Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

February 5, 2015

TO: Laura Shell, Chair
Pat Modugno, Vice Chair
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David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Connie Chung, AICP, Section Head
General Plan Development and Housing Section

GENERAL PLAN AND HOUSING ELEMENT PROGRESS REPORTS, CY 2014
DISCUSSION: PROJECT NO. R2014-03524/RADV 201400011 AND PROJECT NO. R2014-03746/ RADV 201400012
FEBRUARY 11, 2015 – AGENDA ITEMS #8 & #9

At your meeting on February 11, 2015, staff will provide you with a presentation on the General Plan and Housing Element Progress Reports for calendar year 2014 (Attachments 1 and 2). This item does not require any action.

The purpose of the General Plan and Housing Element Annual Progress Reports is to meet the requirements of Government Code Section 65400, which mandates local jurisdictions to provide the implementation status of the General Plan and the Housing Element by April 1 of each year. The reports 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.

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.

The General Plan Progress Report provides a list of adopted and pending amendments to the zoning code and the General Plan in 2014; and an overview of the General Plan Update. The General Plan Update was approved by your Commission on December 10, 2014, and is scheduled to be heard by the Board of Supervisors on March 24, 2015.

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 to 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 February 4, 2014, the Board of Supervisors

adopted the Fifth Revision to the Housing Element, which covers the period 2014-2021. On April 30, 2014, the Housing Element was certified by HCD.

If you have any questions, please contact Ayala Ben-Yehuda or Leon Freeman at (213) 974-6417, or at aben-yehuda@planning.lacounty.gov and lfreeman@planning.lacounty.gov.

MC:CC:ABY

Attachments:

General Plan Progress Report, CY 2014

Housing Element Progress Report, CY 2014

GENERAL PLAN ANNUAL PROGRESS REPORT

CY 2014

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 adoption in the spring of 2015.

The following report provides the implementation status of the General Plan for the 2014 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 2014; 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 2014. **Part III: General Plan Update** provides an overview of the major changes proposed to the General Plan, a report of the activities in 2014, and a schedule to complete the General Plan Update.

I. GENERAL PLAN IMPLEMENTATION

ORDINANCES AND PROGRAMS

Completed

Ambulance Services Ordinance	Amended Title 22 to define ambulance services and provide zones in which the use is permitted or conditionally permitted. The Ordinance amended 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.
East Los Angeles Community Standards District Update	Amended the East Los Angeles Community Standards District to revise existing and establish new development standards for future development in residential, commercial and industrial zones. The goals of the Community Standards District update are to enhance the aesthetics of the community; encourage pedestrian oriented development and reinvestment in existing older buildings; and to streamline the process of modifying development standards.
East Los Angeles Third Street Form-Based Code Specific Plan	Specific Plan for unincorporated East Los Angeles, located north and south of the Metro Gold Line Eastside Extension along Third Street. The Third Street Specific Plan is a form-based code and goals and policies for improving the public realm, which are intended to implement principles of transit-oriented development.

Pending

Animal Facilities Ordinance	The Animal Facility Ordinance effort includes the review of existing County regulations governing the location, size and operation of dog kennels and dog breeding facilities, and makes recommendations including proposed ordinance amendments to improve the quality of care for animals and ensure responsible and safe dog breeding. The Ordinance is expected to be presented to the Regional Planning Commission in the spring of 2015.
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. The ALUCP is anticipated to be adopted by the Los Angeles County Airport Land Use Commission in 2015.

General Plan Update Zoning Consistency	Amends Title 22 to implement the General Plan Update, including the addition of new residential, commercial zones and industrial zones, as well as major revisions to the existing mixed use and industrial zones. This project is concurrent with the General Plan Update, which is anticipated to be adopted by the Board of Supervisors in the spring of 2015.
Tree Planting Ordinance	Repeals the drought tolerant landscaping and green building requirements from Title 21 (Subdivisions) and Title 22 (Planning and Zoning) that are now found in Title 31 (Green Building Standards Code); and establishes tree planting requirements that provide environmental benefits. The Tree Planting Ordinance is anticipated to be adopted by the Board of Supervisors in early 2015.
Healthy Neighborhood 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, and access to fresh, healthy food), amends Title 21 and potentially Title 22 to implement design requirements for applicable 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 minimizing development on slopes of 25% or greater to the extent feasible, and through sensitive hillside design techniques. This project is concurrent with the General Plan Update, which is anticipated to be adopted by the Board of Supervisors in the spring of 2015.
Historic Preservation Ordinance	Amends Title 22 to protect and preserve the County's historic and cultural resources through establishing a process for the designation and review of development of local historic landmarks. The Historic Preservation Ordinance is anticipated to be adopted by the Board of Supervisors in early 2015.
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.
Recycling and Waste Facilities Ordinance	Amends Title 22 to include definitions, standards, and uses related to recycling and waste facilities.
Solar and Wind 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. The Solar and Wind Energy Ordinance is anticipated to be adopted by the Board of Supervisors in 2015.

Significant Ecological Areas (SEA) Program	Amends Title 22 to create a standalone SEA Ordinance with an, impacts-based permitting process for development in SEAs. The SEA Ordinance update has been taken off calendar, and will occur after adoption of the General Plan Update. Revisions to the SEA map in the Antelope Valley were approved by the Board of Supervisors on November 12, 2014 and are anticipated to be adopted along with the Antelope Valley Area Plan in the spring of 2015. A new Coastal Resource Area map, revisions to other SEA maps and updated SEA descriptions are concurrent with the General Plan Update, which is anticipated to be adopted by the Board of Supervisors in the spring of 2015.
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. No modifications will be made to land use regulations or development standards as part of this project. The draft ordinance is currently undergoing final review and is expected to be presented to the Regional Planning Commission in April of 2015.
Yard Sale Ordinance Amendment	Amends Title 22 to establish comprehensive and reasonable standards for the sale of personal property at a yard sale occurring from a dwelling unit, in any zone in the unincorporated areas, and to establish enhanced enforcement procedures that enable more effective abatement of unpermitted yard sales. This project is being carried out in response to an April 2013 Board Motion that calls for stronger enforcement tools to combat extended yard sales and illegal street vending. The Yard Sale Ordinance Update is anticipated to be adopted by the Board of Supervisors in early 2015.
Comprehensive Ordinance Revisions (formerly 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. The Recycling and Renewable Energy Ordinances detailed in this report are the first projects being considered under Comprehensive Ordinance Revisions (COR).

BICYCLE MASTER PLAN IMPLEMENTATION

Background

The Bicycle Master Plan is included as a sub-element of the Mobility Element of the General Plan. On March 13, 2012, the 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 Los Angeles 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 County Department of Public Works (DPW), Programs Development Division, Transportation Infrastructure Project Development Section. The section 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 Public Works. There are approximately 56 miles of existing on-road Class II bike lanes and Class III bike routes throughout the unincorporated areas, which are also the responsibility of the Transportation Infrastructure Project Development Section.

Public Works 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 2014 (as part of Road Construction projects):

Umbrella Project Name/ Project ID	Class	Facility	Limits/Comments	Status	Miles
Sigman St, et al. RDC0015534	II	Fairway Dr	Walnut Dr/Colima Rd	Construction	0.4
Workman Mill Rd RDC0014154	II	Workman Mill Rd	Oakman Dr/Third Av	Completed	1.1

La Brea Av, et al. RDC0014451	III	Slauson Av	Fairfax St/La Brea Av	Completed	0.2
Maplegrove St, et al. RDC0015602	III	Maplegrove St	Hacienda Bl/Lark Ellen	Construction	2.57
	III	Walnut Av	Maplegrove St/ 320' N/O Francisquito Av		
	III	Echelon Av	Amar Rd/Maplegrove St		
Olympiad Dr, et al. RDC0015611	III	Valley Ridge Av	Stocker St/Angeles Vista Bl	Completed	0.5
Graves Av, et al. Phase 2 RDC0015331	III	Del Mar Av	Graves Av/Portrero Grande Dr	Completed	2.93
	III	Hill Dr	Potrero Grande Dr/ Paramount Bl		
	III	San Gabriel Bl	Paramount Bl/Delta Av		
	II	Valinda Av	Maplegrove St/Amar Rd		
	III	Lark Ellen Av	Maplegrove St/ 330' N/O Francisquito Av		
Lennox Community Rd RDC0015748	III	104th St	Hawthorne Bl/Prairie Av	Construction	1.0
	III	S Freeman Av	104th St/111th St		
124th St, et al. RDC0013372	III	124th St	Slater Av/Alameda St	Completed	2.77
	III	Success Av	Imperial Hwy/El Segundo Bl		
	III	119th St	Willowbrook Av/Mona Av		
El Segundo Bl, et al. RDC0014453	II	El Segundo Bl	Avalon Bl/Central Av	Advertised	1.51
	II	El Segundo Bl	Wilmington Av/Alameda St		
Vermont Av Median Landscaping Phase 2 RDC0015354	II	Vermont Av	Del Amo/223rd St	Completed	1.5
	II	Vermont Av	228th St/Lomita Bl	Completed	1.5
	II	Vermont Av	223rd St/228th St	Completed	0.4

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 Bicycle Master Plan's proposed bikeway network. In 2014, the County was awarded two Active Transportation Program (ATP) grants for two projects for a total of $1.76 million in federal funds. The Florence/Firestone Safe Routes to School Program project includes installation of pedestrian access improvements at nine intersections near four elementary schools, and a two-year bicycle and pedestrian safety education and encouragement program. The East Los Angeles Community Safe Routes to School Program project includes construction of bikeways and curb extensions (bulb outs) at several intersections, and a two-year bicycle and pedestrian safety education and encouragement program.

In addition, two bikeway projects received additional ATP funding during 2014 that previously were approved for Los Angeles County Metropolitan Transportation Authority Call for Projects funding. The East Side Light Rail Interface project for bikeway installation in East Los Angeles received an additional $364,000 in grant funding. The bikeways in the Florence Metro Blue Line Station Bikeway Access Improvement project received an additional $493,000 in grant funding.

Program Implementation

Implementation Actions/Policies	Comment
Policy 1.1: Construct the bikeways proposed in 2012 County of Los Angeles Bicycle Master Plan over the next 20 years. IA 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. IA 1.1.2: Coordinate with adjacent jurisdictions and LACMTA to implement bicycle facilities that promote connectivity. IA 1.1.3: Implement bikeways proposed in this Plan when reconstructing or widening existing streets. IA 1.1.4: Implement bikeways proposed in this Plan when completing road rehabilitation and preservation projects.	Ongoing. DPW is actively implementing.
Policy 1.4: Support the development of bicycle facilities that encourage new riders. IA 1.4.1: Support efforts to develop a Complete Streets policy that accounts for the needs for bicyclists, pedestrians, disabled persons, and public transit users. IA 1.4.2: Provide landscaping along bikeways where appropriate.	As part of the General Plan Update, DRP is including goals and policies consistent with the Complete Streets Act of 2008. The General Plan Update is anticipated to be adopted in the spring of 2015. DPW is actively implementing IA 1.4.2.

Policy 1.6: Develop a bicycle parking policy. IA 1.6.2: Establish bicycle parking design standards and requirements for all bicycle parking on County property and for private development.	The installation of 600 bike racks in the highest priority County buildings is ongoing. Bicycle parking policy guidelines have been developed which address bicycle parking on County roads and in County facilities. The policy will be submitted to the Board of Supervisors by the Department of Public Health for approval in the spring of 2015.
Policy 2.2 Encourage alternative street standards that improve safety such as lane reconfiguration and traffic calming. IA 2.2.1: Identify opportunities to remove travel lanes from roads where there is excess capacity in order to provide bicycle facilities.	Ongoing. DPW is actively implementing with every upcoming road construction project.
Policy 2.2: Encourage alternative street standards that improve safety such as lane reconfigurations and traffic calming. IA 2.2.2: Implement the bicycle boulevards proposed by this Plan.	Ongoing. DPW continues to secure funding to implement bicycle boulevards. Six bicycle boulevards are being designed in the unincorporated communities of East Los Angeles, West Athens-Westmont, and Florence/Firestone.
Policy 2.5: Improve and enhance the County's Suggested Routes to School program. 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.	Ongoing. 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 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 3 Federal Safe Routes to School grants to provide bicycle and pedestrian safety education and encouragement training workshops to be conducted at numerous schools. The safety education will be provided in a classroom for students, and 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.

Policy 4.2: Encourage non-automobile commuting. IA 4.2.1: Promote Bike to Work Day/Bike to Work Month among County employees.	Ongoing.
Policy 5.2: Create an online presence to improve visibility of bicycling issues in unincorporated Los Angeles County. IA 5.2.1: Provide updates to the community about planned projects. IA 5.2.2: Provide updates to the community about County-maintained regional bikeways. IA 5.2.3: Provide information on bicycle safety and wayfinding resources.	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.
Policy 6.1: Identify and secure funding to implement this Bicycle Master Plan. IA 6.1.1 Support innovative funding mechanisms to implement this Bicycle Master Plan. IA 6.1.2: Support new funding opportunities for bicycle facilities that are proposed at the Federal, State, and Local level that impact the county. IA 6.1.3: Identify and apply for grant funding that support the development of bicycle facilities and Programs.	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, pedestrian improvement and maintenance priorities commensurate with needs and funding eligibility. DPW will also consider other innovative funding mechanisms, such as public/private partnerships, to implement the Bicycle Master Plan. DPW will submit multiple grant applications during the current and forthcoming cycles of the State Bicycle Transportation Account, State Active Transportation Program, the Highway Safety Improvement Program, State and Federal Safe Routes to School Program, as well as Metro's Call For Projects.

II. GENERAL PLAN AMENDMENTS

ADOPTED

Project	Date	Description	Type	Batched
Disney/ABC Studios at the Ranch Project, General Plan Amendment Case No.	January 7, 2014	Amended the land use designation in the 1990 Santa Clarita Valley Area Plan, a component of the Los Angeles Countywide General Plan, for a 44-acre portion of property at Golden Oak Ranch Properties in the Newhall Zoned District, from HM (Hillside Management) and W (Floodway/Floodplain) to C (Commercial). This amendment relates	Land Use Element	No

2009-00010-(5)		to the development of indoor filming studio facilities, sound stages, and other supporting facilities located at 19802 Placerita Canyon Road in the Santa Clarita Valley.		
Housing Element 2014-2021, Advance Planning Case No. 201200011	February 4, 2014	This Fifth Revision to the Housing Element received State certification on April 30, 2014. The Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated areas. The primary focus of the Housing Element is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas, including those with special needs.	Housing Element	No
Santa Monica Mountains Local Coastal Program, Local Plan Amendment Case No. 2006-00008-(3)*	February 18, 2014	The Santa Monica Mountains Local Coastal Program (LCP) consists of both the Land Use Plan (LUP) and the Local Implementation Program (LIP). The LUP replaced the Malibu Land Use Plan, which was certified by the Coastal Commission in 1986. 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 LCP was certified by the Coastal Commission on October 10, 2014.	Land Use Element Conservation and Open Space Element	No
General Plan Amendment Case No. 2008-00010-(5)	July 29, 2014	Amended the land use designation of the project site located at 5622 and 5624 Walnut Grove Avenue within the unincorporated community of San Gabriel from Category "1" Low-Density Residential to Category "3" Medium-Density Residential to allow the development of an 18-unit condominium project.	Land Use Element	No
East Los Angeles Third Street Plan, Plan Amendment Case No. 2014-00003-(1)	November 12, 2014	The East Los Angeles Third Street Plan is a component of the East Los Angeles Community Plan for the unincorporated area located north and south of the Metro Gold Line Eastside Extension along Third Street. The Third Street Plan defines a vision and a set development principles to guide future development within the plan area over the next 20 years. The accompanying East Los Angeles Street Form-Based Code Specific Plan includes a form-based code and goals and policies for improving the public realm, which intend to implement principles of transit-oriented development. The Third Street Plan amends	Land Use Element Other (Specific Plan)	No

		the land use policy map of the Countywide General Plan and the East Los Angeles Community Plan for the area governed in the Third Street Plan.		

* The Santa Monica Mountains Local Coastal Program is not subject to the four-amendments-per year limit per Section 30500 (b) of the Public Resources Code.

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. By focusing development in appropriate areas and protecting environmental resources, the residents, property owners, business owners, and other stakeholders in the Valley developed a common vision that will guide growth in the unincorporated areas of the Antelope Valley in coming years. The Antelope Valley Area Plan was approved by the Board of Supervisors on November 12, 2014 and is anticipated to be adopted by the Board in the spring of 2015.
Centennial Specific Plan	Master-planned community to develop 22,998 residential units, 12.4 million square feet of light industrial uses, 2 million square feet of commercial and retail uses and supporting infrastructure improvements on approximately 11,680 acres.
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 adopted by the Board of Supervisors as part of the General Plan Update in the spring of 2015.
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. The Community Plan and accompanying Community Standards District update are anticipated to be adopted in the spring of 2015.
Hidden Terraces Specific Plan	To establish a Specific Plan to develop an adult residential care facility consisting of 263 independent living, assisted living and congregate care units on 26.5 acres in the Santa Monica Mountains North Area Plan.

Marina Del Rey Local Coastal Program Update	Proposed update to the Marina del Rey Local Coastal Program to incorporate modifications suggested by the California Coastal Commission, and to guide growth in the Marina over the next 20 years.
Santa Monica Mountains Local Coastal Program Amendments	Proposed amendments to the Santa Monica Mountains Local Coastal Program to correct mapping and zoning errors for several privately-owned parcels that were inadvertently coded as publicly-owned Open Space, and to make other minor editorial corrections. The amendments will be considered by the Regional Planning Commission in summer of 2015 and by the Board of Supervisors in fall of 2015.
Santa Monica Mountains North Area Plan Update and Santa Monica Mountains North Area Community Standards District 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.
West Athens-Westmont TOD Specific Plan	Proposed amendments to add the West Athens-Westmont TOD Specific Plan. The TOD Specific Plan will contain zoning and land use policies, development standards and design guidelines for the half-mile unincorporated area radius around the Metro Green Line Vermont/Athens Station. The effort also includes the preparation of an existing conditions study, parking study, mobility strategy, economic development strategy, capital improvement program, and environmental review document. The TOD Specific Plan will coordinate with other planning efforts and initiatives planned for West Athens-Westmont.
West Carson TOD Specific Plan	Proposed amendments to add the West Carson TOD Specific Plan, which aims to achieve reduction of automobile usage, increase in infill and compact development, and infrastructure improvements. The TOD Specific Plan will contain zoning and land use policies, development standards and design guidelines, an existing conditions study, parking study, mobility strategy, and an environmental document for the half-mile radius around the Carson Metro Bus Station within the unincorporated area. The effort will engage other County agencies and also be made in conjunction with the proposed Harbor-UCLA Hospital Master Plan.
Willowbrook TOD 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 Martin Luther King, Jr. Medical Campus Master Plan and other planning efforts in Willowbrook.

III. GENERAL PLAN UPDATE PROGRAM

In 1997, the 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 and certified in 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 2014, 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 EIR, and General Plan-related projects, such as

the Florence-Firestone Community Plan, Hillside Management Area Ordinance Amendments, and Zoning Consistency.

Schedule

The General Plan Update was presented to Regional Planning Commission during a series of public hearings in 2014. These concluded on December 10, 2014, when the Regional Planning Commission recommended approval of the General Plan Update and certification of the Final Environmental Impact Report to the Board of Supervisors. The Board of Supervisors is anticipated to consider the General Plan Update for adoption and the Final Environmental Impact Report for certification in the spring of 2015.

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

HOUSING ELEMENT ANNUAL PROGRESS REPORT

CY 2014

The purpose of this report is to demonstrate the 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 February 4, 2014, the Board of Supervisors unanimously adopted the Fifth Revision to the Housing Element, which covers the period 2014–2021. On April 30, 2014, HCD certified the Housing Element.

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 Fifth Revision of the Housing Element, the County unincorporated areas have been allocated a RHNA of 30,145 units, which is broken down by income level as follows:

- Extremely Low/Very Low Income (up to 50 percent of AMI): 7,854 units (26.1 percent)[2]
- Lower Income (51 to 80 percent of AMI): 4,650 units (15.4 percent)
- Moderate Income (81 to 120 percent of AMI): 5,060 units (16.8 percent)
- Above Moderate Income (more than 120 percent of AMI): 12,581 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.

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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 7,854 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 7,854 very low income units may be divided into 3,927 extremely low income units and 3,927 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.

Residential Building Permit Activity in CY 2014

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, 2014 and December 31, 2014. **Table A2**, is a summary of building permit activity for above moderate income units issued by the County during the 2014 reporting period.

Table A1
Annual Building Activity Report
Very Low, Lower, and Moderate Income Units and Mixed Income Multifamily Projects 2014

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				
6134001045	5+	R	37				37	HOME, 15 Project-Based Vouchers	37	
6009008026	5+	R	29			1	30	HOME, Industry Funds, HACOLA Bonds	29	1
6079005026 6079005022	5+	R	72				72	HOME, 15 Project-Based Vouchers	72	
5240008900	5+	R	21				21	HOME, HACOLA Bonds, 20 Project-Based Vouchers	21	
Total of **Above Moderate** from Table A2 ► ► ►						1035				
Total by income units Table A ► ► ► ► ►			159	0	0	1036				

Source: County of Los Angeles Department of Public Works, Building and Safety Division, Unincorporated County Area, Residential Building Permit Data, January 1, 2014-December 31, 2014. Los Angeles County Community Development Commission affordable housing development completions, January 1, 2014-December 31, 2014.

[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."

Table A2
Annual Building Activity Report Summary for Above Moderate Income Units 2014

	Single Family Dwellings	Two-Family Dwellings	Multi-Family Units	Second Units	Mobile Homes	Total
No. of Units Permitted for Above Moderate	315	61	656	0*	3	1035

Source: County of Los Angeles Department of Public Works, Building and Safety Division, Unincorporated County Area, Residential Building Permit Data, January 1, 2014-December 31, 2014.

**The Department of Public Works, Building and Safety Division does not separately track building permits issued for second units. In 2014, the Department of Regional Planning issued approvals for 38 second units.*

Regional Housing Needs Allocation Progress

Table B identifies the housing units, by income level, completed from January 1, 2014 through December 31, 2014. Also, the table shows the progress towards reaching the County's share of regional housing needs. As shown on the Table, the number of additional dwelling units needed during the 2014-2021 planning period is 28,904, or roughly 96 percent of the RHNA.

In 2014, there were a total of 46 RHNA units transferred due to annexations: 40 units to the City of Glendora (10 Very Low, 6 Lower, 7 Moderate, and 17 Above Moderate); and six (6) units to the City of Palmdale (3 Very Low, 1 Moderate, and 2 Above Moderate). **Table B** reflects these adjustments. For more information, please refer to **Appendix A**.

Table B
Regional Housing Needs Allocation Progress

		2014	2015	2016	2017	2018	2019	2020	2021	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		
Extremely Low/ Very Low	7,841*	159								159	7,682
Lower	4,644*	0								0	4,644
Moderate	5,052*	0								0	5,052
Above Moderate	12,562*	1036								1036	11,526
Total RHNA	30,099*	1195								1195	28,904
Total Units ► ► ►											

Sources: SCAG, Regional Housing Needs Assessment, 2012; 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, 2014-December 31, 2014; Los Angeles County Community Development Commission affordable housing development completions, January 1, 2014-December 31, 2014. 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: Housing units that have been constructed, issued building permits, or approved since January 1, 2014 have been credited toward the RHNA for the 2014-2021 planning period.

**RHNA allocations reflect adjustments made per a RHNA transfer to the City Glendora, effective November 19, 2013; and to the City of Palmdale, effective June 24, 2014.*

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, 2014 and December 31, 2014.

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.

Tables C2 and C3 shows the status of the County's adequate sites inventory at the end of 2014.

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

KEY: Listed on Adequate Sites Inventory

APN	Year	Adequate Sites Inventory Unit Potential	Approved Units		NOTES
		Very Low/Lower	Income Restricted (Very Low/Lower)	Market Rate	
5845016022	2014	14	2	12	RHSG201400001 approved 1/28/2014 for the development of a three story, residential mixed use building with 12 market rate units and 2 affordable units.
6150006007	2014	6	0	2	RPP201401095 approved 11/18/2014 for the development of a duplex.
8125017013	2014	15	0	0	RCUP200900087 approved 12/8/2014 authorized development program in accordance with a zone change to C-3-DP to operate an existing bookstore and flower shop.
TOTAL		35	2	14	

Source: County of Los Angeles Department of Regional Planning, Housing Approvals Report, January 1, 2014-December 31, 2014.

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

KEY: Listed on Adequate Sites Inventory

APN	Year	Adequate Sites Inventory Unit Potential	Approved Units		NOTES
		Moderate	Income Restricted (Moderate)	Market Rate	
4039017092	2014	32	0	25	RPP201301242 approved 3/20/2014 for the development of 25 detached condominium units.
6025029034	2014	5	0	2	RPP201400629 approved 6/30/2014 for the development of a duplex.
5279014017	2014	5	0	0	RPP201400231 approved 9/4/2014 for the development of a 505 square foot take out restaurant.
5379032027	2014	5	0	0	RPP201301157 approved 4/3/2014 for a three story medical office building
6137029019	2014	5	0	0	RPP201300828 approved 5/28/2014 for the development of a 6,871 square foot retail building with 28 parking spaces.
7344021021 7344021022 7344020023 7344020024	2014	61	0	60	REA201400226 for TR065157 approved 7/31/2014 for the development of 60 detached condominiums.
8761012015	2014	4	0	0	RPP200600212 approved 12/8/2014 for the development of a new restaurant
TOTAL		117	0	87	

Source: County of Los Angeles Department of Regional Planning, Housing Approvals Report, January 1, 2014-December 31, 2014.

VI. OTHER MAJOR HOUSING INITIATIVES

Density Bonus Units

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.

In 2014, the Department approved a total of two affordable units and 12 units. As of the end of 2014, the Department has approved a total of 871 affordable units and 1,118 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 2014, the Department approved 38 second units, for a total of 539 second units since the Ordinance took effect in 2004.

Mixed Use Developments

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 2014, there were 14 new units created under the Ordinance.

Farm Worker Housing Units

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 2014.

Requests for Reasonable Accommodations

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. No applications requesting reasonable accommodations were received in 2014.

Appendices

Appendix A: Documentation regarding RHNA transfers to the City of Glendora and the City of Palmdale

Appendix B: Table C1 Implementation Progress of Housing Programs

Appendix C: Draft brochures for Reasonable Accommodations, Second Units, and Density Bonuses

Appendix D: Draft CEQA Streamlining Guidelines Manual Outline

Appendix A: Documentation regarding RHNA transfers to the City of Glendora and the City of Palmdale

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

June 24, 2014

Hasan Ikhrata, Executive Director
Southern California Association of Governments
818 West Seventh Street, 12th Floor
Los Angeles, CA 90017

Dear Mr. Ikhrata:

REGIONAL HOUSING NEEDS ALLOCATION (RHNA) TRANSFER TO THE CITY OF PALMDALE FOR ANNEXATION NO. 2011-07

The Local Agency Formation Commission for the County of Los Angeles (LAFCO) has certified and recorded Annexation No. 2011-07. As part of this annexation, the City of Palmdale has agreed to accept a RHNA transfer of six units from the County of Los Angeles (see enclosures), to apply to the 2014-2021 Housing Element planning period. The table below provides the income breakdown of this transfer:

RHNA TRANSFER BY INCOME LEVEL	
Very Low Income	2 units
Lower Income	1 unit
Moderate Income	1 unit
Above Moderate Income	2 units
Total	**6 units**

Should you have any questions, please contact Connie Chung at (213) 974-6417 or by e-mail at cchung@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.

Sincerely,

Richard J. Bruckner
Director

RJB:MC:CC:cc:ems

Enclosures:
RHNA Transfer Confirmation Letter from the City of Palmdale
RHNA Transfer Calculation for Annexation No. 2011-07

c: Chief Executive Office (Dorothea Park, Marge Santos, Jason Tajima)
City of Palmdale (Susan Koleda, Richard Kite, Chuck Heffeman)
Southern California Association of Governments (Ma'Ayn Johnson)

S_AP_062414_L_IKHRATA_RHNA

DRAFT RHNA CALCULATION FOR ANNEXATION NO. 2011-07

APN	Vacant	Antelope Valley Area Plan Land Use	Zone	Acres	Potential*
3005014018	Y	N1 (0.5 du/ac)	A-2-2	2.3	1
3005014045	Y	N1 (0.5 du/ac)	A-2-2	1.15**	1
3005014019	Y	N1 (0.5 du/ac)	A-2-2	2.53	1
3005010008	Y	N1 (0.5 du/ac)	A-2-2	2.2	1
3005010023	Y	N1 (0.5 du/ac)	A-2-2	1.29**	1
3005010015	Y	N1 (0.5 du/ac)	A-2-2	2.58	1
3005014046	N	N1 (0.5 du/ac)	A-2-2	1.3	0
3005014048	N	N1 (0.5 du/ac)	A-2-2	1.3	0
3005014047	N	N1 (0.5 du/ac)	C-M-DP	1.07	0
3005010007	N	N1 (0.5 du/ac)	A-2-2	2.57	0
3005010016	N	N1 (0.5 du/ac)	A-2-2	1.25	0
				TOTAL	6

*Potential is based on the maximum allowable units per GP and zoning, and on vacant parcels.
**Per the County's zoning code, sites that do not meet the minimum required area permit 1 house.

RHNA Allocation By Income Level - 5th Revision of the Housing Element		
Very Low (26.1% of allocation)	2	units
Lower (15.4 % of allocation)	1	units
Moderate (16.8% of allocation)	1	units
Above Moderate (41.7% of allocation)	2***	units
TOTAL	**6**	units

Source: Department of Regional Planning General Plan Development and Housing Section
6/6/2013, 6/24/14
***changed from 3 units to 2 units to address rounding and to maintain 6 unit total.

PALMDALE

a place to call home

JAMES C. LEDFORD, JR.
Mayor

TOM LACKEY
Mayor Pro Tem

LAURA BETTENCOURT
Councilmember

MIKE DISPENZA
Councilmember

STEVEN D. HOFBAUER
Councilmember

38300 Sierra Highway

Palmdale, CA 93550-4798

Tel: 661/267-5100

Fax: 661/267-5122

TDD: 661/267-5167

September 10, 2013

Ms. Rita Robinson
Deputy Chief Executive Officer
County of Los Angeles
500 West Temple Street, Room 713
Los Angeles, CA 90012

Re: Proposed Agreement for Transfer of Regional Housing Needs Assessment (RHNA) Allocation from the County of Los Angeles for Palmdale Annexation No. 2011-07

Dear. Ms. Robinson:

Thank you for the correspondence of September 4, 2013, regarding the transfer of Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA) allocations from the unincorporated area to the City of Palmdale, associated with Palmdale Annexation No. 2011-07. City staff has reviewed the transfer calculations and agree with the RHNA transfer identified in your September 4, 2013, letter.

If you have any questions, please contact Susan Koleda, Senior Planner, or me at (661) 267-5200.

Sincerely,

Richard Kite
Planning Manager

cc: Chuck Heffernan, Director of Development Services

Auxiliary aids provided for communication accessibility upon 72 hours notice and request.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

November 19, 2013

Mr. Hasan Ikhrata
Executive Director
Southern California Association of Governments
818 West Seventh Street, 12th Floor
Los Angeles, CA 90017

Dear Mr. Ikhrata:

REGIONAL HOUSING NEEDS ALLOCATION
TRANSFER TO THE CITY OF GLENDORA FOR ANNEXATION NO. 2011-08a

The Local Agency Formation Commission for the County of Los Angeles has certified and recorded Annexation No. 2011-08a. As part of this annexation, the City of Glendora has agreed to accept a Regional Housing Needs Allocation (RHNA) transfer of 40 units from the County of Los Angeles (see enclosure), to apply to the 2014-2021 housing element planning period. The table below provides the income breakdown of this transfer:

RHNA Transfer by Income Level	
Very Low Income	10 units
Lower Income	6 units
Moderate Income	7 units
Above Moderate Income	17 units
Total	**40 units**

Should you have any questions, please contact Connie Chung at (213) 974-6417 or by e-mail at cchung@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.

Sincerely,

Richard J. Bruckner
Director

RJB:MC:SC:ems

Enclosure:
RHNA Transfer Confirmation Letter from the City of Glendora

c: Chief Executive Office (Dorothea Park)
Chief Executive Office (Marge Santos)
Chief Executive Office (Jason Tajima)
City Manager, City of Glendora (Chris Jeffers)
Planning Director, City of Glendora (Jeff Kugel)
Southern California Association of Governments (Ma'Ayn Johnson)

CITY OF GLENDORA CITY HALL (626) 914-8200
116 East Foothill Blvd., Glendora, California 91741
www.ci.glendora.ca.us

February 20, 2013

Rita Robinson
Deputy Chief Executive Officer
County of Los Angeles
500 West Temple Street, Room 723
Los Angeles, CA 90012

DELIVERED VIA EMAIL

RE: Proposed Agreement for Transfer of Regional Housing Needs Assessment (RHNA) Allocation from the County of Los Angeles for Glendora Annexation No. 2011-08a

This letter is in response to your letter dated December 17, 2012 regarding the transfer of RHNA numbers as part of the above reference annexations. City Planning Staff has met with both Southern California Association of Governments Staff and Los Angeles County Regional Planning Division staff and reached agreement on the RHNA transfer identified in your December 17, 2012 letter.

Should you have any questions, please contact me by phone at (626) 914-8215 or email at jkugel@ci.glendora.ca.us.

Sincerely,

Jeff Kugel
Planning Director

cc: Chris Jeffers, City Manager

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

December 17, 2012

Mr. Jeff Kugel
Director of Planning and Redevelopment
City of Glendora
116 East Foothill Boulevard
Glendora, CA 91741

Dear Mr. Kugel:

PROPOSED AGREEMENT FOR TRANSFER OF REGIONAL HOUSING NEEDS ASSESSMENT ALLOCATION FROM THE COUNTY OF LOS ANGELES TO THE CITY OF GLENDORA FOR GLENDORA ANNEXATION NO. 2011-08a

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 to transfer forty (40) RHNA units to the City for this annexation:

RHNA Category	RHNA Transfer Units
Very Low Income	10
Lower Income	6
Moderate Income	7
Above Moderate Income	17
Total	40

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, please contact Dorothea Park at (213) 974-4283 or via e-mail at dpark@ceo.lacounty.gov.

Sincerely,

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

RLR:DSP
JT:acn

c: Supervisor Michael D. Antonovich, Fifth Supervisorial District
John F. Krattli, County Counsel
Richard J. Bruckner, Director of Regional Planning

Appendix B: Table C1 Implementation Progress of Housing Programs

Table C1. Los Angeles County 2014 - 2021 Housing Programs Implementation Analysis

Program No.	Program Name	Responsible Agency	CY 2014 Status (Quantify if possible)
1	Adequate Sites for Regional Housing Needs	DRP	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 General Plan Update includes a number of land use changes and zones changes and will continue to maintain an adequate inventory of sites. 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 46 units have been transferred including 40 units to the City of Glendora and 6 units to the City of Palmdale. Correspondence supporting these transfers are included as Appendix A.
2	General Plan Update	DRP	The General Plan Update includes a number of land use changes and zones changes and will continue to maintain an inventory of sites that meet the RHNA allocation for the 2014-2021 planning period. Appendix B in the Housing Element provides a preliminary analysis of adequate sites under the General Plan Update. The DRP is preparing the General Plan Update, and during the reporting period, has focused its resources into completing the Update. The General Plan Update is being coordinated with multiple planning initiatives, including but not limited to the Community Climate Action Plan (CCAP) and the Zoning Consistency. The General Plan Update, and its concurrent initiatives, are anticipated to be completed in 2015.
3	Zoning Ordinance Update Program	DRP	The Zoning Ordinance Update Program is now managed in two projects: The Technical Update to Title 22, which is anticipated to be completed in early 2015, and subsequent Comprehensive Ordinance Revisions (COR). This project will be implemented on a chapter by chapter basis, focusing on specific subject matter.

Table C1. Los Angeles County 2014 - 2021 Housing Programs Implementation Analysis

Program No.	Program Name	Responsible Agency	CY 2014 Status (Quantify if possible)
4	Density Bonus Ordinance	DRP	The County's Density Bonus Ordinance, adopted in 2006, provides incentives for affordable housing by permitting density increases beyond what is allowed by the General Plan, and requires set-asides for very low, lower, or moderate income households and seniors. The Density Bonus Ordinance offers other incentives, including modifications to development standards. On September 27, 2014, Governor Brown signed Assembly Bill (AB) 2222, which amended sections of the State Density Bonus Law to prohibit an applicant from receiving a density bonus (and related incentives and waivers) unless the proposed housing development or condominium project would, at a minimum, maintain the number and proportion of affordable housing units within the proposed development, including affordable dwelling units that have been vacated or demolished in the five-year period preceding the application. AB 2222 also increases the required affordability from 30 years or longer to 55 years or longer for all affordable rental units that qualified an applicant for a density bonus, and requires replacement rental units to be subject to a recorded affordability restriction for at least 55 years. It also requires affordable ownership units to be subject to an equity sharing model rather than a resale restriction. The Density Bonus Ordinance will be amended accordingly through the Technical Update of Title 22, which is scheduled to be completed in early 2015. The County has created a web page to promote the Density Bonus Program on the Department of Regional Planning's web site, as well as a draft brochure (included in Appendix C) for distribution at the front counter and field offices. The County continues to provide technical assistance to the public on application of the Density Bonus Ordinance.
5	Infill Sites Utilization Program	DRP, CDC	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. During 2014, the remaining 12 homes were completed and leased to households with 50% AMI, per the NSP program. Projects of two to three units funded through the Infill Sites Utilization Program are eligible to receive a density bonus of one unit. The County will promote this density bonus as additional funding becomes available.

Table C1. Los Angeles County 2014 - 2021 Housing Programs Implementation Analysis

Program No.	Program Name	Responsible Agency	CY 2014 Status (Quantify if possible)
6	TOD Program	DRP, CDC	Development of the Willowbrook TOD Specific Plan continues and is scheduled to be completed in 2016. In 2014, the DRP secured funding to complete two additional TOD Specific Plans for West Carson and West Athens-Westmont. CDC continues to participate in meeting with DRP.
7	Second Unit Ordinance	DRP	In 2004, the Board of Supervisors adopted the Second Unit Ordinance, which allows second units in residential and agricultural zones. Second units provide an affordable rental option for the workforce within single-family neighborhoods. The County has created a draft web page to promote the Infill Sites Utilization Program on the Department of Regional Planning's web site, as well as a draft brochure (included in Appendix C) for distribution at the front counter and field offices.
8	Small Lot Subdivision Ordinance	DRP	In adopting the previous (Fourth Revision) Housing Element in 2008, the Board of Supervisors instructed the DRP to initiate a feasibility study for establishing a program for small lot subdivisions and to report back in one year. In 2009, the DRP staff submitted a feasibility study to the Board of Supervisors. In December 2012, the Regional Planning Commission initiated the preparation of an Ordinance. The Ordinance, listed as Program 8 in the Fifth Revision Housing Element, is anticipated to be completed in 2016.
9	Air Quality and Housing	DRP, CDC, DPH	The CDC's annual Notice of Funding Availability (NOFA), which provides funding for multifamily rental housing projects, continues to require that affordable housing be constructed at least 500 feet from the edge of a freeway. The CDC provided funding to a total of six multifamily housing developments through NOFA 19, issued in 2013, totaling 267 affordable units. The CDC received a total of 12 applications for funding through NOFA 20, issued in 2014, for a total of 665 affordable units. All units are outside of the 500-foot freeway buffer.
10	First 5 LA Supportive Housing for Homeless Families Fund	CDC	Five projects were approved by First 5 LA on November 29, 2012, for a total of 111 units. Cedar Ridge has been completed (rehabilitation) with 39 units; Vermont Manzanita and Whittier Place are in construction with 15 and 12 units respectively; and Mar Vista Union, 19 units; and Beverly Terrace, 14 units, are in predevelopment. There have been two NOFA rounds leading to 12 Service Agencies that adminster First 5 Rental Assistance funds. Dating back to when the first contracts were executed, there have been 1132 children aged 0 - 5 that have been served.

Table C1. Los Angeles County 2014 - 2021 Housing Programs Implementation Analysis

Program No.	Program Name	Responsible Agency	CY 2014 Status (Quantify if possible)
11	Countywide Affordable Rental Housing Development	CDC	The CDC's annual Notice of Funding Availability (NOFA), which provides funding for multifamily rental housing projects, continues to require that affordable housing be constructed at least 500 feet from the edge of a freeway. The CDC provided funding to a total of six multifamily housing developments through NOFA 19, issued in 2013, totaling 267 affordable units. The CDC received a total of 12 applications for funding through NOFA 20, issued in 2014, for a total of 665 affordable units. All units are outside of the 500-foot freeway buffer.
12	Priority of Water and Sewer for Affordable Housing	DRP, DPW, Sanitation Districts, water service providers	Shortly after state certification in April 2014, the Department of Regional Planning distributed copies of the Housing Element to all water and sewer districts that provide services to the unincorporated areas.
13	Homebuyer Assistance	CDC	The HOP Program assisted 41 households and issued $2,460,000 in HOP Loans. The MCC Program assisted 141 households by issuing Mortgage Credit Certificates with a total value of $40,861,587. The SCHFA program assisted 50 households. No affordable units were completed under AHOP.
14	Section 8 Rental Assistance	CDC	HACoLA's Housing Choice Voucher Program monitors an allocation of over 23,000 Vouchers, including 517 Project based vouchers, and 1,293 Veterans Affairs Supportive Housing (VASH) vouchers.
15	Family Self-Sufficiency Program	HACOLA	HACoLA's Family Self-Sufficiency Program continues to promote the development of local strategies to enable families to acheive economic independence and self-sufficiency. In this program, Section 8 participants and public housing residents are also offered supportive services and Home ownership information.
16	Housing Relocation for CalWORKs Participants Program	DPSS	Data on housing relocation assistance provided to CalWORKs participants was not available.
17	Shelter Plus Care - Supportive Housing Program	LAHSA, CDC, HACOLA	HACoLA's Continuum of Care Program in the Fiscal Year (FY) 2013 received over $12.3 million in renewal funding to support existing Continuum of Care projects. HACoLA applied for $13.7 million in renewal funds in the FY 2014 to support this program.

Table C1. Los Angeles County 2014 - 2021 Housing Programs Implementation Analysis

Program No.	Program Name	Responsible Agency	CY 2014 Status (Quantify if possible)
18	Green Grant Program	CDC	Funding for this program has been discontinued. However, CDC's annual NOFA provides financial incentives to developers of affordable housing who choose to include sustainability features in funded affordable housing developments. In 2013, CDC provided $100,000 to three projects, for a total of $300,000 to help fund green building certifications. In 2014, CDC received requests for a total of $600,000 to fund green building certifications for six projects.
19	Winter Shelter Program for Homeless (WSP)	LAHSA	The Winter Shelter Program (WSP) operated between December 1, 2013 and March 15, 2014, providing emergency shelter and services to more than 7,600 homeless individuals countywide and placing 355 into emergency, temporary, or permanent housing.
20	Ownership Housing Rehabilitation Assistance	CDC	The following number of loans/grants were completed during the reporting period: 29 Single-Family Rehab Loans (>$30,000), and 174 Single Family Home Improvement Loans ($10,000 - $25,000). Residential Sound Insulation upgrades were completed on 369 households.
21	Public Housing Modernization Program	CDC	Modernization of existing public housing is an ongoing activity of the Housing Authority, and over 1818 units were undergoing modernization during this period.
22	Preservation of At-Risk Housing	CDC	HACoLA is pursuing the disposition of 38 scattered site public housing developments (241 units) located in South Los Angeles County due to the inefficiencies and challenges of managing the scattered site portfolio. HACoLA's plan is to use the proceeds from the unit sales to leverage funding for the development of at least 100 units of project-based voucher replacement units on 3 sites or less. HACoLA is applying for 236 Section 8 Tenant Protection Vouchers from HUD to issue to families being displaced. Families facing displacement would have options to move into replacement housing or move to other housing with the assistance of vouchers. CDC updated the status of at-risk housing projects during the planning period. CDC is currently working to initiate contact with non-profit housing organizations to solicit interest in preserving at-risk housing projects.

Table C1. Los Angeles County 2014 - 2021 Housing Programs Implementation Analysis

Program No.	Program Name	Responsible Agency	CY 2014 Status (Quantify if possible)
23	Foreclosed Property Tracking System	DPW	In 2014, the Department of Public Works launched an intra-departmental program that maps the properties in the unincorporated areas that have a Notice of Default or Notice of Trustee Sale filed. The database is updated monthly and provides the parcel number, address, and date of Notice for each property. The DPW intends to make this database accessible to other County agencies as resources become available as it could be useful in the future community-based planning efforts for example. Though primarily complaint-based, the DPW has also been working to abate nuisance foreclosed properties through inter-departmental coordination between code enforcement and property rehabilitation teams.
24	Fair Housing Program	CDC (Housing Rights Center), DRP	Fair housing and tenant services activities were ongoing during this period. Through September 2014, 947 clients were directly assisted under the program, with 69 of those assisted having discrimination inquiries, and 43% of the inquiries resulting in fair housing cases being opened. The program continues to distribute relevant literature, conduct tester trainings, provide walk-in clinics, sponsor public service announcements, and host community event informational forums, summits, workshops and booths. In addition, to enhance fair housing efforts, the DRP is preparing a fair housing manual to provide guidance on land use and zoning. The manual is anticipated to be completed in 2015.
25	Best Practices for Accessible Housing	CDC	In 2014, CDC implemented several procedural measures designed to ensure that funded-projects fully complied with requirements to build accessible units in accordance with applicable regulations, which included ADA 201, CDC Chapter 11 B, and (if applicable) Section 504 UFAs-compliant units for federally-funded projects. CDC implemented pre-lease meetings and included requirements for listing and marketing accessible units on the Los Angeles County Housing Resource Center web site. The Notice of Funding Availability (NOFA) provided incentives for Universal Design features that promote accessibility, and also required that projects include federal Low Income Housing Tax Credit financing, which effectively doubles the minimum percentage of accessible units because the state TCAC requirements have increased from 5% to 10% construction of accessible units for persons with mobility impairments, and from 2% to 4% of units accessible to people with sensory impairments.
26	Homeowner Fraud Prevention	DCA	The Department of Consumer Affairs continues to provide ongoing fraud prevention counseling services to low and moderate income homeowners.

Table C1. Los Angeles County 2014 - 2021 Housing Programs Implementation Analysis

Program No.	Program Name	Responsible Agency	CY 2014 Status (Quantify if possible)
27	Reasonable Accommodations Ordinance	DRP	On November 29, 2011, the Board of Supervisors adopted the Reasonable Accommodations Ordinance, which establishes procedures for individuals with disabilities to request reasonable accommodations to ensure equal access to housing. In 2012, the Department finalized application materials and review procedures. In 2014, the Department simplified the definition of "individual with a disability" through the Technical Update of Title 22, to be consistent with state and federal law. Additionally, staff created a draft informational brochure (included in Appendix C) that will be displayed at the Department of Regional Planning public counter, field offices and public web site. The Technical Update of Title 22 is scheduled to be adopted in early 2015.
28	CEQA Streamlining	DRP	The DRP is preparing a CEQA Streamlining Process Manual that would facilitate a streamlined environmental review for qualifying development projects. The preparation of the manual is being coordinated with multiple planning initiatives, including but not limited to the Community Climate Action Plan (CCAP) and specific plans. This process also requires extensive collaboration with various sections within the DRP as well as County Counsel to modify forms and to create new forms. The effort also relies on the certification of the General Plan EIR, which is anticipated to occur in the spring of 2015. The guidelines are anticipated to be completed in 2015. A draft outline of the manual is included as Appendix D.
29	Coordination and Implementation	CEO, DRP, CDC, Fire, DPW, DPH	The CDC works with the DRP and the DPW to provide fee waivers and expediting services to affordable CDC-funded housing developers in unincorporated areas. In these instances, the CDC will pay for staff time associated with expediting these projects.
30	Housing Element Annual Progress Report	DRP, DPW, CDC	This report implements Program 30.
31	Monitoring of Housing Issues	DRP, CEO, CDC, DPW	Ongoing efforts during the planning period will include, but are not limited to: Attending housing and legislative review conferences; attending training workshops; consulting with housing professionals through the Development Advisory Group, etc.; working with the State to enhance and refine state mandated housing policies, including but not limited to the Mello Act, Affordable Housing Cost and Income Limits, the Density Bonus Law, and the Housing Element Law; participating in regional planning efforts coordinated by the Southern California Association of Governments (SCAG); and 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.

Appendix C: Draft brochures for Reasonable Accommodations, Second Units, and Density Bonuses

Notes

Contact Information

Los Angeles County

Department of Regional Planning
Land Development Coordinating Center
320 West Temple Street, Room 1360
Los Angeles, CA 90012
(213) 974-6411

Dec 2014

How to Request

Reasonable Accommodations

"To ensure individuals with disabilities have equal access to the use and enjoyment of housing."

[DRAFT]

Information: (213) 974-6411

Purpose and Intent

The County provides a procedure for individuals with disabilities to request Reasonable Accommodations, consistent with the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act. The purpose of this procedure is to ensure that individuals with disabilities have an equal opportunity to use and enjoy housing by allowing an accommodation or accommodations with respect to certain County regulations, policies, procedures, and standards if they are both reasonable and necessary to provide such equal opportunity.

What is a reasonable accommodation?

A reasonable accommodation is a waiver or modification to regulations, policies, procedures and standards that is both reasonable and necessary for a person with a disability to have an equal opportunity to use and enjoy a residential use.

What are some examples of reasonable accommodations?

Examples of reasonable accommodation include but are not limited to allowing a wheelchair ramp in a required setback, allowing an increase in building height to permit an elevator installation, or allowing an applicant additional time to submit materials.

Who can request a reasonable accommodation?

Any individual with a disability, someone acting on his or her behalf, or a provider or developer of housing for individuals with disabilities may request reasonable accommodations.

An individual with a disability is someone who has a physical or mental impairment that limits one or more major life activities; anyone who is regarded as having such impairment; or anyone with a record of such impairment.

Is an application available?

Yes! The Department has prepared an application form to assist with requests for reasonable accommodations. The application form is available at the public counter and online at:

http://planning.lacounty.gov/apps

It may be submitted at Department's main and field office locations. For locations or more information please call (213) 974-6411.

What kinds of information should be included in a request?

In addition to verification from your healthcare provider, you may provide other sufficient information for the Director to make the following findings:

- ☑ The requested accommodation is intended to be used by an individual with a disability who resides or will reside on the property;
- ☑ The requested accommodation is necessary to afford an individual with a disability equal opportunity to use and enjoy a residential use;
- ☑ The requested accommodation will not impose an undue financial or administrative burden on the County; and
- ☑ The requested accommodation will not require a fundamental alteration in the nature of the land use and zoning programs of the County.

Please do not include sensitive medical information including the nature or severity of disability. Staff is available to assist you with filling out the application.

Where can I apply?

Applications are available at http://planning.lacounty.gov/secondunit. You may also fill out and submit an application at the Land Development Coordinating Center of the Department of Regional Planning.

Address: 320 West Temple Street
Room 1360, 13th Floor
Los Angeles, CA 90012
(213) 974-6411

Hours: 7:30am-5:30pm
(Monday, Tuesday, Thursday)
8:30am-5:30pm
Wednesday
Closed every Friday

Dec. 2014

SECOND UNITS

Need more living space for your family? Want to earn rental income? Find out how you can build a second living unit on your property.

[DRAFT]

http://planning.lacounty.gov/secondunit

Can you build a second unit?

You can build a second residential unit on the residential or agriculturally zoned property that you own and where you also live.

A second unit may be permitted with a site plan review if:

- At least one of the units remains owner-occupied (covenant required).
- The property has no existing detached living quarters, guest houses, mobile homes, or caretaker's residence.
- The property is a legal lot or has an approved and recorded Certificate of Compliance.
- Access is from an existing street with a minimum of 50 foot width.

Second residential units are prohibited in Significant Ecological Areas, Ecologically Sensitive Habitat Areas (in the Malibu Coastal Plan), on slopes of 25% or greater and in airport noise zones.

What do you need to apply?

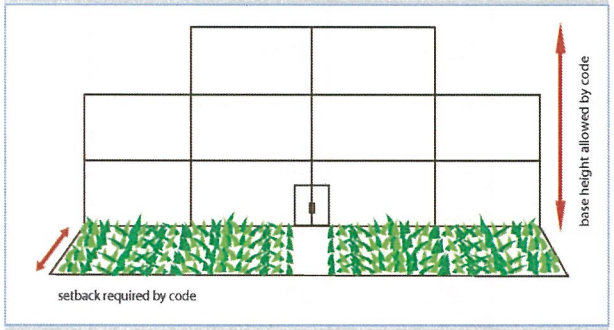
Second units may be permitted if they meet applicable development standards, such as yard setbacks, height and parking.

Along with site plans, you must submit the following documentation:

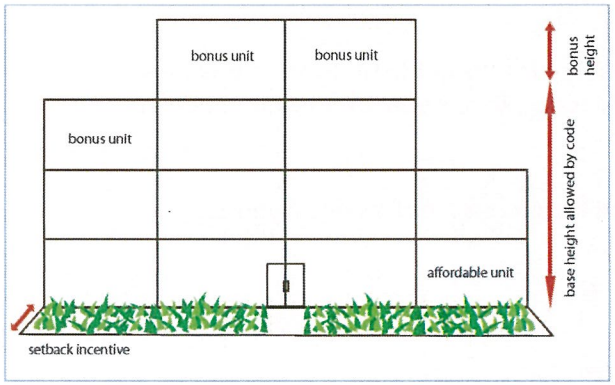
- "Will-serve" letter from the water company
- Certification letter from L.A. County Waterworks/Sewer Maintenance Division
- If any portion of the second unit is located more than 150 feet from the street, Fire Department approval of Plot Plan is required.
- Copy of recorded Grant Deed
- Copy of gas or electric bill
- Copies of Building Description Blank/Slip from Assessor's office
- Copies of building permits from L.A. County Building & Safety office

How does it work?

Before the density bonus, the sample project shown below must comply with height, setback, and other requirements.



By including an affordable unit, the sample project qualifies for three bonus market-rate units, more height, and a smaller setback.



Where can I apply?

Applications are available online at http://planning.lacounty.gov/density. You may also fill out and submit an application at the Land Development Coordinating Center of the Department of Regional Planning.

Address: 320 West Temple Street
Room 1360, 13th Floor
Los Angeles, CA 90012
(213) 974-6411

Hours: 7:30am-5:30pm (Monday, Tuesday, Thursday)

8:30am-5:30pm Wednesday

Closed every Friday

Dec. 2014

GET MORE UNITS

...with the L.A. County

DENSITY BONUS

Find out how you can build more residential units on your property than what is allowed by code with L.A. County's Density Bonus.

[DRAFT]

http://planning.lacounty.gov/density

What is the density bonus?

You can build more residential units on your property than what is allowed by code if you use L.A. County's Density Bonus. Your project may qualify for a density bonus if it has ONE of the following:

- Affordable units
- Senior citizen units (55 and older)

The size of your bonus depends on many factors, such as how many units are reserved for affordable housing, or senior housing. Visit http://planning.lacounty.gov/density, ask us at the front counter, email zoningldcc@planning.lacounty.gov, or call (213) 974-6411 to find out if your project qualifies for the Density Bonus program.

Qualified projects may also be eligible to receive other benefits, such as reduced parking requirements or other development standard modifications.

How many bonus units can I build?

Qualified Projects	Minimum Set-Aside (pick one)		Basic bonus	Maximum bonus
Affordable housing set-aside** (projects of at least 5 units before bonus)	Very low income*	5%	20%	35%
	Lower income	10%	20%	35%
	Moderate income (for-sale only)	10%	5%	35%
Senior citizen housing set-aside (projects of at least 35 units before bonus)	A senior citizen housing development		20%	20%
	A mobile home park for senior citizens		20%	20%

*For more information about income levels that qualify for affordable housing, please visit http://planning.lacounty.gov/density, email zoningldccc@planning.lacounty.gov, ask us at the front counter or call (213) 974-6411.

**Per state law, very low and low-income units must remain affordable for 55 years.

Appendix D: Draft CEQA Streamlining Guidelines Manual Outline

Guidelines for CEQA Streamlining

Background

The 2014-2021 Housing Element includes *Program 28: CEQA Streamlining*. The goal of this program is to develop tools to facilitate the use of applicable exemptions and streamlining provisions for infill projects and affordable housing projects in CEQA. In recent years, the State adopted legislation related to CEQA streamlining for eligible projects. The legislation prioritizes development locations within urbanized areas near employment and transit, and establishes criteria thresholds and streamlining procedures that should be incorporated into local regulations for implementation.

The Department of Regional Planning has developed an outline to help facilitate the preparation of guidelines for the following streamlining provisions: SB 226, which focuses on infill projects; SB 375, which focuses on Transit Priority Projects; and SB 743, which exempts qualified projects in a Specific Plan area from environmental reviews (and also requires new approaches to traffic analyses). In addition, as the Community Climate Action Plan (CCAP), which is part of the General Plan Update, was developed to be consistent with AB 32, the outline includes steps for using the CCAP to streamline the greenhouse gas emission analysis.

The outline summarizes the process to screen the eligibility of projects for each streamlining provision. It also identifies the roles of different sections and any forms that need to be updated or created. The Department aims to complete the guidelines by 2015.

Outline

- SB 226 – Infill Projects (EIR streamlining)
    - Pre-submittal
        - Project Screening: Land Development Coordinating Center staff to determine project eligibility for streamlining using the Performance Standards in SB 226 and assist the applicants with completing the Infill Environmental Checklist Form as needed.
    - Evaluation of Environmental Impacts
        - One or more significant impact: Need an Infill EIR
            - EIR should analyze only those significant effects that are not substantially mitigated by applicable development standards, and that are either new specific effects or are more significant than a prior EIR has analyzed. All other effects should be described in the Evaluation Form, which should be circulated for public review along with the infill EIR.
            - The analysis of alternatives does not need to address alternative locations, densities or building intensities.
            - Infill EIR need not analyze growth inducing impacts.
        - Less than significant or Less than significant impact with mitigation measures:
            - Specify mitigation measures; and
            - Prepare Mitigated Negative Declaration with Findings

        - All of the effects are less than significant:
            - Negative Declaration to be prepared
            - If the infill project is a transit priority project, a Sustainable Communities Environmental Assessment is to be prepared (refer to SB 375).

- SB 375 – CEQA Exemptions and Streamlining for Transit Priority Projects (TPP)
    - Pre-submittal
        - Project Screening: Land Development Coordinating Center staff to determine the residential or mixed use projects eligibility for TPP in Land Use criteria, and to assist applicants with completing the TPP Checklist Form (in lieu of the Environmental Assessment Form).
    - Evaluation of Environmental Impacts
        - CEQA does not apply if (Notice of Exemption is required for following):
            - Project meets the environmental criteria on the TPP Checklist Form.
        - CEQA applies:
            - If all potentially significant or significant effects of the project can be avoided or mitigated to a level of insignificance by identified mitigation measures:
                - Sustainable Communities Environmental Assessment (SCEA) is needed in lieu of Initial Study.
                - Circulate the draft SCEA for a 30-day public comment period and consider received comments.
                - Certify the SCEA prior to project approval.
            - If the impact is still significant or potentially significant after mitigation:
                - Limited Analysis EIR, or a streamlined initial study, is required (refer to the streamlining guidelines in SB 375)
                - Certify the Limited EIR prior to project approval.

- SB 743 – CEQA Exemptions for Projects Consistent With a Specific Plan or TOD Projects
    - Pre-submittal
        - Project Screening: Land Use Coordination Center staff to determine the eligibility of residential/mixed use projects and Employment Center Projects for CEQA exemptions and to assist applicants with using applicable Specific Plan EIR in completing the Specific Plan EIR Checklist Form.

    - Evaluation of Environmental Impacts
        - CEQA applies if a project would cause new or worse significant impacts compared to what was analyzed in the EIR for a Specific Plan.
            - Refer to the streamlining guidelines in SB 743.

- CCAP and CEQA Streamlining
    - Pre-submittal
        - Project Screening: Land Use Coordinating Center staff to provide information to applicant on project applicability on the mandatory CCAP Actions and on the Environmental Assessment Form (to be revised to include the CCAP Project Checklist).
    - Evaluation of Environmental Impacts
        - Project-level analysis of greenhouse gas emissions is not required if a project demonstrates consistency with applicable CCAP actions as verified on the Environmental Assessment Form.

Appendices

- Appendix A: Glossary
- Appendix B: References to be included in the Initial Study Guidelines
    - List of Urban Uses (Public Resources Code 21072) (SB 226)
    - List of Toxic Sites (65962.5) (SB 226)
    - SCAG Regional Transportation Plan/Sustainable Communities Strategy
    - Applicable Public Resources Code Sections
- Appendix C: Forms
    - Revised Environmental Assessment Form
    - Revised Initial Study Form
    - Transit Priority Project Checklist Form (SB 375)
    - Sustainable Communities Environmental Assessment Form (SB 375)
    - Specific Plan EIR Checklist Form (SB 743)
    - Flow chart for CEQA Streamlining: Project Eligibility
    - Flow chart for CEQA Streamlining: CEQA exemptions and Environmental Impacts Evaluation