meets the provisions of this subdivision, shall be: ministerially approved pursuant to Administrative Review, as set forth by the provisions of Section 13B.3.2 (Expanded Administrative Review) of Chapter 1A of this Code; shall not be subject to any hearing procedures within Expanded Administrative Review consistent with the intent of the program; and shall be 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 process, but objective standards will be applied. 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 California Public Resources Code.

(1) **Modification of Action.** Modification may be allowed as permitted through Section 13B.3.2 (Expanded Administrative Review) of Chapter 1A of this Code.

(2) **Eligibility for Development Incentives.** Except as limited in Subparagraphs (3) and (4) of Section 12.22 A.40.(h) of this Code, a One Hundred Percent Affordable Housing Project approved pursuant to this subdivision may request any otherwise applicable density bonus, Incentives, or Waivers for which they are eligible, 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 may request the five additional Incentives as an on-menu Incentive where the Incentive is listed on an applicable Incentive menu, or an off-menu Incentive where the Incentive is not listed on an applicable Incentive menu. 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 Affordable Housing Incentive 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 request 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 Government Code Section 65915.

(3) Limitation on Number of Incentive and Waiver Requests.

Projects seeking approval pursuant to this subdivision that are also seeking Density Bonuses pursuant to California Government Code Section 65915, shall be eligible for no more than five on-menu or off-menu Incentives and one Waiver or modification of a development standard.

(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 California Government Code Section 65915 or any local implementation of Government Code Section 65915, such requests 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 (or deviation) 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 minimum height, nonresidential floor area, glazing and transparency, or pedestrian entrance number and spacing. 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 California Government Code Section 65913.4.

(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, consistent with the requirements in this subdivision and those requirements set forth in Section 16.61 of this Code, shall be recorded with the Los Angeles County Recorder. If the duration of affordability covenants provided for in this subdivision differs from 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 must either all be set to be affordable to Lower Income households with rents or housing costs that are affordable to Lower Income households, or at least 20 percent of all restricted affordable units in the project shall be set per California Health and Safety Code Section 50053, and affordable rents for the remaining units shall be set at an amount consistent with the maximum rent levels 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 (d) or Administrative Review Process in Paragraph (h) differ 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 numbers 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 numbers 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)
- (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)
- (xlvii) 155,044 (Wilshire - Westwood Scenic Corridor Specific Plan)
- (xlviii) 185,539 (San Pedro CPIO District)
- (xlix) 185,927 (South Los Angeles CPIO District)
- (l) 185,925 (Southeast Los Angeles CPIO District)
- (li) 184,268 (Sylmar CPIO District)
- (lii) 184,794 (West Adams-Baldwin Hills-Leimert CPIO District)
- (liii) 187,155 (Westchester - Playa del Rey CPIO District)
- (liiii) 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 request for the lot or lots included in a project site shall not be streamlined, and shall be subject to all applicable review procedures and laws, including, Division 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 as specified.

(3) A non-residential use that is not permitted by-right by the zoning, a non-residential use requiring a conditional use permit, a Recreational Vehicle Park, and any transient-occupancy use where unit occupancy is allowed for a period of 30 consecutive days or less, is not eligible for Administrative Review pursuant to this subdivision and shall be subject to applicable review procedures and laws.

Sec. 2. SEVERABILITY. If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 3. URGENCY CLAUSE. The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety because the ordinance is necessary for urgently needed affordable housing. As recognized in the Housing Element, the City has a need for the development of approximately 450,000 housing units by the year 2029, including approximately 260,000 affordable housing units and 110,000 very low income units. There is a need for affordable housing citywide, and the lack of it presents a severe threat to the health,

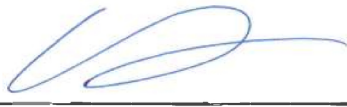
safety and stability of lower income households, and further contributes to the City's ongoing homelessness and affordable housing crisis. This ordinance provides an elective framework to streamline and expedite the regulatory review of affordable housing units through the commitment of City resources. For these reasons, this ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By



KAIULANI LIE
Deputy City Attorney

Date December 3, 2025

File No. 23-0623-S1

Pursuant to Charter Section 559, I
disapprove this ordinance on behalf
of the City Planning Commission and
recommend that it **not** be adopted.



VINCENT P. BERTONI, AICP
Director of Planning

Date December 3, 2025

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The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than three-fourths** of all its members.

CITY CLERK

MAYOR



Ordinance Passed December 9, 2025

Approved 12/13/2025

Ordinance Published: 12/19/2025
Ordinance Effective Date: 12/19/2025