Thank you for joining the meeting, we will begin momentarily.

If you are experiencing technical difficulties, please email housingelement@lacity.org
Los Angeles
Citywide Adaptive Reuse Ordinance

If you are experiencing technical difficulties, please email housingelement@lacity.org
Team Information

Citywide Housing Policy:

Blair Smith
Senior City Planner

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Senior City Planner

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Planning Assistant

Danai Zaire
City Planner

planning.lacity.org/plans-policies/housing-element-update
Stay Engaged During the Webinar

Please offer any comments and questions.

Type comments in “Questions”

Participate in the Poll

OR
How to Use Mentimeter

Go to
www.menti.com

Enter code:
5830 8260
Poll: What is your experience with Adaptive Reuse?

a. I currently live in, or have lived or stayed in, such a building
b. I am an architect/designer
c. I have built Adaptive Reuse projects
d. I am here to learn about Adaptive Reuse
June 6th Results

What is your experience with Adaptive Reuse?

- I currently live in, or have lived or stayed in, such a building?
- I am an architect/designer
- I am here to learn about Adaptive Reuse

22
6
7
June 8th Results

What is your experience with Adaptive Reuse?

- I currently live in, or have lived or stayed in, such a building: 6
- I am here to learn about Adaptive Reuse: 21
- I am an architect/designer: 14
Agenda

- **Part 1**: Intro, Adaptive Reuse as a Citywide Housing Strategy (3 mins)
- **Part 2**: The Citywide Adaptive Reuse Ordinance (25 mins)
- **Q&A** (30 mins)
- **Next Steps** (2 mins)
Three Intersecting Crises

**Housing Access**
- Evidence of the housing affordability crisis is all around us
- Out-of-reach rents and home ownership may be affecting you, your family, or friends today

**Post-Pandemic Commercial Recovery**
- Existing trends in retail and office use were accelerated by the pandemic
- Office vacancy rate now over 26% across the City, the highest ever recorded

**Climate Crisis**
- Rehabilitating our existing buildings is a proven way to reduce CO2 emissions
- Buildings are brought up to current energy efficiency standards in the process
Citywide Housing Incentive Program
Project Background: The Housing Element

- A comprehensive revision to the Housing Element of the General Plan was adopted in 2022
- The document establishes the City’s official General Plan housing goals, policies, objectives, and programs for the eight-year period of 2021-2029
Overview of Citywide Housing Incentive Program Strategies

- Adaptive Reuse
- Update to Affordable Housing Incentive Programs
- Opportunity Corridors
- Affordable Housing Overlay
- Missing Middle
- Process Streamlining
Recent Outreach Events

- Last month, we hosted three webinars with 270 attendees to introduce the Citywide Housing Incentive Program Strategies
- Over 90% expressed support for reusing existing buildings for new housing units

To view the webinar recordings go to: planning.lacity.org/plans-policies/housing-element-rezoning-program
The Adaptive Reuse Strategy

- Adaptive Reuse refers to the conversion of under-utilized commercial buildings to residential use.
- The City’s 1999 Adaptive Reuse Ordinance enabled the creation of more than 12,000 new housing units.
History of Adaptive Reuse Ordinance (ARO)

- **2003**: Geography expanded to include parts of Hollywood, Koreatown, Lincoln Heights, Chinatown and South Los Angeles
- The ordinance’s streamlined processes and incentives are not yet available citywide
History of Adaptive Reuse Ordinance (ARO)

- **2023**: New incentives added for adaptive reuse within the Downtown Community Plan area and in new Zoning Code
- Citywide Adaptive Reuse will build upon what works, to further streamline conversions to housing
New Citywide Adaptive Reuse

- A faster review process for reuse of buildings at least 15 years old
- More flexible unit sizes and spatial organization than allowed in new construction
New Citywide Adaptive Reuse

- Maintain conditions in **all or part of existing** buildings
- Convert **parking structures** and areas with excess spaces
Building Eligibility

Before July 1, 1974
Under the current ordinance, only buildings constructed before July 1, 1974 are eligible.

Over 5 Years Old
Buildings over 5 years old remain eligible for Zoning Administrator approval.

Over 15 Years Old
Buildings over 15 years old will be eligible for a much faster review process.
Benefits of this Streamlining

**Department of Building and Safety Review**

More buildings now eligible for faster review, to facilitate more conversions to **housing**

**Administrative Review**

Ensures that projects affecting eligible **historic resources** receive review by Office of Historic Resources

**Zoning Administrator Review**

Ensures that projects affecting newer buildings **remain discretionary**
A faster, by-right process will apply to all types of buildings and structures that are at least fifteen years old.

DTLA 2040 currently proposes 25 years as a threshold and the Council has asked Planning to study changing this to ten years.
Exception to By-Right Process

Planning + LADBS Review

Administrative review to ensure that significant historic or cultural resources are afforded protection

- Buildings identified in *HistoricPlacesLA* will be eligible to use California *Historic Building Code*. 
Zoning Administrator Review Process

Planning + LADBS Review

Under the proposed ordinance, buildings between five and fifteen years old are eligible for incentives, but will still go through a discretionary Conditional Use process.

The updated ordinance also aligns procedures with the new Zoning Code’s Processes and Procedures.
Zoning Administrator Review Process

Planning + LADBS Review

The discretionary Zoning Administrator process will also apply to those projects:

- Requesting additional incentives
- Proposing floor area averaging, when adaptive reuse is part of a larger project involving new construction
Incentives Available to ARO Projects

Current incentives will be maintained and are being expanded to allow flexible changes within the existing building volume.

Exemption from more restrictive standards in Specific Plans, [Q] or [D] conditions, other overlays and Site Plan Review and Commercial Corner requirements.
Expanded Incentives Proposed

Rooftop structures up to one story may now be added, as long as these are constructed as shared amenities for all residents.

Zoning Code minimum unit size requirements will be eliminated.
Expanded Incentives Proposed

Parking areas can now be reduced if new housing uses requires fewer parking spaces than the previous use, with total exemption if now qualified under AB 2097.

Loading spaces, where these exist, will no longer need to meet current requirements.
Expanded Incentives Proposed

Additional **open space** or **landscaping** will not be required as a result of the change in use.

Adaptive Reuse projects do not need to comply with **stepbacks or transitional height** provisions.
Regulations that Apply to ARO Projects

New units created through ARO will remain subject to development fees, including the **Affordable Housing Linkage Fee**.

Potential for on-site **affordable housing** requirements is currently being evaluated through an Economic Feasibility Analysis.
# Existing and New Incentives Comparison

## Procedures

<table>
<thead>
<tr>
<th></th>
<th>Current ARO</th>
<th>Proposed ARO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eligible Buildings</td>
<td>- Building built in 1974 or earlier</td>
<td>- Buildings 5–15 years old by Conditional Use Approval</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Buildings at least 15 years old eligible for faster review</td>
</tr>
<tr>
<td>Geographic Areas</td>
<td>- Downtown LA and Adaptive Reuse Incentive Areas</td>
<td>- All Areas outside of Downtown; Downtown under new Zoning Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mini-Shopping Center / Commercial Corner</td>
<td>- Exempt from 12.22 A.23 regulations</td>
<td>- No change</td>
</tr>
<tr>
<td>Site Plan Review</td>
<td>- Exempt from 13.B.2.4 of Chapter 1A</td>
<td>- No change</td>
</tr>
<tr>
<td>Relationship to Q, D Conditions, Specific Plans &amp; Overlays</td>
<td>- Existing condition is maintained</td>
<td>- No change</td>
</tr>
</tbody>
</table>

Los Angeles City Planning
## Existing and New Incentives Comparison

### Incentives

<table>
<thead>
<tr>
<th></th>
<th>Current ARO</th>
<th>Proposed ARO</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Height</strong></td>
<td>- Existing condition is maintained</td>
<td>- No change</td>
</tr>
<tr>
<td><strong>Transitional Height / Stepbacks</strong></td>
<td>- Not addressed</td>
<td>- No longer required to comply</td>
</tr>
<tr>
<td><strong>Floor Area Ratio</strong></td>
<td>- Existing condition is maintained</td>
<td>- No change</td>
</tr>
<tr>
<td><strong>Minimum Unit Size</strong></td>
<td>- 450 sq.ft.; all units averaging 750 sq.ft.</td>
<td>- Must meet minimum standards per Building Code</td>
</tr>
<tr>
<td><strong>Yards</strong></td>
<td>- Existing condition is maintained</td>
<td>- No change</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>- Existing condition is maintained</td>
<td>- Allows for conversion of excess parking</td>
</tr>
</tbody>
</table>
# Existing and New Incentives Comparison

## Incentives

<table>
<thead>
<tr>
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<th>Current ARO</th>
<th>Proposed ARO</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Loading Areas</strong></td>
<td>Existing condition is maintained</td>
<td>Existing to be maintained but no need to comply with 12.21 C.6.(h)</td>
</tr>
<tr>
<td><strong>Mezzanine</strong></td>
<td>Allowed and not counted as Floor Area, with certain limitations</td>
<td>Permitted and not counted as Floor Area, if entirely within building envelope</td>
</tr>
<tr>
<td><strong>Rooftop Amenity Areas</strong></td>
<td>Not Addressed; All additions are counted as Floor Area</td>
<td>Allowed and limited to 1 story or 16 ft max; not counted as new Floor Area as long as amenity and accessible to all building occupants</td>
</tr>
</tbody>
</table>
How to Use Mentimeter

Enter code: 5830 8260

Go to www.menti.com
Poll: In your opinion, which incentives are the most important to encourage the conversion of more buildings into housing? Please rate the following.

a. Floor Area  
b. Height  
c. Yards/Open Space  
d. Parking/Loading  
e. Rooftop Amenity  
f. Other standards not listed
June 6th Results

Poll: In your opinion, which incentives are the most important to encourage the conversion of more buildings into housing? Please rate the following.

1st: Floor Area
2nd: Parking/Loading
3rd: Yards/Open Space
4th: Height
5th: Rooftop Amenity
6th: Other Standards not listed
June 8th Results

Poll: In your opinion, which incentives are the most important to encourage the conversion of more buildings into housing? Please rate the following.

1st: Floor Area
2nd: Parking/Loading
3rd: Height
4th: Other Standards not listed
5th: Yards/Open Space
6th: Rooftop Amenity
What Might be Gained if More Buildings are Reused?

**Housing Access**
- Create new housing opportunities using already-constructed buildings

**Post-Pandemic Commercial Recovery**
- Vacant space will be reduced and commercial corridors reactivated

**Climate Crisis**
- Conserving energy that went into the initial construction, reducing emissions
Q/A
Next Steps
Citywide Adaptive Reuse Ordinance Timeline

Listen/Share
May - June 2023
- Release the Draft Ordinance
- Hold three Public Information Webinars

Revised Draft
July - August 2023
- CEQA and Economic Analysis, Hold Focused Stakeholder meetings
- Release Revised Draft Ordinance/Hold Public Hearing, Revise Draft with Public Input

Adoption
September 2023 - December 2023
- Economic Analysis Completed; City Planning Commission
- PLUM Committee/City Council Adoption
Stay Connected

Contact the Team with general questions or comments at housingelement@lacity.org.

Make sure to visit the Citywide Housing Incentive Program website, take the survey, and sign up to receive updates!

planning.lacity.org/plans-policies/housing-element-rezoning-program
Thank you

housingelement@lacity.org
planning.urbandesign@lacity.org