



LOS ANGELES
CITY PLANNING

Planning

Spring 2020

Quarterly Report



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COVID-19 Update

The new coronavirus reshaped life in cities around the world as this issue of the quarterly report went to press. Faced with unprecedented disruptions to normal operations, City Planning looked for ways to limit the impact of the pandemic on Los Angeles's economy while also protecting the health of our clients and employees.

Since the Governor declared a State of Emergency, City Planning has adopted new procedures that allow our staff to do their jobs safely.

From modifying our work programs and providing our staff telecommuting options to holding commission meetings and public hearings by teleconference, we have taken steps to minimize in-person interaction. At the same time, we remain committed to keeping our economy afloat and hard-working Angelenos employed.

For the latest information on City Planning's response to COVID-19, please visit Planning4LA.org/resources/p4la-COVID-19.

Director's Message

In the fall of 2019—before the COVID-19 pandemic upended life around the world—we unveiled new zoning tools for the Downtown Community Plan. These new zoning tools are intended to assist the City long after the extraordinary circumstances created by the coronavirus have passed, as we pick ourselves up and return to a general sense of normalcy.

With these new regulations, we will realize our shared vision for Downtown: a denser, greener urban core, with abundant job opportunities and a variety of housing types for people at different income levels. Other Community Plans will also soon be able to benefit from these new zoning tools, providing additional economic stimulus and housing opportunities that will ensure our forward progress on our various land use initiatives.

Though our current Zoning Code has served Los Angeles well, it has not been comprehensively updated since 1946. For that reason, it doesn't take advantage of newer, more adaptable approaches to zoning now available to city planners.

The more modern, tailored zoning developed for Downtown, by comparison, allows us to plan for the City's neighborhoods with greater precision and flexibility. In place of the existing Code's one-size-fits-all approach, these new tools separate form and use—i.e., the appearance of buildings in a given area and the types of activities permitted there.

By separating use and form, we will soon be able to better customize zoning regulations to suit the particular needs and character of our neighborhoods. Our updated zoning will not only assist in accommodating more housing across Los Angeles, but also in ensuring that projects are compatible in scale and size with the surrounding neighborhood, while incorporating better design standards.

This issue of our quarterly report profiles the zoning efforts underway in Los Angeles, explaining the advantages of our new zoning string, taking a look at the ongoing update to the Housing Element of the General Plan, and much more.

We hope you find this issue informative and look forward to your continued participation throughout the public process. Together, we are planning for LA.

VINCE BERTONI,
DIRECTOR OF PLANNING

Modernizing the City's Zoning Code

Several years ago, City Planning set out to create a responsive, modern, and tailored zoning system for Los Angeles. This comprehensive revision of the Zoning Code, one of the City's largest planning initiatives to date, aims to establish a regulatory framework that will guide Los Angeles into the 21st century.

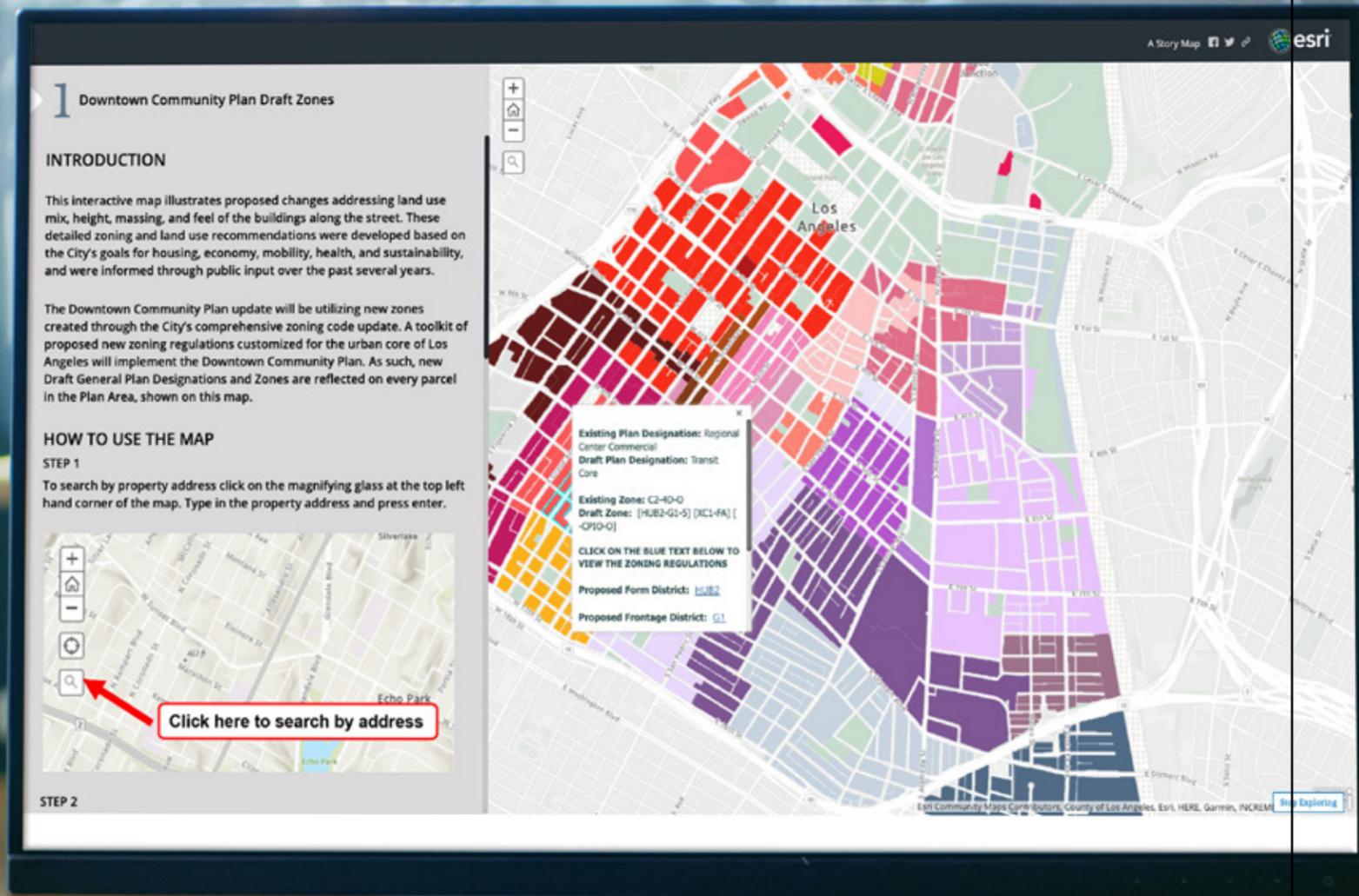
The current Zoning Code includes numerous amendments and supplemental layers of land use regulations, added to achieve specific goals that were beyond the reach of the existing regulations. The result is a buildup of decades of zoning controls. Approximately 65 percent of the lots in Los Angeles have one or more overlays applied to them—a patchwork of regulations that apply to specific properties in specific geographic areas.

In an effort to minimize the need for multiple layers of zoning regulations, City Planning has developed a framework to regulate the use and form of buildings across Los Angeles. The proposed DNA for our new zoning is comprised of five key components: Form, Frontage, Development Standards, Use, and Density.

As City Planning launches updates to Los Angeles's 35 Community Plans, new zoning will be developed to implement the policies and goals in each plan. Downtown will be the first to apply this updated framework as part of the update to the Community Plan area.

After Downtown, with Boyle Heights soon to follow, the next wave of updates will address the Community Plans for the Harbor area, the Southeast and Southwest San Fernando Valley, and the Westside.

To learn more, visit the Community Plan Updates page on City Planning's website at Planning4LA.org/CPupdates.



Los Angeles's New Zoning Framework

The new Zoning Code separates regulations governing the built environment from a property's use—responding to the desire for zoning that focuses both on land use and buildings' proposed mass and scale. This evolution in planning for Los Angeles is built on an understanding that the physical character of a building is equally as important as the uses permitted onsite.

Conventional methods of zoning have traditionally focused more on prohibiting uses at a given site than on regulating the built environment. These methods reflect the priorities of an earlier period in Los Angeles's history, when housing choices were limited, and dominant interests sought to restrict all types of development other than single-family homes.

Zoning in Los Angeles arose from a need to protect citizens' health, safety, and welfare goals the City initially tried to achieve by regulating the most negative impacts associated with buildings' uses. As times have changed, so have the overall needs and priorities of Los Angeles's communities.

As opposed to focusing on the negative, the City is exploring ways to achieve better land use outcomes by modernizing its zoning.

In today's world, planning departments across the United States are tuned into issues related to sustainability and housing. Arguably, no major metropolitan area has devoted more attention to these topics in recent years than Los Angeles.

Zoning is a promising resource for tackling some challenges related to sustainability. For Los Angeles, revisiting the Zoning Code presents an opportunity to shift from conventional zoning, which has historically contributed to excessive

land consumption and an overreliance on automobile travel, to more environmentally conscious regulations.

With the new zoning City Planning is proposing, Los Angeles will be better positioned to evaluate buildings' physical character in relation to surrounding areas, from their height to the facade's interaction with pedestrians and everything in between. City Planning hopes the new Zoning Code will bring Los Angeles one step closer to addressing the design of the public realm by more creatively regulating individual parcels. More importantly, perhaps, the new zoning will provide tailored regulations that reflect local architecture and neighborhood character.

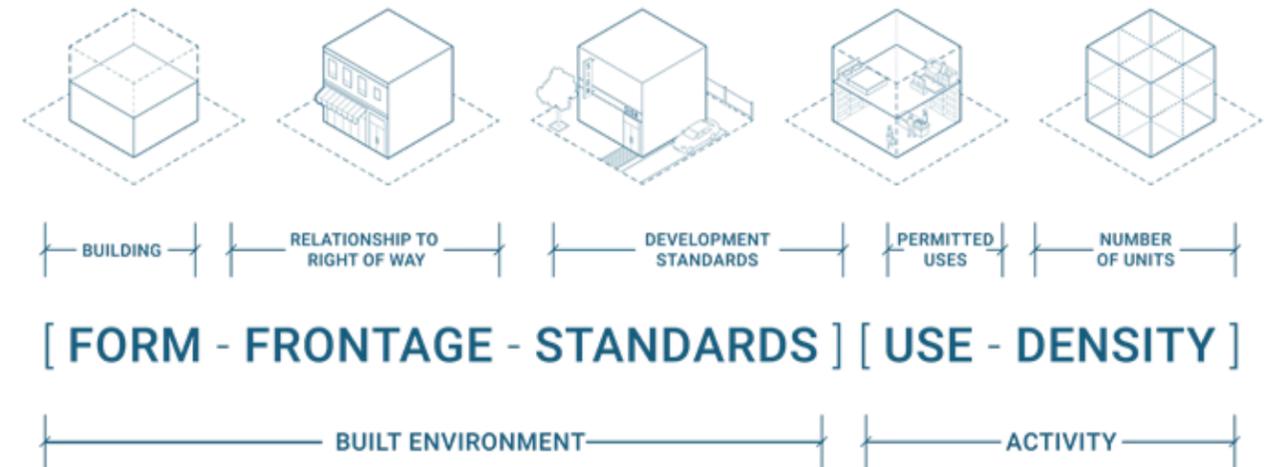
A building's use is an important planning consideration. However, use should be balanced with other considerations, such as site design and building form.

The new zoning framework for Los Angeles recognizes that buildings can outlast their uses, and for that reason, should be designed with a clear community-driven vision for the neighborhoods they serve.

The proposed zoning structure—consisting of five key modules, or **"districts": Form, Frontage, Development Standards, Use, and Density**—positions City Planning for success in delivering on these goals.

While Form, Frontage, and Development Standards regulate the built environment, Use and Density refer to the activities allowed on a site.

Each of these districts comprises a separate and independent component of any given set of zoning regulations. However, the five modules collectively provide the framework for an increasingly flexible and tailored set of land use standards that will guide Los Angeles into the 21st century.



Form Districts

The first component of the zoning string, *Form Districts*, establishes a building's size by looking at lot size, building coverage, setbacks, floor area, height, bulk, and mass. Form Districts are one of the ways that future Community Plans will regulate the scale of buildings along a street or corridor, establishing limits to their size and shape.

Frontage Districts

Frontage Districts influence a building's relationship with the public right-of-way by regulating ground-floor height, windows, entrances, and pedestrian access. By homing in on specific building elements along the streetfront, Frontage Districts can help retain a neighborhood's special characteristics, or aid in making a series of community improvements.

Development Standards Districts

The third component, *Development Standards Districts*, outlines regulations tailored to different environments, such as parking ratios, design requirements, landscaping standards, and rules for onsite lighting and signage. Some Development Standards Districts will not require any parking minimums in dense and transit-rich neighborhoods, such as Downtown Los Angeles, while future Districts in other parts of the City may require a range of parking minimums based on the proposed building size and use.

Use Districts

The fourth component, *Use Districts*, identifies the package of uses that are allowed on a property. Use Districts are generally organized in the new Zoning Code by the type of uses emphasized in a package, such as residential, commercial, or industrial, among others.

For example, a Residential Use District may emphasize residential uses and only allow a minimal number of compatible services and amenities, while a Commercial-Mixed Use District could promote neighborhoods with a mixture of uses, including commercial and residential.

Density Districts

The fifth component of the proposed zoning string is *Density Districts*. A Density District is a mechanism that regulates the number of residential dwelling units and guest rooms permitted on a lot, otherwise known as "density."

Some Density Districts could allow only single-family homes to be built in a neighborhood, while other Density Districts could allow the development of denser, multi-family buildings.

Approaches to Zoning

Zoning codes have evolved over the years, as new approaches to planning have emerged and as local priorities have shifted. Approaches to zoning can be classified under one or more of these broad categories: **Euclidean, Performance, Incentive, Form-Based,** and **Hybrid Zoning.**

Euclidean Zoning

The most common form of land use regulation in the United States is known as Euclidean Zoning. This type of zoning is characterized by the separation of land uses into distinct districts, usually classified as agricultural, residential, commercial, industrial, institutional, or open space. While Euclidean Zoning has enabled cities to address nuisances resulting from the incompatible placement of land uses, this approach has been criticized for lacking flexibility and leading to sprawling, auto-oriented cities.

Performance Zoning

Often blended with Euclidean Zoning, Performance Zoning accommodates a wider range of land uses within a district by establishing a set of criteria to manage potential negative impacts and promote compatible development. For instance, a restaurant might be allowed to serve alcohol if the daily hours of operation are limited to a reasonable timeframe and the business takes action to provide neighborhood protections. Although Performance Zoning provides increased flexibility, the difficulty of this approach is its reliance on costly and time-consuming discretionary review.

Incentive Zoning

Like Performance Zoning, Incentive Zoning typically uses Euclidean Zoning as a baseline. However, Incentive Zoning enables projects to exceed zoning limitations in exchange for providing local community benefits, such as affordable

housing, public open space, and community facilities. This type of zoning provides a high degree of flexibility but can be complex to administer.

Form-Based Zoning

Form-Based Zoning, one of the newer approaches to planning, aims to create pedestrian-friendly environments. It regulates development by the scale, design, and placement of buildings, rather than simply by land use. While Form-Based Zoning introduces new development opportunities, the highly prescriptive nature of this system has raised concerns that it leaves little room for discretion and creativity in the development process.

Hybrid Zoning

Most modern zoning codes contain elements of more than one of the approaches mentioned above. This combination of planning techniques is often referred to as Hybrid Zoning.

Modular Zoning is a specific type of Hybrid Zoning. It separates the fundamental components of development in regulating the built environment and the activities that are allowed on any given site. By mixing and matching these components, Modular Zoning is able to craft a wide variety of zones tailored to the diverse needs of specific communities.

Because Modular Zoning is so well-suited to Los Angeles's cultural and topographic diversity, City Planning has embraced this approach for its new zoning, while also continuing to build upon existing planning tools that have proven successful locally.

How Zoning Works in Los Angeles

General Plan

The General Plan is the comprehensive plan for the City of Los Angeles.

It sets forth a vision for the City and provides guidance on how the City can prepare for and respond to change.

The General Plan is comprised of 12 Elements:

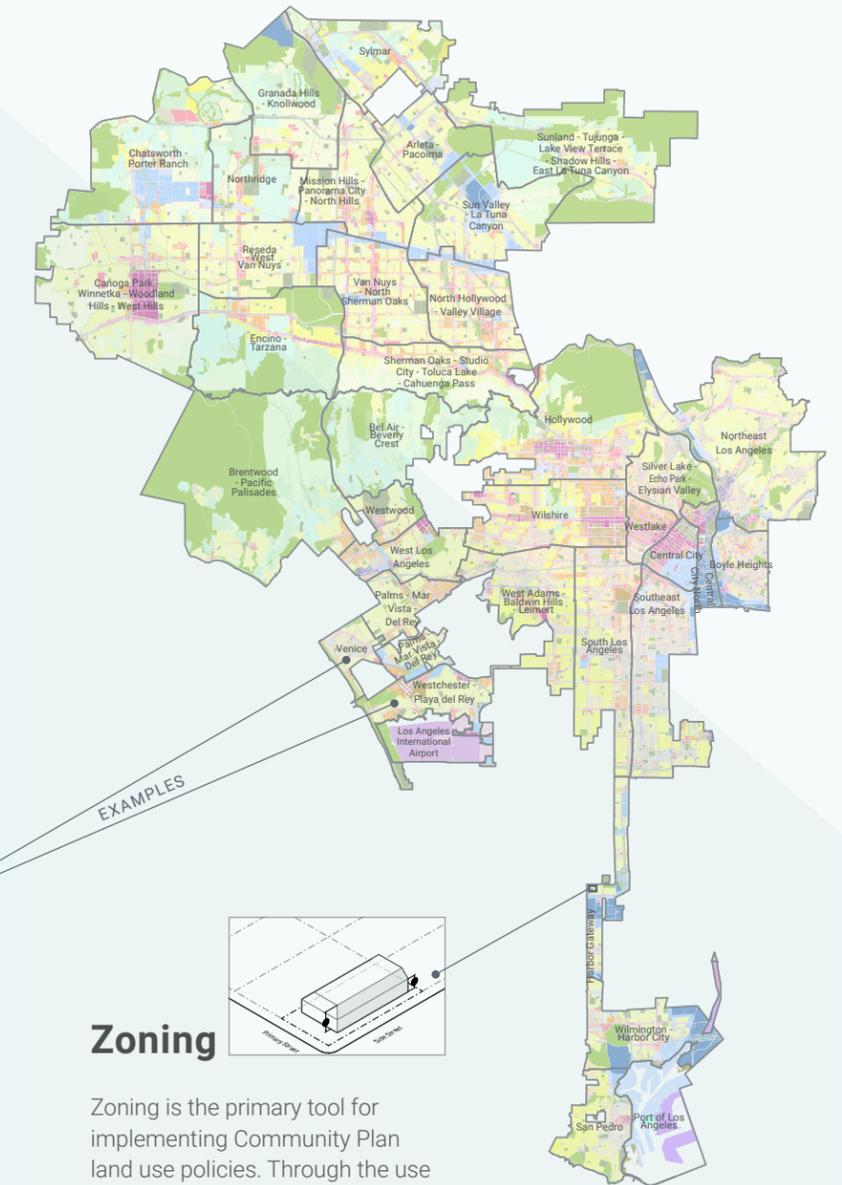
- Framework
- Land Use
- Air Quality
- Conservation
- Health
- Safety
- Mobility
- Infrastructure
- Open Space
- Public Facilities
- Noise
- Housing

Community Plans

In Los Angeles, the General Plan Land Use Element is divided into **35 Community Plans**, each with a policy document and a map of land use designations such as residential, commercial, industrial, and open space. These plans guide change in the City's neighborhoods through policies and strategies specific to each community's vision and the broader objectives of the General Plan.

Zoning

Zoning is the primary tool for implementing Community Plan land use policies. Through the use of zoning, Los Angeles is able to transform the broad goals and policies of its General Plan into specific rules and regulations that are then applied to individual properties across the City.



Los Angeles's Housing Plan

Preparing for Another Decade of Growth

Cities across America are leading the response to the national housing shortage, ensuring that production levels address present needs. Revising zoning and land use regulations is one way cities are confronting this challenge head-on.

Smart planning has made it possible for cities to reimagine what sustainable growth means, balancing the demand for more housing with goals on climate change.

In California, the General Plan has provided a foundational guide for local governments by establishing land use designations that inform future zoning rules. They outline how land should be used and how a city should allocate its resources.

The Housing Element is one component of the General Plan, which consists of several State-mandated topics, more commonly referred to as "elements." It analyzes local housing conditions and establishes overarching goals and objectives to inform land use policies. While cities may not ultimately control the cost of land, labor, and materials that influence market conditions related to development, they do wield a powerful tool—namely, zoning—for designating enough sites for housing.

As cities expand alternative models for housing ownership, the Housing Element has played an increasingly important role in directing those discussions throughout California, laying the groundwork to inform Los Angeles's future housing policy from 2021 through 2029.



Housing Element: 2021-2029

In the winter of 2019, City Planning initiated an update to its Housing Element, launching a new work program with an aggressive timeline and an even larger directive: mapping the future housing needs and opportunities of the nation's second-largest city.

As a citywide policy document, the Housing Element plays a pivotal role in setting the long-range vision for the City. It integrates Los Angeles's housing and growth strategies in order to support the City's economic interests and housing needs.

Through the implementation of the policies and programs set forth in the 2021-2029 Housing Element, the City will strive to meet its housing goals for the coming years, both through production and preservation.

Working alongside the Housing + Community Investment Department, City Planning formed a Housing Element Task Force in the fall of 2019 to help guide the update process.

Since that time, City Planning has convened meetings with community leaders, local service providers, and affordable and market-rate developers to lay out the general framework.

Many of the discussions to date have centered on evaluating potential policy revisions to the City's zoning rules, housing production targets, and regulations on housing, tenants' rights, and homelessness prevention. Public workshops have taken place across Los Angeles to solicit comments from residents on the next iteration of the Housing Element.

There will be additional opportunities to provide feedback and input in the coming months. While social distancing guidelines remain in place, City Planning will turn to digital platforms to take in comments and remain accessible to the public.

In February and March of 2020, City Planning and the Housing + Community Investment Department co-hosted three open house meetings across Los Angeles. The workshops were the first of many public engagement activities surrounding the update to the Housing Element of the City's General Plan.

Over 150 people attended these meetings to learn more about the Housing Element. Building on the initial success of these events, City Planning is now hosting an online version of these workshops. The online workshop features the same outreach materials presented at the in-person meetings and provides opportunities for feedback.

For more information, sign up for the mailing list at bit.ly/LAHousingElementUpdates.

Major Components of Any Housing Element

The major components of an update to any city's Housing Element include:

- a statement of goals, objectives, and policies, in addition to a full list of programs intended to implement the Housing Element's vision
- a review of the city's progress in implementing its housing policies and programs
- an analysis of the city's demographic, economic, and housing characteristics
- a comprehensive analysis of constraints to producing and preserving housing
- a list of sites that could accommodate new housing to demonstrate compliance with the city's Regional Housing Needs Assessment (RHNA)





Short-Term Rentals

Short-term rentals have taken hold in the hospitality marketplace, appealing to homeowners who want to share their properties and investors looking for a quick return. The convenience of booking affordable accommodations through online platforms has also made short-term rentals popular with consumers.

At the same time, there has been a growing call from citizens who have expressed concerns over the unfettered rise of short-term rentals—particularly when it comes at the expense of valuable housing stock for long-term residents.

Some believe short-term rentals should be completely banned, while others argue there should be no limits on this type of activity. In Los Angeles, a consensus has generally developed around a type of short-term rental known as “home-sharing.”

Under the new rules the City Council adopted in December 2018, residents are allowed to now engage in the home-sharing of their primary residences. These rules seek to balance the rights of homeowners and renters with the interests of neighbors and other community members who may only experience the negative impacts associated with short-term rentals.

Along with creating the Home-Sharing Program, the City has established a new enforcement system to provide agencies and community members with the necessary resources to verify compliance. This enforcement system has been credited with reducing the overall number of eligible host listings in Los Angeles.

Home-Sharing Implementation

Until recently, the City's zoning regulations did not anticipate or effectively regulate short-term rentals, pointing up the need for clearer rules.

In the absence of a regulatory structure, the City was unable to distinguish between the occasional sharing of homes and their full-scale conversion into hotels. The lack of regulations also made it challenging to keep up with advances in technology and the rapid pace of change in this new industry.

This led the City Council to develop a program in December 2018 that would establish a legal process for residents to rent their primary residences to short-term visitors under what is known today as the Home-Sharing Ordinance.

The Home-Sharing Ordinance created a path for homeowners to participate legally in the short-term rental market, while also protecting the interests of the City's neighborhoods.

To assist with the effectuation of the ordinance, City Planning prepared Administrative Guidelines that provide details on how property owners, hosts, and hosting platforms can comply with the requirements of the Home-Sharing Program.

While the Mayor signed the ordinance in 2018, the regulations took effect on July 1 of the following year, with enforcement starting on November 1, 2019.

As of April 1, 2020, short-term rental listings across Los Angeles had decreased by about 59 percent, from about 39,000 short-term listings in October 2019 to approximately 16,000.

Hotline Number

Hotline operators offer real-time assistance, resolving issues and forwarding calls for further investigation.

City Planning's Home-Sharing Hotline at (213) 267-7788 is available 24/7 for concerns or complaints.

Code enforcement complaints may be directed to 311 and reported to the Department of Building and Safety (LADBS) and the Housing + Community Investment Department (HCIDLA).

Eligibility Requirements

In order to participate in home-sharing, hosts must meet all of the following criteria:

Primary Residence

The property to be rented must be the host's primary residence, meaning the host must reside there more than six months out of the year. Proof of identification and residence are required to register the rental.

RSO Ban

The residence must not be subject to the City's Rent Stabilization Ordinance (RSO), which applies to most multi-family units constructed before 1978, or any other affordability provisions, such as an affordable housing covenant.

Authorized Residential Use

The area to be used for home-sharing must be approved for residential use. Home-sharing may not take place in a vehicle parked on the property, storage shed, trailer, temporary structure, or other structure not built for residential use.

No Citations

The property to be rented cannot have any pending citations, including any active enforcement citation, order, ticket, or similar notice of violation from the Department of Building and Safety, the Housing + Community Investment Department, or the Police or Fire Departments.

Landlord Approval

Hosts who rent their primary residence must obtain written approval from their landlord to participate in home-sharing.

Registration Number

The host must have completed registration with the Home-Sharing Program and posted the registration number on all listings. Listing without a valid home-sharing registration number (or pending registration status) may result in fines.

Tax Registration

The host must obtain a Transient Occupancy Tax (TOT) Registration Certificate from the Office of Finance, or agree to exclusively list on a hosting platform that has a platform agreement with the City.



Vacation Rental Ordinance

During the adoption of the Home-Sharing Ordinance, public comments frequently raised the issue of vacation rentals. In response, City Planning has prepared a draft set of rules to govern vacation rentals in non-primary residences.

While the Home-Sharing and Vacation Rental Ordinances are separate in scope, City Planning has taken steps to ensure they complement each other—creating clear regulations to control the growth of short-term rentals and preserve housing units.

The draft regulations are intended to allow the short-term rental of units that are vacation homes, rather than owners' primary residences. The regulations would limit the number and location of vacation rental permits and cap the number of nights each unit can be rented.

On December 19, the City Planning Commission (CPC) considered these proposed regulations. At that meeting, the CPC recommended approval of the draft ordinance with some amendments. The CPC proposed increasing the number of nights a property may be rented as a vacation rental from 30 to 90 and raising the citywide cap on eligible permits to 1 percent of the City's housing market.

Additionally, CPC requested that City Planning prepare a report to the City Council on additional enforcement measures. The proposed Vacation Rentals Ordinance and corresponding report-back will advance to the City Council's Planning and Land Use Management Committee (PLUM) for further consideration in the coming months.



Key Provisions

The draft ordinance includes the following provisions, which collectively seek to limit the impact of vacation rentals on the City's housing stock and residential neighborhoods:

ELIGIBILITY RESTRICTIONS

Only non-primary residences that are occasionally occupied by the property owner are eligible. Vacation rentals are limited to one home per person. Only owners of dwelling units are eligible—no renters.

CITYWIDE LIMITATIONS

The City will limit the total number of citywide permits and restrict the geographic concentration of vacation rentals.

HOUSING PROHIBITIONS

Units subject to the City's Rent Stabilization Ordinance, accessory dwelling units, and units subject to affordable covenants are not eligible to participate.

NUISANCE CONTROLS

Limitations on the number of guests allowed per habitable room and prohibitions of sound amplification equipment and outdoor congregation are included in the draft ordinance.

ENFORCEMENT MEASURES

Procedures for instituting fines, including suspension or revocation of permits for vacation rentals, are built into the program.



Quarterly Housing Trends

Cities across America are leading the conversation on housing, confronting the need for additional capacity by revisiting their zoning and land use regulations—imagining what sustainable growth looks like with climate change and COVID-19.

In Los Angeles, City Planning has taken bold steps to provide safe, secure, and affordable units for countless individuals and families—many of whom struggle to pay rent, especially during the economic downturn caused by the global pandemic.

The Transit Oriented Communities (TOC) Incentive Program has driven much of the housing production across Los Angeles in the last two years. Since September 2017, more than 29,000 of the housing units proposed in the City have taken advantage of the program, with more than 6,100 (21 percent) of those units reserved as affordable.

At a time when Americans are out of work, City Planning recognizes the importance of keeping critical City functions open to meet residents' and businesses' needs. These essential services will help prepare Los Angeles for the economic recovery ahead.

Quarterly Housing Trends

The number of units approved in Los Angeles remained strong during the first quarter of 2020, with over 8,000 approved from January through March. Of these, 23 percent (1,848) were reserved for affordable housing. These figures represent the second-highest number of units approved in any quarter in the last five years, and the third-highest in terms of affordable units during that same period.

By comparison, the average number of units approved per quarter from 2015 through 2018 was 5,200. These are projects that have advanced one step closer to obtaining their building permits.

However, housing applications did fall significantly during the first quarter of 2020, due largely to the outbreak of COVID-19. Housing units proposed this quarter were at their lowest levels since the third quarter of 2018—falling almost 50 percent from the previous quarter, and 25 percent from the first quarter of 2019. The decline in housing applications was particularly noticeable in March, when the number of new units proposed was only half of the monthly average for this fiscal year.

The number of market-rate units proposed (3,057) fell to the lowest level since the third quarter of 2017, though the percentage of affordable units remained strong—comprising 1,414 (46 percent) of the overall total units proposed from January through March of 2020. The decline in proposed housing units was consistent for all planning entitlements, with no single entitlement type or income level showing a gain this quarter. The largest loss quarter-over-quarter was in Zone Changes and General Plan Amendments, which fell to 6 percent of the total units proposed.

The number of permit applications for new Accessory Dwelling Units also dropped. The City witnessed an 18 percent decline quarter-over-quarter, with conversions of existing structures holding steady while new construction and additions declined.

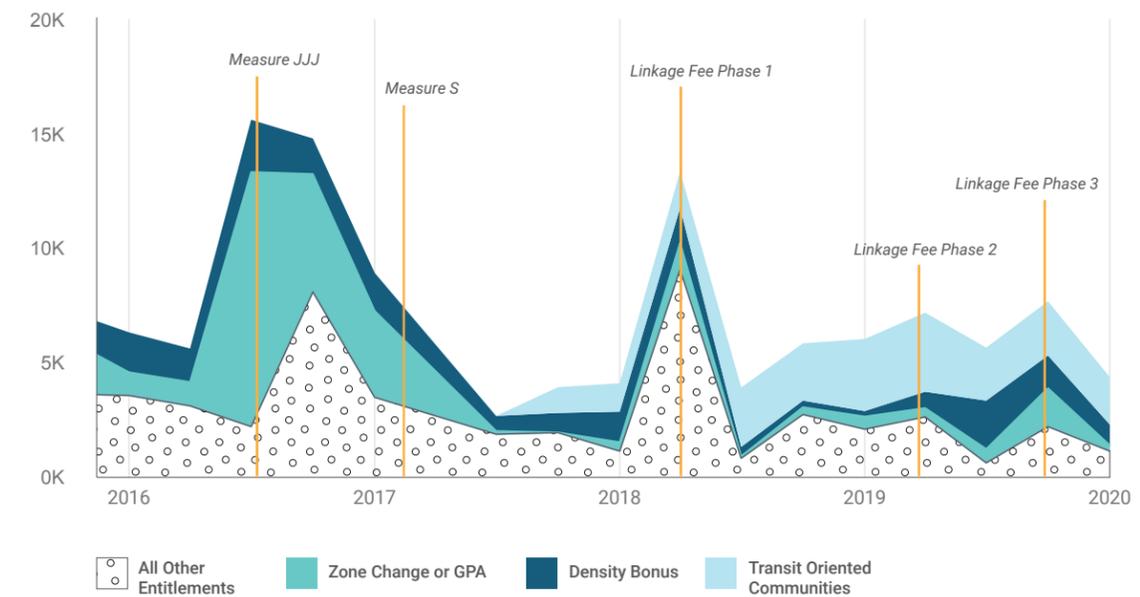
There was also some positive news this quarter. Approximately 32 percent of the 3,057 units proposed were reserved for low-income families, the third-highest percentage of any quarter in the last five years. These units are reserved for households whose income is 80 percent below the area median (\$83,500 or less, for a family of four).

The Transit Oriented Communities (TOC) Incentive Program contributed the largest share of new housing units, accounting for 47 percent of the total. While the number of TOC projects held steady quarter-over-quarter at 37, the number of housing units proposed through the program decreased by 14 percent to 2,076. The Density Bonus Program also comprised a large share of the proposed units, rebounding after a decline in use from mid-2018 to mid-2019. There were 17 new projects submitted this quarter, comprising 21 percent (906) of all proposed units.

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Proposed Housing Entitlements



	Q1 2020 (Jan-Mar)		Q4 2019 (Oct-Dec)		Percent Change	2020 to Date		2019 Year-End	
Market Rate Units	2,977	68%	6,262	78%	-52%	2,977	68%	19,122	72%
Affordable Units	1,414	32%	1,807	22%	-22%	1,414	32%	7,551	28%
Total by Affordability	4,391	100%	8,069	100%	-46%	4,391	100%	26,673	100%

	Q1 2020 (Jan-Mar)		Q4 2019 (Oct-Dec)		Percent Change	2020 to Date		2019 Year-End	
Transit Oriented Communities	2,076	47%	2,416	30%	-14%	2,076	47%	11,321	42%
Zone Change or GPA	256	6%	1,687	21%	-85%	256	6%	3,234	12%
Density Bonus	906	21%	1,430	18%	-37%	906	21%	4,501	17%
All Other Entitlements	1,153	26%	2,536	31%	-55%	1,153	26%	7,617	29%
Total by Type	4,391	100%	8,069	100%	-46%	4,391	100%	26,673	100%

Measure S
In March 2017, the Los Angeles electorate voted overwhelmingly against a local ballot initiative that would have imposed a two-year moratorium on certain discretionary projects.

Measure JJJ
In November 2016, the Los Angeles electorate voted in favor of a ballot initiative that instituted new affordable housing requirements for a subset of discretionary housing projects.

Affordable Housing Linkage Fee
In December 2017, the City of Los Angeles implemented a new fee on market-rate, residential, and commercial development in order to generate more revenue for affordable housing.

Demolition vs. New Construction

With so many housing projects under construction, it may sometimes appear as though new buildings are going up on every block. When an old building is demolished to make way for a new one, people often ask about the net effect on the number of housing units.

City Planning's review of projects submitted through the TOC Incentive Program found that, for every unit that is demolished, 16 new market-rate units and four new units for low-income families are proposed.

An extensive review of 527 projects approved from September 2017 through December 2019 showed that the majority of TOC proposals (55 percent) do not involve the demolition of any existing residential units.

As of December 2019, TOC project applications accounted for more than 26,250 proposed units, 5,300 of which were restricted affordable units. In order to build these 26,250 units, just 1,288 were proposed for demolition.

For more detailed information on these outcomes, read the full story at planning4la.org/resources/housing-reports.



Historic Preservation

HPOZs Preserve Los Angeles's Unique Historic Neighborhoods

The Office of Historic Resources (OHR) supports City Planning's broader efforts to enhance Los Angeles's historic neighborhoods.

Over the years, the Historic Preservation Overlay Zone (HPOZ) Program has helped to foster a sense of identity among the residents of Los Angeles, assisting in the protection of the rich architectural and cultural resources of its communities.

Now in its 40th year, the HPOZ Program has become one of the largest local historic district programs in the nation, with 35 HPOZs encompassing over 21,000 properties across 2 percent of the City.

Los Angeles's HPOZs extend to all corners of the City—from the Balboa Highlands in Granada Hills to the San Pedro and Wilmington neighborhoods of Vinegar Hill and Banning Park.

Contrary to the perception that historic districts are affluent, single-family neighborhoods, the majority of Los Angeles's HPOZs have a median income below the citywide median level. While many include a mix of single-family and multi-family housing, some encompass commercial and industrial properties. Regardless of their makeup, Los Angeles's HPOZs have fostered a sense of community.



Benefits of Establishing a Local Historic District

The adoption of a new historic district is a grassroots process, supported by Angelenos at the neighborhood level. Most HPOZs have been formally initiated by a City Councilmember through the normal legislative process.

Following the completion of a historic resources survey, the proposed district is considered by the Cultural Heritage Commission, the City Planning Commission, and the City Council to determine whether the neighborhood qualifies as an HPOZ.

Ultimately, projects located within an HPOZ undergo an additional review process. They benefit from the expertise of trained staff and the City's architect, who work to ensure that projects conform with the HPOZ's stated policies and preservation plan.

All exterior projects in an HPOZ—including alterations, additions, and new construction—must be determined to be compatible with the architectural character of the neighborhood. These projects are typically reviewed by OHR staff as well as the HPOZ's governing board.

To inform project considerations, every HPOZ has a tailored preservation plan, which includes design guidelines. The guidelines are rooted in national historic preservation standards that recommend repair or replacement “in-kind” of historic materials, but they also allow for flexibility in enabling sensitive change to historic neighborhoods.



Local Historic District Boards

Each HPOZ has a volunteer board to assist in the review of project applications. For some projects, the assigned HPOZ board may even serve as the final decision maker.

On projects involving larger additions or substantial property alterations, the HPOZ board provides advisory to City Planning's final decision.

Each HPOZ has either a five-member board that represents just one district or a seven-member board that is shared by multiple districts. Today, the 35 HPOZs are overseen by 22 separate boards.

The boards are made up of residents and property owners from the HPOZs they represent. Each also includes a licensed architect and a representative with real estate/construction experience. HPOZ boards provide valuable expertise and guidance—helping property owners meet their needs and aspirations, while shaping projects to fit better within a historic setting.

They play an important role in leading community outreach within the HPOZs' neighborhoods. The OHR works closely with the HPOZ boards, actively staffing all of their meetings and offering ongoing training and guidance.

Los Angeles's HPOZs are preserving and enhancing the unique sense of place found in the City's most distinctive neighborhoods, while also facilitating compatible additions and infill development opportunities for new housing or commercial activity.

HPOZ Spotlight: Adams-Normandie

Subdivided in 1902 by eminent Pasadena developer and builder George W. Stimson, the Adams-Normandie HPOZ represents one of Los Angeles's most prestigious turn-of-the-century communities.

Located just south of the Santa Monica Freeway between Vermont and Normandie Avenues, the Adams-Normandie HPOZ was formally adopted by the City Council in 2000. Its architecture reflects the transition from the Victorian-era styles of the late 1800s to the Arts and Crafts aesthetic of the early 1900s.

The subdivisions comprising the district were originally laid out in the late 1890s. The expansion of the City's streetcar system and the area's proximity to Downtown spurred a westward migration of socially prominent individuals seeking a suburban lifestyle. By the early 20th century, the area became home to Los Angeles's wealthiest citizens.

Percy H. Clark, one of the primary real estate developers of Beverly Hills, built many of the custom homes in the neighborhood, including his own located at 2639 S. Van Buren Place. The 2600 block of Van Buren Place—located in the heart of the HPOZ—is even recognized as a historic district by the National Register of Historic Places.

While the district's first period of development (1885-1914) is characterized by stately single-family residences in transitional Arts and Crafts styles, later phases in the 1920s and 1930s resulted in a large number of multi-family residences—designed in a variety of popular Period Revival styles.

In the decades following World War II, the Adams-Normandie neighborhood attracted large numbers of African American residents as an attractive residential neighborhood located in close proximity to prominent African American businesses and churches. In more recent years, the neighborhood's demographics have transitioned again, and a majority of Adams-Normandie residents today identify as Latino.

Adams-Normandie Historic Preservation Overlay Zone (HPOZ)

- 1** 1475 W. Adams Blvd. (1928)
Builder: J.M. Close

Moorish/Spanish Colonial Revival-style multi-family residence with applied decoration and wrought iron elements.
- 2** 2232 Juliet Street (1906)
Builder: H.P. Ebinger

Craftsman-style residence featuring a prominent shed dormer and clinker brick elements.
- 3** 2311 S. Vermont Ave. (1902)
Builder: F.P. Wilson

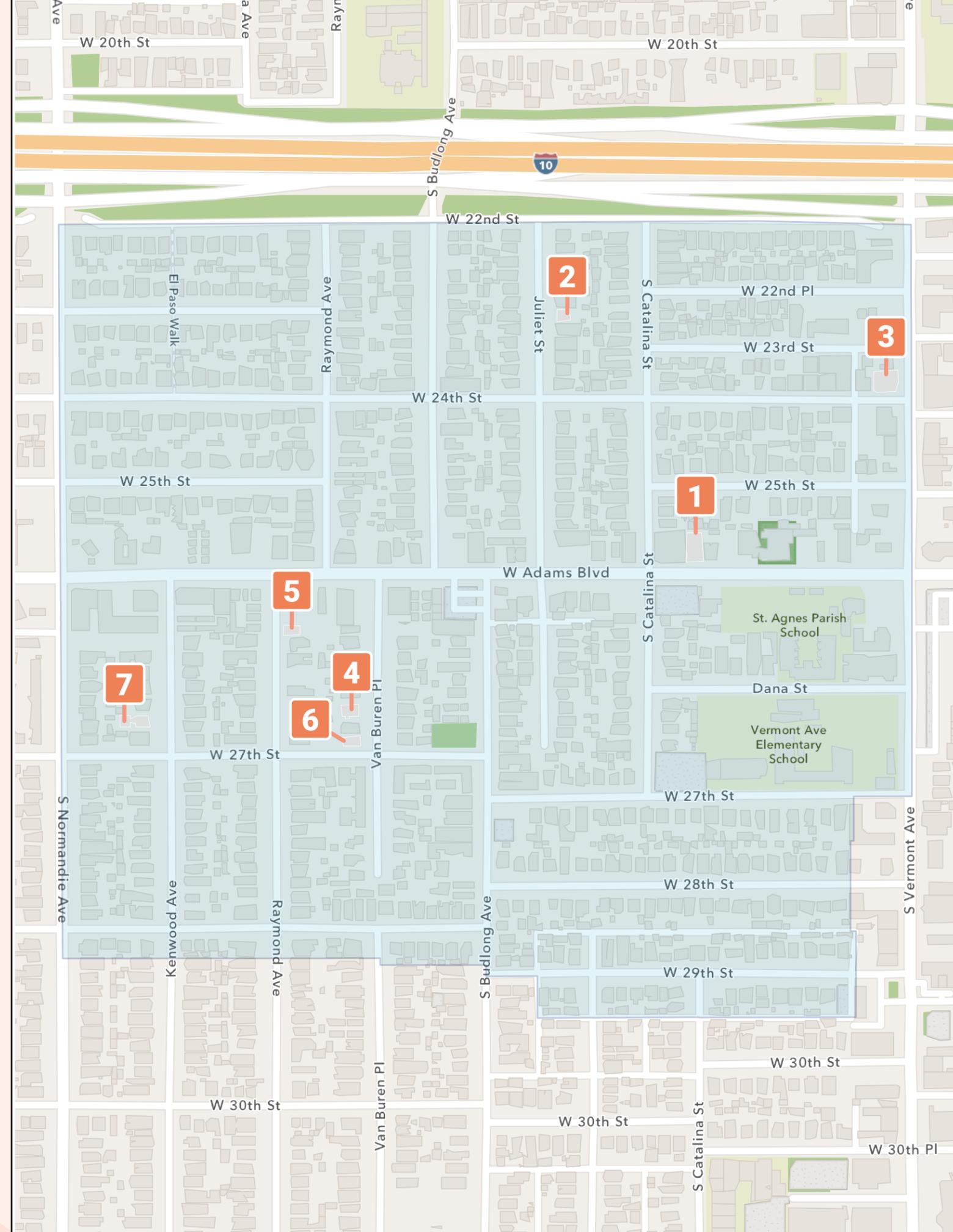
Vernacular commercial building with applied decoration.
- 4** 2645 S. Van Buren Place (1906)

Shingle/Craftsman-style residence with Swiss Chalet elements, located within the Van Buren Place Historic District.
- 5** 2614 S. Raymond Ave. (1921)
Architect: E.B. Rust

Mediterranean/Spanish Colonial revival fourplex with applied decoration.
- 6** The Furlong House HCM #67
2657 S. Van Buren Place (1910)
Architect: Frank M. Tyler

Shingle/Craftsman-style residence with half-timbering, ornamental brackets, and stone elements, located within the Van Buren Place Historic District.
- 7** 2649 S. Kenwood Ave. (1903)

Transitional Shingle/Craftsman-style residence with arroyo stonework and canted bay windows.





City Planning Staff Profile

Jaime Espinoza is a Community Liaison in the External Affairs Division. He is assigned as the primary point of contact for general planning and land use questions in the Central and East geographies of the City.

As Community Liaison, Jaime also provides updates at community meetings and Neighborhood Council alliances, facilitates and coordinates educational events, and helps publish City Planning's regular newsletters and reports. Additionally, Jaime conducts research to explore new ways to broaden support for key programs, respond to communities' needs, and maximize City Planning's reach of communications.

Prior to his current role, Jaime worked as a Planning Assistant in the Code Studies Division, primarily developing land use and landscaping standards for the new Zoning Code. In addition to this role, Jaime translated into Spanish a variety of outreach collateral and provided interpretation at public meetings and events.

Before joining City Planning as a full-time staff member, Jaime was a Student Professional Worker. In that capacity, he helped develop the Backyard Beekeeping Ordinance, which overturned a 136-year-old ban on urban beekeeping in Los Angeles. In 2016, the ordinance received an American Planning Association Los Angeles Award for the grassroots strategy employed during the planning process.

Jaime is passionate about working with diverse groups of people toward a common goal of improving communities and advancing the public good. His interest in planning stems from his lived experiences in immigrant communities and noticing the disparities between the neighborhoods he was raised in and those in other parts of the region.



Jaime is a native Angeleno and a proud child of working-class parents from the Mexican state of Zacatecas. During his undergraduate career, he studied abroad in Santiago, Chile at Pontificia Universidad Católica de Chile. In 2015, he received his Bachelor of Science in Urban and Regional Planning from California State Polytechnic University, Pomona.

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To minimize in-person contact, City Planning maintains a secure drop-off box outside each of the Development Services Centers for submitting hard copies of project applications, appeal applications, and plans.

For the latest information on City Planning's operations during the COVID-19 pandemic, visit [Planning4LA.org/resources/p4la-COVID-19](https://planning4la.org/resources/p4la-COVID-19).

This report is published quarterly by Los Angeles City Planning. Contact planning.media@lacity.org with questions, comments, or reprint requests.