



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



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TO: All Planning Staff

FROM: CONNIE CHUNG, AICP, GENERAL PLAN DEVELOPMENT AND HOUSING SECTION 

SUBJECT: **BOARD ADOPTION OF DENSITY BONUS ORDINANCE**

On October 15, 2019, the Board of Supervisors adopted the update to the Density Bonus Ordinance, which implements Section 65915 of the California Government Code and adds local policies to encourage the production of affordable and senior citizen housing. The ordinance repeals and replaces Chapter 22.120 (Density Bonus) and Chapter 22.166 (Housing Permits). The ordinance also amends other sections of Title 21 and Title 22 for consistency. The new ordinance becomes effective on **November 14, 2019**.

The ordinance reflects recent changes to the State Density Bonus Law, and goes beyond State law to further encourage and streamline the production of affordable housing. The ordinance also restructures affordable and senior citizen housing provisions for ease of use; deletes obsolete provisions; and revises fees.

Please be advised of the following:

New Definitions

Terms defined for the purposes of implementing the Density Bonus and Housing Permit chapters have been updated and placed in Section 22.14.010 under "Affordable housing and senior citizen housing."

New Income Category

The ordinance creates an extremely low income category with set-asides and corresponding density bonuses.

New Parking Requirements

The ordinance incorporates reduced parking ratios for projects near transit and requires no parking for extremely low income units.

Density Bonuses

A project may receive a density bonus of up to 120% if it provides a specified percentage of affordability. Projects that set aside 100% of units as affordable may use an incentive to request an additional density bonus.

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Streamlined Review

Density bonus projects in certain commercial zones will be reviewed administratively if they meet the criteria for California Environmental Quality Act exemptions.

New Provisions for Incentives and Waivers of Development Standards

The ordinance replaces the menu of incentives with State-defined findings for incentives and waivers of development standards.

New Fees

Planning and zoning fee exemptions and discounts are based on the percentage of affordable units. The ordinance includes updated fees for application review and monitoring by the Los Angeles County Development Authority.

Other Requirements

The ordinance incorporates major changes to State law, including requirements for replacement of units occupied by lower or very low income households in the five years prior to application submittal, and a 55-year duration of affordability for rental units.

Pending its addition into Municode, the full ordinance is available at <http://planning.lacounty.gov/density>. Staff will update application materials to reflect the new provisions in the ordinance. Thank you.

CC:as

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