

# LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

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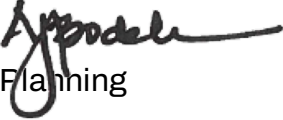
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March 29, 2023

TO: Supervisor Janice Hahn, Chair  
Supervisor Hilda L. Solis  
Supervisor Holly J. Mitchell  
Supervisor Lindsey P. Horvath  
Supervisor Kathryn Barger

FROM: Amy J. Bodek, AICP   
Director of Regional Planning

## **REPORT ON ENTITLEMENT AND BUILDING ACTIVITIES TO SUPPORT INCLUSIONARY HOUSING (ITEM NO. 87, AGENDA OF AUGUST 4, 2020)**

On August 4, 2020, the County of Los Angeles Board of Supervisors (Board) indicated its intent to approve the Inclusionary Housing Ordinance (IHO) and adopted a motion directing the Director of Regional Planning (DRP) to do the following:

1. In consultation with the Director of Public Works (DPW), report back in one year on the entitlement and building activities for new market-rate residential rental projects in the East Los Angeles/Gateway, South Los Angeles, and Antelope Valley submarket areas, and for new market-rate residential condominium projects in the South Los Angeles and Antelope Valley submarket areas;
2. Initiate an update to the economic feasibility study for the IHO after one year of the adoption of the ordinance for the aforementioned submarket areas; and in consultation with County Counsel, amend the Ordinance to apply the inclusionary requirements to any of these submarket areas if supported by the update to the study;
3. In consultation with the DPW, report back annually on the entitlement and building activities for multifamily housing projects undertaking substantial renovation as defined by work that exceeds \$60,000 per unit in construction costs and the replacement of two or more building systems; and

4. Initiate a comprehensive update to the economic feasibility study for the IHO within two years of adoption of the ordinance and report to the Board the likelihood of off-site construction of affordable units and requirements to achieve deeper affordability for both rental and home ownership projects, and consideration of including substantial renovation projects in the ordinance. Additional factors to be studied in the economic feasibility study shall be defined in concert with the Board offices.

On April 5, 2022, DRP submitted a report to your Board, which provided information responding to all four directives in the Board motion. On September 29, 2022, DRP submitted a report to your Board, which provided an update on the progress of the economic feasibility study since the April 5, 2022 report.

This report provides information on Item 3.

### **SUBSTANTIAL RENOVATION (ITEM 3)**

This report covers permit applications for substantial renovation of multifamily housing projects located in the unincorporated areas, submitted to Public Works Building and Safety Division (BSD), between October 28, 2021 and February 21, 2023.

BSD classifies multifamily housing as properties with three or more units. BSD issues building permits for replacements or modifications to an existing structure. Such work could include changing a floor plan, but also non-structural changes, such as replacing drywall, windows, or re-roofing. Building permit valuations are based on the total value of all construction work for which the permit is issued, not on a per-unit basis. Permits may cover work on units, building exteriors, or common areas.

BSD provided information on applications for permits valued at \$60,000 or above. To determine the construction cost per unit, the building permit valuation was divided by the number of units undergoing permitted work. Where the permit covered common areas, the permit valuation was divided by the total number of units. As shown in Attachment 1, 28 properties had building permits with valuations of at least \$60,000 per unit in construction costs.

The data continues to suggest that extending inclusionary requirements to substantial renovation projects as defined in the Board motion would have limited applicability and impact. Of the 28 properties with valuations of at least \$60,000 per unit in construction costs, 24 properties had additional applications for at least two other permit types (e.g., mechanical, electrical, plumbing, and/or sewer) and the remaining four properties entailed projects with less than five units (which is below the inclusionary threshold of five baseline dwelling units). Of the 24 properties, one project included the conversion of an existing hotel into an apartment building containing 48 supportive housing units and one manager's unit, and the remaining 23 properties involved renovations to the Mariners Village Apartments in Marina del Rey (which is subject to the Marina del Rey Affordable Housing Policy).

**NEXT STEPS**

The next report on the Inclusionary Housing Economic Feasibility Study Update will be provided to your Board no later than June 30, 2023.

Should you have any questions concerning this matter, please contact Tina Fung or Lynda Hikichi of the Housing Policy Section at (213) 974-6417, or [tfung@planning.lacounty.gov](mailto:tfung@planning.lacounty.gov) and [lhikichi@planning.lacounty.gov](mailto:lhikichi@planning.lacounty.gov).

AJB:CC:TF:LH:ar

Attachment:

1. Substantial Renovations

c: Executive Office, Board of Supervisors  
Chief Executive Office  
County Counsel  
Development Authority  
Economic Opportunity  
Fire  
Public Works

S\_04\_05\_2023\_AP\_BM\_ENTITLEMENT\_AND\_BUILDING\_ACTIVITIES\_TO\_SUPPORT\_INCLUSIONARY\_HOUSING

Parcel Number	Address	Permit Number	Permit Type	Permit Description	Permit Application Date	Permit Valuation	Number of Units	Valuation per Unit	Notes	Permit District
5232016022	3747 E 3rd Street Los Angeles, CA 90063	UNC-BLDF220207000046	Unincorporated Building Multifamily	DEMOLITION OF (E) SFD AND CONSTRUCT A BRAND NEW 4 UNIT APARTMENT BUILDING (3895.51 SF) WITH 4 CAR SPACE (880 SF). CONSISTING OF (3743, 3745, 3747 & 3749 E 3RD ST) NEW SFD (3747 E 3RD ST ) AT 1ST FLOOR CONSISTS OF 4-BEDROOMS, 2-BATHROOMS, KITCHEN, & LIVING ROOM. APARTMENTS 2 (777.5SF), 3 (763.75SF), & 4 (803.76SF) (3743 , 3745, & 3749 E 3RD ST) AT 2ND FLOOR EACH CONSISTS OF 2-BEDROOMS, 1-BATHROOM, KITCHEN & LIVING ROOM. TRASH ENCLOSURE; AND HANDICAP RAMP	2/7/2022	\$397,000	4	\$99,250	No other associated bldg. permits	SD-1
4001002007	5034 Slauson Avenue Los Angeles, CA 90056	UNC-BLDF220310000117	Unincorporated Building Multifamily	INTERIOR REMODEL OF EXISTING TRIPLEX BUILDING. FOR EACH UNIT, INCLUDES NEW KITCHEN, NEW BEDROOM, NEW BATH, REPLACE ALL WINDOWS, RE-PLUMB, RE-WIRE, UPGRADE MAIN ELECTRIC PANEL, AND NEW AC UNIT	3/10/2022	\$240,000	3	\$80,000	Associated with: ELEC220921008013 (electrical for remodel)	SD-2
4140005037	11834 Aviation Boulevard Inglewood, CA 90304	UNC-BLDF220612000257	Unincorporated Building Multifamily	Convert an existing hotel/motel to a permanent multifamily building (apartment building)  "APPROVAL OF DRAINAGE PLANS SHALL BE OBTAINED PRIOR TO REQUESTING THE 1st FIELD INSPECTION BY THE BUILDING DEPARTMENT"	6/12/2022	\$3,500,000	49	\$71,429	48 supportive and 1 mgr unit (Project Homekey)  Associated with: MECH220729003173 (mechanical plans to convert hotel into an apartment building) PLMB220729002998 (plumbing permit for conversion of hotel to apartment building) BLDG220927001693 (fire sprinkler for hotel being converted into 48 unit apartment building)	SD-2

Parcel Number	Address	Permit Number	Permit Type	Permit Description	Permit Application Date	Permit Valuation	Number of Units	Valuation per Unit	Notes	Permit District
5232020027	149 S Alma Avenue Los Angeles, CA 90063	UNC-BLDF220805000329	Unincorporated Building Multifamily	CHANGING OCCUPANCY FROM R-3 TO R-2. TURNING 1 SFR WITH ATTACHED GARAGE INTO A TRIPLEX CONSISTING OF FIRST FLOOR (1138 SQ FT) SFR, GARAGE AND STORAGE CONVERSION TO (N) (582 SQ FT) APARTMENT, AND CONVERSION OF SECOND FLOOR OF EXISTING HOUSE (781 SQ FT) TO APARTMENT	8/5/2022	\$242,000	4	\$60,500	2 existing and 2 new units	SD-1
6079019042	11507 S Berendo Avenue Los Angeles, CA 90044	UNC-BLDF220927000384	Unincorporated Building Multifamily	3500 SF 2-STORY DUPLEX ATTACHED TO (E) SFR, EACH UNIT CONSIST OF 4 BEDROOMS AND 3.5 BATHS. REMODEL EXISTING SFR, INCLUDES TOTAL __ BEDROOMS AND __ BATHS.	9/27/2022	\$720,500	3	\$240,167	BLDF220927000384 has "VOID" status. Associated with: MECH211227004912 for replacing hvac furnace - like fo like)	SD-2
4224001904	4500 Via Marina Marina Del Rey, CA 90292	UNC-BLDF211130000423  *MASTER BLDG PERMIT FOR THE MARINERS VILLAGE APARTMENT RENOVATIONS	Unincorporated Building Multifamily	Renovations to 32 existing buildings. No change to floor area, existing footprints, unit count or parking count. Exterior upgrades include new exterior materials and paint, new roofing and new doors and windows. Interior upgrades include new finishes, cabinetry, fixtures, and doors. Amenities will be upgraded with no change in area.	11/30/2021	\$85,000,000			Mariners Village Apartments in Marina Del Rey  Associated with: MECH22011000099 (mechanical for Mariners Village apartments - 28 residential buildings of nine types, project consists of interior and exterior upgrades to all buildings and residential units, renovations) PLMB220111000103 (plumbing for the Mariners Village apartments)	SD-2

Parcel Number	Address	Permit Number	Permit Type	Permit Description	Permit Application Date	Permit Valuation	Number of Units	Valuation per Unit	Notes	Permit District
	14020 NW Passage Marina Del Rey, CA 90292	UNC-BLDF221115000481	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (2A) for 14020 Northwest Passage. This building is comprised of 30 units.	11/15/2022	\$2,633,998	30	\$87,800	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2
	13950 NW Passage Marina Del Rey, CA 90292	UNC-BLDF221115000482	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (2B) for 13950 Northwest Passage. This building is comprised of 30 units.	11/15/2022	\$2,932,908	30	\$97,764	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2
	13910 NW Passage Marina Del Rey, CA 90292	UNC-BLDF221115000483	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (2C) for 13910 Northwest Passage. This building is comprised of 30 units.	11/15/2022	\$2,633,998	30	\$87,800	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2

Parcel Number	Address	Permit Number	Permit Type	Permit Description	Permit Application Date	Permit Valuation	Number of Units	Valuation per Unit	Notes	Permit District
	13900 NW Passage Marina Del Rey, CA 90292	UNC-BLDF221115000484	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (2D) for 13900 Northwest Passage. This building is comprised of 30 units.	11/15/2022	\$2,633,998	30	\$87,800	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2
	13810 NW Passage Marina Del Rey, CA 90292	UNC-BLDF221115000485	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (2E) for 13810 Northwest Passage. This building is comprised of 30 units.	11/15/2022	\$2,533,539	30	\$84,451	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2
	13911 Old Harbor Lane Marina Del Rey, CA 90292	UNC-BLDF221115000486	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (2F) for 13911 Old Harbor Lane. This building is comprised of 30 units.	11/15/2022	\$2,533,539	30	\$84,451	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2

Parcel Number	Address	Permit Number	Permit Type	Permit Description	Permit Application Date	Permit Valuation	Number of Units	Valuation per Unit	Notes	Permit District
	14020 Captains Row Marina Del Rey, CA 90292	UNC-BLDF221115000487	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (2G) for 14020 Captains Row. This building is comprised of 30 units.	11/15/2022	\$2,533,539	30	\$84,451	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2
	4572 Via Marina Marina Del Rey, CA 90292	UNC-BLDF221115000488	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (3A) for 4572 Via Marina. This building is comprised of 33 units.	11/15/2022	\$3,114,663	33	\$94,384	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2
	4550 Via Marina Marina Del Rey, CA 90292	UNC-BLDF221116000491	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (3B) for 4550 Via Marina. This building is comprised of 33 units.	11/16/2022	\$3,114,663	33	\$94,384	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2



Parcel Number	Address	Permit Number	Permit Type	Permit Description	Permit Application Date	Permit Valuation	Number of Units	Valuation per Unit	Notes	Permit District
	4652 Via Marina Marina Del Rey, CA 90292	UNC-BLDF221116000492	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (3C) for 4652 Via Marina. This building is comprised of 33 units.	11/16/2022	\$3,114,663	33	\$94,384	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2
	4600 Via Marina Marina Del Rey, CA 90292	UNC-BLDF221116000493	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (4A) for 4600 Via Marina. This building is comprised of 30 units.	11/16/2022	\$2,489,224	30	\$82,974	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2
	4626 Via Marina Marina Del Rey, CA 90292	UNC-BLDF221116000494	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (4B) for 4626 Via Marina. This building is comprised of 30 units.	11/16/2022	\$2,489,224	30	\$82,974	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2

Parcel Number	Address	Permit Number	Permit Type	Permit Description	Permit Application Date	Permit Valuation	Number of Units	Valuation per Unit	Notes	Permit District
	13930 NW Passage Marina Del Rey, CA 90292	UNC-BLDF221116000495	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (4C) for 13930 Northwest Passage. This building is comprised of 30 units.	11/16/2022	\$2,580,180	30	\$86,006	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2
	13920 NW Passage Marina Del Rey, CA 90292	UNC-BLDF221116000496	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (4D) for 13920 Northwest Passage. This building is comprised of 30 units.	11/16/2022	\$2,580,180	30	\$86,006	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2
	13909 Old Harbor Lane Marina Del Rey, CA 90292	UNC-BLDF221116000497	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (4E) for 13909 Old Harbor Lane. This building is comprised of 30 units.	11/16/2022	\$2,489,224	30	\$82,974	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2

Parcel Number	Address	Permit Number	Permit Type	Permit Description	Permit Application Date	Permit Valuation	Number of Units	Valuation per Unit	Notes	Permit District
	13940 NW Passage Marina Del Rey, CA 90292	UNC-BLDF221116000498	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (5B) for 13940 Northwest Passage. This building is comprised of 12 units.	11/16/2022	\$1,004,577	12	\$83,715	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2
	14000 Old Harbor Lane Marina Del Rey, CA 90292	UNC-BLDF221116000499	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (6A) for 14000 Old Harbor Lane. This building is comprised of 27 units.	11/16/2022	\$2,429,846	27	\$89,994	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2
	13920 Old Harbor Lane Marina Del Rey, CA 90292	UNC-BLDF221116000500	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (6B) for 13920 Old Harbor Lane. This building is comprised of 27 units.	11/16/2022	\$2,429,846	27	\$89,994	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2

Parcel Number	Address	Permit Number	Permit Type	Permit Description	Permit Application Date	Permit Valuation	Number of Units	Valuation per Unit	Notes	Permit District
	13910 Old Harbor Lane Marina Del Rey, CA 90292	UNC-BLDF221116000501	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (6C) for 13910 Old Harbor Lane. This building is comprised of 27 units.	11/16/2022	\$2,429,846	27	\$89,994	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2
	14020 Old Harbor Lane Marina Del Rey, CA 90292	UNC-BLDF221116000502	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (7A) for 14020 Old Harbor Lane. This building is comprised of 16 units.	11/16/2022	\$1,564,110	16	\$97,757	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2
	13900 Old Harbor Lane Marina Del Rey, CA 90292	UNC-BLDF221116000503	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (7B) for 13900 Old Harbor Lane. This building is comprised of 16 units.	11/16/2022	\$1,564,110	16	\$97,757	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2

Parcel Number	Address	Permit Number	Permit Type	Permit Description	Permit Application Date	Permit Valuation	Number of Units	Valuation per Unit	Notes	Permit District
	13930 Old Harbor Lane Marina Del Rey, CA 90292	UNC-BLDF221116000504	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (8A) for 13930 Old Harbor Lane. This building is comprised of 14 units.	11/16/2022	\$1,149,864	14	\$82,133	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2
	13912 Old Harbor Lane Marina Del Rey, CA 90292	UNC-BLDF221116000505	Unincorporated Building Multifamily	Please reference UNC-BLDF211130000423 for approved plans. All 32 buildings were done under 1 plan check. The purpose of this application is to create the building addresses in the system as the current APN only reflects the main address of the property as 4600 Via Marina.  This is for (8B) for 13912 Old Harbor Lane. This building is comprised of 14 units.	11/16/2022	\$1,149,864	14	\$82,133	Mariners Village Associated with: BLDF211130000423 MECH22011000009 PLMB22011100010	SD-2