Housing Policy Initiatives

Citywide Policy Initiatives

• Second Dwelling Units
• Unapproved Dwelling Units (UDU)
• Home-Sharing Ordinance (Short Term Rentals)
• Value Capture Strategy
• Housing Linkage Fee
• Density Bonus Update
• Homeless Housing Strategy
• Permanent Supportive Housing Ordinance
• CEQA Streamlining Strategies
HOUSING POLICY INITIATIVES

Second Dwelling Units

- In response to Court action in February
  - Invalidated ZA Memo 120
  - Stopped building permit process for SDUs
- Ordinance repeals 1985 CUP process and "grandfathers" legally constructed SDUs
- Would revert City back to using state's standards
- Continued in City Council yesterday to August 31
HOUSING POLICY INITIATIVES

Unapproved Dwelling Units (UDU)

- **New path to legalize unpermitted units (500/yr)**
  - Only applies in multi-family zones
  - Utilizes density bonus framework: provide affordable unit(s)
  - Performance Standards
  - Ordinance adoption expected by end of summer
HOUSING POLICY INITIATIVES

Home-Sharing Ordinance (Short Term Rentals)

- Addresses significant impacts on rental market
- Legalizing Home-Sharing as accessory use
  - Primary Residence; 180 day limit per year
  - 15-day yearly limit if not primary residence
  - No short-term rental of Rent Stabilization Ordinance units
- Increased enforcement tools
- Approved by CPC in June
- Council consideration possible in September
Housing Policy Initiatives

Value Capture Strategy

• Report back in response to Councilmember O'Farrell motion
• Addresses concern that zone changes increase density > 35% without affordable housing requirements of density bonus
• Ordinance and further analysis in 90 days
Housing Policy Initiatives

Housing Linkage Fee

- Mayor Garcetti announced in October 2015
- Nexus Study underway (complete September 2016)
- Evaluating impact of development on housing affordability
- CPC consideration possible in late fall
Density Bonus Update

• Summer 2016 launch
• Code Updates to:
  • Bring into line with state law changes
  • Create possible efficiencies, policy changes
  • Address micro-unit incentives (House LA motion)
Housing Policy Initiatives

Homeless Housing Strategy

- Emergency Shelters
  - El Niño Ordinance (12.82)
  - Private and Government owned land (12.80 and 12.81)
- Permanent Supportive Housing Program
Housing Policy Initiatives

Permanent Supportive Housing (PSH) Ordinance

- Accelerating supportive housing
- Streamlining approvals for PSH: administrative clearance for qualifying projects; projects to “tier-off” Environmental Clearance
- Establish unique development standards
- Eliminate density requirements; reduce parking requirements
- Modify Site Plan Review threshold for PSH
- Adopt Ordinance by Mid-2017
CEQA STREAMLINING INITIATIVES

CEQA Thresholds Update

- CEQA Thresholds Guide last approved in 2006
- Don’t reflect current State regulations: Greenhouse Gas Emissions (GHGs) and Energy added to CEQA; parking removed
- Better account for long range planning and policy documents
- Aim to have new Thresholds by summer 2017
CEQA STREAMLINING INITIATIVES

SCAG Grant – Removing CEQA Constraints

- Capitalize on State laws (SB 375, SB 226, SB 743)
- Environmental consultant (ICF) addressing constraints
- CEQA Streamlining Eligibility Analysis: guide for staff and public to identify optimal CEQA process
- Creating “Uniformly Applicable Development Policies and Standards” (UADPS); policies and standards to allow for streamlining
- New forms, checklists, procedures and staff training
CEQA STREAMLINING INITIATIVES

Other CEQA Streamlining Initiatives

• Class 32 Exemption: increased use for infill residential projects
• New CEQA Transportation Thresholds: shifting from Level of Service (LOS) to Vehicle Miles Traveled (VMT)
• Mapping transit priority areas in ZIMAS: parking and aesthetics no longer considered CEQA impacts in these areas
COMMUNITY PLAN PROGRAM
WHAT IS A COMMUNITY PLAN?

Policies to Guide:
- Decision-Maker Findings
- Community Groups
- Developers

Land Use Designations:
- Mandatory
- Corresponding Zones

Implementation:
- Zoning
- CPIOs and Overlays
- Other Programs
COMMUNITY PLAN PROGRAM

- LAX Expansion
- Westside Mobility Plans
- Venice Local Coastal Program
- Neighborhood Conservation/Single Family Zones
- Transit Neighborhood Plans: Expo, Crenshaw, Orange, Purple
NEXT GENERATION COMMUNITY PLANS

- Update of all 35 Community Plans within 10 years
- 35+ person staff team, divided into three regions
- Groupings of 3-4 Community Plans updated simultaneously in 3-year process
- Single EIR prepared for each Grouping of Community Plans
- Coordinated and uniform outreach approach – Communications Director
- Uses new Zoning Code to implement goals and policies
2016 DELIVERABLES

• Downtown Zoning Code Preview
  • October 13, 2016

• R1 Variation Zones Ordinance
  • October 13, 2016

• Processes & Procedures Ordinance
  • December 8, 2016
DOWNTOWN CODE

[D-HR1-S] [RC]

High Rise 1(Form) Regional Center (Use)

Downtown (Context) Shopfront (Frontage)
DOWNTOWN CODE

• Tailored to implement community plan policies
  • 27 Form Districts + 22 Use Districts
  • 41 Form + Use District Combinations Envisioned Today

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Restructuring of Project Planning Bureau Operations

- Created three new full-service geographic divisions
- One-Project, One Planner approach
- Expanding services offered at the Development Services Center
- Continue to offer specialized case processing services through a Citywide Project Planning Division
- Coming soon... Training Unit to ensure horizontal consistency
## PLANSTAT DASHBOARD

**Department of City Planning DSC**  
**Performance Measurement Dashboard - July 2016**

### Development Services Counter

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### Housing Unit Count

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