
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,
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Team Information

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planning.lacity.org/plans-policies/housing-element-update

Stay Engaged During the Webinar

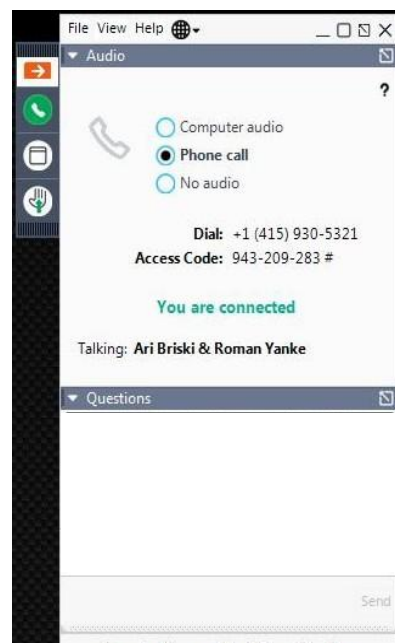
Please offer any comments and questions.



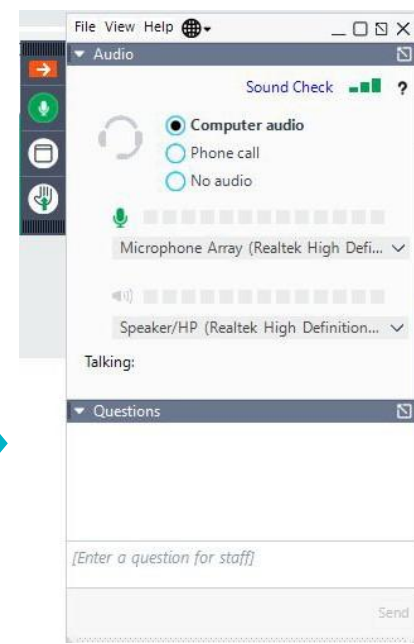
Type comments in "Questions"



Participate in the Poll



OR



How to Use Mentimeter

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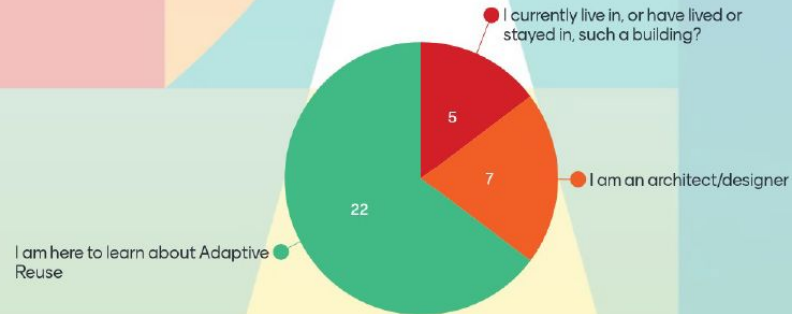
Poll: What is your experience with Adaptive Reuse?

- 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*



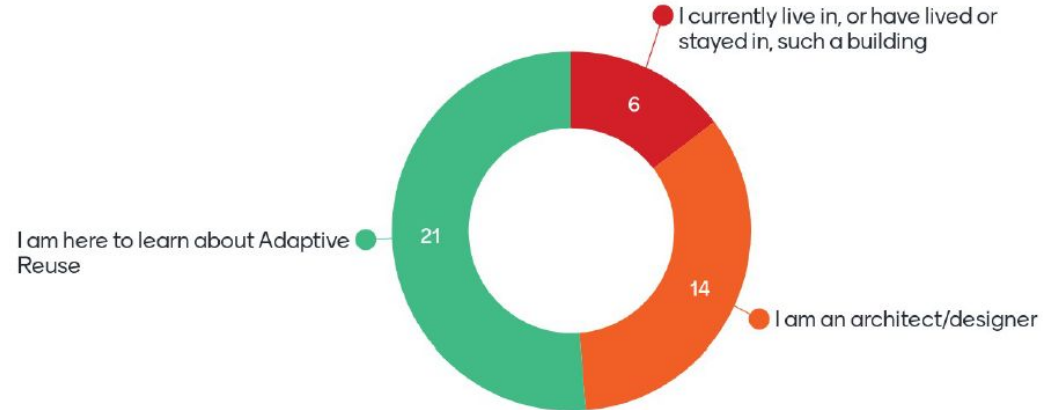
June 6th Results

What is your experience with Adaptive Reuse?



June 8th Results

What is your experience with Adaptive Reuse?





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**

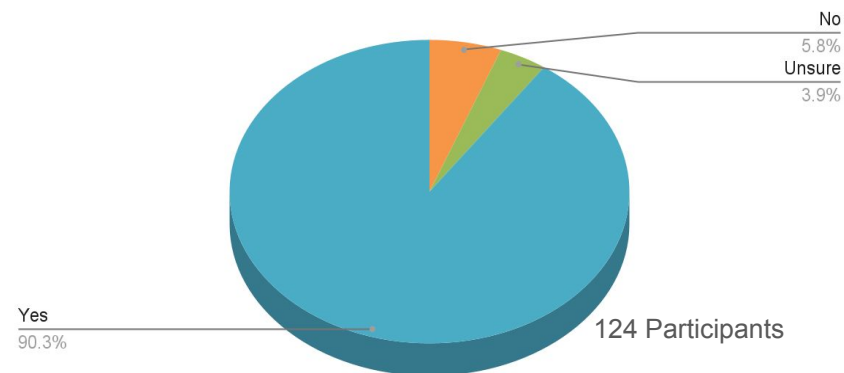
**Missing
Middle**

**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

Would you support the conversion of underutilized or vacant buildings your neighborhood into housing?



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

The Adaptive Reuse Strategy

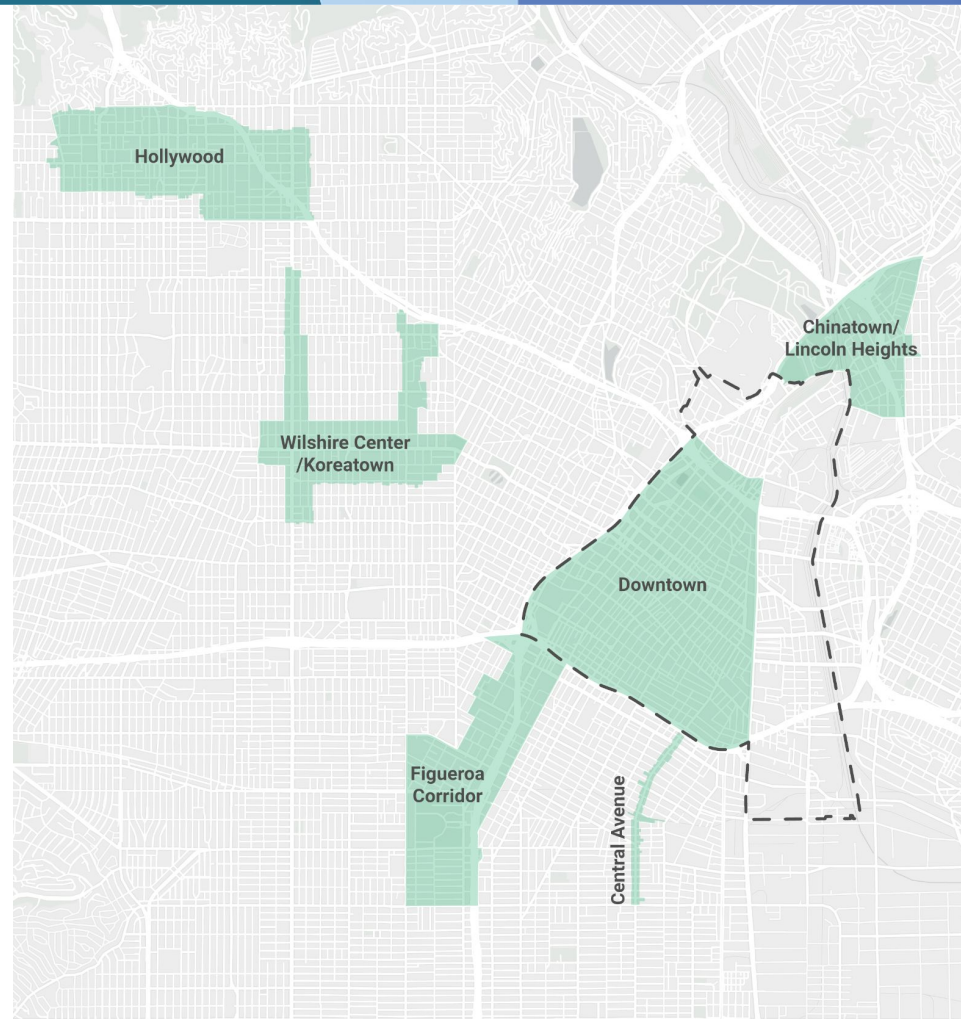
- Adaptive Reuse refers to the **conversion of under-utilized commercial buildings to residential use**
- The City's **1999 Adaptive Reuse Ordinance** enabled the creation of more than 12,000 new housing units



The Elysian Apartments, Echo Park

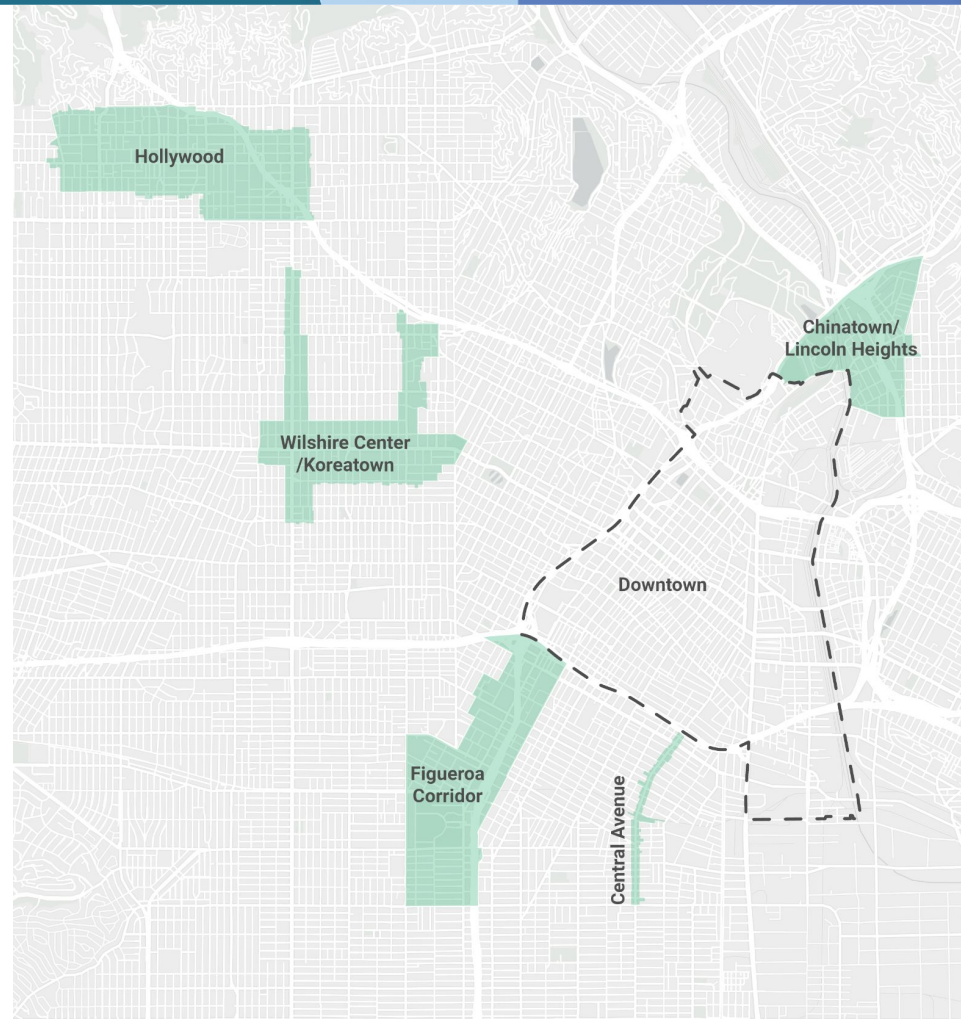
History of Adaptive Reuse Ordinance (ARO)

- **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

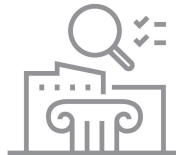
Buildings over 15 years old will be eligible for a **much faster** review process

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**

Faster Reviews

LADBS Review Only

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**.



Douglas Building

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**.

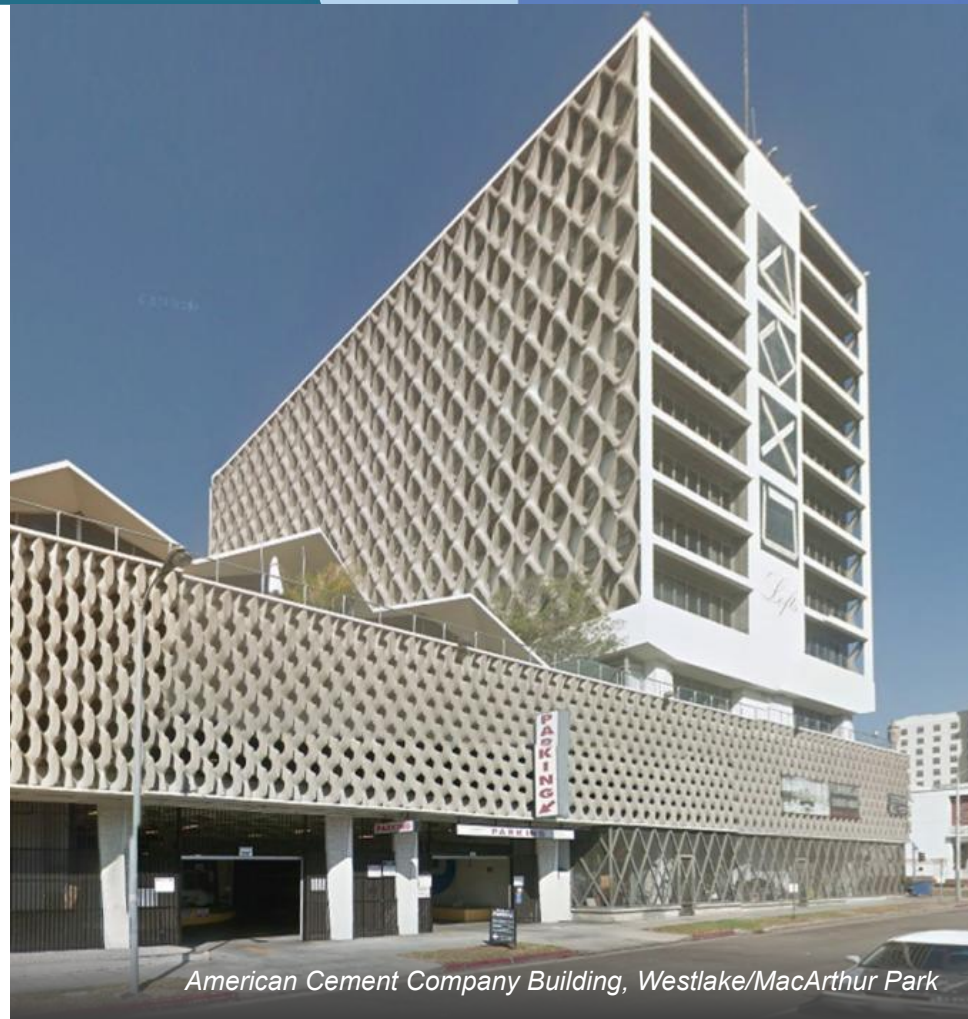


Zoning Administrator Review Process

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**.



American Cement Company Building, Westlake/MacArthur Park

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



National Biscuit Company Buildings

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.



San Fernando Building

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.



Rooftop Amenities, Pacific Electric Lofts

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.



Rooftop Amenities, Pacific Electric Lofts

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.



Rooftop Amenities, Pacific Electric Lofts

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.



Continental Building, DTLA

Existing and New Incentives Comparison

Procedures

	Current ARO	Proposed ARO
Eligible Buildings	<ul style="list-style-type: none"> - Building built in 1974 or earlier 	<ul style="list-style-type: none"> - Buildings 5–15 years old by Conditional Use Approval - Buildings at least 15 years old eligible for faster review
Geographic Areas	<ul style="list-style-type: none"> - Downtown LA and Adaptive Reuse Incentive Areas 	<ul style="list-style-type: none"> - All Areas outside of Downtown; Downtown under new Zoning Code
Mini-Shopping Center / Commercial Corner	<ul style="list-style-type: none"> - Exempt from 12.22 A.23 regulations 	<ul style="list-style-type: none"> - No change
Site Plan Review	<ul style="list-style-type: none"> - Exempt from 13.B.2.4 of Chapter 1A 	<ul style="list-style-type: none"> - No change
Relationship to Q, D Conditions, Specific Plans & Overlays	<ul style="list-style-type: none"> - Existing condition is maintained 	<ul style="list-style-type: none"> - No change

Existing and New Incentives Comparison

Incentives

	Current ARO	Proposed ARO
Height	- Existing condition is maintained	- No change
Transitional Height / Stepbacks	- Not addressed	- No longer required to comply
Floor Area Ratio	- Existing condition is maintained	- No change
Minimum Unit Size	- 450 sq.ft.; all units averaging 750 sq.ft.	- Must meet minimum standards per Building Code
Yards	- Existing condition is maintained	- No change
Parking	- Existing condition is maintained	- Allows for conversion of excess parking

Existing and New Incentives Comparison

Incentives

	Current ARO	Proposed ARO
Loading Areas	<ul style="list-style-type: none"> - Existing condition is maintained 	<ul style="list-style-type: none"> - Existing to be maintained but no need to comply with 12.21 C.6.(h)
Mezzanine	<ul style="list-style-type: none"> - Allowed and not counted as Floor Area, with certain limitations 	<ul style="list-style-type: none"> - Permitted and not counted as Floor Area, if entirely within building envelope
Rooftop Amenity Areas	<ul style="list-style-type: none"> - Not Addressed; All additions are counted as Floor Area 	<ul style="list-style-type: none"> - 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

How to Use Mentimeter

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Enter code:
5830 8260



The diagram illustrates the process of using Mentimeter. It shows a smartphone screen with the Mentimeter logo and a prompt to enter a code. Below the phone, the specific code '5830 8260' is provided. To the right of the phone is a QR code, and to the left is a large teal arrow pointing towards the phone. Another large teal arrow points from the QR code towards the phone, indicating that scanning the QR code is an alternative way to access the poll.

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



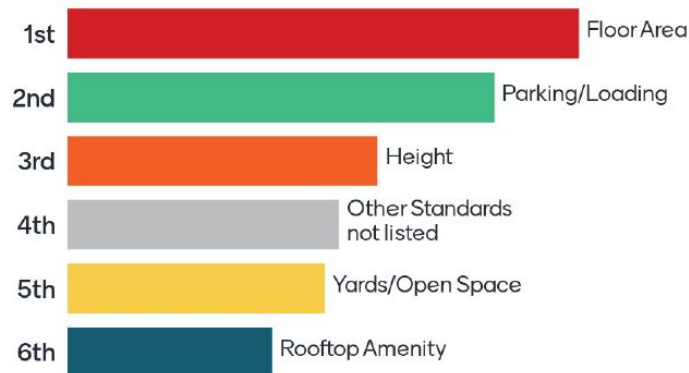
June 6th Results

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



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.**



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

An aerial photograph of a densely populated city, likely Los Angeles, with a mix of residential and commercial buildings. The city is set against a backdrop of rolling hills and mountains under a clear sky. The image has a color gradient overlay, transitioning from a warm orange on the left to a cool blue on the right.

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



ABOUT ZONING DEVELOPMENT SERVICES PLANS & POLICIES HISTORIC PRESERVATION RESOURCES CONTACT



ABOUT STRATEGIES CONCEPT EXPLORER AND SURVEY EVENTS RESOURCES NEWS CONTACT

Housing Element Rezoning Background

Following the 2022 certification of the 2021-2029 Housing Element, City Planning staff has been working to develop and implement the ambitious programs identified in the [Plan to House LA](#). The Plan identified that there is a significant housing need in Los Angeles, reflected by high rents, overcrowded conditions, and increasing housing instability. This has resulted in displacement, homelessness, and unattainable homeownership. The Housing Element Rezoning Program aims to address Los Angeles' significant housing needs, for the City to provide greater housing access and meet its state housing obligations. The Rezoning Program consists of several different implementation programs, including the Citywide Housing Incentive Program (CHIP) and [Community Plan updates](#).

These webpages are focused on the Citywide Housing Incentive Program, which will be implemented through one or more zoning code amendments developed simultaneously over a two year period (2023-2025). The program will be tailored to maximize affordability, focus on geographies near transit and opportunity areas, increase the production of affordable housing, and minimize displacement. Incentives will not modify the underlying zoning of a property, but will instead offer density, floor area, height, parking, and other incentives in exchange for providing on-site affordable housing units. To learn more about the program click [here](#).

Concept Explorer and Survey

The Department has created an interactive tool to learn more about the program concepts

Frequently Asked Questions (FAQs)

Click below for answers to frequently asked questions about the Housing Element

Thank you

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