

**RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. PRJ2020-000307
ADVANCE PLANNING CASE NO. RPPL2020001473
ENVIRONMENTAL ASSESSMENT NO. RPPL2020001474**

WHEREAS, the Regional Planning Commission of the County of Los Angeles ("Commission") conducted a duly noticed public hearing on July 29, 2020 to consider amendments to Title 8 (Consumer Protection, Business and Wage Regulations), Title 21 (Subdivisions), and Title 22 (Planning and Zoning) of the Los Angeles County Code ("County Code") to) to preserve the County's supply of existing affordable housing in the unincorporated areas of Los Angeles County ("County"); and

WHEREAS, the Commission finds as follows:

1. The preservation of affordable housing is a key strategy in the County's affordable housing and homelessness prevention efforts;
2. The County Board of Supervisors ("Board") approved a motion in February 2018 instructing the County Department of Regional Planning ("Department") to prepare an ordinance to preserve existing affordable housing units, both income-restricted as well as unsubsidized "naturally occurring affordable housing," that considers a variety of anti-displacement strategies, such as the regulation of condominium conversions and mobile home park closures, and one-for-one replacement or "no net loss" policies;
3. The stock of affordable housing that is at risk of becoming market-rate is significant;
4. There are State laws to which the County is subject that preserve the supply of affordable housing;
5. Senate Bill (SB) 330 (Skinner), which took effect January 1, 2020, requires housing development projects to replace affordable units and rent-stabilized units withdrawn from the rental market prior to submittal of a development application;
6. Under the proposed Ordinance, certain projects must replace rental dwelling units on the site that are proposed to be or have been demolished, vacated, or converted from rental to for-sale, with income-restricted affordable rental dwelling units. Rental dwelling units must be replaced if they are any of the following:
 - a. Subject to a recorded covenant that restricts rents to levels affordable to moderate, lower, very low, or extremely low income households within the five years prior to application submittal;

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- b. Rent-stabilized pursuant to County or State regulations within the five years prior to application submittal;
 - c. Occupied by lower, very low or extremely low income tenants within the five years prior to application submittal; or
 - d. Withdrawn from rent or lease pursuant to Chapter 12.75 (commencing with Section 7060) of the California Government Code (known as the Ellis Act) within the 10 years prior to application submittal;
- 7. The proposed Ordinance provides flexibility in meeting the replacement requirement, including through off-site construction, and the payment of a replacement fee;
 - 8. The proposed Ordinance requires rental replacement units to remain affordable for 99 years, subject to a recorded covenant. For for-sale affordable replacement units, the initial sale is restricted to eligible buyers and requires an equity-sharing agreement with the County;
 - 9. The proposed Ordinance requires notification of planned condominium conversions to organizations qualified to preserve affordable rental housing;
 - 10. The proposed Ordinance removes barriers to the continued operation of existing mobilehome parks;
 - 11. The proposed Ordinance clarifies that a Conditional Use Permit (CUP) is the mechanism for permitting the mobilehome park use and for modifying development standards, and removes an additional requirement for a Variance to modify standards;
 - 12. The proposed Ordinance clarifies that the tool for modifying density is the Density Bonus and Housing Permit;
 - 13. For existing mobilehome parks that exceed the underlying permitted density, the proposed Ordinance creates a Mobilehome Park Density Bonus, which deems the existing total number of mobilehome spaces as the maximum number of dwelling units permitted on-site, subject to the approval of an Administrative Housing Permit;
 - 14. The proposed Ordinance permits existing legal nonconforming mobilehome parks with a CUP in industrial zones;

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15. The proposed Ordinance waives planning and zoning filing fees for mobilehome parks;
16. The proposed Ordinance allows legal nonconforming mobilehome parks to rebuild like-for-like if they are damaged or destroyed, and removes limits on the value of maintenance work for them;
17. The proposed Ordinance is consistent with and supportive of the goals and policies of the County General Plan ("General Plan"), and in particular, the Housing Element, in that it promotes a diversity of housing types and the conservation of existing affordable housing stock that is at risk of converting to market-rate housing in the unincorporated areas of the County;
18. At the public hearing, staff from the Department recommended additional edits to the draft Ordinance for clarity and consistency and to address additional comments from stakeholders;
19. At the public hearing, the Commission directed staff to amend the draft Ordinance to prioritize affordable replacement units being as close to the principal project as to possible;
20. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in 12 local newspapers countywide, including the Spanish language newspaper *La Opinión*; and
21. An Addendum to the certified Los Angeles County General Plan Update Final Environmental Impact Report ("General Plan Update EIR") was prepared in compliance with CEQA and the County environmental guidelines. The Addendum concludes that the Ordinance as proposed would not result in any increased or additional environmental impacts beyond those that were analyzed in the General Plan Update EIR, and therefore concluded that a supplemental environmental analysis is not required. The Commission finds that the proposed amendments to Title 8 (Consumer Protection, Business and Wage Regulations), Title 21 (Subdivisions) and Title 22 (Planning and Zoning) will not result in an increased or additional environmental impact beyond those that were analyzed in the General Plan Update EIR pursuant to CEQA, the CEQA Guidelines and the County Environmental Document Procedures and Guidelines.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

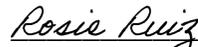
1. That the Board certify completion of, and adopt, the Addendum to the certified General Plan Update EIR and find that the proposed amendments

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to Title 8 (Consumer Protection, Business and Wage Regulations), Title 21 (Subdivisions) and Title 22 (Planning and Zoning), will not result in an increased or additional environmental impact beyond those that were analyzed in the General Plan Update EIR;

2. That the Board hold a public hearing to consider the proposed amendments to Title 8 (Consumer Protection, Business and Wage Regulations), Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to preserve the supply of existing affordable housing in the unincorporated areas of the County; and
3. That the Board adopt an ordinance containing the proposed amendments to Title 8 (Consumer Protection, Business and Wage Regulations), Title 21 (Subdivisions) and Title 22 (Planning and Zoning), and determine that the amendments are compatible with and supportive of the goals and policies of the County General Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on July 29, 2020.



Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By  for _____
Elaine Lemke
Assistant County Counsel

County of Los Angeles