Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director of Planning

April 12, 2011

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

Dear Supervisors:

GENERAL PLAN AND HOUSING ELEMENT PROGRESS REPORTS 2009 AND 2010 (ALL SUPERVISORIAL DISTRICTS) (3 VOTES)

SUBJECT

The General Plan Annual Progress Report and Housing Element Progress Report for the 2009 and 2010 calendar years describe the status of the County's General Plan and progress in its implementation, and the County's progress toward meeting its share of the regional housing need and its efforts to remove governmental constraints to the development of housing.

IT IS RECOMMENDED THAT YOUR BOARD:

Consider the General Plan and Housing Element Progress Reports for 2009 and 2010 at a public meeting;
Instruct the Department of Regional Planning to submit the reports to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

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

Element Annual Progress Report.

The annual progress reports are intended as tools for informing legislative bodies and the State of the jurisdiction's effectiveness in implementing its General Plan and Housing Element.

Implementation of Strategic Plan Goals

The report supports the County's Strategic Plan goal of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3), Strategy 4: Housing Opportunities, by tracking the continued implementation and update of the Countywide General Plan and Housing Elements, and ensuring that long-range land use and housing goals established by the County are being met.

FISCAL IMPACT/FINANCING

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

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

General Plan Progress Report

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

Government Code Section 65400 mandates local jurisdictions to submit an annual report on the status of the General Plan and progress in its implementation. The General Plan Progress Report provides a list of adopted and pending amendments to the zoning code and the General Plan in 2009 and 2010; and an overview of the General Plan Update, including a schedule to complete the General Plan Update in 2012.

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 August 5, 2008, the Board of Supervisors adopted the Fourth Revision to the Housing Element, which covers the period 2008 – 2014. On November 6, 2008, the Housing Element was certified by HCD.

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

IMPACT ON CURRENT SERVICES (OR PROJECTS)

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

Respectfully submitted,

RICHARD J. BRUCKNER
Director

RJB:CC:jc

Enclosures

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

GENERAL PLAN ANNUAL PROGRESS REPORT

2009/2010

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 status of the General Plan and progress in its implementation. The report must be submitted to the Governor's Office of Planning and Research (OPR) and the Housing and Community Development (HCD). 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. Los Angeles County is currently undergoing a General Plan Update, with anticipated completion in the spring of 2012.

The following report provides the status of the General Plan and progress in its implementation for the 2009 and 2010 calendar years. **Part I: General Plan Implementation** consists of a list of adopted and pending amendments to the zoning code in 2009 and 2010. **Part II: General Plan Amendments** lists adopted and pending amendments to the General Plan in 2009 and 2010. Finally, **Part III: General Plan Update** provides an overview of the major changes proposed to the General Plan; a report of the activities in 2009 and 2010; and a schedule to complete the General Plan Update in 2012.

I. GENERAL PLAN IMPLEMENTATION

Adopted Ordinances

Altadena Community Standards District Amendment (Adopted November 16, 2010)	An amendment to the Altadena Community Standards District in the zoning code to establish standards to protect and preserve the unique hillside views in the community of Altadena. The amendment lowers grading thresholds on hillside parcels and creates stricter permitting processes for development within designated hillside areas.
Cerritos Island Community Standards District (Adopted July 13, 2010)	An amendment to the zoning code to add a Community Standards District, which includes development standards, such as minimum lot size and maximum height, for single family residential development in the unincorporated Cerritos Island. The provisions also include a discretionary director's review procedure for the modification of standards.
Farmworker Housing Ordinance (Adopted September 14, 2010)	An amendment to the zoning code to bring the County's provisions for farmworker housing into compliance with the Employee Housing Act (Sections 17000-17062.5 of the California Health and Safety Code). Please refer to the Housing Element Progress Report for more details.
La Crescenta - Montrose Community Standards District Amendment (Adopted September 1, 2009)	An amendment to the La Crescenta-Montrose Community Standards District in the zoning code, which includes development and design standards for the Foothill Boulevard corridor in the community of La Crescenta-Montrose. The purpose of these standards is to establish a cohesive identity for the corridor through comprehensive site planning and design practices that acknowledge the unique character of the surrounding community.
Lake Hughes & Elizabeth Lake Community Standards District (Adopted June 30, 2009)	An amendment to the zoning code to add a Community Standards District, which includes development standards and procedures to preserve the rural and scenic character of the communities of Lake Hughes and Lake Elizabeth.
Lot Line Relocation Conditional Use Permit Requirement (Adopted August 18, 2009)	An amendment to the zoning code to require a conditional use permit to relocate two or more lot lines between three or more parcels, regardless of ownership and regardless of multiple, concurrent, or successive applications for the same action. This requirement applies to properties located within Hillside Management Areas and Significant Ecological Areas.
Medical Marijuana Ordinance Amendment (Adopted December 7, 2010)	An amendment to the zoning code to ban medical marijuana dispensaries throughout unincorporated Los Angeles County. In the event that the ban is held unlawful by a decision of a California Court of Appeals or by the California Supreme Court, the ordinance will retain the existing regulations in the zoning code for the establishment of medical marijuana dispensaries.
Private Schools in the A-2 Zone Ordinance (Adopted June 2, 2009)	An amendment to the zoning code to require a conditional use permit for private schools located in an A-2 (Heavy Agriculture) zone.
San Francisquito Canyon Community Standards District (Adopted November 10, 2009)	An amendment to the zoning code to add a Community Standards District, which includes development standards and procedures to protect and enhance the community's secluded rural, equestrian, and agricultural character, as well as its natural features, including ridgelines, significant ecological areas, and flood plains.
Topanga Area Community Standards District Amendment (Adopted May 18, 2010)	Amendments to the Topanga Canyon and Santa Monica Mountains North Area Community Standards Districts to allow yard modifications in the antiquated subdivision areas of the Topanga community with a director's review. The ordinance applies to the construction of fences and walls exceeding the maximum allowable height of 42 inches within required front yards, and within side and rear yards adjacent to roadways, to a maximum height of six feet, and includes development standards to regulate fence height, materials, and transparency. All fences, walls and hedges in the Topanga community will be required to adhere to the new development standards. In the North Area Community Standards District, only the Topanga Canyon Area will be affected by the amendments.

Wineries and Tasting Rooms Ordinance (Adopted March 9, 2010)	An amendment to the zoning code to modify the development standards and permitting procedures for wineries and tasting rooms. The intent of the ordinance is to support and enhance agricultural production by allowing wineries and tasting rooms while minimizing impacts to surrounding uses through development standards, operating standards, and permit requirements.

Pending Ordinances

Agua Dulce Community Standards District Amendment	Proposed expansion of the Community Standards District boundary, and other provisions to continue to protect the equestrian, agricultural, historical, cultural, archaeological, and geological characteristics of the community.
Exterior Lighting Standards for Rural Communities Ordinance	Proposed lighting standards to prohibit light trespass, require shielded fixtures, and reduce wasted light. These standards apply to Lighting Districts in the rural unincorporated areas of Santa Clarita Valley, Antelope Valley and Santa Monica Mountains.
Healthy Design Ordinance	Amends Titles 21 and 22 to fight obesity by encouraging physical activity through updates to subdivision and zoning standards and requirements. "Healthy Design" is defined as features of the built environment that promote physical activity in the form of walking, bicycling and exercise. The HDO will ensure that Unincorporated Los Angeles County is made safer, more convenient and more pleasant for pedestrians and bicyclists by minimizing hazards, improving accessibility and increasing attractiveness.
Hillside Management Ordinance	Proposed regulations and design guidelines that limit hillside development based on slope, soil, natural drainage channels, seismic hazards, and fire hazards, and that consider potential public safety, environmental degradation, and hillside alteration, in areas where the slope is 25% or greater.
Lake Los Angeles Community Standards District	Proposed Community Standards District in the zoning code, which includes standards and procedures to protect and enhance the rural, equestrian and agricultural character of the community of Lake Los Angeles.
Leona Valley Community Standards District Amendment	Proposed amendments to the Leona Valley Community Standards District in the zoning code to: enhance the appearance of the Leona Valley community; ensure that future public and private improvements are consistent with the community's existing development pattern and eclectic architectural mix; ensure reasonable access to public hiking and riding trails; mitigate potential incompatibilities between land uses; and minimize the need for urban infrastructure, such as sewers, streetlights, concrete sidewalks, paved roads, and concrete flood control systems that would alter the community's character.
Oak Tree Permit Ordinance Amendment	Proposed updates to pruning standards to be consistent with Fire Department requirements. The ordinance also defines and specifies the regulation of deadwood, and adds an exemption to allow the Fire Department to adopt and implement their draft Healthy Oaks Ordinance. The amendment will not directly or indirectly allow the pruning or impact of trees for development.
Reasonable Accommodations Ordinance	Proposed ordinance to establish procedures for individuals with disabilities to request reasonable accommodations from planning and land use regulations in order to obtain equal access to a residential use. Please refer to the Housing Element Progress Report for more details.
Significant Ecological Areas (SEA) Ordinance	Amendments to the SEA ordinance to implement the proposed amendments to the SEA Program in the General Plan Update.
Stoneyvale Community Standards District	Proposed Community Standards District for a small community along Stonyvale Road in the Angeles National Forest that was destroyed by the August 2009 Station Fire. The CSD tailors development standards to address the unique characteristics of the community with regard to alternative setbacks, wall heights, and horsekeeping. The preparation of the CSD is in conjunction with other County efforts by Public Health, Public Works, and Fire to identify

	solutions that will allow safe and appropriate rebuilding that will not exceed the density or building square footage that existed before the fire.
Transit Oriented District Ordinance	An update to the TOD ordinance to include development standards, procedures and incentives to implement the General Plan TOD Program. Please refer to the Housing Element Progress Report for more details.
Zoning Code Amendments	A comprehensive revision to the Zoning Code to implement the General Plan Update; to produce an ordinance that is understandable and easy to use; and to address contemporary planning issues.

II. GENERAL PLAN AMENDMENTS

Adopted

Local Plan Amendment Case No. 2006-00006- (2) (Adopted January 13, 2009)	To amend the West Athens-Westmont Neighborhood Plan Land Use Policy Map from RD 2.3 (Single-Family Residence, 8 units or fewer per acre) to RD 3.1 (Two-Family Residence, 17 units or fewer per acre) to create one multi-family lot with 69 detached condominium units and one private park lot on 7.0 gross acres, for property located at 1535 West 120th Street, West Athens-Westmont Zoned District.
Local Plan Amendment No. 2005-00005-(5) (Adopted September 1, 2009)	To amend the Altadena Community Plan to change the land use designation for the eastern, 2.04-acre side of a site located at 2212 El Molino Avenue within the unincorporated community of Altadena from Category 2 (Low-Density Residential, 1 to 6 dwelling units/acre) to Category 4 (Medium-Density Residential, 12 to 22 dwelling units/acre), to allow a senior citizen complex consisting of 40 units in four separate buildings.
General Plan Amendment Case No. 2008-00006- (2) (Adopted November 3, 2009)	To amend the Los Angeles Countywide General Plan Land Use Policy Map from Category 1 (Low-Density Residential 1-6 dwelling units per acre) to Category 3 (Medium-Density Residential 12-22 dwelling units per acre) to allow the development of 21 attached condominium units on 1.41 gross acres on property located at 1022 West 223rd Street, within the unincorporated community of West Carson, Carson Zoned District.
General Plan Amendment Case No. 2005-00011-(2) (Adopted June 9, 2010)	To change the subject property's land use designation in the Countywide General Plan from Category 1 to Category 3, in connection with construction of a condominium development of 19 attached townhouse units in four buildings on one multi-family lot, located at 1028 West 223rd Street in the unincorporated community of West Carson, Carson Zoned District.
General Plan Amendment Case No. 2009-00009-(5) (Adopted December 7, 2010)	To amend the Master Plan of Highways to facilitate a residential development of 1,260 single-family lots, 25 open space lots, four water pump station lots, and 13 public facility lots on 2,173 gross acres, located north of the City of Santa Clarita in the Sand Canyon Zoned District.

Pending

Antelope Valley Area Plan Update	Update of the Antelope Valley Area Plan. This project recognizes the individual needs and identity of each unique town in the unincorporated Antelope Valley, as well as the collective needs and identity of the Antelope Valley as a whole. Its success depends upon the commitment of residents, property owners, business owners, and other stakeholders in the Valley to develop a common vision that will guide growth in the unincorporated areas of the Antelope Valley in coming years.
Bike Plan Update	The Department of Public Works is currently updating the Bikeway Master Plan, which is a sub-element of the Transportation Element of the General Plan. The Plan seeks to expand and connect the County network of bikeways, expand existing County maintained bicycle facilities, and develop a prioritized list of projects.
Centennial Specific Plan	Centennial is a proposed master-planned community, with a proposed Specific Plan, located in the northwestern part of the County. The project is located on approximately 11,680 acres and will include 22,998 dwelling units, 12.4 million square feet of Business Park (light industrial) uses, and 2 million square feet of commercial uses. The project will also provide K-8 schools and high schools, fire stations, a Sheriff station, library and other services and utilities, including potable water and wastewater treatment facilities. Entitlements needed for Centennial include a General Plan amendment; Antelope Valley Areawide General Plan amendment; zone change; oak tree permit; and conditional use permit for development in an SEA, hillside management and project grading. The project will be built in phases over approximately 25 years. Phase One consists of a large lot parcel map and three vesting tentative tract maps. Phase One will consist of approximately 4,190 acres with 5,834 dwelling units, 3.3 million square feet of Business Park uses, 255,915 square feet of commercial uses and 2 K-8 schools, 1 high school, a fire station, an interim Sheriff station, an interim library and necessary infrastructure and utilities.
Florence Firestone Community Plan	The proposed Community Plan is an outgrowth of a visioning process conducted in 2009 and will refine the broad framework established in the vision plan through a series of community workshops and activities. The Community Plan will refine land use designations around the three Transit Oriented Districts to implement the draft TOD Program in the General Plan Update. The Community Plan will also address infrastructure needs, housing, public safety and open space. In addition, during the reporting period, the County received a grant from the Southern California Association of Governments to prepare a series of technical reports to help inform development of the Community Plan. These include: Land Use and Sustainability; Transit-Oriented Development Evaluation; and Market Feasibility Analysis.

Hacienda Heights Community Plan Update	Updates the Hacienda Heights Community Plan to reflect recent changes in the population demographics and emerging needs in Hacienda Heights. On September 22, 2010, the Regional Planning Commission voted unanimously to recommend that the Board of Supervisors consider the approval and adoption of the Hacienda Heights Community Plan, the related Zone Change and the Mitigated Negative Declaration prepared for the project.
Santa Monica Mountains Local Coastal Program	The Santa Monica Mountains Local Coastal Program consists of the Coastal Zone Plan and implementing actions including the Community Standards District, amendments to Subdivision Ordinance and the Zoning Ordinance, and a zoning consistency program. The Local Coastal Program will replace the Malibu Land Use Plan, which was certified by the Coastal Commission in 1986 and is currently the planning tool used for the Santa Monica Mountains Coastal Zone. The Local Coastal Program includes some of the policies of the 1986 Land Use Plan, new policies, and many policies from the Santa Monica Mountains North Area Plan. The Board of Supervisors approved the proposed LCP on October 30, 2007.
Santa Clarita Valley Area Plan Update (One Valley, One Vision)	The City of Santa Clarita and the County of Los Angeles are undergoing a joint planning effort to address future growth in the Santa Clarita Valley. The OVOV effort, addresses the region's growth, infrastructure development, transportation, housing, and open space. The Draft Plan and Draft Environmental Impact Report (DEIR) are currently in the public hearing stage. The staff will report back to the Regional Planning Commission in May 2011.
Third Street Specific Plan	A proposed Specific Plan for the unincorporated portion of the East Los Angeles, located north and south of the Metro Gold Line Eastside Extension along 3rd Street. The Third Street Specific Plan will define a vision and a set development principles to guide future development within the plan area over the next 20 years. The Specific Plan will include a form based code and recommendations for improving the public realm, which are intended to implement principles of transit-oriented development. Please refer to the Housing Element Progress Report for more details.
Universal Studios Specific Plan	NBC Universal, the City of Los Angeles, and the County of Los Angeles are undergoing a planning effort to address redevelopment of the 391-acre Universal City property. Through a Memorandum of Understanding, the City of Los Angeles (Lead Agency) and the County of Los Angeles (Responsible Agency) have jointly prepared a Draft EIR (DEIR) for two separate specific plans; the Universal Studios Specific Plan (County), and the Universal City Specific Plan (City). The DEIR is currently in the public review stage. The Universal Studios Specific Plan (County) effort primarily addresses approximately 2 million square feet of new development including studio, office, childcare, hotel, theme park, amphitheater, and City Walk retail uses. The Universal City Specific Plan (City) effort primarily addresses the Project's proposed 2,937 units of residential development and supporting neighborhood commercial and open space uses. In total, the NBC Universal Evolution Plan includes net annexation of 44 acres from the County to the City (76 acres annexed from the County to the City and 32 acres detached from the City to the County). One joint City/County public meeting was held in December of 2010 to take oral public comments on the DEIR from interested parties. The first public hearing on the EIR is anticipated to take place in mid to late 2011. Separate City and County public hearings on the respective City and County land use entitlements would take place in respective jurisdictions at a later date.

III. GENERAL PLAN UPDATE PROGRAM

In 1997, the Los Angeles County Board of Supervisors initiated the General Plan Update. Over the years, the Department of Regional Planning ("DRP") has conducted nearly 100 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 2008)
- Conservation and Open Space 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 following five guiding principles—Smart Growth; Sufficient Community Services and Infrastructure; Strong and Diversified Economy; Environmental Resource Management; and Healthy, Livable and Equitable Communities—are supported by community-identified goals and stakeholder input, and further the overall goal of sustainability throughout the General Plan Update.

1. Smart Growth

   Smart growth promotes compact, sustainable, healthy and walkable communities. The primary objectives of smart growth are to 1) shape new development to improve existing and new communities and align housing, jobs and services; and 2) protect and preserve the County's natural resources and rural communities.

   The General Plan implements smart growth by using strategies that are tailored to each community. Strategies, such as transit oriented development, will create vibrant centers around transit stations that promote neighborhoods where people can live, work, and shop without the need to drive to each destination. Another smart growth strategy is to facilitate the creation of

vibrant and active corridors that connect major centers and destinations, and thriving neighborhood centers within the unincorporated areas. These work in conjunction with other smart growth strategies to “green” the County's streets and buildings, and preserve its remaining natural and scenic open spaces.

2. Sufficient Community Services and Infrastructure

Community services and infrastructure serve as the backbone of a community. Quality of life is dependent upon the quality and availability of schools, parks, libraries, police and fire services, and community gathering places; as well as circulation systems, water, sewers, flood control, utilities, communication, and waste management. Successful land use planning and growth management rely on the orderly and efficient planning of community services and infrastructure. The key to growth management is the commitment to proactively coordinate with public and private partners so that sufficient services and infrastructure are provided and maintained commensurate with growth.

The General Plan establishes policies and programs to address existing deficiencies in community services and infrastructure, and to ensure the provision of sufficient community services and infrastructure for new developments.

3. Strong and Diversified Economy

Southern California is one of the world’s largest economic regions, and the County is the heart of this highly developed and diversified industrial and service based economy. The County is home to an internationally recognized entertainment industry, one of the world’s largest concentrations of high technology, the aerospace industry, and the fifth busiest seaport (Ports of Los Angeles and Long Beach combined) in the world. The economic base of Southern California consists of professional services, manufacturing activities, transportation and wholesale trade, tourism and entertainment, and defense related and resource based industries. In addition, the County has developed into a center of international business and finance.

Ensuring the economic vitality and long term competitiveness of the unincorporated areas requires policies that will promote a stable and well educated job base, generate tax revenues to support quality services, provide for jobs housing balance, and accommodate the businesses and industries that represent the jobs of the future. As planning for future growth and the appropriate land use mix has major impacts on the local and regional economy, the General Plan addresses the protection of the remaining industrial land in the unincorporated areas.

The General Plan also provides policies and programs to foster economic development, reinvestment, revitalization and the redevelopment of areas in need of economic investment.

4. Environmental Resource Management

Stewardship of the County’s natural resources, such as air and water, wildlife habitat areas, mineral resource areas, agricultural land, forests, and open space areas, is essential to a successful sustainability strategy. The County is highly urbanized, the majority of its remaining natural resources are located in the unincorporated areas. The General Plan provides policy guidance to preserve the County’s remaining natural resources and open space areas, and to improve the quality of its air, water and biological resources.

The General Plan also includes goals, policies and programs to minimize risks and limit development in areas prone to safety hazards, such as earthquakes, floods and wildfires.

5. Healthy, Livable and Equitable Communities

Land use and community design play a pivotal role in creating healthy environments that facilitate the relationship between people and their environments, as well as to each other. Places with multiple destinations within close proximity, where the streets and sidewalks balance all forms of transportation, provide communities with the basic framework for a walkable and bikeable community. Walkable and bikeable communities encourage residents to be more physically active, which in turn, reduce obesity rates and lower the risk of heart disease and diabetes. These environments also improve health by reducing vehicle emissions, which are a major contributor to health ailments including asthma, respiratory illness, cardiovascular disease and impaired lung function.

Equitable communities also means increased attention to safety issues and environmental justice. Environmental conditions, such as poor air quality, polluted stormwater runoff, deteriorated housing conditions, and ground and surface contamination are all influenced by planning and have an effect on public health.

The General Plan protects the public health, safety and welfare through the promotion of pedestrian planning; environments that improve physical and mental health; sustainable development and agricultural practices, including the building of community gardens and the use of organic farming techniques; and the use of healthy materials and building practices and low impact development techniques in construction and development activities.

Recent Activities

Beginning in June of 2009, the DRP staff initiated comprehensive edits and format changes to the 2008 draft, and rewrote and added new goals, policies, programs and other major content to the draft of the General Plan Update. The DRP staff also refined the guiding principles of the General Plan, the General Plan planning areas framework, the legend for the land use policy maps, and major policies related to Special Management Areas (areas with environmental, hazard or resource constraints), Transit Oriented Districts, industrial land preservation and agricultural land preservation. The DRP staff also continued to develop drafts and background research for the Hillside Management Ordinance, SEA Ordinance and TOD Ordinance. The DRP staff worked with other County Departments, agencies, and groups such as the Los Angeles Regional Collaborative for Climate Action, Metro, the Southern California Association of Governments and councils of governments to coordinate the implementation of AB 32 and SB 375 with the General Plan Update.

In 2010, the DRP staff made additional refinements to figures, maps and content based on comments received from internal County review. The DRP staff also added new content to clarify requirements for specific plans and development agreements, applicability, and findings for plan amendments. In addition, the DRP staff audited and adjusted the draft land use policy maps as part of the digital conversion of the maps for the unincorporated areas not covered by a community plan or specific plan. This task entailed the review of existing uses, history of entitlements, and zoning for approximately 135,000 parcels. The DRP staff also made focused policy-driven map changes to support the TOD Program, Special Management Areas policies, and industrial land preservation policies. Furthermore, the DRP staff completed a draft of the appendices for the General Plan Update, which include descriptions of the methodology for the conversion of and changes to the land use policy maps; the Environmental, Hazard and Resource Constraints Model; descriptions of the SEAs; and an industrial land preservation study completed in 2008.

In addition, in 2010, the DRP staff facilitated the coordination of concurrent efforts to ensure consistency with the General Plan Update, including but not limited to the comprehensive update to the zoning code, the update to the County's All Hazards Mitigation Plan, the update to the County's

Bike Master Plan, the update to the Antelope Valley Area Plan, as well as continued efforts to develop the County's Climate Action Plan and regional efforts to implement SB 375.

Schedule

The DRP anticipates issuing the Notice of Preparation for the General Plan EIR, and releasing the revised draft of the General Plan Update to the public in March/April of 2011, followed by scoping meetings and outreach efforts to major stakeholders in April/May of 2011. The DRP anticipates initiating the public hearings on the General Plan Update and the EIR before the Regional Planning Commission in the winter of 2011, and anticipates the completion of the General Plan Update in 2012.

March/April 2011	• EIR/Notice of Preparation • Release revised draft to the public
April/May-September 2011	• EIR/Scoping Meeting • Stakeholder Outreach
Fall 2011	• EIR/Draft
Winter 2011	• Public Hearings - Regional Planning Commission
Spring 2012	• Public Hearings - Board of Supervisors

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

2009/2010

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

I. BACKGROUND

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

II. REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

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

- Extremely Low/Very Low Income (up to 50 percent of AMI): 14,425 units (25.2 percent)[2]
- Lower Income (51 to 80 percent of AMI): 9,073 units (15.9 percent)
- Moderate Income (81 to 120 percent of AMI): 9,816 units (17.2 percent)

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

[2] The County has a RHNA allocation of 14,423 very low income units. Pursuant to AB 2634, the County must project the housing needs of extremely low income households based on Census income distribution, or assume 50 percent of the very low income units as extremely low income units. In the absence of income data for the extremely low income households, 50 percent of the very low income units are assumed to be extremely low income. Therefore, the County's RHNA of 14,423 very low income units may be divided into 7,211 extremely low income units and 7,212 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.

- Above Moderate Income (more than 120 percent of AMI): 23,862 units (41.7 percent)

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

Residential Building Permit Activity in 2009 and 2010

Table A1, which 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, 2009 and December 31, 2010, indicates that the County completed Villa Serena, an 85-unit multifamily rental development affordable to very low income households funded by $5,538,658 in HOME funds, during the reporting period.[4] However, as Villa Serena has already been accounted for in the Housing Element Adequate Sites Inventory, it will not be included for the reporting period. **Table A2**, which is a summary of building permit activity for above moderate income units, indicates that the County issued building permits for 310 units during the 2009 reporting period and for 532 units during the 2010 reporting period.[5]

Table A1
Annual Building Activity Report
Very Low, Lower, and Moderate Income Units and Mixed Income Multifamily Projects 2009-2010

2009

APN	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units
			Very Low-Income	Lower Income	Moderate Income	Above Moderate-Income			
0	0	0	0	0	0	0	0	0	0
Total of **Above Moderate** from Table A2 ► ► ►						310			
Total by income units Table A ► ► ► ► ►			0	0	0	310			

[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."

[4] Source: Los Angeles County Community Development Commission, affordable housing development completions data, January 1, 2009-December 31, 2010.

[5] Source: County of Los Angeles Department of Public Works, Building and Safety Division, Unincorporated County Area, Residential Building Permit Data, January 1, 2009-December 31, 2010.

2010

APN	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units
			Very Low-Income	Lower Income	Moderate Income	Above Moderate-Income			
0	0	0	0	0	0	0	0	0	0
Total of **Above Moderate** from Table A2 ► ► ►						532			
Total by income units Table A ► ► ► ► ►			0	0	0	532			

Table A2
Annual Building Activity Report Summary for Above Moderate Income Units for 2009 and 2010

2009

	Single Family Residences[6]	**Two-Family Dwellings**	**Multi-Family Structures**	**Mobile Homes**	**Total**
No. of Units Permitted for Above Moderate	233	27	44	6	310

2010

	Single Family Residences	**Two-Family Dwellings**	**Multi-Family Structures**	**Mobile Homes**	**Total**
No. of Units Permitted for Above Moderate	292	30	202	8	532

Regional Housing Needs Allocation Progress

Table B identifies the housing units completed from January 1, 2006 through December 31, 2010, as compared to the unincorporated County's share of regional housing needs, by income level. As shown on the Table, the County issued building permits for a total of 2,012 dwelling units in 2006, 1,601 dwelling units in 2007, 956 dwelling units in 2008, 310 dwelling units in 2009, and 532 in 2010.[7] At this time, the number of additional dwelling units needed during the 2008-2014 planning period is 51,757, or roughly 91 percent of the RHNA.

[6] Building permits for second units are tracked as single family structures, and at this time, the information to determine the percentage of second units is not available.

[7] Source: County of Los Angeles Department of Public Works, Building and Safety Division, Unincorporated County Area, Residential Building Permit Data, January 1, 2006-December 31, 2010.

Table B
Regional Housing Needs Allocation Progress

		2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date	Total Remaining RHNA by Income Level
Income Level	**RHNA Allocation by Income Level**	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**		
Extremely Low/ Very Low	14,423*	0	99	0	0	0					99	14,324
Lower	9,072*	12	25	15	0	0					52	9,020
Moderate	9,815*	206	138	0	0	0					344	9,471
Above Moderate	23,858*	1,794	1,339	941	310	532					4,916	18,942
Total RHNA	57,168*	2,012	1,601	956	310	532					5,411	51,757
Total Units ► ► ►												
Remaining Need for RHNA Period ► ► ► ► ►												

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

*RHNA allocations reflect adjustments made per a RHNA transfer to the City of Diamond Bar, effective October 27, 2010.

Sources: SCAG, *Regional Housing Needs Assessment, 2007*; Los Angeles County Department of Public Works, Building & Safety Division for the number of dwelling units assumed to be constructed during the period January 1, 2006-December 31, 2010; Los Angeles County Community Development Commission affordable housing development completions, January 1, 2006-December 31, 2010. 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.

III. HOUSING ELEMENT PROGRAM IMPLEMENTATION

The Housing Element contains programs with specific time frames for implementation. **Appendix A: Table C1** shows the implementation progress of programs between January 1, 2009 and December 31, 2010.

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 that were not identified in the Housing Element.

As shown in **Table C2**, as of the end of 2010, the County's adequate sites inventory accommodates 272 income-restricted very low and lower income units and 332 market-rate units that are potentially affordable to very low and lower income households.[8] This is in comparison to the projected 179 very low and lower income units in the adequate sites inventory. As shown in **Table C3**, as of the end of 2010, the County's adequate sites inventory does not accommodate any income-restricted moderate income units, but does accommodate 554 market-rate units that are potentially affordable to moderate income households. This is in comparison to the projected 549 moderate income units in the adequate sites inventory.

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

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

APN	Year	Adequate Sites Inventory Unit Potential	Approved Units (5/1/08-12/31/10)		NOTES
		Very Low/Lower	Income Restricted (Very Low/Lower)	Market Rate	
6060009900	2008	0	61	0	R2007-02305: 61 very low income units for seniors. Note: Adequate Sites Inventory identifies site as having potential for 10 moderate income units (see Table C3)
6181032040 6181032041 6181032042 6181032043 6181032044 6181032045 6181032046	2008	0	54	0	R2007-01819: 54 very low income units for persons with developmental disabilities and senior citizens (+30 in the City of Compton for a total of 84 units)
7344023001 7344023138 7344023139	2008	0	22	224	TR067784: 246 attached condo units (22 of which are income-restricted for lower income households)
3204005025	2009	0	75	0	R2005-03443: 75 very low income senior citizen housing development with density bonus
5250003904 5250003905 5250003906 5250003908	2009	0	60	0	R2009-00659: 60 unit mixed use complex with 12 joint live and work units, a community center and 48 apartments for very low and lower income households.

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

8404004048	2009	14	0	20	R2008-01682: 20 apartment units
6090008023 6090008024 6090008025	2010	6	0	14	TR068503: One multifamily lot with 14 attached condo units in two buildings on 0.89 gross acres.
7344002028	2010	159	0	74	R2009-00807 CUP for 74 unit mobile home park. Categorically exempt from CEQA.
TOTAL		179	272	332	

Note: This comparison only includes units approved between May 1, 2008 to December 31, 2010. Units approved on or prior to April 30, 2008 have been credited toward the RHNA in the Housing Element (see Table 2.11 of the Housing Element).

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

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

	Date	**Adequate Sites Inventory Unit Potential**	**Approved Units (5/1/08-12/31/10)**		
APN		**Moderate**	**Income Restricted (Moderate)**	**Market Rate**	**NOTES**
6060009900	2008	10	0	0	Site was approved for 61 very low income units (see Table C2)
6342018006	2008	0	0	3	R2006-1950: Triplex
6342035007	2008	0	0	3	R2008-00636: Triplex
6010020004	2008	0	0	4	R2007-01670: Four unit apartment
2826022027	2009	93	0	93	TR 53653: 1 MF lot for 93 market-rate units for seniors (+ 93 SF)
5009004011	2009	8	0	0	Convert SFR to retail
5227018019	2009	2	0	0	SFR
5229013010	2009	2	0	2	R2008-02087:Duplex
5284010022	2009	0	0	4	PM063158:Create MF lot for 4 attached condos
5751005033	2009	9	0	0	New retail

5845022001-14 58450220016	2009	278	0	278	R2007-02030: 278 independent living and assisted living units for seniors, including a 44 unit senior citizen housing development with a 14% density bonus.
6021005035	2009	4	0	4	R2005-01470:4-unit apartment
6059028003	2009	2	0	2	R2006-03768: Duplex
6079002048 6079002049 6079002065 6079002077	2009	69	0	69	To amend the West Athens-Westmont Neighborhood Plan Land Use Policy Map from RD 2.3 (Single-Family Residence, 8 units or fewer per acre) to RD 3.1 (Two-Family Residence, 17 units or fewer per acre) to create one multi-family lot with 69 detached condominium units and one private park lot on 7.0 gross acres, for property located at 1535 West 120th Street, West Athens-Westmont Zoned District.
6086031016 6086031017	2009	14	0	0	Charter school
6086031036	2009	11	0	0	School
6181022002 6181022003	2009	12	0	10	TR54299: Create MF lot with 10 detached units
6342023016	2009	0	0	2	R2008-02354:Add two units to single family house in R-3 zone
7344024003	2009	0	0	21	TR060027: Create MF lot for 21 attached condos
8761012015	2009	6	0	0	New retail
3231011002	2010	0	0	31	TR066202 To create one multifamily lot with 31 detached condo units on 7.61 acres
5231004015	2010	2	0	2	R2008-00129 New duplex
5239008016	2010	4	0	3	RPP 201000325 (R2010-00438) New triplex
5379014010	2010	0	0	3	PM070129 To create one multifamily lot with three detached condo units on 0.40 gross acres.
6149005040	2010	1	0	0	R2009-00375 New office building

7344024009	2010	20	0	19	TR063243: To create one multifamily lot with 19 attached condo units in four buildings on 0.92 gross acres. With approved plan amendment to increase from category 1 (low density residential- one to six dwelling units per gross ac) land use category of the Countywide General Plan to Category 3 (Medium Density Residential 12 to 22 dwelling units per gross ac).
8178031020	2010	2	0	1	Single family residence
TOTAL		549	0	554	

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

VI. OTHER HOUSING INITIATIVES

Affordable Housing Approved under the Density Bonus Ordinance

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

As of the end of 2010, the Department has approved 569 affordable units and 801 units (including market-rate senior citizen units) total 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 2009, the Department approved 39 second units, and in 2010, 32 second units, for a total of 455 second units since the ordinance took effect in 2004.

Mixed Use Ordinance

On July 1, 2008, the Board of Supervisors adopted amendments to the Los Angeles County Zoning Code to modify certain commercial zones to allow vertical mixed use developments and joint live and work units that adhere to specified use exceptions, development standards and performance standards, through an administrative procedure. The Ordinance took effect on July 31, 2008. The staff submitted a progress report to the Board of Supervisors on July 14, 2009, which included as **Appendix B**.

Appendices

Appendix A: Table C1 Implementation Progress of Housing Programs
Appendix B: Mixed Use Ordinance Status Report to the Board of Supervisors
Appendix C: Documentation regarding RHNA transfer to the City of Diamond Bar
Appendix D: Adopted Farmworker Housing Ordinance
Appendix E: Inclusionary Housing Program Status Reports to the Board of Supervisors
Appendix F: Small Lot Subdivision Feasibility Study

Appendix A: Table C1 Implementation Progress of Housing Programs

Los Angeles County 2008-2014 Housing Programs
Implementation Status

Program #	Program Name	Timeframe and Objectives	Progress/Status (Quantify if possible)
1	Adequate Sites for Regional Housing Needs Allocation	• Facilitate the development of a variety of housing types by providing a supply of land that is adequate to accommodate the RHNA of 57,176 units. • Maintain an inventory of sites and make it available to interested developers. • Pursue completion and adoption of the General Plan Update and its associated Zoning Ordinance amendments by 2010.	• The Housing Section staff 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 Housing Section staff has been working with the County CEO to coordinate the transfer of RHNA in annexations and incorporations. During the reporting period, a total of 8 units have been transferred to the City of Diamond Bar. As determined by SCAG, as of October 27, 2010, the County's RHNA has been revised. Correspondence regarding the City of Diamond Bar RHNA transfer is included as Appendix C. • The Housing Section is now preparing the General Plan Update, and during the reporting period, have focused its resources into completing the Update. The General Plan Update, which is being coordinated with multiple planning initiatives, including but not limited to the County's Climate Action Plan, the Antelope Valley Area Plan Update and the Zoning Ordinance Update Program. The General Plan Update, and its concurrent initiatives, are anticipated to be completed in 2012.

Los Angeles County 2008-2014 Housing Programs
Implementation Status

Program #	Program Name	Timeframe and Objectives	Progress/Status (Quantify if possible)
2	Removal of Governmental Constraints	• Amend the Zoning Ordinance through the Zoning Ordinance Update Program (ZOUP) and other programs by 2010. • Prepare reasonable accommodation policy and procedure by 2009.	• **Zoning Ordinance Update Program (ZOUP):** During the reporting period, the Zoning Ordinance Update Program has been reworked to coordinate better with the General Plan Update. The Zoning Ordinance Update Program has been divided into two parts. Part 1 is a Technical Update, which makes clean-up changes to the existing Zoning Ordinance and includes updates to State laws. Part 2 consists of policy changes, the creation of new zones, zoning map changes and other changes to ensure the implementation of the General Plan Update. Both parts of ZOUP are to be prepared concurrently with the General Plan Update. The staff anticipates completion of the General Plan Update in 2012. • **Reasonable Accommodations Ordinance:** The Reasonable Accommodations Ordinance will provide a clear and streamlined procedure for persons with disabilities to request exceptions from planning and zoning, when necessary, to afford equal access to residential opportunities. As of the date of this report, the staff has conducted multiple meetings internally with County staff and have completed a revised draft ordinance, implementation guidelines, and CEQA documents. The staff anticipates the release of a draft ordinance for public review and public hearing before the Regional Planning Commission in February of 2011. Following adoption of the ordinance, the staff will facilitate its implementation by creating awareness of the availability of the procedure to request reasonable accommodations. • **Farmworker Housing Ordinance:** The Third Revision of the Housing Element includes Program 43, a program to encourage the provision of sites for housing for agricultural workers in the unincorporated areas. On July 29, the Regional Planning Commission approved the Farmworker Housing Ordinance. On September 14, 2010, the Board of Supervisors adopted the Farmworker Housing Ordinance. Appendix D includes a copy of the final ordinance. • Zoning Ordinance Update Program (ZOUP): During the reporting period, the Zoning
3	Affordable Housing Density Bonus Program	By 2009, promote the County Density Bonus Program to developers, particularly in conjunction with the Mixed Use Ordinance and Transit Oriented Districts, through the dissemination of brochures, presentations and web postings on the DRP web site, and by offering technical assistance to the public.	Staff continues to offer technical assistance and consultation to the public, and have posted fact sheets and ordinance summaries on the Department of Regional Planning web site.

Los Angeles County 2008-2014 Housing Programs
Implementation Status

Program #	Program Name	Timeframe and Objectives	Progress/Status (Quantify if possible)
4	Infill Sites Utilization Program*	Promote awareness of the County's Infill Sites program to small property owners/developers, as funds become available, in conjunction with the efforts for the Affordable Housing Density Bonus Program (Program 3).	The Infill Sites Utilization Program was amended in early 2009 to incorporate the use of Federal Neighborhood Stabilization (NSP) Funds for the acquisition and rehabilitation of foreclosed one to four unit properties. The amended and successful program provided for the acquisition and rehabilitation of 20 units to be reserved for households earning less than 50% of the Area Median Income. The Program, as NSP 3, will be continued in 2011.
5	Graduated Density Zoning	• Conduct study to determine the feasibility of a graduated zoning approach in 2010. • In the event that the program is determined to not be feasible, establish an alternative program to incentivize lot consolidation to promote appropriate and targeted higher density housing.	No activity as of December 31, 2010

Los Angeles County 2008-2014 Housing Programs
Implementation Status

Program #	Program Name	Timeframe and Objectives	Progress/Status (Quantify if possible)
6	Transit Oriented Districts	• Adopt the Metro Gold Line Eastside Extension TOD Specific Plan by 2009. • Using the Gold Line TOD as a model, retool and enhance existing TODs, including providing additional incentives for housing development by 2011. • Promote the use of incentives available for all TODs.	The consultant team of Moule and Polyzoides is working with the County staff to prepare the Gold Line 3rd Street Specific Plan for the area around the Metro Gold Line Eastside Extension in East Los Angeles. A comprehensive revision of the TOD Ordinance for the unincorporated areas along the Metro Gold Line, Blue Line and Green Line is underway and will be adopted with the General Plan Update. Specific revisions to the TOD Ordinance, including incentives, procedures and development standards, are intended to implement the TOD Program in the General Plan Update, which increases the number of TODs from six to ten in the unincorporated areas; establishes TOD boundaries at one half mile radius from a transit station; increases maximum density in commercial corridors with mixed use land use category to 150 du/ac; and establishes 3.0 FAR. The ordinance will include Specific incentives and development standards will be developed. In addition, during the reporting period, the County worked with the Los Angeles chapter of the Urban Land Institute on Technical Assistance Panel (TAP) Reports in the inform the future development of some of the County's TODs: Martin Luther King Jr. Medical Center and Surrounding Project Area (2009): http://www.uli-la.org/files/mlk-tap-report.pdf Slauson Blue Line Station Transit Oriented Development (2010): http://www.uli-la.org/files/ULI-LA_TAP_SlausonStation.pdf Vermont Green Line Station Transit Oriented Development (2010): http://www.uli-la.org/files/ULI_LA_Vermont_Greenline_TAP.pdf

Los Angeles County 2008-2014 Housing Programs
Implementation Status

Program #	Program Name	Timeframe and Objectives	Progress/Status (Quantify if possible)
7	Land Banking/Write Downs	• Develop an inventory of potential properties in 2009 and update quarterly. • Establish a land banking strategy in 2009 and identify appropriate funding sources (certain funding sources have strict limitations on land banking activities, e.g., CDBG and HOME). • Review the list of surplus properties owned by other County departments on a quarterly basis to identify potential sites for affordable housing.	Due to the implementation of a new policy, no CDC administered funds will be used to land bank or develop sites within 500 feet of a freeway. As a result, those sites previously acquired that meet this criteria will be sold to the market. Funding constraints will not allow the purchase of additional sites for land banking at this time. The "surplus" sites are now anticipated to be marketed, via auction, in early 2011
8	Second Unit Ordinance	• Promote second unit development through the County web site and brochures at public counters. • Retool the existing Second Unit Ordinance to emphasize good design through a streamlined procedure and flexibility in standards by 2013. • Study the feasibility of hosting a design competition for second units and implementing a procedure for pre-approved plans, using the winning entries.	No activity as of December 31, 2010
9	Community Land Trust	• Evaluate the feasibility of establishing a land trust in 2009. • In the event that the program is not feasible, develop an alternative program to promote long-term affordable homeownership.	Negotiations with the developer of for-sale units to be a part of a land trust were placed on hold due to market conditions and are likely to remain so through 2012.. Conditions will be evaluated on an ongoing basis. Literature reviews and other research on community land trusts are being conducted in conjunction with the Inclusionary Housing research for Program 10.
10	Inclusionary Housing Program	• Evaluate the feasibility of establishing an inclusionary housing policy in 2010. • In the event that the program is not feasible, develop other strategies for creating a local source of funding for affordable housing.	On August 5, 2008, the Los Angeles County Board of Supervisors adopted the 2008-2014 Housing Element and instructed the Department of Regional Planning (DRP) to initiate a feasibility study for establishing an inclusionary housing program, and to report back to the Board in a year. The staff put the feasibility study on hold in order to study the impacts and implications of Palmer/Sixth Street Properties v. City of Los Angeles Status, which has invalidated certain types of local inclusionary housing policies. The staff anticipates providing the Board with a completed report in April 2011. Status reports to the Board regarding this Housing Element program are included as **Appendix E**.

Los Angeles County 2008-2014 Housing Programs
Implementation Status

Program #	Program Name	Timeframe and Objectives	Progress/Status (Quantify if possible)
11	Commercial Linkage Fee for Housing	• Evaluate the feasibility of establishing a commercial linkage fee for housing in 2010. • In the event that the program is not feasible, develop other strategies for creating a local source of funding for affordable housing.	No activity as of December 31, 2010.
12	Small Lot Subdivisions	• Explore the feasibility of establishing a program for small lot subdivisions in 2011, and if feasible, pursue Zoning Ordinance amendments in 2012. • In the event that the program is not feasible, develop another strategy to promote affordable homeownership through smaller-sized houses.	On August 5, 2008, the Los Angeles County Board of Supervisors adopted the 2008-2014 Housing Element and instructed the Department of Regional Planning (DRP) to initiate a feasibility study for establishing a program for small lot subdivisions and to report back to the Board in a year. In October of 2009, the staff submitted a feasibility study to the Board of Supervisors, which includes a recommendation for the County to initiate an ordinance. The staff anticipates commencing work on the ordinance in early 2011 and completing the ordinance by 2013. The feasibility report is includes as **Appendix F.**
13	Countywide Affordable Rental Housing Development*	Assist in the development of 450 low income rental housing units in the unincorporated areas through gap financing, a revolving loan fund, and technical assistance during the next planning period.	Over $16 Million in public funds were made available during this period through the CDC's annual NOFA for housing to be developed within 15 miles of the City of Industry. Fifteen applications were received, and will be evaluated for funding eligibility during early 2009.
14	Priority of Water and Sewer for Affordable Housing	Upon adoption and certification of the Housing Element, provide copies of the Housing Element, including information on sites used to meet the County's low income RHNA, to all water and sewer districts that may be required to provide service to developments within the unincorporated areas.	In March 2009, the the Department of Regional Planning has distributed copies of the Housing Element to all water and sewer districts that provide services to the unincorporated areas.
15	Redevelopment Affordable Housing Requirements*	Provide financing, technical assistance, as well as a revolving loan fund, to acquire sites and assist in the development of 143 affordable housing units in the Redevelopment project areas by 2009: 1. East Rancho Dominguez – 69 units 2. Willowbrook – 60 units 3. West Altadena – 14 units	The 70 unit East Rancho Dominguez project was completed in 2010. The project consists of 10 one-bedroom units, 26 two-bedroom units, 23 three-bedroom units, and 10 four-bedroom units all of which are affordable to households with incomes that do not exceed 50% of the area median income. Seven of the units are reserved for Emancipated Foster Youth between the ages of 18-24. The project also includes a family service center, which consists of a health clinic and a childcare center. The development was one of the first multifamily rental developments to be certified LEED Platinum in California. The proposed developments in Willowbrook and Altadena remain in the predevelopment stage.

Los Angeles County 2008-2014 Housing Programs
Implementation Status

Program #	Program Name	Timeframe and Objectives	Progress/Status (Quantify if possible)
16	Homebuyer Assistance*	Assist 1,200 low and moderate income first-time homebuyers in the unincorporated areas, along with 43 affordable units through AHOP, during the planning period. 1. HOP – 300 households 2. MCC – 420 households 3. SCHFA – 480 households 4. AHOP – 43 affordable units	Fifty MCC's were issued, with a value of $12,426,276. In addition, 256 down payment assistant loans were funded with a value of $17,673,924. The SCHFA program originated 41 loans and have 41 loans in the pipeline. In addition 9 AHOP units were sold during the period
17	Section 8 Rental Housing Assistance*	Provide rental assistance to 4,000 extremely low and very low income households, and homeless individuals and families in the unincorporated areas during the planning period. • Housing Choice Voucher – 3,800 households • Homeless Housing Program – 70 homeless individuals or families • Housing Assistance for Homeless with AIDS – 30 homeless persons with HIV/AIDS	As a part of its ongoing Housing Choice Voucher Program, the Housing Authority monitors an allocation of over 21,000 Vouchers. Nearly all Vouchers require monthly monitoring and payments. A total of 1,020 Vouchers for homeless familiies were allocatied during this period; with 675 requiring assistance during the period.
18	Family Self Sufficiency Program*	• Assist 100 Section 8 recipients and public housing residents in the unincorporated areas to achieve self-sufficiency and homeownership during the planning period. • Annually apply to foundations, corporations, and public and private organizations for funds to provide additionally needed supportive services during the planning period.	Ongoing efforts are made to assist public housing residents to achieve self sufficiency. Qualified applicants are made aware of home ownership opportunities.
19	Housing Relocation for CalWORKS Recepients	Continue to provide assistance to CalWORKs participants during the planning period.	Unavailable

Los Angeles County 2008-2014 Housing Programs
Implementation Status

Program #	Program Name	Timeframe and Objectives	Progress/Status (Quantify if possible)
20	Shelter Plus Care - Supportive Housing Programs*	Annually apply for funding to develop and expand the Continuum of Care strategy for the homeless, using Shelter Plus Care – Supportive Housing Program during the planning period.	LACDC/HACOLA applied and received approximately $1.2 million for one new Shelter Plus Care Tenant-Based grant under the 2009 NOFA and has applied under the 2010 NOFA.. The 2009 grant will be administered in partnership with the City of West Hollywood for 20 homeless individuals and/or families with special needs. The 2010 grant will be administered in partnership with the Ocean Park Community Center for approximately 40 homeless individuals or families with special needs. Additionally, LACDC/HACOLA has received over $8 million dollars in renewal funding to support existing Shelter Plus Care projects and has applied for $9.1 Million to support existing Shelter Plus Care projects.
21	Green Building Program	The Green Building Program is currently in development; anticipated adoption by the Board of Supervisors by end of 2008, standards to be required by 2009, and certification for certain residential projects may be required by 2010. Low impact development and drought-tolerant landscaping will be applicable immediately after adoption.	On November 18, 2008, the Los Angeles County Board of Supervisors adopted the County's Green Building Program. The program, which is comprises of three ordinances, addresses energy efficiency, water conservation, the use of recycled materials, the importance of rainwater infiltration and the need for better indoor air quality. The Green Building Ordinance seeks to reduce the need for energy within buildings, ensure that construction waste is diverted from landfills and provide the infrastructure for future environmentally friendly technologies. The Drought-tolerant Landscaping Ordinances provides guidelines of how to plant more water efficient landscapes, which both look nice and cost less to maintain. Finally, the Low Impact Development Ordinance guides the creation of developments that allow infiltration and treatment of rainwater that would otherwise flow into gutters. On November 3, 2010, the Board approved the integration of the CAL Green Code into the County's Building Code, changes to the Drought-Tolerant Landscape Ordinance, and the Low-Impact Development (LID) ordinance with an effective date of January 1, 2011.
22	Energy Efficiency-Based Utility Allowance Schedule*	• Conduct annual updates on standard utility allowance and develop EEBUA based on standard allowance. • Develop implementation of the program by 2009. • Market to and train area developers as part of the CDC's affordable housing NOFA/RFP process.	A draft EEBUA was prepared by consultants through funding by CEC. However, the California Tax Credit Allocation Committee (TCAC) developed the California Utility Allowance Calculator (CUAC). This project-based tool will be introduced in 2009 and will be used in place of the EEBUA for tax credit projects.

Los Angeles County 2008-2014 Housing Programs
Implementation Status

Program #	Program Name	Timeframe and Objectives	Progress/Status (Quantify if possible)
23	Green Grant Program*	Annually allocate funding to implement program based on CDBG funding availability.	The Green Grant Program did not materialize because of conflicts with timing and logistics of Industry NOFA.
24	Ownership Housing Rehabilitation Program	Assist 1,730 low income households in the unincorporated areas during the planning period. 1. Single-Family Loan – 240 households 2. Single-Family Grant – 1,200 households 3. Residential Sound Insulation – 50 households 4. Handyworker – 240 households	The following number of loans/grants were completed during the reporting period: 57 Single-Family Rehab Loans; 332 Single-Family Grants; and 149 Residential Sound Insulation Grants.
25	Public Housing Modernization Program*	Continue to improve and modernize the 1,945 public housing units in the unincorporated areas during the planning period.	Modernization of existing public housing is an ongoing activity of the Housing Authority, and over 100 units were undergoing modernization during this period.
26	Preservation of At-Risk Housing*	• Annually update the status of at-risk housing projects during the planning period. • Discuss preservation options with at-risk project owners. As funding permits, explore acquisition of at-risk projects or extension of affordability covenants. • Contact nonprofit housing organizations by the end of 2009 to solicit interest in preserving at-risk housing projects. • Pursue funding from State and Federal programs to assist in preserving at-risk housing. • Allocate Section 8 Housing Choice Vouchers for households displaced due to the expiration of Section 8 project-based rental assistance. • Work with nonprofits and landlords to provide notification of expiring units to tenants; engage tenants in the effort to preserve at-risk units, in addition to identifying affordable housing options.	No developments in the unincorporated areas were determined to be at-risk during this period. No actions were taken.
27	Fair Housing Programs*	• Annually allocate funding to support fair housing and tenant/landlord services during the planning period. • Provide training to County staff on fair housing laws and responsibilities.	Fair housing and tenant services activities were ongoing during this period. An average of over 1,000 clients per year made inquiries, with 4% to 5% of the inquiries resulting in fair housing cases being opened. The program continues to distribute relevant literature, sponsor public service announcements and host community event informational booths.

Los Angeles County 2008-2014 Housing Programs
Implementation Status

Program #	Program Name	Timeframe and Objectives	Progress/Status (Quantify if possible)
28	Homeowner Fraud Prevention	Continue to provide fraud prevention counseling services to low and moderate income homeowners during the planning period.	The Department of Consumer Affairs continue to provide ongoing fraud prevention counseling services to low and moderate income homeowners.
29	Coordination and Implementation	• Convene a committee of staff representatives from DRP, CDC, DPW, FD, and Environmental Health to raise awareness of the unique, complicated, and time-sensitive nature of affordable housing development by 2009. • Create and implement a streamlined entitlements procedure for all stages of the development process to expedite the development of affordable housing by 2010.	No formal committee has been established, and as of the date of this report, all County departments facilitate the development of affordable housing on a case by case basis.
30	Annual Progress Report	Prepare an annual report for submittal to HCD by April 1 during the planning period.	Due to constraints on staff resources, the County has combined the 2009 and 2010 report to be submitted prior to April 1 of 2011.
31	Monitoring of Housing Issues	Ongoing efforts during the planning period include, but are not limited to: 1. Attending housing and legislative review conferences; 2. Attending training workshops; 3. Consulting with housing professionals through the Housing Advisory Committee, Special Needs Housing Alliance, and Land Development Advisory Committee, among others; 4. Working with the State to enhance and refine State mandated housing policies, including but not limited to the Mello Act, Income Limits, the Regional Housing Needs Assessment, Density Bonus Law, and the Housing Element Law; 5. Participating in regional planning efforts coordinated by the Southern California Association of Governments (SCAG); and 6. Interfacing with other County agencies and the public.	During the reporting period, the DRP staff has participated in regional efforts to implement SB 375, and to coordinate this effort with other County Departments. County staff also continues to participate in committees, such as the Ad Hoc Housing Committee of the San Gabriel Valley COG and the Special Needs Housing Alliance. During the reporting period, County staff also worked with the CEO to coordinate legislative responses related to the application of the CEQA infill categorical exemption to the unincorporated areas; providing clarification to the calculation of RHNA transfers in annexations and incorporations; and providing opportunities for local jurisdictions to push forth local affordable housing policies.

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

Appendix B: Mixed Use Ordinance Status Report to the Board of Supervisors

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

July 14, 2009

TO: Supervisor Don Knabe, Chair
Supervisor Gloria Molina
Supervisor Mark Ridley-Thomas
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

FROM: Jon Sanabria
Acting ~~Director of~~ Planning

SUBJECT: **RESPONSE TO BOARD MOTION REGARDING THE PROGRESS OF IMPLEMENTING THE MIXED USE ORDINANCE (NOVEMBER 27, 2007, ITEM #11)**

On November 27, 2007, the Board of Supervisors adopted a motion requiring the Director of Planning to report back on the progress of implementing the Mixed Use Ordinance (Ordinance) within one year of the Ordinance's adoption. The Ordinance (No. 2008-0035) was adopted by your Board on July 1, 2008. This report provides the response to your motion.

Background

The Mixed Use Ordinance modifies certain commercial zones to allow vertical mixed use (residential/commercial) developments and joint live and work units that adhere to specified use exceptions, development standards and performance standards, and allows these developments through an administrative procedure. The intent of the Ordinance is to increase housing opportunities in urban infill areas and to reduce vehicle miles traveled by encouraging residential uses near services, employment and retail. In addition, the intent of the Ordinance is to develop a framework for more comprehensive and localized efforts to encourage mixed use developments in the unincorporated areas, where appropriate to do so.

To facilitate the implementation and enforcement of the Ordinance, the Housing Section staff organized a series of internal briefings and distributed copies of a briefing memo, Ordinance summary guidelines, and a sample covenant and agreement to the Current Planning and Land Use Regulation Divisions.

In addition, the Housing Section staff worked with the Land Development Coordinating Center and the Current Planning Division staff to provide members of the public and applicants with clarification on the provisions of the Ordinance. The most commonly asked question from members of the public concerns the applicability of the Ordinance when a project involves an existing nonconforming structure.

320 West Temple Street ▪ Los Angeles, CA 90012 ▪ 213-974-6411 ▪ Fax: 213-626-0434 ▪ TDD: 213-617-2292

Policy-level impacts

At the policy-level, the Mixed Use Ordinance provided the basis and justification for identifying sites in commercial zones for the Housing Element Adequate Sites Inventory, which demonstrates the County's ability to meet a portion of its regional housing need during the Housing Element planning period. In addition, the Ordinance has served as an underlying policy framework for the General Plan Update, as well as more localized efforts in Area and Community Plan Updates to encourage mixed use development.

Project-level impacts

Since the Mixed Use Ordinance took effect on July 1 2008, the Department has received three ministerial director's review and approval applications for mixed use developments:

CASE #1

Project description: To rebuild a portion of an existing, non-conforming three-story mixed residential/commercial building in the Neighborhood Business (C-2) Zone, built in 1928 and recently damaged by fire. There are two retail stores located on the ground level and three apartment units located on the two upper levels. The damage is located on the top floor, where two of the apartment units are located.

Location: East Los Angeles

Status: The project was approved for two residential units instead of three (two of the units were combined into one) to qualify for an exemption from the requirement to conduct a Non-Conforming Review with a public hearing. The proposed project is ineligible to utilize the provisions of the Mixed Use Ordinance for two reasons:

Parking: There is no onsite parking. According to Section 22.52.1930 of the County Code, all mixed use developments proposed in accordance with the Mixed Use Ordinance must provide separate commercial and residential parking spaces in compliance with the parking regulations in the Zoning Code.

Hillside Management Area: The proposed project is located on land with a slope of 25 percent or more. According to Section 22.52.1910 (B), no mixed use development approved in accordance with the Mixed Use Ordinance is allowed if any portion of the development is located on land with a slope of 25 percent or more.

CASE #2

Project description: To continue the use and operation of an existing, non-conforming two-story mixed residential/commercial building established in 1963. The subject property has two zoning designations – the mixed use building is located in the Unlimited Commercial (C-3) Zone, and the majority of the parking area is located in the Single-Family Residence (R-1) Zone. There are two retail stores located on the ground floor and three apartment units located on the second floor.

Location: Del Aire

Status: Non-Conforming Review. The proposed project is ineligible to utilize the provisions of the Mixed Use Ordinance for the following reason:

> Parking. According to Section 22.52.1930, all mixed use developments proposed in accordance with the Mixed Use Ordinance must provide separate commercial and residential parking spaces in compliance with the parking regulations in the Zoning Code. Based on the current parking requirements of one space per 250 square feet for the retail use and 1.5 spaces per unit for apartments, 38 parking spaces are required. However, the project site currently has only 30 spaces and many of the parking spaces, including the disabled parking spaces, do not meet the standard size requirements.

CASE #3

Project description: A new, three story, 60-unit affordable housing development with joint live and work units on the ground floor on property located in the C-3 Zone.

Location: East Los Angeles

Status: The proposed project is eligible to utilize the provisions of the Mixed Use Ordinance. The applicant has also filed a Housing Permit application to request a density bonus and a height increase above the maximum 35 feet height permitted under the East Los Angeles Community Plan and East Los Angeles Community Standards District.

Conclusion/Next Steps

The Mixed Use Ordinance has played a major role in informing policy documents, such as the Housing Element and the General Plan Update, and will continue to play a key role in various efforts, such as the Regional Climate Action Plan and the implementation of SB 375, to reduce greenhouse gas emissions through land use policies. However, in the past year, the Ordinance has not incentivized the actual development of mixed use projects, and in some cases, has precluded the ability of existing, nonconforming uses to convert to mixed use developments through a streamlined, administrative procedure. Furthermore, while it is too early to discuss the enforcement of the Ordinance, an assessment of the enforcement of joint live and work units—which may require greater efforts to ensure that the work activities are in compliance with the Ordinance—will eventually be needed.

The staff recommends minor revisions to the Mixed Use Ordinance to facilitate the conversion of legal nonconforming uses to qualifying mixed use developments. Public inquiries and the few mixed use cases filed over the past year have shown that there could be projects with existing structures in compliance with the use exceptions and performance standards in the Ordinance, but which are ineligible to utilize the provisions of the Ordinance due to parking, loading area, landscaping, setbacks, and other development standards. As this is a minor change, the staff suggests proposing these revisions through the Zoning Ordinance Update Program (ZOUP).

In addition, the staff will continue to provide the Board with updates on the implementation and enforcement of the Mixed Use Ordinance in the Housing Element Annual Progress Report throughout the duration of the Housing Element planning period.

Should you have any questions about this report, please contact Tina Fung in the Housing/General Plan Section at tfung@planning.lacounty.gov and (213) 974-6417.

JS:GMN:CC:TF

c: Chief Executive Office, Attn. Lari Sheehan
County Counsel
Executive Office
Public Works
Community Development Commission

Enclosures:

Statement of Proceedings, November 27, 2007, Item 11, Final Action
Statement of Proceedings, June 1, 2008, Item 64, Final Action

Appendix C: Documentation regarding RHNA transfer to the City of Diamond Bar

SOUTHERN CALIFORNIA

ASSOCIATION of GOVERNMENTS

Main Office

818 West Seventh Street
12th Floor
Los Angeles, California
90017-3435

t (213) 236-1800
f (213) 236-1825

www.scag.ca.gov

Officers

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Policy Committee Chairs

Community, Economic and Human Development
Bill Jahn, Big Bear Lake

Energy & Environment
Margaret Clark, Rosemead

Transportation
Greg Pettis, Cathedral City

October 27, 2010

Linda M. Wheaton
California Department of Housing and Community Development
1800 3rd Street, Room 450
Sacramento, CA 95811

Subject: The Southern California Association of Governments' (SCAG) Acceptance of the Transfer of RHNA units between the County of Los Angeles and the City of Diamond Bar

Dear Ms. ~~Wheaton~~: Linda

As you may be aware, the County of Los Angeles ("County") and the City of Diamond Bar ("City") have reached a mutually acceptable agreement for the transfer of eight (8) housing units related to their respective Regional Housing Needs Allocation (RHNA). Further details related to this transfer are set forth in the attached letter dated December 22, 2009 from the Los Angeles County Department of Regional Planning to which the Southern California Association of Governments (SCAG) received notice of on or about the same date.

While SCAG has not received a copy of the actual transfer agreement between the County and the City on this matter, it is our understanding that the parties did reach agreement on the transfer of the eight RHNA units. Therefore in the interest of time, SCAG has elected to consider the December 22, 2009, letter as sufficient evidence to document "a mutually acceptable transfer agreement" between the County and the City.

In accordance with Government Code Section 65584.07, subdivision (d), the subject transfer became effective on December 22, 2009, the date in which SCAG received notice thereof. This letter represents SCAG's formal acceptance of the transfer based upon our review of the information set forth in the County's letter.

As a result of this transfer, the respective Final RHNA allocations for the planning period of January 1, 2006 - June 30, 2014 for the County and City are amended, as follows:

County of Los Angeles

Number of very low income household units	Number of low income household units	Number of moderate income household units	Number of above moderate income household units	Total
14,423	9,072	9,815	23,858	57,168

City of Diamond Bar

Number of very low income household units	Number of low income household units	Number of moderate income household units	Number of above moderate income household units	Total
285	180	189	444	1,098

If you have any questions regarding this letter, please contact Joseph Carreras, Program Manager, Housing/RHNA at (213) 236-1856 or carreras@scag.ca.gov.

Sincerely,

Hasan Ikhrata
Executive Director
Southern California Association of Governments

HI:ja
Enclosure: Letter dated December 22, 2009 from Los Angeles County Department of Regional Planning

cc: Connie Chung, Los Angeles County Department of Regional Planning
Greg Gubman, City of Diamond Bar

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

December 22, 2009

Jon Sanabria
Acting Director of Planning

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

Dear Mr. Ikhrata:

This letter is to inform you that the City of Diamond Bar has agreed to accept a transfer of eight RHNA units as described in the table below, from the County of Los Angeles for Annexation No. 2007-20. LAFCO approved the annexation on September 9, 2009, and recorded it on October 20, 2009.

RHNA transfer, by income level		
Very Low	2	units
Lower	1	units
Moderate	1	units
Above Moderate	4	units
Total	8	units

For more information on the eight unit calculation, please refer to the attachment, which includes an explanation of the County's methodology for calculating RHNA transfers for annexations.

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

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Jon Sanabria
Acting Director of Planning

JS:RH:CC

Attachment:
RHNA Allocation Transfer Worksheet and Los Angeles County RHNA Calculation Methodology

cc: Dorothea Park, Los Angeles County Chief Executive Office
Tina Marquez Herzog, Los Angeles County Chief Executive Office
Greg Gubman, City of Diamond Bar

RHNA Allocation Transfer from Los Angeles County to the City of Diamond Bar Annexation # 2007-20 (Rowland Heights)

Rowland Heights	Area		SCAG HH 2005		SCAG HH 2014		Increment of Growth For
Census Tract 4087.03	4262	acres	1,755	households	2,038	households	283
Annexation Area	116.6	acres	48	households	56	households	8

Adjustments			
Increment of growth for annexed property		8	units
Vacant unit estimate	3.50%	0.28	unit
Replacement unit estimate for subregion	1.68%	0.13	unit
Total		8.41	units

RHNA Allocation By Income Level			
Very Low (25.2% of allocation)	**2.120429**	2	units
Lower (15.9 % of allocation)	**1.33789**	1	units
Moderate (17.2% of allocation)	**1.447277**	1	units
Above Moderate (41.7% of allocation)	**3.508805**	4	units
Total	8.4144	8	units

Prepared by the Housing Section
Los Angeles County Department of Regional Planning
Revised 4/29/09

Methodology for Calculating RHNA Allocation Transfers

The County will use the following methodology to calculate RHNA transfers for annexations:

1. Determine area (in acres) of the annexed portion; and the 2000 Census Tract(s) located in the annexed portion;

2. Use 2005 and 2014 Census Tract-level household data[1] to calculate the increment of growth, and apportion based on the percentage of the unincorporated area within the Census Tract being annexed, if needed;

3. Apply a vacancy unit estimate of 3.5%;

4. Apply the replacement unit estimate. The subregional replacement rates for the unincorporated areas are as follows[2]:

Subregion	Replacement Rate
North Los Angeles County	0.35%
City of Los Angeles	2.80%
Arroyo Verdugo Cities	4.73%
San Gabriel Valley COG	1.68%
Westside Cities COG	3.13%
South Bay Cities COG	5.79%
Gateway Cities COG	3.20%
Las Virgenes Malibu COG	1.23%

5. Apportion the total RHNA allocation transfer to the appropriate income level based on the County's percentage breakdown. The County's income breakdown is as follows:

Income Level	% of RHNA
Very Low	25.2%
Low	15.9%
Moderate	17.2%
Above Moderate	41.7%

[1] This data, dated November 11, 2006, was provided by SCAG.
[2] These rates will were calculated using the data provided in the Community, Economic, and Human Development Committee (CEHD) memo on the RHNA methodology, dated November 2, 2006.

Appendix D: Adopted Farmworker Housing Ordinance

ORDINANCE

Farmworker Housing Ordinance

SUBJECT

[2220070LHCC]

BOS Template File Name

APPROVED:	INITIAL	DATE
COUNTY COUNSEL ATTORNEY	LUH	8/10/10 returned 8/12
ASSISTANT COUNTY COUNSEL	PDW	8/20/10
SENIOR ASSISTANT COUNTY COUNSEL	HC	8/30
LEELA A. KAPUR CHIEF DEPUTY COUNTY COUNSEL	LAK	8/31/10
WEBSITE:	**YES** ☐	**NO** ☒

Please initial and date above before submitting for signatures.

This Routing Sheet is to be attached to the file copy as a permanent record.

Please PDF entire document including attachments and the routing slip and rename accordingly. Email PDF document to Distribution-Non-Litigation.

8-10-10 VN 8/10/10 8.23-10 UC 8/31/10

COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

ANDREA SHERIDAN ORDIN
County Counsel

TELEPHONE
(213) 974-7546
FACSIMILE
(213) 613-4751
TDD
(213) 633-0901
E-MAIL
lhafetz@counsel.lacounty.gov

September 14, 2010

Agenda No. 5
10/27/09

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

Re: Ordinance for the Development of Farmworker Housing

Dear Supervisors:

Following your hearing on October 27, 2009, your Board instructed our office to prepare a final ordinance relating to the development of farmworker housing in the unincorporated areas of the County. As instructed, enclosed are the analysis and ordinance for your consideration and adoption.

Very truly yours,

ANDREA SHERIDAN ORDIN
County Counsel

By

LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

LEELA A. KAPUR
Chief Deputy

LLH:sh

Enclosure

c: Richard J. Bruckner, Director
Department of Regional Planning

HOA.723369.1

ANALYSIS

This ordinance amends Title 22 — Planning and Zoning of the Los Angeles County Code relating to the development of and standards for farmworker housing in accordance with the California Employee Housing Act, section 17000 et seq., of the California Health and Safety Code.

ANDREA SHERIDAN ORDIN
County Counsel

By

LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

LLH:sh

11/17/09 (requested)

08/12/10 (revised)

ORDINANCE NO. _____

An ordinance amending Title 22 — Planning and Zoning of the Los Angeles County Code, relating to the development of and standards for farmworker housing in accordance with the California Employee Housing Act, section 17000, et seq., of the California Health and Safety Code.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1 Section 22.08.060 is hereby amended to add in alphabetical order as follows:

22.08.060 **F.**

. . .

— "Farmworker" means the same as "agricultural employee" as defined in section 1140.4(b) of the California Labor Code.

— "Farmworker dwelling unit" means a single-family residential unit that accommodates five or six farmworkers at any one time and must be occupied exclusively by these farmworkers.

— "Farmworker housing" means a housing accommodation developed for and/or provided to a minimum of five farmworkers, and shall consist of any living quarters, dwelling, boarding house, tent, barracks, bunkhouse, maintenance-of-way car, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodation maintained in one or more buildings and on one or more sites. Farmworker housing shall consist of either: (1) a farmworker dwelling unit; or (2) a farmworker housing complex.

— "Farmworker housing complex" means farmworker housing other than a farmworker dwelling unit that: (1) contains a maximum of 36 beds if the housing consists of any group living quarters, such as barracks or a bunkhouse, and is occupied exclusively by farmworkers; or (2) contains a maximum of 12 residential units, occupied exclusively by farmworkers and their households, if the housing does not consist of any group living quarters.

. . .

SECTION 2. Section 22.20.070 is hereby amended to add in alphabetical order as follows:

22.20.070 Permitted uses.

Property in Zone R-1 may be used for:

. . .

— Farmworker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.

. . .

SECTION 3. Section 22.20.100 is hereby amended to add in alphabetical order as follows:

22.20.100 Uses subject to permits.

Property in Zone R-1 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of each permit for:

. . .

— Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.

. . .

SECTION 4. Section 22.20.170 is hereby amended to add in alphabetical order as follows:

22.20.170 Permitted uses.

Property in Zone R-2 may be used for:

. . .

— Farmworker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.

. . .

SECTION 5. Section 22.20.200 is hereby amended to add in alphabetical order as follows:

22.20.200 Uses subject to permits.

Property in Zone R-2 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

. . .

— Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.

. . .

SECTION 6. Section 22.20.260 is hereby amended to add in alphabetical order as follows:

22.20.260 Permitted uses.

Property in Zone R-3-( )U may be used for:

. . .

— Farmworker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.

— Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52, and to the requirements of Section 22.20.310, provided these complexes are any of the following:

1. An apartment house;

2. A two-family residence; or

3. Multiple detached residential units on one lot, each unit of which complies with Section 22.20.105, subject to any applicable requirements of the Subdivision Map Act, California Government Code section 66410, et seq., and/or Title 21 of the County Code, regarding a lease-project subdivision.

. . .

SECTION 7. Section 22.20.290 is hereby amended to add in alphabetical order as follows:

22.20.290 Uses subject to permits.

Property in Zone R-3-( )U may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

. . .

— Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52, provided these complexes consist of accommodations other than those farmworker housing complex types authorized as permitted uses in Section 22.20.260.

. . .

SECTION 8. Section 22.20.340 is hereby amended to add in alphabetical order as follows:

22.20.340 Permitted uses.

Property in Zone R-4-( )U may be used for:

. . .

— Farmworker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.

— Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52, and to the requirements of Section 22.20.390, provided these complexes are any of the following:

1. An apartment house;

2. A rooming house or boarding house;

3. A two-family residence; or

4. Multiple detached residential units on one lot, each unit of which complies with Section 22.20.105, subject to any applicable requirements of the Subdivision Map Act, California Government Code section 66410, et seq., and/or Title 21 of the County Code, regarding a lease-project subdivision.

. . .

SECTION 9. Section 22.20.370 is hereby amended to add in alphabetical order as follows:

22.20.370 Uses subject to permits.

Property in Zone R-4-( )U may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

. . .

— Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52, provided these complexes consist of accommodations other than those farmworker housing complex types authorized as permitted uses in Section 22.20.340.

. . .

SECTION 10. Section 22.20.410 is hereby amended to add in alphabetical order as follows:

22.20.410 Permitted uses.

Property in Zone R-A may be used for:

. . .

— Farmworker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.

— Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.

. . .

SECTION 11. Section 22.24.070 is hereby amended to add in alphabetical order as follows:

22.24.070 Permitted uses.

Premises in Zone A-1 may be used for:

A. The following uses:

. . .

— Farmworker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.

— Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.

. . .

SECTION 12. Section 22.24.120 is hereby amended to add in alphabetical order as follows:

22.24.120 Permitted uses.

Premises in Zone A-2 may be used for:

A. The following uses:

. . .

— Farmworker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.

— Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52

. . .

SECTION 13. Section 22.24.150 is hereby amended to read as follows:

22.24.150 Uses subject to permits.

Property in Zone A-2 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

. . .

~~— Farm labor camps.~~

. . .

SECTION 14. Section 22.28.030 is hereby amended to read as follows:

22.28.030 Permitted uses.

Premises in Zone C-H may be used for the following ~~commercial uses~~:

. . .

C. Residential Uses.

— Farmworker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.

— Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.

SECTION 15. Section 22.28.080 is hereby amended to read as follows:

22.28.080 Permitted uses.

Premises in the Zone C-1 may be used for:

. . .

C. The following residential uses:

— Farmworker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.

— Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.

SECTION 16. Section 22.28.130 is hereby amended to read as follows:

22.28.130 Permitted uses.

Premises in Zone C-2 may be used for:

. . .

C. The following residential uses:

— Farmworker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.

— Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.

SECTION 17. Section 22.28.180 is hereby amended to read as follows:

22.28.180 Permitted uses.

Premises in Zone C-3 may be used for:

. . .

C. The following residential uses:

— Farmworker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.

— Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.

SECTION 18. Section 22.28.260 is hereby amended to add in alphabetical order as follows:

22.28.260 Uses subject to permits.

Premises in Zone C-M may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:

. . .

— Farmworker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.

— Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.

. . .

SECTION 19. Section 22.28.290 is hereby amended to read as follows:

22.28.290 Permitted uses.

A. Premises in Zone C-R may be used for:

. . .

3. Farmworker Housing.

— Farmworker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.

— Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.

. . .

SECTION 20. Section 22.52.1180 is hereby amended to read as follows:

22.52.1180 Residential uses.

. . .

F.

1. Notwithstanding any other provision of this section to the contrary, parking spaces for farmworker dwelling units and farmworker housing complexes may be uncovered and/or in tandem.

2. A farmworker housing complex consisting of any group living quarters, such as barracks or a bunkhouse, shall have one parking space for every three beds in the complex.

SECTION 21. Part 24 of Chapter 22.52 is hereby added to read as follows:

PART 24

FARMWORKER HOUSING

SECTIONS:

22.52.2500 Purpose.

22.52.2510 Prohibited areas for farmworker housing.

22.52.2520 Farmworker housing requirements.

22.52.2530 Development standards.

22.52.2540 Covenant and agreement.

22.52.2500 Purpose.

Under California Government Code section 65580(a), the Legislature has declared that the availability of housing, including farmworker housing, is of vital statewide importance. The purpose of this Part 24 is to promote the development of, and to establish development standards for, farmworker housing consistent with this legislative declaration and pursuant to California Health and Safety Code section 17000 et seq., known as the Employee Housing Act.

22.52.2510 Prohibited areas for farmworker housing.

A. Farmworker housing shall be prohibited at any location where any portion of the building site is located in:

1. An airport influence area, as described in the applicable airport land use plan adopted by the County, as such plan may be amended from time to time; or

2. An environmentally sensitive habitat area, as described in the California Coastal Act, California Public Resources Code section 30000, et seq., and/or any applicable County local coastal program adopted thereunder.

B. In addition to the prohibited areas described in subsection A of this section, a farmworker housing complex shall also be prohibited in any location designated by the County Fire Department as a very high fire hazard severity zone.

22.52.2520 Farmworker housing requirements.

A. In addition to complying with the Employee Housing Act, all farmworker housing shall comply, where applicable, with the California Mobilehome Parks Act, section 18200, et seq., of the California Health and Safety Code, and the California Special Occupancy Parks Act, section 18860, et seq., of the California Health and Safety Code.

B. Farmworker housing may be developed and/or maintained for the purpose of providing temporary, seasonal, or permanent housing for farmworkers, where temporary and seasonal housing shall have the same meaning as "temporary employee housing" and "seasonal employee housing," as defined in sections 17010(a) and 17010(b), respectively, of the California Health and Safety Code.

C. Farmworker housing shall be allowed, but shall not be required to be: (1) developed or provided by the employer(s) of the farmworker; and/or (2) located on the same property where the involved farmwork is performed.

D. If farmworker housing is developed and/or provided by a person or entity other than the farmworker's employer, the farmworker housing shall consist only of: (1) temporary or seasonal farmworker housing, as described in subsection B of this section; or (2) a mobile home, manufactured home, travel trailer, or recreational vehicle, if such housing is intended to be permanent.

E. Prior to obtaining an approval for a farmworker housing complex, the applicant shall submit all required information and obtain all applicable approvals to and from the County Departments of Regional Planning, Public Health, Fire, and Public Works related to the complex. All fees associated with each department's review shall be paid to the respective department. Improvements to the farmworker housing complex required by these departments shall be constructed and/or installed by the applicant.

F. Within 30 days after obtaining the appropriate permit from the California Department of Housing and Community Development ("HCD") to operate farmworker housing, and annually thereafter, the applicant shall submit a completed verification form to the Director describing the farmworker housing; the number of its units, spaces, or beds; the number and employment status of its occupants; any other employment information of the occupants required by the Director; and proof that the HCD permit for the farmworker housing is current and valid.

22.52.2530 Development standards.

A. Setbacks. Notwithstanding any setback standards otherwise applicable in the underlying zone, all farmworker housing shall be located a minimum of 75 feet from

any barn, pen, or other structure that houses livestock or poultry, and a minimum of 50 feet from any other agricultural use, as described in section 1140.4(a) of the California Labor Code.

B. Floor area. Notwithstanding any floor area standards otherwise applicable in the underlying zone, farmworker housing complexes that consist of group living quarters, such as barracks or a bunkhouse, shall have a minimum floor area of 50 square feet per occupant for sleeping purposes.

22.52.2540 Covenant and agreement.

Within 30 days after approval of an application for farmworker housing, the applicant shall record in the office of the County Registrar-Recorder/County Clerk a covenant running with the land for the benefit of the County of Los Angeles, declaring that the farmworker housing will continuously be maintained as such in accordance with this Part 24 and also that:

A. The applicant will obtain and maintain, for as long as the farmworker housing is operated, the appropriate permit(s) from HCD pursuant to the Employee Housing Act and the regulations promulgated thereunder;

B. The improvements required by the County Departments of Regional Planning, Public Health, Fire, and Public Works related to the farmworker housing shall be constructed and/or installed, and continuously maintained by the applicant;

C The applicant will submit the annual verification form to the Director as required by Section 22.52.2520(F) of this Part; and

D. Any violation of the covenant and agreement required by this section shall be subject to the enforcement procedures of Part 6 of Chapter 22.60.

[2220070LHCC]

EXECUTIVE OFFICE – BOARD OF SUPERVISORS

AGENDA ENTRY

DATE OF MEETING	SEPTEMBER 14, 2010
DEPARTMENT NAME:	COUNTY COUNSEL
BOARD LETTERHEAD:	COUNTY COUNSEL
SUPERVISORIAL DISTRICT AFFECTED:	ALL
VOTES REQUIRED:	3
CHIEF INFORMATION OFFICER'S RECOMMENDATION:	☐ APPROVE ☐ APPROVE WITH MODIFICATION ☐ DISAPPROVE

*** * * * *ENTRY MUST BE IN MICROSOFT WORD* * * * ***

Instructions: To comply with the Brown Act requirement, the reader should fully understand what the department is asking the Board to approve. The recommendation must describe what the action is for, with whom the action is being taken, fiscal impact, including money amounts, funding sources and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

Recommendation: Ordinance for adoption of amending Title 22 – Planning and Zoning relating to the development of and standards for farmworker housing in accordance with the California Employee Housing Act, section 17000, et seq., of the California Health and Safety Code. (On October 27, 2009, the Board indicated its intent to approve) (County Counsel)

Appendix E: Inclusionary Housing Program Status Reports to the Board of Supervisors

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

August 6, 2009

TO: Supervisor Don Knabe, Chairman
Supervisor Gloria Molina
Supervisor Mark Ridley-Thomas
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

FROM: Jon Sanabria
Acting Director of Planning

SUBJECT: **RESPONSE TO BOARD MOTION TO INITIATE PROGRAM 10: INCLUSIONARY HOUSING PROGRAM, AND PROGRAM 12: SMALL LOT SUBDIVISIONS, OF THE HOUSING ELEMENT (AUGUST 5, 2008, ITEM #68)**

At the public hearing for the Los Angeles County Housing Element on August 5, 2008, the Board instructed the Department of Regional Planning (DRP) to initiate the required feasibility studies for establishing a program for small lot subdivisions and an inclusionary housing policy, and report back to the Board within a year.

Program 10: Inclusionary Housing Program

The intent of Program 10 of the Housing Element is to consider the feasibility of establishing an inclusionary housing program for the unincorporated areas.

Over the course of the year, the DRP staff prepared an extensive literature review of research on inclusionary housing, distributed and analyzed a stakeholder survey, and met with numerous stakeholders, including but not limited to planners from other local jurisdictions, building industry representatives, housing advocates, researchers and housing developers to discuss the pros and cons of inclusionary housing. The DRP staff also worked closely with CDC staff and the Housing Advisory Committee to identify key issues.

The DRP staff is currently finalizing the draft of the study, but will need additional time to ensure that all stakeholder comments are accurately represented. In addition, the DRP staff plans to provide briefings to the Board office planning deputies, CEO and the Regional Planning Commission prior to submitting the report to the Board. The Department will provide another status report no later than October 1, 2009.

Program 12: Small Lot Subdivisions

The intent of Program 12 of the Housing Element is to consider the feasibility of establishing a small lot subdivision program for the unincorporated areas.

Over the course of the year, the DRP staff met with the Board planning deputies, Regional Planning Commission, various County departments, committees and other agencies, as well as architects and housing developers, to discuss the small lot subdivision concept. The DRP staff worked closely with staff from CDC, DPW and Fire to identify key issues on small lot subdivisions. In addition, the DRP staff conducted multiple GIS analyses and a comprehensive review of zoning and General Plan policies, to study the impacts and applicability of a potential small lot subdivision policy. The staff is currently finalizing the draft of the study. The Department will provide another status report no later than October 1, 2009.

If you have any questions regarding these studies, please contact Connie Chung at (213) 974-6417 or cchung@planning.lacounty.gov.

JS:RCH:CC

c: Chief Executive Office, Attn. Lari Sheehan
County Counsel
Executive Office
Department of Public Works
Community Development Commission

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

October 1, 2009

Jon Sanabria
Acting Director of Planning

TO: Supervisor Don Knabe, Chair
Supervisor Gloria Molina
Supervisor Mark Ridley-Thomas
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

FROM: Jon Sanabria
Acting Director of Planning

SUBJECT: **RESPONSE TO BOARD MOTION TO INITIATE PROGRAM 10: INCLUSIONARY HOUSING PROGRAM, AND PROGRAM 12: SMALL LOT SUBDIVISIONS, OF THE HOUSING ELEMENT (AUGUST 5, 2008, ITEM #68)**

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The DRP staff is currently finalizing the study, but will need additional time to ensure that all stakeholder comments are accurately represented. In addition, the staff needs time to further explore the implications of a recent court decision on *Palmer/Sixth Street Properties v. City of Los Angeles*, which could have major impacts on some inclusionary housing policies. Furthermore, the staff plans to provide briefings to the Board office planning deputies, CEO and the Regional Planning Commission prior to submitting the report to the Board. The Department will provide another status report no later than December 1, 2009.

Program 12: Small Lot Subdivisions

The intent of Program 12 of the Housing Element is to consider the feasibility of establishing a small lot subdivision program for the unincorporated areas.

The Department has finalized the study, which is attached to this memo.

If you have any questions regarding these studies, please contact Connie Chung at (213) 974-6417 or cchung@planning.lacounty.gov.

JS:RCH:CC

c: Chief Executive Office, Attn. Lari Sheehan
County Counsel
Executive Office
Department of Public Works
Community Development Commission

Attachment:

Los Angeles County Small Lot Subdivision Program Feasibility Study

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

December 1, 2009

Jon Sanabria
Acting Director of Planning

TO: Supervisor Don Knabe, Chairman
Supervisor Gloria Molina
Supervisor Mark Ridley-Thomas
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

FROM: Jon Sanabria
Acting Director of Planning

SUBJECT: **RESPONSE TO BOARD MOTION TO INITIATE PROGRAM 10: INCLUSIONARY HOUSING PROGRAM, AND PROGRAM 12: SMALL LOT SUBDIVISIONS, OF THE HOUSING ELEMENT (AUGUST 5, 2008, ITEM #68)**

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Program 10: Inclusionary Housing Program

The intent of Program 10 of the Housing Element is to consider the feasibility of establishing an inclusionary housing program for the unincorporated areas.

Since August 2008, the DRP staff has prepared an extensive literature review of research on inclusionary housing, distributed and analyzed a stakeholder survey, and met with numerous stakeholders, including but not limited to planners from other local jurisdictions, building industry representatives, housing advocates, researchers and housing developers to discuss the pros and cons of inclusionary housing. The DRP staff also worked closely with CDC staff and the Housing Advisory Committee to identify key issues. More recently, the staff met with the Building Industry Association/Los Angeles Ventura Chapter to provide a status report on the implementation of this program.

The DRP staff is finalizing the study, but will need additional time to ensure that all stakeholder comments are accurately represented. In addition, as the California State Supreme Court recently denied review of *Palmer/Sixth Street Properties v. City of Los Angeles*, which impacts local inclusionary housing policies, the staff will need time to

track the anticipated legislative responses to the court's decision. Furthermore, the staff plans to provide briefings to the Board office planning deputies, CEO and the Regional Planning Commission prior to submitting the report to the Board. The Department will provide another status report no later than March 1, 2010.

If you have any questions regarding these studies, please contact Connie Chung at (213) 974-6417 or cchung@planning.lacounty.gov.

JS:RCH:CC

c: Chief Executive Office, Attn. Lari Sheehan
County Counsel
Executive Office
Department of Public Works
Community Development Commission

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

March 1, 2010

Richard J. Bruckner
Director

TO: Supervisor Gloria Molina, Chair
Supervisor Mark Ridley-Thomas
Supervisor Don Knabe
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

FROM: Richard J. Bruckner
Director of Planning

SUBJECT: **RESPONSE TO BOARD MOTION TO INITIATE PROGRAM 10: INCLUSIONARY HOUSING PROGRAM, AND PROGRAM 12: SMALL LOT SUBDIVISIONS, OF THE HOUSING ELEMENT (AUGUST 5, 2008, ITEM #68)**

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Since August 2008, the DRP staff has prepared an extensive literature review of research on inclusionary housing, distributed and analyzed a stakeholder survey, and met with numerous stakeholders, including but not limited to planners from other local jurisdictions, building industry representatives, housing advocates, researchers and housing developers to discuss the pros and cons of inclusionary housing. The DRP staff also worked closely with CDC staff and the Housing Advisory Committee to identify key issues.

A recent court decision in *Palmer/Sixth Street Properties vs. City of Los Angeles*, which found that, in some cases, affordability requirements to rental housing violate the Costa-Hawkins Act, has profoundly impacted many local jurisdictions. The Costa-Hawkins Act affords rental property owners the right to establish the initial rate of a new or vacated unit. The decision does not impact inclusionary housing policies that require affordable housing fees, affordable set-asides for for-sale projects, or affordable housing set-asides when the applicants enter into an agreement to provide affordable units in exchange for financial assistance, incentives or as part of a development agreement. While many groups and local jurisdictions have discussed pursuing legislative changes to the Costa-Hawkins Act to exempt local inclusionary housing ordinances, there are no bills proposed at this time.

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Below is a summary of how other local jurisdictions have responded to the *Palmer/Sixth Street Properties v. City of Los Angeles* decision:

Berkeley
The City of Berkeley, which has an inclusionary housing ordinance with mandatory rental affordable set-asides, responded to *Palmer/Sixth Street Properties v. City of Los Angeles* by initiating the preparation of new affordable housing policies, including an affordable housing mitigation fee, a special tax to fund affordable housing development, and revisions to its density bonus program. In February 2010, the City Council voted to allocate $30,000 to prepare a nexus study to support these three initiatives.

Los Angeles
The City of Los Angeles, which has initiated the preparation of a Mixed Income Housing Ordinance, recently issued a report to the City Council Planning and Land Use Management Committee to identify the following options for the ordinance in light of the *Palmer* decision: 1) change the Costa-Hawkins Act; 2) enact an affordable housing impact fee as an alternative to affordable housing set-asides for rental housing, along with a nexus study; 3) impose a Citywide ordinance that focuses solely on for-sale projects; or 4) require affordable set-asides for rental and for-sale housing with a future effective date. The report also highlights the lack of staff resources to complete the ordinance, given the current economic climate.

San Francisco
The City and County of San Francisco, which has an inclusionary housing ordinance with mandatory rental affordable set-asides, has responded to *Palmer/Sixth Street Properties v. City of Los Angeles* in two ways. On December 15, 2009, the Board of Supervisors passed a resolution to urge the State legislature to amend the Costa-Hawkins Act to exempt local inclusionary zoning ordinances. In addition, San Francisco has enacted interim measures to require affordable housing fees for rental housing, and will consider future amendments to its inclusionary housing ordinance.

In light of the *Palmer* decision, the staff will need additional time to track the anticipated legislative responses to the court's decision, and to conduct additional research to assess the feasibility of an inclusionary housing policy for the unincorporated areas. The Department will provide another status report no later than August 1, 2010.

If you have any questions regarding this study, please contact Connie Chung at (213) 974-6417 or cchung@planning.lacounty.gov.

RJB:RCH:CC

c: Chief Executive Office, Attn. Lari Sheehan
County Counsel
Executive Office
Department of Public Works
Community Development Commission

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

August 3, 2010

TO: Supervisor Gloria Molina, Chair
Supervisor Mark Ridley-Thomas
Supervisor Don Knabe
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

FROM: Richard J. Bruckner
Director

SUBJECT: **RESPONSE TO BOARD MOTION TO INITIATE PROGRAM 10: INCLUSIONARY HOUSING PROGRAM OF THE HOUSING ELEMENT (AUGUST 5, 2008, ITEM #68)**

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Program 10: Inclusionary Housing Program

The intent of Program 10 of the Housing Element is to consider the feasibility of establishing an inclusionary housing program for the unincorporated areas.

Since August 2008, the DRP staff has prepared a preliminary draft of the study, which includes an extensive literature review of research on inclusionary housing, and the results of a stakeholder survey. The preliminary draft also reflects outreach with numerous stakeholders, including but not limited to planners from other local jurisdictions, building industry representatives, housing advocates, researchers and housing developers. The DRP staff also worked closely with CDC staff and the Housing Advisory Committee to identify key issues.

The recent court decision in *Palmer/Sixth Street Properties vs. City of Los Angeles*, which found that mandatory affordability requirements for rental housing violate the Costa-Hawkins Act, impacted many local jurisdictions' inclusionary housing policies. At this time, the staff is not aware of any organizations that are pursuing legislative changes to address this decision.

In conjunction with County Counsel, the Department of Regional Planning will rework the preliminary draft of the study to focus on the feasibility of inclusionary housing policies that are not impacted by the *Palmer* decision, which may include: requirements for affordable housing fees; requirements for affordable housing set-asides for for-sale projects; or requirements for affordable housing set-asides when applicants enter into an agreement to provide affordable units in exchange for financial assistance, incentives or as part of a development agreement.

320 West Temple Street ▪ Los Angeles, CA 90012 ▪ 213-974-6411 ▪ Fax: 213-626-0434 ▪ TDD: 213-617-2292

The staff will provide a status report to the Board no later than December 1, 2010. If you have any questions regarding this study, please contact Connie Chung at (213) 974-6417 or cchung@planning.lacounty.gov.

RJB:CC:AR

c: Chief Executive Office, Attn. Brence Culp
County Counsel
Executive Office
Department of Public Works
Community Development Commission

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

December 1, 2010

TO: Supervisor Gloria Molina, Chair
Supervisor Mark Ridley-Thomas
Supervisor Don Knabe
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

FROM: Richard J. Bruckner
Director

SUBJECT: **RESPONSE TO BOARD MOTION TO INITIATE PROGRAM 10: INCLUSIONARY HOUSING PROGRAM OF THE HOUSING ELEMENT (AUGUST 5, 2008, ITEM #68)**

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In light of the court decision in *Palmer/Sixth Street Properties vs. City of Los Angeles*, which found that mandatory affordability requirements for rental housing violate the Costa-Hawkins Act, the DRP is reworking the preliminary draft to ensure consistency with this recent decision.

The staff will provide a status report to the Board no later than April 1, 2011. If you have any questions regarding this study, please contact Connie Chung at (213) 974-6417 or cchung@planning.lacounty.gov.

RJB:JS:CC:AR

c: Chief Executive Office, Attn. Rita Robinson
County Counsel
Executive Office
Department of Public Works
Community Development Commission

Appendix F: Small Lot Subdivision Feasibility Study

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

October 1, 2009

Jon Sanabria
Acting Director of Planning

TO: Supervisor Don Knabe, Chair
Supervisor Gloria Molina
Supervisor Mark Ridley-Thomas
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

FROM: Jon Sanabria
Acting Director of Planning

SUBJECT: **RESPONSE TO BOARD MOTION TO INITIATE PROGRAM 10: INCLUSIONARY HOUSING PROGRAM, AND PROGRAM 12: SMALL LOT SUBDIVISIONS, OF THE HOUSING ELEMENT (AUGUST 5, 2008, ITEM #68)**

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The intent of Program 12 of the Housing Element is to consider the feasibility of establishing a small lot subdivision program for the unincorporated areas.

The Department has finalized the study, which is attached to this memo.

If you have any questions regarding these studies, please contact Connie Chung at (213) 974-6417 or cchung@planning.lacounty.gov.

JS:RCH:CC

c: Chief Executive Office, Attn. Lari Sheehan
County Counsel
Executive Office
Department of Public Works
Community Development Commission

Attachment:

Los Angeles County Small Lot Subdivision Program Feasibility Study

Los Angeles County Small Lot Subdivision Program Feasibility Study

Housing/General Plan Section

Department of Regional Planning

October 2009

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INTRODUCTION

The purpose of this study is to determine the feasibility of establishing a small lot subdivision program for the unincorporated areas of Los Angeles County. Based on the research and analyses in this report, this study concludes that it is feasible to establish a small lot subdivision program in the County.

The need for a small lot subdivision feasibility study was identified in the Los Angeles County Housing Element, which outlines programs and strategies to encourage a diversity of housing types to meet the diverse housing needs in the unincorporated areas. Program 12 of the Housing Element commits the County to evaluating the feasibility of establishing a small lot subdivision program within the unincorporated areas. On August 5, 2008, the Board of Supervisors instructed the Department of Regional Planning to conduct the feasibility study and to report back to the Board within a year (see Appendix A: Board Motion).

This feasibility study includes the following information:

- Background: Defines small lot subdivisions and outlines the potential benefits of a small lot subdivision program.
- Policy Analyses: Provide a comprehensive review of policies that relate to small lot subdivisions.
- Special Considerations: Provides an overview of special considerations for the County when developing a small lot subdivision program for the unincorporated areas.
- Survey of Other Local Jurisdictions: Provides an overview of small lot subdivision programs in other local jurisdictions.
- Conclusion and Recommendation

BACKGROUND

A small lot subdivision is a land division that creates smaller fee-simple, single-family residential lots. In the case of the unincorporated areas of the County, this means the allowance of a single-family residential lot that is less than the minimum area of 5,000 square feet and minimum lot width of 50 feet, with additional modifications for setbacks and access requirements as needed.

Small lot subdivision programs have been shown to provide a variety of benefits, including:

- Flexibility: Small lot subdivisions allow greater flexibility in lot sizes and other development standards, and increases housing options;
- Space and Economic Efficiency: Small lot subdivisions allow fee-simple lot development on smaller lots, which provides a space-efficient and economical alternative to traditional single-family lot developments, and condominium developments, which are

subject to homeowner's association fees, construction defect liability insurance and other related costs.

- Smart Growth: Small lot subdivisions is a land use strategy that can promote infill development on underutilized or vacant parcels, which works toward reducing Vehicle Miles Traveled (VMT) and fulfilling regional climate change goals; and,
- Affordability: Small lot subdivisions provide increased affordable homeownership opportunities, which can help promote intergenerational neighborhoods and contribute to neighborhood stability.

POLICY ANALYSES

To study the feasibility of creating a small lot subdivision program in the County, the staff conducted a comprehensive review of the County's General Plan and County Code provisions to identify policy and regulation areas that would be affected by a small lot subdivision program.

Review of County Policies

- **General Plan and Community-Based Plan Analysis**

Countywide General Plan

The Los Angeles County General Plan, adopted in 1980, provides overall land use planning guidance for the County. The General Plan Land Use Element has a direct relationship to small lot subdivisions because the Element and the County's land use map establish densities for each residential land use category. This is important because many small lot subdivision programs adhere to the existing residential density limits as defined by the land use category.

The General Plan is silent on the specific topic of small lot subdivisions. However, it does provide policy guidance that supports the concept of a small lot subdivision program:

- General Plan General Policies
  - 6. Housing Development
    - #43. Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units....
    - #47. Promote the provision of an adequate supply of housing by location, type, and price.
- Land Use Element Policy Statements
  - 1. Use Land More Efficiently
    - #2. Encourage development of well-designed twinhomes, townhouses and garden apartments, particularly on by-passed parcels within existing urban communities.

The General Plan is currently being updated. The Draft General Plan includes policies that support mixed-income, affordable, and rental housing through various types and densities, and implementation actions to explore the feasibility and creation of a small lot subdivision program.

Community-Based Plans

Los Angeles County has 14 community-based plans that are part of the Countywide General Plan, but supplement General Plan policy and provide more localized land use direction. The County's community-based plans do not specifically mention the small lot feasibility concept. Due to low density residential ranges or environmental and safety hazards, some areas in the County with a community-based plan may not be suitable for small lot subdivisions. Table 1 provides a list of the goals and policies from the County's community-based plans that have policies that support the small lot subdivision concept.

Table 1: Community-Based Plans Policy Support

Community-Based Plan	Relevant Policy Support
Altadena Community Plan	Land Use Policies • #3. Allow the intensification of land uses only as it does not adversely impact existing uses, neighborhoods, and the prevailing low density character of the Altadena community. • #6. Promote accessibility to housing opportunities by all households, regardless of income .... • #9. Permit developers to utilize innovative residential construction and siting techniques, provided that they maintain physical safety and health and are compatible with existing land use and the environmental setting.

Community-Based Plan	Relevant Policy Support
Antelope Valley Area Plan	Land Use Policies • #8. Encourage a mix of housing types in the primary urban areas. • #17. In urban areas, institute measures to mitigate the impacts of environmental hazards, as feasible, to facilitate infilling development consistent with the attainment of community goals and with the maintenance of public health and welfare. • #43. Promote and support efforts by public and private agencies and citizen groups to provide the opportunity of a choice of living, working, recreational, and cultural pursuits for all ages, incomes and ethnic groups. This choice should include a variety of housing densities, types, prices, rents, configurations, and sizes .... • #44. Promote and support efforts by public and private agencies and citizen groups to provide all residents with the opportunity to satisfy their needs for housing, employment, and physical and social services. Housing Policies • #48. Promote and support efforts by public and private agencies and citizen groups to provide sufficient housing in all price ranges to enable persons employed in a community to obtain housing in that community. • #49. Promote and support efforts by public and private agencies and citizen groups to eliminate unreasonable obstacles to the supply of low and moderate-cost housing. • #51. Promote and support efforts by public and private agencies and citizen groups to provide equal opportunity for low and moderate-income persons and minority group members to occupy suitable housing. • #52. Encourage the development of socially and economically diverse communities.
East Los Angeles Community Plan	Physical Environment Goals • To retain the single-family residential life style of the community. • To meet housing demand, both present and future, especially for low- and moderate-income families. • To encourage high standards of development and improve the aesthetic qualities of the community. Land Use Policies • New development should be managed, discouraging crowding and encouraging single-family detached homes, twin homes, and townhomes for households, and townhouses and apartments for senior citizens. • Provide increased opportunities for a variety of residential densities (i.e. two single-family homes on one lot), concentrating on development at low medium and medium densities.

Community-Based Plan	Relevant Policy Support
Hacienda Heights Community Plan	Housing Policies • #2. Maintain a variety of housing prices and lot sizes. • #5. Distribute low and moderate income units equitably throughout the community.
Rowland Heights Community Plan	Housing Policies • #1. Encourage the equitable distribution of housing for low and moderate income individuals and households throughout the community and the region.
Santa Clarita Valley Area Plan	Land Use Element Policies • 1.4: Promote a balanced, autonomous community with a full range of public and commercial services and a wide variety of housing and employment opportunities.... • 2.7: Encourage and support a mix of housing types in the urban areas. • 12.1: Promote and support efforts by public and private agencies and citizen groups to provide the opportunity for a choice of living, working, recreation, and cultural pursuits for all ages, incomes, and ethnic groups. This variety of choice includes: housing densities, types, prices, rents, configurations, and sizes .... Housing Element Policies • 1.2: Evaluate changes in policies, subdivision standards and building procedures based on their cost effectiveness and impact upon the cost of housing. • 2.1: Promote and support efforts by public and private agencies and citizen groups to provide sufficient housing in all price ranges to enable persons employed in a community to obtain housing in that community. • 2.2: Promote and support efforts by public and private agencies and citizen groups to eliminate unreasonable obstacles to the supply of low and moderate-cost housing. • 2.5: Promote and support efforts by public and private agencies and citizen groups to provide equal opportunity for low and moderate-income persons and minority members to occupy suitable housing. • 2.6: Encourage the development of socially and economically communities.
Walnut Park Neighborhood Plan	Housing Policies • Encourage the preservation and maintenance of existing homes while permitting new development in appropriate areas. • Encourage the provision of moderate income and senior citizen/handicapped housing.
West Athens – Westmont Community Plan	Land Use Policies • Allow for the development of residential, commercial, recreational, public and supportive land uses, at varying densities and intensities. • Encourage infill of vacant parcels in residential areas. Housing Policies • To encourage infill and help improve the community form and appearance.

Housing Element

The fourth revision of the Housing Element, which was adopted by the Board of Supervisors in 2008, contains numerous provisions related to the need for more housing of all types and income levels. The Housing Element specifically addresses small lot subdivisions in Program 12, which acknowledges that by allowing the creation of smaller, fee-simple lots without the need to establish a homeowners association, more affordable home ownership opportunities in the County can be created. Program 12 calls for a study on the creation of a small lot subdivision program, and, if found to be feasible, the preparation of necessary amendments to the County Code. Table 2 lists further policies from the Housing Element that support the small lot subdivision concept.

Table 2: Housing Element Policy Support for Small Lot Subdivisions

Housing Availability	Goal 1: A wide range of housing types in sufficient supply to meet the need of current and future residents, particularly persons with special needs, including but not limited to low income households, seniors, persons with disabilities, single-parent households, the homeless and at-risk homeless, and farmworkers. • Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of affordable housing and housing for persons with special needs. • Policy 1.3: Coordinate with the private sector in the development of affordable and special needs housing for both rental and homeownership. Where appropriate, promote such development through incentives.
Housing Affordability	Goal 3: A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing. • Policy 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population. • Policy 3.2: Incorporate advances in energy-saving technologies into housing design, construction, operation, and maintenance.
Implementation and Monitoring	Goal 9: Planning for and monitoring the long-term affordability of sound, quality housing. • Policy 9.1: Ensure collaboration among various County departments in the delivery of housing and related services.

- **County Code Analysis**

Careful consideration over how smaller lots can meet County requirements, such as those outlined in the green building program, will be an important part of developing a small lot subdivision program. However, as a land division, a small lot subdivision program is primarily affected by Title 21: Subdivisions and Title 22: Planning and Zoning of the Los Angeles County Code.

Subdivision Code (Title 21)

Table 3 highlights some of the key provisions in Title 21 that affect the feasibility of small lot subdivisions. Modifications to these provisions may be needed to allow and accommodate small lot subdivisions.

Table 3: Title 21 Provisions that Affect Small Lot Subdivision Feasibility

Provision	Section
Lot area and width	Section 21.24.240: In general, where the Zoning Ordinance does not establish area or width standards, each new lot must be 5,000 square feet in area and 50 feet in width.
Flag lots	Section 21.24.320: The creation of flag lots may be denied if it is not justified by topographic conditions or the size and shape of the land division, or if the design is in conflict with the neighborhood development. The width of the access strips is set at 10 feet for multiple contiguous strips and 15 feet for individual strips.
Street frontage	Section 21.24.290: Newly created lots must front on a street. Section 21.24.300: Depending on the lot orientation, lot frontage shall be 1) at least 40 feet, or 2) equal to or greater than the average lot width.
Street width and improvements	Section 21.24.090: The right-of-way and improvement (i.e. paved roadway) widths of all new streets in a land division are determined based on their function, location and connectivity. For residential streets, right-of-way and improvement widths vary from a 48 foot right-of-way with a 34 foot paved roadway for a service road to a 64 foot right-of-way with a 40 foot paved roadway for an entrance street. These widths may be modified for a variety of reasons but in no case can the right-of-way be less than 40 feet.

Zoning Code (Title 22)

The County's Zoning Code (Title 22) contains a number of development standards, including both Countywide and community-specific standards, which affect land divisions in the unincorporated County. Table 4 highlights some of the key provisions in Title 22 that affects the feasibility of small lot subdivisions. Modifications to these provisions may be needed to allow and accommodate small lot subdivisions.

Table 4: Title 22 Provisions that Affect Small Lot Subdivision Feasibility

Provision	Section
Required lot width	Section 22.52.030: Lots which have a required area of 7,000 square feet or less must have an average width of 50 feet.
Required lot area	Section 22.52.100: Unless specified by the zoning designation, lots in Zones R-1, R-2, R-3, R-4, R-A and RPD must have an area of 5,000 square feet. Section 22.52.100: Required area shall not include the access strip of a flag lot extending from the main portion of the lot or parcel of land to the adjoining parkway, highway or street.
Side yard setback	Section 22.48.100: A lot having less than 50 feet in width may have interior side yards equal to 10% of the average lot width, but in no event less than three feet in width.
Rear yard setback	Section 22.48.110: Lots having less than 75 feet in depth may have a rear yard equal to 20% of the average depth, but in no event less than 10 feet in depth.
Front yard setback	Section 22.20.120 (R-1): 20 feet Section 22.20.220 (R-2): 20 feet Section 22.20.320 (R-3): 15 feet Section 22.20.380 (R-4): 15 feet Section 22.20.450 (R-A): 20 feet Section 22.24.110 (A-1): 20 feet

Community Standards Districts (Chapter 22.44 of Title 22)

In addition to the general provisions of the Zoning Ordinance, there are 24 community standards districts (CSDs) in Los Angeles County that establish special development standards and, in some cases, provide unique procedural requirements for development within their boundaries. As shown in Appendix B, many CSDs include provisions that can potentially affect the feasibility of a small lot subdivision program to varying degrees, from minimum lot size requirements to height and setbacks.

SPECIAL CONSIDERATIONS

This section provides an overview of special considerations for the County when developing a small lot subdivision program for the unincorporated areas. The special considerations were informed by a series of discussions with County staff including the Community Development Commission, Department of Public Works, and the County Fire Department, private developers and designers, and other stakeholders to identify potential issues and opportunities for a small lot subdivision program for the unincorporated areas (see Appendix C: Summary of Outreach Meetings).

Land Suitability

As a potential land use strategy for promoting infill development, small lot subdivisions are most suitable in communities with established infrastructure and services, such as domestic water and sewerage service, and areas that are not limited by environmental or safety constraints, such as very high fire hazard severity zones or flood zones.

Density and Minimum Lot Size

Residential density ranges and minimum lot sizes are the most important considerations in establishing a small lot subdivision program. One policy option is to limit small lot subdivisions to multi-family residential areas where no changes to underlying allowable densities are needed. With this approach, the required lot area in Title 22 could be amended to correspond to the allowable densities in the underlying multi-family zones. For example, the minimum lot size for Zone R-3 could be 1,452 square feet, based on the permitted density of 30 du/ac.

Another policy option is to also allow small lot subdivisions in single-family zones. As this would result in an increase in density, small lot subdivisions in single-family zones may be most effective as a "transitional" use between less compatible uses, such as commercial and lower density single-family uses. The concept of a "transitional use" can be found in both theCounty Code and the City of Los Angeles Municipal Code. For instance, Title 22 of the County Code includes a provision to allow parking lots as a transitional use in portions of single family zones, if located within 100 feet of a commercial or industrial zone (Section 22.20.090). In the City of Los Angeles, small lot subdivisions are allowed as a transitional use in the R-2 zone on lots that are adjoining a commercial or industrial zone (Section 12.09 of the Los Angeles Municipal Code).

Design

Small lot design and layout is fundamentally a site planning challenge in promoting a high-quality environment while addressing practical spatial requirements, such as parking and vehicle access, small lot sizes and awkward lot configurations, adequate access to air and light, and outdoor space and privacy. In addition, as small lot subdivisions could be a policy tool to promote infill development on vacant and underutilized parcels in existing developed communities, the project's relationship with surrounding existing developments in the

neighborhood and with other public areas, such as streets and sidewalks, also plays a critical role in shaping the lot layout and building design.

Design guidelines are needed as part of a small lot subdivision program to address various challenges that are unique to small lot subdivisions. The design guidelines for small lot subdivisions should encourage developers and designers to not only consider the design elements of each lot and unit, but also the project's compatibility with the surrounding existing developments, and how it enhances the overall neighborhood character and vitality of the street and sidewalk. Unlike development standards, design guidelines provide the flexibility to address specific planning issues on a case-by-case basis. For an example of small lot subdivision guidelines, please see Appendix D: City of Los Angeles Small Lot Subdivision Ordinance Guidelines.

During an outreach meeting held in May 2009, many designers and developers agreed that the unincorporated communities are diverse and architectural features and styles should be flexible and based upon neighborhood compatibility. However, it is important to note that while some flexibility is necessary when addressing issues such as architectural styles, the meeting participants also expressed a need for some certainty in the planning process. They believe that certain aspects of a project that govern the lot and building layout, such as setbacks, access, sewer and utility hookups, parking, and open space should be subject to well-established development standards and mandatory requirements.

Street Design

The issue of street design is also important in small lot subdivision projects. There may be potential for designing public streets in small lot subdivisions with cross-sections that are narrower than the current County standard. However, various factors such as the capacity of the road, its connection with other roads, and the width and size of street sweeping equipment must be considered to determine the adequate width.

Fee Simple Lots

The allowance of smaller, fee-simple lots could eliminate the need for a homeowner's association (HOA). An HOA may still be needed if a small lot subdivision project contains common areas, such as common driveways, which puts the burden of repair and maintenance on the property owners. A maintenance agreement may be sufficient in ensuring that the common driveways will be maintained and repaired by the property owners if the small lot subdivision project is of a smaller scale, and if the common driveways are built to rigorous standards (e.g., 6" paving rather than 4") so that the improvements can last longer.

Access

Providing appropriate width access (e.g., driveways, fire lanes, streets) in small lot subdivision projects is an important factor for fire safety. Driveways need to be paved full-width with all-weather access. The use of alleys for access to off-street parking, and a clear system of establishing street addresses for emergency services should also be considered in a small lot subdivision program.

The number of driveways on a parcel also affects the amount of street parking that is available. An indirect driveway (one that has a 90 degree turn to the garage) allows for more on-site parking than a direct driveway. Driveway location should be considered during the land division/conditional use permit process, and driveways should be considered "fire lanes."

Flag Lots

Certain small lot subdivision projects in the County would need to utilize flag lot designs, which in some cases may not be feasible if the access strip of a flag lot cannot be included in the "required area" of a lot, as specified in Title 22 (Sections 22.08.180 and 22.52.100 C.2).

In addition, a flag lot design may not be feasible due to neighborhood compatibility concerns. Title 21 (Section 21.24.320) states in part: "The advisory agency may disapprove the platting of flag lots where the design is not justified by topographic conditions or the size and shape of the division of land, or where this design is in conflict with the pattern of neighborhood development." Placing new residences in the rear portions of lots can expectedly cause concern by the adjoining neighbors whose privacy, light, and air could be substantially altered. If flag lot designs are allowed as part of a small lot subdivision program, specific design guidelines for structures on flag lots should be established to ensure neighborhood compatibility. These guidelines can be implemented through a conditional use permit processed concurrently with the land division.

Parking

Parking is a big factor in the cost of a development and is an important component of a small lot subdivision program. Smaller lot sizes and other space constraints for small lot projects require flexibility in parking standards. Also, while private driveway systems can eliminate on-street parking altogether, they can also create an enforcement problem if cars are parked in the fire lanes. It is also important to consider off-street parking options and proximity to transit when designing small lot subdivision projects.

Setbacks and Open Space

Most small lot subdivision projects need flexibility in setback and open space requirements. It is important to balance the need for flexibility in these areas with neighborhood compatibility, existing neighborhood yard sizes, and the provision of adequate open space areas for landscaping and shade trees. A small lot subdivision program should consider flexibility in lot lines to allow for more useable yard areas. Another consideration is the impact of having

private rather than common open space, and flexibility in the type of open space that is allowed, such as balconies and rooftops. Furthermore, another consideration is that small lot subdivisions may be problematic in sloping terrain, due to slope setback requirements.

Permitting Procedure

The final consideration for a small lot subdivision program is the procedure for reviewing small lot subdivisions through a "streamlined" or a "one-stop" process for small lot subdivision projects. Currently, there is no mechanism for addressing specific design and neighborhood compatibility issues in the land division process. Requiring a land division to be processed concurrently with a conditional use permit provides a mechanism to ensure neighborhood compatibility through public input and design guidelines. However, the conditional use permit has the potential to make the entitlement procedure more complicated and costly, and the County may consider other mechanisms, such as a minor conditional use permit or reduced permit fee.

SURVEY OF OTHER LOCAL JURISDICTIONS

Many local jurisdictions have adopted small lot subdivision regulations that allow greater flexibility in lot sizes and widths. While some local jurisdictions establish zones specifically for smaller lot developments, others allow modification to lot sizes and widths in various residential zones through a discretionary review process. In some local jurisdictions, the small lot policies include basic development standards, such as setbacks, building height and parking, while other local jurisdictions emphasize the importance of visual quality and consistency with neighborhood characteristics. Most of these local jurisdictions have adopted detailed guidelines for architectural design with pictures and illustrations to demonstrate design elements that are encouraged or discouraged in a small lot development. Table 5 provides highlights of ordinances and code provisions adopted by local jurisdictions to regulate small lot subdivision developments.

Table 5: Summary of Small Lot Subdivision Programs in Other Local Jurisdictions

Local Jurisdiction	Summary of Small Lot Subdivision Program
Los Angeles, CA	• Allowed in multi-family and commercially-zoned properties. • Lots can be as small as 600 sq. ft. with a minimum width of 16 ft.; structures may cover up to 80% of the lot area. • Design guidelines address site layout, building design and materials, but the City has no mechanism to enforce them since it does not require any discretionary review (i.e., conditional use permit) as part of the approval process.
Marysville, CA	• Allows large lots to be subdivided into 3,000 sq. ft. lots in designated areas. Developments must be at least the same or greater size as the majority of the existing residentially-zoned lots within a 200 ft. radius.
Merced, CA	• Allowed in Planned Development zones. • Two sets of design guidelines for lots based on width and area. • 60% lot coverage; 10% open space; minimum lot areas of 1,950 to 3,000 sq. ft. • Uses a discretionary development plan review or a conditional use permit.
Modesto, CA	• Allowed in Specific Plan areas and in Planned Development zones. • Establishes separate guidelines for lots from 3,000 to 5,000 sq. ft., and less than 3,000 sq. ft. • Uses a discretionary review process to evaluate compliance with guidelines.
Napa, CA	• Permitted in all residential zones that allow single-family residences or duplexes. • Does not place a limit on lot size and width. • Requires a use permit to ensure that the proposed subdivision is compatible with existing neighborhood development patterns and to control building size.
Oakland, CA	• Allows a minimum lot area of 4,000 sq. ft. and a lot width of 25 ft. in certain zones. • The maximum building height, minimum yard, lot area, width, and frontage requirements may be waived or modified in residential and commercial zones. • A conditional use permit is required.
Santa Rosa, CA	• Allowed in single-family and multi-family zones. • Allows minimum lot size of 2,000 sq. ft. and a density of 18 units per acre. • Requires a conditional use permit with the land division map.
Portland, OR	• New narrow lots may be created in single-dwelling zones if certain development standards (e.g., access, parking and landscaping) are met. • Additional modifications are allowed with a planned development review application.
Seattle, WA	• The Residential Small Lot (RSL) zone was created specifically to allow detached single-family homes on 2,500 sq. ft. lots • Lots that are less than 5,000 sq. ft. in size can only have lot coverage equivalent to 1,000 sq. ft. plus 15% of the lot area.

CONCLUSION AND RECOMMENDATION

This study concludes that it is feasible to establish a program for small lot subdivisions in the County unincorporated areas. There is policy support for the creation of innovative programs to increase housing development and home ownership opportunities in the County's General Plan and community-based plans. The following list summarizes the special considerations for developing and implementing a small lot subdivision program for the unincorporated areas:

- The establishment of a small lot subdivision program requires modifications to development standards that affect land divisions in Title 21: Subdivision and Title 22: Planning and Zoning of the Los Angeles County Code.

- Design guidelines are an integral component of a small lot subdivision program. Detailed design guidelines should provide helpful tips and suggestions on site layout, building design and materials, and architectural features, illustrated with pictures and diagrams. The design guidelines should also clearly convey the goals and intent.

- In conjunction with the subdivision application, a conditional use permit should be required for all small lot subdivision projects in order to evaluate projects on a case-by-case basis in accordance with design guidelines.

- The development of a small lot subdivision program requires careful consideration of minimum lot area, setbacks, access width, sewer and utility hookups, parking, open space and other related requirements and development standards.

- A small lot subdivision program would be most widely used in more urbanized unincorporated communities that have higher numbers of multi-family residential zones and land use categories, have established infrastructure and services, and are not limited by environmental and safety land use constraints.

- Collaboration with other County departments, agencies and major stakeholders, including the Department of Public Works, the Community Development Commission, and the Los Angeles County Fire Department, is critical in developing and maintaining a successful small lot subdivision program for the County.

Based on the conclusion of this study, the staff makes the following recommendation:

- Instruct the Department of Regional Planning to prepare a Countywide ordinance to permit small lot subdivisions projects in the County, in coordination with other County departments and agencies, and address the issues and opportunities ~~that~~ are outlined in this feasibility study.

APPENDICES

Appendix A: Board Motion, August 5, 2008

Appendix B: CSD Analysis

Appendix C: Summary of Outreach Meetings

Appendix D: City of Los Angeles Small Lot Subdivision Ordinance Guidelines.

Appendix A: Board Motion, August 5, 2008

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held August 5, 2008, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

> Hearing to update the Housing Element consisting of technical revisions to address the Regional Housing Needs Assessment for the County; revisions to reflect recent changes in the State Housing Element Law; updated analyses; new programs to meet the County's housing development goals; adopt a resolution approving the 2008-14 Draft Housing Element and determine that the Draft Housing Element is compatible with and supports the goals and policies of the Los Angeles County General Plan; repeal the Board's action of October 23, 2001 (Board Order 32) relating to the Housing Element for the 1998-2005 planning period; and approval of the Negative Declaration (ND) and determination that the project will not have a significant effect on the environment and that the ND reflects the independent judgment and analysis of the County, as further described in the attached letter dated June 18, 2008 from the Director of Planning.

All persons wishing to testify were sworn in by the Executive Officer of the Board. Connie Chung, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. Arnold Sachs, Sandy Chu, Paul Zimmerman and others addressed the Board. Written correspondence was presented.

(Continued on Page 2)

The following statement was entered into the record for Supervisors Molina and Yaroslavsky:

> "The housing crisis continues to loom over Los Angeles County, affecting our residents in profound ways. The Housing Element Update provides an opportunity for the County to comprehensively assess and adjust its goals, policies and programs to address the effects of the evolving housing crisis on the unincorporated communities of the County. It emphasizes the provision of housing opportunities for a variety of incomes and needs through a number of housing types. The Housing Element includes a number of new programs designed to maintain and increase the supply of housing, especially affordable housing. These programs will play a vital role in the County's ability to foster healthy communities by providing access to a broad spectrum of housing."

Therefore, on motion of Supervisor Molina, seconded by Supervisor Yaroslavsky, unanimously carried; the Board closed the hearing and took the following actions:

1. Considered and adopted the attached Negative Declaration (ND) and made a finding that there is no substantial evidence that the project will have a significant effect on the environment and that the ND reflects the independent judgment and analysis of the County;

2. Adopted a resolution approving the recommendation of the Regional Planning Commission as reflected in the attached 2008-2014 Draft Housing Element and determined that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan;

3. Repealed the Housing Element for the 1998-2005 planning period, which was adopted by the Board on October 23, 2001, upon effect of the attached 2008-2014 Draft Housing Element;

4. Instructed the Department of Regional Planning to submit the adopted resolution and adopted Housing Element to the State Department of Housing and Community Development for certification review;

(Continued on Page 3)

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5. Instructed the Department of Regional Planning to immediately initiate the required feasibility studies for establishing a program for small lot subdivisions and an inclusionary housing policy and report back to the Board within a year; and

6. Instructed all County Departments identified in the Housing Element to initiate the implementation of the remaining programs identified in the Housing Element.

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Attachments

Copies distributed:
Each Supervisor
Chief Executive Officer
County Counsel
Director of Planning

Appendix B: Community Standards Districts (CSD) Analysis

Table 6: CSD Provisions that Affect Small Lot Subdivision Feasibility

CSD	Provision	Section
East Compton (22.44.112)	Front yard setback	The front yard shall be at least 10 feet in depth.
	Height limit	The total floor area in all the buildings on any one parcel of land shall not exceed 13 times the buildable area of such parcel of land.
Agua Dulce (22.44.113)	Required area	• Each residential lot or parcel shall contain a net area of not less than two acres. • Residential parcels containing a net area of less than two acres may be created only within projects located in hillside management areas (areas over 25 percent slope) when it is found that such a design will result in both reduced grading and service system impacts and a better project design.... a. Each lot or parcel of land shall have a required width of not less than 165 feet and a required length of not less than 165 feet. b. Each lot or parcel of land shall have a required front yard of not less than 50 feet. c. Each lot or parcel of land shall have required side yards of not less than 25 feet.
Walnut Park (22.44.114)	Height limit	25 feet maximum building height in Zone R-1, R-2 and R-3.
	Setbacks	For parcels less than 40,000 square feet, setback requirements in Zone R-3-NR are more restrictive than the Countywide Zone R-3 setback requirements since Zone R-3-NR in this CSD is subject to the same development standards as Zone R-2.
East Los Angeles (22.44.118)	Height limit	Zone R-1: 25 feet Zone R-2: 35 feet Zone R-3: 35 feet
	Landscaping requirement	In Zone R-1, R-2 and R-3, the required front yard shall contain a minimum of 50% landscaping.
	Lot Consolidation	Lot consolidation of smaller lots in Zone R-3 is highly encouraged.
Topanga Canyon (22.44.119)	Gross Structural Area	Construction of residential units on smaller lots created by certain old tract maps, Records of Survey and Licensed Surveyor's Maps is subject to the maximum allowable gross structural area, which is determined by a special slope intensity formula due to the hilly terrain in the area.
	Setbacks	The Countywide provision on reduced front yard setback on sloping terrain (22.48.080) does NOT apply to this area.
West Athens-Westmont (22.44.120)	Height limit	Zone R-1: 35 feet and two stories Zone R-2: 35 feet Zone R-3: 35 feet
	Landscaping requirement	In Zone R-1, R-2 and R-3, the required front yard shall contain a minimum of 50% landscaping.

CSD	Provision	Section
Twin Lakes (22.44.121)	On-site and Off-site Improvements	• All roads or access easements on site, as well as segments of all roads abutting the parcel must be improved with a minimum of 20 foot width of paving, to be approved by the County Department of Public Works. • Fire hydrants must be accessible to the site, and comply with current standards of the county forester and fire warden. • Sewage disposal facilities must be sized to serve the requested use, based on current county department of health standards.
	Gross Structural Area	Construction of residential units on smaller lots created by certain Records of Survey is subject to the maximum allowable gross structural area, which is determined by a special slope intensity formula due to the hilly terrain in the area.
	Setbacks	The Countywide provision on reduced front yard setback on sloping terrain (22.48.080) does NOT apply to this area.
Leona Valley (22.44.122)	Required area	Standard residential lots or parcels shall contain a gross area of not less than two and one-half acres. Clustering and density transfer shall be permitted in accordance with the provisions of the Antelope Valley Area Plan, provided that no lots contain less than one and one-half gross acres. Clustering is allowed only within projects located in hillside management areas (areas over 25 percent slope) and must satisfy findings of the Hillside Management Ordinance.
Malibou Lake (22.44.123)	Lot coverage	Building and structures shall cover no more than 25% of the lot area, provided that regardless of lot size a residence of at least 800 square feet of floor area is allowed.
	Off-street parking	Each dwelling unit shall have two standard covered parking spaces and two standard uncovered parking spaces.
	Setbacks	The Countywide provisions on reduced front yard setback on sloping terrain (22.48.080), reduced side yard setbacks on narrow lots (22.48.100), reduced rear yard setback on shallow lots (22.48.110), and projections into yards (22.48.120) do NOT apply to this area.
Willowbrook (22.44.125)	Height limit	Zone R-1: 35 feet and two stories Zone R-2: 35 feet and two stories Zone R-3: 35 feet and two stories
	Floor area	The minimum floor area of a new single-family residence shall be 1,200 square feet.
	Lot coverage	The maximum lot coverage by structures of any type in Zone R-3 shall be 50 percent.
	Landscaping	In Zone R-3, a minimum of 20% of the lot shall be landscaped or hardscaped, with open, usable outdoor space.
	Residential building type	New residential structures within Zone R-3 shall only include single-family or duplex dwellings. Three or more attached dwelling units within one structure are not permitted, unless a conditional use permit is approved.

CSD	Provision	Section
Acton (22.44.126)	Minimum lot area	• New residential lots located in areas designated as Nonurban 1 in the Antelope Valley Area Plan shall contain a gross area of not less than two acres and a net area of not less than 40,000 square feet. Lot sizes may be clustered in accordance with the Antelope Valley Area Plan, provided that no lot contains less than one acre of gross area and 40,000 square feet of net area, and provided the average gross area of all lots in a project is not less than two acres. • New residential lots located in areas designated as Nonurban 1 in the Antelope Valley Area Plan shall contain a gross area of not less than one acre and a net area of not less than 40,000 square feet. Clustering is prohibited.
	Minimum lot width and length	• Nonurban 1: New residential lots shall contain an area which is at least 165 feet in width and at least 165 feet in length (depth). This area shall begin no farther than 50 feet from the street right-of-way line and shall include the entire building pad. • Nonurban 2: New residential lots shall contain an area which is at least 130 feet in width and at least 130 feet in length (depth). This area shall begin no farther than 35 feet from the street right-of-way line and shall include the entire building pad.
	Setbacks	• Nonurban 1: Residential lots shall have required front and rear yards of not less than 50 feet from the property line. Side yards shall be a minimum of 35 feet from the property line. • Nonurban 2: Residential lots of sufficient size shall have required front and rear yards of not less than 35 feet from the property line. Side yards shall be a minimum of 25 feet from the property line.

CSD	Provision	Section
Altadena (22.44.127)	Setbacks and building height	Zone R-1 • Front yard setback: Average depth of all of the front yards on the same side of the street on the same block; but no less than 20 feet. • Side yard setback: No less than 10% of the average width of the lot, but in no case less than 5 feet for interior and corner side yards and 10 feet for reverse corner side yards. • Each required yard shall not be less than 15 feet where any portion of a residence or other structure within that yard exceeds 23 feet in height. • The maximum number of stories above grade shall be two. Zone R-2 • On lots with a size of 20,000 square feet or less, the maximum building height shall be 30 feet. Zone R-3 • The maximum height of the structure at the inside boundary of the interior side yard adjoining the single-family or two-family residentially-zoned parcel shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said interior side yard for every two feet in height; and • The maximum height of the structure at the inside boundary of the rear yard adjoining the single-family or two-family residentially-zoned parcel shall be 25 feet, and any portion of the structure exceeding 25 feet in height shall be set back an additional foot from the inside boundary of said rear yard for every foot in height.
	Gross structural area, floor area and lot coverage	• In Zone R-1, residences are subject to the maximum gross structural area and the maximum lot coverage determined by a formula. • In Zone R-2, the floor area of any story above the first story shall be at least 20% less than the floor area of the first story
	Landscaping	• In Zone R-2, at least 50% of any required front yard shall be landscaped. • In R-3, any required interior side yard that adjoins a single-family or two-family residentially-zoned parcel shall be landscaped, which landscaping shall include shrubbery and/or trees to shield the adjoining property. Driveway is not allowed in any required interior side yard that adjoins a single-family or two-family residentially-zoned parcel. • In R-3, rear yards that adjoin a single-family or two-family residentially-zoned parcel, shall include a landscaped area with a minimum depth of 10 feet measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to shield the adjoining property. At least one tree, with a minimum size of 15 gallons, shall be provided for every 250 square feet of landscaped area.

CSD	Provision	Section
West Rancho Dominguez-Victoria (22.44.130)	Landscaping	In Zone R-1 and R-2, the required front yard shall contain a minimum of 50 percent landscaping.
South San Gabriel (22.44.131)	Landscaping	In Zone R-1, R-2, R-3, R-A and A-1, the required front yard shall contain a minimum of 50 percent landscaping.
	Setbacks and building height	Zone R-1, R-A and A-1 • Front yard setback: Average depth of all of the front yards on the same side of the street on the same block; but no less than 20 feet. • Side yard setback: No less than 10% of the average width of the lot, but in no case less than 5 feet for interior and corner side yards and 10 feet for reverse corner side yards. • Each required side yard shall not be less than 10 feet where any portion of a residence or other structure exceeds 20 feet in height. • Each required rear yard shall not be less than 20 feet where any portion of a residence or other structure exceeds 20 feet in height. • The maximum number of stories above grade shall be two. Zone R-2 • Front yard setback: Average depth of all of the front yards on the same side of the street on the same block; but no less than 20 feet.
	Gross structural area, floor area and lot coverage	• In Zone R-1, R-A and A-1, residences are subject to the maximum gross structural area and the maximum lot coverage determined by a formula.
Rowland Heights (22.44.132)	Landscaping	In Zones A-1, A-2, R-1, and R-A, a minimum of 50% of the required front yard area shall contain landscaping consisting of grass, shrubs, trees, and other similar plant materials.

CSD	Provision	Section
Santa Monica Mountains North Area (22.44.133)	Antiquated Subdivision Area Specific Development Standards	The antiquated subdivision area is established to protect resources contained in certain hillside areas, located outside the Topanga Canyon and Malibou Lake areas, from incompatible cumulative development of small lots which may result in or have the potential for environmental degradation and/or destruction of life or property. • Hillside CUP is required for the construction of a single-family residence on any lot within the antiquated subdivision area that has a gross area of less than one-half acre and contains any area with a natural slope of 25 percent or greater
	Topanga Canyon Area Specific Development Standards	The Topanga Canyon area is established to implement certain policies related to small lot subdivision development contained in the Santa Monica Mountains North Area Plan. The area-specific development standards are intended to mitigate the impacts of development on small lots in hillside and other areas that lack adequate infrastructure or are subject to the potential hazards of fire, flood, or geologic instability, and to preserve important ecological resources and scenic features found in this area. • Small lots created by certain old tract maps, Records of Survey and Licensed Surveyor's Maps are subject to the maximum allowable gross structural area, which is determined by a special slope intensity formula due to the hilly terrain in the area.
	Malibou Lake Area Specific Development Standards	The Malibou Lake area establishes development standards to help mitigate the impacts of cumulative residential development on existing historical lots with limited street access in a high fire hazard area. • Buildings and structures shall cover no more than 25% of the lot area, except to the extent necessary to allow a residence of up to 800 square feet of floor area, in which case the residence shall be permitted to cover more than 25% of the lot area only to the extent that it otherwise complies with all other zoning provisions. • The Countywide provisions on reduced front yard setback on sloping terrain (22.48.080), reduced side yard setbacks on narrow lots (22.48.100), reduced rear yard setback on shallow lots (22.48.110), and projections into yards (22.48.120) do NOT apply to this area.

CSD	Provision	Section
East Pasadena-San Gabriel (22.44.135)	Street frontage and lot width	Zone R-1, R-2, R-A and A-1 • The minimum street frontage shall be at least 60 feet. • The minimum average lot width shall be at least 60 feet.
	Height limit	Zone R-1, R-2, R-A and A-1 • 30 feet on lot less than 13,000 square feet. • The maximum number of stories above grade shall be two. Zone R-3: 35 feet
	Setbacks and building height	Zone R-1, R-2, R-A and A-1 • Front yard setback: Average depth of all of the front yards on the same side of the street on the same block. On undeveloped blocks, the minimum front yard depth shall be 20 feet. • Side yard setback: No less than 10% of the average width of the lot, but in no case less than 5 feet for a lot with an average lot width less than 50 feet. • Reverse corner side yard setback: 10 feet • Rear yard setback: 25 feet on lot less than 13,000 square feet • For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a single-family residential zone, the maximum height of the structure: 1. At five feet from the side property line adjacent to the single-family residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height. 2. At 20 feet from the front property line shall be 20 feet and any portion of the structure that exceeds 20 feet in height shall be set back an additional foot for every additional foot in height. Zone R-3 • Front yard setback: Average depth of all of the front yards on the same side of the street on the same block. On undeveloped blocks, the minimum front yard depth shall be 20 feet. • Side yard setback: 5 feet • Reverse corner side yard setback: 10 feet • Rear yard setback: 15 feet • For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a single-family residential zone, the maximum height of the structure at five feet from the property line adjacent to the single-family residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height.
	Landscaping	Zone R-1, R-2, R-A and A-1 • Minimum 50% of required front yard shall be landscaped. Zone R-3 • Minimum 20% of required front yard shall be landscaped.
	Maximum floor area and lot coverage	Zone R-1, R-2, R-A and A-1 • Subject to the maximum gross structural area and the maximum lot coverage determined by a formula. Zone R-3: 75% of net lot area

CSD	Provision	Section
Avocado Heights (22.44.136)	Landscaping	In Zones R-1, R-A, and A-1, for lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping. For all other lots, front yards shall have a minimum of 50 percent landscaping.
	Maximum lot coverage	In Zone R-1, R-A and A-1, buildings are subject to the maximum lot coverage determined by a formula.
	Setbacks	Zone R-1, R-A and A-1 • Front yard setback: Average depth of all of the front yards on the same side of the street on the same block. On undeveloped blocks, the minimum front yard depth shall be 20 feet. • Rear yard setback: 25 feet on lot less than 13,000 square feet
Castaic (22.44.137)	Lot size	• Hasley Canyon and Violin Canyon: Single-family residential lots created by a land division shall contain a minimum gross area of two acres and a minimum net area of 40,000 square feet. • Other areas: A minimum area of 7,000 square feet; and have an average lot size of at least 10,000 square feet for the subdivision or have an average lot size determined by a special formula, which put open space area and slope intensity into consideration.
Florence-Firestone (22.44.138)	Landscaping	In Zone R-2, R-3 and R-4, for lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping. For all other lots, front yards shall have a minimum of 50 percent landscaping.
	Height limit	35 feet in Zone R-4
	Residential use in commercial zone	In Zone C-2 and C-3, residential and mixed residential/commercial uses shall be permitted with a director's review and approval. • Density: 30 du/net acre in Zone C-2 and 50 du/net acre in Zone C-3. • Height limit: 45 feet in Zone C-2 and 50 feet

CSD	Provision	Section
La Crescenta-Montrose (22.44.139)	Landscaping	Zone R-3 • At least 50 percent of the required front yard shall be landscaped and such landscaping shall include at least one minimum 15-gallon tree. • Interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall be landscaped and such landscaping shall include shrubbery and/or trees to provide shielding from that adjacent property. • Rear yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall include a landscaped area with a minimum depth of 10 feet as measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to provide shielding from the adjacent zone. At least one minimum 15-gallon tree shall be provided for every 250 square feet of landscaped area.
	Driveway width	In R-3, where a lot or parcel of land is not more than 100 feet in average width, only one driveway shall be permitted in the required front yard and such driveway shall not exceed 26 feet in width.
	Setbacks and building height	Zone R-3 • Where a lot or parcel of land is 50 feet or less in average width, such lot or parcel of land shall have interior side yards each of not less than five feet. Where a lot or parcel of land is more than 50 feet in average width but not more than 100 feet in average width, such lot or parcel of land shall have interior side yards each equal to 10 percent of the average width of such lot or parcel of land. • For structures that exceed 25 feet in height and are located on a lot or parcel of land adjoining a single-family or two-family residentially-zoned property in any jurisdiction: i. At the inside boundary of an interior side yard adjoining a single-family or two-family residentially-zoned property in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every two feet in height; and ii. At the inside boundary of a rear yard adjoining a single-family or two-family residentially-zoned property in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every two feet in height.
Juniper Hills (22.44.140)	Lot size	Each new lot or parcel of land created by a land division shall contain a gross area of not less than five acres.
	Minimum lot width and length	Each new lot or parcel of land created by a land division shall have a required width of not less than 330 feet and a required depth of not less than 330 feet.
	Setbacks	Required front, side, and rear yards shall have a minimum depth of not less than 30 feet.

CSD	Provision	Section
Southeast Antelope Valley (22.44.141)	Lot size	In all residential and agricultural zones, each new lot or parcel of land created by a land division shall contain a gross area of not less than one acre.
Baldwin Hills (22.44.142)	Residential use	The Baldwin Hills CSD intends to impose additional regulations on an active oil field which is not suited for residential development.
Elizabeth Lake and Lake Hughes (22.44.143)	Lot size	In all residential and agricultural zones, each new lot or parcel of land created by a land division shall contain a minimum net area of two and one-half (2 1/2) acres.
	Setbacks	Front yard setback: 20 feet Side yard setback: 7 feet on lot with an average width of less than fifty (50) feet; 10 feet on lot with an average width of fifty (50) feet or greater. Rear yard setback: 20 feet

Appendix C: Summary of Outreach Meetings

During the preparation of this study, Department of Regional Planning staff met with a number of County departments, committees and other stakeholders to discuss the small lot subdivision concept. These discussions resulted in many comments and identified a number of issues that would need to be considered when developing a small lot subdivision program.

Table 7 provides a summary of the issues and comments that were provided through staff outreach activities.

Table 7: Issues and Opportunities as Identified Through Stakeholder Outreach Efforts

Issue	Comments
General	• Offers a great method of providing additional housing. • Could be useful for the CDC Infill Sites Program. • Encouraging additional housing in existing neighborhoods may tax infrastructure systems and increase maintenance costs. • Allowing small lot subdivision projects with a greater density than the surrounding area could cause a neighborhood compatibility problem.
Fee-Simple Lots	• Allowing individually owned lots can eliminate the need for and associated costs of having a homeowner's association (HOA). • Maintenance agreements may be used in-lieu of HOAs in smaller projects to address common areas. • Allowing private streets puts the burden of repair and maintenance on the property owners and HOA rather than being a County responsibility. • Common driveways and other improvements that will be subject to a maintenance agreement should be subject to high standards. • Fee lot projects are generally more marketable than condo projects. • Questions over what will be the smallest lot area allowed; the City of Los Angeles allows 600 square foot lots. • Will fee-simple lots be reserved for just home owners? • The design and location of easements are very important.

Flexibility (Design Guidelines) vs. Inflexibility (Development Standards)	• Maintain as much flexibility as possible because of the County's geographic diversity.
	  ○ Architectural features should be flexible, and architectural styles should look at neighborhood compatibility.
	  ○ Too much flexibility can lead to too much uncertainty and risk.
	• Certain aspects of a project, such as setbacks, massing, access width, sewer/utility hookups, parking, trash collection, open space, etc. should be subject to well-established development standards rather than design guidelines, since design guidelines often provide more flexibility on a case-by-case basis.

Issue	Summary of Outreach Meetings
Street Design	• There is potential for designing public streets in small lot subdivisions with cross-sections that are narrower than the standard. However, any new cross-sections have to consider the capacity of the road, its connection with other roads, street sweeping equipment, and if the road is single (houses on one side) or double (houses on both sides) loaded. • The alternate cross-section may pose some problems if the garage has a direct access to the street and is not set back far enough from the sidewalk, which could lead to cars parked in short driveways and blocking part of the sidewalk. • The alternate cross-section puts the sidewalk at the curb, which can create some aesthetic and ADA concerns. • Utilities should be undergrounded, where possible.
Driveways	• The number of driveways on a parcel affects the amount of available street parking. • An indirect driveway (one that has a 90 degree turn to the garage) allows for more on-site parking than a direct driveway. • Driveway location should be considered during the land division/conditional use permit process. • Driveways are considered "fire lanes" and allow no parking on them.
Access	• Providing appropriate width access (e.g. driveways, fire lanes, streets, etc.) is an important factor for fire safety. • Driveways need to be paved full-width with all-weather access. • A turn-around should be provided for long driveways. • The use of alleys for access to off-street parking should be encouraged. • Traffic impacts from increased development should be considered. • Pedestrian use of access-ways should be considered. • A clear system of establishing street addresses is important for emergency services.
Flag Lots	• Flag lot development has raised concerns in the past. • For flag lot developments, there should be a maximum height limit established for fire safety purposes. • The use of flag lots allows service connections (e.g. water and sewers) to be located on the same property as the building.
Parking	• Parking can be a big factor in the cost of a development. • Allow flexible parking standards that take transit availability into account • Private driveway systems can eliminate on-street parking or create an enforcement problem if cars are parked in the fire lanes. • Many garages are not used for automobile storage and can create an on-street parking problem. • Guest parking or off-street parking areas should be considered.

Issue	Summary of Outreach Meetings
Building Design	• The distance between buildings and building heights need to be carefully reviewed to prevent overcrowding and to ensure neighborhood compatibility. • Architectural features and design are important for privacy and compatibility considerations. • Compatibility with the neighborhood pattern is important. • Consider manufactured housing and other innovative housing options. • Constructing two-story buildings can provide greater design flexibility and allow more open space area in a project. • Small lot areas, narrow widths and reduced setbacks may cause Building Code concerns relating to the "fire rating" of walls and the types of openings that are allowed. • There must be a specified width of egress from buildings to a public street. • Light and ventilation standards require a certain amount of openings in exterior walls. This may be more of an issue with "zero lot line" developments. • Providing space for and access to trash containers is important. • Multi-generational housing, multiple units and senior citizen residences should be given some consideration.
Front Yards, Setbacks and Open Space	• A graded slope has special setbacks from the property line and there is a requirement that any structure has to be set back from the top of the slope, making small lot subdivision projects problematic on sloping terrain. • Front yards should be similar to those common in the neighborhood. • Adequate open areas for landscaping are very important, especially shade trees. • Flexibility in lot lines (e.g., "zero setback") should be considered to allow for more useable yard areas. • Open space should be: private rather than common; flexible in the type of space used (e.g. balconies, roof-tops); a minimum additional amount beyond required yard areas; and able to be in small areas rather than one contiguous area.
Drainage	• Impervious areas should be minimized so that drainage can be handled on-site. • Drainage devices might be required. • Low Impact Development (LID) Standards need to be followed.
Water Supply	• Development must have adequate water for fire safety requirements. • Fire sprinklers in buildings can be used in certain situations to provide additional fire protection. • Fire flows and fire hydrant spacing should meet fire safety standards. • Some cases, an on-site hydrant must be installed for fire requirements. • The impact of increased water usage needs to be evaluated.

Issue	Summary of Outreach Meetings
Sewers	• Increasing the amount of development through the small lot subdivisions could create sewage capacity issues. • A proposed small lot subdivision may have to conduct a "sewer area study" to determine if there is sufficient capacity in the sewer lines. • There are some areas in the County that are already at capacity. • An "area study" would be required during the land division process to evaluate the adequacy of sewage capacity from the development to the trunk line.
Procedure	• Some consideration may be given to creating a "streamlined" or a "one-stop" process for small lot subdivision projects. "Fast-tracking" creates some fairness issues. • A development that has a small lot subdivision component should be processed in the standard fashion. • Requiring a small lot subdivision land division to be processed concurrently with a conditional use permit would provide a good mechanism to ensure neighborhood compatibility through public input and design standards; however, the conditional use permit process also makes the entitlement procedure more complicated and costly. The "Revised Exhibit A" process has time and cost implications. • If a conditional use permit is processed concurrently with a land division, there would be a more involvement by the reviewing agencies, even if the review is more conceptual than one with actual building plans. • The minor conditional use permit may be suitable for the small lot subdivision process. • Any conditional use permit for a small lot subdivision should not expire. • The timing of the construction of buildings relative to the recording of the land division maps should be considered.

The following groups were consulted on the dates noted below:

Housing Advisory Committee	September 25, 2008
Regional Planning Commission	October 22, 2008 & July 22, 2009
Community Development Commission (CDC)	October 22, 2008 & February 5, 2009
Development Review Committee	November 18, 2008 & May 12, 2009
City of Los Angeles – planning staff	December 2, 2008
Department of Public Works – sewer and water staff	December 11, 2008
Subdivision Committee	January 26, 2009
Developer/Designer Focus Group/CDC	May 26, 2009

Appendix D: City of Los Angeles Small Lot Subdivision Ordinance Guidelines.

CITY OF LOS ANGELES SMALL LOT DESIGN GUIDELINES

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1 INTRODUCTION

The City of Los Angeles has enacted the Small Lot Ordinance (No. 17354) to allow the construction of fee-simple, infill housing on small lots in multi-family zones. The housing can take the form of single-family homes, duplexes, or triplexes. Small lot developments can offer a space-efficient and economically attractive alternative to the traditional condominium development.

Additionally, the ordinance offers a welcomed smart-growth alternative to the suburban single-family home. However, it brings a new set of spatial complexities. Lots may be both small and awkwardly shaped. Driveways and parking can take up much of an already limited lot size. Adjacent structures and neighborhood context may effectively limit building heights above two stories. In short, these spatial constraints and complexities require innovative design solutions.

This handbook provides design guidelines and suggestions both for addressing these complexities, and for ensuring that each small lot development benefits both its residents and the neighborhood.

Looking at small lot design from three levels

Constructing infill housing offers a unique set of design challenges not simply on the parcel level, but also on the neighborhood level and within the public realm. Developers and architects must therefore consider both the design elements of each townhouse and how these designs will enhance the overall neighborhood character and vitality of the street and sidewalk.

Parcel

Small lot design and layout is fundamentally a site planning challenge. It requires simultaneously addressing practical spatial requirements while creating high-quality living environments. Those practical requirements include: parking and automobile access; small lot sizes and awkward configurations; adequate access to air, light, and ventilation; outdoor space and privacy. Developers must address these issues in ways that ultimately enhance the living environment of each dwelling unit. Additionally, each home must exhibit a high level of design quality: well-articulated entries and facades, proportionate windows, quality building mat erials, contextual landscaping.

Neighborhood

By its very nature, infill development occurs in neighborhoods with preexisting development and preexisting characteristics. In some cases, the neighborhood will be predominantly residential; in others, the neighborhood might be predominantly commerical. Whatever the case, the design should enhance the overall quality of the neighborhood. At this scale, developers and architects must consider not simply the aesthetic nature of each townhouse, but the three-dimensional nature of the entire development: height, massing, siting and orientation. These characteristics must relate to the surrounding built form, respecting the overall neighborhood character and existing topography.

Public realm

Each infill project, however small, must add to a vital and coherent public realm—streets and sidewalks that are pleasant, interesting, and comfortable to walk down. To do so, one must consider the three-dimensional relationship between the infill project and the street and sidewalk. Key variables to consider are: building siting and orientation, height and massing; articulation of facades and entryways; placement and type of street trees; landscaping and transitional spaces; and location of driveways and garages.

Comprehensive goals:

-Create high-quality indoor and outdoor living environments for all residents
-Design and configure housing to mesh well within the existing neighborhood context
-Enhance the public realm
-Provide fee-simple home ownership opportunities for greater numbers of people, of a range of income levels
-Consolidate service and access areas (parking, driveways, garbage) to minimize their adverse effects on both the public and private realms
-Create high-quality public spaces or common areas (i.e. shared driveways, landscaped areas)

2.1 Setbacks and sideyards

No setbacks are required; however, neighborhood context should provide direction for setting buildings further back from the street. On commercial streets, which have a more urban character, minimal setbacks are appropriate - simply enough room for a small front stoop, and some landscaping to delineate the public and private realms (however, dwellings with ground-floor retail require no setbacks). On residential streets, preexisting setbacks will guide how far a small lot development is set back.

In residential neighborhoods, AVOID configurations that ignore existing setbacks.

Where a uniform neighborhood setback exists, align the small lot development with this setback. Slight deviations from the setback are acceptable.

On residential streets with a range of setbacks, align small lot dwellings with the furthest protruding building.

On commercial streets with a range of setbacks, small lot developments should nearly abut the sidewalk, allowing some room for an entry, front stoop, and some transitional landscaping. However, dwellings with ground-floor retail do not require such elements.

Setback guidelines

-For both commercial and residential streets, provide space for an entry, front landing, and transitional landscaping between the public sidewalk and the private entryway.
-Match existing setbacks to the extent possible.
-On streets with varying setbacks, align small lot dwellings with the furthest protruding dwelling.

2.2 Site Layout and Design

Numerous spatial constraints – parking and driveways, adequate indoor and outdoor living space, and small lot size – require spatially innovative solutions. Builders and designers should ask such questions as: Can I provide outdoor space not only at ground level, but also on balconies and rooftops? Is there an alternate configuration that might take advantage of existing topography to provide more open space? How might adjacent structures and street characteristics affect the development's overall form and orientation? Builders and designers should explore as many spatial avenues as possible, ultimately striking a balance between practical spatial requirements (i.e. parking, adequate interior space) and the provision of amenities (i.e. private outdoor space).

Rear driveway off flanking street

T-driveway off front street

L-driveway off front street

Townhouses with a center access driveway can enhance the public realm when front townhouses are accessible from the sidewalk.

Configurations should also engage the street, sidewalk and public realm. Streets serve not only as space for vehicular movement, but also as public space for pedestrian activity and casual social interaction. When designed well, small lot developments can enhance the pre-existing character of a good street, or improve a fragmented one. To do so, infill housing should embrace rather than ignore the street.

Rowhouses with integral front garages can adequately engage the street if garages are not allowed to dominate the facade. Tandem parking can minimize how much facade space is allocated to parking. One might also consider stacked parking with the aid of lifts.

Small lot developments with a side access driveway should configure front townhouses to be accessible from the sidewalk. Interior townhouses should be accessed from both the driveway and a private walkway at the front of the homes.

Rowhouses on commercial streets with rear alleyway access can eliminate integral front driveways and minimize setbacks to enhance the urban nature of the street.

Plan view

Parking-level floor plan

It is possible to locate parking beneath dwellings. In this particular layout, residents access parking from the alleyway and use a community driveway to reach their own parking stall. Notice in the above righthand illustration how the dwellings are still structurally independent.

As shown in this side elevation, the parking is not technically subterranean. The site is excavated so that the buildings sit below the average natural grade (indicated with a dashed line) and can be accessed from the side staircase and walkway as well as from the community driveway.

SITE LAYOUT GUIDELINES:

-To the extent possible, configure townhouses to front streets and open spaces, not driveways.

-For townhouses not immediately adjacent to the street, provide a private walkway from the sidewalk to them.

-Minimize the total amount of driveway space and maximize green space.

-Where possible, utilize alleyways for access.

-Take advantage of existing topography and natural features (i.e. existing trees).

-Small lot developments that occupy a corner lot must have the corner townhouse entrance front the flanking street.

Small lot developments that occupy a corner must have the corner townhouse entrance and main facade front the flanking street.

2.3 Height and massing

Massing refers to how a building's volume is broken up and articulated. A building envelope is the maximum built volume allowed under the code. Well-designed buildings tend not to max out the building envelope but rather employ volumetric variations (i.e. height, massing, rhythm, texture) to create visual interest. These variations serve dual functions: they help small lot developments mesh with their surroundings, and they enhance the overal quality of the street and public realm by providing visual interest for pedestrians.

Small-lot developments that max out the building envelope rarely blend well into existing single-family neighborhoods.

Variations in height and massing, borrowing various forms from adjacent structures, can help small-lot developments blend better into the neighborhood.

Height and massing guidelines

- Use surrounding built context to inform variations in height and massing.
- Avoid excessive differences in height between the new development and adjacent buildings.
- On streets with a more urban character, ensure adequate massing and facade variation at street level.

On streets with a more urban character, small-lot developments should still employ variations in massing (particularly at street level) to enhance the pedestrian realm.

2.3 Height and massing

Massing refers to how a building's volume is broken up and articulated. A building envelope is the maximum built volume allowed under the code. Well-designed buildings tend not to max out the building envelope but rather employ volumetric variations (i.e. height, massing, rhythm, texture) to create visual interest. These variations serve dual functions: they help small lot developments mesh with their surroundings, and they enhance the overal quality of the street and public realm by providing visual interest for pedestrians.

Small-lot developments that max out the building envelope rarely blend well into existing single-family neighborhoods.

Variations in height and massing, borrowing various forms from adjacent structures, can help small-lot developments blend better into the neighborhood.

Height and massing guidelines

- Use surrounding built context to inform variations in height and massing.
- Avoid excessive differences in height between the new development and adjacent buildings.
- On streets with a more urban character, ensure adequate massing and facade variation at street level.

On streets with a more urban character, small-lot developments should still employ variations in massing (particularly at street level) to enhance the pedestrian realm.

2.4 Grade level

A common concern of infill townhouses is their excessive height in relation to surrounding structures. Appropriate grade levels consistent with those of surrounding structures can help to offset the potentially negative effects of increased building height. Designers and builders should avoid designs with excessive artificial grading. Resulting buildings ultimately appear taller than what they may be, and their facades tend to tower above the sidewalk, creating an unsightly and inhospitable environment for pedestrians and neighbors. On the other hand, subtle changes in grade can create a key transitional zone between the public and private realms, as well as additional privacy for townhouse inhabitants.

Small lot developments with excessive grading tend to tower above the neighborhood as well as the sidewalk. The healthy interaction between the public and private realms is compromised.

Subtle grade changes (here, three feet) clearly delineate the public and private realms while still maintaining a comfortable relationship between these realms and their users.

Grade level guidelines

- Entrances should be three to five steps above grade or consistent with the average grade of existing structures.
- Use "theoretical grade" as opposed to "average natural grade" when siting the development. "Theoretical grade" is defined by "an imaginary line from the midpoint of the parcel on the front property line to the midpoint of the parcel on the rear property line."
- Townhouses whose entrances front commercial boulevards should sit three to five steps above sidewalk level to allow room for a stoop and entryway and ideally some landscaped area. However, live-work or ground-floor commerical arrangements whose work spaces front the boulevard do not require a grade separation.

2.5 Building-to-street proportion

Building-to-street proportion refers to the relationship between the height of buildings on each side of the street, to the width between those buildings. Ideal proportions create a public realm that is pleasant for both the street's residents and passers-by. In essence, this means thinking of the street and sidewalk as a potential "outdoor room." These are the kinds of outdoor spaces humans tend to most enjoy being in and walking through. Through setbacks, appropriate heights, and landscaping, small lot developments can help contribute to the creation of these outdoor rooms.

With a height of 41 feet, the small lot development creates a height-width ratio of approximately 1:3. While this ratio is sufficient for creating the semblance of an outdoor room, the street could benefit from landscape interventions within the public and private realms adjacent to the small lot development.

Many Los Angeles streets have skewed height-width ratios: low-rise buildings abut narrow sidewalks and extremely wide streets. Shown at left: Hollywood Boulevard near the 101 Freeway, looking west.

While there is no magic number, the "walls," or building heights, should extend upwards at least one-quarter the width of the "floor," or the width between buildings on opposite sides of the street. Widths exceeding four times the height of buildings tend to eliminate any sense of enclosure for the pedestrian.

In some cases, neighborhood context may preclude increased building heights. In this case, one can add street trees within the public right-of-way, and trees and landscaping within the front yard area, to add further definition to the public realm. The effect is to create clearly defined, shady spaces

The simple addition of shade trees along the parkway (here, above right, Sycamores) can greatly enhance the sense of enclosure and comfort for pedestrians and residents.

Landscaping within the public, transitional, and private realms heightens the semblance of an outdoor room. Use canopy-creating shade trees in the public and private realms. Groundcovers and low-growing plants (not higher than 4') can further enhance the understory of the public and transitional realms without creating wall-like barriers.

BUILDING-TO-STREET PROPORTION GUIDELINES
- Attempt to achieve a building + grade height of at least 1/4 the width of the space between buildings on opposite sides of the street.
- Define the public right of way through the planting of shade trees (see landscaping section for suggested species) and low-growing vegetation.
- Plant shade trees and ornamental plants within the private realm, to add increased definition and visual interest to both the public and private realms. However, avoid landscape schemes that call for 4'+ shrubs or other plants immediately adjacent to the sidewalk.

Normandie Boulevard, Koreatown
Street width: 50'
Width, building face to building face: 78'
Building heights: 65-80'
Height-width ratio: 1:1

Dunsmuir Avenue, Miracle Mile
Street width: 40'
Width, building face to building face: 86'
Building heights: 24'
Ratio: 1:3

Larchmont Boulevard, Larchmont Village
Street width: 70'
Width, building face to building face: 101'
Building heights: 13-26'
Ratio: 1:4

Boulevard Saint-Michel, Paris
Street width: 50'
Width, building face to building face: 98'
Building heights: 80'
Height-width ratio: 1:1.2

Via Cola di Rienzo, Rome
Street width: 50'
Width, building face to building face: 82'
Building heights: 50-70'
Ratio: 1:1.4

Fifth Avenue, New York
Street width: 45'
Width, building face to park edge: 100'
Building heights: 60-300+'
Ratio: 1:2 to 3:1+

Street drawings and dimensions taken from Jacobs, Allan B. *Great Streets.* Cambridge: MIT Press, 1993.

3 PARKING AND DRIVEWAYS

If an integral front driveway configuration is the only option for a small lot development, ensure that the building width allows for landscaping and a front entryway.

Avoid designs in which the garage dominates the dwelling's facade.

Parking and Driveways

The design of small-lot developments must strike a particular spatial balance: simultaneously accommodate for the automobile but maintain high-quality public and private living environments. Often, small-lot configurations allow parking, driveways, and garages to dominate the landscape. These kinds of configurations both create conflicts for pedestrians and decrease the overall aesthetic quality of the development. Frequent curb cuts and driveways jeopardize pedestrian safety and eliminate space for street trees and on-street parking. Parking improperly placed at the front of townhouses can transform their facades into large, unsightly garages. Ideally, designs should locate parking behind dwellings, accessed from alleys where present. If driveways are necessary, designs should minimize their number.

3.1 Number of spaces

The small lot ordinance requires the provision of two parking spaces per unit. Tandem parking is perfectly acceptable, space permitting. One space can be for a compact car.

For small lot developments under 10 units, guest parking is not required. For developments between 10 and 100 units, .25 spaces should be provided per unit. For developments larger than this, .5 spaces should be provided per unit.

3.2 Dimensions

The small lot ordinance stipulates the following dimensions for parking spaces:
8'8" x 18' for standard-size cars;
7'6" x 15' for compact cars.

Driveway width depends on lot depth and building configuration. Integral front driveways should be 10'. In these configurations, the building width should adequately allow for integral front parking plus some yard and porch or landing space. Access driveways will vary in width depending on lot size, depth, and building height. Please consult the Fire Department.

3.3 Desirable configurations
See section 2.2 for configurations.

3.4 Driveway materials
Currently semi-pervious driveway materials are not allowed under the code. However, one can use stamped concrete to create a more aesthetically pleasing alternative to the black asphalt driveway.

Parking guidelines
-Favor townhouse configurations that locate parking to the rear of dwellings
-Where available, use alleyways as access to off-street parking
-If integral front driveways must be used, the building width should allow for the driveway plus an ample amount of landscaping space and a front entryway, porch, or landing.

When driveways are located to the rear of dwellings, the streetscape can become a comfortable outdoor space for residents and passers-by.

Integral front driveway configurations tend to disrupt the continuity of the sidewalk and public realm, and eliminate space for street trees and on-street parking.

4 BUILDING DESIGN AND MATERIALS

4.1 Fenestration

Effectively placed and articulated windows serve several practical and aesthetic functions: access to light and air; a transparent bridge between the public and private realms; rhythm and visual interest. Because Los Angeles architecture runs the gamut of styles, it is difficult to suggest one particular window style for townhouse developments. However, some general rules of thumb exist for ensuring that window placement and design enhance the overall quality of the project.

Fenestration guidelines

- Placement should follow some consistent rhythm, to create visual clarity as well as to help avoid the creation of blank walls.
-Windows need not all be horizontally or vertically proportioned but rather their placement and orientation should take cues from the building's overall style and configuration.

Regardless of architectural style, window placement should follow some consistent rhythm. Note that rhythm is not necessarily synonymous with symmetry.

4.2 Articulation of Entryways

Entryways serve as the gateway between the public and private realms. When designed well, and clearly defined, they simultaneously welcome visitors and clearly delineate the boundaries of the private realm. They may also offer habitable outdoor space in the form of a small front porch or patio.

Entryway Guidelines

- Entryways should be clearly identifiable. This can be achieved through stepping up the entryway, adding awnings, creating a landing area or front porch, and the addition of design details.
- Those townhouses fronting a street should always have their primary entryway accessible from the street.
- In the case of corner townhouses, the entryway should open onto the flanking street.
- Entryways should sit at a grade comparable to those of the surrounding structures but should never tower above the street.
- Garages should not take the place of the main entryway.

4.3 Building materials

Because Los Angeles architecture varies in style – oftentimes within neighborhoods – these guidelines do not prescribe particular building materials. However, neighborhood context and the surrounding structures should inform one's choice of materials. Generally, one should choose durable, high-quality materials, considering how the materials will effect the overall look and feel of the small lot development

4.4 Roof lines

Roof lines should offer some variation in form, both vertically and horizontally. However, less is often more. While townhouses should exhibit some individuality, excessively varied and multi-pitched and gabled roofs tend to create a visual chaos that is undesirable and unnecessary. The key is to consider the effect the building's design elements (i.e. height and massing, entryways, balconies, roof lines) will have on the overall look and form of the dwelling.

Excessively varied and multi-pitched and gabled roofs risk creating a visual chaos.

Roof lines can create subtle variations in form while still allowing room for individuality.

Landscaping and small lots

Two types of landscape areas exist when designing small lots: those adjacent to the public right of way, and those located within the site. Each fulfills a dual but somewhat separate role. Those adjacent to the public right of way are not simply assets to their owners, but also to the neighborhood, the public realm, and to passers-by. These landscapes help to create a sort of outdoor living room. Those landscapes located within the site are assets not simply to the residents of the small-lot development, but also to the individual owners of that landscape. They provide much-needed private outdoor space and some territory to treat as their own.

5.1 Landscaping adjacent to the public right of way

Front yard space serves a dual function, and thus deserves particular attention. It acts as both habitable outdoor space for its owners, and as a proverbial shared living room of the neighborhood. That is, while strangers may not walk into the space, the yard is still a visual amenity to the neighborhood and passers-by. Additionally, it serves as a semi-transparent bridge between the private interior of the townhouse, and the public realm of the sidewalk and street.

Typical but inappropriate landscaping comes in the form of turf grass along the parkway and no street trees; 7'-tall shrubs or fencing in the transitional zone, or just turf grass; and turf grass in the private realm, with a few shrubs abutting the building. The effect is a bland environment that offers little visual interest, but that requires much water to maintain. This kind of landscaping views the space as an afterthought.

Transtional planting of Senecio (ground cover), Silver Jade (foreground), Fox Tail Agave (center), Toothless Sotol (upper), and olive trees.

This landscape of turf grass and few trees is visually bland, requires extensive irrigation, and fails to enhance or define both the public and private outdoor realms.

Subtle variations in grade and drought-tolerant plant materials gracefully define transitions between the public and private realms.

A better approach is to view the landscape as three interlocking but separate zones: the public realm (the street, parkway, and sidewalk); the transitional zone near the lot line; and the private realm beyond the lot line. When landscaping for these zones, a general rule of thumb is to strike a balance between privacy and transparency, visual interest and order. One can delineate the three zones through subtle but defined grade separations, which step up to the private realm of the home. Within each zone one can plant a different set of plant materials, to add further definition. The addition of shade trees, both within the public and private realms, can complete the outdoor room.

This approach accomplishes several goals:

- Clearly delineates zones without creating walls
- Maintains visual interest through variations in plant materials, grades, and limited hardscape
- Minimizes water consumption and maximizes contributions to local flora and fauna
- Enhances the living environment of both the public and private realms

Landscaping and public right-of-way guidelines

-Use a range of low-water and drought-tolerant plant materials to provide visual interest.
-Employ subtle variations in grade to delineate transitions. Avoid the use of tall fencing (over 4') and shrubbery immediately adjacent to the sidewalk.
-Avoid water-thirsty turf grass. Use low-water and drought-tolerant ground covers instead (see suggested species list).
-Plant shade trees within the public realm, ideally spaced between 15' and 20' apart.

5.2 Landscaping within the site

Whenever possible, small lot designs should designate some fully private outdoor space for each dwelling. This can take the form of small interior yards, balconies, and roof decks. For these spaces, the emphasis should be placed on flexibility, rather than a sense of completion. For yard space, plant materials need not be too varied, so that residents may easily modify them to make them their own. For balconies and roof decks, size should be generous enough to create usable spaces.

5.3 Plant materials

Ultimately the landscape should in some way enhance the natural environment of the neighborhood. Additionally it should be relatively low-maintenance. Drought-tolerant and native species satisfy both of these criteria. Requiring little maintenance once established, these kinds of plants can create visually appealing and ecologically sound landscapes. The following website offers suggested species, as well as sample landscapes to show possible groupings of plants: www.bewaterwise.com/Gardensoft/garden_gallery.aspx .

Planting guidelines

- Apply mulch in between and around plants, both to conserve moisture and to eliminate bare earth, which can look unsightly and give the landscape a barren feel.
- Use low-water ground covers instead of high-water turf grass. However, avoid invasive ground covers such as English Ivy and Ice Plant. See above website for suggested species.
- Plant in groupings according to water needs.
- Maximize soft landscaping
- Incorporate existing natural features and topography

Groundcovers of Shrimp Pink Aloe and Senecio enhance and define the public realm without creating walls or barriers.

A boulevard planting of Deer Grass, Fescue, and low-water shade trees.

6 ACCESS

Narrow sideyards can pose problems of privacy and often fail to provide adequate access to air, light, and ventilation.

6.1 PRIVACY

With small lot developments come issues of privacy – not only for residents of the new townhouses, but also for those of neighboring properties. Improperly designed developments create situations in which balconies overlook neighboring yards or face other balconies, and windows face directly onto neighboring windows. Small lot designs should maximize access to private outdoor space, light, and views, while ensuring an adequate level of privacy of all residents. This will require particular attention to the orientation and spatial form of the development, distances between walls, and the location of windows and balconies.

PRIVACY GUIDELINES

- Windows and balconies should not face or overlook each other.
- When possible, minimize the number of windows overlooking into neighboring interior private yards. Otherwise use translucent glass and/or screen the windows with landscaping.

6.2 AIR, LIGHT, AND VENTILATION

The small lot ordinance minimizes the size of side, rear, and front yards in order to make townhouse construction feasible. While allowing for increased density, the reductions make providing access to air, light, and ventilation more complicated. Thus, architects and builders must take full advantage of three-dimensional space to create environments that are livable. Key criteria for natural light and ventilation are that the building's orientation and configuration, and the placement of windows allow for:

- daylight to reach all living space for part of the day, to the extent possible;
- adequate cross ventilation from cross breezes when windows are open.

Certain configurations lend themselves better than others to meeting these criteria. In general, one should avoid configurations that rely on narrow sideyards (less than 6 feet from building

face to building face) for access to air and light. Look to provide courts, niches, alcoves and other spaces to allow for access to air, light, and ventilation.

6.3 Services

With small lot developments come a concentration of service and utility facilities – garbage storage, vents, meters and transformers. To minimize impact on adjacent dwellings and the surrounding neighborhood, small lot designs should attempt to locate these facilities in areas that are unobtrusive, and in ways that integrate them into the surroundings. Ideally, locations for service should be consolidated.

Service guidelines

- Whenever possible, consolidate servicing areas (i.e. trash) where they are easily accessible but do not adversely impact adjacent residences
-Screen trash pickup areas with landscaping so that they blend into the surroundings as much as possible
-Locate transformers, utility meters and HVAC equipment to the rear of dwellings whenever possible. If this is not possible, ensure that they are not visible from the public right of way.

VESTING TENTATIVE TRACT MAP for SMALL LOT SUBDIVISION PURPOSES[1]

Include in Notes Section: "Note: Small Lot Single Family Subdivision in the __ Zone, pursuant to Ordinance No. 176354"

1. All other information required by Sec. 17.00 for filing is also required but is not shown in this example.