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LOS ANGELES CITY PLANNING

MONTHLY NEWSLETTER

Greetings Angelenos,

As we continue to pull together to make it through COVID-19, I want to take a moment to talk about our amazing staff. Whether they are aiding the most vulnerable among us as Disaster Service Workers or keeping the City running in any number of ways, I am so proud of the people who work here—and I'm in good company.

Earlier this month, the [Southern California Association of Governments \(SCAG\)](#) recognized our [Transit Oriented Communities \(TOC\) Incentive Program](#) with its 2020 Award of Merit in the Housing Innovation category. The TOC Incentive Program is making real change. Last year alone, more than 14,500 new units were proposed through the TOC Incentive Program, and one-fifth of those units were for affordable housing.

Soon after the announcement from SCAG, the [Los Angeles section of the American Planning Association](#) honored different aspects of our work, singling out City Planning for five awards. Awards of Merit in the categories of Urban Design and Opportunity & Empowerment went to our Urban Design Guidelines and the LGBT Center's Anita May Rosenstein Campus, respectively.

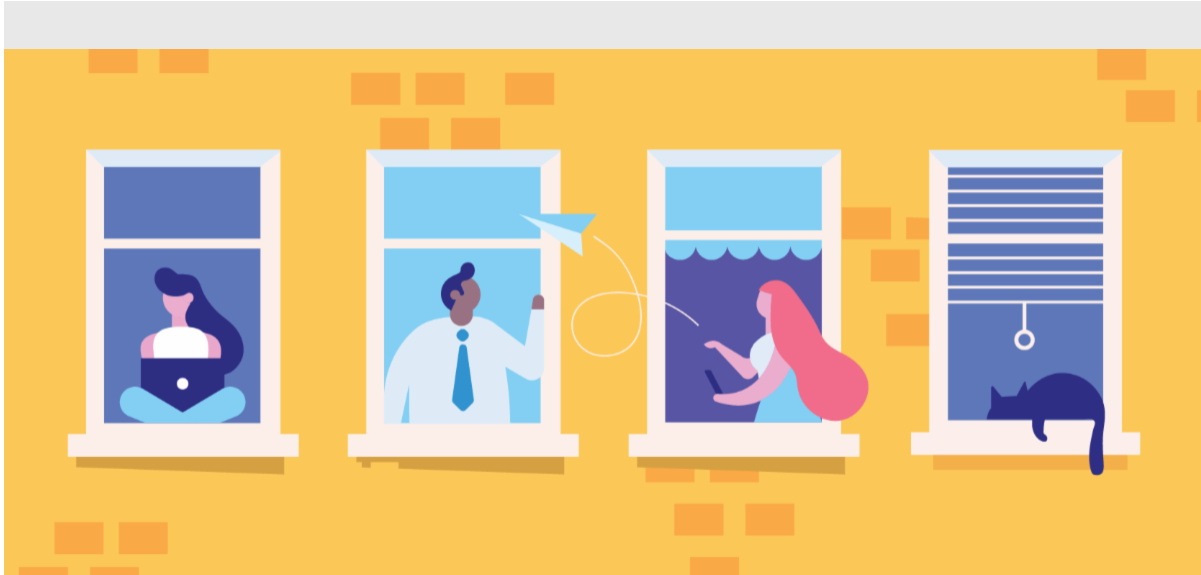
We also took home three Awards of Excellence. Our work on the Exposition Corridor Transit Neighborhood Plan won the Award of Excellence for Neighborhood Planning, while the overhaul of our print and digital publications won for Communications Initiative. Most gratifying of all, Los Angeles City Planning won the Award of Excellence for Planning Agency.

Please join me in commending our staff for their creativity, hard work, and dedication to public service.

Together, we are *Planning for LA*.

A handwritten signature in black ink, appearing to be "Vicki" followed by a stylized, circular flourish.

Vince Bertoni,
Director of Planning



DEPARTMENT ACTIVITIES



Home-Sharing Ordinance Amendment

On May 14, City Planning released a draft amendment to Los Angeles's Home-Sharing Ordinance to permit and regulate the limited home-sharing of owner-occupied units that are subject to the Rent Stabilization Ordinance (RSO). This amendment was drafted in response to Council instruction (Council File No. [18-1245](#)).

As proposed, the program would add a new provision to the Home-Sharing Ordinance that would extend home-sharing to owner-occupied RSO units, where the unit is the host's primary residence. Units in a tenancy-in-common (TIC) or condominiums subject to the Rent Stabilization Ordinance would not be eligible under the proposed amendment.

A staff level public hearing will be held on June 4, 2020. In light of COVID-19, the hearing will be conducted telephonically. All interested persons are encouraged to participate in the public hearing and provide verbal comments and information relating to the proposed project.

[Draft Ordinance](#)
[Fact Sheet](#)
[Public Hearing Notice](#)



Affordable Housing Linkage Fee: Adjusted Fee Schedule

On May 19, City Planning released a new memo summarizing the updated fee schedule for the Affordable Housing Linkage Fee (Linkage Fee). The revised fee schedule incorporates the latest change to the Consumer Price Index (CPI) for the greater Los Angeles area, adjusted to account for annual inflation.

The updated fee schedule will take effect on July 1, 2020 and will result in a 0.7 percent increase across each market area as specified in the [Linkage Fee Ordinance](#). Development projects subject to the Linkage Fee would pay the applicable fee amount that is in place at the time of building permit issuance.

The Linkage Fee Ordinance was adopted by the City Council on December 13, 2017. It established a fee for qualifying new market-rate residential and commercial development. The revenues from this ordinance have generated local funding for affordable units, in addition to supporting the City's overall housing needs.

[Updated Fee Schedule](#)



Cannabis Regulations: Technical Amendment

Last fall, City Planning released technical amendments to Los Angeles's existing cannabis regulations to further clarify the definitions for certain uses, in addition to making minor modifications to the grandfathering rules for Existing Medical Marijuana Dispensaries.

The draft ordinance expands the definition of "Public Park" to include open spaces operated, managed, or controlled by a parks and recreation agency of an adjacent city or county. The new definition excludes, however, Open Space-zoned sites with no park or recreational facility (such as medians or flood control channels) from being potentially eligible sites. The technical amendment also clarifies that grandfathered dispensaries are not subject to the City's current sensitive site distancing requirements for commercial cannabis activity until after December 31, 2022.

The technical amendments will be considered at an upcoming City Planning Commission hearing. The hearing will be conducted telephonically in keeping with the Mayor's directives on COVID-19. Click [here](#) for instructions on how to participate using remote meeting technology.

[Draft Ordinance
Fact Sheet](#)

OUTREACH AND ENGAGEMENT

Slauson Transit Neighborhood Plan: Online Concepts Workshop

On May 20, the Slauson Transit Neighborhood Plan (TNP) team held an online webinar to share the initial planning concepts and proposed land use and zoning changes for the study area. Nearly 290 people participated to receive updates and provide feedback on land use concepts.

The Slauson TNP is part of a long-range planning effort led by City Planning. The program is exploring ways to reactivate the land adjacent to the abandoned rail tracks along the Slauson corridor, between West Boulevard on the west and Long Beach Avenue on the east. One of the overarching goals of the Slauson TNP is to update the existing land use regulations in order to better support emerging industries, with a particular focus on hiring and training the local workforce.

The Concepts Webinar was conducted in both English and Spanish. To access, click [here](#).



Reimagining Expo Square

On May 14, City Planning's Urban Design Studio joined with Councilmember Curren Price to host a virtual town hall for [Reimagining Expo Square](#). The project, spearheaded by

Council District 9, proposes to enhance three major corridors near Exposition Park: Martin Luther King, Jr. Boulevard, Vermont Avenue, and Figueroa Street. The proposed street improvements would enhance walkability and safety for the neighborhood and park visitors through sidewalk upgrades, new landscaping, safer crosswalks, and additional street trees.

The virtual town hall was broadcast live citywide on LA Cityview, Channel 35, and livestreamed on Facebook, where it attracted over 1,000 views. An online survey was conducted in English and Spanish to allow participants to weigh in on alternative enhancements along the major corridors.

Housing Element Update: Upcoming Online Workshops

During the month of June, the Citywide Housing Policy Unit and the Housing + Community Investment Department will facilitate three public webinars for the update to the [Housing Element](#) of the General Plan.

Each webinar follows the same format. It will start off with an opening presentation by City Planning, followed by a question and answer portion. Included below is the relevant information for each of the upcoming webinars, along with a link to register.

In addition to the upcoming webinars, a self-guided digital workshop is now also available on City Planning's website in both [English](#) and [Spanish](#). Users can access online housing data relative to the update to the Housing Element, along reviewing current goals, objectives, and policies. There is even a survey at the end of the online workshop to give local stakeholders the opportunity to provide feedback.

The Housing Element is one of the State-mandated chapters, or elements, of the General Plan. This long-range planning document will play a pivotal role in future housing discussions, informing policies and goals from 2021 through 2029.

[Saturday, May 30, 2020, 10:00 a.m. - 11:00 a.m. \(English\)](#)

[Tuesday, June 2, 1:00 p.m. - 2:00 p.m. \(Spanish\)](#)

[Wednesday, June 3, 1:00 p.m. - 2:00 p.m. \(English\)](#)



MARCH METRICS

Development Trends

	April 2020	March 2020	Percent Change over One Month
Applications Filed	547	721	-24.13%
Applications Completed	522	602	-13.29%
Market-rate Units Proposed	729	1030	-29.22%
Market-rate Units Approved	2497	2649	-5.74%
Affordable Units Proposed	294	86	241.86%
Affordable Units Approved	282	680	-58.53%

**Data provided is preliminary and subject to change.*

COMMUNITY PLAN UPDATES

Boyle Heights

- Preparing to release the updated Zoning and revised Plan text in Summer 2020
- Released the [Draft Plan](#), along with the [proposed changes to the Land Use and Zoning](#), in October 2017

Downtown

- Finalizing articles of the new Zoning Code
- Conducted office hours in January and February 2020
- Released [Draft Zoning](#) in October 2019
- Released [Draft Plan and Land Use Map](#) in July 2019

Harbor

- Preparing Draft Environmental Impact Report (EIR)
- Completed Scoping process in September 2019
- Released [Draft Land Use Concepts](#) in May 2019

Hollywood

- Preparing for release of draft Community Plan Implementation Overlay (CPIO) in Fall 2020
- Reviewing comments on the [partially recirculated Draft Environmental Impact Report \(EIR\)](#)
- Released [Draft Plan](#) released in November 2018

Southeast Valley

- Released [Draft Land Use Concepts](#) in Summer 2019

Southwest Valley

- Preparing Land Use Map for public release
- Preparing Environmental Impact Report
- Released online [Draft Land Use Concepts](#) in 2018

Westside

- Concepts Workshops planned for Summer 2020
- EIR Scoping Meetings planned for Fall 2020

#THROWBACK

El Pueblo De Los Angeles is one of Los Angeles' most iconic landmarks. A historic district in the heart of Los Angeles, El Pueblo is the site where 44 settlers of Native American, African, and European heritage established a farming community in 1781, following a

journey of more than a thousand miles across the desert from present-day Mexico. It is the oldest section of Los Angeles.

The plaza was built in accordance with the Law of the Indies, which outlined specific rules that the Spanish crown imposed on its American colonies—including regulations that governed the design of its cities. In keeping with these laws, El Pueblo was built on a 45-degree angle to light all sides of a house equally, which explains why Downtown Los Angeles has a different street grid than the rest of the City.

Today, El Pueblo De Los Ángeles is surrounded by many famous buildings like the Pico house, the Merced Theatre, and Plaza Firehouse, adding to the plaza's rich history. The cultural importance of the plaza cannot be overstated; that is why, in 1972, it entered the National Register of Historic Places.

In light of the Mayor's Safer-At-Home Initiative, El Pueblo Historical Monument has begun to offer free facilitated virtual tours. For more information, click [here](#).



El Pueblo Historical Monument; 1975; Plaza; <http://clkrep.lacity.org/OldCHIDocs/>

PROJECT SPOTLIGHT

On May 14, the City Planning Commission approved plans to build a nine-story replacement hospital on Lincoln Boulevard. The new 269,000-square-foot replacement hospital will house up to 160 beds, and eventually replace the existing 60-year-old Cedars-Sinai Marina Del Rey Hospital.

The existing 96,480-square-foot hospital building will be demolished once the new facility is constructed, making room for additional surface parking area for patients. The project will result in a 20 percent increase in patient beds (from 133 to 160). A number of additional improvements are also being considered.

The project site will result in the planting of approximately 200 trees throughout the property, within and around the surface parking areas to provide screening and shade. The existing above-ground power lines along the Lincoln Boulevard frontage will be relocated underground, offering additional community benefits.



QUESTION OF THE MONTH



UPCOMING CALENDAR

June 2	Housing Element Webinar with Live Q&A (In Spanish)
June 3	Housing Element Webinar with Live Q&A (In English)
June 3	West Area Planning Commission (APC) Meeting
June 4	City Planning Commission (CPC) "Special Meeting"
June 9	Central Area Planning Commission (APC) Meeting
June 11	City Planning Commission (CPC)
June 17	West Area Planning Commission (APC) Meeting

June 23

Central Area Planning Commission (APC) Meeting

June 24

East Area Planning Commission (APC) Meeting

June 25

City Planning Commission (CPC)

Consistent with Mayor Garcetti's directive on COVID-19, City Planning is conducting meetings remotely. See the [Events Calendar](#) for a full list of upcoming events.

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