



Los Angeles General Plan Annual Progress Report 2019 & 2020

The General Plan Annual Progress Report (APR) monitors progress in implementing and updating the Los Angeles General Plan each year. This report is in compliance with Government Code Section 65400, which requires that local jurisdictions submit an annual report to their legislative bodies, the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1st.

The City of Los Angeles has submitted an annual report on the Housing Element of the General Plan each year since 2009. In prior years Charter Cities, like the City of Los Angeles, were exempt from the requirement to submit an additional report on all elements of the General Plan. Effective January 1, 2019, SB 1333 removed the Charter City exemption, requiring the City of Los Angeles to submit both the Housing Element APR and a General Plan APR. This report is prepared to summarize General Plan progress in both 2019 and 2020. Future progress reports will be produced annually.

The Department of City Planning additionally publishes monthly, quarterly, and annual reports, which are available on the [Department’s website](#).

The following is included in this report:

❖ Introduction

❖ Implementation of the Existing General Plan

➤ General Plan Amendment Approvals

➤ Major Planning Activities to Implement the General Plan

- *Mobility Plan Implementation*
- *Conservation and Open Space Elements Implementation*
- *Safety Element Implementation*
- *Housing Element Implementation*
- *Plan for a Healthy LA Implementation*
- *Framework Element / Citywide Land Use Implementation*

❖ General Plan Update

➤ Interdepartmental Collaboration

➤ Community Plan Updates

➤ Housing Element Update

➤ Safety Element Update

➤ Comprehensive General Plan Update

Introduction

In the State of California, all cities are required to develop and maintain a General Plan. A General Plan is a comprehensive policy document that informs future land use decisions. The State of California requires that each General Plan include nine mandatory topics, or Elements: Land Use, Open Space, Conservation, Circulation (Mobility), Housing, Noise, Environmental Justice, Air Quality and Safety. However, each city may rename, combine, or break up the Elements, and cities may decide to create new Elements. By customizing and contextualizing the General Plan, Californian cities can adapt it to address local needs and conditions.

In Los Angeles, the nine state-required General Plan Elements have been gradually modified over time. The City of Los Angeles General Plan currently contains 12 Elements:

Framework

Mobility (Circulation)

Housing

Health (Environmental Justice)

Air Quality

Safety

Open Space

Conservation

Noise

Infrastructure Systems

Public Facilities and Services

35 Community Plans (Land Use)

The policies contained in the current citywide General Plan Elements remain relevant and are continuously implemented through city decision making. In addition to this active

implementation, the city is undergoing a planning process to revise its General Plan Elements. The Mobility Element is the most recent Element to receive City Council approval. The Housing Element is currently undergoing an active update, with an adoption date later this year. In keeping with recent state legislation, the City is also undertaking a more limited technical update of the Safety Element. This update will focus on consolidating safety related information from several long range citywide plans, demonstrating compliance with state law and centralizing information to improve transparency. Finally, 16 of the City's 35 Community Plans (which collectively comprise the Land Use Element of the Los Angeles General Plan) are currently being updated, and another five were adopted within the past ten years.

This report highlights efforts to implement the goals and policies of the General Plan through various work programs.

Implementation of the Existing General Plan

General Plan Amendment Approvals

The following plans and projects were adopted in 2019 and 2020 and amend the General Plan and/or General Plan land use maps. Each project was found to be consistent with the goals and policies of the existing General Plan.

2020

CPC-2020-87-VZCJ-GPAJ-HD-SPR-HCA-PHP

Central City

412-426 Crocker Street; 411-425 Towne Avenue

This project included the demolition of a vacant manufacturing building to construct a seven story mixed use structure including dwelling units and commercial space. Of the 175 dwelling units proposed, nine will be for Extremely Low Income (ELI) Households, 146 will be for Very Low Income (VLI) Households, 18 will be for Low Income (LI) Households and two will be market rate managers units.

The project required a General Plan Amendment (GPA) to the Central City Community Plan to re-designate the land use of the Project Site from Light Manufacturing to Regional Commercial and a Vesting Zone Change and Height District Change from M2-2D to [T][Q]C2-4D. The entitlement allows for three developer incentives: a 60% reduction in required open space, a 35% interior common open space to be provided to the total Open Space requirement, and no parking spaces required for restricted affordable units.

The project was found to be in compliance with the goals and policies of the Central City Community Plan, the Framework Element, the Housing Element, the Mobility Element, the

Infrastructure Element (Sewerage), the Health and Wellness Element and the Air Quality Element of the General Plan.

CPC-2019-2313-GPAJ-VZCJ-SPR

Boyle Heights

113 South Soto Street, 111-121 South Soto Street, 2316-2328 East 1st Street

This project included the demolition of the portion of the existing Soto Gold Line Metro Plaza to allow for the construction of a mixed-use affordable housing project to be integrated into the existing Metro Soto Gold Line Station. Project will include commercial space and 64 dwelling units, four for ELI Households, 59 for LI Households, and one manager's unit.

The project required a General Plan Amendment (GPA) to the Boyle Heights Community Plan for 119-121 Soto Street to transition from Low Medium II Residential to Highway Oriented and Limited Commercial and a zone change from RD1.5-1-CUGU and C2-1-CUGU to (T)(Q)C2-1-CUGU. Developer Incentives included: a setback reduction, increased FAR and a parking reduction ratio.

The project was found to be in compliance with the Framework Element, the Boyle Heights Community Plan, the Housing Element, the Mobility Element, the Infrastructure Element (Sewerage), and the Health and Wellness Element.

CPC-2016-3742-GPA-VZC-HD-DB-MCUP-SPR

Hollywood

1546 North Argyle Avenue and 6224 West Selma Avenue

Demolition of a surface parking lot and six commercial structures to allow for the construction of a mixed use building with commercial space and 276 dwelling units, five percent of which would be set aside for VLI households.

The project required a General Plan Amendment to re-designate the site from Commercial Manufacturing to Regional Center Commercial land use, and a zone and height district change from [Q]C4-1VL-SN to (T)(Q)C4-2D-SN and remove the existing "Q" conditions. The project also required approval of Density Bonus incentives, including parking reduction and FAR increase.

The project was found to be in compliance with the Framework Element, the Citywide Design Guidelines, the Housing Element, the Mobility Element, the Health and Wellness Element and the Hollywood Community Plan (Land Use Element).

CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR

Wilshire

317-345 North Madison Avenue; 312-328 North Juniata Avenue; 3812-3838 Oakwood Avenue

Demolition of existing commercial buildings, three family residences and one surface parking lot. Construction and use of five buildings containing 454 Permanent Supportive Housing Units (23 ELI, 50 VLI, 376 LI and five market rate managers units) and residential supportive service space.

The project required a General Plan Amendment to change the site from Limited Commercial to Commercial Manufacturing and a corresponding zone change from M1-1 to [T][Q]CM-1. Developer incentives including: open space reduction, step back reduction, and side yard reduction. Finally, the project required an amendment to the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan to establish Definitions, Land Use Regulations, Development Standards and Design Guidelines for a new Subarea D.2, Permanent Supportive Housing.

The project was found to be consistent with the Framework Element, the Wilshire Community Plan, the Mobility Element, the Infrastructure Element (Sewerage), the Housing Element and the Health and Wellness Element.

CPC-2016-3479-GPA-VZC-HD-SPR

Central City North

2110 and 2130 East Bay Street; 2141 East Sacramento Street

Demolition of a surface parking lot and a manufacturing building to construct a new mixed use development including 110 live/ork units (11 restricted affordable) creative office, and commercial space. Project also includes the adaptive reuse of an existing warehouse building to retail space.

The project required a General Plan Amendment from Heavy Industrial to Commercial Industrial and the removal of Community Plan footnotes to accommodate a 2 Height District. Corresponding zone change from from M3-1-RIO to (T)(Q)CM-2D-RIO.

The project was found to be in compliance with the Framework Element, the Housing Element, the Central City North Community Plan, the Mobility Plan, the Air Quality Element, the Infrastructure Element (Sewerage) and the Health and Wellness Element.

CPC-2016-4616-GPAJ-VZCJ

Mission Hills - Panorama City - North Hills

9701-9707 North Vesper Avenue

Demolition of a duplex and a construction of a mixed use building with 36 units, three of which will be set aside for VLI households and two for ELI households.

The project required a GPA to change the land use designation from Low Medium I Residential to Neighborhood Commercial and a corresponding zone change from [T][Q]RD3-1 to (T)(Q)C1-1.

The project was found to be in compliance with the Framework Element, the Mission Hills - Panorama City - North Hills Community Plan, the Housing Element, Mobility Element and Infrastructure Element (Sewerage).

CPC-2019-4791-GPA-ZC

Encino - Tarzana
5808 Etiwanda Avenue

Subdivision of nine small lots to construct nine single family dwellings.

The project required a GPA to re-designate the parcels from Low Medium I to Residential and Open Space to Low Medium II Residential and a corresponding zone change from RA-1 and OS-1XP to (T)(Q)RD1.5-1.

The project was found to be in compliance with the Encino-Tarzana Community Plan, the Framework Element, the Housing Element, the Air Quality Element, the Mobility Element and the Infrastructure Element (Sewerage).

2019

CPC-2016-3990-GPA-VZC-CUB-ZV-SPR

Central City
709-765 South Wall Street; 306-326 East 7th Street; 750-752 S Maple Avenue

Expansion and redevelopment of the existing Southern California Flower Market, including an existing building, to allow for the development of a new mixed-use building with wholesale trade, retail, restaurant, office and residential. Of the 323 residential units proposed, 32 would be set aside for Moderate Income households.

The project required a General Plan Amendment (GPA) to the Central City Community Plan, per section 11.5.6, to re-designate the site from Light Industrial to Community Community Land Use designation and remove Footnote No. 2 to allow for an Floor Area Ratio (FAR) increase to 3.9:1m in lieu of the 3:1 FAR otherwise permitted for Height District 2D.

The project was found to be in compliance with the policies and goals of the Central City Community Community Plan (Land Use Element), the Framework Element, Housing Element, Mobility Element, and Health Element.

CPC-2018-4236-GPA

Harbor Gateway

20245 South Vermont Avenue; 40 parcels identified within the Del Amo Superfund Site, roughly bound by: 190th street on the North, Normandie Avenue on the West, Hamilton Avenue on the East, and Del Amo Boulevard on the South.

Per the request of the US Environmental Protection Agency (USEPA), the project requested to add a footnote to the Harbor Gateway Community Plan Land use Map restricting future development within the Del Amo Superfund Site to commercial and industrial uses only. No development project was proposed.

The amendment was found to be consistent with the goals and policies of the Harbor Gateway Community Plan (Land Use), Framework, and Health Elements of the General Plan.

CPC-2017-589-GPAJ-ZCJ-HD-SPR

Central City

600 S San Pedro (600-628 S San Pedro, 611-615 S Crocker and 518-522 E 6th Street)

Remove a surface parking lot for a 302 unit permanent supportive housing development (298 Restricted Affordable Units and four managers units) including commercial and open space uses.

The project required a General Plan Amendment (GPA) to the Central City Community Plan, per section 11.5.6, to re-designate the land use of the site from Light Manufacturing to Regional Commercial. Zone change and height district change from M2-2D to [T][Q]C2-4D. Approve Developer's Incentives to permit a 1% reduction in open space, a reduction in the number of trees from 76 to 39, and a waiver of any parking requirements for all Restricted Affordable units.

The project was found to be in compliance with The Central City Community Plan (Land Use), and the following elements: Framework, Housing, Mobility, Health, Air Quality and Infrastructure Systems (Sewers).

CPC-2016-4475-GPA-VZC-HD-MCUP-CUX-DB-SPR

Central City North

1101 East 5th Street; 445-457 South Colyton Street; 450-456 South Season Street

The project involved the demolition of all existing uses and development of a new mixed use building including 129 live/work condominium units, a 113 room hotel and commercial space. Of the 129 residential units 15 (11%) are set aside for Very Low Income households.

The project required a General Plan Amendment of the project site from Heavy Industrial to Regional Center Commercial. Zone change and Height District Change from M3-1-RIO to (T)(Q)C2-2-RIO.

The project was found to be in compliance with the goals and policies of the Central City North Community Plan (Land Use) and the following elements: Framework, Housing, Mobility, Health, Air Quality, and Infrastructure Element (Sewerage).

CPC-2018-7329-GPAJ-ZCJ-SPR

Wilmington - Harbor City
1424 North Deepwater Avenue

The project included the development of a 56 unit, 100% Very Low Income affordable housing project with onsite supportive services.

The project required a General Plan Amendment to re-designate the land use from Low Residential to to General Commercial and to exclude the site from Footnote No. 7 to remove a restriction to the RD 1.5 use and area provisions.

The project was found to be in compliance with the goals and policies of the Wilmington - Harbor City Community Plan (Land Use), and the following Citywide Elements: Framework, Housing, Mobility, Safety, Conservation, Health, and Infrastructure Element (Sewerage).

CPC-2017-420-GPAJ-VZCJ-HD-SPR

Central City
713-717 ½ East 5th Street

The project involved the development of a 51 unit affordable housing development with onsite supportive services. 50 units would be restricted affordable efficiency dwelling units, with a minimum of 5% set aside for Extremely Low Income Households and 11% for Very Low Income households. There will be 433 square feet or supportive services on site. To accommodate the new building a 46 unit SRO building will be demolished.

The project required a General Plan Amendment of the project site from Light Industrial to Regional Commercial. Zone change and Height District Change from M2-2D to (T)(Q)C2-4D.

The project was found to be in compliance with the goals and policies of the Central City Community Plan (Land Use) and the following elements: Framework, Housing, Mobility, Health, Air Quality, and Infrastructure Element (Sewerage).

CPC-2016-2568-GPA-VZC

Arleta-Pacoima
12420 West Osborne Street

The project involved the demolition of a one story single family home and development of a commissary / food catering establishment for the film and television industry.

The project required a General Plan Amendment to re-designate the land use of the site from Low Residential to Limited Industrial. Zone change from R1-1-CUGU to (T)(Q)MR1-1-CUGU.

The project was found to be in compliance with the goals and policies of the Arleta Pacoima Community Plan (Land Use), Framework Element, Mobility, Health and Air Quality Element.

CPC-2019-4649-GPAJ-ZCJ-SPR-CPIO

Southeast Los Angeles

4020 South Compton Avenue; 1351-1377 East 41st Street

The project involved the development of a 127 unit, 100% affordable housing development on a vacant site that was previously developed with a food processing and packaging facility.

The project required a General Plan Amendment to re-designate the land use of the site from Limited Industrial to Neighborhood Commercial. Zone change from M1-1-CPIO to (T)(Q)C2-1-CPIO.

The project was found to be in compliance with the goals and policies of the Southeast Los Angeles Community Plan (Land Use), Framework Element, Housing Element and Mobility Element.

CPC-2012-2054-GPA-ZC-HD-MCUP-SPR-1A

Central City North

129-135 East College Street; 924 North Spring Street

The project involved the development of a new mixed use building including 725 residential units and commercial space, including grocery, restaurant and retail. Of the 725 residential units 37 (5%) set aside for Very Low Income households.

The project required a General Plan Amendment to re-designate the land use of the site from Hybrid Industrial to Regional Center Commercial. Zone change and Height District change from UC(CA) to C2-2.

The project was found to be in compliance with the goals and policies of the Central City North Community Plan (Land Use), Framework Element, Housing Element and Mobility Element.

CPC-2018-2372-GPA-ZC-PUB

Encino - Tarzana

5001 North Balboa Boulevard

The project involved the adaptive re-use of a former fire station into a non-profit Community Center.

The project required a General Plan Amendment to re-designate the land use of the site from Public Facilities to Medium Residential. Zone change and Height District change from [Q]PF-1XL to (Q)R3-1XL.

The project was found to be in compliance with the goals and policies of the Encino - Tarzana Community Plan (Land Use), Framework Element, and Health Element.

CPC-2016-1462-GPA-ZC-HD-CU-SPR

West Los Angeles

11355 and 11377 West Olympic Boulevard

The project involved the renovation of two existing 10-story office towers, including an addition that connects the towers on floors 2, 3, 5, 7 and 9, creating additional office and restaurant space.

The project required a General Plan Amendment, per Section 11.5.6 of the LAMC, to amend Footnote 1 of the West Los Angeles Community Plan Land Use Map to indicate that Height District 2 is applicable to this site. Zone change and Height District change from [Q]C2-1 to (T)(Q)C2-2D.

The project was found to be in compliance with the goals and policies of the West Los Angeles Community Plan (Land Use), Framework Element, Health Element, Mobility Element and Infrastructure Element (Sewerage).

Major Planning Activities to Implement the General Plan

Below are selected major long range planning initiatives undertaken by various city Departments to implement the Los Angeles General Plan during 2019 and 2020. The City's long range planning efforts are consistent with the General Plan. While not exhaustive, this list offers a highlight of major initiatives, organized by Element.

Mobility Element Implementation

Modernizing Transportation Analysis: Level of Service to Vehicle Miles Traveled

Mobility Plan 2035, the City's Circulation Element, includes policies that direct the City to "support ways to reduce vehicle miles traveled (VMT) per capita" and "support a range of transportation metrics to evaluate the multiple purposes that streets serve" (Policies 5.2 and 5.3). In particular, Mobility Plan 2035 looked ahead to the implementation of SB 743 and the replacement of Level of Service metrics for evaluating transportation impacts. Following the guidance of OPR, Los Angeles Departments of Transportation and City Planning developed

new CEQA Transportation thresholds of significance that use VMT as the metric. These thresholds are more stringent than OPR's recommendation and account for the size and varying travel characteristics of the City. The City also developed a VMT calculator tool for developers and City staff to estimate the vehicle trips and VMT generated by a development project. On July 30, 2019, the Los Angeles City Council voted unanimously to adopt the new transportation impact thresholds and updated Transportation Assessment Guidelines a year ahead of the mandatory SB 743 deadline, making LA the fifth city in the State to adopt thresholds that promote sustainable development. LADOT is tasked with implementation of the new Transportation Assessment Guidelines. In September 2020, Los Angeles Department of Transportation (LADOT) reported back to the City Council on the first year of VMT implementation.

Transportation Demand Management Ordinance Update

The City has an existing Transportation Demand Management (TDM) ordinance, adopted in 1993, that applies to new non-residential development of a certain size. Mobility Plan 2035 (Policy 4.8 and Program PL.9) encourages greater utilization of TDM strategies to reduce VMT and dependence on single-occupancy vehicles, and directs a revision and expansion of the ordinance. In CY2019 and 2020, the Departments of Transportation and City Planning worked to update the ordinance by reviewing best practices across the country, coordinating with local, regional, and state agencies to align goals and strategies, and engaging with community groups, residents, business associations, and other stakeholders to ensure the updated ordinance will meet Los Angeles's unique context. City staff plan to release the proposed draft ordinance for public comment and proceed through the adoption process in 2021.

Safe and Livable Streets

The City continues working toward safe, livable streets for all through a number of programs. Together, these efforts address the Mobility Plan 2035's goals of Safety First, World Class Infrastructure and Access for All Angelenos. As a few examples, 2020 brought a major expansion to the city's network of bike paths with 61 miles of new and upgraded bike paths. This is a significant increase from 2019's 27 miles. Through the Vision Zero program and in response to data on injuries and deaths, LADOT established Avalon Boulevard in Southeast Los Angeles as a Vision Zero Priority Corridor and initiated a set of comprehensive changes, informed by a series of community meetings, to improve safety along the boulevard. Construction began in May and was completed in the Fall of 2020 and included a new lane reconfiguration with a center turning lane, painted curb extensions, and over 12 in-lane miles of new bicycle lanes. LADOT implemented the new Slow Streets program in 28 locations covering 47.4 miles of city streets to create safe outdoor spaces for Angelenos during the COVID-19 pandemic. Other Vision Zero and Complete streets projects that broke ground in 2020 include Broadway Blvd and Reseda Blvd, where improvements include protected bike lanes, new traffic signal timing and upgrades, and more.

In 2019 the City embarked on Round 3 of the Great Streets Challenge Grant, an initiative of Mayor Eric Garcetti. The Great Streets Challenge Grant empowers Angelenos to transform streets and urban corridors across Los Angeles into vibrant, walkable spaces that reflect the unique character of their communities. In 2019, ten community organizations were selected as award recipients and received access to an urban planning consultant and funding to solicit community input for the projects. In early 2020, four of the proposed projects were selected to receive infrastructure investments totaling approximately \$2 million. Early design work on those projects occurred throughout 2020, although community engagement was delayed by constraints related to COVID-19. Further engagement and design development will occur in 2021. The projects that were not awarded city funding for construction are receiving grant writing assistance.

Conservation and Open Space Elements Implementation

Wildlife Pilot Study

The Wildlife Pilot Study was initiated by Council motion to develop wildlife corridors and preserve wildlife and habitat areas in the City's hillsides. The Pilot Study will result in a set of regulations for an area in the Santa Monica Mountains that currently allows low-density residential development. City Planning will test development regulations and guidelines intended to protect habitat and biological resources. In 2019, the Department of City Planning hosted an open house to share draft concept regulations. Ongoing feedback from community and environmental advocacy organizations is shaping the draft ordinance. This proposed ordinance works to implement the goal of the Conservation Element to preserve, protect and enhance the existing natural and related resources, specifically Objective 5 to "protect and promote the restoration, to the greatest extent practical, of sensitive plant and animal species and their habitats." The Wildlife ordinance will also address resilience to wildfire, biodiversity preservation and long term sustainability of the city's urban forest and wildlife.

Protected Tree Ordinance Revision

The City of Los Angeles has protected varieties of trees since 1980, starting with Oak trees and expanding to Bay, Black Walnut, and Sycamore trees. In 2019 a revised Protected Tree and Shrub Ordinance was prepared and in December 2020 the Ordinance was adopted by the City Council. The revised ordinance extends protected status to two indigenous shrubs, the Mexican Elderberry and the Toyon. The ordinance also updates the definition of a tree expert, modifies the measurement criteria for protected trees and shrubs, and increases the number of trees and shrubs required to be planted when a protected tree or shrub is removed. This work program implements Objective 2.10 of the Conservation Element to "retain the forests as primary watershed, open space and recreational resources for the region."

Urban Forest Master Plan

In late 2018 the City Plants program released a plan titled [First Steps to an Urban Forest Master Plan](#). The plan offers high level recommendations about how Los Angeles can better manage its urban forest across public and private property. In 2019, at the recommendation of the report, Los Angeles hired its first Urban Forest Officer, who will continue to oversee the development of strong planning around growing and protecting our urban forest. This work plan implements Objective 10 of the Conservation Element: “retain the forests as primary watershed, open space and recreational resources for the region,” as well as policies in several other Elements and Community Plans to protect trees and enhance the urban forest.

One Water

Released in 2018, [The One Water LA 2040 Plan](#) takes a holistic and collaborative approach to consider all of the City’s water resources from surface water, groundwater, potable water, wastewater, recycled water, dry weather runoff, and stormwater as “One Water.” The integrated approach to water management requires collaboration between several divisions and departments within the City of Los Angeles. During 2019 staff from the Department of Sanitation and the Environment convened implementation and coordination meetings with other departments and began exploring CEQA clearance. This work program supports policies on water integration and coordinated resource management in several General Plan Elements, most prominently the Framework Element.

Safety Element Implementation

Local Floodplain Management Plan and Specific Plan

In 2020 Los Angeles adopted an update to the Local Floodplain Management Plan (LFMP). The plan identifies known flood problem areas and establishes goals, objectives, policies and programs specific to reducing flooding and flood related hazards. The effort was led by the Bureau of Engineering and supported by a Task Force of several city departments and community representatives. Currently City Planning is supporting BOE in the update to the Flood Hazards Management Specific Plan, an ordinance that implements many of the objectives of the plan and allows Los Angeles residents to qualify for access to discounted federally backed flood insurance. The effort to develop this plan is in keeping with the first goal of the Safety Element to create “A city where potential injury, loss of life, property damage and disruption of the social and economic life of the City due to fire, water related hazard, seismic event, geologic conditions or release of hazardous materials disasters is minimized.”

Fire Department Standards of Cover

During this reporting period the Los Angeles Fire Department began work on a Standards of Cover document, which will improve proactive planning for fire prevention and infrastructure

provision. At the end of 2020 the Department was still in the process of gathering data. Work is expected to continue through 2021.

Venice Local Coastal Program

The California Coastal Act requires Venice to have a Local Coastal Program (LCP) establishing land use, development, natural resource protection, coastal access, and public recreation policies for the Venice Coastal Zone. During this reporting period the Department of City Planning continued work to develop this program, including commissioning and reviewing a Sea Level Rise Vulnerability Assessment for this planning area. Through this work program the City of Los Angeles is thinking through critical issues of land use planning and climate change adaptation.

Disaster Response

The Safety Element of the General Plan offers guidance to prevent, respond to and recover from disasters. In 2019 a small number of structures (less than 50) in the City of Los Angeles were destroyed as a result of the Saddleridge and Getty fires. LADBS prioritized these projects for repair and re-building during the plan check process. The continued threat of wildfires will be explored in the upcoming to the Safety Element (detailed below).

In 2020 Los Angeles was confronted with the COVID-19 Pandemic. This difficult year has tasked city leaders with balancing priorities outlined in various General Plan elements, including equity, public health, and economic recovery. Efforts to slow the continued spread of the disease, including mask requirements, the closure of public facilities, and restrictions on recreational activities such as dining, are in keeping with Safety Element guidance to mitigate the severity of a disaster event and protect public health. Priorities of other General Plan Elements are also highlighted in the local response to the pandemic. The City worked to re-purpose public space (primarily streets) to promote outdoor dining and recreation, with an emphasis on adding this infrastructure to underserved communities, in keeping with the broad guidance of the Mobility Element and Health Element. Efforts to rapidly re-house Angelenos living on the streets into temporary shelters and hotels (through Project Roomkey) is in keeping with policies in the Safety and Housing Element. The City also passed an eviction moratorium and provided local rental assistance, in keeping with the emphasis on tenant protections currently outlined in the Housing Element.

Housing Element Implementation

During 2019 and 2020 the City of Los Angeles made significant progress toward the goals and objectives of the 139 programs listed in the 2013-2021 Housing Element. This included work to adopt an ADU Ordinance, preserve affordable housing, raise awareness of tenant protections like the Rent Stabilization Ordinance (RSO), generate additional funding for affordable housing,

and incentivise the development of additional units through streamlining and programs like Transit Oriented Communities (TOC). These efforts are reflected in housing reporting data. Comparing 2018 and 2019, affordable units proposed and approved increased by 153 percent (4,546 more affordable units proposed) and 129 percent (3,163 more affordable units approved), respectively. Market-rate units approved also increased 26 percent, reflecting the emphasis on the expedient review and approval of priority housing projects per Mayor Garcetti's Executive Directive 13. In 2020 City Planning approved over 24,000 housing units, 20% of which were restricted affordable. For details on specific program accomplishments please refer to the 2019 and 2020 Housing Element Annual Progress Reports and Los Angeles City Planning Annual Reports.

In addition to the work undertaken to advance specific programs, the City advanced additional planning efforts that realize the broader goals, policies and objectives of the Housing Element. Some of these are highlighted below.

One component of the Housing Element is tracking progress toward the Regional Housing Needs Assessment, or RHNA, a numeric target for the number of market rate and affordable units each municipality is expected to produce during the eight year Housing Element cycle. During the 2013-2021 Housing Element Cycle the City of Los Angeles is expected to build 82,002 units, 46,590 of which are affordable to Moderate, Low or Very Low Income households. Data on the city's progress toward this goal can be found in the Housing Element Annual Progress Report.

Producing affordable units is a challenge, as funding for affordable housing has declined at the state and federal level. Los Angeles has worked to repair this shortfall both by securing new sources of local funding (see Affordable Housing Linkage Fee) and through the creation and maintenance of land use Incentive programs that generate affordable housing production from the private sector (particularly the TOC Program described below).

Transit Oriented Communities (TOC) Affordable Housing Incentive Program

The Transit Oriented Communities (TOC) Program is a land use incentive program aimed at increasing housing, and particularly affordable housing, production near high-quality transit, developed pursuant to the Measure JJJ ballot initiative in 2016. In the last three years, the TOC Incentive Program has driven about forty percent of all housing being proposed across Los Angeles.

The majority of affordable units in mixed-income (non subsidized) TOC projects are dedicated for Extremely Low Income (ELI) households, which is the income category with the greatest housing needs. The TOC Incentive Program has played an important role in fostering an equitable mix of building uses and producing affordable units in areas located near transit. Creating pathways to housing furthers the goals of the Mayor and City Council for preventing

homelessness and delivering on key citywide growth strategies, as outlined in the Housing Element and Land Use Elements of the General Plan.

Priority Housing Program (PHP)

City Planning offers projects with at least 20 percent affordable units receive prioritized case review and processing through the Priority Housing Project (PHP) Program at the Metro/Downtown Development Services Center. To qualify, projects must set aside at least 20 percent of rental units or 30 percent of for-sale units as affordable for low- or moderate-income households. Residential projects must consist of at least 10 units to qualify for the PHP.

In 2019, 67 projects—amounting to 5,114 new units of affordable housing—took advantage of the PHP’s specialized services, more than tripling participation in the program in 2018. In 2020 37 projects, totaling 3,576 units, took advantage of the program. The PHP is one of the ways the city implements Objective 1.4 of the Housing Element to “Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.”

Accessory Dwelling Units (ADU)

New Accessory Dwelling Unit (ADU) regulations at the State and City levels have resulted in significant numbers of new units, helping the city to advance Housing Element policies to promote a diverse array of housing typologies. In 2019 ADUs accounted for 23 percent of all housing permits issued in Los Angeles. The bulk of ADUs in 2019 were additions and conversions, accounting for approximately 80 percent of the year’s ADU permit applications, while new construction made up the remaining 20 percent. In 2020, the City issued 3,256 ADU permits, compared to 4,606 in 2019, 4,171 in 2018, and 2,326 in 2017. The City Council adopted its own ordinance in 2019 to further regulate the size and location of ADUs in Los Angeles. This ordinance added new rules to govern the placement and location of ADUs to promote safety in fire zones, consistent with the policies of the Conservation, Safety and Framework Elements.

Home-Sharing

Since the Housing Element was last updated in 2013, the city has witnessed the emergence of short-term rentals as a major threat to the preservation of our housing stock for long term tenants. In response, the City Council adopted the Home-Sharing Ordinance (CF 14-1635-S2) in December of 2018. In order to prevent the wholesale conversion of homes into rental properties, the legislation establishes a regulatory framework to restrict short-term rentals to one’s primary residence, called home-sharing. The Home-Sharing Ordinance requires hosts who wish to engage in short-term rentals to register with the City and post their registration number on all advertisements. Hosts must adhere to all requirements and must use the online portal to register. In August 2020, the City launched an online home-sharing compliance system that identifies and takes down illegal listings from home sharing platforms. With the start of enforcement in November 2019, the City has witnessed an 82% decrease in short term listings,

helping protect and prioritize units for long term tenants. City Council has also directed City Planning to draft proposed amendments to the Ordinance to allow for limited vacation rentals as well as owner-occupants to short-term rent their own occupied unit in buildings subject to the Rent Stabilization Ordinance. Planning presented drafts for both ordinances in 2019 and 2020, respectively.

Affordable Housing Linkage Fee

In 2017 Los Angeles passed the Affordable Housing Linkage Fee, a fee on residential and commercial developments that do not provide affordable units to generate local funding for affordable housing production and preservation. The fees have been phased in over time, with the full cost schedule taking effect in summer of 2019. As of December 31st, 2020 the fee has been accessed on 7,681 parcels, generating nearly \$35 million in local affordable housing funding.

Plan for a Healthy LA: Health and Wellness Element Implementation

The City of Los Angeles Adopted the Plan for A Healthy Los Angeles as a Health and Wellness Element of the General Plan in 2015. This Element includes many of the policies and maps required for compliance with Environmental Justice legislation (SB 1000), including: identifying disadvantaged communities, air and water quality, public facilities, food access, safe and sanitary homes, physical activity, health risks, civic engagement and prioritizing disadvantaged communities. In 2020, City Planning began the update to the Health Atlas, 115 maps that display social, demographic, food and transportation access, and a hardship index among other data sets. The Atlas also includes specific information for communities considered vulnerable or disadvantaged.

Citywide Design Guidelines

In 2019 City Council adopted an updated version of the Citywide Design Guidelines, which focus on 360 degree design, pedestrian first design and climate-adapted design. These guidelines implement several policies of the Plan for a Healthy Los Angeles, including: policy 2.2 to promote healthy building design and construction, policy 2.9 on community beautification and policy 5.2, which directs the city to reduce negative health impacts for people who live and work in close proximity to industrial uses and freeways through health promoting land uses and design solutions.

Framework Element / Citywide Land Use Implementation

Zoning Code Revisions

Several years ago, City Planning set out to create a modern and efficient zoning system for Los Angeles. The proposed approach aims to establish a new Zoning Code that is more responsive to the needs of Los Angeles's neighborhoods, in addition to being easier to use.

While conventional methods of zoning have traditionally focused on prohibiting incompatible uses, the new approach focuses on the physical design of a building as well as its use. As City Planning launches updates to its 35 Community Plans, new zoning will be developed to implement the policies and goals for the different neighborhoods across Los Angeles.

Three updated Community Plan, Boyle Heights and two plan areas collectively comprising Downtown Los Angeles, continue to move forward with zoning designations utilizing the new code. The revised zoning system will be adopted alongside these two plans as they move forward. Additionally, work continues to move forward on the Process and Procedures Ordinance, which will amend those sections of the zoning code. This work is consistent with direction from the Framework and Housing Element to enable more people to understand planning regulations. Additionally, a streamlined zoning code, coupled with guidance from the Housing Element, will help the city meet increasingly ambitious RHNA goals.

Specific Plan Maintenance

In 2019, City Planning expanded the territory covered by its Specific Plan Maintenance Unit. Along with the Valley, the Unit's purview now includes the Central and East and South, West, and Harbor geographies. The goal of increasing the Unit's scope is to keep pace with development by streamlining development review processes. In addition to the regulations found in the City's Zoning Code, Los Angeles currently has over 50 Specific Plans, 20 Community Design Overlays, and numerous other planning overlays that establish unique development regulations within certain geographies. Many of these overlays have not been updated since their date of adoption. Often, these plans include provisions that have not kept up with recent streamlining efforts—stymying the creation of new housing and jobs.

Updating these Plans will work to implement policies and goals in the Housing and Framework Element, which direct the city to intensify the development of housing and jobs near transit and in other appropriate areas, while protecting local neighborhood character.

General Plan Update

Los Angeles City Planning is leading an effort to comprehensively update the General Plan, including all 35 Community Plans and Citywide Elements. Since 2015 the Department has adopted five updated community plans and two citywide General Plan Elements (Mobility 2035 and the Plan for a Healthy Los Angeles). Currently the Department is actively updating an additional 16 Community Plans and two Citywide General Plan Elements (Housing and Safety).

Inter-Departmental Coordination on General Plan Updates

In 2017 Mayor Garcetti announced [Executive Directive 19](#). This directive called for greater collaboration between city departments in order to update the General Plan and Community Plans. Since the directive was issued a Task Force of the following city departments has been meeting quarterly to share information about their long range planning efforts:

- Department of Aging
- City Administrative Officer
- Department of Disability
- Recreation and Parks
- Convention and Tourism
- Economic Workforce Development
- The Zoo
- Personnel
- Department of Cultural Affairs
- Housing and Community Investment
- Neighborhood Empowerment
- Emergency Management
- Building and Safety
- Department of Transportation
- Los Angeles Fire Department
- Los Angeles Police Department
- Bureau of Engineering (Streets, Lighting, Contracts Administration)
- Housing Authority of the City of LA
- LA Homeless Services Authority
- Sanitation and Environment
- Department of Water and Power
- Los Angeles World Airports
- Port of Los Angeles
- Department of Finance
- General Services Department
- Information Technology Department
- Los Angeles Public Library
- Mayor's Office

In 2019 the ED 19 Task Force met a total of five times. City Planning presented at each meeting, leading the group on efforts to better share data and taking input on programs ranging from the Citywide Design Guidelines to the Downtown Community Plan. The Task Force discussed the update of both the Safety and Housing Elements of the General Plan, as efforts to update those Elements continue to move forward. Selected Departments presented on their strategic or long range planning efforts at each of the Task Force meetings.

In 2020 the ED 19 Task Force met twice, as Departments had to prioritize their response to COVID-19 and develop remote meeting procedures. The first meeting focused on the 2021-2029 Update to the Housing Element, including how best to plan for an increased Regional Housing Needs Allocation (RHNA), with presentations from City Planning and Housing and Community Investment. The second meeting focused on equity and environmental justice resources, with the City Planning Department sharing the Plan for a Healthy LA Health Atlas Maps and LADOT sharing their accessibility platform.

Community Plan Updates

Los Angeles maintains 35 Community Plans, one for each of its Community Plan Areas. The Community Plans establish neighborhood specific goals and implementation strategies to achieve the broad objectives laid out in the City's General Plan.

The 35 Community Plans compose the General Plan's Land Use Element, which plays an important role in bolstering housing and job opportunities, conserving open space and natural resources, and balancing different neighborhoods' needs. Each Community Plan consists of a policy document and a land use map. The policy document lays out the community's goals, policies, and programs, while the land use map identifies where certain uses (such as residential, commercial, and industrial) are permitted. Together, the policy document and land use map inform local zoning decisions and planning considerations related to housing.

Following the adoption of the Fiscal Year 2018-19 Budget, City Planning began filling the newly created positions that the Mayor and City Council authorized to accelerate the citywide update of Los Angeles's 35 Community Plans. At the end of 2020, there were [16 Community Plan updates](#) in progress, covering 180 square miles—approximately 40 percent of the land area of Los Angeles. The updates to the Community Plans assist City officials in keeping pace with the latest development trends, identifying strategies to accommodate a healthier distribution of land uses related to housing, jobs, mobility, and climate change.

In October 2019, City Planning unveiled zoning regulations for Downtown as part of a multiyear effort to update the Downtown Community Plan. Under the proposed Plan, 60 percent of Downtown—compared to 33 percent today— would be eligible for residential uses. The proposed zoning would nearly double the area where housing can be built and expand areas for permanent supportive and affordable housing. Consistent with the goals, policies and objectives of the Housing and Framework Elements, the housing goals and policies identified in the Downtown Community Plan are intended to promote infill development, intensifying development potential where it makes the most sense.

In Fall of 2020 the Boyle Heights Community Plan released updated zoning, a Draft Plan and a Community Benefits Program. The Community Benefits program implemented a base and bonus development rights system for additional Floor Area Ratio (FAR) and, in some places, height, in

exchange for affordable housing in a project. This system, which will serve as a model for Community Plan moving forward, will help reach Housing Element objectives related to maximizing the number of units with the deepest affordability while remaining responsive to community preferences.

Additionally, in 2020 the Hollywood Community Plan held an Open Housing and Public Hearing, and scheduled its Community Planning Commission hearing for March 2021. The Southeast Valley Community Plans hit a major milestone in 2019 with the release of draft Concepts. The Southwest Valley Community Plans released a draft Land Use Map in 2020. The Westside Community Plan released draft Concepts in 2020 and the Harbor Community Plan began scoping their EIR in 2019. For more information on Community Plan Updates please see the Department of City Planning Report 2019 and 2020.

Housing Element Update

The Housing Element of the general plan analyzes local housing conditions to accommodate housing needs and sets goals for housing production and preservation, neighborhood livability, and preventing discrimination and homelessness. In November 2019, City Planning and the Housing and Community Investment Department launched an [update to Los Angeles's Housing Element](#). This policy document will play a pivotal role in housing discussions as its goals will inform future City policies. The Housing Element is updated every eight years, with this update resulting in the 2021-2029 Housing Element. This cycle is expected to be especially transformative as significantly higher Regional Housing Needs Assessment (RHNA) allocations will require ambitious programs and policies. The RHNA allocation for the 2013-2021 cycle was approximately 81,000 units, while the RHNA allocation for the 2021-2029 cycle is approximately 456,000 units.

As with the previous updates, the Departments decided to convene a Task Force of diverse organizations and individuals with experience in housing policy and development to inform the plan. Potential task force members were invited to apply through an open application process in late 2019. Over 280 applications were received. In early 2020, 63 members were selected and the group began meeting. The group has continued to meet throughout the update process, advising on each phase of the plan update process,

In early 2020 the plan update began a vision phase, which involved three in person public meetings across the city, an online workshop, and five webinars. During the fall of 2020 the plan moved into the “Concepts” phase, sharing the main ideas that would guide the plan update. This phase involved three webinars, an online engagement survey, a statistically valid poll, and several focused meetings with community stakeholders. All public outreach and materials have been offered in both English and Spanish.

During Summer 2020 Planning and HCID staff additionally met with all departments currently assigned to report on a Housing Element program. In early 2020 a determination was made to clear

the Housing and Safety Element through a full Environmental Impact Report. In late 2020 an Initial Study and Notice of Preparation were prepared and subsequently released in early 2021.

The update to the Housing Element will meet the Environmental Justice requirements of SB 1000 and integrate policies from the Plan for a Healthy LA, such as policy 2.4, which promotes aging in place, policy 2.8, which focuses on access to basic amenities and policy 5.1, which directs the city to reduce air pollution and improve respiratory health through land use strategies outlined in the Housing Element and Framework Element.

Efforts to update the Housing Element will continue through 2021, with the deadline to adopt the Housing Element falling in October 2021.

Safety Element Update

The Department of City Planning is currently leading an update to the Safety Element of the General Plan. The City is in the process of reviewing recent state requirements for several long range Citywide plans and programs that relate to safety, including: the existing [Safety Element](#), the [Local Hazard Mitigation Plan](#), the [Floodplain Management Plan](#), [Resilient Los Angeles](#), [LA's Green New Deal](#) and others. Through the update process the city will consolidate goals, policies, and programs from across these documents into the Safety Element, making the information easier for interested parties to access. Remaining state requirements that are not currently met will be addressed through a technical amendment to the Safety Element, planned for adoption in late 2021.

Comprehensive General Plan Update

During 2019, City Planning worked to catalog all goals, policies and objectives (more than a 1,000 policies) in the current General Plan, allowing for easier summary and evaluation. This inventory was provided to project and policy planners to continue to guide their work and prepare findings for consistency with the General Plan. The Department also convened a series of internal user group meetings to hear from planners regarding which policies are most heavily utilized and crowdsource ideas for what to address during this update.

The State of California has made significant fundings available to assist local municipalities in their efforts to facilitate housing production through the Regional Early Action Planning (REAP) grant program, enabled by Assembly Bill 101. In late 2020 City Planning and Housing and Community Investment submitted a joint application to the Southern California Association of Governments (SCAG) detailing several programs eligible for fundings. These programs include implementation programs of the proposed 2021-2029 Housing Element, as well as some broader General Plan update efforts focused on Community Plans, the Safety Element and the Framework Element. Future General Plan APR's will report on these efforts as fundings and work continues.