

HOUSING COMMITTEE REPORT relative to amending the Site Plan Review Ordinance to increase the production of affordable housing in the City of Los Angeles.

Recommendations for Council action, as initiated by Motion (Cedillo – O’Farrell):

1. INSTRUCT the Department of City Planning:

- a. To report with recommendations to amend the Site Plan Review Ordinance, increasing the threshold from 50 residential units and establishing an administrative zoning clearance process for projects below this threshold as a strategy to increase the City’s affordable housing production.
- b. To incorporate in its report recommendation 7M of the joint City Administrative Officer (CAO) and Chief Legislative Analyst (CLA) Comprehensive Homeless Strategy report to the Mayor and Council dated January 7, 2016.
- c. In conjunction with the Los Angeles Housing and Community Investment Department (HCIDLA) and any other relevant departments, to prioritize the recommendations of the HOUSE LA Initiative Motions by which would have the largest impact on increasing the City’s housing stock, including recommendations 7D, 7K, 7L, 7M, and 8C of the joint CAO and CLA Comprehensive Homeless Strategy joint report.
- d. DIRECT the City Clerk to create one Council file for the purpose of consolidating all HOUSE LA Initiative Motions (Council file Nos. 14-0057-S1, 15-1002, 15-1003, 15-1004, 15-1005, 15-1007, and 15-1251) and all forthcoming requested reports.

Fiscal Impact Statement: None submitted. Neither the CAO nor the CLA has completed a financial analysis of this report.

Community Impact Statement: Yes.

Against: Valley Village Neighborhood Council

**(Planning and Land Use Management Committee waived consideration of the above matter)**

SUMMARY

On August 25, 2015, Council considered Motion (Cedillo – O’Farrell) relative to amending the Site Plan Review Ordinance to increase the production of affordable housing in the City of Los Angeles. Motion states that the City’s housing stock can be increased by updating the City’s Zoning Code to encourage responsible development, streamlining the approval of building permits, and expediting housing production when appropriate.

Motion movers state that in 1990, the City enacted an Ordinance mandating a site plan review process for any proposed project that results in an increase of 50 or more residential units or guest rooms, or 50,000 non-residential square feet or more of non-residential floor area, or a change of use resulting in an increase of 500 or more daily vehicle trips. Since its enactment, the City has imposed a common set of mitigation measures on most housing developments.

These common measures could be built into the Building and Zoning Codes as standard requirements imposed on new housing developments of 50 units or more.

Motion movers believe that the City should consider increasing the site plan review threshold from 50 units to a higher threshold so that only the largest projects are subject to the review while the development of in-fill housing consistent with the Zoning Code in already urbanized areas are permitted to be built. Projects that comply with the underlying zoning, meet design guidelines, and reach local affordability goals could be exempted from site plan review and allowed to proceed through the building permit approval process. Motion recommends that Council instruct the Department of City Planning to modify the Site Plan Review Ordinance accordingly. Council referred Motion to the Housing and Planning and Land Use Management Committees for consideration.

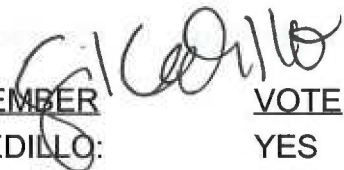
At its meeting held January 20, 2016, the Housing Committee discussed this matter with a representative of the Department of City Planning. The Department representative stated that efforts are underway to modify the threshold for site plan review. The Department is also considering opportunities to streamline site plan review and to establish an administrative clearance process.

During the public comment period, broad support was expressed for the development of more affordable housing in the City of Los Angeles and for all the HOUSE LA Initiative Motions.

The Housing Committee recommended that Council approve Motion's recommendation, as shown above, and as amended to direct the Department of City Planning to incorporate in its report recommendation 7M of the joint CAO and CLA Comprehensive Homeless Strategy report. Committee further recommended that Council direct the Department of City Planning, in conjunction with HCIDLA, to prioritize the recommendations of the HOUSE LA Initiative Motions according to greatest impact on the production of new affordable housing; and, to direct the City Clerk to consolidate the HOUSE LA Initiative Motions.

Respectfully Submitted,

HOUSING COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES
FUENTES:	ABSENT
HUIZAR:	YES
PRICE:	YES
HARRIS-DAWSON:	ABSENT

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**