

# 제안된 주택 공급 요소 부지 및 최소 밀도 조례

시 전역 제안된 코드 수정  
PLUM 위원회 회의

의회 파일 21-1230-S6

LOS ANGELES  
CITY PLANNING

2024년 11월 19일

# 주택 공급 요소 부지 조항 요약

제안된 조례는 다양한 유형의 **주택 공급 요소 부지**에 대한 **주의 주택 공급 요소 법률** 요구 사항을 충족하도록 설계되었습니다.

- A. 적절한 부지의 목록 (부록 4.1, 4.2, 4.3)
- B. 이전 주택 공급 요소 부지 목록에서 식별된 부지(부록 4.1, 열 P)
- C. 저소득층 구역 재지정 부지 (의회 결의)

요구 사항의 혼합

- 주택 공급 교체 (A)
- 순손실 발견 없음(B)
- 권리별 개발 검토(B 및 C)
- 최소 밀도\* (B 및 C)

\*또한 특정 구역/지역의 시 전역에 적용됨

Draft Housing Element Sites Ordinance  
March 12, 2024  
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ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 1 and Chapter 1A of the Los Angeles Municipal Code (LAMC), including adding Section(s) 16.70 of Chapter 1 and amending Section 12.10, 12.11, 12.12 for the purpose of establishing reasonable regulations regarding affordable housing development, codifying housing replacement requirements, and to comply with state housing law.

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

Sec. 1. Section 16.70 of Chapter 1 of the the Los Angeles Municipal Code is added to read as follows:

**SEC. 16.70. HOUSING ELEMENT SITES**

A. **Purpose.** This section is intended to create procedures to implement state housing element law related to sites identified by the most recent Housing Element of the General Plan and its associated rezoning program. These regulations shall apply to the Inventory of Housing Element Sites, Prior Housing Element Sites and Lower Income Rezoning Sites and where so stated herein shall supersede the regulations applying in the sites pursuant to state law.

B. **Definitions.** For purposes of this Subdivision the following words and phrases are defined as follows:

**Development Project.** A Development Project includes any project requiring a City Planning application or building permit to allow the construction, reconstruction or addition/alteration of the size of a structure.

**Housing Development Project** has the same meaning as defined paragraph (2) of subdivision (h) of Section 65589.5, except that it also includes projects that involve no discretionary approvals and projects that include a proposal to construct a single dwelling unit.

**Housing Element Sites** means sites listed on the inventory of land suitable for residential development developed pursuant to paragraph (3) of subdivision (a) of California Government Code Section 65583 that exists in the most recently adopted Housing Element, including Appendix 4.1 of the 2021-2029 Housing Element.

**Lower Income Households** has the same meaning as defined in Section 50079.5 of the Health and Safety Code.



# Recommended Actions

1. **Find**, in the independent judgment of the decision maker, based on the whole of the record including the Housing Element Environmental Impact Report No. ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 29, 2021, Addendum No. 1 (ENV-2020-6762-EIR-ADD1) certified on June 14, 2022, and Addendum No. 2 (ENV-2020-6762-EIR-ADD2) (collectively, "EIR") that no subsequent or supplemental EIR is required; pursuant to CEQA Guidelines section 15162 and 15164 to adopt the Proposed Ordinance; adopt Addendum No. 2 and adopt the Mitigation Monitoring Program;
2. **Request** the City Attorney to prepare the Proposed Ordinance as recommended by the CPC on September 26, 2024 and as modified by the Technical Modifications submitted to the City Council, dated November 12, 2024; including an ordinance to incorporate the amendments to Chapter I, in Chapter 1A and the accompanying Zoning Code Maps dated November 13, 2024, in the format and style of the New Zoning Code;
3. **Adopt** a City Council Resolution (Exhibit E), as modified by the Technical Modification dated November 12, 2024, to establish the Inventory of Lower Income Rezoning Housing Element Sites (Exhibit E);
4. **Adopt** the Findings in the CPC Letter of Determination.

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# 감사합니다!

연락처

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# Additional Reference Slides

# Housing Element Background

- **Housing Element** and the Regional Housing Needs Assessment (**RHNA**)
  - **456,643** units
  - **184,721 Lower Income** units
- Cities must identify enough **suitable sites** for new housing to meet its RHNA (i.e. **Inventory of Adequate Sites** (Appendix 4.1))
- If there's **insufficient sites** then cities must “**rezone**” with particular requirements for sites needed to meet the **Lower Income Rezoning** need



# Housing Element Sites

**Housing Element Sites** refers to sites listed on the **inventory of land suitable for residential development** developed pursuant to California Housing Element law.

Each site contains a specific number of **units** allocated to various **income categories**.

Listed in (existing) **Appendices 4.1 - 4.3** of the 2021-2029 Housing Element and **ZIMAS**.

Appendix 4.1. Inventory of Adequate Sites for Housing (Table A)

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites
LOS ANGELES	12716 W FOOTHILL BLVD	91342	2514005032	
LOS ANGELES	12708 W FOOTHILL BLVD	91342	2514005033	
LOS ANGELES	12700 W FOOTHILL BLVD	91342	2514005034	
LOS ANGELES			2514005046	
LOS ANGELES	12680 W FOOTHILL BLVD	91342	2514005050	
LOS ANGELES	12688 W FOOTHILL BLVD	91342	2514005050	
LOS ANGELES			2514007037	
LOS ANGELES	13541 W BROWNELL ST	91340	2523006006	
LOS ANGELES	13547 W BROWNELL ST	91340	2523006006	
LOS ANGELES			2523006006	
LOS ANGELES	13650 W BROWNELL ST	91340	2523006013	
LOS ANGELES	11552 N LEHIGH AVE	91340	2523008018	
LOS ANGELES			2523012033	
LOS ANGELES	13319 W EUSTACE ST	91331	2523014022	
LOS ANGELES			2523014022	
LOS ANGELES			2523014023	
LOS ANGELES	11461 N HERRICK AVE	91331	2523014024	
LOS ANGELES	11467 N HERRICK AVE	91331	2523014025	



# Lower Income Rezoning Sites

- Cal. Gov. Code Section 65583.2(h) mandates that if a City cannot identify sufficient sites for its RHNA allocation for lower-income households, it must designate sufficient **Lower Income Rezoning Sites**.
- **Lower Income Rezoning Sites** must:
  - Have a **minimum density** of 20 dwelling units per acre
  - Permit at least 16 dwelling units.
  - Allow a **by-right approval process** for projects with at least **20% of units** set-aside for **lower-income households**.



Image: Warren Techentin Architecture

# Proposed Lower Income Rezoning Site Inventory

- Found in **Exhibit E.2** of the Staff Report
- Includes sites eligible for the proposed **Mixed Income Incentive Program** & sites being rezoned in the **DTLA 2040 Community Plan Update**.
- Excludes the following types of sensitive sites:
  - **Subject to Rent Stabilization Ordinance**
  - **Designated Historic Resources**
  - **California Coastal Zone**
  - **Very High Fire Hazard Severity Zones**
  - **Oil Drilling Districts**

# By Right Housing Development

Sites identified as **Prior Housing Element Sites** must be rezoned to allow **residential use by right** if at least 20% of the units are reserved as affordable for lower income households.

**“Residential use by right”** means:

- Project must be approved if it meets **objective development standards**
- **No discretionary review** (e.g. DIR, CUPs, etc) except for subdivision procedures
- **No CEQA**



# Exemptions to Expanded Minimum Density Requirements

## Exempt Sites:

- Designated Historic Resources
- Environmentally Sensitive Areas
- Very High Fire Severity Zones

## Exempt Activities:

- Remodels and Additions to existing structures up to 1,500 square feet
- New Accessory Dwelling Units (ADUs)

# Housing Replacement and No Net Loss for Housing Element Sites

## Housing Replacement

- Same **housing replacement requirements** outlined in the proposed **Resident Protection Ordinance**

## No Net Loss

State law mandates that all cities ensure a **continuous availability of adequate sites** for housing throughout the housing element planning period.

- Jurisdictions are prohibited from approving development or making zoning/land use changes that would **result in fewer housing units** than the capacity assumed in the site inventory, unless:
  - Written **findings** are provided that demonstrate there are still sufficient adequate sites, or
  - A **mandatory rezoning** takes place within 6 months to ensure there are sufficient sites.