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August 15, 2018

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Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

**Re: Building Industry Association Comment Letter on Los Angeles County Density Bonus Ordinance**

Dear David W. Louie,

The Los Angeles/Ventura Chapter of the Building Industry Association of Southern California, Inc. (BIA), is a non-profit trade association of nearly 1,200 companies employing over 100,000 people affiliated with building and development. On behalf of our membership, we applaud the County of Los Angeles for taking the initiative to amend their codes to reflect these significant changes to State Density Bonus Law, and for recognizing the need to streamline the entitlements process for affordable housing and senior housing by reducing unnecessary regulatory barriers, while providing meaningful incentives.

Over the last several years, BIA has worked with the County to help establish and amend regulations to implement changes from State-mandated Density Bonus Laws, as legislative updates have presented themselves. Based on the most recent ordinance changes, BIA has identified other opportunities to expand these density bonus incentives to work congruently with transit-oriented development opportunities. Cities, like Los Angeles, have developed programs to incentivize affordable housing near mass transit. The County's

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**"The Voice of Building and Development"**



Los Angeles/Ventura Chapter

Density Bonus Ordinance could expand itself to meet similar density bonuses for these types of efforts within the current density bonus structure.

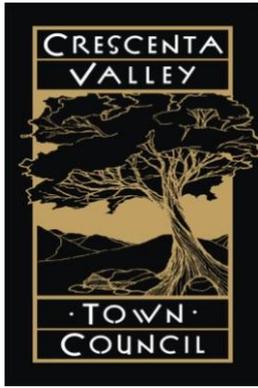
Many transit-oriented community programs have allowed developers the opportunity to increase affordable housing for projects that are within a half-mile of major transit stops. The County could apply the updated Density Bonus Ordinance to those who are building near bus lines, light-rail lines, or major transportation corridors. Additionally, the added benefit to this type of development is a reduction in congestion and traffic. The extension of the density bonus to these types of projects would result in an increase in the County's affordable housing stock helping to alleviate the County's affordable housing crisis.

In summary, BIA believes that these changes will strengthen the Density Bonus Ordinance by providing opportunities to developers to meet other State priorities. We ask that these suggestions be considered in the final Density Bonus Ordinance. We look forward to continuing to work with the County as this draft ordinance is finalized. Should you have any questions please contact, BIA-LAV Director of Government Affairs, Diana Coronado, at (213) 797-5965 or at [dcoronado@bialav.org](mailto:dcoronado@bialav.org).

Sincerely,

Tim Piasky  
Chief Executive Officer  
BIA-Los Angeles/Ventura

CC: Los Angeles County Department of Regional Planning



# Crescenta Valley Town Council

August 14, 2018

Connie Chung  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012  
cchung@planning.lacounty.gov

Via Email

**Subject: CSD-Density Bonus**

Dear Connie,

Thank you for your presentation to the Crescenta Valley Town Council's Land Use Committee regarding the upcoming amendment to the Density Bonus Ordinance.

We understand the necessity for low income housing, and the complex issues that come into play when trying to incentivize such development.

There is one point of concern for our community as well as other unincorporated areas of the Los Angeles County; and that is:

Section 37

Section 22.300.020 Application of Community Standards Districts to Property ...

B. Exceptions

1. **Density Bonuses** Notwithstanding any contrary provisions in this Volume II, any CSD regulations specified in Subsection A, above, may be waived or modified through a Housing Permit (Chapter 22.166) pursuant to Chapter 22.120 (Density Bonus)

Our neighbors of Glendale and La Canada have Design Review Boards that allow them to review proposed projects and have community input as to their development.

For the past three years, the DRP has worked very closely with us in updating and revising our La Crescenta-Montrose CSD. This allows for the improvement of pedestrian quality and the preservation of distinctive characteristics of our unique community; as do the other CSDs in communities within the unincorporated areas of the Los Angeles County.

We respectfully request that the Amendment to the Draft Ordinance take this into consideration, and request that we receive notification of any variation from the requirements of the CSD and the developer be asked to present to our CVTC/LUC so that the community can have some input as to the proposed development.

Harry Leon  
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"A Community that Cares"

In the past we have found that large development is done by developers and architects not familiar with the area and unaware of the nuances of the community. Having an opportunity to meet and discuss the issues that are important to our community results in a project that is coherent with our existing development and prevents some concerns and complaints to arise once the building is under construction and the community does not understand why it is that it does not adhere to the same requirements as other developments.

We appreciate the taking into consideration of these issues as you prepare the amendment to the Bonus Density Ordinance.

Regards

Harry Leon, President, CV Town Council

Mike Claessens, Vice-President, CV Town Council

A handwritten signature in black ink, appearing to read 'Sophal Ear', written in a cursive style.

Sophal Ear  
Corresponding Secretary, CV Town Council

**From:** [Keith Kelley](#)  
**To:** [DRP Housing](#)  
**Subject:** Density Bonus Ordinance  
**Date:** Monday, August 13, 2018 9:43:48 AM

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Staff:

***TDRs and TFARs to Create Affordable Housing:*** Unless mechanisms currently exist to permit either the transfer of development rights (TDR) or transfer of floor area ratios (TFAR), potentially significant additional affordable housing incentives could be provided if the ordinance included provisions that would permit such transfers, subject to appropriate guidelines for staff and/or public review and comment (e.g. a Conditional Use Permit).

Many properties exist that have excess density or floor area rights that, for various reasons, either cannot be used on the existing site (e.g. property configuration, neighborhood incompatibility, historic designations) or the property owners do not have the development expertise, the financial ability, or the desire to locate such additional density on their property. In such circumstances, the adoption of such an amendment would permit a property owner to transfer or sell density or floor area rights to other contiguous or non-contiguous properties as may be deemed appropriate.

Any such transfer applications likely should be permitted only within the same community planning area such that the overall holding capacity of the planning area is not exceeded, and would be subject only to limited and expedited environmental review (e.g. traffic). Other incentives already envisaged in the draft ordinance (e.g. relief from height limitations and parking ratios, mixed-use development in commercial, or perhaps campus-type industrial zones) would facilitate such transfers. An additional incentive (such as that offered for inclusion of a child care facility) could be offered to applicants if the transfers proposed are made to more transit-oriented sites.

The same benefits offered to private applicants also could be afforded to governmental agencies, provided the proceeds from the development or sale of such transfer rights are set-aside in a fund dedicated to providing additional affordable housing.

Keith Kelley  
Real Estate Consultant  
Volunteers of America of Greater Los Angeles  
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