

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

PROJECT SUMMARY

PROJECT DESCRIPTION:	Density Bonus Ordinance Update: Proposed amendments to the Los Angeles County Code (Title 21 and Title 22) to implement the State Density Bonus Law, provide local incentives for affordable and senior housing, amend existing references for editorial consistency, and to establish revised fees.
REQUEST:	Approval and adoption of the Ordinance.
LOCATION:	Countywide (unincorporated areas)
STAFF CONTACT:	Ms. Ayala Scott, Ms. Heather Anderson, and Ms. Tina Fung at (213) 974-6417
RPC HEARING DATE(S):	August 15, 2018
RPC RECOMMENDATION:	Approval and recommendation to the Board to consider adoption of the Ordinance.
MEMBERS VOTING AYE:	Commissioners Louie, Moon, Smith, Shell, and Modugno
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	None
MEMBERS ABSTAINING:	None
KEY ISSUES:	<p>The Draft Ordinance implements recent changes to the State Density Bonus Law, including:</p> <ul style="list-style-type: none">• Revised finding for incentives;• Reduced parking requirements for projects near transit;• Replacement requirement;• 55 years duration for affordable rental units, and equity sharing upon resale for affordable for-sale units. <p>The Draft Ordinance includes local policies designed to further incentivize and streamline the review of</p>

density bonus projects:

- An extremely low income household category;
- Inclusion of density bonuses for a wider range of housing types for moderate income households;
- Clarification on the granting of additional density bonuses;
- Ministerial review of density bonus projects that meet the criteria for CEQA exemptions in certain commercial zones;
- Clarification on the review of density bonuses and mixed use and joint live-work developments; and
- Amendments to the exemption and reduction of planning and zoning fees for affordable housing projects.

MAJOR POINTS FOR:

The Draft Ordinance will facilitate the development of affordable housing in the unincorporated areas of Los Angeles County.

The Draft Ordinance provides density bonuses and incentives to help make the provision of affordable units feasible for developers.

The Draft Ordinance includes incentives for different levels of affordability and tenure, which promote a diversity of housing types and choices.

MAJOR POINTS AGAINST:

The Draft Ordinance includes local provisions that go above and beyond the minimum required by the State Density Bonus law.

The Draft Ordinance allows for the potential modification of development standards and increases in density without a discretionary process.