Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

March 18, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

GENERAL PLAN AND HOUSING ELEMENT PROGRESS REPORTS
CALENDAR YEAR 2013
(ALL SUPERVISORIAL DISTRICTS) (3 VOTES)

SUBJECT

The General Plan Annual Progress Report and Housing Element Progress Report for the 2013 calendar year describe the implementation status of the County's General Plan and Housing Element.

IT IS RECOMMENDED THAT THE BOARD:

1. Consider the General Plan and Housing Element Progress Reports for 2013 at a public meeting;

2. Instruct the Department of Regional Planning (Department) to submit the reports to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the General Plan and Housing Element Progress Reports is to meet the requirements of Government Code Section 65400, which mandates local jurisdictions to submit an annual report on the status of the General Plan and progress in its implementation. The report is required to be submitted to the Governor's OPR and the HCD by April 1. The requirement to report on the County's progress in meeting its share of regional housing needs, and to remove governmental constraints to the maintenance, improvement, and development of housing, is addressed in a companion document, the Housing Element Annual Progress Report. The annual progress reports inform legislative bodies and the State of the jurisdiction's effectiveness in implementing its General Plan and Housing Element.

Implementation of Strategic Plan Goals

This action supports the County's Strategic Plan Goal No. 1, Operational Effectiveness, by tracking the continued implementation and update of the Countywide General Plan and Housing Element and ensuring that long-range land use and housing goals established by the County are being met.

FISCAL IMPACT/FINANCING

The recommendation does not have a fiscal or financing impact on the County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

General Plan Progress Report

The Los Angeles County General Plan, which was adopted in 1980, is designed to guide the long-term physical development and conservation of the County's land and environment in the unincorporated areas, through a framework of goals, policies, and implementation programs. The General Plan also provides a foundation for more detailed plans and implementation programs, such as area or community plans, zoning ordinances, and specific plans.

Government Code Section 65400 mandates local jurisdictions to submit an annual report on the status of the General Plan and progress in its implementation. The General Plan Progress Report provides a list of adopted and pending amendments to the Zoning Code and the General Plan in 2013; and an overview of the General Plan Update.

Housing Element Progress Report

The Housing Element is a component of the General Plan. The purpose of the Housing Element is to analyze existing and plan for future needs for the unincorporated areas of the County. The Housing Element is intended to address the housing needs of all income levels and accommodate a diversity of housing types and special needs. On August 5, 2008, the Board of Supervisors adopted the Fourth Revision to the Housing Element, which covers the period 2008 through 2014. On November 6, 2008, the Housing Element was certified by HCD. It should be noted that 2013 is the last year that will be reported for the Fourth Revision of the Housing Element; beginning next year, the Department will report on the Fifth Revision, which was recently adopted by the Board on February 4, 2014.

Government Code Section 65400(a)(2)(B) mandates that all local jurisdictions prepare an annual report on the implementation progress of the Housing Element of their General Plan. The report provides information on the County's progress toward meeting its share of the regional housing need and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65584 and 65583(c)(3). The information must be reported using the guidelines set forth in the Housing Element Law and as provided by HCD. Prior to submission to the State, the report must be considered at a public meeting before the Board of Supervisors, where members of the public can submit oral and/or written comments on the report.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended action does not have an impact on current services or projects.

Should you have any questions, please contact Connie Chung in the General Plan Development and Housing Section at (213) 974-6417 or cchung@planning.lacounty.gov.

Sincerely,

Richard J. Bruckner
Director

Attachment

c: Executive Office, Board of Supervisors
County Counsel
Chief Executive Officer (Attn: Rita Robinson)
Community Development Commission

K_AP_BL_031814_GP_HOUSING UPDATE

GENERAL PLAN ANNUAL PROGRESS REPORT

CY 2013

The purpose of this report is to meet the requirements of Government Code Section 65400, which mandates local jurisdictions to submit an annual report on the implementation status of the General Plan. The report must be submitted to the Governor's Office of Planning and Research (OPR) and the Housing and Community Development (HCD) by April 1. The requirement to report on the County's progress in meeting its share of regional housing needs, and to remove governmental constraints to the maintenance, improvement, and development of housing, is addressed in a companion document, the Housing Element Annual Progress Report.

The Los Angeles County General Plan, which was adopted in 1980, is designed to guide the long-term physical development and conservation of the County's land and environment in the unincorporated areas, through a framework of goals, policies, and implementation programs. The General Plan also provides a foundation for more detailed plans and implementation programs, such as area or community plans, zoning ordinances, and specific plans. The County of Los Angeles is undergoing a General Plan Update, with anticipated completion in 2014.

The following report provides the implementation status of the General Plan for the 2013 calendar year. **Part I: General Plan Implementation** consists of a list of completed and pending amendments to the zoning code and other related programs in 2013; and a status report on the implementation of the Bicycle Master Plan, which is a sub-element of the General Plan Transportation Element. **Part II: General Plan Amendments** lists adopted and pending amendments to the General Plan in 2013. **Part III: General Plan Update** provides an overview of the major changes proposed to the General Plan, a report of the activities in 2013, and a schedule to complete the General Plan Update.

I. GENERAL PLAN IMPLEMENTATION

ORDINANCES AND PROGRAMS

Completed

Mills Act Program	Amended Title 22 to provide an economic incentive program to allow owners of qualified landmark properties to receive a potential property tax reduction for the restoration and protection of landmark properties, according to the Secretary of Interior Standards for Rehabilitation.

Pending

Ambulance Services Ordinance	Amends Title 22 to define ambulance services and provide zones in which the use is permitted or conditionally permitted. The Ordinance includes amending Zones C-2 and C-3 to permit Satellite Emergency Ambulance Service Offices by-right, subject to development standards. The development standards are intended to ensure compatibility with adjacent properties.
Brackett Field Airport Land Use Compatibility Plan	On behalf of the Los Angeles County Airport Land Use Commission (ALUC), the Department of Regional Planning is developing an Airport Land Use Compatibility Plan (ALUCP) for the Brackett Field Airport. The Brackett Field ALUCP will set forth land use compatibility policies applicable to future development in the vicinity of the Airport. The policies will be designed to ensure that future land uses in the surrounding area will be compatible with potential long-range aircraft activities at the Airport, and that the public's exposure to safety hazards and noise impacts are minimized. Once adopted, these policies will provide the basis by which the ALUC can carry out its land use development review responsibilities in accordance with State law.
General Plan Update Zoning Consistency	Amends Title 22 to implement the General Plan Update, including the addition of new residential, commercial, and mixed use zones, as well as major revisions to the existing mixed use and manufacturing zones. This project is concurrent with the General Plan Update.
Green Building Ordinance Amendment	Amends the Green Building Ordinances and Technical Manual, which were adopted in 2008. The purpose of the amendment is to achieve clarity and consistency with the adopted statewide CALGreen code and the County's green building standards code (Title 31). See Housing Element Progress Report for more information.
Healthy Design Phase II Design Guidelines and Title 21 and 22 Amendments	As part of Healthy Design Phase II, (a continuation of the County's efforts to build healthier neighborhoods that promote physical activity through walking, biking and exercise) amends Title 21 and potentially Title 22 to authorize the use of design guidelines on applicable development projects. The design guidelines will implement best practices of sustainable neighborhood design, primarily for new private development projects.

Hillside Management Area Ordinance Amendment	Amends Title 22 to encourage development that preserves the physical integrity and scenic value of hillside management areas by locating development away from slopes of 25% or greater to the extent feasible, and through utilizing sensitive hillside design techniques. This project is concurrent with the General Plan Update.
Historic Preservation Ordinance	Amends Title 22 to protect and preserve the County's historic and cultural resources through the designation of local historic landmarks. Other provisions may include the preparation of historic contexts and surveys, zoning relief, public outreach, and technical assistance.
Housing for Senior Citizens Code Amendment (Second Units)	Amends Title 22, including deleting outdated code provisions and adopting clarifying language to match the State's second unit provisions, which find that existing senior citizen residences with expired as well as effective conditional use permits are compliant with all relevant laws and regulations.
Renewable Energy Ordinance	Amends Title 22 to provide baseline standards that support and facilitate the responsible development of small-scale systems and utility-scale facilities in a manner that minimizes potential safety and environmental impacts.
Significant Ecological Areas (SEA) Ordinance	Amends Title 22 to create a stand-alone SEA Ordinance with a tiered, impacts-based permitting process for development in SEAs, with updates resulting in more consistency in review. The Ordinance will include clearly outlined exemptions, thresholds and standards for new development, as well as a new by-right process for single family homes and tiered SEA conditional use permit process. This project is concurrent with the General Plan Update, including revisions to the SEA map, a new Coastal Resource Area map, and updated SEA descriptions.
Small Lot Subdivision Ordinance	Amends Titles 21 and 22 to allow small lot subdivisions in certain zones. A small lot subdivision is defined as a land division that creates fee simple, single-family residential lots with an area of less than 5,000 square feet. These small lots are generally less than 50 feet wide, with modifications to other development standards, including but not limited to setback, street frontage, and access requirements. See Housing Element Progress Report for more information.
Technical Update to Title 22	Amends Title 22 to reorganize, clarify and simplify code language, consolidate identical or similar standards or procedures, delete obsolete or redundant code provisions, and streamline administrative and case processing procedures. The result will be a County Zoning Ordinance that is organized, efficient, and easy to use.
Zoning Ordinance Update Program	Amends Title 22 with policy changes, such as deleting obsolete uses and adding emerging uses, changing permitting allowances on a number of uses, modifying or adding development standards, conferring new duties and procedures and modifying existing ones. This project will be implemented on chapter by chapter basis, focusing on specific subject matter: recycling, parking, land use categories, etc.

BICYCLE MASTER PLAN IMPLEMENTATION

Background

The Bicycle Master Plan is included as a sub-element of the Transportation Element of the General Plan. On March 13, 2012, the County Board of Supervisors adopted the 2012 Bicycle Master Plan, replacing the 1975 County Bikeway Plan. The purpose of the Bicycle Master Plan is to: 1) guide the development of infrastructure, policies and programs that improve the bicycling environment in the County; 2) depict the general location of planned bikeway routes throughout the County; and 3) provide for a system of bikeways that is consistent with the General Plan. The Bicycle Master Plan proposes a vision for a diverse regional bicycle system of interconnected bicycle corridors, support facilities, policies, and programs to make bicycling more practical and desirable to a broader range of people. The Bicycle Master Plan will guide the development and maintenance of a comprehensive bicycle network and set of programs throughout the unincorporated areas to 2032.

The Bicycle Master Plan proposes over 800 miles of new bikeways in the County. It additionally includes non-infrastructure programs that are important to developing a bicycle friendly County. The Bicycle Master Plan's success relies upon the cooperative efforts of multiple County Departments, the Board of Supervisors, the bicycling public, incorporated cities, and advocates who recognize the benefits of cycling in their community. An implementation progress report in the General Plan Annual Progress Report to the Board of Supervisors is required by the Bicycle Master Plan.

Bikeway Network Implementation

Implementation of the proposed bikeway network is the responsibility of the Department of Public Works (DPW), Programs Development Division, Bikeways Unit. The Bikeways Unit is responsible for planning and developing bikeway projects and overseeing the ongoing operations of the County bikeways. Approximately 104 miles of Class I bike paths, along the beach and numerous rivers/flood control channels, such as the Los Angeles River and San Gabriel River, are the maintenance responsibility of the Bikeways Unit. There are approximately 53 miles of existing on-road Class II and Class III bikeways throughout the unincorporated areas, which are also the responsibility of the Bikeways Unit.

DPW policy is to implement proposed bikeways when reconstructing or widening existing streets or when completing road rehabilitation and preservation projects. The following bikeways were implemented or began construction in 2013 (as part of Road Construction projects):

Umbrella Project Name/ Project ID	Class	FACILITY	LIMITS/ COMMENTS	Status	Miles
Sinaloa Avenue Et A RDC0015550	III	Calveras St/ Mendocino Glenview Terrace/Glen Canyon Rd/Roosevelt	Lake Ave/Allen Ave Allen Ave/Washington	Completed	4.2
		Pepper Ave Holliston Ave	Glen Canyon Rd/Washington Blvd Mendocino St/Lexington Blvd		
Sigman St, Et Al. RDC0015534	II	Fairway Dr	Walnut Dr/Colima Rd	Advertised	0.4
Workman Mill Rd RDC0014154	II	Workman Mill Rd	Oakman Dr/Third Ave	Construction	1.1
La Brea Ave, Et Al. RDC0014451	III	Slauson Ave	Fairfax St/La Brea Ave	Construction	0.2
Maplegrove St, Et Al. RDC0015602	III	Maplegrove St	Hacienda Blvd/Lark Ellen Ave	Advertised	1.6
Olympiad Dr, Et Al. RDC0015611	III	Valley Ridge Ave	Stocker St/Angeles Vista Blvd	Construction	0.5
Lennox Community Road RDC0015748	III	104th Street S Freeman Ave	Hawthorne Blvd/Prairie Ave 104th St/111th St	Advertised	1.0
Gorman Post Rd, Et Al. RDC0015326	II	The Old Road	Stevenson Ranch Pkwy/ Sagecrest Circle South	Completed	1.8
Vermont Ave Median Landscaping Phase 2 RDC0015354	II	Vermont Ave	Del Amo/223rd St	Construction	1.5
	II	Vermont Ave	228th St/Lomita Blvd		1.5
	III	Vermont Ave	223rd St/228th St		0.4
Castlegate Ave, Et Al. RDC0015603	II	Victoria St	Santa Fe Av/Susana Rd	Completed	0.5
Holliston Ave, Et Al. RDC0015526I.	III	Holliston Ave	Mendocino St/Altadena Dr	Construction Completed	0.3

Hawthorne Blvd and Atlantic Ave RDC0015723	III	Atlantic Blvd	San Luis St/ Alondra Bl	Completed	0.5
	II	Hawthorne Blvd	104th St/111th St		0.6

Since approval of the Bicycle Master Plan, the County has applied for and received several competitive grants, which provide funding for the implementation of the proposed bikeway network. The County was awarded a Mobile Source Air Pollution Reduction Review Committee (MSRC) grant totaling $150,000 in AB 2766 Subvention Funds for the reconstruction of a San Gabriel River bike trail segment under the I-10 Freeway. The County also received two 2013 Metropolitan Transportation Authority Call for Projects grants for $4.5 million in federal funds: one to construct multiple bikeways, including a bike trail in the Vincent community; another to install bikeways in the Westmont community. The County was awarded five Highway Safety Improvement Program (HSIP) grants totaling $5.9 million in federal funds to install bike lanes along 79th-Nadeau St, Washington Blvd, North Altadena Drive and various locations throughout the unincorporated communities of Charter Oak, Willowbrook and West Rancho Dominguez. Furthermore, the County was recently awarded a Los Angeles County Regional Park and Open Space District grant for $135,000 to implement the Dockweiler Beach RV Bicycle Path Bypass Project.

Program Implementation

Implementation Actions/Policies	Comment
A 1.1.1: Propose and prioritize bikeways that connect to transit stations, commercial centers, schools, libraries, cultural centers, parks and other important activity centers within each unincorporated area and promote bicycling to these destinations. Policy 1.1: Construct the bikeways proposed in 2012 County of Los Angeles Bicycle Master Plan over the next 20 years.	Ongoing. DPW is actively implementing.
IA 1.6.2: Establish bicycle parking design standards and requirements for all bicycle parking on County property and for private development. Policy 1.6: Develop a bicycle parking policy.	Per the Board Motion that adopted the Bicycle Master Plan, the County's Internal Services Department received preliminary approval for $425,000 in Mobile Source Air Pollution Reduction Review Committee grant funding to install 600 bike racks in the highest priority County buildings. Section 12.52.1225 for Bicycle Parking and Related Facilities was added to the County Code in 2012. The County enforces the bike parking requirements of Section 5.106.4 of the 2010 Green Building Code for new buildings.

IA 2.2.1: Identify opportunities to remove travel lanes from roads where there is excess capacity in order to provide bicycle facilities. Policy 2.2: Encourage alternative street standards that improve safety such as lane reconfiguration and traffic calming.	Ongoing. DPW is actively implementing with every upcoming road construction project.
IA 2.2.2: Implement the bicycle boulevards proposed by this Plan. Policy 2.2: Encourage alternative street standards that improve safety such as lane reconfigurations and traffic calming.	Ongoing. DPW has secured funding and is designing bicycle boulevards, two in unincorporated East Los Angeles and two in unincorporated West Athens-Westmont.
IA 2.5.1: Implement improvements that encourage safe bicycle travel to and from school with the assistance of multiple awarded state and federal Safe Routes To School (SRTS/SR2S) grants. Policy 2.5: Improve and enhance the County's Suggested Routes to School program.	DPW is implementing.
Policy 2.7: Support the use of the Model Design Manual for Living Streets and Design as a reference for DPW.	Ongoing. This is being used as reference material in consultant design service requests, to develop the Draft Mobility Element as part of the General Plan Update, and for County staff.
Policy 3.1: Provide bicycle education for all road users, children and adults.	Ongoing. The County's current bicycle education efforts are focused on implementing a federal Safe Routes to School (SRTS) grant to provide bicycle and pedestrian safety education, encouragement training workshops, and rodeos to students at 30 elementary schools. The safety education will be provided in a classroom for students, supplemented by weekend family events, to encourage parent participation.
Policy 4.1: Support organized rides or cycling events, including those that may include periodic street closures in the unincorporated areas.	Ongoing. DPW provides support or grants the ability for various organized rides (including annual events such as the Tour de Sewer and LA River Ride) and cycling events (triathlons) to occur on County bike facilities, including the various river bikeways and the Marvin Braude beach bike path.
IA 4.2.1: Promote Bike to Work Day/Bike to Work Month among County employees. Policy 4.2: Encourage non-automobile commuting.	Ongoing.

Policy 5.2: Create an online presence to improve visibility of bicycling issues in unincorporated Los Angeles County. Policy 5.2: Create an online presence to improve visibility of bicycling issues in unincorporated Los Angeles County	DPW has established the Los Angeles County Bikeways web site. http://dpw.lacounty.gov/pdd/bike/index.cfm This provides information about planned projects, bikeway closure updates, information on bicycle safety, and an interactive bikeway map.
IA 6.1.1 Support innovative funding mechanisms to implement this Bicycle Master Plan. IA 6.1.3: Identify and apply for grant funding that support the development of bicycle facilities and programs by submitting multiple grant applications during the recent cycles of the State Bicycle Transportation Account, the Highway Safety Improvement Program, State and Federal Safe Routes to School, as well as Metro's own Call For Projects. Policy 6.1: Identify and secure funding to implement this Bicycle Master Plan.	Ongoing. DPW will continue to leverage funding for bikeways and bicycle support facilities through its road construction and bikeway programs. The County is committed to a balanced approach in assigning our available Road, Prop C Local Return, Measure R Local Return, and TDA Article 3 Bikeway funds to address the County's streets and roads, bikeways, and pedestrian improvement and maintenance priorities commensurate with needs and funding eligibility. DPW will also consider other innovative funding mechanisms, such as public/privatepartnerships, to implement the Bicycle Master Plan.

II. GENERAL PLAN AMENDMENTS

ADOPTED

Project	Date	Description	Type	Batched
Universal Studios Specific Plan, General Plan Amendment Case No. R2007-00001-(3)	April 30, 2013	Amend the Countywide General Plan Land Use Policy designation for the 296 acres currently located within the unincorporated area from Major Industrial (I) and Major Commercial (C) to Specific Plan (SP), and to designate the approximately 30 acres located within, and proposed to be detached from, the City of Los Angeles ("City") as Specific Plan (SP); (2) delete from the Plan of Highways a proposed east/west Major Highway extension of Forest Lawn Drive and an extension of a Secondary Highway, Forman Avenue, to the north; and (3) change the Urban Form Policy Map designation for the subject property from Multipurpose Center Level 3 (lesser scale development) to Multipurpose Center Level 2 (greater scale development). This amendment relates to a multi-use development containing studio, studio office, office, entertainment, entertainment retail, amphitheater, and hotel uses on property generally located at 100 Universal City Plaza in the unincorporated area identified as Universal City on the County's Zoned District Map.	Land Use Element Transportation (Circulation) Element Other (Specific Plan)	No

PENDING

Antelope Valley Area Plan Update	Proposed update of the Antelope Valley Area Plan. This project recognizes the individual needs and identity of each unique town in the unincorporated Antelope Valley, as well as the collective needs and identity of the Antelope Valley as a whole. Its success depends upon the commitment of residents, property owners, business owners, and other stakeholders in the Valley to develop a common vision that will guide growth in the unincorporated areas of the Antelope Valley in coming years.
Community Climate Action Plan	Proposed amendment to the General Plan to include the Community Climate Action Plan (CCAP), which seeks to reduce greenhouse gas (GHG) emissions generated by community activities within the unincorporated areas by 2020. The CCAP, along with other concurrent climate change and sustainability initiatives, represents the County's commitment to implementing the Global Warming Solutions Act (AB 32), which was passed by the California legislature in 2006. The CCAP identifies emissions related to community activities, establishes a GHG reduction target consistent with AB 32, and provides a roadmap for successfully implementing GHG reduction measures selected by the

	County. A public review draft of the CCAP was made available in January 2014, and the CCAP is anticipated to be considered for approval by the Regional Planning Commission in Summer 2014.
East Los Angeles 3rd Street Specific Plan	Proposed specific plan for unincorporated East Los Angeles, located north and south of the Metro Gold Line Eastside Extension along 3rd Street. The 3rd Street Specific Plan defines a vision and a set development principles to guide future development within the plan area over the next 20 years. The Specific Plan includes a form based code and recommendations for improving the public realm, which are intended to implement principles of transit-oriented development.
Florence-Firestone Community Plan	Proposed community plan for the unincorporated community of Florence-Firestone, which is an outgrowth of a visioning process conducted in 2009, and which refines the broad framework established in the vision plan through a series of community workshops and activities.
Marina Del Rey Local Coastal Program Update	Proposed update to the Marina Del Rey Local Coastal Program (LCP) to incorporate modifications suggested by the California Coastal Commission, and to guide growth in the Marina over the next 20 years. The amendments will be considered by the Regional Planning Commission in Spring 2014 and by the Board of Supervisors in Fall 2014.
Santa Monica Mountains Local Coastal Program	Proposed Santa Monica Mountains Local Coastal Program (LCP), which consists of both the Land Use Plan (LUP) and the Local Implementation Program (LIP). The LUP will replace the Malibu Land Use Plan, which was certified by the Coastal Commission in 1986 and is currently the planning tool used for the Santa Monica Mountains Coastal Zone. The LUP includes some of the policies of the 1986 Land Use Plan, new policies, and many policies from the Santa Monica Mountains North Area Plan. The Board of Supervisors signified its intent to approve the proposed LCP on October 30, 2007 and asked for staff to make changes to the LCP before bringing it back for final approval. The revised LCP was considered by the Board on February 11, 2014, and will be considered by the Coastal Commission for certification.
Santa Monica Mountains North Area Plan Update	Proposed amendments to the Santa Monica Mountains North Area Plan in conjunction with proposed amendments to the Santa Monica Mountains North Area Community Standards District, which the Board of Supervisors directed the Department of Regional Planning to initiate in 2009 to fully implement the Santa Monica Mountains North Area Plan. The amendments will be considered by the Regional Planning Commission in Fall 2014.
Willowbrook Transit Oriented District Specific Plan	Proposed amendments to add the Willowbrook TOD Specific Plan. The TOD Specific Plan will contain zoning and land use policies, development standards and design guidelines for the half-mile unincorporated radius around the Rosa Parks/Imperial Metro station. The effort also includes the preparation of an existing conditions study, parking study, mobility strategy, economic development strategy, capital improvement plan, and environmental review document. The TOD Specific Plan will implement the recommendations and vision of the MLK Campus Master Plan and other planning efforts in Willowbrook.

III. GENERAL PLAN UPDATE PROGRAM

In 1997, the Los Angeles County Board of Supervisors initiated the General Plan Update. Over the years, the Department of Regional Planning ("DRP") has conducted hundreds of community meetings and presentations to garner stakeholder input, which have shaped the goals and policies in the General Plan Update. In addition to community outreach efforts, the DRP has worked closely with public agencies and major stakeholders to review and revise multiple drafts of the General Plan Update.

The General Plan Update represents a comprehensive effort to update the County's 1980 General Plan, and guide development through the year 2035. The General Plan Update consists of the following elements:

- Land Use Element
- Mobility Element
- Air Quality Element
- Housing Element (adopted in February 2014)
- Conservation and Natural Resources Element
- Parks and Recreation Element
- Noise Element
- Safety Element
- Public Services and Facilities Element
- Economic Development Element

The theme of the General Plan Update is sustainability. Sustainability requires that planning practices meet the County's needs without compromising the ability of future generations to realize their economic, social, and environmental goals. The General Plan Update has been designed to utilize, promote and implement policies that promote healthy, livable, and sustainable communities.

The General Plan also identifies five guiding principles—employ smart growth; ensure community services and infrastructure are sufficient to accommodate growth; provide the foundation for a strong and diverse economy; excellence in environmental resource management; and provide healthy, livable and equitable communities—to further the overall goal of sustainability. These principles are supported by community-identified goals and stakeholder input.

Major Activities

In 2013, the DRP continued to work with stakeholders to solicit input on the Draft General Plan. Based on comments from these meetings and input from other County departments, DRP staff made refinements to the maps, figures, and content of the Draft General Plan. Staff also continued to support the development of the Draft EIR, and General Plan-related projects, such

as the Antelope Valley Area Plan Update, Florence-Firestone Community Plan, Hillside Management Area Ordinance, SEA Program Update, and Zoning Consistency.

Schedule

The General Plan Update has been scheduled for public hearing on February 26, 2014. Given the comprehensive scope of the General Plan Update, the DRP has proposed a series meetings with the Regional Planning Commission, which is anticipated to conclude in August 2014. The Board of Supervisors is anticipated to consider the General Plan Update for adoption in October 2014.

For more information on the General Plan Update and a schedule public hearing dates, please visit the DRP's web site at: http://planning.lacounty.gov/generalplan.

HOUSING ELEMENT ANNUAL PROGRESS REPORT

CY 2013

The purpose of this report is to demonstrate Los Angeles County's compliance with the requirements of Government Code Section 65400(a)(2)(B), which mandates local jurisdictions to prepare an annual report on the implementation progress of the Housing Element of their General Plan. The report must provide information on the County's progress toward meeting its share of the regional housing need and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65584 and 65583(c)(3). The information must be reported to the CA Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) using the guidelines set forth in the Housing Element Law and as provided by HCD. Prior to submission to the State, the report must be considered at a public meeting before the Board of Supervisors, where members of the public can submit oral and/or written comments on the report.

I. BACKGROUND

On August 5, 2008, the Board of Supervisors unanimously adopted the Fourth Revision to the Housing Element, which covers the period 2008–2014. One change made by the Board is the addition of language in the Housing Element to strengthen the County's commitment to SB 2, a bill that requires adequate planning for emergency shelters and clarifies the definition of supportive and transitional housing. In addition, the Board instructed the staff to initiate and expedite the implementation of two programs, and report back within a year: Program 10 Inclusionary Housing Feasibility Study, and Program 12 Small Lot Subdivisions Feasibility Study and Ordinance. On November 6, 2008, the Housing Element was certified by HCD.

On February 4, 2014, the Board of Supervisors adopted the Fifth Revision of the Housing Element. The Housing Element is currently being reviewed by HCD for certification.

II. REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The Southern California Association of Governments (SCAG) is responsible for determining the Regional Housing Needs Allocation (RHNA) for each local jurisdiction within its six-county region.[1] For the Fourth Revision of the Housing Element, the County unincorporated area has been allocated a RHNA of 57,176 units, which is broken down by income level as follows:

- Extremely Low/Very Low Income (up to 50 percent of AMI): 14,425 units (25.2 percent)[2]

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[1] Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles County, Orange County, Riverside County, San Bernardino County, Ventura County, and Imperial County.

[2] The County has a RHNA allocation of 14,425 very low income units. Pursuant to AB 2634, the County must project the housing needs of extremely low income households based on Census income distribution, or assume 50 percent of the very low income units as extremely low income units. In the absence of income data for the extremely low income households, 50 percent of the very low income units are assumed to be extremely low income. Therefore, the County's RHNA of 14,425 very low income units may be divided into 7,212 extremely low income units and 7,213 very low income units. However, for the purposes of identifying adequate sites for the RHNA, the State law does not mandate the separate accounting of units for extremely low income households.

- Lower Income (51 to 80 percent of AMI): 9,073 units (15.9 percent)
- Moderate Income (81 to 120 percent of AMI): 9,816 units (17.2 percent)
- Above Moderate Income (more than 120 percent of AMI): 23,862 units (41.7 percent)

The County is required through the Housing Element to ensure the availability of residential sites at adequate densities and appropriate development standards in the unincorporated areas to accommodate the RHNA over the planning period. During the implementation period, the County is required to report on the progress toward reaching the RHNA goals, through residential building permit activities.

Residential Building Permit Activity in CY 2013

Table A1, is a summary of building permit activity and construction for affordable housing developments (subsidized and/or deed-restricted, or "market affordable"[3]) between January 1, 2013 and December 31, 2013. **Table A2**, is a summary of building permit activity for above moderate income units issued by the County during the 2013 reporting period.

Table A1
Annual Building Activity Report
Very Low, Lower, and Moderate Income Units and Mixed Income Multifamily Projects 2013

APN	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Housing without Financial Assistance or Deed Restrictions
			Very Low-Income	Lower Income	Moderate Income	Above Moderate Income				
		R	0				0			
Total of **Above Moderate** from Table A2 ► ► ►						461				
Total by income units Table A ► ► ► ► ►			0	0	0	461				

Sources:
County of Los Angeles Department of Public Works, Building and Safety Division, Unincorporated County Area, Residential Building Permit Data, January 1, 2013-December 31, 2013.

Table A2
Annual Building Activity Report Summary for Above Moderate Income Units 2013

	Single Family Dwellings	Two-Family Dwellings	Multi-Family Units	Mobile Homes	Total
No. of Units Permitted for Above Moderate	167	44	246	4	461

Source: County of Los Angeles Department of Public Works, Building and Safety Division, Unincorporated County Area, Residential Building Permit Data, January 1, 2013-December 31, 2013.

[3] Non deed-restricted units, but meets the State's definition of affordable. The report must include analyses on rents and housing prices, and other information to demonstrate affordability and in order to credit these units as "affordable."

Regional Housing Needs Allocation Progress

Table B identifies the housing units, by income level, completed from January 1, 2006 through December 31, 2013. Also, the table shows the progress towards reaching the unincorporated County's share of regional housing needs. As shown on the Table, the number of additional dwelling units needed during the 2008-2014 planning period is 46,258, or roughly 87 percent of the RHNA.

In 2013, there were a total of 183 RHNA units transferred to the City of Santa Clarita due to an annexation (46 Very Low, 29 Lower, 32 Moderate, and 76 Above Moderate). Table B reflects these adjustments. For more information, please refer to **Appendix A**.

Table B
Regional Housing Needs Allocation Progress

		2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Extremely Low/ Very Low	13,647*	0	99	0	0	0	86	60	0		245	13,402
Lower	8,578*	12	25	15	0	0	4	0	0		56	8,522
Moderate	9,280*	206	138	0	0	0	0	0	0		344	8,936
Above Moderate	21,509*	1,794	1,339	941	310	532	163	571	461		6111	15,398
Total RHNA	53,014*	2,012	1,601	956	310	532	253	631	461		6756	46,258
Total Units ► ► ►												
Remaining Need for RHNA Period ► ► ► ► ►												

Sources: SCAG, Regional Housing Needs Assessment, 2007; Los Angeles County Department of Public Works, Building & Safety Division for the number of dwelling units assumed to be constructed during the period January 1, 2006-December 31, 2013; Los Angeles County Community Development Commission affordable housing development completions, January 1, 2006-December 31, 2013. Income categories based on a household of four members and the area median income, which is annually revised according to the U.S. Dept. of Housing and Urban Development and HCD.

Note: The RHNA for the Fourth Revision of the Housing Element in the SCAG region used January 1, 2006 as the baseline for projecting housing needs. Housing units that have been constructed, issued building permits, or approved since January 1, 2006 have been credited toward the RHNA for the 2008-2014 planning period.

*RHNA allocations reflect adjustments made per a RHNA transfer to the City of Diamond Bar, effective October 27, 2010; to the City of Calabasas, effective December 9, 2011; and to the City of Santa Clarita (Copperstone; effective June 14, 2012)(Canyon/Jakes Way/Fair Oaks Ranch; September 11, 2012)(North Copperhill; effective November 29, 2012)(Norland/Robinson Road; effective August 14, 2013).

III. HOUSING ELEMENT PROGRAM IMPLEMENTATION

The Housing Element contains programs with specific time frames for implementation. **Appendix B: Table C1** shows the implementation progress of programs between January 1, 2013 and December 31, 2013.

Adequate Sites Inventory

The adequate sites inventory in the Housing Element identifies qualified sites that allow an array of housing types and densities, and in the case of mixed use areas, sites that permit other, non-residential uses. In order to maintain the adequate sites inventory to meet the County's RHNA over the planning period, as specified in Program 1: Adequate Sites for Regional Housing Needs Allocation, the Annual Housing Element Progress Report notes when a site does not meet or exceeds the projected potential. In addition, the Report identifies alternative sites—sites with approved projects, or zone changes and plan amendments, which were not identified in the Housing Element. **Table C2** and **Table C3** show the status of the County's adequate sites inventory at the end of 2013, with sites (previously identified and new) that accommodate units at densities for very low and lower income households, and moderate income households.[4]

Table C2
Status of Adequate Sites Inventory
Potential for Very Low/Lower Income Units

KEY: Listed on Adequate Sites Inventory
Listed as a pending case in the Housing Element

APN	Year	Adequate Sites Inventory Unit Potential	Approved Units (5/1/08-12/31/13)		NOTES
		Very Low/Lower	Income Restricted (Very Low/Lower)	Market Rate	
6060009900	2008	0	61	0	R2007-02305: 61 very low income units for seniors. Note: Adequate Sites Inventory identifies site as having potential for 10 moderate income units (see Table C3)
6181032040 6181032041 6181032042 6181032043 6181032044 6181032045 6181032046	2008	0	54	0	R2007-01819: 54 very low income units for persons with developmental disabilities and senior citizens (+30 in the City of Compton for a total of 84 units)
7344023001 7344023138 7344023139	2008	0	22	224	TR067784: 246 attached condo units (22 of which are income-restricted for lower income households)
3204005025	2009	0	75	0	R2005-03443: 75 very low income senior citizen housing development with density bonus

[4] The affordability of non deed-restricted units must be demonstrated through the analysis of rents and housing prices, which would be analyzed when the project is actually built.

APN	Year	Adequate Sites Inventory Unit Potential	Approved Units (5/1/08-12/31/13)		NOTES
		Very Low/Lower	Income Restricted (Very Low/Lower)	Market Rate	
5250003904 5250003905 5250003906 5250003908	2009	0	60	0	R2009-00659: 60 unit mixed use complex with 12 joint live and work units, a community center and 48 apartments for very low and lower income households.
8404004048	2009	14	0	20	R2008-01682: 20 apartment units
6090008023 6090008024 6090008025	2010	6	0	14	TR068503: One multifamily lot with 14 attached condo units in two buildings on 0.89 gross acres.
7344002028	2010	159	0	74	R2009-00807: CUP for 74 unit mobile home park. Categorically exempt from CEQA.
6079005014 6079005015 6079005016	2011	51	72	0	R2011-00374: 72 unit affordable housing project with density bonus.
6009008021	2011	0	30	0	R2006-00769: 30 unit apartment building.
4211003038 4211003040 4211003041 4211003042 4211003068	2011	0	0	196	General Plan Amendment Case No. 2009-00013-(2): A change the subject property's existing land use designation in the General Plan from Category 1 to Category 4, which relates to the development of a multi-family residential complex consisting of 196 rental units with appurtenant structures, within the unincorporated community of West Fox Hills.
6340021015 6340021016	2012	41	0	41	R2007-03182: To reclassify a motel into an apartment building.
6134001011 6134001012	2012	0	54	0	R2010-01629: 54-unit apartment complex affordable to very low income households located in the C-2 zone, to authorize an affordable housing density bonus (Sec. 22.52.1880) with 62 surface parking spaces, West Rancho Dominguez CSD. Note: Adequate Sites Inventory identifies site as having potential for 22 moderate income units (see Table C3).

APN	Year	Adequate Sites Inventory Unit Potential	Approved Units (5/1/08-12/31/13)		NOTES
		Very Low/Lower	Income Restricted (Very Low/Lower)	Market Rate	
6134001011 6134001012 (NEW: 6134001045)	2013	22	54	1	R2010-01629: CUP for 55-unit apartment complex located in the C-2 zone, to authorize an affordable housing density bonus (Sec. 22.52.1880) in West Rancho Dominguez CSD.
5845016007 5845016008 5845014020 5845014023 5845014024	2013	0	2	13	R2012-02079: a mixed use building with ground floor retail commercial area and 15 apartment units above. Two residential units shall be set aside for a period of 30 years for lower income households. To authorize an affordable housing density bonus.
5239021037 5239021038 5239021040	2013	9	25	0	R2012-02368: 25 unit, 100% affordable apartment complex in C-3 zone. 127% density bonus and parking reduction.
6150006034	2013	0	2	0	R2012-02805: Discretionary housing permit to convert two former units that are presently used as storage into two additional very low-income affordable units.
TOTAL		302	511	582	

Source: County of Los Angeles Department of Regional Planning, Housing Approvals Report, January 1, 2013-December 31, 2013.

Note: This comparison only includes units approved between May 1, 2008 to December 31, 2013. Units approved on or prior to April 30, 2008 have been credited toward the RHNA in the Housing Element (see Table 2.11 of the Housing Element).

Table C3
Status of Adequate Sites Inventory
Potential for Moderate Income Units

KEY
- Listed on Adequate Sites Inventory
- Listed in as a pending case in the Housing Element

APN	Date	Adequate Sites Inventory Unit Potential	Approved Units (5/1/08-12/31/13)		NOTES
		Moderate	Income Restricted (Moderate)	Market Rate	
6060009900	2008	10	0	0	Site was approved for 61 very low income units (see Table C2)
6342018006	2008	0	0	3	R2006-1950: Triplex
6342035007	2008	0	0	3	R2008-00636: Triplex
6010020004	2008	0	0	4	R2007-01670: Four unit apartment
2826022027	2009	93	0	93	TR 53653: 1 MF lot for 93 market-rate units for seniors (+ 93 SF)
5009004011	2009	8	0	0	Convert SFR to retail
5227018019	2009	2	0	0	SFR
5229013010	2009	2	0	2	R2008-02087: Duplex
5284010022	2009	0	0	4	PM063158:Create MF lot for four attached condos
5751005033	2009	9	0	0	New retail
5845022001-14 58450220016	2009	278	0	278	R2007-02030: 278 independent living and assisted living units for seniors, including a 44 unit senior citizen housing development with a 14% density bonus.
6021005035	2009	4	0	4	R2005-01470: Four unit apartment
6059028003	2009	2	0	2	R2006-03768: Duplex
6079002048 6079002049 6079002065 6079002077	2009	69	0	69	To amend the West Athens-Westmont Neighborhood Plan Land Use Policy Map from RD 2.3 (Single-Family Residence, 8 units or fewer per acre) to RD 3.1 (Two-Family Residence, 17 units or fewer per acre) to create one multi-family lot with 69 detached condominium units and one private park lot on 7.0 gross acres, for property located at 1535 West 120th Street, West Athens-Westmont Zoned District.

APN	Date	Adequate Sites Inventory Unit Potential	Approved Units (5/1/08-12/31/13)		NOTES
		Moderate	Income Restricted (Moderate)	Market Rate	
6086031016 6086031017	2009	14	0	0	Charter school
6086031036	2009	11	0	0	School
6181022002 6181022003	2009	12	0	10	TR54299: Create MF lot with 10 detached units
6342023016	2009	0	0	2	R2008-02354:Add two units to single family house in R-3 zone
7344024003	2009	0	0	21	TR060027: Create MF lot for 21 attached condos
8761012015	2009	6	0	0	New retail
3231011002	2010	0	0	31	TR066202: To create one multifamily lot with 31 detached condo units on 7.61 acres
5231004015	2010	2	0	2	R2008-00129: New duplex
5239008016	2010	4	0	3	RPP 201000325 (R2010-00438): New triplex
5379014010	2010	0	0	3	PM070129: To create one multifamily lot with three detached condo units on 0.40 gross acres.
6149005040	2010	1	0	0	R2009-00375: New office building
7344024009	2010	20	0	19	TR063243: To create one multifamily lot with 19 attached condo units in four buildings on 0.92 gross acres. With approved plan amendment to increase from category 1 (low density residential-one to six dwelling units per gross ac) land use category of the Countywide General Plan to Category 3 (Medium Density Residential 12 to 22 dwelling units per gross ac).
8178031020	2010	2	0	0	Single family residence
5388032021	2011	0	0	30	TR071234: 30 detached condominium units.
6180021006	2011	4	0	0	R2010-01110: New commercial building

APN	Date	Adequate Sites Inventory Unit Potential	Approved Units (5/1/08-12/31/13)		NOTES
		Moderate	Income Restricted (Moderate)	Market Rate	
6180021005	2011	3	0	0	R2010-01110: New commercial building
5378020023	2011	4	0	0	PM069123: Create four single family lots.
6009014002	2012	4	0	0	R2012-01408: New SFR
6134001011 6134001012	2012	22	0	0	Site was approved for 54 very low income units (see Table C2)
8511028017	2012	0	0	318	General Plan Amendment No. 200700002-(5)/TR068400: Amend the subject property's existing land use designation in the General Plan from Category 1 (Low-Density Residential) to Category 3 (Medium-Density Residential), which relates to a residential development involving the closure of a 228-unit mobilehome park and the construction of 318 residential condominium units and other site amenities and facilities. 75 of the 318 units are market-rate senior citizen housing units.
4140002001 4140002002 4140002003 4140002004 4140002005 4140002006 4140002007 4140002030 4140002031 4140002032 4140002033 4140002034 4140002035 4140002038 4140002039	2012	0	0	376	General Plan Amendment No. 200900002-(2)/TR070853: To create a two-lot mixed use development with 376 multi-family residential units (264 condominium units and 112 apartment units), and 29,500 square feet of commercial/retail space on 5.9 gross acres.
5231005016	2013	1	0	2	R2008-00129: New duplex
5231006026	2013	2	0	2	R2008-00457: New duplex
4071018027	2013	37	0	0	R2012-02535: New retail commercial building

APN	Date	Adequate Sites Inventory Unit Potential	Approved Units (5/1/08-12/31/13)		NOTES
		Moderate	Income Restricted (Moderate)	Market Rate	
5807013017	2013	14	0	12	R2010-00492: 12-unit apartment complex
2007017016	2013	1	0	1	R2013-00717: New SFR
2007017017	2013	2	0	1	R2013-00719: New SFR
5807004018	2013	0	0	4	R2012-01353: New four-unit apartment complex
5827008034	2013	40	0	0	R2012-02291: New commercial building
5807006049 5807006050 5807006051	2013	0	0	16	R2012-02340: 16-unit apartment complex
6341011006	2013	2	0	2	R2012-02293: New duplex
6342012029	2013	0	0	2	R2012-02999: Addition of two units to an existing SFR to create a three-unit apartment complex.
6202035020	2013	2	0	2	R2013-00001: New duplex.
2007017015	2013	1	0	1	R2013-00721: New SFR.
5226014001	2013	2	0	6	R2013-01515: New mixed use development with six apartment units
6149009023	2013	1	0	1	R2013-01045: New SFR
6149009007	2013	2	0	1	R2013-01047: New SFR
6149009008	2013	1	0	1	R2013-01048: New SFR
5807016017	2013	6	0	1	R2013-01834: New SFR

APN	Date	Adequate Sites Inventory Unit Potential	Approved Units (5/1/08-12/31/13)		NOTES
		Moderate	Income Restricted (Moderate)	Market Rate	
5230010002	2013	2	0	1	R2013-02349: New duplex
TOTAL		702	0	1333	

Source: County of Los Angeles Department of Regional Planning, Housing Approvals Report, January 1, 2013-December 31, 2013.

Note: This comparison only includes units approved since May 1, 2008 because units approved on April 30, 2008 or prior have been credited toward the RHNA in the Housing Element (see Table 2.11 in the 2008 Housing Element).

VI. OTHER MAJOR HOUSING INITIATIVES

Affordable Housing Approved under the Density Bonus Ordinance

On August 8, 2006, the Board of Supervisors adopted Ordinance 2006-0063, amending the Los Angeles County Zoning Code with eligibility, regulations and procedures for the granting of density bonuses and incentives for affordable and senior citizen housing—as required for consistency with Section 65915 of the California Government Code, the State Density Bonus Law. The County's density bonus provisions go beyond the State-mandated requirements by providing options for additional density bonuses and incentives for affordable housing and senior citizen housing (through a discretionary procedure). In addition, the Ordinance uses a menu of incentives to encourage projects that provide 100% affordable, are located near mass transit and/or provide infill development, while granting all incentives consistently with the State-mandated requirements.

As of the end of 2013, the Department has approved a total of 869 affordable units and 1,106 units (including market-rate senior citizen units) from the density bonus program since SB 1818, which made significant changes to the State Density Bonus Law, took effect on January 1, 2005.

Second Units

On March 3, 2004, the Los Angeles County Board of Supervisors adopted Ordinance 2004-0012, amending the Los Angeles County Zoning Code with regulations and procedures for the review of second residential units—as required for consistency with the State law.

In 2013, the Department approved 22 second units, for a total of 501 second units since the ordinance took effect in 2004.

Mixed Use Ordinance

On July 1, 2008, the Board of Supervisors adopted amendments to the Los Angeles County Zoning Code to modify certain commercial zones to allow vertical mixed use developments through an administrative procedure. In 2013, there were 21 new units created under the Ordinance.

Farm Worker Housing Ordinance

On September 14, 2010, the Board of Supervisors adopted the Farmworker Housing Ordinance, which is a program that brings the County's provisions for farmworker housing into compliance with the Employee Housing Act. There was no activity in 2013.

Reasonable Accommodations Ordinance

On November 29, 2011, the Board of Supervisors adopted the Reasonable Accommodations Ordinance, which establishes procedures for individuals with disabilities to request reasonable accommodations (with respect to planning and land use regulations) in order to obtain equal opportunity to housing. In 2013, the Department granted one reasonable accommodation request.

Small Lot Subdivisions Ordinance

On August 5, 2008, the Board of Supervisors adopted the 2008-2014 Housing Element and instructed the Department of Regional Planning (DRP) to initiate a feasibility study for establishing a program for small lot subdivisions and to report back to the Board in a year. In October of 2009, the staff submitted a feasibility study to the Board of Supervisors. In December 2012, the Regional Planning Commission initiated the preparation of the Ordinance. The Ordinance is anticipated to be completed in 2016.

Appendices

Appendix A: Documentation regarding a RHNA transfer to the City of Santa Clarita
Appendix B: Table C1 Implementation Progress of Housing Programs

Appendix A: Documentation regarding RHNA transfers to the City of Santa Clarita

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

September 12, 2013

TO: Hasan Ikhrata, Executive Director
Southern California Association of Governments

FROM: Richard J. Bruckner
Director

REGIONAL HOUSING NEEDS ALLOCATION (RHNA) TRANSFER TO THE CITY OF SANTACLARITA FOR ANNEXATION #2011-23 (NORLAND-ROBINSON ROAD)

The Local Agency Formation Commission for the County of Los Angeles (LAFCO) has certified and recorded annexation # 2011-23 (Norland-Robinson Road). As part of this annexation, the City of Santa Clarita has agreed to accept a RHNA transfer of 183 units from the County of Los Angeles for the current housing element planning period (2008-2014) [see attachments]. The table below provides the income breakdown of this transfer.

RHNA Transfer by Income Level	
Very Low Income	46 units
Lower Income	29 units
Moderate Income	32 units
Above Moderate Income	76 units
Total	**183 units**

Should you have any questions, please contact Connie Chung at (213) 974-6417 or via e-mail at cchung@planning.lacounty.gov.

RJB:JS:CC:lm

Attachments:
1. Letter from the Los Angeles County Chief Executive Office to the City of Santa Clarita
2. RHNA Transfer Confirmation Letter from the City of Santa Clarita

c: Dorothea Park, Los Angeles County Chief Executive Office
Marge Santos, Los Angeles County Chief Executive Office
Jason Tajima, Los Angeles County Chief Executive Office
Kenneth Striplin, City Manager, City of Santa Clarita
Jeff Hogan, Planning Manager, City of Santa Clarita
Fred Follstad, City of Santa Clarita
James Chow, City of Santa Clarita
Patrick Leclair, City of Santa Clarita
Ma'Ayn Johnson, Southern California Association of Government

K_AP_091213_RHNA_SANTA_CLARITA_H_IKHRATA

County of Los Angeles
CHIEF EXECUTIVE OFFICE
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
http://ceo.lacounty.gov

WILLIAM T FUJIOKA
Chief Executive Officer

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

January 30, 2012

Kenneth R. Pulskamp, City Manager
City of Santa Clarita
23920 Valencia Blvd., Suite 300
Santa Clarita, CA 91355

Dear Mr. Pulskamp:

PROPOSED AGREEMENT FOR TRANSFER OF REGIONAL HOUSING NEEDS ASSESSMENT ALLOCATION FROM THE COUNTY OF LOS ANGELES TO THE CITY OF SANTA CLARITA FOR THE SANTA CLARITA ANNEXATION NOS. 2011-20 (VISTA CANYON), 2011-22 (NORTH COPPERHILL), AND 2011-23 (NORLAND/ROBINSON ROAD)

The Los Angeles County Board of Supervisors Policy 3.095 – City Annexations and Spheres of Influence, states that "The County will seek to negotiate agreements with any city proposing to annex unincorporated territory to appropriately transfer Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA) allocations from the unincorporated area to an annexing city".

Based on meetings between the Department of Regional Planning and the City, the following RHNA transfer calculations have been made:

RHNA Category	Annexation #2011-20 (Vista Canyon) RHNA Transfer Units	Annexation #2011-22 (North Copperhill) RHNA Transfer Units	Annexation #2011-23 (Norland/Robinson Rd.) RHNA Transfer Units
Very Low Income	332	31	46
Lower Income	210	20	29
Moderate Income	227	21	32
Above Moderate Income	1,078	52	76
Total	**1,847**	**124**	**183**

As part of the annexation process, please provide us with written confirmation of the City's acceptance of the SCAG RHNA allocations, as mentioned above. If you have any questions, your staff may contact Jason Tajima at (213) 974-1145, or jtajima@ceo.lacounty.gov.

Sincerely,

RITA L. ROBINSON
Deputy Chief Executive Officer
Community Services Cluster and Capital Programs

RLR:DSP
JT:os

c: Supervisor Michael D. Antonovich, Fifth Supervisorial District
John Krattli, Acting County Counsel
Richard J. Bruckner, Director of Regional Planning
Paul A. Novak, Executive Officer, Local Agency Formation Commission for the County of Los Angeles

City of
SANTA CLARITA

23920 Valencia Boulevard • Suite 300 • Santa Clarita, California 91355-2196
Phone: (661) 259-2489 • FAX: (661) 259-8125
www.santa-clarita.com

February 9, 2012

County of Los Angeles Chief Executive Office
Rita L. Robinson, Deputy Chief Executive Officer
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713
Los Angeles, CA 90012

Dear Ms. Robinson:

Subject: Proposed Agreement for Transfer of Regional Housing Needs Assessment (RHNA) Allocation to the City of Santa Clarita for Annexation Nos. 2011-20 (Vista Canyon), 2011-22 (North Copperhill), and 2011-23 (Norland Road/Robinson)

This letter is in response to your January 30, 2012, letter regarding the transfer of RHNA numbers as a part of the above referenced annexations. Our City Planning Division staff has met with Los Angeles County Regional Planning Division staff to review the RHNA numbers being proposed for the transfer to the City. Based on those meetings, the City agrees with, and accepts the RHNA numbers as identified in the January 30, 2012, letter.

Should you have any questions, please contact me or Jeff Hogan, Interim Planning Manager, at (661) 255-4995.

Sincerely,

Kenneth R. Pulskamp
City Manager

KRP:PL:lep
S:\CD\Annex\RHNA Acceptance 2-12.doc

cc: Ken Striplin, Assistant City Manager
Darren Hernandez, Deputy City Manager
Robert Newman, Director of Public Works
Jeff Hogan, Interim Planning Manager

Appendix B: Table C1 Implementation Progress of Housing Programs

Los Angeles County 2008-2014 Housing Programs
Implementation Status

Program #	Program Name	Timeframe and Objectives	Progress/Status (Quantify if possible)
1	Adequate Sites for Regional Housing Needs Allocation	• Facilitate the development of a variety of housing types by providing a supply of land that is adequate to accommodate the RHNA of 57,176 units. • Maintain an inventory of sites and make it available to interested developers. • Pursue completion and adoption of the General Plan Update and its associated Zoning Ordinance amendments by 2010.	• The DRP continued to maintain the adequate sites inventory. See Tables C2 and C3 in the Housing Element Annual Progress Report for a comparison between the potential number of units estimated in the adequate sites inventory and the number of units approved during the reporting period. • The DRP has been working with the County CEO to coordinate the transfer of RHNA in annexations and incorporations. During the reporting period, a total of 183 units have been transferred to the City of Santa Clarita. Correspondences regarding the City of Santa Clarita RHNA transfer are included as Appendix C. • The DRP is preparing the General Plan Update, and during the reporting period, have focused its resources into completing the Update. The General Plan Update is being coordinated with multiple planning initiatives, including but not limited to the County's Climate Action Plan and the Zoning Ordinance Update Program. The General Plan Update, and its concurrent initiatives, are anticipated to be completed in 2014.

Los Angeles County 2008-2014 Housing Programs
Implementation Status

Program #	Program Name	Timeframe and Objectives	Progress/Status (Quantify if possible)
2	Removal of Governmental Constraints	• Amend the Zoning Ordinance through the Zoning Ordinance Update Program (ZOUP) and other programs by 2010. • Prepare reasonable accommodation policy and procedure by 2009.	The DRP has identified two comprehensive efforts to amend the zoning code: Technical Update to Title 22: Amends Title 22 to reorganize, clarify and simplify code language, consolidate identical or similar standards or procedures, delete obsolete or redundant code provisions, and streamline administrative and case processing procedures. The result will be a County Zoning Ordinance that is organized, efficient, and easy to use. Zoning Ordinance Update Program: Amends Title 22 with policy changes, such as deleting obsolete uses and adding emerging uses, changing permitting allowances on a number of uses, modifying or adding development standards, conferring new duties and procedures and modifying existing ones. This project will be implemented on chapter by chapter basis, focusing on specific subject matter: recycling, parking, land use categories, etc. On November 29, 2011, the Board of Supervisors adopted the Reasonable Accommodations Ordinance, which establishes procedures for individuals with disabilities to request reasonable accommodations (with respect to planning and land use regulations) in order to obtain equal opportunity to housing. In 2012, the Department finalized application materials and review procedures, and granted three reasonable accommodations requests.
3	Affordable Housing Density Bonus Program	By 2009, promote the County Density Bonus Program to developers, particularly in conjunction with the Mixed Use Ordinance and Transit Oriented Districts, through the dissemination of brochures, presentations and web postings on the DRP web site, and by offering technical assistance to the public.	Staff continues to offer technical assistance and consultation to the public.
4	Infill Sites Utilization Program*	Promote awareness of the County's Infill Sites Utilization Program to small property owners/developers, as funds become available, in conjunction with the efforts for the Affordable Housing Density Bonus Program (Program 3).	The Infill Sites Utilization Program was amended in early 2009 to incorporate the use of Federal Neighborhood Stabilization Program (NSP) Funds for the acquisition and rehabilitation of foreclosed one to four unit properties. In total, the program provided for the acquisition and rehabilitation of 19 homes reserved as affordable rentals for families earning less than 50% AMI. Seven of those 19 houses were completed in 2013.
5	Graduated Density Zoning	• Conduct study to determine the feasibility of a graduated zoning approach in 2010. • In the event that the program is determined to not be feasible, establish an alternative program to incentivize lot consolidation to promote appropriate and targeted higher density housing.	No activity

Program #	Program Name	Timeframe and Objectives	Progress/Status (Quantify if possible)
6	Transit Oriented Districts	• Adopt the Metro Gold Line Eastside Extension TOD Specific Plan by 2009. • Using the Gold Line TOD as a model, retool and enhance existing TODs, including providing additional incentives for housing development by 2011. • Promote the use of incentives available for all TODs.	The County is moving forward with continuing efforts to complete the Specific Plan for the unincorporated portion of the East Los Angeles, located north and south of the Metro Gold Line Eastside Extension along 3rd Street. The Third Street Specific Plan defines a vision and a set development principles to guide future development within the plan area over the next 20 years. The Specific Plan includes a form based code and recommendations for improving the public realm, which are intended to implement principles of transit-oriented development. The County also started the preparation of the Willowbrook TOD Specific Plan. The TOD Specific Plan will contain zoning and land use policies, development standards and design guidelines for the half-mile unincorporated radius around the Rosa Parks/Imperial Metro station. The effort also includes the preparation of an existing conditions study, parking study, mobility strategy, economic development strategy, capital improvement plan, and environmental review document. With the General Plan Update and the Housing Element Update, the County is also continuing to develop the General Plan TOD Program, which identifies unincorporated areas within a ½ of a Metro transit station. Upon adoption of the General Plan Update, the County will prepare specific plans for each TOD. The specific plans will focus on land use and zoning, infrastructure, open space, access and streamlined environmental review.
7	Land Banking/Write Downs*	• Develop an inventory of potential properties in 2009 and update quarterly. • Establish a land banking strategy in 2009 and identify appropriate funding sources (certain funding sources have strict limitations on land banking activities, e.g., CDBG and HOME). • Review the list of surplus properties owned by other County departments on a quarterly basis to identify potential sites for affordable housing.	Due to the implementation of a new policy, no CDC administered funds can be used to land bank or develop sites within 500 feet of a freeway. As a result, those sites previously acquired that meet this criteria will be sold on the open market. Funding constraints will not allow the purchase of additional sites for land banking at this time. In the wake of redevelopment dissolution, the CDC has filed a 'Long Range Property Management Plan' with the State with recommendations for the future use and disposition of CDC properties that were acquired with redevelopment tax increment funds.
8	Second Unit Ordinance	• Promote second unit development through the County web site and brochures at public counters. • Retool the existing Second Unit Ordinance to emphasize good design through a streamlined procedure and flexibility in standards by 2013. • Study the feasibility of hosting a design competition for second units and implementing a procedure for pre-approved plans, using the winning entries.	No activity

Los Angeles County 2008-2014 Housing Programs
Implementation Status

Program #	Program Name	Timeframe and Objectives	Progress/Status (Quantify if possible)
9	Community Land Trust*	• Evaluate the feasibility of establishing a land trust in 2009. • In the event that the program is not feasible, develop an alternative program to promote long-term affordable homeownership.	Negotiations with the developer of for-sale units to be a part of a land trust were placed on hold due to market conditions, and remained so through 2013. Conditions will be evaluated on an ongoing basis. Literature reviews and other research on community land trusts was conducted and this program was eliminated in the Housing Element Update.
10	Inclusionary Housing Program	• Evaluate the feasibility of establishing an inclusionary housing policy in 2010. • In the event that the program is not feasible, develop other strategies for creating a local source of funding for affordable housing.	No new activity.
11	Commercial Linkage Fee for Housing	• Evaluate the feasibility of establishing a commercial linkage fee for housing in 2010. • In the event that the program is not feasible, develop other strategies for creating a local source of funding for affordable housing.	No activity
12	Small Lot Subdivisions	• Explore the feasibility of establishing a program for small lot subdivisions in 2011, and if feasible, pursue Zoning Ordinance amendments in 2012. • In the event that the program is not feasible, develop another strategy to promote affordable homeownership through smaller-sized houses.	The Small Lot Subdivision Program has been added to the County's Fifth Revision of the Housing Element, and is scheduled to be completed by 2016.

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Program #	Program Name	Timeframe and Objectives	Progress/Status (Quantify if possible)
13	Countywide Affordable Rental Housing Development*	Assist in the development of 450 low income rental housing units in the unincorporated areas through gap financing, a revolving loan fund, and technical assistance during the next planning period.	Round 18 - On January 24, 2013, ten projects were recommended for funding for approximately $14.4 Million in County General and HOME funds. Nine of the ten projects have already been approved and one is pending completion of entitlements. A total of 378 affordable units will be funded. First 5 update - One of the five projects approved on November 29, 2012 by First 5 LA, is nearing rehabilitation completion while the four other projects are in the predevelopment stage. Round 19 - On October 9, 2013, approximately $18.5 Million of County General, HOME and County Homeless funds were made available, along with 50 Project-based Veterans Affairs Supportive Housing vouchers. Seven applications comprised of 331 proposed units are currently under review. Based on funding availability, the highest ranking projects will receive allocations in February 2014. There were no new units completed in the County unincorporated areas in 2013.
14	Priority of Water and Sewer for Affordable Housing	Upon adoption and certification of the Housing Element, provide copies of the Housing Element, including information on sites used to meet the County's low income RHNA, to all water and sewer districts that may be required to provide service to developments within the unincorporated areas.	In March 2009, the the Department of Regional Planning has distributed copies of the Housing Element to all water and sewer districts that provide services to the unincorporated areas.
15	Redevelopment Affordable Housing Requirements*	Provide financing, technical assistance, as well as a revolving loan fund, to acquire sites and assist in the development of 143 affordable housing units in the Redevelopment project areas by 2009: 1. East Rancho Dominguez – 69 units 2. Willowbrook – 60 units 3. West Altadena – 14 units	The 70 unit Casa Dominguez project in East Rancho Dominguez was completed in 2010. Seven of the units are reserved for Emancipated Foster Youth between the ages of 18-24. The project also includes a family service center, which consists of a health clinic and a childcare center. The development was one of the first multifamily rental developments to be certified LEED Platinum in California. Due to the dissolution of redevelopment agencies, there is no longer a legal requirement (or funding source available) to produce 'replacement' or 'inclusionary' affordable housing in former redevelopment projects, including Willowbrook and West Altadena. At this time, the Commission intends to move forward with other affordable housing development projects in these areas, but without regard to former redevelopment project area designation.
16	Homebuyer Assistance*	Assist 1,200 low and moderate income first-time homebuyers in the unincorporated areas, along with 43 affordable units through AHOP, during the planning period. 1. HOP – 300 households 2. MCC – 420 households 3. SCHFA – 480 households 4. AHOP – 43 affordable units	HOP - 76 households MCC - 117 households SCHFA - 27 households AHOP - 0 affordable units sold

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Program #	Program Name	Timeframe and Objectives	Progress/Status (Quantify if possible)
17	Section 8 Rental Housing Assistance*	Provide rental assistance to 4,000 extremely low and very low income households, and homeless individuals and families in the unincorporated areas during the planning period. • Housing Choice Voucher – 3,800 households • Homeless Housing Program – 70 homeless individuals or families • Housing Assistance for Homeless with AIDS – 30 homeless persons with HIV/AIDS	As a part of its ongoing Housing Choice Voucher Program, the Housing Authority monitors an allocation of over 23,000 Vouchers including 398 Project based vouchers and 595 Homeless Set Aside vouchers, plus 1030 Veterans Affairs Supportive Housing (VASH) vouchers.
18	Family Self Sufficiency Program*	• Assist 100 Section 8 recipients and public housing residents in the unincorporated areas to achieve self-sufficiency and homeownership during the planning period. • Annually apply to foundations, corporations, and public and private organizations for funds to provide additionally needed supportive services during the planning period.	Ongoing efforts are made to assist Section 8 participants and public housing residents to achieve self sufficiency. Home ownership information is provided to applicants who express interest in becoming a home owner.
19	Housing Relocation for CalWORKS Recepients	Continue to provide assistance to CalWORKs participants during the planning period.	Unavailable
20	Shelter Plus Care - Supportive Housing Programs*	Annually apply for funding to develop and expand the Continuum of Care strategy for the homeless, using Shelter Plus Care – Supportive Housing Program during the planning period.	In Fiscal Year (FY) 2012 HACOLA received over $12 million dollars in renewal funding to support existing Shelter Plus Care projects and has applied for $12.5 million in renewal funds in FY 2013 to support existing Shelter Plus Care projects.

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Program #	Program Name	Timeframe and Objectives	Progress/Status (Quantify if possible)
21	Green Building Program	The Green Building Program is currently in development; anticipated adoption by the Board of Supervisors by end of 2008, standards to be required by 2009, and certification for certain residential projects may be required by 2010. Low impact development and drought-tolerant landscaping will be applicable immediately after adoption.	On November 18, 2008, the Los Angeles County Board of Supervisors adopted the County's Green Building Program. The program, which is comprises of three ordinances, addresses energy efficiency, water conservation, the use of recycled materials, the importance of rainwater infiltration and the need for better indoor air quality. The Green Building Ordinance seeks to reduce the need for energy within buildings, ensure that construction waste is diverted from landfills and provide the infrastructure for future environmentally friendly technologies. The Drought-tolerant Landscaping Ordinances provides guidelines of how to plant more water efficient landscapes, which both look nice and cost less to maintain. Finally, the Low Impact Development Ordinance guides the creation of developments that allow infiltration and treatment of rainwater that would otherwise flow into gutters. The County is currently working on amendments to the Green Building Ordinances and Technical Manual. The purpose of the amendment is to achieve clarity and consistency with the adopted statewide CALGreen code and the County's Green Building standards code (Title 31).
22	Energy Efficiency-Based Utility Allowance Schedule*	• Conduct annual updates on standard utility allowance and develop EEBUA based on standard allowance. • Develop implementation of the program by 2009. • Market to and train area developers as part of the CDC's affordable housing NOFA/RFP process.	A draft EEBUA was prepared by consultants through funding by CEC. However, the California Tax Credit Allocation Committee (TCAC) developed the California Utility Allowance Calculator (CUAC). This project-based tool was introduced in 2009 and is used in place of the EEBUA for tax credit projects. No further work is anticipated.
23	Green Grant Program*	Annually allocate funding to implement program based on CDBG funding availability.	The Green Grant Program is inactive.
24	Ownership Housing Rehabilitation Program*	Assist 1,730 low income households in the unincorporated areas during the planning period. 1. Single-Family Loan – 240 households 2. Single-Family Grant – 1,200 households 3. Residential Sound Insulation – 50 households 4. Handyworker – 240 households	The following number of loans/grants were completed during the reporting period: 30 Single-Family Rehab Loans; 143 Single-Family Grants; and 187 Residential Sound Insulation Grants. Due to impending changes in program boundaries, CDC increased marketing and producution of sound insulation program in order to reach as many eligible homeowners as possible. 2013 Residential Sound Insulation upgrades were completed on 388 households.
25	Public Housing Modernization Program*	Continue to improve and modernize the 1,945 public housing units in the unincorporated areas during the planning period.	Modernization of existing public housing is an ongoing activity of the Housing Authority, and over 1,640 units were undergoing modernization during this period.

Program #	Program Name	Timeframe and Objectives	Progress/Status (Quantify if possible)
26	Preservation of At-Risk Housing*	• Annually update the status of at-risk housing projects during the planning period. • Discuss preservation options with at-risk project owners. As funding permits, explore acquisition of at-risk projects or extension of affordability covenants. • Contact nonprofit housing organizations by the end of 2009 to solicit interest in preserving at-risk housing projects. • Pursue funding from State and Federal programs to assist in preserving at-risk housing. • Allocate Section 8 Housing Choice Vouchers for households displaced due to the expiration of Section 8 project-based rental assistance. • Work with nonprofits and landlords to provide notification of expiring units to tenants; engage tenants in the effort to preserve at-risk units, in addition to identifying affordable housing options.	No developments in the unincorporated areas were determined to be at-risk during this period. No actions were taken.
27	Fair Housing Programs*	• Annually allocate funding to support fair housing and tenant/landlord services during the planning period. • Provide training to County staff on fair housing laws and responsibilities.	Fair housing and tenant services activities were ongoing during this period. Annually, an average of over 2,800 clients were directly assisted under the program, with about 7% of those assisted having discrimination inquiries, and with about 37% of the inquiries resulting in fair housing cases being opened. The program continues to distribute relevant literature, sponsor public service announcements, and host community event informational forums, summits, workshops and booths. The CDC is currently in the process of updating its fair housing policies and procedures and will provide training to staff accordingly.
28	Homeowner Fraud Prevention	Continue to provide fraud prevention counseling services to low and moderate income homeowners during the planning period.	The Department of Consumer Affairs continues to provide ongoing fraud prevention counseling services to low and moderate income homeowners.
29	Coordination and Implementation	• Convene a committee of staff representatives from DRP, CDC, DPW, FD, and Environmental Health to raise awareness of the unique, complicated, and time-sensitive nature of affordable housing development by 2009. • Create and implement a streamlined entitlements procedure for all stages of the development process to expedite the development of affordable housing by 2010.	No formal committee has been established, and as of the date of this report, all County departments facilitate the development of affordable housing on a case by case basis.
30	Annual Progress Report	Prepare an annual report for submittal to HCD by April 1 during the planning period.	This report implements Program 30.

Program #	Program Name	Timeframe and Objectives	Progress/Status (Quantify if possible)
31	Monitoring of Housing Issues	Ongoing efforts during the planning period include, but are not limited to: 1. Attending housing and legislative review conferences; 2. Attending training workshops; 3. Consulting with housing professionals through the Housing Advisory Committee, Special Needs Housing Alliance, and Land Development Advisory Committee, among others; 4. Working with the State to enhance and refine State mandated housing policies, including but not limited to the Mello Act, Income Limits, the Regional Housing Needs Assessment, Density Bonus Law, and the Housing Element Law; 5. Participating in regional planning efforts coordinated by the Southern California Association of Governments (SCAG); and 6. Interfacing with other County agencies and the public.	During the reporting period, County staff also worked with the CEO to coordinate legislative responses, primarily related to CEQA infill exemptions and amendments to the Housing Element Law.

*As reported by staff from the Los Angeles County Community Development Commission and Housing Authority of the County of Los Angeles.