

More than half of the City's zoning is regulated by site-specific conditions known as Tentative (T), Qualified (Q), and Development Limitation (D) classifications. Created through legislative actions, T, Q, and D regulations gained popularity in the 1970s to limit allowable uses, densities, heights, and floor area beyond what the zoned capacity allows during the height of Los Angeles' slow growth era. A majority of these—denoted by parentheses for temporary regulations and a bracket for permanent regulations—limit development potential for individual lots ranging from one parcel to multiple parcels on entire city blocks.

A Tentative (T) Classification operates under the general rule of having developers provide or pay for public improvements that would otherwise not be constructed and that are necessary to sustain their projects, such as adequate streets, drainage facilities, grading, sewers, utilities, park and recreational facilities, before a Final Map or Parcel Map is recorded or Zone Change can be finalized. A Development Limitation [D] Classification generally restricts height, floor area, lot coverage, and building setbacks. A Qualified [Q] Classification restricts uses allowed on a property. For example, a C1-1VL zone generally refers to a commercial zoning district that permits limited commercial uses with an allowable height of 45 feet and prescribed setbacks. However, due to the ability to add T, Q, and D conditions through legislative action, there can be a scenario by which a permanent Q Classification is added on this zone to make it more restrictive than what the true zone allows.

These classifications have been helpful at times in generating positive outcomes. For example, some have restricted toxic uses in order to protect environmentally vulnerable communities. Others have contributed to spurring economic activity by requiring ground floor commercial activation. Unfortunately, a large majority of Q and D conditions have unilaterally spot zoned and downzoned entire parts of the City, the consequences of which has led to a mistrust of the City's land use system, thousands of potential housing units not being built, and greater levels of exclusionary and restrictive barriers purposely driving development to certain areas and away from others.

The Department of City Planning is currently in the process of overhauling the City's antiquated Zoning Code and modernizing it with one that offers more flexibility, variation, and ease through Community Plan Updates. This overhaul includes interpreting T, Q, and D classifications and embedding them into the new Zoning Code. As of now, the new Zoning Code only applies to the Downtown Community Plan Area (one of the City's 35 Community Plans), and will be introduced to other areas of the City through sequential Community Plan Updates over the next few decades.

An acute and growing housing shortage and affordability crisis requires the City to engage in a yearlong comprehensive exercise to examine all existing T, Q, and D classifications and remove those that inhibit development.

I THEREFORE MOVE that the City Council direct the Department of City Planning, in consultation with any other relevant departments, to report back within 60 days with:

- A comprehensive list of existing permanent and temporary T, Q, and D classifications in the City of Los Angeles, complete with an analysis of what they regulate and an estimate of how much they reduce development capacity from the base zoning, expressed in floor area ratio, housing units, commercial square footage, or otherwise.
- Recommendations on comprehensively removing any T, Q, and D classifications that limit housing growth in non-environmentally sensitive areas.

PRESENTED BY:


NITHYA RAMAN

Councilmember, 4th District

SECONDED BY:





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