Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

March 28, 2007

TO: Chairman Zev Yarloslavsky
Supervisor Gloria Molina
Supervisor Yvonne B. Burke
Supervisor Don Knabe
Supervisor Michael D. Antonovich

FROM: Bruce W. McClendon, FAICP
Director of Planning

SUBJECT: 2007 GENERAL PLAN ANNUAL PROGRESS REPORT

The attached annual progress report describes the status of the County's General Plan Update program and progress in implementing key Housing Element programs, including reporting the County's progress toward meeting regional housing needs. This report is provided to you in compliance with the requirement of Section 65400 (b)(2) of the Government Code that the annual progress report be provided to the county's legislative body and specified State agencies on or before April 1, 2007.

The report focuses on the progress to date on several key Housing Element programs, including work on a second unit ordinance, farm worker housing, identifying sites for multi-family housing, and the status of the Housing Advisory Committee. The report also describes the County's progress toward meeting the housing construction 'fair share' targets established through the Regional Housing Needs Assessment (RHNA) process.

Government Code Section 65400 (b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation. The annual progress report is intended as a tool for informing local legislative bodies of the jurisdiction's effectiveness in implementing its general plan. A copy of this report must be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by the April 1 statutory deadline. Providing a copy to HCD fulfills a statutory requirement to report certain housing information, including the local agency's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65584 and 65583 (c)(3).

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

Should you have any questions regarding the report, please contact me, or Julie Moore of my staff at (213) 974-6425.

BWM:RDH:RH:JTM:kd

Attachment

1. General Plan Annual Progress Report

C: Chief Administrative Office
County Counsel
Executive Officer, Board of Supervisors
Community Development Commission
Department of Public Works
Fire Department

REPORT TO
LOS ANGELES COUNTY
BOARD OF SUPERVISORS

GENERAL PLAN ANNUAL PROGRESS REPORT

March 2007

PURPOSE OF REPORT

The intent of this report is to demonstrate the County's compliance with the requirements of Government Code Section 65400(b)(1), which mandates the County to prepare an annual report on the status of the General Plan and progress in its implementation. A copy of this report must be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). Providing a copy to HCD fulfills a statutory requirement to report certain housing information, including the County's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65584 and 65583(c)(3).

BACKGROUND

According to the Governor's Office of Planning and Research, OPR does not require submission of a detailed progress report while a jurisdiction is in the process of comprehensively updating its general plan. In this case, OPR requests that the County provide a brief letter indicating that the comprehensive update is in progress with a brief description of the scope of work and an anticipated completion date. This report is intended to fulfill this requirement.

GENERAL PLAN STATUS

The County of Los Angeles Department of Regional Planning (Department) serves as the planning agency for the unincorporated area of Los Angeles County, an area of roughly 2,655 square miles. During the late 1990s, a review of the General Plan status was commenced that led to the preparation of a multi-year work program to significantly redesign and update the General Plan. The County's General Plan has not been comprehensively updated since its adoption in 1980. The Department is currently in the process of updating the Los Angeles County General Plan in compliance with Government Code Sections 65300.7, 65301 and 65302. This multi-year planning

effort is intended to reflect changing demographic, growth, and infrastructure conditions in the County. It includes streamlining the General Plan's countywide elements into a manageable document, the elimination and/or consolidation of optional elements, the review of critical policy areas, and preparation of associated environmental reports in compliance with California Environmental Quality Act (CEQA) requirements.

The unincorporated area is a highly diverse and complex planning environment, necessitating a creative approach to planning. Consequently, the General Plan has many components and levels of plans – from the general to the highly detailed – to address the diverse needs of county residents and to address the full range of urban, suburban and rural land use issues facing the County. One way the General Plan addresses complex countywide issues is to encourage infill development in existing urban areas. Several strategies are being used to implement infill, including locating new housing developments in transportation corridors and near existing transportation infrastructure. An incentive to encourage such development is an increase in allowable housing densities. Infill development also results in open space protection, one of the General Plan goals, by reducing the impacts of sprawl.

The update program focuses on amending the countywide elements of the General Plan. It concentrates on the following elements of the General Plan: General Goals and Policies, Land Use, Housing, Circulation, Conservation/Open Space, Noise, and Safety. The program is being conducted in two phases:

Phase I: Housing Element Update

The Board of Supervisors adopted a comprehensive revision to the Housing Element on October 23, 2001. On February 13, 2002, the Housing Element was conditionally certified by the State Department of Housing and Community Development (HCD) subject to the County demonstrating progress toward implementing housing programs aimed at identifying adequate sites for multi-family housing and farmworker housing assistance. The Department continues to implement these programs, which are discussed in more detail in this report. The Department has begun the process for the Fourth Revision of the Housing Element, which must be adopted by June 30, 2008.

Phase II: Countywide Elements of the General Plan

The Department is revising and consolidating the remainder of the countywide chapters into the following elements: Land Use, Circulation, Conservation/Open Space, Noise, and Safety. All State-required components of a general plan will either be included in these elements or adopted by reference. Following the 2004 public release of the first draft of the comprehensively updated General Plan, *Shaping the Future 2025*, workshops were held throughout the county with significant public and agency comments received. Substantial mapping and policy revisions were conducted throughout 2005 and 2006 to produce the Draft Preliminary General Plan, which is scheduled for public release in spring 2007. Following revisions from public and agency input, a Preliminary General Plan and

companion Draft Environmental Impact Report (EIR) will be released to the public in fall 2007. Public hearings before the Regional Planning Commission on the Preliminary General Plan and EIR will occur through fall 2007 and winter 2008 followed by the public release of a Proposed General Plan in spring 2008. Public hearings before the Board of Supervisors on the Proposed General Plan will begin in late spring 2008.

HOUSING ELEMENT IMPLEMENTATION

Implementation Overview

Currently, the County of Los Angeles is in compliance with State Housing Element law (Article 10.6 of the Government Code) in that the Los Angeles County Board of Supervisors adopted the County's Housing Element on October 23, 2001, and HCD has determined that the Housing Element is in compliance, conditioned upon the County completing Housing Action Programs #43 and #44 relating to farm worker housing and identifying adequate sites for multi-family development and related rezoning activities.

The Housing Element contains an ambitious array of programs with specific time frames for implementation. Many programs are implemented by other agencies; therefore, the actual program work may vary from the original target completion dates. This report focuses on the major programs with activity during the second half of 2006, from 7/1/06 to 12/31/06. A major highlight for this time period is the commencement of Phase II of the County's Urban Infill Estimation Project (see details on the next page). Information on Housing Action Programs #41, #43, and #44 is reported as of December 31, 2006 to provide an update on the County's progress in implementing these programs.

Second Unit Ordinance Implementation (Program #41)

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 State law. The Ordinance took effect April 2, 2004, and is included as **Appendix A.** As of year end 2006, the Department has approved 241 second units since the ordinance has taken effect.

Farm Worker Housing (Program #43)

The County has completed the preparation of a draft ordinance amending the County's Zoning Ordinance to add definitions for farm worker and farm worker housing and to permit farm worker housing by right in agricultural zones. Additional public outreach efforts are needed prior to scheduling the public hearing. It is anticipated that a public hearing before the County's Regional Planning Commission will be held in 2007. When approved by the Commission, the Ordinance will be scheduled for a public hearing before the Board of Supervisors. A copy of the working draft is included as **Appendix B.**

Identifying Adequate Sites for Multifamily Housing (Program #44)

Housing Advisory Committee

The Housing Advisory Committee is a key component of the Housing Element's Action Program #44 (Identify Sites for Multifamily Housing). The Committee is comprised of seventeen citizens and private sector volunteers who are closely related to and interested in the production of affordable housing in the unincorporated area of Los Angeles County. The role of the Committee is to assist the Department of Regional Planning by recommending incentives for, and ways to further remove barriers to, the construction of affordable housing in the unincorporated area, and to identify vacant and underutilized sites that could be used for affordable housing development.

Since its formation in September 2002, the Housing Advisory Committee has convened 20 times, with another meeting scheduled in early May 2007. A list of the Committee's members is included as **Appendix C** and copies of the agendas and notes from the Committee's meetings since August 2005 are included as **Appendix D**.

Los Angeles County Infill Estimation Project (Phases I and II)

On June 30, 2006, the Department, in conjunction with consultant, Solimar Research Group and the Southern California Association of Governments, completed the *Los Angeles County Urban Infill Estimation Study*. The study provides a comprehensive GIS analysis of residentially and commercially-zoned urban areas in unincorporated Los Angeles County and a financial feasibility and policy analysis of five study areas, the results of which will be used to initially focus Program #44 on key sites that have the most infill potential. A copy of the report is included as **Appendix E**.

In addition, the Department has begun work on Phase II of the Study. Dr. Neal Richman from the UCLA Center for Neighborhood Knowledge and Stanley R. Hoffman of Stanley R. Hoffman Associates has been selected as the consultant team for the project. This study will focus on an analysis of the potential impacts of infill strategies within commercially and industrially zoned areas of unincorporated Los Angeles County. The results of this study could be used to initially consider key non-residentially zoned sites for Program #44. A copy of the Scope of Work is included as **Appendix F**.

Zoning Mapping Conversion and Integration Project (ZCIP)

The Zoning Mapping Conversion and Integration Project (ZCIP) is a multi-year project that provides the conversion and integration from the "technologically" obsolete zoning maps (in CAD format) to a GIS format. This format is fully integrated with all other GIS layers generated and maintained by the Department of Regional Planning, the Department of Public Works and the Assessor's Office.

The project has identified 4,062 acres of R-3 zoned parcels, and 170 acres of R-4 zoned parcels in the unincorporated areas of Los Angeles County. Such zoning would potentially allow for the development of multifamily housing by-right. The Department will follow up with an analysis of actual use of property, which could include single family residential uses, institutional uses, or be vacant, in order to determine development potential.

Mixed Use Ordinance

On April 25, 2007, the Regional Planning Commission will hold a public hearing on a draft ordinance that proposes the following: The amendments to the zoning code to modify certain commercial zones (C-H Commercial Highway, C-1 Restricted Business Zone, C-2 Neighborhood Business, C-3 Unlimited Commercial, C-M Commercial Manufacturing) to allow mixed use projects, including mixed use (residential/commercial) developments and joint live and work units, through an administrative procedure; add development and performance standards for mixed use projects; prohibit or make certain commercial uses, otherwise allowed by-right, subject to permit in mixed use projects; allow certain less intensive commercial uses in joint live and work units; and restructure various sections of Title 22 for consistency and ease of use. A summary of the draft mixed use ordinance and a copy of the memo to the Regional Planning Commission regarding initiating the mixed use ordinance are included as **Appendix G.**

HOUSING ELEMENT REPORTING REQUIREMENTS

Reporting Overview

The County is required to report certain housing information in accordance with State Housing Element Law (Government Code Sections 65583 and 65584) and the State HCD's housing element guidelines in reporting the County's progress toward meeting regional housing needs.

The Southern California Association of Governments (SCAG) has determined that total housing construction need for the unincorporated area of Los Angeles County is 52,232 housing units for the current planning period of 1998-2005, an annual average of 7,462 units.[1] This level of construction is deemed necessary by the State to meet both the housing needs of projected growth during the period, and to make up for current housing deficiencies of existing residents. This housing need is further segmented into four broad income categories: Very-low income (9,019 units), low income (7,519 units), moderate income (9,859 units), and above-moderate income (25,835 units).

During the past nine years, from January 1, 1998 to December 31, 2006, the Department of Public Works (DPW) issued building permits for 25,711 dwelling units. The average time between permit issuance and completed construction is estimated at 305 days. The new dwelling units figure is offset by dwelling units removed from the housing stock as authorized by 1,930 demolition permits (the total number of dwelling units authorized for demolition was not available at the time of report preparation). A summary of residential building and demolition permits issued during January 1, 1998-December 31, 2006 is included as **Appendix H.**

Table 1 (on page 7) identifies the housing units completed during the reporting period for Housing Element in addition to the time period from June 30, 2005 to December 31, 2006, as compared to the unincorporated County's share of regional housing needs by income level for the Housing Element period. Table 1 includes very low, low and moderate income housing developments

[1] Refer to Chapter 4 of the Housing Element, adopted on October 23, 2001, for full details on current housing needs as set forth by SCAG in the Regional Housing Needs Assessment (RHNA) for the planning period January 1, 1998 to June 30, 2005.

completed from January 1, 1998 through December 31, 2006.[2] Table 1 also reports that building permits were issued for 25,711 dwelling units during the period January 1, 1998 through December 31, 2006, compared to 52,232 dwelling units needed to meet the county's fair-share requirements for the period January 1, 1998 through June 30, 2005.[3] According to the table, the number of additional dwelling units needed during the period July 1, 2004 – December 31, 2006 is 26,521, or roughly 51 percent of the RHNA allocation.

[2] Los Angeles County Community Development Commission, affordable housing development completions data, January 1,1998-December 31, 2006.

[3] County of Los Angeles Department of Public Works, Building and Safety Division, Unincorporated County Area, Residential Building Permit and Demolition Data, January 1,1998-December 31, 2006.

TABLE 1 RHNA CONSTRUCTION NEED AND INCOME DISTRIBUTION, 1998-2006

Construction Need	Very Low Income Units	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total
Unincorporated Area	9,019	7,519	9,859	25,835	52,232
Number of Dwelling Units Constructed 1/1/98-12/31/06	679	345	4,092	20,595	25,711
Number of new Dwelling Units Needed	8,340	7,174	5,767	5,240	26,521

Source: SCAG, *Regional Housing Needs Assessment, 2000*; 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, 1998-December 31, 2006; Los Angeles County Community Development Commission affordable housing development completions, January 1, 1998-December 31, 2006. 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.

Affordable Housing Completed During the Planning Period

According to the Los Angeles County Community Development Commission, 1,045 new affordable income restricted dwelling units were constructed in the unincorporated area from January 1, 1998 – December 31, 2006. Of the 1,045 income restricted units constructed, 345 are affordable to lower income households, 679 are affordable to very-low income households, and 21 are affordable to moderate-income households. It should be noted that in Table 1, the 21 moderate income restricted units are included in the 4,092 moderate-income units constructed during the January 1, 1998 – December 31, 2006 reporting period.

Development Approvals Summary

During the period January 1, 1998, through December 31, 2006, the County issued discretionary approvals for 308 residential development projects totaling 18,540 dwelling units (the 18,540 figure differs from the 25,711 dwelling units constructed in that the constructed units also include ministerial/non-discretionary project approvals and also may have resulted from planning and building approvals issued prior to 1998). This figure includes 18 projects totaling 420 units that were approved by the County for affordable housing developments (with low- and very-low income affordability restrictions).

Although the County is currently working with its Housing Advisory Committee to craft regulatory strategies that facilitate and provide increased incentives for affordable and market-rate housing, the Committee has recognized that even under the best-case scenario, the 52,232-unit RHNA allocation is unattainable. The overall RHNA construction target is unrealistic considering that even if the County had been in the position to complete the major task of adopting major regulatory changes to double the annual average number of housing units permitted for the entire 7.5-year planning period *plus* the additional time period from June 30, 2005 to December 31, 2006, this would have

accomplished only 98.5 percent of the RHNA allocation. This scenario illustrates that other market factors are at work that are non-regulatory in nature and not under the County's control that significantly impact the pace of new housing construction.

ADDITIONAL AFFORDABLE HOUSING ACTIVITIES

Density Bonus Ordinance For Affordable and Senior Citizen Housing

On August 8, 2006, the Los Angeles County 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 Ordinance took effect September 7, 2006 and is included as **Appendix I**. 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 2006, the Department has approved 197 affordable units and 220 units total from the density bonus program since SB 1818, which made significant changes to the State Density Bonus Law, took effect in January 1, 2005.

Infill Sites Utilization Program

The density bonus ordinance, includes local provisions to enhance the County's Infill Sites Program by making participating projects eligible for specified density bonuses and affordable housing incentives. The Infill Sites Utilization Program, which is administered by the Los Angeles County Community Development Commission (CDC), was approved by the Board of Supervisors on August 3, 2004. The CDC, in conjunction with the Housing Authority's Industry Program, may authorize the acquisition, lease or sale of infill sites of no more than four units. The Program will serve to provide more housing opportunities for low and moderate income families, to make more efficient the delivery of smaller development and acquisition/rehabilitation projects and to assist in the elimination blight. The Infill Program encompasses a variety of improved and unimproved sites. A copy of the Infill Sites Utilization Program is included in **Appendix J**.

SUMMARY

The annual report provides information on the status of the County's General Plan and progress toward its implementation. This report also complies with the requirements of State law regarding the preparation and submission of General Plan annual reports. The Department will keep you informed in the upcoming months of the County's progress in implementing the major programs discussed in this report.

BWM:RDH:RH:JTM:kd

Enclosures:
Appendix A: Second Unit Ordinance
Appendix B: Working Draft of Farm Worker Housing Ordinance
Appendix C: Housing Advisory Committee Roster
Appendix D: Housing Advisory Committee Agendas and Meeting Notes
Appendix E: Los Angeles County Infill Estimation Study
Appendix F: Los Angeles County Infill Estimation Study, Phase II Scope of Work
Appendix G: Draft Mixed Use Ordinance Summary, March 19, 2007 and
Memo to Regional Planning Commission Regarding Initiating
Mixed Use Ordinance, September 21, 2006
Appendix H: Residential Building/Demolition Permits January 1, 1998 – December 31, 2006
Appendix I: Density Bonus Ordinance
Appendix J: Infill Sites Utilization Program

ANALYSIS

This ordinance amends Title 22 - Planning and Zoning of the Los Angeles County Code to add Part 16 of Chapter 22.52 to allow for the development of second units in residential and agricultural zones. The ordinance also makes conforming changes to other provisions of Title 22. A second unit is a dwelling unit that is either attached to, or located on the same lot as a single-family residence. California Government Code section 65852.2 authorizes the adoption of this ordinance.

LLOYD W. PELLMAN
County Counsel

By
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Public Works Division

LLH:jn

01/13/04 (requested)
01/15/04 (revised)

200669-10

ORDINANCE NO. _____

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code to establish development standards for second units on lots with existing single-family residences.

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

SECTION 1. Section 22.08.180 is hereby amended to read as follows:

22.08.180 R.

. . .

-- Residence, Two-family. "Two-family residence" means a building containing two dwelling units, other than a single-family residence with an attached "second unit," as defined in Section 22.08.190.

. . .

SECTION 2. Section 22.08.190 is hereby amended to add the following definition in alphabetical order as follows:

22.08.190 S.

. . .

-- "Second unit" means a dwelling unit authorized by Part 16 of Chapter 22.52 that is either attached to or located on the same lot or parcel of land as an existing single-family residence. "Second unit" includes a manufactured home, as defined in section 18007 of the

California Health and Safety Code, and an efficiency living unit, as described in Section 11.20.370 of this code.

. . .

SECTION 3. Sections 22.20.070, 22.20.170, 22.20.260, 22.20.340, and 22.20.410 and subsections 22.24.070.A and 22.24.120.A are hereby amended to add the following to the list of permitted uses in residential and agricultural zones in alphabetical order as follows:

. . .

-- Second units, subject to the provisions of Part 16 of Chapter 22.52.

. . .

SECTION 4. Section 22.20.080 is hereby amended to read as follows:

22.20.080 Accessory Uses. Property in Zone R-1 may be used for the following accessory uses:

. . .

-- Detached living quarters on the same premises as, and not less than 20 feet from a single-family residence for the use of temporary guests or servants of the occupants of such residence provided:

1. That such quarters have no kitchen or kitchen facilities; ~~and~~

2. That such quarters are not rented or otherwise used as a separate dwelling; ~~and~~

3. That such quarters are established on a lot or parcel of land that does not contain a second unit; and

~~3~~4. That such quarters are established on a lot or parcel of land having not less than one and one-half times the required area, except that said quarters may be established on any lot or parcel of land containing 10,000 square feet or more.

. . .

SECTION 5. Sections 22.20.100, 22.20.200, 22.20.290, 22.20.370, and 22.20.440 and subsections 22.24.100.A and 22.24.150.A are hereby amended to add to the list of uses subject to permits in residential and agricultural zones in alphabetical order as follows:

. . .

-- Second units located within any area described in subsection B of Section 22.52.1730, subject to the provisions of Part 16 of Chapter 22.52.

. . .

SECTION 6. Section 22.20.460 is hereby amended to add subsection C as follows:

22.20.460 Uses and development standards. Property in Zone RPD may be used for:

. . .

C. Second Units. Second units within an existing planned residential development, subject to the provisions of Part 16 of Chapter 22.52.

SECTION 7. Section 22.52.250 is hereby amended to read as follows:

22.52.250 Zones R-1, R-A, RPD, A-1, A-2, and A-2-H – Required area. No person shall use any main buildings or structures in Zones R-1, R-A, RPD, A-1, A-2, or A-2-H unless the lot or parcel of land on which they are located has the required area as specified in this Part 2 for each such building or structure. This provision shall not apply to accessory buildings or structures ~~or to~~, senior citizen residences, or second units.

SECTION 8. Section 22.52.1180 is hereby amended to add subsection E as follows:

22.52.1180 Residential uses.

. . .

E. A second unit with fewer than two bedrooms shall have one uncovered standard parking space; a second unit with two or more bedrooms shall have two uncovered standard parking spaces. A parking space provided for a second unit may be located in tandem with a parking space for the single-family residence only if such design is necessary in order to provide the required number of parking spaces for both units, and either space may be accessed from the driveway without moving an automobile parked in the other space. Notwithstanding subsection A.1 of this section, if

tandem parking is provided, one of the parking spaces for the single-family residence may be uncovered.

SECTION 9. Part 16 of Chapter 22.52 is hereby added as follows:

Part 16

SECOND UNITS

22.52.1700 Purpose. The purpose of this Part 16 is to provide for the development of second units, as defined in Section 22.08.190, in residential and agricultural zones with appropriate development restrictions, pursuant to section 65852.2 of the California Government Code. Nothing in this Part 16 shall preclude the development of multiple single-family residences pursuant to the provisions of Title 21 in lieu of and as an alternative to the procedures set forth in this Part 16 and section 65852.2 of the California Government Code.

22.52.1710 Applicability of zone, supplemental district, and specific plan regulations. All regulations of the zone and any supplemental district or specific plan area in which the second unit is located shall apply, except as follows:

A. Any such zone, district, or specific plan regulation shall be superseded by a contrary provision in this Part 16 regulating the same matter if the provision of this Part 16 is more restrictive than such regulation;

B. The parking requirements in subsection E of Section 22.52.1180 shall supersede those of any contrary zone, district, or specific plan regulation;

C. No zone, district, or specific plan regulation that would require an initial discretionary review or hearing prior to the creation of a second unit shall apply; and

D. No zone, district, or specific plan regulation that prohibits a second unit shall apply.

22.52.1720 Prohibited areas. A second unit shall be prohibited, if any part of its building site, as defined in Section 21.08.040 of this code, is located as follows:

A. Within a significant ecological area, as defined in Section 22.08.190, or within an environmentally sensitive habitat area, as shown on the sensitive environmental resources map of the Malibu Land Use Plan;

B. On land with a natural slope of 25 percent or more; or

C. Within the boundaries of a noise zone, as described in Section 22.44.350.

22.52.1730 Permitted areas. A second unit shall be permitted in any area that is not prohibited under Section 22.52.1720, provided the applicant obtains one of the following:

A. A site plan approval, as provided in Part 12, Chapter 22.56, if the second unit's building site, as defined in Section 21.08.040 of this code, is located:

1. Outside of a Very High Fire Hazard Severity Zone, as defined in Section 223-V of Title 32 of this code;

2. Within an area that is served by a public sewer system; and

3. Within an area that is served by a public water system; or

B. A conditional use permit, as provided in Part 1, Chapter 22.56, if the second unit's building site, as defined in Section 21.08.040 of this code, does not meet all of the locational criteria described in subsections A.1, A.2, and A.3 of this Section.

C. To obtain a site plan approval under subsection A of this Section, the applicant shall file an application under Section 22.52.1760; to obtain a conditional use permit under subsection B of this Section, the applicant shall file an application under Section 22.52.1770.

22.52.1740 Use restrictions. The following restrictions shall apply to the development of a second unit:

A. A lot or parcel of land upon which a second unit is developed shall contain no more than one single-family residence;

B. No more than one second unit is permitted on any lot or parcel of land;

C. A second unit may not be separately sold from the single-family residence on the same lot or parcel of land, but it may be a rental unit;

D. A second unit applicant shall be an owner-occupant of the single-family residence that is located on the same lot or parcel of land. Thereafter, either the single-family residence or the second unit shall be owner-occupied in perpetuity. The applicant shall record in the office of the county recorder, an agreement to this effect as a covenant running with the land for the benefit of the county of Los Angeles, and the covenant shall also declare that any violation thereof shall be subject to the enforcement procedures of Part 6 of Chapter 22.60;

E. A second unit within an equestrian district shall be located at least 35 feet from any side or rear property line, unless the unit is attached to and entirely within the outside horizontal dimensions of an existing single-family residence; and

F. A second unit shall not be permitted on a lot or parcel of land where there exists any of the following:

1. A mobilehome or residence for use by a caretaker, as defined in Section 22.08.030, and the caretaker's immediate family;

2. A senior citizen residence, as defined in Section 22.08.180; or

3. Detached living quarters, as defined in Section 22.08.040.

22.52.1750 Development standards.

A. As used in this section, "urban area" means an area for which the maximum density permitted by this Title 22 or by the adopted general plan, whichever is less, is greater than one dwelling unit per acre; and "rural area" means an area for which the maximum density permitted by this Title 22 or by the adopted general plan, whichever is less, is one dwelling unit or less per acre.

B. A second unit shall be subject to the following development standards:

1. Single-Family Residence Standards. A second unit shall comply with the development standards for a single-family residence set forth in subsection A of Section 22.20.105, except for the width and floor area requirements of subsections A.3 and A.4 of that section;

2. Street Access. The lot or parcel of land on which the second unit is located shall take vehicular access from a street or highway with a right-of-way of at least 50 feet in width;

3. Parking. Parking for a second unit shall comply with the provisions of subsection E of Section 22.52.1180;

4. Floor Area. The floor area requirements for a second unit shall be as follows:

a. The minimum floor area shall be 220 square feet; and

b. The maximum floor area shall vary depending on the location and size of the lot or parcel of land as follows:

i. In urban areas:

(1) 600 square feet, for lots or parcels of land less than 6,000 square feet in size;

(2) 800 square feet, for lots or parcels of land between 6,000 square feet and 7,499 square feet in size;

(3) 1,000 square feet, for lots or parcels of land between 7,500 square feet and 9,999 square feet in size; and

(4) 1,200 square feet, for lots or parcels of land 10,000 square feet or larger in size;

ii. In rural areas: 1,200 square feet;

5. Height. The maximum height of a second unit shall be as follows:

a. In urban areas:

i. 17 feet for detached units; and

ii. 20 feet for attached units, with the following exceptions:

(1) Any portion of the structure that is set back more than 20 feet from the front property line may have an additional foot in height for every additional foot of setback, with a maximum of 35 feet in height; and

(2) Any portion of the structure that is set back more than five feet from the side property line may have an additional foot in height for every additional foot of setback, with a maximum of 35 feet in height;

b. In rural areas, 35 feet;

6. Minimum Lot Size. The minimum size of a lot or parcel of land on which a second unit is developed shall be:

a. In urban areas, a net area of 5,000 square feet, except that this standard shall not apply to an attached second unit that is added as a second story and is entirely within the outside horizontal dimensions of the existing structure; and

b. In rural areas, a gross area of one acre;

7. Maximum Lot Coverage. In urban areas, the maximum lot coverage for all buildings shall be 40 percent; and

8. Required Yards. In rural areas, each lot or parcel of land on which a second unit is developed shall have front, side, and rear yards of not less than 35 feet in depth.

C. Variances. The development standards in this section may be modified by variance in accordance with the provisions of Part 2 of Chapter 22.56.

22.52.1760 Application for site plan approval. An applicant for a second unit that is located in a permitted area governed by subsection A of Section 22.52.1730 shall submit a site plan and other documentation to substantiate that a proposed second unit complies with the provisions of this Part 16. In addition to the information and documents required by Section 22.56.1680, the submittal shall include the following:

A. Certifications by public sewer and public water purveyors, that the sewer and water facilities in the area are adequate to meet the demands of the second unit and all other properties served by the same sewer and water facilities;

B. If any portion of an exterior wall of the first story of the second unit will be located more than 150 feet from fire apparatus access, certification by the fire department that there exists a fire apparatus access road, as provided in Section 902.2.1 of Title 32 of this code;

C. Evidence that the applicant is an owner-occupant of the single-family residence located on the same lot or parcel of land on which the second unit is proposed;

D. Elevations of the second unit; and

E. Depiction on the site plan of all existing and proposed structures, driveways, and parking spaces.

22.52.1770 Application for conditional use permit. An applicant for a second unit that is located in a permitted area governed by subsection B of Section 22.52.1730 shall apply for and obtain a conditional use permit. The application for the conditional use permit shall contain, in addition to the materials required by Sections 22.52.1760 and 22.56.030, the following information and documents:

A. Application Within A Very High Fire Hazard Severity Zone. For a proposed second unit in a Very High Fire Hazard Severity Zone:

1. Preliminary verification, with conditions as applicable, by the county fire department and county department of public works that the existing single-family residence and second unit will be adequately protected against fire hazard; and

2. For a second unit within 200 feet of a nature preserve, wildlife habitat, park, forest, or similar area, owned by a public agency or non-profit organization, conceptual approval by the county fire department of a fuel modification plan that does not extend into these areas;

B. Application in Area With No Public Sewer System. For a proposed second unit within an area that is not served by a public sewer system, preliminary verification, with conditions as applicable, by the county department of health services that a private sewer system may be installed for the second unit in accordance with the guidelines of that department;

C. Application in Area With No Public Water System. For a proposed second unit within an area that is not served by a public water system, preliminary verification, with conditions as applicable, by the county fire department, county department of public works, and county department of health services that the existing or proposed water supply to the site will be adequate to serve, both the existing single-family residence and the second unit; and

D. All Applications. An assumption of risk, waiver of liability, and covenant not to sue by the applicant and the property owner, if different, and their successors for the county, its agents, officers, and employees, for damages resulting from approval of, or imposition of conditions on, a conditional use permit pursuant to this section.

SECTION 7. Subsection B of Section 22.56.1510 is hereby amended to read as follows:

22.56.1510 Regulations applicable. The following regulations shall apply to all nonconforming uses and to all buildings or structures nonconforming due to use and/or standards as specified herein:

. . .

B. Additions to a Nonconforming Use or a Building or Structure Nonconforming Due to Use and/or Standards. This section does not authorize the extension, expansion, or enlargement of the area of land or the area within a building or structure devoted to a nonconforming use, or the alteration, enlargement of, or addition to a building or structure nonconforming due to use and/or standards, or permit the

addition of land, buildings, or structures used in conjunction with a nonconforming use or a building or structure nonconforming due to use and/or standards except:

1. To the extent required by a subsequently enacted or subsequently adopted law, ordinance or regulation, and the director so finds. Such additions as are permitted by this subsection shall not be construed to extend the termination date of the subject nonconforming use, or a building or a structure nonconforming due to use.

2. Additions may be made to a building nonconforming due to use and/or standards which is designed for and used as a residence without requiring any additional parking space or driveway paving; provided that such additions neither increase the number of dwelling units in such structure, nor occupy the only portion of an area which can be used for required parking space or access thereto. Notwithstanding the foregoing, a second unit in compliance with Part 16 of Chapter 22.52 may be developed on a lot or parcel of land containing a single-family residence nonconforming due to standards, provided that where the single-family residence is nonconforming due to parking standards, sufficient parking shall be provided to ensure that both the single-family residence and the second unit comply with the applicable provisions of Section 22.52.1180.

. . .

[SecondUnitLHCOC]

DRAFT ORDINANCE (8/29/02)

An ordinance amending Title 22- Planning and Zoning of the Los Angeles County Code to define farm worker and farm worker housing and permit farm worker housing in Agricultural zones (A-1 and A-2) subject to a Director's Review.

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

SECTION 1. Section 22.08.060 is amended to add the following definition in alphabetical order:

22.08.230 F.

. . .

"Farm Worker" means any employee engaged in agriculture as defined in the California Labor Code, including any person who works at a packing shed for a labor contractor or other entity that contracts with an agricultural employer in order to perform handling, drying, packing, or storing services for any agricultural commodity in its raw or natural state as specified in the California Health and Safety Code.

"Farm Worker Housing" means housing reserved for farm workers.

. . .

SECTION 2. Subsections 22.24.090.B and 22.24.140.B shall be amended to add the list of uses subject to director's review and approval in Zones A-1 and A-2 in alphabetical order as follows:

. . .

-- Farm Worker Housing, on a lot or parcel of land having, as a condition of use, an area of not less than 10 acres where designated prime agricultural land on the

California Department of Conservation's Important Farmland Map, or having an area of not less than 40 acres where designated not prime agricultural land on this map, housing type being either row housing, multifamily housing or some form of group quarters.

. . .

General Plan Development Section

Los Angeles County
Housing Advisory Committee
Members

Amy Anderson, Los Angeles Community Design Center
Kenneth C. Bank, Riverbank Development
Steve Goddard, California Association of Realtors
Charles O. "Butch" Grimes, Jr., Team Equity L.A. Property and Management
Alfredo R. Izmajtovich, Southern California Housing Development Corporation
Mary Kaiser, California Community Reinvestment Corporation
Allan D. Kotin, Allan D. Kotin & Associates
Steve Lamb, Altadena Town Council
Alejandro Martinez, East Los Angeles Community Corporation
Charles J. Moore, Cox, Castle & Nicholson
David Myerson, Resource Opportunity Group
Tim O'Connell, Century Housing Corporation
Stephen E. Olson, The Olson Company
Ray Pearl, SunCal Companies
Henry Porter, Jr., Southwest Community Association
Benjamin M. Reznik, Jeffer, Mangels, Butler & Marmaro
Paul Zimmerman, Southern California Association of Non-Profit Housing

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

July 28, 2005

TO: Housing Advisory Committee

FROM: Julie Moore, AICP, Section Head
Community Studies I

SUBJECT: **AUGUST 11, 2005 MEETING MATERIALS**

The next meeting of the Housing Advisory Committee (HAC) is scheduled for Thursday, August 11, 2005. The enclosed meeting agenda provides details about the meeting and the location at the Kenneth Hahn Hall of Administration (KHHOA), in Room 864.

At this meeting, we will discuss two important housing issues: Density bonuses and residential uses in commercial zones. Regarding density bonuses, we will provide a status update on the density bonus ordinance, including highlights from the public hearing on June 22, 2005. In particular, we would like to get feedback from you on a draft menu of specified incentives and concessions, which was developed to provide more certainty in the process. We will distribute copies of the draft menu at the August 11th meeting.

Regarding residential and mixed-use developments in commercial zones, on June 21, 2005, the Board of Supervisors directed the Department of Regional Planning to report back in 60 days on options for allowing residential and mixed use developments in commercial zones through an administrative procedure. Such uses currently require a conditional use permit (CUP). We will present an outline of the draft study, and lead a discussion on strategies for allowing residential and mixed use developments in commercial zones through an administrative procedure in the unincorporated areas of the County. We are enclosing a copy of a status report to the Regional Planning Commission and a copy of the Board motion for your reference.

We are enclosing a copy of the meeting notes from the May 12, 2005 meeting, for your information.

Should you have any questions, please contact me at (213) 974-6425. I look forward to seeing you at the August 11 meeting.

JTM:cc

Enclosures: -Meeting Notice and Agenda
-May 12, 2005 Meeting Notes
-Staff progress report and Board motion regarding residential and mixed use development in commercial zones.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

July 28, 2005

TO: Housing Advisory Committee

FROM: Julie Moore, Head
Community Studies I Section

SUBJECT: MEETING NOTICE/AGENDA

The next meeting of the Housing Advisory Committee is scheduled for:

Day/Date:	**Thursday, August 11, 2005**
Time:	9:00 –11:00 A.M. (Refreshments will be available at 8:30 a.m.)
Location:	**Kenneth Hahn Hall of Administration** **Room 864** 500 West Temple Street Los Angeles, CA 90012

Please park in Lot 11, 227 N. Spring Street, entering from Spring, or Lot 26, 120 S. Olive Street, entering from First Street; both are operated by 5-Star Parking Services. Bring Parking Ticket to meeting for validation.

AGENDA

1.	Introductions and Reports	Julie Moore, AICP Community Studies I Section
2.	Presentation and Discussion: - Density Bonus Ordinance: Menu of specified incentives/concessions	Julie Moore, AICP
3.	Presentation and Discussion: - Options for allowing residential and mixed-use developments in commercial zones through an administrative procedure.	Connie Chung Community Studies I Section
4.	Other	
5.	Schedule Next Meeting Date	

MEETING NOTES

LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE
Meeting Date: August 11, 2005

Attendees:

Members:
Steve Goddard, California Association of Realtors
Alfredo Izmajtovich, Southern California Housing Development Corporation
Stephanie Klasky-Gamer, Los Angeles Community Design Center
Steve Lamb, Altadena Town Council
David Myerson, Resource Opportunity Group
Steve Olson, The Olson Company
Ray Pearl, Newhall Land
Ben Reznik, Jeffer, Mangels, Butler & Marmaro, LLP

Regional Planning Commission
Leslie Bellamy, Commissioner

Department of Regional Planning
Julie Moore, AICP, Community Studies I
Mark Child, AICP, Community Studies I
Connie Chung, Community Studies I
Julie Lowry, General Plan Development
Mark Herwick, General Plan Development
Carol Rosskam, General Plan Development
Mi Kim, Ordinance Studies

Other attendees
Blair Babcock, Community Development Commission

Introductions

Welcoming comments from Julie Moore, Department of Regional Planning (DRP).

Self-introductions provided by Committee members, the planning staff and other attendees.

Presentation

Ms. Connie Chung from the Community Studies I Section presented an overview of the draft report to the Board of Supervisors regarding residential and mixed-use developments in commercial zones through a non-discretionary, administrative procedure, and discussed strategies for promoting mixed-use development in the unincorporated areas. She indicated that planning staff is considering many options for the report, including encouraging residential and mixed-use developments in commercial zones through a non-discretionary

procedure Countywide, or using a more geographically-based approach through the use of mixed-use overlays or amending the Community Standards Districts. She also indicated that the report would include recommendations for developing standards for residential and mixed-use developments in commercial zones to ensure the compatibility of uses.

Ms. Julie Moore from the Community Studies I Section provided an update on the draft density bonus ordinance. In particular, she presented and discussed the draft concepts for a "menu" of specified incentives/concessions for projects that qualify for a density bonus. Ms. Moore presented a summary of the menu goals. In general, the menu promotes the creation of more infill development and multi-family housing, both for-sale and rentals, and clear and meaningful incentives, where appropriate. The draft menu also includes incentives and concessions for projects of four units or less that participate in the Community Development Commission's Infill Sites Utilization Program.

Discussion

The Committee asked for clarification on the extent to which allowing residential and mixed-use development in commercial zones through a non-discretionary procedure would mean "by-right." Ms. Chung clarified that the report will recommend a director's review, which is an administrative procedure and would not require a public hearing. Ms. Moore added that the Zoning Code currently allows residential and mixed-use developments in commercial zones with a conditional use permit, which significantly adds more time and uncertainty to the approval process.

Need for Public Support

The Committee agreed that public support for mixed-use, in general, is critical to the successful implementation of programs that seek to ease regulatory constraints on housing production. They discussed the following strategies for making mixed-use development more attractive to the public:

- Solicit public input regarding mixed-use design standards.
- Highlight the economic implications associated with the housing industry, namely the industry's value as an employment generator.
- Highlight the use of housing as a revitalization and economic development tool.

Design and Development Standards for Mixed-Use Developments

Regarding the need to add design and development standards to residential and mixed-use developments, one committee member cautioned that while design standards are important, it is critical that the standards allow for some flexibility. Without flexibility the standards could become too restrictive and render mixed-use projects infeasible.

Regarding parking standards and requirements, the Committee recommended parking guidelines to accommodate both commercial and residential uses. They emphasized the importance of adequate parking to the success of any mixed-use development. Several Committee members also suggested that the planning staff consider mixed-use shared parking strategies. Ms. Moore noted, however, that shared parking projects currently require a discretionary review.

Mixed-Use Development in Industrial Zones

The Committee strongly recommended that the County also consider allowing residential and mixed-use developments in industrial zones. Committee members shared examples of successful live/work developments and reported that home-based employment is one of the fastest growing sectors in Long Beach. A Committee member also noted that a recent UCLA study concluded that 15% of all employment is in home-based businesses.

Density Bonus Ordinance Update

Ms. Moore briefed the Committee on questions and concerns that came up when the planners met with the Board Planning Deputies regarding the draft density bonus ordinance. She reported that basic compliance with the State mandate is clearly a goal, but that there are some questions and concerns over what specifically is required by State Law. The Committee noted, however, that the basic mandate will probably not introduce the number of residential units needed to make a significant impact on the severe housing shortage. The Committee suggested that planning staff garner more political support for the density bonus ordinance by relating the ordinance back to the Housing Element and the County's need to increase the housing supply, particularly affordable housing, in the unincorporated areas. Ms. Moore agreed that more needs to be done in that regard and planning staff will set up another meeting with the Board Planning Deputies.

Menu of Incentives and Concessions

The Committee asked for clarification and made a number of suggestions to improve the "menu" of incentives and concessions. Overall, the Committee emphasized the need to add meaningful on-menu incentives and concessions and to make them available by-right. The Committee suggested conducting economic analyses to test the impact that incentives and concessions actually have on contributing to the feasibility of an affordable housing project.

As Ms. Moore had indicated that the planning staff is considering the use of CEQA definitions and criteria for categorical and statutory exemptions as a guide for developing the "menu" concept, the Committee asked for clarification on how CEQA would impact projects that utilize the provisions for density bonuses and/or incentives or concessions. Ms. Moore clarified that on-menu incentives and concessions would be processed through a ministerial review, while off-menu incentives and concessions would not qualify for the more streamlined process.

Regarding the appeals procedure for density bonus projects, the Committee questioned whether the standard 15 days to submit an appeal is enough time if the project does not require a public hearing. They recommended consulting with County Counsel on options for extending the number of days, if necessary.

The Committee was also very interested in the CDC's Infill Sites Utilization Program and agreed that it was important to add provisions to the menu of incentives and concessions to accommodate projects of four units or less that participate in the County's program.

Furthermore, regarding the categories in the draft menu presented to the Committee, the Committee suggested using "Multi-family vs. Single Family," as opposed to "Rental vs. For-Sale."

Concluding Remarks

The following issues were identified for follow-up by the planning department:

- If time permits, acquire information on employment trends to support argument that residential development can serve as a revitalization tool;
- Review CUP applications (over the last 10 years) for residential projects in commercial zones to analyze the potential impact of the change in policy on housing production;
- Research shared parking strategies for mixed-use developments;
- Set up meetings with Board Planning Deputies to discuss the density bonus ordinance.

Next Meeting Date:

The next meeting is scheduled for Thursday, November 10, 2005, from 9:00am-11:00am (refreshments will be provided beginning at 8:30am) and will be held at the Kenneth Hall of Administration, Room 864, 500 West Temple Street, Los Angeles 90012.

Should you have any questions, please contact Julie Moore at (213) 974-6425 or by e-mail at jmoore@planning.co.la.ca.us.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl AICP
Director of Planning

November 2, 2005

TO: Housing Advisory Committee

FROM: Julie Moore, AICP, Section Head
Community Studies I

SUBJECT: **NOVEMBER 10, 2005 MEETING MATERIALS**

The next meeting of the Housing Advisory Committee (HAC) is scheduled for Thursday, November 10, 2005. The enclosed meeting agenda provides details about the meeting and the location at the Kenneth Hahn Hall of Administration (KHHOA), in Room 864.

At this meeting, the County's consultant for the SCAG-sponsored Los Angeles County Infill Estimation Project, Solimar Research Group, will give an overview of the project, as well as ask the Committee for input on various assumptions for infill development scenarios, or "infill prototypes." The project will apply a similar methodology to the one used for the recent Green Line Transit Oriented District (TOD) Infill Study that we discussed earlier this year, and will evaluate the infill potential of sites in the unincorporated area.

In addition, the Community Studies I Section will give an update on our recent report to the Board of Supervisors regarding residential uses in commercial zones through a non-discretionary review (a copy is attached for your information).

We have also enclosed a copy of the meeting notes from the August 11, 2005 meeting for your information.

Should you have any questions, please contact me at (213) 974-6425. I look forward to seeing you at the November 10th meeting.

JTM:cc

Enclosures:
1) Meeting Notice and Agenda
2) Report to the Board Regarding Residential Uses in Commercial Zones Through a Non-Discretionary Procedure
3) November 10, 2005 Meeting Notes

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

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl AICP
Director of Planning

October 31, 2005

TO: Housing Advisory Committee

FROM: Julie Moore, Head
Community Studies I Section

SUBJECT: MEETING NOTICE/AGENDA

The next meeting of the Housing Advisory Committee is scheduled for:

Day/Date:	**Thursday, November 10, 2005**
Time:	9:00 –11:00 A.M. (Refreshments will be available at 8:30 a.m.)
Location:	**Kenneth Hahn Hall of Administration Room 864** 500 West Temple Street Los Angeles, CA 90012

Please park in Lot 11, 227 N. Spring Street, entering from Spring, or Lot 26, 120 S. Olive Street, entering from First Street; both are operated by 5-Star Parking Services. Bring Parking Ticket to meeting for validation.

AGENDA

1.	Introductions and Reports	Julie Moore, AICP Community Studies I Section
2.	Presentation and Discussion: - Report on Allowing Mixed Use Developments in Commercial Zones Through an Administrative Procedure	Julie Moore, AICP
3.	Presentation and Discussion: - Urban Infill Estimation Project for Los Angeles County	William Fulton Solimar Research Group
4.	Other	
5.	Schedule Next Meeting Date	

MEETING NOTES

LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE
Meeting Date: November 10, 2005

Attendees:

Members:
David Myerson, Resource Opportunity Group
Henry Porter, Jr., Southwest Community Association
Steve Olson, The Olson Company
Tim O'Connell, Century Housing Corporation

Board of Supervisors
Mike Bohlke, Assistant Chief Deputy, 2nd District

Department of Regional Planning
Julie Moore, AICP, Community Studies I
Mark Child, AICP, Community Studies I
Connie Chung, Community Studies I
Susana Franco-Rogan, Community Studies I

Guests
William Fulton, Solimar Research Group
Ryan Aubry, Solimar Research Group
Darren Greve, Solimar Research Group

Introductions

Welcoming comments from Julie Moore, Department of Regional Planning (DRP).

Self-introductions provided by Committee members, the planning staff and other attendees.

Presentation

Ms. Julie Moore from the Community Studies I Section provided an update on the report to the Board of Supervisors regarding residential and mixed-use developments in commercial zones through an administrative procedure. The final report recommends a countywide approach for allowing mixed-use developments in commercial zones through a director's review and a more community-based approach for residential-only developments in commercial zones.

Ms. Moore also gave the Committee an update on the grant proposal recently submitted to the Southern California Association of Governments (SCAG) for Part II of the Urban Infill Estimation Project. She explained that Part II will build on the results of Part I by taking a more comprehensive look at developing mixed-use criteria for infill development and evaluating the infill potential of industrially-designated land. If granted, Part II of the project would be timely, as the County is currently exploring options for implementing the redevelopment plan for the Whiteside area in East Los Angeles, which is primarily

designated for industrial uses, but could include housing as such opportunities become available.

Ms. Moore introduced Mr. Bill Fulton, President of Solimar Research Group and the County's consultant for Part I of the SGAG-funded Urban Infill Estimation Project. Mr. Fulton discussed the project's main objective, which is to evaluate the infill potential of the urban study areas in unincorporated Los Angeles County and to help SCAG refine their 2% Strategy boundaries. He also outlined the objective of the meeting, which was to ask the Committee for suggestions on improving both the mapping and pro forma analysis components of the Urban Infill Estimation Project. Mr. Fulton introduced his research associates, Mr. Ryan Aubry, who presented the methodology for the mapping portion of the project, and Mr. Darren Greve, who presented the methodology for the pro forma analysis.

Discussion

The Committee had the following comments regarding residential uses in commercial and industrial zones:

Live-work as an affordable housing model

The Committee began the discussion by reiterating their support for live-work and work-live developments, and asserted that the live-work model, in particular, is an attractive model for developers. The Committee also noted that the live-work typology is also a model for affordable homeownership that gives small business owners the option to finance only one asset. In addition, they argued that accommodating live-work developments could help revitalize communities by bringing in people who are invested in that community—as both residents and local business owners.

Live-work design guidelines

The Committee emphasized that live-work projects must have access to the residence from the work space, or else the developer cannot market the unit as live-work. The Committee recommended that planning staff include design guidelines for live-work as part of any future zoning code update to permit mixed-use developments in commercial zones. Ms. Moore responded that the mixed-use model, as described in the mixed-use report (commercial uses on the ground floor and residential uses on upper floors), is a different development model than live-work. She added that the mixed-use model would include design standards that specify the separation of uses and access points in order to address safety concerns.

Land use compatibility in mixed-use projects

Regarding mixed-use developments in commercial zones, the Committee felt that it is important to limit the types of commercial uses allowed in mixed-use developments in order to ensure the compatibility between the commercial and residential uses. To that end, Ms. Moore explained that planning staff is considering compiling a list of commercial uses that are appropriate for mixed-use developments, and proposed that projects that include commercial uses not found on the "approved list" could be subjected to a higher level of review.

Protection of viable industrial land

Regarding residential uses in industrial zones, including work-live, the Committee cautioned that allowing such development could result in significant increases in the price of industrially-zoned land, which could price out potential industrial users. They added that any shift in policy should consider the protection of viable industrial land, and recommended that residential uses only be allowed in light industrial zones.

The Committee had the following comments and suggestions regarding the Urban Infill Estimation Project:

Parcel-specific GIS maps – aggregating the data

Mr. Aubry's presentation focused on describing the working map sets that illustrate the areas with development potential under different development strategies (i.e., "townhouse strategy.") The Committee asked for some clarification regarding the method for aggregating the data to show total infill development potential. The Committee cautioned that totaling the data from the working map sets may not yield an accurate figure for total remaining built capacity since the individual data sets are not mutually exclusive. Mr. Aubry noted that this issue still needs to be resolved and is currently working with the planning staff to refine the criteria for a baseline screen that would be used to show where and how much total infill development potential exists. He also clarified that the working map sets that illustrate different development scenarios only show the parcels with "realistic" development potential under the specified development strategy, the results of which will be linked to the financial analysis component of the project, but not intended to represent the total infill development potential for each area.

The Committee indicated that it would be useful to benchmark the results of the study against need, and inquired about how to best achieve this. Mr. Fulton added that the study will compare what is currently built to what zoning allows, which can then be compared to the County's RHNA allocation goals. The Committee agreed that the results of the study could prove to be very useful during the next round of negotiations over regional housing goals and the County's fair allotment of housing units.

The Committee also commented on the potential for utilizing the Urban Infill Estimation tool to model the additional unit count under different policy scenarios. They also indicated that it would be useful to identify the development types that are feasible in the different communities – noting that multi-family developments of 100 units or more might not work in low density neighborhoods, but developments with fewer than 100 units might not work from a financial perspective. Mr. Fulton added that the financial analysis will address some of these issues by first identifying the types of opportunities that exist from a financial perspective and then identifying the policy changes that could help narrow the financial gap.

Financial analysis

The Committee and planning staff felt that most financial gap issues are typically addressed through the provision of financial subsidies, which the planning department has no control over. The Committee recommended that the financial analysis evaluate the *time value of money* aspect - pointing to procedural changes that streamline the approval process as the most effective way for the planning department to influence a reduction in development costs.

The Committee also recommended that the financial analysis evaluate the effectiveness of other planning policy instruments, such as density bonuses. They agreed, however, that the second unit ordinance will probably not bring about the creation of considerably more housing units in the unincorporated areas and should therefore not be included as a prototype.

Regarding the development prototypes, the Committee felt that 17 dwelling units per acre is too low, adding that density needs to be higher in order for infill projects to be financially feasible, especially in areas where land costs are high. Mr. Fulton responded that the densities allowed by existing zoning are probably not high enough and that the financial analysis could help to determine the amount of density needed to make infill development work from a developer's perspective.

Regarding the pro forma assumptions, the Committee agreed that 20% is an adequate rate of return for residential development, and indicated that the internal rate of return (IRR) needs to be at least 20% if the developer wants to stay in the business of constructing affordable housing. Mr. Fulton emphasized that the pro forma analysis is still a work in progress. The Committee offered to provide additional help, if needed, and Mr. Greve agreed to follow up with the Committee for additional comments.

Lastly, the Committee cautioned that the Urban Infill Estimation Project might have the unintended consequence of increasing land values or encouraging luxury condominiums instead of affordable housing, by identifying the areas with infill development potential. The Committee also acknowledged, however, that more needs to be done to increase the supply of housing overall. The Committee recommended that denser developments should be encouraged in areas where they can be sustained, noting that it will be a better sell to developers and funders, alike.

Conclusion

The following was identified for follow-up:

- Solimar is to contact interested Committee members regarding additional feedback on the financial analysis portion of the Urban Infill Estimation Project.

Next Meeting Date

The next meeting is scheduled for **February 2, 2006**, from 9:00am-11:00am (refreshments will be provided beginning at 8:30am) and will be held at the **Hall of Records, Room 1361**, 320 West Temple Street, Los Angeles 90012. **Please note the change of location.**

Should you have any questions, please contact Julie Moore at (213) 974-6425 or by e-mail at jmoore@planning.co.la.ca.us.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl AICP
Director of Planning

January 26, 2006

TO: Housing Advisory Committee

FROM: Julie Moore, AICP, Head
Housing Section

SUBJECT: **FEBRUARY 2, 2006 MEETING MATERIALS**

The next meeting of the Housing Advisory Committee (HAC) is scheduled for Thursday, February 2, 2006. The enclosed meeting agenda provides details about the meeting and the location in Room 1361 at the Hall of Records, 320 W. Temple Street, Los Angeles, CA 90012. Please note the location change to the Hall of Records.

At this meeting, the new Housing Section will discuss approaches that the County can consider to support urban infill development, affordable housing and special needs housing in the Land Use Element of the General Plan. The Countywide General Plan is currently undergoing a comprehensive update intended for a horizon year of 2025, and the planning staff is drafting the Preliminary General Plan for public review later this year. The discussion will focus on special provisions contained in the adopted Land Use Element that promote infill development, affordable housing and special needs housing, and to reflect on changes that could be made to enhance these policies in the updated General Plan.

We are enclosing a copy of the meeting notes from the November 10, 2005 meeting, for your information.

Should you have any questions, please contact me at (213) 974-6425. I look forward to seeing you at the February 2nd meeting.

JTM:cc

Enclosures: Meeting Notice and Agenda
November 11, 2005 Meeting Notes

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl AICP
Director of Planning

January 26, 2006

TO: Housing Advisory Committee

FROM: Julie Moore, AICP, Head
Housing Section

SUBJECT: MEETING NOTICE/AGENDA

The next meeting of the Housing Advisory Committee is scheduled for:

Day/Date:	**Thursday, February 2, 2006**
Time:	9:00 –11:00 A.M. (Refreshments will be available at 8:30 a.m.)
Location:	**Hall of Records (Note the location change)** **Room 1361** 320 West Temple Street Los Angeles, CA 90012

Please park in Lot 11, 227 N. Spring Street, entering from Spring, or Lot 26, 120 S. Olive Street, entering from First Street; both are operated by 5-Star Parking Services. Bring Parking Ticket to meeting for validation.

AGENDA

1. Introductions and Reports — Julie Moore, AICP, Housing Section
2. Presentation and Discussion:
   - Enhancing County General Plan policies regarding infill development, affordable housing and special needs housing in the Land Use Element
3. Discussion:
   - Update: Urban Infill Study
   - Other matters
4. Schedule Next Meeting Date

MEETING NOTES

LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE
Meeting Date: February 2, 2006

Attendees:

Members:
Alfredo Izmajtovich, Southern California Housing Development Corporation
Mary Kaiser, California Community Reinvestment Corporation
David Myerson, Resource Opportunity Group LLC
Tim O'Connell, Century Housing Corporation
Ray Pearl, SunCal Companies
Paul Zimmerman, West Hollywood Community Housing Corporation

Board of Supervisors:
Mike Bohlke, Assistant Chief Deputy, Second District

Department of Regional Planning:
Julie Moore, AICP, Head, Housing Section
Connie Chung, Housing Section
Kari Davis, Countywide Studies
Susana Franco-Rogan, Community Studies I
David McDonald, Community Studies I
Joy Campbell, Advance Planning Division

Community Development Commission:
Blair Babcock, Community Development Commission

Other Attendees:
Joel Miller, Psomas & Associates
Ellen Fitzgerald, Psomas & Associates

Introductions

Welcoming comments from Ms. Julie Moore, Department of Regional Planning.

Self introductions provided by the Committee members, the planning staff, and other attendees.

Announcement that Paul Zimmerman will become the Executive Director of the Southern California Association of Non-Profit Housing in April 2006.

Presentation

Ms. Julie Moore from the Housing Section compared the existing land use policy map in the adopted 1980 Countywide General Plan with selected examples of proposed map sheets for the General Plan Update (La Crescenta-Montrose, Del Aire, South Whittier), as well as an example of a land use policy map for a Community Plan area (East Los Angeles). She explained that although the 1980 General Plan land use policy map shows a regional perspective, it is not parcel-specific, and therefore, difficult to pinpoint locations and interpret the boundaries of the mapped land use categories. Furthermore, the descriptions of land use policies are very

general and meant to reflect the prevailing/predominant land use within an area. In reality, the unincorporated areas have greater variation in density than are conveyed on the maps.

Discussion

Community Plans and the General Plan Update

The Committee was interested in how the existing Community Plans work, and how they will be addressed in the General Plan Update. In particular, the Committee expressed concern over a possible disadvantage for those areas covered by the Countywide General Plan over those areas covered by Community Plans, especially in how it affects the geographic distribution of regional housing needs (RHNA) within the unincorporated area. The Committee expressed concern over the scenario in which communities with adopted Community Plans could "downzone" to avoid the construction of multi-family housing, resulting in a passing off of affordable housing to those unincorporated areas of the County without Community Plans. Committee members also added their concern that if the market is left to sort things out, without regulatory measures and monetary incentives, preferred sites for the construction of multi-family housing will not be available for the development of affordable housing.

Ms. Moore noted that the adopted 1980 General Plan assumes that the existing Community Plans have already addressed issues, such as affordable housing, infill development, density and overall land use. Therefore, the 1980 General Plan contemplates that unincorporated areas, without Community Plans, will undergo community planning efforts aimed at refining General Plan policies to apply locally. Ms. Moore indicated that the Community Plans tend to focus less on regional issues and more on local issues, such as maintaining the character and residential densities within existing neighborhoods. Ms. Moore added that when changes in density are made, they should be balanced out, such that when density is decreased in one area, it is increased in another area to provide for regional housing needs. Ms. Moore indicated that it may be possible to break down the RHNA numbers to assign them to specific areas, although we would have to consider the policy implications of doing this.

To this effect, Ms. Moore pointed to the rationale for performing the SCAG-sponsored Infill Estimation Study, which encourages the development of more housing in locations that are appropriate and that have the capacity to support additional housing opportunities. The Study will determine the County's existing potential for housing development in the urban area, which will help the planning staff determine where planning and zoning changes are needed to accommodate the construction of new units. The County has already committed to the rezoning effort to accommodate the need for multi-family housing in the adopted Housing Element. Ms. Moore pointed out that the SCAG-sponsored Infill Estimation Study considers urban areas in the aggregate, and can therefore consider issues of equity and regional housing needs within the unincorporated areas.

Need for County participation

The Committee stressed the importance of strong leadership in the planning process, noting the vital role that the new Director of Planning for the County will serve in promoting important regional planning issues, such as infill housing. Mr. Bohlke underscored the importance of having Regional Planning take on a leadership role in promoting the big picture, as well as involving the greater community on a proactive basis. He further stressed the importance of interdepartmental coordination of planning initiatives, particularly noting the importance of communication with the Department of Public Works and the Metropolitan Transit Authority.

The Committee agreed that increased representation at the HAC meetings from each of the Supervisor's Offices and from the Department of Public Works would help reinvigorate the County's efforts toward promoting innovative planning practices.

Need for community participation

The Committee viewed community involvement as a key ingredient for successful infill development and affordable and senior citizen housing. The Committee made the following recommendations:

- Regional Planning should advocate for good planning practice and facilitate community outreach meetings, which should occur prior to Regional Planning Commission and Board of Supervisors meetings;

- Regional Planning should go into neighborhoods and promote infill development, affordable and senior citizen housing issues and other important regional planning issues, through public education efforts.

- The County should encourage housing developers and the private sector to reach out to the community early and often, in particular, to help demystify density.

Additionally, the Committee discussed the significance of having the involvement of housing advocacy groups to support individual projects, as well as policy changes. The Committee concurred that housing advocates best serve in this capacity when they participate and have constructive input during the public meetings and hearings.

The Committee expressed concerns over Community Standard Districts circumventing the goals of Community/General Plans. Further discussion of the pros and cons of CSDs took place among the Committee, which involved clarification of the purpose CSDs - to serve as mechanisms for responding to requests from the community for change within their communities. It appears that "CSD" is also known among developers as "community says don't," which speaks to the power of the community standards districts to frustrate the development of affordable housing. Committee members suggested that the County move away from using CSDs, and focus on working with communities to promote important regional issues, such as affordable housing and infill housing.

Conclusion

The Committee agreed that the next meeting should be dedicated to a discussion on the County's policies on infill development, and affordable and senior housing in the context of the General Plan Update. Committee members were asked to review the proposed revisions to the sections of the Land Use Element regarding infill development, and affordable and senior citizen housing, which were distributed during the meeting, for discussion at the next HAC meeting.

Next Meeting Date

The next meeting is scheduled for **Thursday, May 11, 2006, from 9:00am – 11:00am** (refreshments will be provided beginning at 8:30am) and will be held at the **Kenneth Hahn Hall of Administration, Room 864, 500 West Temple Street, Los Angeles 90012.**

Should you have any questions, please contact Julie Moore at (213) 974-6425 or by e-mail at jmoore@planning.co.la.ca.us.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

April 25, 2006

TO: Housing Advisory Committee

FROM: Julie Moore, AICP, Head
Housing Section

SUBJECT: **MAY 11, 2006 MEETING MATERIALS**

The next meeting of the Housing Advisory Committee (HAC) is scheduled for Thursday, May 11, 2006. The enclosed meeting agenda provides details about the meeting and the location at the Kenneth Hahn Hall of Administration (KHHOA), in Room 864.

At this meeting, Solimar Research Group will present their recently completed study on the Exposition Metro Line, which was sponsored by the Second Supervisorial District. The study applies a similar methodology for identifying and analyzing sites with infill potential to the area around the proposed Expo Line as the current LA County Urban Infill Estimation Study, so we will consider the lessons learned that can be applied to the County's urban infill study.

In addition, the Housing Section will continue the discussion from the February 2, 2006 meeting on approaches that the County can consider to support urban infill development, and affordable and special needs housing in the Land Use Element of the General Plan. The Housing Section will also give updates on recent County housing efforts, including the LA County Homeless Prevention Initiative.

Should you have any questions, please contact me at (213) 974-6425. I look forward to seeing you at the May 11th meeting.

JTM:cc

Enclosures: Meeting Notice and Agenda
Expo Line Infill Study

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

April 25, 2006

TO: Housing Advisory Committee

FROM: Julie Moore, AICP, Head
Housing Section

SUBJECT: MEETING NOTICE/AGENDA

The next meeting of the Housing Advisory Committee is scheduled for:

Day/Date:	**Thursday, May 11, 2006**
Time:	9:00 –11:00 A.M. (Refreshments will be available at 8:30 a.m.)
Location:	**Kenneth Hahn Hall of Administration Room 864** 500 West Temple Street Los Angeles, CA 90012

Please park in Lot 11, 227 N. Spring Street, entering from Spring, or Lot 26, 120 S. Olive Street, entering from First Street; both are operated by 5-Star Parking Services. Bring Parking Ticket to meeting for validation.

AGENDA

1.	Introductions and reports	Julie Moore, AICP Housing Section
2.	Presentation and discussion: - Infill evaluation study of the proposed Exposition Metro Line	Solimar Research Group
3.	Discussion: - General Plan policies regarding infill development, and affordable and special needs housing	Julie Moore, AICP
4.	Other matters	
5.	Schedule next meeting date	

MEETING NOTES

LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE
Meeting Date: May 11, 2006

Attendees:

Members:
Tim O'Connell, Century Housing Corporation
Stephen E. Olson, The Olson Company
Ray Pearl, SunCal Companies
Henry Porter, Jr., Southwest Community Association
Paul Zimmerman, Southern California Association of Non-Profit Housing

Department of Regional Planning
Julie Moore, Housing Section
Connie Chung, Housing Section
Mark Child, Community Studies I
Susana Franco-Rogan, Community Studies I
Mark Herwick, General Plan Development
Thuy Hua, Countywide Studies
Paul McCarthy, General Plan Development
David McDonald, Community Studies I

Other Attendees:
Mike Bohlke, Second Supervisorial District Office
Bill Fulton, Solimar Research Group, Inc.
Ryan Aubry, Solimar Research Group, Inc.
Darren Greve, Solimar Research Group, Inc.
Blair Babcock, County of LA Community Development Commission
Angela Gentry, LA County CAO
Ariel Palomares, LA County Department of Public Works
Mark Butala, SCAG
Peter Brandenburg, SCAG
Ma'Ayn Johnson, SCAG
Ying Zhou, SCAG
Aamir Raza, Cox, Castle & Nicholson
Lisa Dittman, Cox, Castle & Nicholson
Ellen Fitzgerald, Psomas

Introductions

Welcoming comments from Julie Moore, Department of Regional Planning.

Self-introductions provided by the Committee members, the planning staff and other attendees.

Presentation

Mike Bohlke of the Second Supervisorial District gave a brief introduction to Solimar Research Group, Inc. and the Exposition Line Infill Development Potential Analysis. Solimar had been hired to apply a methodology, similar to that being applied to the Los Angeles County Infill Estimation Project, to the areas around the proposed Metro Expo Line. Mr. Bohlke praised the work of Solimar, indicating that the results of the study confirmed many of the trends that they had suspected in the areas along the Expo Line. He also added that the study could be used as a model and the basis for smaller-scale community planning efforts.

Bill Fulton, Ryan Aubry, and Darren Greve from Solimar Research Group gave a presentation to the Committee and provided an overview of the study areas, and explained the details of the GIS analysis methodology. Solimar explained that the GIS analysis screens out parcels based on parameters set for parcel size, zoning and built capacity, and then further screens for investment index, year built and land uses. Solimar also explained that the policy recommendations at the end of the report combine the results of the GIS analysis and a financial feasibility and policy analysis.

Solimar also explained in detail the methodology and results of the financial feasibility and policy analysis. The purpose of this part of the study is to test the impacts of the policy recommendations, and to base the assumptions on the potential to attract developers and lenders. In addition, the financial feasibility analysis only considers for-sale infill developments under existing conditions. Furthermore, the financial feasibility analyses are run against assumptions for the following "infill prototypes": Townhouse project, small mixed use project, small condominium project, large mixed use project and large condominium project.

Solimar suggested follow-up, including analyzing the financial feasibility of rental infill developments, evaluating the results of the Expo Line Infill Study against the City's land use policies, the Expo Line EIR and the policies of the CRA; identifying assemblage opportunities; aggregating prototype development potential; and using visualization techniques to imagine how infill development could positively impact neighborhoods (Fregonese-Calthorpe).

Solimar concluded that the GIS Analysis reveals that a majority of the infill opportunities around the Expo Line are on small, commercially-zoned parcels, with some opportunities in the industrially-zoned areas as well. Solimar also concluded that parking reductions are key to lowering the costs of infill development—more than density bonuses, although they would advocate for combining the incentives. Furthermore, Solimar concluded that land use regulations (density bonuses and parking reductions) are not sufficient enough to reduce financial gaps and that generally monetary subsidies may be needed in order to make projects pencil.

-Infill Opportunities in the County

It was also noted that the County and Solimar Research Group are using the same basic methodology for the County's Urban Infill Estimation Project. Solimar indicated that the study results, so far, reveal that most of the opportunities for infill are in the First and Second Supervisorial Districts. However, the financial feasibility and policy analyses seem to suggest, despite the many opportunities, that few development opportunities are actually profitable to market-rate developers, in particular for rental multifamily developments.

-Industrial Land

Regional Planning staff noted that while the Expo Line Infill Study includes an analysis of industrially-zoned land that this is not the case for Part I of the County's Infill Estimation Project. However, SCAG will be funding a Part II of the County Infill Estimation Project, which primarily focuses on analyzing mixed-use opportunities in industrially-zoned areas.

The Committee added that the City of Los Angeles is currently evaluating infill opportunities on industrially-zoned land, and that there is a concern about the loss of industrial land. The Second District added that this issue is of great concern to the County as well.

Discussion

Questions Regarding the Methodology

The Committee raised questions about the methodology. The Committee questioned why Solimar chose to evaluate the impact of parking reductions and density bonuses separately, when in fact, they are often used in conjunction with one another. Solimar responded that it was important to observe the level of impact of each strategy; however, they did concur that a combination of both parking reductions and density bonuses is ideal. The results of their analyses show that the parking reductions had a bigger impact on reducing the feasibility gap than density increases, and that the impact of density bonuses are only effective with significant increases.

The Committee also questioned how the methodology could be designed to model changes to land costs, or to place value on pedestrian-friendliness, which requires significant infrastructure improvements, or even place a value on community outreach. In the context of the Expo Line Infill Study, the Committee wondered if the methodology could be used with a reverse strategy--to find the best opportunities for transit, based on infill opportunities, and then recommend where future transit opportunities could go.

Furthermore, the Committee added that the financial feasibility analysis should be approached from the perspective of looking at where land costs would make projects pencil.

-Economies of Scale
Regional Planning and Solimar also asked the Committee for recommendations for modeling economies of scale for the density bonuses in the financial feasibility analysis.

The Committee indicated that for non-profit affordable housing scenarios, the study could assume that operating costs become fixed at 35-50 units.

Parking Reductions

The Committee indicated that parking reductions are important, but that it may be a hard sell to developers. Solimar added that it is necessary to have a different approach to parking standards, such as using standards that more accurately reflect specific districts and neighborhoods. More than selling density, developers of infill housing are faced with the challenge of selling parking reductions. Solimar also added that there is a need for more empirical evidence and travel behavior studies to give better insight into infill parking strategies.

The Committee responded that despite empirical support, that parking reductions for market-rate developments is still a hard sell. In addition to the concerns of NIMBY's, builders or lenders, even with empirical data, the developer has to market a for-sale product with parking availability.

Various members of the Committee shared anecdotes of mixed-use projects in which the parking is not fully utilized. One member indicated that project assessments revealed that the parking within their developments is underutilized, especially in transit-oriented projects. Another member shared his observation that in some instances, residents have used the excess parking to store vehicles for relatives.

-Responsibility of local government
The Committee agreed that pooled parking and parking management strategies need to be County-initiated, and will entail a combination of changes to land-use regulations and significant public investment. CDC staff indicated that the County does have a parking district in Walnut Park, but that it is dedicated for commercial uses only.

In terms of how local government can work with developers to facilitate infill projects, the Committee suggested developer agreements that could provide parking in another location by-right. Solimar added that local government also has the responsibility of determining where the parking will go.

Concluding Remarks

Regional Planning staff closed the discussion and continued the discussion on the infill and affordable housing provisions in the Land Use Element of the General Plan to the next meeting. In addition, Regional Planning reported that the draft density bonus ordinance has been recommended for approval by the Regional Planning Commission, and is anticipated to go before the Board of Supervisors on July 25th. Furthermore, Regional Planning and CDC staff briefed the Committee on the County's recent action on the Homeless Prevention Initiative.

Committee members may contact Julie Moore at (213) 974-6425, via e-mail at jmoore@planning.co.la.ca.us, or by FAX to Julie's attention at (213) 626-0434.

Next Meeting Date

The next meeting is scheduled for **Thursday, August 10, 2006, from 9-11 a.m.** (refreshments will be provided beginning at 8:30 a.m.) and will be held at the Kenneth Hahn Hall of Administration, **Room 864**, 500 West Temple Street, Los Angeles 90012.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

July 24, 2006

TO: Housing Advisory Committee

FROM: Julie Moore, AICP
Supervising Regional Planner
Housing Section

SUBJECT: **AUGUST 10, 2006 MEETING MATERIALS**

The next meeting of the Housing Advisory Committee (HAC) is scheduled for Thursday, August 10, 2006. The enclosed meeting agenda provides details about the meeting and the location at the Kenneth Hahn Hall of Administration (KHHOA), in Room 864.

At this meeting, Solimar Research Group will present their findings from the recently completed Los Angeles County Urban Infill Estimation Study, which was sponsored by the Southern California Association of Governments.

We are enclosing a copy of the meeting notes from the May 11, 2006 meeting, for your information. Should you have any questions, please contact me at (213) 974-6425. I look forward to seeing you at the August 10th meeting.

JTM:cc

Enclosures: Meeting Notice and Agenda
May 11, 2006 Meeting Notes
Los Angeles County Urban Infill Estimation Study (text version, appendices available upon request)

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

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

July 24, 2006

TO: Housing Advisory Committee

FROM: Julie Moore, AICP
Supervising Regional Planner
Housing Section

SUBJECT: MEETING NOTICE/AGENDA

The next meeting of the Housing Advisory Committee is scheduled for:

Day/Date:	**Thursday, August 10, 2006**
Time:	9:00 –11:00 A.M. (Refreshments will be available at 8:30 a.m.)
Location:	**Kenneth Hahn Hall of Administration Room 864** 500 West Temple Street Los Angeles, CA 90012

Please park in Lot 11, 227 N. Spring Street, entering from Spring, or Lot 26, 120 S. Olive Street, entering from First Street; both are operated by 5-Star Parking Services. Bring Parking Ticket to meeting for validation.

AGENDA

1.	Introductions and reports	Julie Moore, AICP
2.	Presentation and discussion: - Results of the *LA County Urban Infill Estimation Study*	Bill Fulton/Ryan Aubry Solimar Research Group
3.	Discussion: - Update: Density bonus and other housing issues.	Connie Chung
4.	Schedule next meeting date	

MEETING NOTES

LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE
Meeting Date: August 10, 2006

Attendees:

Members:
Steve Goddard, California Association of Realtors
Mary Kaiser, California Community Reinvestment Corporation
Dave Myerson, Resource Opportunities Group
Stephen E. Olson, The Olson Company
Henry Porter, Jr., Southwest Community Association
Paul Zimmerman, Southern California Association of Non-Profit Housing

Department of Regional Planning:
Julie Moore, Housing Section
Connie Chung, Housing Section
Mark Child, Community Studies I
Kari Davis, Countywide Studies
Susana Franco-Rogan, Community Studies I
David McDonald, Community Studies I
Andy Malakates, Countywide Studies
Paul McCarthy, General Plan Development
Joy Campbell, Advance Planning Division

Other Attendees:
Mike Bohlke, Second Supervisorial District Office
Bill Fulton, Solimar Research Group
Ryan Aubry, Solimar Research Group
Holly Schroeder, Building Industry Association Greater Los Angeles/Ventura Chapter
Mark Ruff, AMCAL
Ellen Fitzgerald, Psomas
Ariel Palomares, Department of Public Works
Dorothea Park, Chief Administrative Office
Peter Brandenburg, SCAG
Ma'Ayn Johnson, SCAG

Introductions

Welcoming comments from Julie Moore, Department of Regional Planning (DRP).

Self-introductions provided by the Committee members, the planning staff and other attendees.

Presentation

Ryan Aubry and Bill Fulton of Solimar Research Group shared the results of the recent study, known as the Los Angeles County Urban Infill Estimation Study, with the Committee. The study was sponsored by the Southern California Association of Governments (SCAG) and utilizes a methodology that was developed in part by Solimar Research Group, Environment Now, the City of Los Angeles, Los Angeles County, and others. Solimar described the methodology used for the study—applying a GIS analysis and a financial feasibility analysis—which is similar to the methodologies described for other studies previously presented to and discussed with the Committee. They added that the financial feasibility analysis focuses on five detailed study areas: Lennox, East Los Angeles, Florence-Firestone, South Whittier-Sunshine Acres, and La Crescenta-Montrose.

Solimar indicated that the results of the GIS analysis reveal that a majority of the infill opportunities are located in the First and Second Supervisorial Districts. An analysis by SCAG subregion reveals that most of the opportunities in unincorporated LA County are located within the South Bay Cities Council of Governments (COG) subregion. Finally, as the study also explores ways to calibrate the SCAG 2% Strategy Map, an overlay of the SCAG 2% strategy areas on top of the GIS analysis results reveals that about 60% of the infill potential identified in the study is also within the SCAG 2% Strategy area.

Solimar added that although the pro forma analysis is coarse, it is a helpful tool for determining at first glance what regulatory changes (incentives) are needed to make infill projects pencil. Solimar also summarized the key findings and policy recommendations from the report.

Key findings:

- Parking reductions and density bonuses can be effective in commercially-zoned areas.
- Parking reductions have a more direct impact on reducing the financial feasibility gap for an infill project than infill density bonuses.
- Infill density bonuses alone are only useful when they help a project achieve economies of scale—a minimum density of at least 50 units/acre is needed to achieve economies of scale.
- Due to high land and construction costs, parking reductions and density bonuses, in and of themselves (especially for rental projects) do very little to reduce the feasibility gap for infill projects.
- Market-rate rental projects are generally not feasible, even with significant regulatory incentives.
- With the exception of some development prototypes in La Crescenta-Montrose, the market conditions in the detailed study areas are not supportive of infill residential development.

- Infill potential on R-2 zoned parcels is limited, but pose many opportunities for land assembly.
- The County's existing policies are not effective enough to support successful infill development (incentives currently in place are not enough to make market-rate infill development feasible).

The policy recommendations in the report include the following:

- Provide subsidies to stimulate rental infill development.
- Target infill strategies in C-2, C-3 and C-M.
- Offer a combination of parking reductions and infill density bonuses.
- Allow residential uses in commercial zones by-right.
- Allow infill density bonuses of 75% to 100% on R-2 zoned parcels.
- Focus less on infill policies for parcels zoned R-3 and R-4.
- Restructure Green Line and Blue Line Transit Oriented Districts (TODs).

Discussion

The findings and recommendations of the report did not sound particularly new or surprising to some of the Committee members, particularly since the Committee had discussed similar issues and the results of the Exposition Line Infill Potential Analysis at the May 2006 meeting. However, Julie Moore mentioned that the results of the study are relatively significant and will be used to inform efforts, such as a countywide rezoning program to increase opportunities for multifamily housing, which is both complicated and challenging due to the predominately low-density residential character of much of the unincorporated area.

Parking Congestion Abatement Strategies and Infill Development

The Committee indicated that efforts to encourage infill development and to offer parking reduction incentives have to be coupled with other strategies, such as addressing overcrowding and illegal garage conversions. Another source of congestion identified by the Committee is the lack of storage space, or the inclination to clutter, in which people are not using their garages to park their cars.

The Committee agreed that the results of the study reinforce the case for decoupling parking from housing development in appropriate areas and under appropriate conditions, although it would be a controversial issue. The Committee also agreed that decoupling parking at the district level, in conjunction with providing public parking (in multi-level parking structures), is a sound strategy for relieving neighborhood parking congestion. Furthermore, the Committee agreed that shared parking strategies should be used to help bolster the effectiveness of existing TODs, as well as other "centers" near transit within the unincorporated areas of the County.

Mixed-use Developments and Infill

Regarding the recommendation in the report to encourage more mixed-use infill developments, the Committee wondered why so many lenders and investors shy away from the residential with ground floor retail mixed-use model. The Committee offered the "shopkeeper strategy," in which developers package the commercial/retail components together in a "live-work unit" rather than separately as in a traditional mixed-use project where those components are separate assets. It was also proposed that a residential developer could partner with a commercial investor to make mixed-use developments more attractive to lenders. Solimar also suggested conducting a market analysis of the commercial/retail space in a given area, and then fine-tuning the model based on the results.

Concluding Remarks

Connie Chung gave an update on the following housing-related projects:

The Density Bonus Ordinance was approved by the Board of Supervisors on July 25, 2006 and adopted on August 8, 2006, with the following amendments:

- Add a minimum 30 year requirement for senior citizen housing
- For requests for on-menu incentives:
  - -Remove appeal for applicant
- For requests for off-menu incentives:
  - -Change effective date from 15 to 21 days
  - -Allow appeal by any interested party
  - -On the notice of determination, specify that the request for an off-menu incentive is not subject to a non-discretionary review; limitations by which an appeal can be filed; and the limited scope by which the Regional Planning Commission can consider the appeal.

In addition, the Board instructed DRP to report back in 60 days to clarify the process for reviewing on- and off- menu incentives, and for considering appeals and/or calls for review by the commission when an applicant requests on off-menu incentive.

DRP staff also reported that they are currently working with SCAG to initiate the RFP process for Part II of the Los Angeles County Infill Study, which will focus on mixed-use opportunities in industrially-zoned and commercially-zoned parcels in the unincorporated areas of Los Angeles County.

In addition, the DRP is preparing for the upcoming Regional Housing Needs Assessment (RHNA) process and next Housing Element update. DRP reported that SCAG is currently lobbying in Sacramento to garner support for their proposed Pilot Program, which tries to streamline the RHNA in two ways:

- SCAG, rather than the State Department of Housing and Community Development (HCD), determines regional housing needs, using the RTP and other SCAG-adopted policies, such as the Southern California Blueprint, to inform the forecast that determines existing and future regional housing needs.
- Makes changes to allocation process. Allows only one appeal per jurisdiction.

Julie Moore announced that the Board of Supervisors recently appointed Bruce McClendon, FAICP, as the Director of Planning for the Department of Regional Planning. Mr. McClendon is currently the Director of Planning and Growth Management for Hillsborough County, Florida, and has over 30 years of experience working for cities and counties in Montana, Kansas, Texas, Florida, Oregon and Washington. He is anticipated to begin his tenure with Los Angeles County in late September 2006. We will be sure to invite the new director to the Committee's next meeting in November.

Committee members may contact Julie Moore at (213) 974-6425, via e-mail at jmoore@planning.co.la.ca.us, or by FAX to Julie's attention at (213) 626-0434.

Next Meeting Date

The next meeting is scheduled for **Thursday, November 2, 2006, from 9-11 a.m.** (refreshments will be provided beginning at 8:30 a.m.) and will be held at the **Department of Regional Planning, Hall of Records, Room 1361**, 320 West Temple Street, Los Angeles 90012. **Please note change in meeting location.**

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

October 13, 2006

TO: Housing Advisory Committee

FROM: Julie Moore, AICP, Supervising Regional Planner
Housing Section

SUBJECT: MEETING NOTICE/AGENDA

The next meeting of the Housing Advisory Committee is scheduled for:

Day/Date:	**Thursday, November 2, 2006**
Time:	9:00 –11:00 A.M. (Refreshments will be available at 8:30 a.m. – Reception begins at 8:45 a.m.)
Location:	**Kenneth Hahn Hall of Administration** **Room 864** 500 West Temple Street Los Angeles, CA 90012

Please park in Lot 11, 227 N. Spring Street, entering from Spring, or Lot 26, 120 S. Olive Street, entering from First Street; both are operated by 5-Star Parking Services. Bring Parking Ticket to meeting for validation.

AGENDA

1. Introductions and Reports — Julie Moore, AICP, Housing Section
2. Presentation and Discussion:
   - Enhancing County General Plan policies regarding infill development, affordable housing and special needs housing in the Land Use Element
3. Discussion:
   - Update: Regional Housing Needs Assessment (RHNA) and the upcoming Housing Element revision
   - Other matters
4. Schedule Next Meeting Date

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

October 13, 2006

TO: Housing Advisory Committee

FROM: Julie Moore, AICP, Supervising Regional Planner
Housing Section

SUBJECT: **NOVEMBER 2, 2006 MEETING MATERIALS**

The next meeting of the Housing Advisory Committee (HAC) is scheduled for Thursday, November 2, 2006. The enclosed meeting agenda provides details about the meeting and the location at the Kenneth Hahn Hall of Administration (KHHOA), in Room 864.

We will be hosting a special reception at 8:45 a.m. for you to meet our new Director of Planning, Bruce McClendon, FAICP. Mr. McClendon joined the Department of Regional Planning in September 2006 and was formerly the Director of the Planning and Growth Management Department at Hillsborough County, Florida. He has more than 30 years of experience and distinguished service working for cities and counties throughout the country, and is a Fellow of the American Institute of Certified Planners, one of the highest honors in the planning profession.

At the meeting, we will discuss approaches that the County can consider to support urban infill development, affordable housing and special needs housing in the Land Use Element of the General Plan. The Countywide General Plan is currently undergoing a comprehensive update intended for a horizon year of 2025, and the planning staff is drafting the Preliminary General Plan for public review next year. The discussion will focus on special provisions contained in the adopted Land Use Element that promote infill development and affordable housing, and to consider a range of possible options to enhance these policies in the updated plan.

The Committee did not complete its discussion of this subject at the February 2, 2006 meeting, and our review of various infill estimation studies were the focus of our last two meetings, therefore the item has been carried over to our next meeting. Enclosed is a copy of the February meeting notes for your information.

Should you have any questions, or if you are unable to attend the meeting, please contact me at (213) 974-6425. I look forward to seeing you there.

jtm

Enclosures: Meeting Notice and Agenda
February 2, 2006 Meeting Notes

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

MEETING NOTES

LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE
Meeting Date: November 2, 2006

Attendees:

Members:
Amy Anderson, Los Angeles Community Design Center
Alfredo Izmajtovich, Southern California Housing Development Corporation
Steve Lamb, Altadena Town Council
Paul Zimmerman, Southern California Association for Non-Profit Housing

Other Attendees:
Lisa Dittman, Cox, Castle and Nicholson
Terra Donlon, Building Industry Association
Ellen Fitzgerald, Psomas

Board of Supervisors:
Anita Gutierrez, Deputy, First District
Mike Bohlke, Assistant Chief Deputy, Second District
Ben Saltsman, Deputy, Third District

Department of Regional Planning:
Bruce W. McClendon, FAICP, Director of Planning
Rose Hamilton, Advance Planning Division
Julie Moore, AICP, Housing Section
Connie Chung, AICP, Housing Section
Kari Davis, Housing Section
Paul McCarthy, General Plan
Mark Herwick, PhD, AICP, General Plan
Gunnar Hand, General Plan
Mark Child, Community Studies I
Susana Franco-Rogan, Community Studies I
David McDonald, Community Studies I
Joy Campbell, Advance Planning Division

Chief Administrative Office
Angie Gentry

Department of Public Works / Building and Safety
Ariel Palomares

Community Development Commission:
Blair Babcock

Introductions

Welcoming comments from Julie Moore, Department of Regional Planning. Ms. Moore also introduced the new Director of Planning, Mr. Bruce W. McClendon, FAICP.

Self introductions provided by the Committee members, the planning staff, and other attendees.

Presentation

Julie Moore from the Housing Section provided an overview of the Department of Regional Planning's current activities related to housing, including the ongoing collaboration with the Southern California Association of Governments (SCAG) on the Regional Housing Needs Assessment (RHNA) process and the next revision to the Housing Element of the County's General Plan.

Ms. Moore also demonstrated to the Committee, through the comparison of mapped land use policy, why there is a need to revise and update the infill policy and affordable housing policy of the Land Use Element of the 1980 General Plan, and to include a senior citizen housing policy to complement other requirements of State law.

The existing land use policy map in the adopted 1980 Countywide General Plan is problematic in that it is not parcel specific and is difficult to pinpoint locations and interpret the boundaries of the mapped land use categories. Furthermore, the descriptions of land use policies are very general and are meant to reflect the prevailing/predominant land use within an area. In reality, the unincorporated areas have greater variation in density than are conveyed on the maps.

Selected examples of maps from the proposed set of map sheets were displayed and compared to the adopted 1980 General Plan Land Use Policy Map. The maps covered a range of urban communities, (i.e. La Crescenta/Montrose, Del Aire, Florence-Firestone) and also included the East Los Angeles and Altadena Community Plan areas.

Ms. Moore noted that the adopted 1980 General Plan assumes that the existing Community Plans have already addressed issues such as affordable housing, infill development, density and overall land use. Therefore, the 1980 General Plan contemplates that unincorporated areas, without Community Plans, will undergo community planning efforts aimed at refining General Plan policies to apply locally. It was noted that the Phase I Urban Infill Estimation Study dealt with the urban areas together, instead of incrementally, so that the issue of equity and regional housing needs can be considered. Ms. Moore cited a recent Los Angeles Times article regarding Measure H (City of Los Angeles), to show how a major infusion of funds for affordable housing could create a conundrum for planners who must then address the regulatory barriers to affordable housing production. This underscores the very real problem with how housing policy translates on the ground.

Discussion

Regional Housing Needs Assessment (RHNA) Pilot Program

The Committee posed clarification questions regarding the RHNA process and SCAG's Pilot Program. Ms. Moore explained that SCAG plans to introduce urgency legislation in December referred to as the RHNA Pilot Program. The Pilot Program does the following things: (1) coordinate SCAG to prepare one integrated regional transportation and housing growth forecast; (2) incorporate SCAG policies, such as Southern California Compass and the 2% Strategy, and other local input into the RHNA process; and (3) streamline the appeals process for local jurisdictions by appeals to one per jurisdiction. The County is concerned with the streamlined

appeals process because the County would only get one appeal, even though there are unincorporated areas scattered across eight different SCAG subregions.

Ms. Moore noted that SCAG is currently working on the integrated growth forecast (2005-2035). She explained that the RHNA allocation is a smaller piece, derived from the larger forecast, covering the period 2005-2014. In the previous RHNA approach, the State determined the regional housing needs and did not include a process allowing for adequate local input, which the County felt resulted in an unfair allocation of regional housing needs. In the prior Housing Element planning period, Los Angeles County only accomplished 44% of its assigned regional housing need (52, 202 housing units). The County is participating more actively this time and working cooperatively with SCAG in order achieve a fairer allocation number.

The Committee commented on the complex nature of the Pilot Program, but agreed that the previous process was problematic. For instance, the Committee noted that the previous RHNA process was delayed for several years due to a seemingly endless stream of appeals, which significantly hampered local jurisdictions' abilities to complete their Housing Element updates within the required timeframe. In addition, the Committee noted that the previous process did not align short-term versus long-term planning criteria. The Pilot Program makes an effort to calibrate short-term and long-term planning through the Integrated Growth Forecast.

Urban Infill Policy – Where Should Density be Located?

Committee members raised the issue of how the revised General Plan policies regarding urban infill, affordable housing and senior citizen housing would relate to existing Community Plans. Ms. Moore noted that the County's General Plan policy is to promote infill; however, where infill development should go is not addressed in the General Plan with appropriate specificity. The Committee indicated that a more refined analysis is needed to determine the appropriate location of infill development. The Committee also indicated that Community Plans could be an effective means for addressing the appropriate location of urban infill, since they typically provide important refinements to Countywide land use policy. It was suggested that studies similar the Expo-Line Urban Infill Study could be used as tools to determine where the potential exists for successful urban infill development. The County recently completed a similar study, the Los Angeles County Urban Infill Estimation Study, which provides important information and recommendations that will help implement Program 44 of the current Housing Element, which is designed to rezone appropriate sites to accommodate multifamily housing.

The Housing Crisis – Reframing the Question

The Committee engaged in a lively discussion regarding the need for Community Plans to accommodate a "fair share" allocation of the County's overall RHNA number. The Committee noted that Community Plans have historically focused on local issues, such as maintaining the character and residential densities within existing neighborhoods. Long-range, regional issues, such as planning for the County's RHNA allocation have not been addressed by the community planning process. Moreover, the Committee noted that the Community Plans have tended to "downzone" in order to protect the existing community from the threat of density. The Committee shared examples of community opposition to density, including the City of Pasadena, where downtown redevelopment was generally opposed by local residents due to concerns that increased density within the downtown area would lead to increased traffic congestion, etc.

Several Committee members expressed the sentiment that there is value in including the community in macro-level discussions on the housing crisis, noting that it will be difficult to implement housing policy when there is community opposition. Reframing the question to emphasize how the current housing crisis will affect younger generations might help communities reconcile the need for more housing with other individual and community values, such as the desire to preserve a suburban low-density development pattern.

Additionally, the Committee discussed strategies for garnering community support for infill housing and higher density development. Recommendations include:

- Reframe the question to emphasize the housing crisis as a problem that affects everybody, and involve the community in the search for a solution;
- Frame the debate: the County does not have a choice with respect to the RHNA allocation number, and solicit community input on the best way to accommodate regional needs;
- Approach the community with several policy options for discussion;
- Use a planning approach that protects established single family residential areas by strategically locating higher densities in appropriate areas;
- Incorporate design guidelines that address the critical single family/multi-family interface
- Utilize visualization techniques and computer simulations to illustrate what higher density could look like.

Concluding Remarks

The following was identified for follow-up:

- The County is meeting with SCAG staff in the coming months to discuss the County's concerns regarding the RHNA process.

Next Meeting Date

The next meeting is scheduled for **Thursday, February 15, 2007, from 9:00 a.m.–11:00 a.m.** (refreshments will be provided beginning at 8:30 a.m.) and will be held at the **Kenneth Hahn Hall of Administration, Room 864, 500 West Temple Street, Los Angeles 90012.**

Should you have any questions, please contact Julie Moore at (213) 974-6425 or by e-mail at jmoore@planning.lacounty.gov

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

January 22, 2007

TO: Housing Advisory Committee

FROM: Julie Moore, AICP, Section Head
Housing Section

SUBJECT: MEETING NOTICE/AGENDA

The next meeting of the Housing Advisory Committee is scheduled for:

Day/Date:	**Thursday, February 15, 2007**
Time:	9:00 –11:00 A.M. (Refreshments will be available at 8:30 a.m.)
Location:	**Kenneth Hahn Hall of Administration Room 864** 500 West Temple Street Los Angeles, CA 90012

Please park in Lot 11, 227 N. Spring Street, entering from Spring, or Lot 26, 120 S. Olive Street, entering from First Street; both are operated by 5-Star Parking Services. Bring Parking Ticket to meeting for validation.

AGENDA

1.	Introductions and Reports	Julie Moore, AICP
2.	Presentation and Discussion: - Phase II of the Los Angeles County Urban Infill Estimation Study	UCLA Center for Neighborhood Knowledge/Stanley R. Hoffman and Associates
3.	Discussion: - Update: Mixed-Use Ordinance - Update: RHNA - Other County matters	Connie Chung Kari Davis
4.	Schedule Next Meeting Date	

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

January 22, 2007

TO: Housing Advisory Committee

FROM: Julie Moore, AICP, Section Head
Housing Section

SUBJECT: **FEBRUARY 15, 2007 MEETING MATERIALS**

The next meeting of the Housing Advisory Committee (HAC) is scheduled for Thursday, February 15, 2007. The enclosed meeting agenda provides details about the meeting and the location at the Kenneth Hahn Hall of Administration (KHHOA), in room 864.

At this meeting, we will be joined by Neal Richman and his team from the UCLA Center for Neighborhood Knowledge and Stanley R. Hoffman Associates, who are the consultants for Phase II of the Los Angeles County Urban Infill Estimation Study. The focus of the study is to develop appropriate strategies and approaches for retooling an older industrial base to accommodate infill housing and mixed-use development.

The Housing Section will also provide updates on the proposed mixed-use (residential/commercial) ordinance, and on the County's participation in the SCAG Regional Housing Needs Assessment (RHNA) process.

We are enclosing a copy of the meeting notes from the November 2, 2006 meeting, for your information.

Should you have any questions, please contact me at (213) 974-6425. I look forward to seeing you at the February 15th meeting.

JTM:cc

Enclosures: Meeting Notice and Agenda
November 2, 2006 Meeting Notes

MEETING NOTES

LOS ANGELES COUNTY HOUSING ADVISORY COMMITTEE
Meeting Date: February 15, 2007

Attendees:

Members:
Amy Anderson, LA Community Design Center
Mary Kaiser, California Community Reinvestment Corporation
Stephen E. Olson, The Olson Company
Steve Goddard, California Association of Realtors

Other Attendees:
Robert Dhondrup, Southern California Association of Non-Profit Housing
Terra Donlon, Building Industry Association
Lisa Snyder, Century Housing Corporation
Ellen Fitzgerald, Psomas & Associates
Ma'Ayn Johnson, Southern California Association of Governments
Neal Richman, UCLA Center for Neighborhood Knowledge
Charanjeet Singh, UCLA Center for Neighborhood Knowledge
Stanley R. Hoffman, Stanley R. Hoffman Associates

Board of Supervisors:
Mike Bohlke, Assistant Chief Deputy, Second District
Anita Gutierrez, Deputy, First District
Ben Saltsman, Deputy, Third District

Regional Planning Commission:
Leslie G. Bellamy, Commissioner

Department of Regional Planning:
Julie Moore, AICP, Housing Section
Connie Chung, AICP, Housing Section
Kari Davis, Housing Section
Mark Herwick, AICP, General Plan
Gunnar Hand, General Plan
Susana Franco-Rogan, Community Studies I
David McDonald, Community Studies I
Lisbeth Sinclair, Community Studies I
Marshall Adams, Countywide Studies
Joy Campbell, Advance Planning Division

Community Development Commission:
Pansy Yee

Chief Administrative Office:
Angie Gentry

Department of Public Works:
Ariel Palomares

Introductions

Welcoming comments from Julie Moore, Department of Regional Planning. Ms. Moore also introduced the other planners in the Housing Section – Connie Chung and Kari Davis.

Self introductions provided by the Committee members, the planning staff, and other attendees.

Presentation

Julie Moore gave an introduction to Phase II of the Los Angeles County Urban Infill Estimation Study (Infill2). The study will focus on an analysis of the potential impacts of infill strategies within commercially and industrially zoned areas of unincorporated Los Angeles County. Ms. Moore introduced the consultants for the project—UCLA Center for Neighborhood Knowledge, led by Dr. Neal Richman and Stanley Hoffman.

Dr. Neal Richman facilitated a lively discussion on the need to bring more "reality" into planning studies and to identify realistic factors to inform the infill study methodology. Dr. Richman posed a series of questions to the Committee:

1) What are the factors in any given location that will get developers and condo-owners to invest? What is important in securing commitments from equity investors and lenders?

Dr. Richman suggested the following factors that may play an important role in determining the suitability and feasibility of sites for the study:

- Crime rates;
- Good charter schools;
- Properties with loft conversion potential;
- Retail services;
- Local construction permitting;
- Property turn-over rates;
- Sites of sufficient size and impact;
- Landbanking and/or available public subsidies to increase affordability;
- Proximity to transit.

Dr. Richman stressed that the methodology of the study should assess development potential using a comprehensive process that considers the factors listed above, rather than a simple calculation of land capacity based on maximum allowable density. Dr. Richman added that parking restrictions also influence the suitability of sites in that they can potentially cause development projects to become infeasible.

2) How can we get landowners motivated to sell when their carrying costs are low, the owners do not need liquidity? Why should industrial/commercial property owners see things differently?

Dr. Richman noted that the two greatest impediments to expanding the supply of housing are: 1) finding properties (that meet the desirability/affordability standards); and, 2) getting the first development "actor" to move the property owner.

3) How do we identify and preserve opportunities for economic development? Accordingly, where is employment (commercial, industrial, etc.) going?

Mr. Stanley Hoffman used the question to segue into another aspect of the study, which is to develop an economic development strategy for the industrially and commercially designated areas of LA County. He outlined his research focus on income and employment trends and statistics, as well as his intent to factor in the regional policy and SCAG's 2% areas with respect to the income and employment data within the industrial and commercial areas in unincorporated Los Angeles County.

Mr. Hoffman added that the study will factor in the infrastructure capacity of existing areas, recognizing that it plays an important role in determining the financial feasibility of projects. For example, he noted that many antiquated industrial areas with existing infrastructure in need of repair or replacement may prove to be too costly for residential development. Overall, Mr. Hoffman noted that while unincorporated areas are not currently prime locations for infill development, they may be in the future.

4) What are innovative policies that go beyond, but not necessarily exclude, the standard package of land use change, up-zoning, etc.?

Dr. Richman offered the following set of examples:

- Aggressive enforcement of nuisance to promote transit safety and ensure owner responsibility;
- State legislation that provides designated property owners to carry over their Prop 13 property taxes into new purchases;
- Zoning that provides density bonuses based on the square footage of assembled sites;
- Encouragement of adjacent property owners to participate in land consolidation;
- Different rules for eminent domain on industrial properties than commercial ones;
- Commitments from adjacent cities to promote residential or retail services in areas proximate to housing conversion areas;
- Clear directions from elected officials on their views for industrial and commercial areas.

Discussion

Throughout the consultant's presentation, the Committee and other attendees provided the following comments:

- Buyers are looking for: 1) great locations, 2) decent prices, and 3) amenities, such as restaurants in close proximity to housing.
- Speculators often take advantage of properties with infill potential.
- Residential units in commercial and industrial areas are not family-oriented.
- The media plays a part in lowering the image of East LA and South LA; one potential solution is to increase funding to promote these areas.
- "Neighborhood augmentation" is preferable to "gentrification." The distinction between the two terms is that former seeks to enhance existing neighborhoods rather than changing their character, as is the case with "gentrification."
- Developers have to be very creative to make projects financially feasible; increased allowable densities can help reach financial goals.
- One meeting attendee noted that in most unincorporated Los Angeles County industrial areas, residential development is already interspersed.

- Employment Development Department (EDD) data is not a completely reliable source for drawing conclusions about *all* the jobs in the U.S. Home-based occupations are excluded, as EDD data is collected from employers. In addition, off-the-books employment, which is a large component of the California labor market, is excluded in EDD data.
- Committee members agreed with the consultant that more and more infill developments, from the lender's perspective, will not "pencil out" due to strict parking requirements.

Conclusion

Dr. Richman emphasized the importance of determining where there is political will to support infill development in commercial and industrial areas and, to that end, suggested that the Board Offices be actively engaged in the study.

The consultants indicated that they will continue to work closely with Regional Planning staff and the Committee over the coming months to further develop the methodology, frame the issues concerned with balancing the promotion of infill development and preserving economically viable industrial uses, and to create a local and regional understanding of industrially and commercially zoned unincorporated areas.

As a next step, the consultants indicated that they would like to conduct a tour of various industrial properties to gather data and to get a first-hand look at the character of industrial properties in the unincorporated areas. The consultant also suggested that a sub-committee of the Housing Advisory Committee be formed to play a more hands-on role in providing feedback to the consultant team via phone interviews and meetings.

Updates

In addition to the presentation, the Housing Section provided an overview of activities and updates. Kari Davis gave a brief report on the status of the Regional Housing Needs Assessment process. Connie Chung provided an update on the development of the draft mixed use ordinance, and answered several questions from Committee members and others present at the meeting.

Next Meeting Date

The next meeting is scheduled for **Thursday, May 3, 2007, from 9:00am – 11:00am** (refreshments will be provided beginning at 8:30am) and will be held at the **Kenneth Hahn Hall of Administration, Room 864, 500 West Temple Street, Los Angeles 90012.**

Should you have any questions, please contact Julie Moore at (213) 974-6425 or by e-mail at jmoore@planning.lacounty.gov

Study of Infill Development Potential in the Unincorporated Areas of Los Angeles County

William Fulton
Ryan Aubry
Darren Greve
Aaron Engstrom
Sara Smith

In collaboration with the Los Angeles County Department of Regional Planning and the Southern California Association of Governments

July 1, 2006

35 S. VENTURA AVENUE ♦ VENTURA, CALIFORNIA ♦ 93001-3025
PHONE: 805/643-7700 ♦ FAX: 643-7782 ♦ WEB: WWW.SOLIMAR.ORG

Table of Contents

Executive Summary i
1. Overview 1
1.1. Project Background and Study Scope 1
1.2 County Regulations and Existing Infill Incentives 1
1.3. Infill Prototypes 3
1.4. Study Areas 6
1.4.1. East Los Angeles 7
1.4.2. Florence - Firestone 8
1.4.3. La Crescenta- Montrose 9
1.4.4. Lennox 10
1.4.5. South Whittier-Sunshine Acres 11
2. Methodology 12
2.1. Infill Opportunities Analysis Overview 12
2.1.1. Infill Opportunities Screens 12
2.2. Financial Feasibility and Policy Analysis Overview 13
3. Infill Opportunities Analysis 16
3.1. County Supervisorial Districts 16
3.2. SCAG Subregions 17
3.3. 2% Strategy Areas 18
3.4. Study Areas Infill Opportunities 20
3.4.1. East Los Angeles Infill Opportunities 20
3.4.2. Florence-Firestone Infill Opportunities 26
3.4.3. La Crescenta – Montrose Infill Opportunities 32
3.4.4. Lennox Infill Opportunities 35
3.4.5. South Whittier-Sunshine Acres Infill Opportunities 38
4. Financial Feasibility and Policy Analysis 42
5. Policy Recommendations 45
6. Appendices 47
Appendix A: GeoScreening Background, Data Set-Up and Infill Opportunity Site Selection Determinants 47
Appendix B: Study Areas Statistics Matrix 50
Appendix C: Regional Infill Opportunity Statistics 54
Appendix D: Detail Study Areas Infill Statistics 67
Appendix E: Study Area Infill Statistics 72
Appendix F: Planner De-Selections 97
Appendix G: Map Descriptions 109
Appendix H: Pro Forma Results 111
Appendix I: Recommendations for Refining the 2% Strategy Areas Map 156
Appendix J: Recommendations for Using the Infill Methodology to Track, Monitor and Evaluate the County's Smart Growth and Infill Initiatives 157

Executive Summary

This study, which applies the California Infill Estimation Methodology that was developed in part by the Solimar Research Group, provides the initial steps to identify the potential for infill housing development in some 40 urban unincorporated areas of Los Angeles County, and to assess the financial feasibility of projects under different policy assumptions that encourage infill development. It is designed to assist the Los Angeles County Department of Regional Planning and the Southern California Association of Governments (SCAG) in implementing the SCAG 2% Strategy by crafting new and improved infill development policies, and to serve as a model for other local governments interested in identifying infill potential in their respective jurisdictions. In addition, with parcel-specific GIS results, the study is designed to refine the SCAG 2% Strategy Areas that fall within the unincorporated areas of Los Angeles County. The results of the study will also be used by the Los Angeles County Department of Regional Planning as a starting point for a number of housing and smart growth related projects and initiatives, including the establishment of future Transit-Oriented Districts, the provision of mixed-use development incentives, as well as the preparation of the upcoming Fourth Revision of the Los Angeles County Housing Element.

ES-1. Overview

This section provides an introduction to the background and scope of the study. It also provides a summary of County regulations that affect infill development, as well as existing County policies to encourage infill development, such as the Blue Line and Green Line TODs.

In addition, this section gives an overview of the five "infill development prototypes" developed for this study – a townhouse project (8 units on .34 acres), a small multifamily project (20 units on .66 acres), a small mixed-use project (the same only with some retail), a large multifamily project (60 units on two acres), and a large mixed-use project (the same with some retail). The five infill prototypes are applied to the infill opportunities analyses for the five study areas that are highlighted in this study: East Los Angeles, Florence-Firestone, La Crescenta-Montrose, Lennox, and South Whittier-Sunshine Acres. In addition, this section provides an introduction to the aforementioned study areas.

ES-2. Methodology

This section provides an overview of the methodologies used for the Infill Opportunities Analysis and the Financial Feasibility and Policy Analysis.

The Infill Opportunities Analysis uses a parcel-level geographical screening method that integrates common planning datasets to identify parcels with common infill characteristics. Specific screens include parcels where no more than 75% of the possible density has already been constructed ("Level 1 Infill Opportunities" screen) and parcels where no more than 50% of the possible density has already been constructed ("Level 2 Infill Opportunities" screen). The analysis also identifies parcels that have lower density development potential and parcels that have, at least theoretically, second-unit potential. The Infill Opportunities Analysis also uses the Level 2 Infill Opportunities screen to highlight the infill opportunity parcels in each of the five study areas.

The Financial Feasibility and Policy Analysis uses pro forma models to determine the financial feasibility of infill prototypes in the five study areas – under both current zoning and different policy options. The purpose of using the pro formas in the analysis is to model developer costs, revenues, and expected returns in the local real estate market for for-sale and rental prototypes, in order to estimate the financial feasibility gap under existing regulations and proposed infill policies. In particular, the pro formas estimate the financial feasibility gap under a range of density bonus and parking reduction scenarios.

ES-3. Infill Opportunities Analysis

Infill opportunities in urban unincorporated areas of Los Angeles County are fragmented, and appear mostly in older suburban areas, which were originally developed at suburban densities and now have significant underutilized parcels. The Level 1 Infill Opportunities screen reveals the potential for approximately 88,791 infill units in the urban unincorporated areas of Los Angeles County. The Level 2 Infill Opportunities screen narrows that number to just under 70,000 units, although the geographical patterns are similar.

The results of the analysis indicate that more than 60% of the infill potential in the urban unincorporated areas of Los Angeles County is located in the First and Second Supervisorial Districts. The infill potential in the First Supervisorial District appears on R-2 and commercially-zoned parcels, and in some cases, R-3 zoned parcels, and the infill potential in the Second Supervisorial District is concentrated on R-2 zoned parcels. The results also show a modest amount of infill potential in the Fourth Supervisorial District, a majority of which are large, commercially zoned parcels. Furthermore, the results show that there is little infill potential in the Third and Fifth Supervisorial Districts.

A similar pattern emerges when examining infill potential by SCAG subregions. Two-thirds of the potential falls within the San Gabriel Valley COG Subregion (24,281 units, or 27.3% of the total) and the Gateway Cities COG Subregion (33,907 potential units, or 38.2% of the total). There is also considerable infill potential in areas that fall within the South Bay Cities COG Subregion (close to 15,000 units). The remaining SCAG Subregions within Los Angeles County have much less potential.

Furthermore, only about 60% of the infill potential falls within the 2% Strategy Areas identified by SCAG. It is likely that the 2% Strategy analysis, while focusing on commercial strips, may have overlooked some older commercial centers and some older campus-like apartment areas in the unincorporated areas of Los Angeles County.

This section also provides the results of infill opportunities in the five study areas.

ES-4. Financial Feasibility and Policy Analysis

In general, the study shows that most infill prototypes within the five study areas are difficult to make financially feasible. This is due in large part to two factors: relatively low densities for multifamily housing developments in urban unincorporated areas of Los Angeles County (typically zoned R-3 at 30 units per acre); and relatively low rents/home prices in most of these areas compared to other local jurisdictions within Los Angeles County.
However, the study also shows that different policy options – including density bonuses and parking reductions – can significantly contribute to the financial feasibility of prototypical infill projects. The study makes the following findings:

- Parking reductions and density bonuses, alone, do not significantly contribute to the financial feasibility of all-residential for-sale and rental infill prototypes.

- Parking reductions and density bonuses can be effective in commercially zoned infill opportunity parcels, where there are opportunities for mixed-use development.

- Density bonuses only contribute to the financial feasibility of infill projects when they can achieve economies of scale; by comparison, parking reductions have a greater and more direct impact on contributing to the financial feasibility of infill projects.

- In general, 50-unit projects are the threshold for infill projects to be financially feasible.

- Market-rate infill rental projects are not financially feasible, even with significant policy adjustments.

- Density bonuses and parking reductions in the County's existing infill policies are not effective enough to catalyze infill development.

ES-5. Policy Recommendations

The following policy recommendations are based on the Infill Opportunities Analysis and the Financial Feasibility and Policy Analysis of the five study areas:

- Encourage the development of rental infill housing by providing more resources and incentives for affordable and mixed-use rental housing developments.

- Target infill policies, including a combination of parking reductions and density bonuses, in C-2, C-3, and C-M zones for the small mixed-use prototype.

- Allow residential uses in commercial zones by-right, which will help facilitate mixed-use infill development.

- Target infill density bonuses, between 75% and 100%, on R-2 parcels to encourage infill townhouse development.

- Grant density bonuses for infill development in conjunction with parking reductions, when appropriate, and with modifications to development standards, such as height increases.

- In the short term, and particularly in East Los Angeles, focus less on infill policies for all residential projects on parcels zoned R-3 and R-4.

- Restructure the East Los Angeles Community Standards District to allow for density bonuses for infill and lot consolidation of 75% in R-2 zones and 50% in commercial zones.

- Restructure the Blue Line and Green Line TODs to allow for greater density bonuses for infill development and lot consolidation, and parking reductions than currently allowed.

1. Overview

1.1. Project Background and Study Scope

This study was designed to assist the Los Angeles County Department of Regional Planning and the Southern California Association of Governments to identify the potential for infill housing development in some 40 urban unincorporated areas of Los Angeles County, and to assess the financial feasibility of projects under different policy assumptions to encourage infill development.

The basic method of identifying infill potential is derived from the "California Infill Estimation Methodology," which was developed by the Solimar Research Group, the Los Angeles County Department of Regional Planning, and others, under an Environmental Justice Grant to the City of Los Angeles from the State of California Department of Transportation, in 2002. The California Infill Estimation Methodology includes both a screening of parcels using Geographical Information Systems (GIS) and an economic pro forma analysis that quantifies the effects of infill policy options. The methodology has been used throughout the country, but especially in Southern California, to identify the potential and financial feasibility of infill developments.

This study identifies the similarities and differences between SCAG's 2% Strategy and Los Angeles County's existing infill potential under current policies. The background for this study includes SCAG's regional planning effort, Southern California Compass, and the resulting "2% Strategy." This strategy calls for jurisdictions within the SCAG region to concentrate new development within 2% of the land mass of the region, including older commercial strips and underutilized property, in order to maximize the use of existing infrastructure, preserve open space, and achieve many other regional planning goals.

The results of this study can help Los Angeles County refine existing infill policies, such as the Blue Line and Green Line TODs, and expand their use to other areas, especially transit-rich areas such as the neighborhoods around the future Metro Gold Line East Extension stations in East Los Angeles. This study also considers new infill development policies that could be adopted by Los Angeles County.

In addition, by quantifying the possible infill housing potential in urban unincorporated areas, this study can assist the Los Angeles County Department of Regional Planning as it undertakes its next Housing Element Update by June 2008.

1.2 County Regulations and Existing Infill Incentives

The following County regulations, which affect infill development, are considered in the Infill Opportunities Analysis and the Financial Feasibility and Policy Analysis:

- The County currently allows residential development in its commercial zones with a conditional use permit.

- There is no specific regulation for determining the amount of commercial space for mixed-use projects. A review of projects that have been approved by the County shows that mixed-use projects typically have 10-20% commercial space.

- The allowed densities in the residential zones are[1]:

    - R-2 – 17 units/net acre
    - R-3 – 30 units/net acre
    - R-4 – 50 units/net acre

- Los Angeles County Fire Code allows 3 levels of Type V wood construction over a Type I concrete podium. Above 3 levels the County requires costly steel construction.

- Density bonuses, without options to modify development standards, can potentially be difficult to achieve, given the 35 ft height limit in commercial zones (45 ft in some instances).

- Parking requirements are as follows:

    - 2 bedroom unit – 1.5 covered, 0.5 uncovered
    - 1 bedroom unit – 1.5 covered
    - commercial space – 1 stall / 250 sq ft

- Setback requirements indicate that the buildable areas on commercial parcels are assumed to be 90% of the parcel size. For areas zoned R-2 and R-3, the buildable area ranges from 65%-75% of the parcel size.

The following existing County infill policies, which are designed to encourage infill development in the unincorporated areas of Los Angeles County, are considered by the Infill Opportunities Analysis and the Financial Feasibility and Policy Analysis:

- The East Los Angeles Community Standards District grants an infill density bonus of 15% on R-3 parcels and an additional 10% density bonus for lot consolidation to 20,000 sq ft ; 15% for consolidation to 40,000 sq ft.

- The Florence-Firestone Community Standards District allows for residential density in mixed-use projects up to 50 units/acre.

- Both the Blue and Green Line TODs offer:

    - Mixed-use projects with an administrative-level review
    - 25% density bonus in R-3 zones
    - 10% density bonus for lot consolidation to 15,000 sq ft; 15% bonus for consolidation to 25,000 sq ft

[1] For the purposes of this study, the maximum allowable residential density in commercial zones is assumed to be 30 units/acre, which is typical of residential projects in commercial zones in the County. The one exception is the area covered by the Florence-Firestone CSD, which allows for mixed-use projects up to 50 units/acre.

- Both Blue and Green Line TODs require:
    - 100% of ground floor in a mixed-use project to be devoted to commercial
    - 50% lot coverage in R-2 zones
- Blue Line TOD allows:
    - 40% and 60% reductions in parking, depending on zoning
    - 50% affordable housing density bonus in R-2 and R-3 zones
    - 45 ft. height limit in C-2, 60 ft. in C-3

1.3. Infill Prototypes

The study identifies three typical infill development projects, or "infill prototypes": townhouse, small multifamily (20-30 units), and large multifamily (> 50 units).

One variation on the latter two prototypes is the mixed-use project – composed mostly of residential units with limited retail space on the ground floor. The study uses the assumption that the retail component is 15% of total project square footage, which is typical of mixed-use projects that have recently been approved in Los Angeles County.

The prototypes, which can be further categorized as "for-sale" or "rental," are explained and illustrated below:

Prototype #1

"townhomes"

Project Characteristics:

Residential Townhomes 8 units

multiple small lot assembly

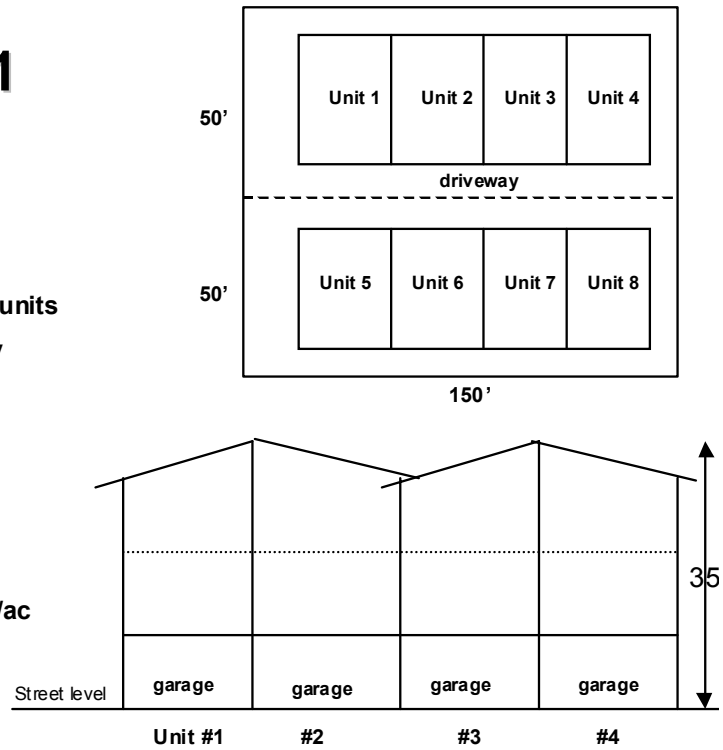
individual lot size .17 ac

(7,500 sf)

assembly of 2 lots to = .34 ac

(15,000 sf)

zoning	**R-2**
allowed density	**17 units/ac**
commercial	**0 %**



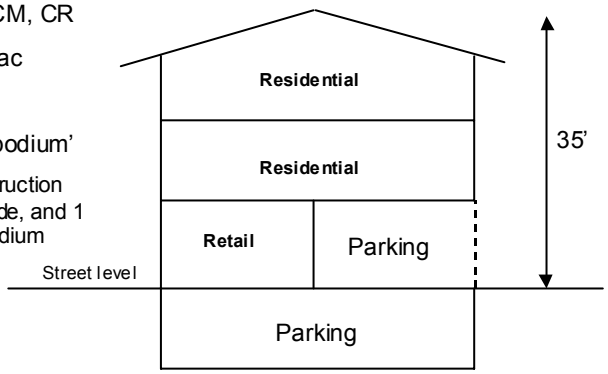
Prototype #2a "small mixed-use project"

Project Characteristics:

Mixed use residential - 20 units

min lot size	.66 ac (29,400 sf)
zoning	C1-C3, CM, CR
density	30 units/ac
commercial	15 %
parking	'double podium'

2 levels of Type V wood construction over 1 level Type 1 above grade, and 1 level below grade concrete podium parking



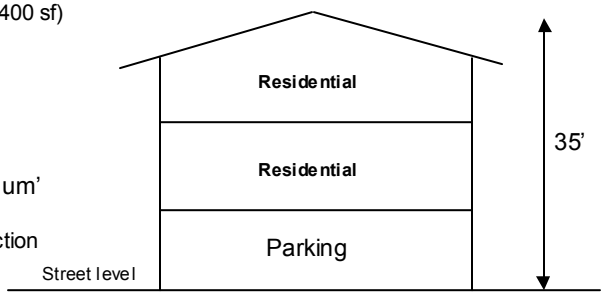
Prototype #2b "small multifamily project"

Project Characteristics:

Residential multifamily - 20 units

min lot size	.66 ac (29,400 sf)
zoning	R - 3
density	30 units/ac
commercial	0%
parking	'single podium'

2 levels of Type V wood construction over 1 level Type 1 above grade concrete podium



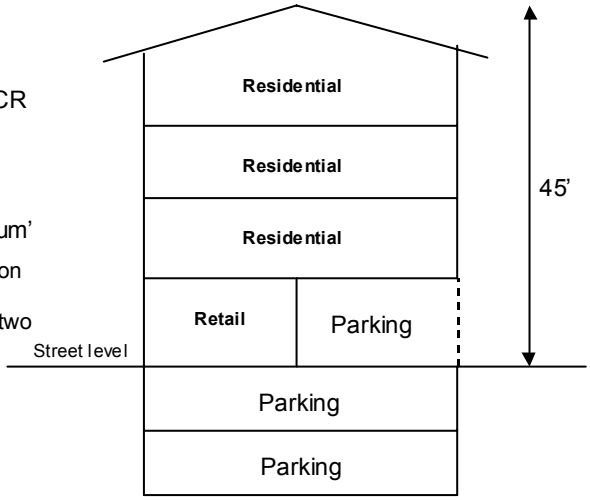
Prototype #3a "large mixed-use project"

Project Characteristics:

Mixed use residential: 60 units

min lot size	2 ac
zoning	C1-C3, CM,CR
density	30 units/ac
commercial	15 %
parking	'double podium'

3 levels of Type V wood construction (because of fire code) over Type 1 concrete podium - one above and two below grade



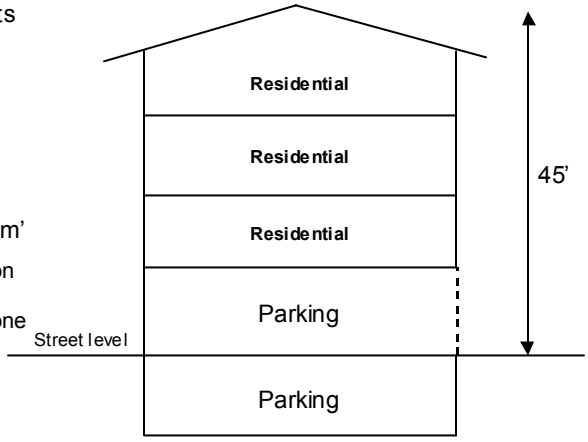
Prototype #3b "large multifamily project"

Project Characteristics:

Residential multifamily: 100 units

min lot size	2 ac
zoning	R - 4
density	50 units/ac
commercial	0%
parking	'double podium'

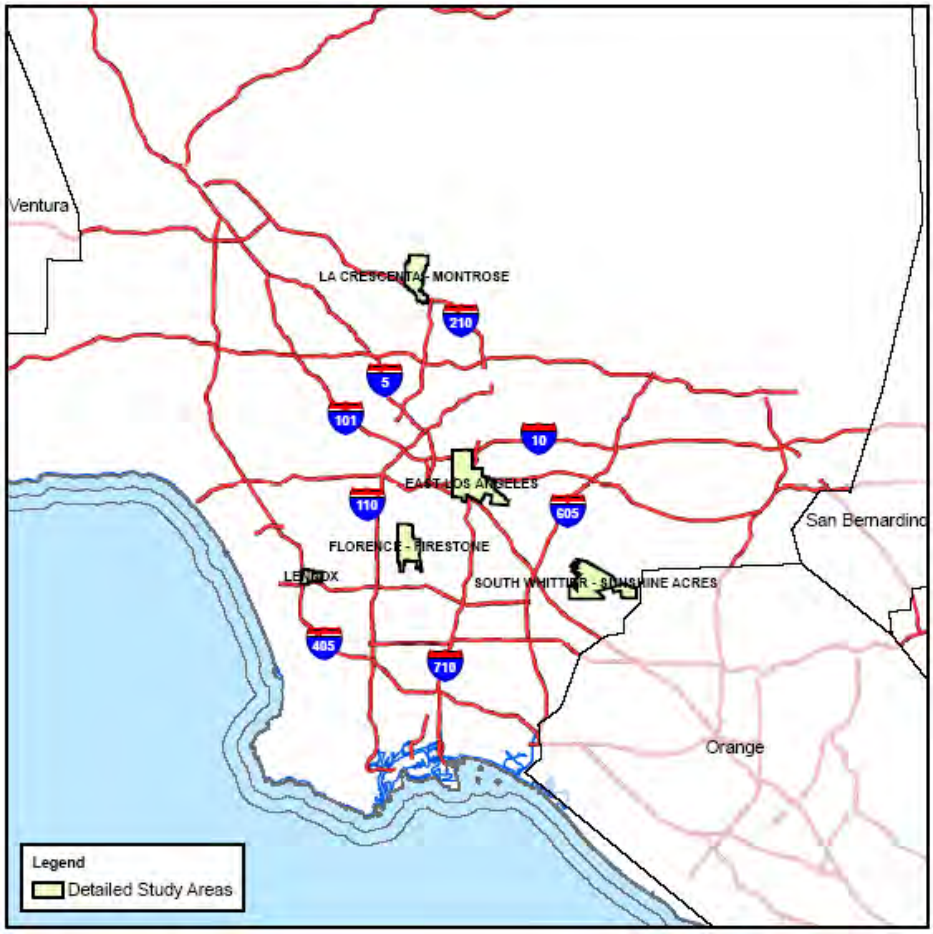
3 levels of Type V wood construction (because of fire code) over Type 1 concrete podium - one above and one below grade



1.4. Study Areas

In order to assess potential policy outcomes in defined locations, the study focuses on the following five study areas: East Los Angeles, Florence-Firestone, La Crescenta-Montrose, Lennox, and South Whittier-Sunshine Acres. The analyses of the five study areas only assess the Level 2 Infill Opportunities, which consist of parcels that have the greatest opportunity for infill development. In addition, the Financial Feasibility and Policy Analysis is applied to these five study areas.

Figure 1. Map of Five Infill Opportunity Study Areas in Los Angeles County



1.4.1. East Los Angeles

Unincorporated East Los Angeles is located in the First Supervisorial District. According to the U.S. Census Bureau, the median household income in 2000 was $28,544, or only about 60% of the County median household income, and more than a quarter of household incomes are below the poverty line. The demographic of East Los Angeles is more than 95% Hispanic. The average household size is 4.15 persons. The population density is almost 17,000 persons per square mile.

The urban landscape of East Los Angeles is characterized by the following:

- Highway 710, running north-south
- Highway 60, running east-west
- Five major commercial corridors, running east-west
- Low and medium density residential development
- Large green spaces (mostly cemeteries)
- Multiple large institutional parcels
- Three major bus lines
- Four (future) Metro Gold Line stations

The housing market for East Los Angeles[2] is characterized by the following:

- Selling Prices for Condominiums / Townhouses:
  $444,000 for a 2-3 bedroom townhouse
  $315,000 for a 1 bedroom condominium
  $390,000 for a 2 bedroom condominium

- Market Rents:
  $1,297 / month for 1 bedroom apartment
  $1,650 / month for 2 bedroom apartment
  $2.55 / sq ft for commercial retail space

Residential land prices in East Los Angeles are relatively high, while residential home prices and rents are relatively low. The value of residentially-zoned land ranges between $40 and $67/sq ft, depending on the level of residential zoning (R-2, R-3, R-4). The value of the commercially-zoned land is approximately $30/sq ft.

East Los Angeles is dominated by low density residential and public utility land uses. Only 3% of the area has commercial land uses available for mixed-use developments. However, the significant population density in East Los Angeles could provide the critical mass of residents necessary to make local infill mixed-use projects successful.

[2] Market research for all study areas was conducted by EPIC Land Solutions, Inc.

1.4.2. Florence - Firestone

Located southeast of the City of Los Angeles and to the west of Huntington Park and South Gate, Florence-Firestone is an unincorporated area that covers both the First and Second Supervisorial Districts in Los Angeles County. The population is a little over 60,000 residents. A majority of the residents are Hispanic. According to the U.S. Census Bureau in 2000, the median household income was $18,901 annually – less than 50% of the County's median household income.

Florence-Firestone is highly accessible via multiple modes of transit. Along with easy access to the 110 Freeway, Florence-Firestone is located along the Metro Blue Line. Furthermore, there are several bus lines that traverse the area.

The following provides some additional characteristics of the urban landscape of Florence-Firestone:

- Bordered by the 110, 10, 710, and 105 Freeways
- Three major commercial corridors: Compton, Florence and Firestone
- TOD zoning around three Metro Blue Line stations (Slauson, Florence and Firestone)
- Mostly low-density residential development
- A variety of industrial uses, ranging in scale

The housing market for Florence-Firestone[3] is characterized by the following:

- Selling Price for Condominiums / Townhouses:
  $276,000 for a 2-3 bedroom townhouse
  $217,500 for a 1 bedroom condominium
  $255,550 for a 2 bedroom condominium

- Market Rents:
  $ 960 / month for 1 bedroom apartment
  $1,050 / month for 2 bedroom apartment
  $1.55 / sq ft for commercial retail space

Residentially-zoned land in Florence-Firestone is the least expensive of the five study areas. Prices range between $25 and $35/sq ft, depending upon the level of residential zoning (R-2, R-3, R-4). The value of commercial land is approximately $40/sq ft.

Despite Florence-Firestone's multiple transit nodes and existing Blue Line TOD, very little recent infill development has taken place. Difficult real estate economics in the area make it such that developers are not building projects—even with the policy incentives granted through the Blue Line TOD and the Florence-Firestone CSD.

The predominant land use in Florence-Firestone is single-family residential (R-1). There are very few apartment buildings or higher density residential areas, considering the population of the area. A significant amount of industrial uses (11% of land area) are scattered throughout the area, with large manufacturing and other high intensity industrial along the east and bordering the Alameda Corridor. Smaller industrial and commercial uses, such as auto repair and salvage

[3] Market research for all study areas was conducted by EPIC Land Solutions, Inc.

yards, are to the west of the Alameda Corridor. Only 3% of the area has commercial land uses available for mixed-use developments.

1.4.3. La Crescenta- Montrose

La Crescenta-Montrose is in the Fifth Supervisorial District of Los Angeles County. According to the U.S. Census Bureau in 2000, La Crescenta-Montrose had a population density of 5,407 persons per square mile. The ethnic make-up was essentially three-quarters white and a quarter Asian, with a very small percentage Hispanic. The average household size was 2.66. The median household income was $60,089, or 130% of the County median household income.

The urban landscape of La Crescenta - Montrose is characterized by the following:

- Bordered by Angeles National Forest to the north
- Bordered by Glendale to the west and La Canada Flintridge to the east
- The Foothill Freeway runs through the southern portion of the study area
- Dominance of low density residential land uses
- Nearby major employment centers of Glendale, Pasadena and Burbank

The housing market for La Crescenta - Montrose[4] is characterized by the following:

- Selling Prices for Condominiums / Townhouses:
  $814,000 for a 2-3 bedroom townhouse
  $315,000 for a 1 bedroom condominium
  $615,000 for a 2 bedroom condominium

- Market Rents:
  $1,387 / month for 1 bedroom apartment
  $2,720 / month for 2 bedroom apartment
  $2.45 / sq ft for commercial retail space
  Retail cap rate of 5%

The land prices in La Crescenta – Montrose are very expensive, due in part to the high demand in the area to build large townhouses and condominium developments. The residentially-zoned land ranges in value between $90 and $120/sq ft, depending upon the level of residential zoning (R-2 or R-3). Commercially-zoned land is valued at $68/sq ft. – more than double the value of the other study areas. There appears to be a trend towards condominium conversions from older apartments in La Crescenta-Montrose, as well as healthy market for townhouse development. High land prices are creating a demand that appears to be forcing developers to build larger luxury 2,000 to 2,200 sq ft townhouse/condominium type structures on R-3 rather than R-2-zoned parcels, which are scarce. Developers are resorting to townhouse development on more expensive R-3 land and building at lower densities than allowed under current zoning.

The land use mix in La Crescenta – Montrose is predominantly low and medium density residential, 51% and 19% respectively. Less than 2% of the land area has commercial land uses.

[4] Market research for all study areas was conducted by EPIC Land Solutions, Inc.

1.4.4. Lennox

Lennox is in the Second Supervisorial District of Los Angeles County. According to the U.S. Census Bureau in 2000, the median household income was reported to be $28,200 or 60% of the County median household income. Lennox was just under 90% Hispanic. Nearly one-third of the population lives below the poverty line. The average household size is 4.55 persons with a population density nearing 21,257 persons per square mile.

The urban landscape of Lennox is characterized by the following:

- Highway 105 to the south
- Highway 405 to the east
- Proximity to the Los Angeles International Airport (LAX) and subsequent flight path between Lennox and 104th
- Two major commercial corridors, Hawthorne and Inglewood, running north-south
- Metro Green Line Hawthorne station and TOD zoning
- Low and medium density residential development
- Several large institutional parcels

The housing market for Lennox[5] is characterized by the following:

- Selling Price for Condominiums / Townhouses:
  $384,000 for a 2-3 bedroom townhouse
  $303,750 for a 1 bedroom condominium
  $335,000 for a 2 bedroom condominium

- Market Rents:
  $1,305 / month for 1 bedroom apartment
  $1,580 / month for 2 bedroom apartment
  $2.25 / sq ft for commercial retail space
  Retail cap rate of 6.4%

Residential land prices are relatively high, while residential home prices and rents are relatively low. Residentially-zoned land value ranges between $48 and $81/sq ft, depending upon the level of residential zoning (R-2, R-3, R-4). Commercially-zoned land is valued at $30/sq ft.

The dominant land use in Lennox is low density residential, with a significant portion dedicated to public utilities. Commercial land uses only occupy 3% of the land area – the land upon which the majority of the infill opportunity parcels lie.

[5] Market research for all study areas was conducted by EPIC Land Solutions, Inc.

1.4.5. South Whittier-Sunshine Acres

Unincorporated South Whittier – Sunshine Acres, which is in the First and Fourth Supervisorial Districts of Los Angeles County, is located in the southeast area of Los Angeles County, about half-way between the City of Los Angeles and Anaheim. According to the U.S. Census Bureau in 2000, the median household income was $47,378 – just slightly above the County median household income. The demographic of South-Whittier-Sunshine Acres is roughly 70% Hispanic. The population density was 10,257.7 persons per square mile with an average household size of 3.74 persons.

The urban landscape of South Whittier – Sunshine Acres is characterized by the following:

- Bordered by the City of Los Angeles to the northwest and Anaheim to the southeast
- Interstate 5 runs south of the study area and Highway 60 runs along the western side
- One major MTA bus line running southwest along Telegraph Road
- A 5,792,990 sq ft golf course located near the center of the western section of the study area

The housing market for South Whittier[6] is characterized by the following:

- Selling Prices for Condominiums / Townhouses:
  $368,400 for a 2-3 bedroom townhouse
  $270,000 for a 1 bedroom condominium
  $301,150 for a 2 bedroom condominium

- Market Rents:
  $1,147 / month for 1 bedroom apartment
  $1,410 / month for 2 bedroom apartment
  $1.45 / sq ft for commercial retail space
  Retail cap rate of 7%

Residentially-zoned land ranges in value between $35 and $45/sq ft, depending upon the level of residential zoning (R-2, R-3, R-4). Commercially zoned land is valued at approximately $35/sq ft.

[6] Market research for all study areas was conducted by EPIC Land SolutionsInc.

2. Methodology

2.1. Infill Opportunities Analysis Overview

The methodology for the Infill Opportunities Analysis is a refined version of the California Infill Estimation Methodology. The datasets used for the analysis include parcel data, Assessor property information and digital zoning maps. Through the integration of these datasets, new descriptive fields are added to the property characteristics (as detailed in Appendix A). Built capacity, one of the major fields, is derived by dividing the current number of units on a given parcel by the maximum allowed under the current zoning. Other derived fields identify investment level in a property, land use category and the year the parcel was first developed.

Based on input from County planners and developers, infill opportunities have been broken down into the following screens: Medium/High Density Infill Opportunities, Lower Density Infill Opportunities and Second Unit Opportunities. In addition, the Medium/High Density Infill Opportunities Screen is broken down further between Level 1 Infill Opportunities and Level 2 Infill Opportunities. The Level 2 Infill Opportunities screen does not include Lower Density Infill Opportunities, and screens out more parcels, based on lot size and improvement to land ratio, which result in parcels that are even more likely to have infill potential.

Readers should note that the infill opportunities methodology includes a margin of error, albeit small, which means that some parcels make it through the screens that should not, and vice versa. In the case of the five study areas, in which the Financial Feasibility and Policy Analysis is applied, County planners identified some parcels that should be dropped. These are reflected in the maps for those five study areas. The highlights of the observations made by the planners can be found at the end of this report (Appendix F).

2.1.1. Infill Opportunities Screens

The following is a description of screens used in this analysis (The screens are described in further detail in Appendix A):

Level 1 Medium / High Density Infill Opportunities Screen

This screen identifies the widest range of parcels that appear to have potential for infill development. This screen uses a Built Capacity threshold of 75%; in other words, only parcels that are built out to 75% or less of what zoning allows are included. In addition, parcels are screened out if they were developed since 1990, and if they have government or other institutional land uses. Furthermore, parcels smaller than 1,500 square feet are screened out. In the Infill Opportunity maps, Level 1 Infill Opportunity parcels are identified by all displayed parcels with R-2, R-3, R-4, and commercial zoning.

Level 2 Medium / High Density Infill Opportunities Screen

This screen further refines the Level 1 Infill Opportunities screen by lowering the Built Capacity threshold to 50%; in other words, only parcels built out to 50% or less of what is allowed by zoning are included. In addition, the Level 2 Infill Opportunities screen

drops parcels smaller than 5,000 sq ft in size, as well as parcels that have improvements of two times or greater than the land value. The analyses of the five study areas in this report use the results of the Level 2 Opportunities screen.

Lower Density Infill Opportunities Screen

This screen looks at remaining capacity on parcels with the following lower density zoning designations: R-1, R-A, A-1 and A-2. While these parcels would not typically be associated with infill development, the screen provides useful information for planning for future infill opportunities, including remaining capacity and strategic locations for encouraging infill development.

Second Units Screen

This screen examines the same parcels that are considered through the Lower Density Infill Opportunities screen, but instead of calculating the remaining capacity, it identifies parcels that have the capacity for second units. The screen selects parcels of 5,000 square feet or larger, with one existing unit on the parcel.

2.2. Financial Feasibility and Policy Analysis Overview

Infill developments, like most developments, are driven by their ability to attract investors and lenders to finance project costs. At least in the case of market-rate residential projects, investors and lenders will only provide financing if the developer can demonstrate that the project can yield an industry expected return on the investment or loan. In this context, the Financial Feasibility and Policy Analysis seeks to answer the question: "how much additional revenue or investment is needed, if any, to produce the requisite returns on investment given the projects' fixed costs and market driven revenues?" – in other words, what is the "financial feasibility gap"?

In terms of for-sale projects, the financial feasibility gap represents the cash shortfall to produce a net profit of 15% of the total project costs. In terms of rental projects, the financial feasibility gap represents the annual cash shortfall in the Net Operating Income (NOI) that would produce a 15% Internal Rate of Return (IRR) over a ten-year horizon. The pro forma analysis incorporates the developer's sales of rental units after ten years into the IRR calculation, based on market-determined cap rates.

The goals of the financial feasibility and policy analysis are the following: to quantify the financial feasibility gap, under the existing zoning regulations, that prohibits typical infill projects from meeting the threshold rates of return needed to attract investors; to estimate the impacts that policy changes, primarily, parking reductions and density bonuses, can have on reducing the financial feasibility gap; and develop key findings based on the analysis across the five study areas.[7]

[7] This study does not consider affordable housing incentives, which are primarily meant to off-set the cost of providing affordable housing than to encourage infill development. This does not discount, however, the fact that affordable housing developers have always played an integral role in providing infill housing opportunities, and creating new markets and revitalizing neighborhoods, while preserving affordability.

The financial feasibility and policy analysis relies on pro forma models that are tailored to the infill prototypes and which were created through extensive conversations with local area developers.[8] The purpose of using the pro formas in the analysis is to model developer costs, revenues, and expected returns in the local real estate market for for-sale and rental prototypes, in order to estimate the financial feasibility gap under existing regulations and proposed infill policies.

In particular, the pro formas estimate the financial feasibility gap under a range of density bonus and parking reduction scenarios. For density bonuses and parking reductions, the pro formas model scenarios at 25%, 50%, 75% and 100%, under various zoning designations in which the prototypes would be built. The study focuses on parking reductions and density bonuses in order to evaluate what planning departments have control over rather than the myriad of financial incentives that other agencies might be able to offer (although such incentives could be used to cover the gaps that we identify in this report).

The assumptions used for the analysis are described in detail in the notes under each pro forma included in Appendix H The following are some of the major assumptions used in the pro forma analysis:

- Residential for-sale construction costs: $130 / sq ft
- Residential rental construction costs: $110 / sq ft
- Commercial construction costs: $90 / sq ft
- Parking construction costs:
    - Subterranean parking: $27,000 / space
    - Above grade podium parking: $17,000 / space
    - Uncovered surface parking: $3,000 / space
- Parking requirements: 2 spaces / 2 bedrooms; 1.5 spaces / 1 bedroom; 1 guest space / 4 units; 1 space / 250 sq ft retail
- Equity / Debt : 25% / 75%
- Commercial space in mixed-use projects: 15%
- Unit sizes: 2 bedroom units-1000 sq ft; 1 bedroom units- 750 sq ft

In addition to the assumptions made, the analysis also uses real market data, including land values for parcels zoned R-2, R-3, R-4, and commercially-zoned land for the five study areas. In addition, the pro formas use data for current one and two bedroom unit selling prices, residential rental rates and retail lease rates for the infill prototypes. Furthermore, the pro formas use local capitalization or "cap rates" to value commercial and residential spaces.

Readers should note that the financial feasibility analysis seeks to strike a delicate balance between being general enough for broad policy suggestions, but detailed enough to accurately reflect the realities infill development.

The pro formas used in this study are based on general infill prototypes, with some built-in assumptions over costs and revenues. These assumptions are likely to change from one specific project to the next, depending upon local constraints. In addition, the findings and recommendations of this study are based on the realities of the real estate market place in the

[8] The pro formas were also modeled after the concepts outlined in *Professional Real Estate Development: the ULI Guide to the Business*, 2nd Edition, 2004.

present. In other words, the results are not based on a dynamic real estate market. The study does not model future fluctuations in interest rates and other real estate variables, such as the affect of infill development on future rents and/or land values.
In addition, the analysis models economies of scale in the pro formas by factoring in 3% reductions in square foot residential construction costs for every 25% increase in density – thereby accounting for diminishing marginal costs. While the 3% carries some uncertainty, conversations with developers indicate that 3% is a reasonable assumption to make for the purposes of this study.

Furthermore, the pro forma analysis does not include tax calculations, such as income tax or capital gains tax. By using before-tax IRRs and net profit as determinants of the financial feasibility gap, the financial feasibility gaps used for this study are arguably underestimated.

3. Infill Opportunities Analysis

Infill opportunities in the urban unincorporated areas are concentrated in southern and eastern Los Angeles County, and within older suburban areas that were originally developed at suburban densities and now have a significant amount of underutilized land. This section discusses the distribution of infill opportunities by Los Angeles County Supervisorial Districts, SCAG Subregions, and SCAG 2% Strategy Areas, as well as infill opportunities within each of the five study areas.

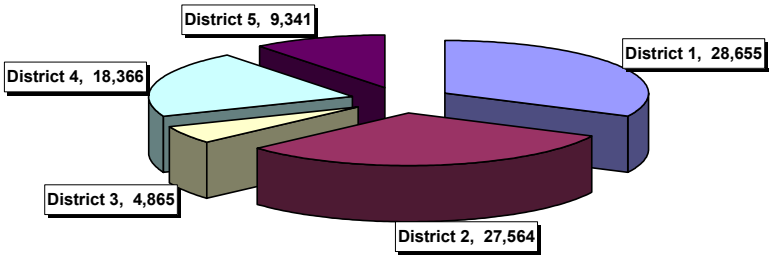
The Level 1 Infill Opportunities screen reveals the potential for approximately 88,791 infill units in the urban unincorporated areas of Los Angeles County. The Level 2 Infill Opportunities screen narrows that number to just under 70,000 units, although the geographical patterns are similar.

3.1. County Supervisorial Districts

Based on the results of the parcels that have passed through the Level 1 Infill Opportunities screen, the majority of the infill opportunities identified in this study are located in the First Supervisorial District (28,655 potential units) and the Second Supervisorial District (27,564 potential units). Each Supervisorial District represents approximately 31% of the overall infill potential, which is understandable given the fact that these two districts cover most of the inner suburbs of the southern and eastern portions of the County. The Fourth Supervisorial District contains 18,366 potential units (20.6% of the potential), largely because it encompasses the next ring of suburbs to the southeast, south, and southwest of First and Second Supervisorial Districts. The Third and Fifth Supervisorial Districts, which cover the western and northern areas of the County, contain relatively little infill potential by comparison.

There are significant differences between the three Supervisorial Districts with the most infill potential. (See Appendix C.) The First and Second Supervisorial Districts are comparable (within 20% of each other) in terms of the total number of parcels, the total number of acres, and average lot size of infill opportunity parcels. However, the infill potential in the Second Supervisorial District is concentrated on parcels zoned R-2, while the infill potential in the First Supervisorial District is distributed among parcels zoned R-2 and for commercial uses, with some potential on parcels zoned R-3 as well. On the other hand, the infill potential in the Fourth Supervisorial District is concentrated within a small number of large commercial parcels.

Figure 2. Infill Potential by Supervisorial District

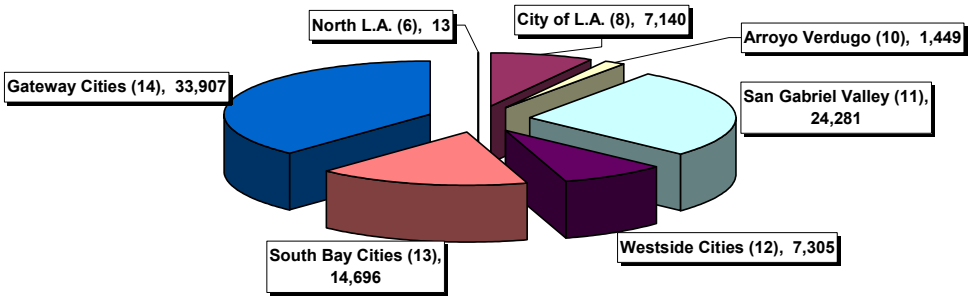


3.2. SCAG Subregions

Based on the results of the parcels that have passed through the Level 1 Infill Opportunities screen, almost two-thirds of the infill potential in the unincorporated areas of Los Angeles County is located within the San Gabriel Valley COG Subregion (24,281 potential units, or 27.3% of the total) and the Gateway Cities COG Subregion (33,907 potential units, or 38.2% of the total). These subregions consist largely of older suburbs that have suffered a lack of investment over the past 20 to 30 years. Considerable infill potential within the unincorporated areas also falls within the South Bay Cities COG Subregion (14,696 total units, or 16.6% of the total), which also contains some older suburbs that have suffered from a lack of investment.

Patterns within these subregions differ as well. The infill potential within the San Gabriel Valley COG Subregion is concentrated heavily in about 1,500 commercially zoned parcels, with an average size of about 0.6 acres. By contrast, the infill potential in the Gateway Cities COG Subregion is distributed evenly between commercially zoned and R-2 zoned parcels, with some R-3 zoned parcels. The average lot size is also much smaller— less than one-quarter of an acre. Similarly, the infill potential in the South Bay Cities COG Subregion is evenly distributed between small commercially zoned parcels, small R-2-zoned parcels, and a small number of very large R-3-zoned parcels.

Figure 3. Infill Potential by SCAG Subregion



3.3. 2% Strategy Areas

Based on the results of the parcels that have passed through the Level 1 Infill Opportunities screen, only 57% of the infill potential in the urban unincorporated areas (50,207 potential units) identified in this study is located within the SCAG 2% Strategy Areas designated by SCAG's previous macro-level planning effort, Southern California Compass.

Many of the 2% Strategy Areas that do overlap with the infill potential identified in this study are located in commercial strips. The results of the geographic screening show that where there is overlap, there are approximately 30,000 units on commercially-zoned parcels This is about 60% of all the infill potential within the unincorporated areas of Los Angeles County that fall within the 2% Strategy Areas. However, the results of the geographic screening also show that a higher percentage of the infill potential in the unincorporated areas that lie outside of the 2% Strategy Areas is on commercially-zoned land (about 27,000 units, or 71% of the total infill potential outside of the 2% Strategy Areas). The commercially zoned parcels with infill potential that are located outside of the 2% Strategy Areas are larger in size than those within the 2% Strategy Areas (18,600 sq ft versus 11,300 sq ft), which suggests that the Southern California Compass Visioning effort may have overlooked older shopping centers and other commercially zoned

parcels not located along commercial strips. In addition, R-3 and R-4 zoned parcels that fall outside the 2% Strategy Areas are also larger in size than those within the 2% Strategy Areas, which suggests that the Southern California Compass Visioning effort may also have overlooked larger underutilized campus-like, apartment belts.

Figure 4. SCAG 2% Strategy Area Map

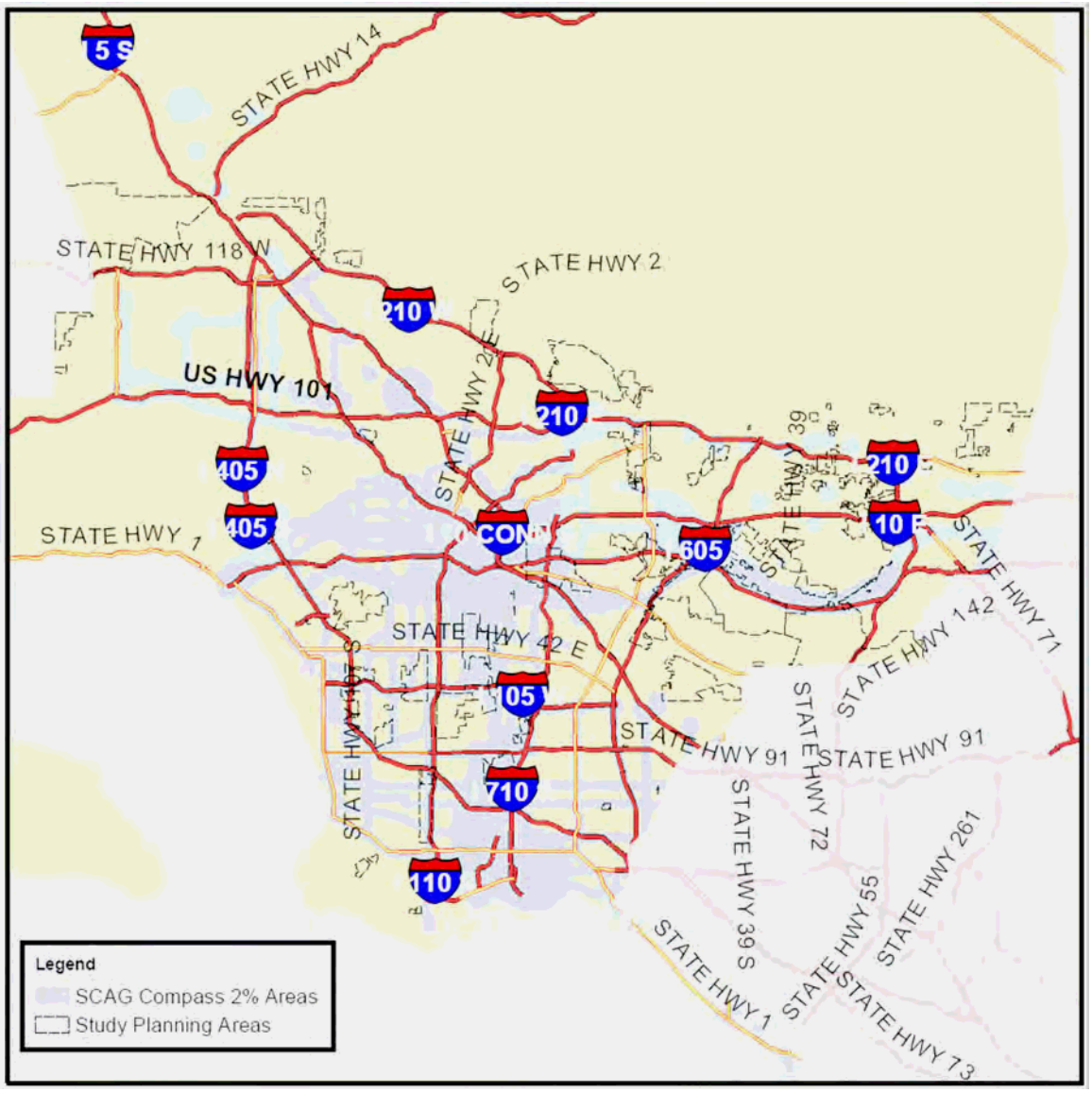
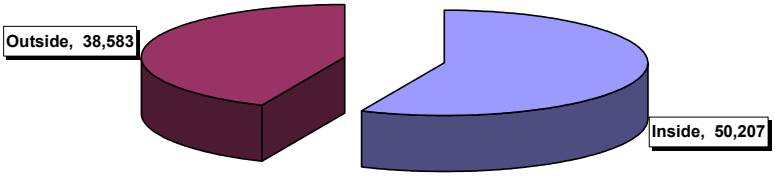


Figure 5. Infill Potential Inside and Outside 2% Areas



3.4. Study Areas Infill Opportunities

The Infill Opportunities Analysis for the five study areas focuses on parcels that have passed the Level 2 Infill Opportunities screen. Overall, the majority of infill opportunities from the Level 2 Infill Opportunities screen are located on small commercial parcels under 0.2 acres in size – a size too small to support the small mixed-use prototype. Across the five study areas, there are a total of 1,702 identified opportunity parcels zoned C-2, C-3, and C-M – only 91 or 5% are large enough to support the small mixed-use prototype. In addition, only 2% are large enough to support the large mixed-use prototype. However, the majority of parcels, which are under 0.2 acres, are clustered together and have the potential for parcel assembly.

3.4.1. East Los Angeles Infill Opportunities

Unincorporated East Los Angeles holds tremendous potential for transit-oriented, infill development along several major commercial corridors. However, as the analyses show, the real estate and rental markets in East Los Angeles present challenges to encouraging infill development. The infill opportunities identified in East Los Angeles are limited to specific locations and project types.

The results of the geographic screening show that the greatest infill potential in East Los Angeles is located within commercially-zoned parcels, with some, albeit limited, opportunities for infill in residential areas. Most of the opportunity parcels are commercially-zoned and under 0.6 acres in

size. The analysis identifies as many as 650 commercial parcels under 0.2 acres – many of which hold the potential for assembly. There are, however, as many as 60 parcels of the threshold 0.66 acre size needed to support the small mixed-use prototype without assembly. In terms of the large mixed-use prototype, only two commercial parcels exist with sizes nearing the two acre minimum size to support large multifamily projects. [see opportunity parcel size charts in Appendix H]

Residentially-zoned areas in East Los Angeles offer very few infill opportunities, with the exception for townhouses on R-2 zoned parcels. Most of the existing single family neighborhoods are built-out, and there are no parcels zoned R-4 greater than 0.6 acres in size. In regards to R-3 zoned parcels, there are a few opportunity parcels that could support the small multifamily prototype within the study area - only 4 opportunity parcels are identified with sizes greater than 0.65 acres.

The townhouse prototype shows limited opportunity despite the dominance of low- and medium-density residential areas in East Los Angeles. 30 opportunity parcels have sizes equal to or greater than 0.34 acres in the entire study area – a size sufficient enough to support an 8-unit townhouse project.[9] The remaining smaller R-2 parcels are not isolated, but rather appear in clusters, suggesting the potential for R-2 parcel assembly. [See East Los Angeles Level 2 Opportunity Parcel Map].

Most of the infill opportunities are located along major commercial corridors— in particular, the corridors along Whittier Boulevard, Atlantic Boulevard, Olympic and Cesar Chavez Avenues, and around future Metro Gold Line stations:

1. *Intersection of Whittier Blvd. and Atlantic Blvd* – Opportunity parcels zoned C-3 are on three out of the four corners of this intersection. The northeast and southwest corners show underutilized parcels. Without assembly, these corner parcels are 0.5 and 0.3 acres in size. The northwest corner, while appearing on the map as an opportunity, appears to be fairly utilized. The parcels located within the southwest corner represent the greatest infill opportunities for this intersection. Assembling four highly underutilized parcels to 2.5 acres could support the large mixed-use prototype.

2. *Whittier Blvd. Between Fetterly and Ferris* – To the west of the Whittier / Atlantic intersection, along Whittier Blvd., is a distinct commercial corridor backed by medium density residential. Between Fetterly and Ferris lie two adjacent underutilized parcels, totaling 1.55 acres.

3. *Future Atlantic/Pomona Metro Gold Line Station* – The triangular cluster of four highly underutilized parcels zoned C-3, located at the southwest corner of Atlantic and Pomona can be assembled to 2.1-acres and support the large mixed-use prototype. Additionally, on the southeast corner, an underutilized one-acre parking lot, zoned R-2, holds much potential for the small mixed-use prototype.

4. *Future Maravilla Metro Gold Line Station* - The Maravilla station is surrounded by eight to 10 parcels zoned C-2 and C-3, with considerable infill potential lying immediately east and on both sides of the commercial strip nearest to the station. The northerly parcels

[9] In Los Angeles County, the typical R-2 parcel is 50'x150' or 7,500 sq ft. Assembling two of these parcel-types to 15,000 sq ft, or 0.34 acres, is a common practice of small townhouse project developers.

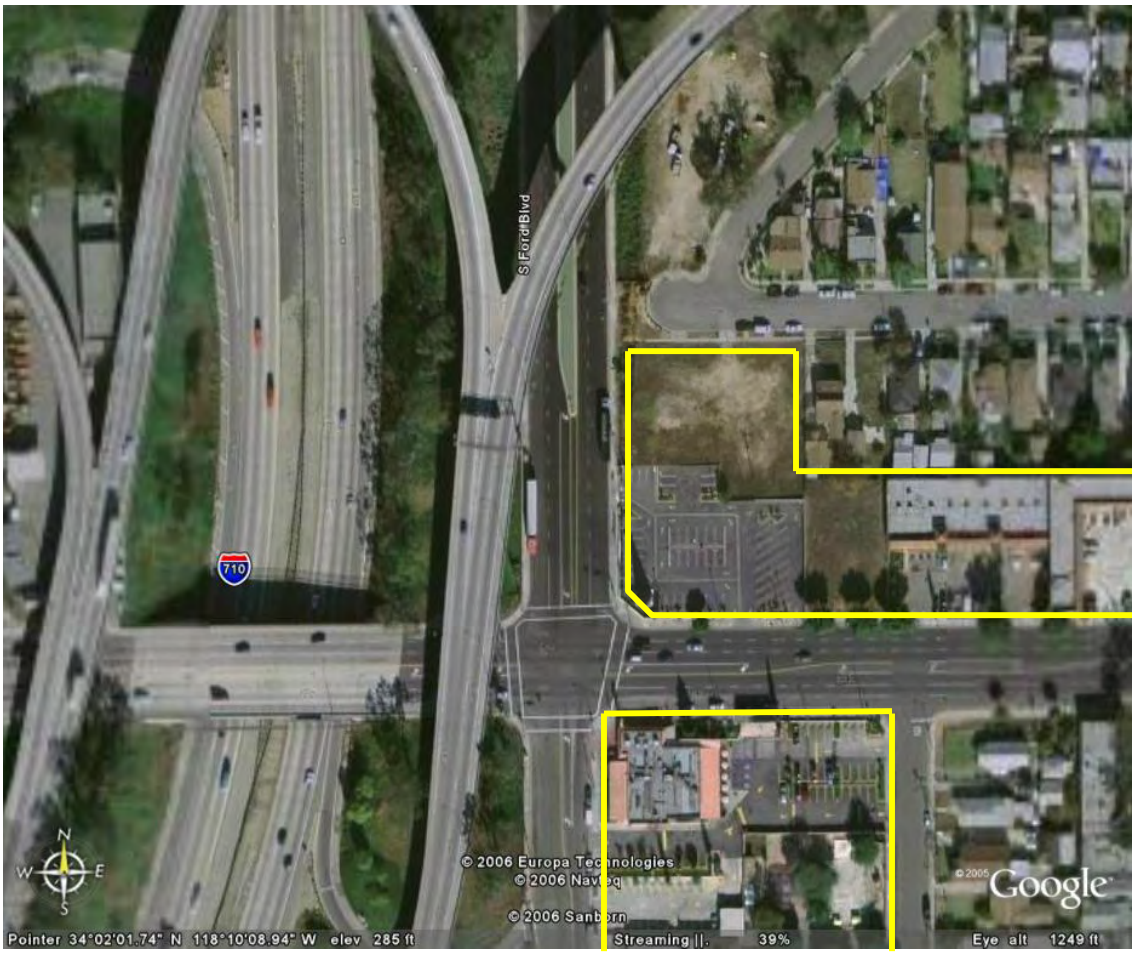
appear to be vacant and /or underutilized parking lots with the opportunity for assembly to 0.95 acres.

Figure 6. Infill opportunities at Atlantic Blvd. and Whittier Blvd.

Figure 7. Infill opportunities along Whittier Blvd., between Fetterly and Ferris

Figure 8. Infill opportunities at the site of the future Atlantic / Pomona Metro Gold Line Station

Figure 9. Infill opportunities at the site of the future Maravilla Metro Gold Line Station



3.4.2. Florence-Firestone Infill Opportunities

A majority of infill opportunity parcels in Florence-Firestone are commercially-zoned (C-2, C-3, C-M) and under 0.4 acres in size – too small to support the small mixed-use prototype without parcel assembly. There are nearly 400 parcels of this size. In contrast, there only 24 parcels that are large enough to support the small and large mixed-use prototypes. However, all the opportunity commercial parcels are adjacent to one another along the major corridors, suggesting the potential for assembly.

Unlike the other four study areas, Florence Firestone has some degree of potential in the R-4 zone, and very limited opportunities in the R-3 zones. The R-4 opportunities are located within a set of over 250 small parcels (under 0.2 acres), between Florence and 60th Streets, which appear to have been up-zoned to R-4 densities, but with existing lower density residential land uses. In terms of opportunities for townhouse infill development on R-2 parcels, there are 22 infill opportunity parcels greater than 0.3 acres – the size needed to support the townhouse prototype.

The infill opportunities in Florence-Firestone are located predominantly within the three ½ mile TOD zones that surround the three Metro Blue Line stations. The two northerly station areas, Florence and Slauson, hold the majority of opportunity parcels, and to lesser extent the Firestone station:

1. *Northeast corner of Firestone and South Ave.* – Three commercially-zoned (C-3) opportunity parcels that total .537 acres could support a small mixed use project on the corner of a Metro station. The current land uses of the three parcels are: auto repair shop, parking lot, and vacant lot. The aerial photo suggests that this cluster of parcels is highly underutilized (over 50% vacant).

2. *Northwest corner of Firestone and Graham.* – Within ¼ mile south of the station, along Graham Ave., a series of 10 opportunity parcels lie adjacent to one another. The four immediately south of the station total 3.4 acres and have C-1,2, and C-M zoning. Parking lots, a car wash and warehouses appear to be the current land uses. The two southerly parcels are under common ownership.

3. *Southeast corner of Florence and Compton* – At this corner of the Blue Line station there are a total of 16 parcels with C-3 and R-4 zoning that total 2.4 acres. Nearly 25% of the area is covered by parking lots with the remainder 1 and 2 unit homes. While the residential portion of this site would be difficult for redevelopment, the 4 adjacent parcels that are the most south-west are parking lots and 3 of the 4 are under common ownership.

4. *Southwest corner of Slauson and Long Beach* – A large 6.5 acre, C-3 zoned parcel appears to be highly underutilized. The 85% of the lot appears to be use for parking.

Figure 10. Infill opportunities northeast of Florence Ave. and South Ave.

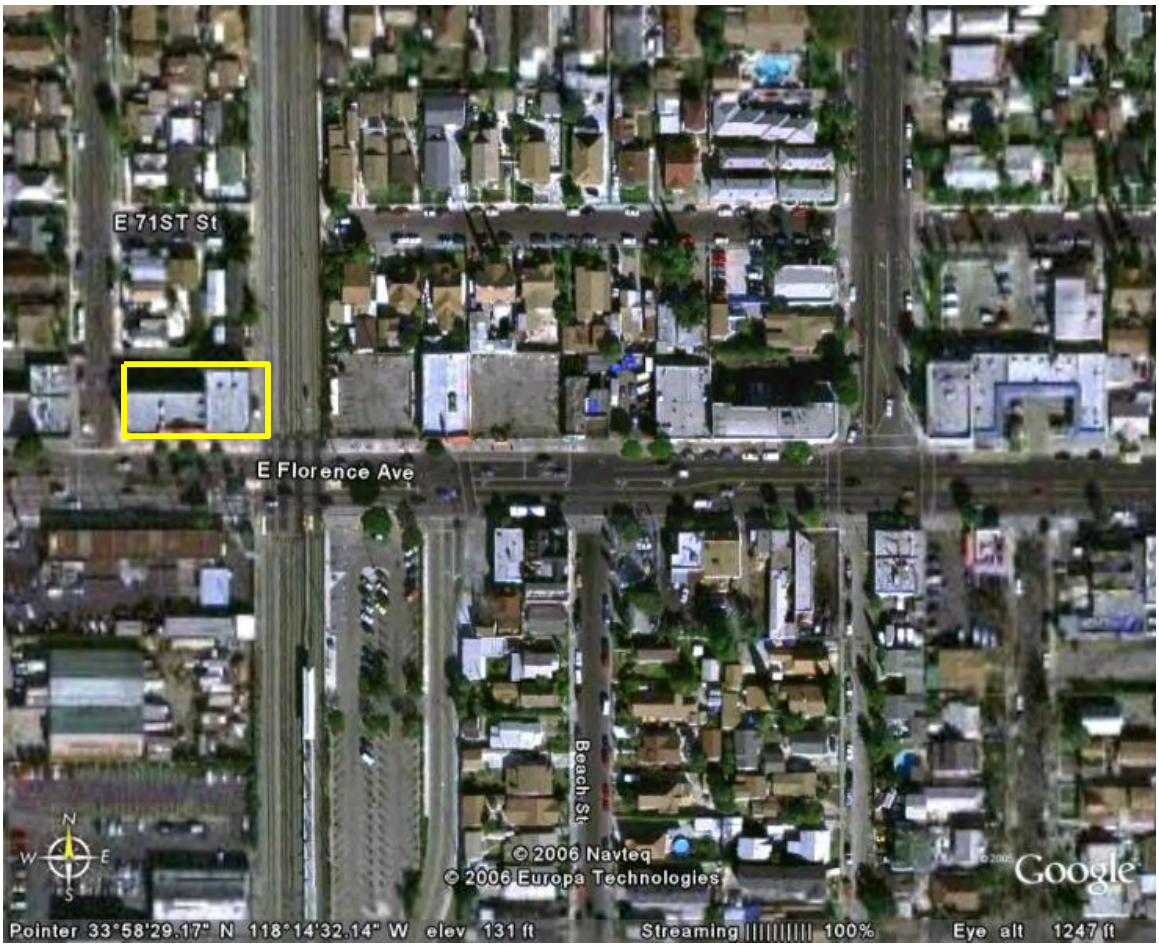

E 71ST St
E Florence Ave
Beach St
© 2006 Navteq
© 2006 Europa Technologies
Google
Pointer 33°58'29.17" N 118°14'32.14" W elev 131 ft
Streaming 100%
Eye alt 1247 ft

Figure 11. Infill opportunities northwest of Firestone and Graham

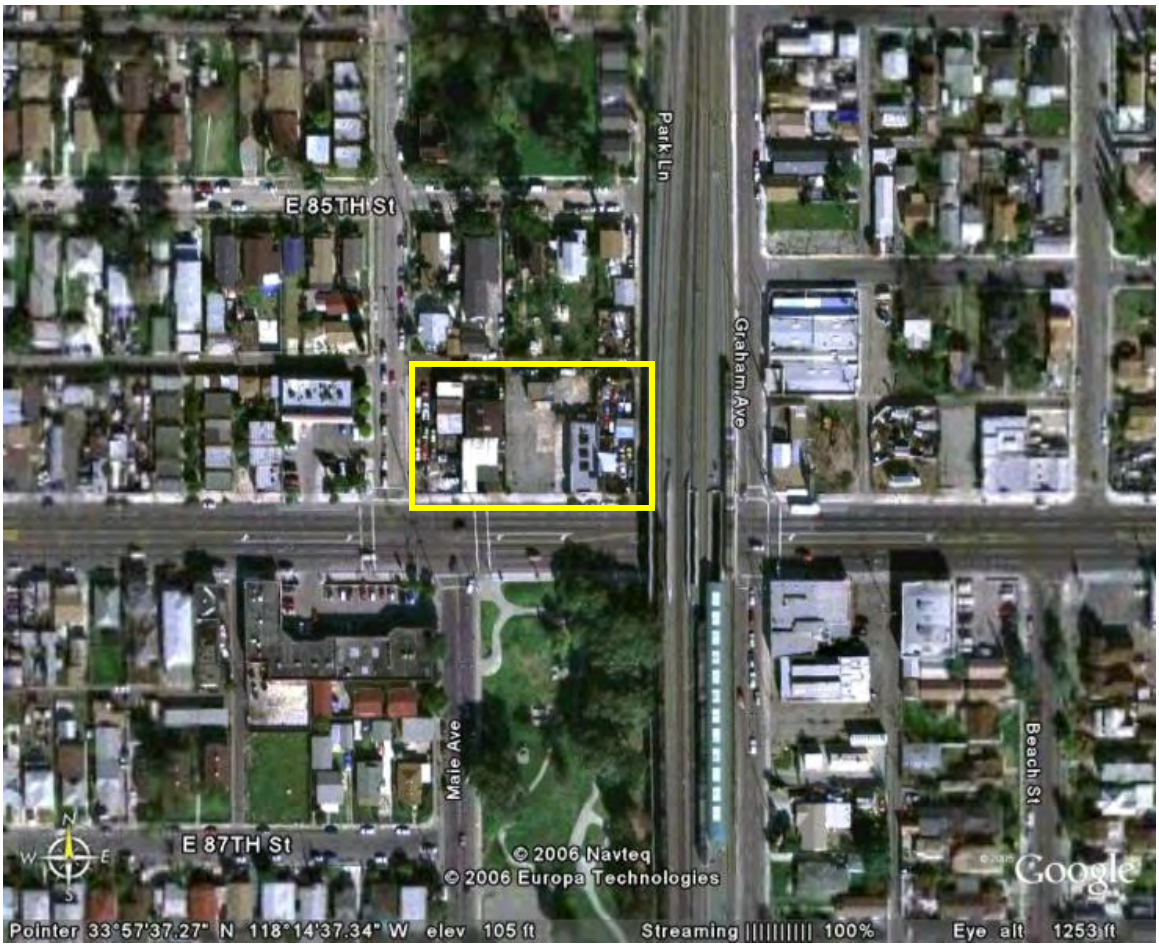


Figure 12. Infill opportunities southeast of Florence Ave. and Compton

Figure 13. Infill opportunities southwest of Florence Ave. and South Ave.

Figure 14. Infill opportunities southwest of Slauson and Long Beach

3.4.3. La Crescenta – Montrose Infill Opportunities

La Crescenta - Montrose is unique among the five study areas in that it is relatively affluent and is surrounded by expensive hillside housing and high paying employment centers. While this may seemingly be an environment with strong potential for infill development, the study shows that the infill opportunities are limited to the commercial strip along Foothill Boulevard.

Most of the infill opportunities in La Crescenta - Montrose are located on commercially- zoned land. Only seven parcels zoned R-2 are identified as having infill potential, and all but two are less than 0.3 acres in size - the minimum size needed for the townhouse prototype. There are no parcels zoned R-3 or R-4 parcels with infill potential in La Crescenta-Montrose.

Most of the commercial infill opportunity parcels are located along Foothill Boulevard, with the majority of parcels, approximately 90, being below the necessary 0.66 acre size for the mixed-use prototypes. There are seven parcels that can accommodate the small and large mixed-use prototypes without land assembly. The smaller parcels, however, are in clusters of three or more, suggesting opportunities for parcel assembly. [see opportunity parcel size charts and Level 2 Opportunity Parcel Map in Appendix H]

The following are infill opportunities along Foothill Blvd.:

1. *South of Foothill Blvd., between Pennsylvania and Cloud St.* – Along this stretch there is a three parcel cluster totaling 0.95 acres on the western edge and a large 2.4 acre parcel on the eastern edge. The parcels are zoned C-1 and appear to be underutilized, with less than 50% building coverage.

2. *North of Foothill Blvd., between Raymond and Rosemont* – A large 2.53 acre parcel zoned C-2-BE is occupied by a large grocery store and parking lot.

3. *South of Foothill Blvd., between Raymond and Rosemont* – This entire block has infill potential; however, the parcels in this area are under 0.3 acres in size, making parcel assembly necessary. From the aerial photo, these parcels appear underutilized, with a mix of vacant and partially covered lots backed by lower density residential.

Figure 15. Infill opportunities south of Foothill Blvd., between, Pennsylvania and Cloud

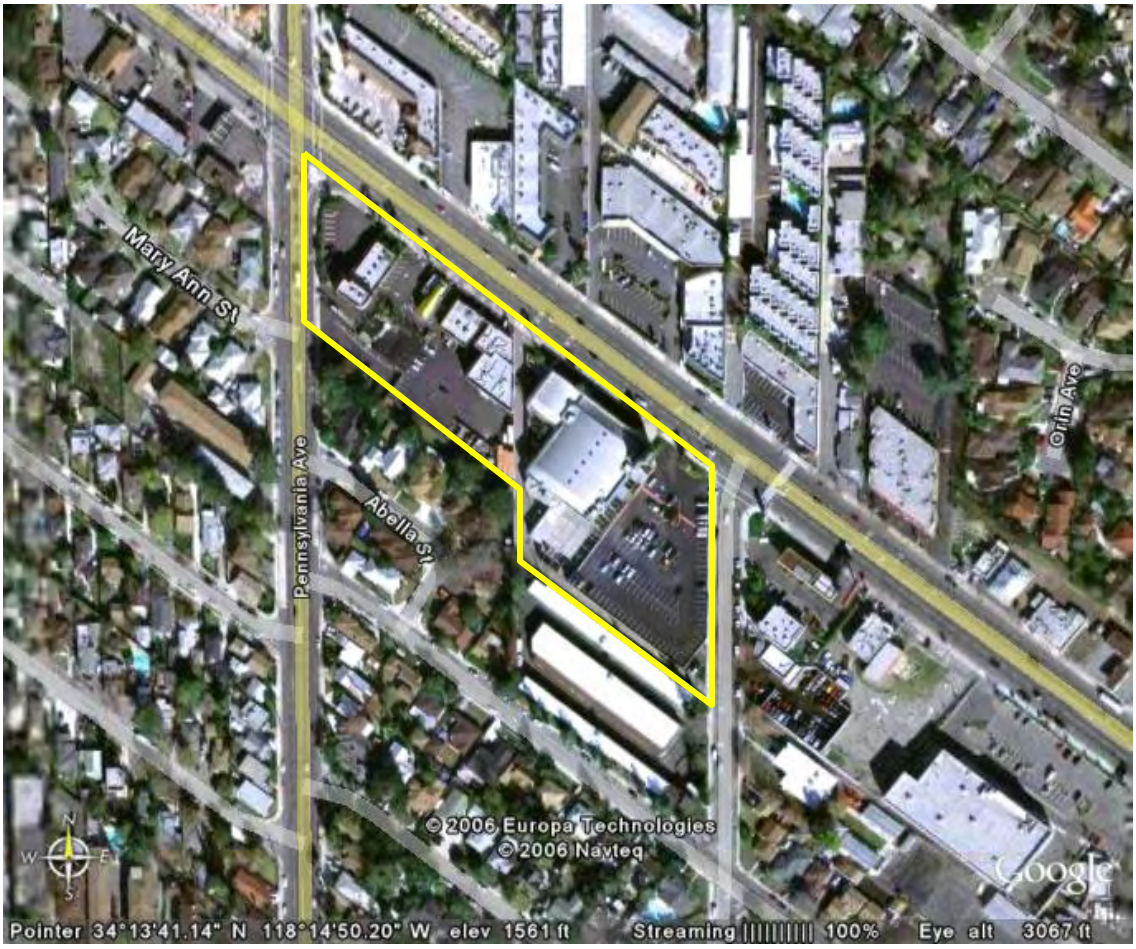


Figure 16. Infill opportunities along Foothill Blvd., between Raymond and Rosemont

3.4.4. Lennox Infill Opportunities

The Lennox area carries with it some recent history in regards to infill policy. The Hawthorne Green Line TOD was established to promote infill within ½ mile of the Metro Green Line Hawthorne station. However, the Lennox real estate market poses a significant barrier to infill development, even with existing infill policies. The area is predominantly a neighborhood of renters with low median incomes, and located in proximity to LAX.

The most promising infill potential rests on commercially zoned parcels; however, most require assembly in order to make infill projects feasible. In addition, there are limited infill opportunities on parcels zoned R-2 and R-3. [see opportunity parcel size charts in Appendix H]

The majority of infill opportunity parcels that are commercially-zoned are located in close proximity to one another, along Hawthorne and Inglewood Boulevards, with sizes well under 0.6 acres- the minimum size needed to support the small mixed-use prototype. Only five parcels identified are large enough in size to support such a project without assembly. However, there are over 90 smaller commercially zoned parcels located in proximity to one another, indicating that there are opportunities for assembly.

Of particular interest are the ten parcels zoned R-3 located within the commercial opportunities along Hawthorne Blvd., south of Lennox Ave. However, all of these parcels are less than the 0.6 acres needed to support the small mixed-use prototype, and will require parcel assembly along Hawthorne Blvd. These parcels pose the opportunity for both small and large mixed-use prototypes, but also indicate the need to facilitate parcel assembly.

There are approximately 30 parcels zoned R-2 with sizes greater than 0.34 acres scattered throughout the study area that could support the townhouse prototype without assembly. As most of these lots are longer than the average 50'x 150' R-2 lots typical of the townhouse projects, the units could be designed as rowhouses, with a driveway running the length of the property.

The following are infill opportunities in Lennox in mostly commercially zoned areas:

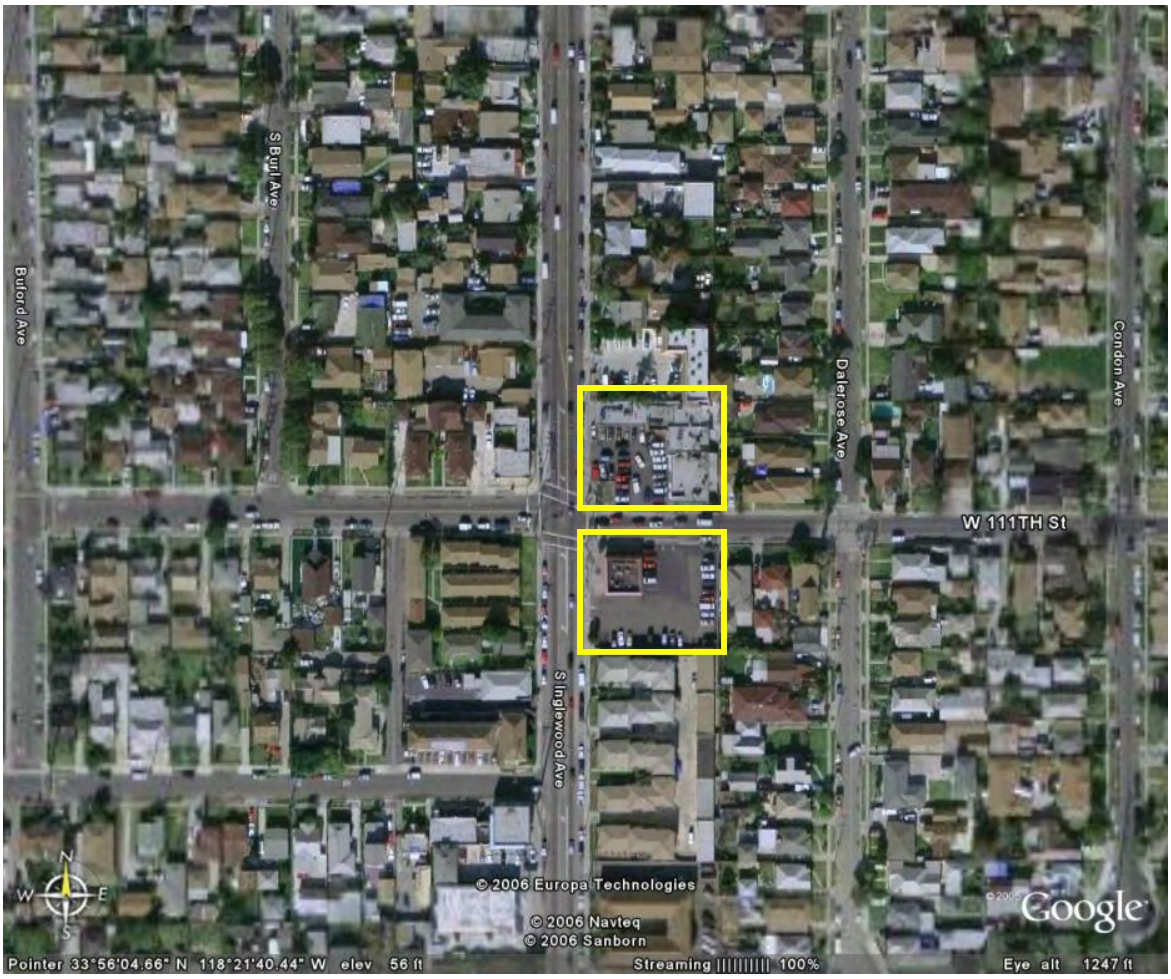
1. *Southwest corner of Lennox and Hawthorne* – This two acre parcel zoned C-2 appears to be underutilized, as a majority of the site appears to be used for parking. As this parcel is located on a busy intersection between two major commercial corridors, there is an opportunity to support the large mixed-use prototype.

2. *Southeast corner of Lennox and Hawthorne* - A cluster of ten parcels totaling 2.47 acres with C-2 and R-3-P zoning lies in the middle of this busy intersection. The land use make-up on these parcels appears to be a mix of vacant, commercial, parking and automobile uses. The area appears to be highly underutilized, with approximately 80% of the parcels being used for parking.

3. *Northeast and southeast corners of Inglewood and 111th* – These two C-2 zoned parcels are 0.44 and 0.38 acres, respectively, and show significant under-utilization. Nearly 75% of the two parcels are used for parking.

Figure 17. Infill opportunities at Lennox and Hawthorne

Figure 18. Infill opportunities northeast and southeast of Inglewood and 111th



3.4.5. South Whittier-Sunshine Acres Infill Opportunities

Similar to the other study areas, the greatest number of opportunity parcels in South Whittier-Sunshine Acres are commercially-zoned – a total of 153 such opportunity parcels. However, the majority of the parcels are smaller than the sizes needed for the small mixed-use prototype. Only 26 parcels meet or exceed the 0.6 acre threshold for the small mixed-use prototype, without parcel assembly— 10 of which would support the large mixed-use prototype.

Infill opportunities in residential zones are very limited. Townhouse potential on R-2 parcels exists on only nine parcels; however, all of these do not require assembly, as they are greater than 0.3 acres in size. On parcels zoned R-3 – parcels that would support the small multifamily prototype – only seven opportunities exist, three of which are of adequate size. There are no infill opportunities on parcels zoned R-4.

The infill opportunities in South Whittier-Sunshine Acres are located in clusters around the major intersections.:

1. *Northeast corner of Leffingwell and Valley View Ave.* – A cluster of four parcels totaling 1.5 acres with C-3 zoning. The site appears to be highly utilized with multifamily residential.

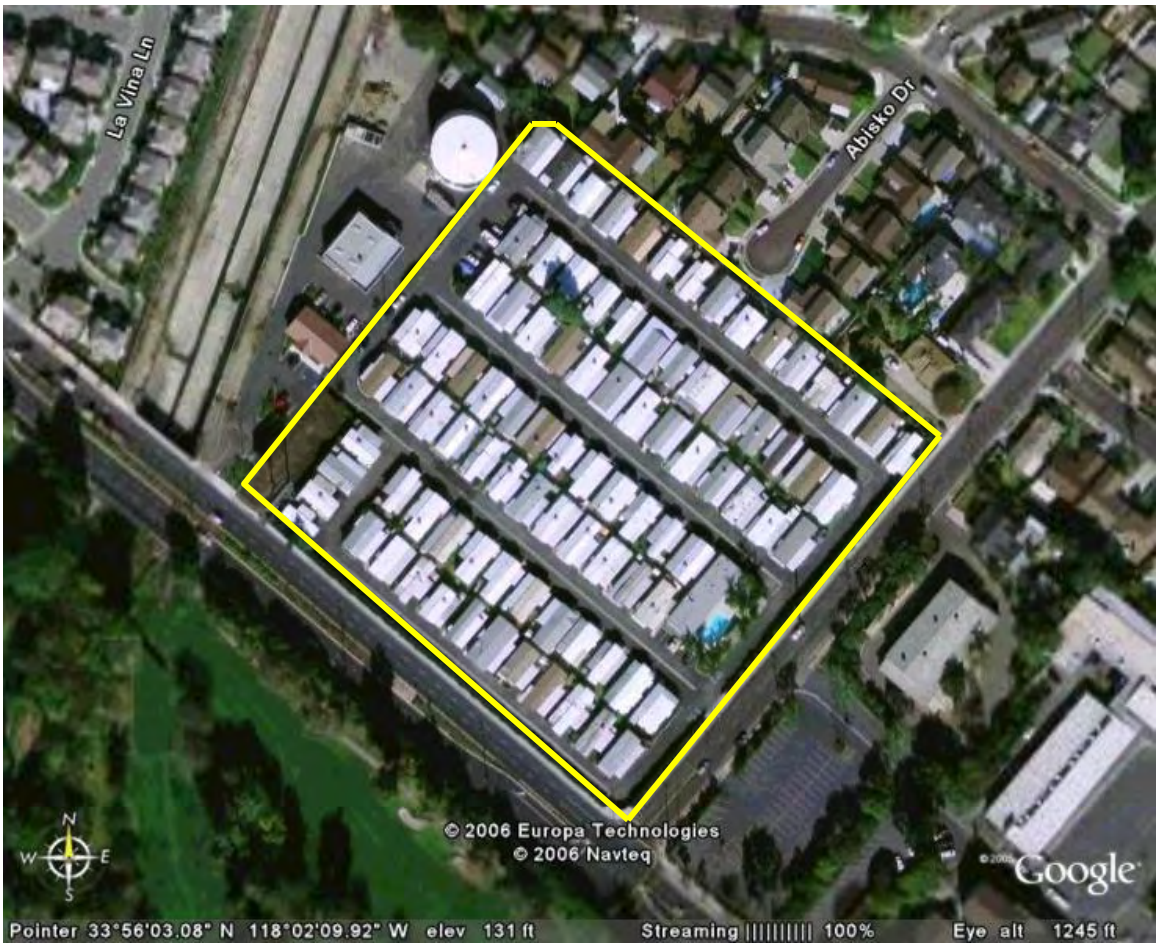
2. *South corner of Mills and Mulberry* - A cluster of five parcels totaling 6.15 acres with C-1 and C-H zoning. The land uses on the parcels are identified as a parking lot, supermarket, and several one-story retail stores. The site appears to be highly underutilized with over 80% of the lot used for parking.

3. *Northwest corner of Telegraph and Victoria* – A cluster of three parcels totaling seven acres have C-3 zoning. The two larger parcels are mobile-home parks - the smaller is vacant. The site appears to be highly utilized, with the exception of the vacant parcel.

Figure 19. Infill opportunities at the northeast corner of Leffingwell and Valley View

Figure 20. Infill opportunities at the south corner of Mills and Mulberry

Figure 21. Infill opportunities at the northwest corner of Telegraph and Victoria



4. Financial Feasibility and Policy Analysis

The five study areas in unincorporated Los Angeles County represent challenging real estate and rental markets for infill development. Significant financial "gaps" for infill development appear under existing zoning regulations for for-sale and for rental infill prototypes.

The analysis reveals gaps in financial feasibility for for-sale projects, ranging from 12% and 45% of the total project costs, depending on the prototype and study area – enough to deter developers and potential investors from infill development opportunities. The analysis shows financial infeasibility to be the greatest in areas with the lowest real estate values and rents – namely Lennox and South Whittier-Sunshine Acres. However, even in affluent real estate areas, such as La Crescenta - Montrose, higher prices are offset by increased land costs, which can create similar financial feasibility gaps.

The analysis reveals that the for-sale large mixed-use prototype consistently has the lowest financial feasibility gap, followed by the for-sale small mixed-use prototype. Under current zoning, the for-sale small mixed-use prototype struggles from low unit counts relative to high land costs, making economies of scale unobtainable. For the same reason, the for-sale small multifamily prototype, built in R-3 zones, show the greatest financial gaps.

The analysis also reveals gaps in financial feasibility for rental infill projects, ranging from 20% to 130% of the annual Net Operating Income (NOI). These rather significant gaps indicate that rental projects are much more challenging than their for-sale counterparts, and illustrate the barrier to market-rate rental development in Los Angeles County.[10] As evidence to the analysis findings, nearly all the rental projects recently built and approved in Los Angeles County are not market-rate, but rather affordable subsidized projects. Until there is a prolonged upward pressure on rents and a downward pressure on land values, the latter of which is not conceivable in the short term, new rental projects will only survive with public subsidies.

The analysis also makes the following findings with respect to the impact of parking reductions and density bonuses on improving the financial feasibility of the infill prototypes:

- **Finding #1: Parking reductions and density bonuses, alone, do not significantly contribute to the financial feasibility of all-residential for-sale and rental infill prototypes.**

  For example, even doubling the density from 30 to 60 units/acre for the small multifamily prototypes, produces a significant feasibility gap in East Los Angeles. Parking reductions show similar results.

  The one exception to this finding is that density bonuses do contribute to the financial feasibility of the townhouse prototype on R-2 parcels. Providing a density bonus of 75%-100% on R-2 parcels would encourage townhouse development across all study areas.

[10] This is supported by many developers who have indicated their unwillingness to build market-rate rental projects because they are financial infeasible.

- **Finding #2: Parking reductions and density bonuses can be effective in commercially zoned infill opportunity parcels, where there are opportunities for mixed-use development.**

  The analyses show that for the small mixed-use prototype, a 100% density bonus in commercial zones, from 30 units/acre to 60 units/acre, could reduce the financial feasibility gap to zero in most of the five study areas. A 25% parking reduction (from 2 spaces/2bdr unit to 1.5 spaces/ 2bdr unit) yields almost a 50% reduction in the financial feasibility gap; a 50% parking reduction (down to 0.5 spaces/ 2bdr unit) yields up to a 75% reduction in the feasibility gap.

- **Finding #3: Density bonuses only contribute to the financial feasibility of infill projects when they can achieve economies of scale; by comparison, parking reductions have a greater and more direct impact on contributing to the financial feasibility of infill projects.**

  Modest density bonuses, alone, do not significantly contribute to the financial feasibility of an infill project. Because density bonuses add additional construction costs in additional to increasing NOI, it is only when economies of scale are achieved that density bonuses are effective. Parking reductions, on the other hand, reduce construction costs and show direct and greater reductions to the financial gap. These trends generally hold true for both for-sale and rental infill prototypes.

  The analyses of the five study areas shows that density bonuses of 50% or more have the most impact in contributing to the financial feasibility of an infill project, as project costs start to decrease and NOI continues to increase. Any density bonus less than 50% of the current existing zoning allowances creates only marginal and insufficient reductions to financial feasibility gaps.

- **Finding #4: In general, 50 unit projects are the threshold for infill projects to be financially feasible.**

  There is a disconnect between the sizes of infill lots potentially available for development and the density allowed under current zoning. The analysis shows that density bonuses that produce 50 unit projects generally help contribute to the financial feasibility of the infill project. Based on interviews with local developers, there is an unwillingness among developers and lenders to develop infill projects with lot sizes under 29,000 sq ft (0.66 acres) - the minimum size needed to generate 50 units under current zoning.[11]

- **Finding #5: Market-rate rental projects are not financially feasible, even with significant policy adjustments.**

  The combination of relatively high land costs and low rents make rental projects very difficult to make financially feasible. The results of the analysis show that even significant density bonuses and parking reductions are not enough to produce financially viable rental projects. Until rental prices increase to levels that are competitive with land prices, rental developments will only be achievable with public subsidies.

[11] Interviews with Olson Development Co., AMCAL, Century Housing, River Bank Development, Comstock Homes, and The Phoenix Group.

The one exception to this is the potential for market-rate rental developments in La Crescenta – Montrose, which has market-rate rents sufficiently high enough to make projects pencil. However, these development would still require significant regulatory incentives, such as major density bonuses and parking reductions.

- **Finding #6: Density bonuses and parking reductions in the County's existing infill policies are not effective enough to catalyze infill development.**

  The TODs allow for density bonuses that are well below the amounts needed to encourage infill. Lot consolidation density bonuses are also provided, but only up to 15%. Furthermore, these density bonuses seem to be targeted to R-3 zones – areas with minimal infill opportunities. Altogether, these policies do not meet the necessary 50% to 100% density bonus requirements that this analysis comes to conclude.

  The East Los Angeles Community Standards District, which offers density bonuses for infill development and lot consolidation, up to 15% in R-3 zones, provides only minimal incentives and is likely to not significantly encourage infill development. Infill development can be catalyzed by granting density bonuses of 75% in R-2 zones and 50% in commercial zones. Furthermore, linking the density bonus in commercial zones with a 50% reduction in parking requirements would significantly reduce the financial gap to near zero.

5. Policy Recommendations

Based on the Infill Opportunities Analysis and the Financial Feasibility and Policy Analysis of infill prototypes in the five study areas, the study recommends the following policies to promote infill development in the unincorporated areas of Los Angeles County:

- Encourage the development of rental infill housing by providing more resources and incentives for affordable and mixed-income rental housing developments. As the results of the study show, regulatory incentives, alone, are not enough to encourage market-rate rental infill developments because they do not significantly contribute to making infill rental projects financially feasible. Most likely, the non-profit sector and other developers willing to accept a lower profit margin are the only developers who are currently, and will continue to address, the demand for rental housing.

- Target infill policies, including a combination of parking reductions and density bonuses, in C-2, C-3, and C-M zones for the small mixed-use prototype, which is the most likely prototype to encourage infill development.

    - Based on the analyses, a 50% infill density bonus in conjunction with a 50% parking reduction could catalyze infill development on commercially-zoned parcels; in other words, increasing density from 30 units/acre to 45 units/acre, and decreasing parking from 2 spaces/unit to 1 space/unit. However, certain areas, such as Lennox, South Whittier-Sunshine Acres and Florence- Firestone, will require density bonuses of at least 100% in order to be effective.

- Allow residential uses in commercial zones by-right, which will help facilitate mixed-use infill development.

- Target infill density bonuses, between 75% and 100%, on R-2 parcels to encourage infill townhouse development. While the number of adequate size R-2 zoned parcels is limited, there are many opportunities for parcel assembly.

- Grant density bonuses for infill development in conjunction with parking reductions, when appropriate, and with modifications to development standards, such as height increases.

- In the short term, and particularly in East Los Angeles, focus less on infill policies for all residential projects on parcels zoned R-3 and R-4. The analysis shows that there are a limited number of infill opportunity parcels, and the impact of policy adjustments on financial feasibility is limited, as well.

- Restructure the East Los Angeles Community Standards District to allow for density bonuses for infill and lot consolidation of 75% in R-2 zones and 50% in commercial zones.

  Restructure the Blue Line and Green Line TODs to allow for greater density bonuses for infill development and lot consolidation, and parking reductions than currently allowed.

- Green Line TOD
    1. Include 50% parking reductions for residential and mixed-use developments.
    2. Provide a by-right density bonus for infill development of 100% in commercial zones.
    3. Add flexibility to mixed-use projects by changing the requirement for 100% commercial space on the ground floor in C-2, C-3 zones. This requirement prohibits projects from meeting requisite residential unit counts.

- The Blue Line TOD
    1. The existing parking reduction of up to 40-60% is sufficient, but should be directed to all zones.
    2. Same as 2 and 3 above in Green Line

6. Appendices

Appendix A: GeoScreening Background, Data Set-Up and Infill Opportunity Site Selection Determinants

GeoScreening Overview:

Through the integration of parcel, zoning and Assessor datasets, Solimar is able to construct specified fields that can be used for the identification of infill opportunity sites. These sites can be for placing residential, mixed-use or park uses, in addition to others. A detailed query can be performed to identify the most underutilized parcels. The fields developed to identify a parcel's infill characteristics fall into two categories of primary and secondary fields.

Primary Fields:

The primary fields are derived mainly from the parcel and zoning datasets. For this reason, they are less likely to contain errors than the secondary datasets, which are primarily derived from Assessor data. The primary fields can be used to identify parcels by size and zoning characteristics. These fields specifically identify how closely a parcel is built out compared to what its zoning allows.

Size (Square Feet and Acres) – Calculated in the GIS on the vector parcel dataset using the Xtools extension.

Zoning General (R-1, R-2, R-3, R-4, C, M) – Identifies primary zoning type associated with parcel, and focuses screen on Residential, Commercial or Industrial zoned parcels.

Zoning Specific – A coding that often follows the general zoning for a given parcel. Identifies specific restrictions associated with the zoning type.

Density – Listed as units per acre. Listed by a local planner who associates density with each specific zoning code that allows for residential development.

Maximum Allowed Units – Calculated by multiplying *Density* by *Size* (Acres). A round-down is forced so that all values are in whole numbers. Example: a value of 2.8 would result in a *Maximum Allowed Units* of 2.

Existing Residential Units (Derived from Assessor data) – The current number of residential units on a given parcel. Totaled by adding all 'Building Records' in the Assessor property record. Parcels with land uses of 'Hotel/Motel' or 'Hospitals' are queried and have values manually set to 0. (These land uses tend to be dropped in the screening process, which leads to a better identification of total existing units when summed up for a given region.)

Built Capacity – A ratio that identifies the current build-out of a given parcel. Calculated by dividing *Existing Residential Units* by the *Maximum Allowed Units*. Values commonly used for screens are less than 75% and less than 50%.

Remaining Capacity – The number of units that can still be built on a given parcel under the current zoning. Calculated by subtracting *Existing Residential Units* from *Maximum Allowed Units*.

Adjacency of Parcels (Assemblage) – Screen for the potential of merging parcels. Currently only capable through manual selection in the GIS.

Secondary Fields:

The secondary fields are derived entirely from Assessor data. Due to the complexity, size and method of Assessor data updates, the Assessor data for a given region will never be completely accurate. Our experience after many years of working with this data is that it is generally 85 – 90% correct, which is sufficient for the large area screening for which the GeoScreening is intended. These are separated from the above screening fields, which are generally close to 100% correct.

Investment Index – A ratio of improvement value of a parcel to its land value. The higher the ratio the greater the investment, which has been made to improve the parcel. Due to the enactment of Proposition 13 in California, the absolute values of improvement and land values can greatly differ on similar parcels. A value of 0.9 or less is commonly identified as ripe for redevelopment. A value of 2 or greater is not likely a good candidate for redevelopment.

-'0' Land value – When utilizing the Investment Index field, it is important that a value of '0' can result from two different conditions: 1. The improvement value is '0', which is the ideal situation as this generally means that the property is vacant. 2. The land value is '0', which often means that the parcel is publicly-owned, either by local, state or federal government.

Year Built – Derived from the first building record in a property record for a given parcel. For the use of identifying infill potential, all parcels with a *Year Built* of 1990 or more recent are dropped.

Land Use Category – Based on the more detailed Assessor land use code, identifies the current land use of a parcel. The following categories are often dropped from screens looking to identify residential infill opportunities: Utility/Municipality and Institutional.

Owner – Taken directly from Assessor data. Not necessarily used as a screen, but used after the screening process to see whether a given parcel is private or publicly owned.

Property Exemption – Parcels that claim the standard $7,000 property exemption can assumed to be owner-occupied units. This is helpful in gauging owner-occupied levels in given communities.

Data Set-Up:

As mentioned above, the datasets used for Infill Opportunity site selection are the Assessor GIS-based parcel dataset, the Assessor property information database, and the planning departments' GIS-based zoning dataset. These datasets were integrated for all of the County areas being studied. One issue that occurred during selection of the dataset was that some parcels straddled the boundaries of the County unincorporated study areas. In selecting the one to add to the analysis, it was decided to select all parcels with geographic centers within the study area boundary. This served as an objective way to include parcels that, for the most part, had at least

50% of their area within the study area. Once the parcels were set up, it was possible to begin the selection of Infill Opportunity Sites.

Infill Opportunity Site Selection:

Working closely with DRP planners, specific screens were set up to identify Infill Opportunity Sites. As there are different types of opportunities, separate mutually exclusive screens were set up, as well as further refined screens of the parcels with medium and high density zoning. The first step was to screen parcels with opportunities into three classes of Single Family (Lower Density), Second Unit Opportunities and Medium and High Density Opportunities. The latter is the central focus of this report. It was the decided to further refine the screening of the Medium and High Density Opportunities in order to identify the most likely areas where infill development might occur. This screen is referred to as the Level 2 Opportunities screen.

Following is a detailed breakdown and description of the screens applied:

Single Family (Low Density)
R1, A1 (R-A, A-2) – By-Right Development

1. Remove parcels smaller than 1,500 sq/ft
2. Built Capacity less than or equal to 50%
3. Remove parcels with Remaining Capacity less than 1 unit
4. Remove parcels with following land use categories: Res Condo, Utility/Munici, Institutional

Second Units
R1, A1 (R-A, A-2) Second Units

1. Remove parcels smaller than 5,000 sq/ft
2. Remove parcels with Existing Res Units > 1
3. Remove parcels with Remaining Capacity greater than 0

Level 1: Medium and High Density Parcels
R2 (R-2-P), R3 (R-3-P, R-3-DP), R4 (R-4-DP), Commercial

1. Remove parcels smaller than 1,500 sq/ft
2. Remove parcels with Built Capacity greater than 75%
3. Remove parcels with Remaining Capacity less than 1 unit
4. Remove parcels developed from 1990 to present
5. Remove parcels with following land use categories: Res Condo; Utility/Munici; Institutional

Level 2: Medium and High Density Parcels
(Further refinement of the Level 1 screen)

1. Drop parcels smaller than 5,000 sq/ft
2. Drop parcels with Built Capacity greater than 50%
3. Drop parcels with Improvement Ratio of 2 and greater

Drop parcels with Remaining Capacity less than 3

Appendix B: Study Areas Statistics Matrix

The following matrix provides various breakdowns for each of the study areas. This includes area, associated regions and Infill Opportunity numbers.

The Level 1 and Level 2 Medium and High Density Infill Opportunity Screens have been separated out into residential and commercially-zoned parcels.

STUDY AREA	SUPDIST	SCAG Subregion	ACRES	2% Area Acres	SEA Acres	L1 -MH Res	L1 - Comm	L2 -MH Res	L2 - Comm	Low By-Right	2nd Units
ALONDRA PARK	SECOND	Gateway Cities	731.4	230	0	93	404	7	393	88	1,391
ALTADENA	FIFTH	San Gabriel Valley	5,603.8	0	0	827	2,855	274	2,069	3,566	10,382
AVOCADO HEIGHTS	FIRST	San Gabriel Valley	1,593.0	1,593	0	0	1,534	0	1,007	1,006	2,462
BANDINI ISLANDS	FIRST	Gateway Cities	30.7	31	0	0	0	0	0	0	0
CERRITOS ISLANDS	FOURTH	Gateway Cities	41.9	9	0	10	0	10	0	6	51
CHARTER OAK	FIFTH	San Gabriel Valley	654.0	0	0	76	1,036	45	835	208	1,605
COVINA ISLANDS	FIFTH	San Gabriel Valley	842.4	12	0	0	119	0	116	161	3,273
DEL AIRE	SECOND	Gateway Cities	653.5	177	0	1	262	0	213	15	2,524
EAST AZUSA	FIFTH	San Gabriel Valley	356.2	23	37	0	0	0	0	192	126
EAST COMPTON	SECOND	Gateway Cities	528.0	446	0	158	460	74	269	77	1,504
EAST IRWINDALE	FIFTH	San Gabriel Valley	950.3	0	0	29	243	24	213	161	3,618
EAST LOS ANGELES	***FIRST***	***Gateway Cities***	***4,762.3***	***4,604***	***0***	***4,137***	***7,597***	***799***	***5,433***	***171***	***878***
EAST PASADENA - EAST SAN GABRIEL	FIFTH	San Gabriel Valley	2,256.7	360	0	198	1,620	93	1,246	1,302	5,352
EAST SAN DIMAS	FIFTH	San Gabriel Valley	135.0	0	0	0	57	0	25	91	372
FLORENCE - FIRESTONE	***SECOND***	***Gateway Cities***	***2,273.5***	***2,199***	***0***	***3,585***	***6,094***	***1,809***	***4,222***	***4***	***54***
FRANKLIN CANYON	THIRD	Westside Cities	111.9	0	0	0	0	0	0	81	52
GLENDORA ISLANDS	FIFTH	San Gabriel Valley	251.2	0	0	0	0	0	0	4	2
HACIENDA HEIGHTS	FOURTH	San Gabriel Valley	7,589.7	1,128	153	163	6,746	154	4,024	2,421	11,455
HAWTHORNE ISLAND	SECOND	Gateway Cities	75.7	33	0	269	19	18	3	0	0
KAGEL CANYON	FIFTH	North Los Angeles County	645.8	0	0	0	13	0	12	3,350	58
KINNELOA MESA	FIFTH	San Gabriel Valley	1,042.3	0	0	0	0	0	0	385	439
LA CRESCENTA - MONTROSE	***FIFTH***	***Arroyo Verdugo***	***2,208.4***	***0***	***0***	***209***	***1,217***	***56***	***854***	***408***	***4,408***
LA HABRA HEIGHTS ISLANDS	FOURTH	Gateway Cities	103.7	0	0	0	0	0	0	22	225
LA RAMBLA	FOURTH	City of Los Angeles	134.7	0	0	74	427	15	229	76	90
LADERA HEIGHTS / VIEWPARK - WINDSOR HILLS	SECOND	Westside Cities	3,077.8	110	0	520	1,929	169	1,423	8,072	4,571
LENNOX	***SECOND***	***Gateway Cities***	***704.9***	***296***	***0***	***923***	***509***	***226***	***411***	***3***	***31***

LONG BEACH ISLAND	FOURTH	Gateway Cities	94.7	62	0	0	175	0	175	0	429
LOPEZ CANYON	FIFTH	City of Los Angeles	806.9	0	0	0	230	0	228	188	1
LYNWOOD ISLAND	SECOND	Gateway Cities	83.4	0	0	0	0	0	0	0	0
NORTH CLAREMONT	FIFTH	San Gabriel Valley	549.1	0	2	0	0	0	0	369	36
NORTH POMONA	FIRST	San Gabriel Valley	32.8	0	0	0	0	0	0	4	69
NORTH WHITTIER	FOURTH	Gateway Cities	3,532.3	780	250	0	27	0	27	8,905	982
NORTHEAST LA VERNE	FIFTH	San Gabriel Valley	1,185.3	0	0	0	0	0	0	149	0
NORTHEAST SAN DIMAS	FIFTH	North Los Angeles County	55.2	0	13	0	0	0	0	20	0
OAT MOUNTAIN	FIFTH	City of Los Angeles	16,063.5	0	9,536	0	0	0	0	6,713	303
RANCHO DOMINGUEZ	SECOND	Gateway Cities	1,728.5	1,729	0	0	3,120	0	3,120	0	0
ROWLAND HEIGHTS	FOURTH	San Gabriel Valley	8,461.5	702	1,297	874	4,607	696	3,156	9,994	8,668
SAN PASQUAL	FIFTH	San Gabriel Valley	163.7	0	0	187	62	119	55	77	497
SOUTH DIAMOND BAR	FOURTH	San Gabriel Valley	3,557.1	0	2,528	0	0	0	0	3,466	2
SOUTH EL MONTE ISLAND	FIRST	San Gabriel Valley	2.5	3	0	0	0	0	0	0	0
SOUTH MONROVIA ISLANDS	FIFTH	San Gabriel Valley	1,084.1	93	0	8	396	0	309	1,129	3,642
SOUTH SAN GABRIEL	FIRST	San Gabriel Valley	968.3	9	101	70	363	31	258	1,014	1,360
SOUTH SAN JOSE HILLS	FIRST	San Gabriel Valley	965.4	300	0	0	976	0	917	178	3,072
SOUTH WALNUT	FIRST	San Gabriel Valley	96.9	97	0	0	0	0	0	0	0
SOUTH WHITTIER - SUNSHINE ACRES	***FOURTH***	***Gateway Cities***	***4,126.1***	***41***	***0***	***3,801***	***2,309***	***3,279***	***2,069***	***988***	***11,729***
SYLMAR ISLAND	FIFTH	North Los Angeles County	1,226.9	0	0	0	0	0	0	78	2
UNIVERSAL CITY	THIRD	City of Los Angeles	300.5	114	0	0	0	0	0	0	0
VALINDA	FIRST	San Gabriel Valley	1,299.4	30	0	4	598	0	515	430	3,902
W ATHENS – WESTMONT	SECOND	Gateway Cities	2,037.5	1,176	0	1,939	3,127	272	2,518	1,459	2,844
W RANCHO DOMINGUEZ - VICTORIA	SECOND	Gateway Cities	2,544.9	219	0	293	1,720	112	1,235	380	4,306
WALNUT ISLANDS	FIFTH	San Gabriel Valley	2,419.4	0	209	0	0	0	0	681	1,016
WALNUT PARK	FIRST	Gateway Cities	480.4	410	0	1,744	1,050	570	731	5	894
WEST CARSON	FOURTH	City of Los Angeles	1,643.8	1,175	8	2,674	1,968	2,347	1,612	246	2,446
WEST CHATSWORTH	FIFTH	City of Los Angeles	1,381.5	0	744	3	63	3	41	844	409
WEST CLAREMONT	FIFTH	San Gabriel Valley	781.2	0	0	0	0	0	0	1,414	308
WEST FOX HILLS	SECOND	Westside Cities	31.1	0	0	12	17	10	11	1	84
WEST LOS ANGELES (SAWTELLE VA)	THIRD	Westside Cities	577.9	353	0	4,853	0	4,853	0	0	0

WEST PUENTE VALLEY	FIRST	San Gabriel Valley	1,197.4	306	0	0	162	0	143	109	4,796
WEST SAN DIMAS	FIFTH	San Gabriel Valley	239.4	0	0	0	0	0	0	195	82
WEST WHITTIER - LOS NIETOS	FIRST	Gateway Cities	1,665.3	50	0	327	982	73	728	254	5,091
WESTFIELD	FOURTH	Gateway Cities	441.4	0	1	1,980	12	1,320	0	53	452
WHITTIER NARROWS	FIRST	San Gabriel Valley	2,249.5	676	1,297	75	230	43	227	118	264
WILLOWBROOK	SECOND	City of Los Angeles	1,074.7	921	0	969	954	405	583	302	670
		TOTAL	102,508.3	20,491	16,174	31,085	56,289	17,906	41,655	61,633	112,919
						Level 1 Total:	87,374	Level 2 Total	59,561		

Appendix C: Regional Infill Opportunity Statistics

The following charts provide the breakdowns of Infill Opportunity statistics by specific regional boundaries including: County Supervisorial Districts, SCAG Subregions, SCAG 2% Strategy Areas and DRP identified Significant Ecological Areas.

These rolled up number address the parcels that were later removed from the 5 Detail Study areas: East Los Angeles, Lennox, Florence-Firestone, LaCrescenta-Montrose, and South Whittier- Sunshine Acres. This represented a small amount of the total in the end, with fewer than a one hundred parcels removed.

It is also important to note that although in the earlier Infill Opportunity Matrix (Appendix B) each study area was associated with a given region, such as Superivsorial District or SCAG Subregion, most of the detailed study areas do not fall exactly within a given boundary. For example, a given study area may straddle the boundaries of two Supervisorial Districts. The following number split the parcels exactly by the region they fall within.

By Supervisorial District

Level 1:

District	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
FIFTH							
C	997	309.414	1537.962	638042.859	13518.70249	1038	7781
R-2	573	111.756	2584.486	37503.361	8495.468271	676	951
R-3	111	42.191	1586.902	111934.175	16559.0003	166	421
R-4	22	6.158	2458.959	44895.461	12196.62	109	188
Total	1703	469.519	1537.962	638042.859	12009.64438	1989	9341
FIRST							
C	3207	704.075	1602.961	710330.863	9563.211165	1539	19066
R-2	3414	545.546	2614.145	138626.453	6960.825321	3492	4409
R-3	1072	196.054	3166.365	1563432.6	7966.659262	1167	2751
R-4	489	68.9	1833.892	65611.289	6137.595174	780	2429
Total	8182	1514.57	1602.961	1563432.6	8063.4342	6978	28655

FOURTH							
C	510	427.862	1745.687	441628.599	36545.01507	168	12416
R-2	52	10.736	5000.905	76296.285	8991.601	40	123
R-3	112	250.941	4504.708	366001.242	97593.82282	273	2577
R-4	3	66.052	53161.122	2765356.04	959073.9687	0	3250
Total	677	755.591	1745.687	2765356.04	48616.32349	481	18366
SECOND							
C	1883	658.038	1558.412	2481882.69	15222.63741	2061	17923
R-2	4505	745.399	2622.044	97146.941	7207.162103	4767	6213
R-3	416	260.06	1567.28	2139439.75	27230.26051	375	3428
R-4							
Total	6804	1663.5	1558.412	2481882.69	10649.65901	7203	27564
THIRD							
C	1	0.416	18120.763	18120.763	18120.763	0	12
R-2							
R-3							
R-4	2	97.075	93004.413	4135582.43	2114293.423	0	4853
Total	3	97.491	18120.763	4135582.43	1415569.203	0	4865
All Districts							
C	6598	2099.81	1537.962	2481882.69	13862.93866	4806	57198
R-2	8544	1413.44	2584.486	138626.453	7205.991279	8975	11696
R-3	1711	749.246	1567.28	2139439.75	19074.57878	1981	9177
R-4	516	238.185	1833.892	4135582.43	20107.40006	889	10720
TOTAL	17369	4500.67	1537.962	4135582.43	11287.21754	16651	88791

Level 2:

District	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
FIFTH							

C	592	211.44	5001	638042.859	15557.76241	381	5692
R-2	60	19.725	8051.635	37503.361	14319.50988	65	247
R-3	32	18.884	5414.234	109744.361	25706.16866	19	259
R-4	11	3.206	6887.385	44895.461	12694.28527	25	131
Total	695	253.255	5001	638042.859	15872.80643	490	6329
FIRST							
C	1678	499.733	5000.318	710330.863	12972.53448	572	14384
R-2	139	42.697	7689.344	34423.89	13380.48362	97	571
R-3	238	84.321	5111.647	1563432.6	15432.62834	201	1301
R-4	339	51.838	5120.433	23060.883	6660.953799	485	1937
Total	2394	678.589	5000.318	1563432.6	12347.04635	1355	18193
FOURTH							
C	326	276.847	5025.163	441628.599	36992.17297	108	8035
R-2	6	3.782	11155.758	76296.285	27454.91017	4	57
R-3	57	158.373	5081.12	199144.215	121025.0846	34	1682
R-4	3	66.052	53161.122	2765356.04	959073.9687	0	3250
Total	392	505.054	5025.163	2765356.04	56122.01423	146	13024
SECOND							
C	994	509.092	5000.108	2481882.69	22310.36375	1348	14159
R-2	206	83.486	8101.839	97146.941	17654.57018	155	1182
R-3	132	195.773	5850.241	2139439.75	64604.05111	71	2984
R-4							
Total	1332	788.351	5000.108	2481882.69	25781.58992	1574	18325
THIRD							
C	1	0.416	18120.763	18120.763	18120.763	0	12
R-2							
R-3							
R-4	2	97.075	93004.413	4135582.43	2114293.423	0	4853
Total	3	97.491	18120.763	4135582.43	1415569.203	0	4865
All Districts							

C	3591	1497.53	5000.108	2481882.69	18165.46336	2409	42282
R-2	411	149.69	7689.344	97146.941	15865.27673	321	2057
R-3	459	457.351	5081.12	2139439.75	43402.45646	325	6226
R-4	355	218.171	5120.433	4135582.43	26770.44853	510	10171
TOTAL	4816	2322.74	5000.108	4135582.43	21008.73015	3565	60736

Lower Density:

District	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
FIRST	1947	1201.8	5426	2454335	26886	1496	4460
SECOND	1042	1469.8	5460	11060634	61445	688	10709
THIRD	25	136.2	16694	1904321	237358	14	307
FOURTH	1914	7914.7	5497	32266836	180127	1388	25803
FIFTH	3782	20630.9	5486	19006471	237621	2422	23006
Grand Total	8710	31353.4	5426	32266836	156803	6008	64285

Second Units:

District	Count
First	28,698
Second	20,425
Third	257
Fourth	32,324
Fifth	31,218
Grand Total	112,922

By SCAG Subregion

Level 1:

SCAG Sub Region ID	Name	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
6	North Los Angeles County							
C		4	0.533	2422.92	9812.089	5797.869	0	13
R-2								
R-3								
R-4								
Total		4	0.533	2422.92	9812.089	5797.869	0	13
8	City of Los Angeles							
C		988	178.282	1623.392	638042.859	7860.71926	826	4258
R-2		1893	299.869	2614.145	138626.453	6900.484296	1722	2572
R-3		33	7.47	4693.547	43767.847	9860.459455	12	50
R-4		42	7.973	1833.892	65611.289	8270.998857	116	260
Total		2956	493.594	1623.392	638042.859	7273.946047	2676	7140
10	Arroyo Verdugo							
C		156	44.546	1632.133	250996.805	12439.20338	49	1217
R-2		102	17.39	2584.486	14369.187	7424.981667	111	140
R-3		37	13.088	1586.902	109744.361	15411.94935	26	92
R-4								
Total		295	75.024	1586.902	250996.805	11078.32537	186	1449
11	San Gabriel Valley COG							
C		1456	785.064	1537.962	710330.863	23487.18458	1051	21807
R-2		512	103.377	2604.837	76296.285	8795.165131	614	901
R-3		155	104.841	4482.018	1563432.601	29464.69117	363	1309
R-4		24	8.726	2458.959	58704.742	15841.31267	109	264
Total		2147	1002.008	1537.962	1563432.601	20329.61525	2137	24281
12	Westside Cities							
C		139	67.106	1749.862	418625.921	21028.70707	8	1925

R-2		312	49.041	5526.334	16277.542	6846.904904	338	347
R-3		42	14.836	1901.322	87024.192	15385.26721	23	180
R-4		2	97.075	93004.413	4135582.433	2114293.423	0	4853
Total		495	228.058	1749.862	4135582.433	20068.67208	369	7305
13	South Bay Cities COG							
C		758	240.295	1725.197	388072.564	13810.07199	605	6223
R-2		2789	462.665	2629.996	97146.941	7225.476532	3070	3762
R-3		193	388.136	2954.211	2139439.746	87598.47982	285	4711
R-4								
Total		3740	1091.096	1725.197	2139439.746	12707.59231	3960	14696
14	Gateway Cities COG							
C		3097	783.979	1558.412	2481882.686	11026.54371	2267	21755
R-2		2936	481.095	2637.416	68578.372	7137.878632	3120	3974
R-3		1251	220.875	1567.28	339665.025	7690.848955	1272	2835
R-4		448	124.411	1990.932	2765356.042	12096.55833	664	5343
Total		7732	1610.36	1558.412	2765356.042	9072.235863	7323	33907
TOTAL								
C		6598	2099.805	1537.962	2481882.686	13862.93866	4806	57198
R-2		8544	1413.437	2584.486	138626.453	7205.991279	8975	11696
R-3		1711	749.246	1567.28	2139439.746	19074.57878	1981	9177
R-4		516	238.185	1833.892	4135582.433	20107.40006	889	10720
Total		17369	4500.673	1537.962	4135582.433	11287.21754	16651	88791

Level 2:

SCAG Sub Region ID	Name	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
6	North Los Angeles County							
C		3	0.477	5218.843	9812.089	6922.852	0	12
R-2								
R-3								
R-4								

Total		3	0.477	5218.843	9812.089	6922.852	0	12
8	City of Los Angeles							
C		381	105.863	5011.053	638042.859	12103.95533	342	2740
R-2		94	28.7	7689.344	42326.577	13301.15233	43	406
R-3		2	0.928	19843.824	20542.026	20192.925	1	7
R-4		31	5.367	5489.036	23060.883	7543.571645	49	202
Total		508	140.858	5011.053	638042.859	12079.03911	435	3355
10	Arroyo Verdugo							
C		97	30.629	5092.888	110059.132	13754.12682	20	854
R-2		8	2.073	8582.298	14369.187	11281.17675	7	26
R-3		6	5.828	13160.068	109744.361	42314.82617	3	53
R-4								
Total		111	38.53	5092.888	110059.132	15119.71777	30	933
11	San Gabriel Valley COG							
C		930	530.106	5001	710330.863	24829.19812	351	15115
R-2		55	19.978	8051.635	76296.285	15821.77429	58	259
R-3		57	70.397	5081.12	1563432.601	53801.02377	17	1013
R-4		13	5.774	6887.385	58704.742	19346.38477	25	207
Total		1055	626.255	5001	1563432.601	25857.35848	451	16594
12	Westside Cities							
C		80	49.05	5065.979	418175.594	26707.80589	5	1423
R-2		7	1.927	8101.839	16277.542	11994.91657	4	26
R-3		18	10.009	5850.241	87024.192	24219.71533	0	153
R-4		2	97.075	93004.413	4135582.433	2114293.423	0	4853
Total		107	158.061	5065.979	4135582.433	64347.01504	9	6455
13	South Bay Cities COG							
C		473	187.017	5005.413	388072.564	17223.74458	219	5165
R-2		102	39.616	8353.28	97146.941	16917.85343	81	549
R-3		99	298.602	5866.276	2139439.746	131381.0688	83	3897
R-4								
Total		674	525.235	5005.413	2139439.746	33945.36802	383	9611
14	Gateway Cities COG							

C		1627	594.386	5000.108	2481882.686	15913.36397	1472	16973
R-2		145	57.396	7690.645	68578.372	17243.36517	128	791
R-3		277	71.587	5111.647	104734.28	11256.72803	221	1103
R-4		309	109.955	5120.433	2765356.042	15500.2222	436	4909
Total		2358	833.324	5000.108	2765356.042	15393.98365	2257	23776
TOTAL								
C		3591	1497.528	5000.108	2481882.686	18165.46336	2409	42282
R-2		411	149.69	7689.344	97146.941	15865.27673	321	2057
R-3		459	457.351	5081.12	2139439.746	43402.45646	325	6226
R-4		355	218.171	5120.433	4135582.433	26770.44853	510	10171
Total		4816	2322.74	5000.108	4135582.433	21008.73015	3565	60736

Lower Density:

SCAG Subregion ID	**Name**	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
6	North Los Angeles County	299	4319.0	5507	10065188	629222	53	4928
8	City of Los Angeles	664	11504.4	5427	19006471	754714	82	6579
10	Arroyo Verdugo	307	552.4	5857	5760479	78385	233	2261
11	San Gabriel Valley COG	5263	11461.1	5426	32266836	94859	3975	28410
12	Westside Cities	479	1143.1	5619	11060634	103953	397	8136
13	South Bay Cities COG	236	279.7	5564	5052142	51616	86	1829
14	Gateway Cities COG	1457	2080.2	5460	12232675	62193	1181	12136
Grand Total		8705	31339.9	5426	32266836	156803	6007	64279

Second Units:

SCAG Subregion ID	Name	Total
6	North Los Angeles County	77
8	City of Los Angeles	1514

10	Arroyo Verdugo	4048
11	San Gabriel Valley Association of Cities	66673
12	Westside Cities	4650
13	South Bay Cities Association	9584
14	Gateway Cities	26368
15	VCOG - Ventura Council of Governments	8
Grand Total		112,922

SCAG 2% Strategy Areas

Level 1:

2% Area	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
Yes							
C	4274	1106.606	1558.412	2481882.686	11278.22116	3108	30207
R-2	5686	917.684	2614.145	138626.453	7030.524395	5727	7669
R-3	1384	368.207	2954.211	1563432.601	11588.92821	1402	5049
R-4	491	165.975	1833.892	4135582.433	14724.78796	780	7282
Total	11835	2558.472	1558.412	4135582.433	9416.782973	11017	50207
No							
C	2324	993.199	1537.962	638042.859	18616.41654	1698	26991
R-2	2858	495.753	2584.486	40437.565	7555.083198	3248	4027
R-3	327	381.039	1567.28	2139439.746	50756.96528	579	4128
R-4	25	72.21	2458.959	2765356.042	125821.9018	109	3438
Total	5534	1942.201	1537.962	2765356.042	15287.32472	5634	38584
TOTAL							
C	6598	2099.805	1537.962	2481882.686	13862.93866	4806	57198
R-2	8544	1413.437	2584.486	138626.453	7205.991279	8975	11696
R-3	1711	749.246	1567.28	2139439.746	19074.57878	1981	9177
R-4	516	238.185	1833.892	4135582.433	20107.40006	889	10720

Total	17369	4500.673	1537.962	4135582.433	11287.21754	16651	88791

Level 2:

2% Area	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
Yes							
C	2204	823.624	5000.318	2481882.686	16277.98172	1763	23360
R-2	245	92.6	7689.344	97146.941	16464.94349	159	1314
R-3	318	208.593	5111.647	1563432.601	28573.16379	252	3241
R-4	341	148.913	5120.433	4135582.433	19022.43456	485	6790
Total	3108	1273.73	5000.318	4135582.433	17851.8337	2659	34705
No							
C	1387	673.904	5000.108	638042.859	21164.74925	646	18922
R-2	166	57.09	8051.635	40437.565	14980.22638	162	743
R-3	141	248.758	5081.12	2139439.746	76847.24418	73	2985
R-4	14	69.258	6887.385	2765356.042	215489.9317	25	3381
Total	1708	1049.01	5000.108	2765356.042	26753.24664	906	26031
TOTAL							
C	3591	1497.528	5000.108	2481882.686	18165.46336	2409	42282
R-2	411	149.69	7689.344	97146.941	15865.27673	321	2057
R-3	459	457.351	5081.12	2139439.746	43402.45646	325	6226
R-4	355	218.171	5120.433	4135582.433	26770.44853	510	10171
Total	4816	2322.74	5000.108	4135582.433	21008.73015	3565	60736

Lower Density:

2% Area	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
Yes	1199	1203.0	5427	6733154	43703	735	4576
No	7511	30150.4	5426	32266836	174857	5273	59709
Grand Total	8710	31353.4	5426	32266836	156803	6008	64285

Second Units:

Second Units - 2 Percent Areas	
2 Percent Areas	Total
Yes	18,610
No	94,312
Grand Total	112,922

Significant Ecological Areas:

Level 1:

SEA	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
Yes							
C	19	1.648	1623.392	14036.961	3780.957053	1	40
R-2							
R-3	1	0.472	20542.026	20542.026	20542.026	1	3
R-4							
Total	20	2.12	1623.392	20542.026	4619.0105	2	43
No							
C	6579	2098.157	1537.962	2481882.686	13892.05519	4805	57158
R-2	8544	1413.437	2584.486	138626.453	7205.991279	8975	11696
R-3	1710	748.774	1567.28	2139439.746	19073.72062	1980	9174
R-4	516	238.185	1833.892	4135582.433	20107.40006	889	10720
Total	17349	4498.553	1537.962	4135582.433	11294.90468	16649	88748
TOTAL							
C	6598	2099.805	1537.962	2481882.686	13862.93866	4806	57198
R-2	8544	1413.437	2584.486	138626.453	7205.991279	8975	11696
R-3	1711	749.246	1567.28	2139439.746	19074.57878	1981	9177
R-4	516	238.185	1833.892	4135582.433	20107.40006	889	10720

Total	17369	4500.673	1537.962	4135582.433	11287.21754	16651	88791

Level 2:

SEA	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
Yes							
C	3	0.709	8077.158	14036.961	10305.44867	0	20
R-2							
R-3	1	0.472	20542.026	20542.026	20542.026	1	3
R-4							
Total	4	1.181	8077.158	20542.026	12864.593	1	23
No							
C	3588	1496.819	5000.108	2481882.686	18172.03528	2409	42262
R-2	411	149.69	7689.344	97146.941	15865.27673	321	2057
R-3	458	456.879	5081.12	2139439.746	43452.37006	324	6223
R-4	355	218.171	5120.433	4135582.433	26770.44853	510	10171
Total	4812	2321.559	5000.108	4135582.433	21015.5	3564	60713
TOTAL							
C	3591	1497.528	5000.108	2481882.686	18165.46336	2409	42282
R-2	411	149.69	7689.344	97146.941	15865.27673	321	2057
R-3	459	457.351	5081.12	2139439.746	43402.45646	325	6226
R-4	355	218.171	5120.433	4135582.433	26770.44853	510	10171
Total	4816	2322.74	5000.108	4135582.433	21008.73015	3565	60736

Lower Density:

SEA Area	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
Yes	272	12101.6	6001	24176126	1938031	21	15390
No	8438	19251.8	5426	32266836	99385	5987	48895
Grand Total	8710	31353.4	5426	32266836	156803	6008	64285

Second Units:

SEA	Total
Yes	429
No	112,493
Grand Total	112,922

Appendix D: Detail Study Areas Infill Statistics

The following charts provide the specific Infill Opportunity Statistics for the five detailed study areas: East Los Angeles, Lennox, Florence-Firestone, La Crescenta-Montrose, and South Whittier-Sunshine Acres. The statistics are listed by specific zoning type. Note that the Lower Density opportunities are included with the Level 1 Medium and High Density parcels. They can be separated out by removing parcels with A-1 and R-1 (Low Density) parcels from the list.

The statistics provided here address the parcels that were hand de-selected by DRP planners that inspected the originally identified Infill Opportunity sites.

East Los Angeles

Level 1

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-1		1.156	50358	50358	50358	0	9
C-1	3	2.839	6625	110153	41226	2	81
C-1-DP	1	1.852	80689	80689	80689	0	55
C-2	335	52.807	1681	48345	6867	266	1157
C-3	1352	204.229	1625	76080	6580	344	5071
C-3-DP	5	3.615	3296	103791	31496	0	106
C-M	273	43.032	1842	37132	6866	100	1046
C-M-DP	2	0.845	14642	22159	18401	0	25
CPD	7	1.956	3773	22156	12173	0	56
R-1	140	24.53	5427	41489	7631	5	159
R-1-P	1	0.382	16639	16639	16639	0	3
R-2	2605	417.779	2614	138626	6986	2668	3413
R-3	99	22.645	4348	101984	9964	19	174
R-3-DP	3	0.376	5398	5528	5452	3	6
R-3-P	95	13.543	3225	26961	6211	123	234
R-4	51	7.353	1834	20527	6281	92	248
R-4-DP	3	2.118	10551	65611	30767	43	62
Grand Total	4975	801.057	1625	138626	7012	3665	11905

Level 2

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-1	3	2.839	6625	110153	41226	2	81
C-1-DP	1	1.852	80689	80689	80689	0	55
C-2	128	29.456	5043	48345	10025	67	750
C-3	655	135.128	5001	76080	8986	91	3651
C-3-DP	4	3.539	5537	103791	38546	0	104
C-M	127	26.904	5045	32271	9228	14	728

C-M-DP	1	0.336	14642	14642	14642	0	10
CPD	6	1.869	5508	22156	13573	0	54
R-2	110	32.611	7689	31678	12914	71	438
R-3	7	4.068	15268	38144	25303	0	38
R-3-DP	1	0.124	5398	5398	5398	0	3
R-3-P	20	3.843	5448	20994	8370	13	93
R-4	34	5.481	5226	20527	7022	57	197
R-4-DP	2	0.612	10551	16138	13344	0	30
Grand Total	1099	248.662	5001	110153	9856	315	6232

Second Units: 878

La Crescenta-Montrose

Level 1

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-1		0.927	12149	28245	20197	0	7
C-1	24	11.065	1632	104311	20089	6	313
C-2	1	0.134	5819	5819	5819	0	4
C-2-BE	64	21.45	1725	250997	14599	34	583
C-2-DP-BE	2	1.077	20994	25908	23451	0	31
C-3-BE	51	8.193	1794	41488	6997	1	221
C-3-DP-BE	3	0.276	2780	5626	4003	0	6
C-H	1	0.145	6329	6329	6329	0	4
CPD	10	2.206	3129	20768	9610	8	55
R-1	129	40.829	5857	37539	13788	104	174
R-1-10000	105	65.112	10190	154330	27014	86	166
R-1-7500	38	17.238	7582	149564	19759	30	61
R-2	102	17.39	2584	14369	7425	111	140
R-3	35	10.533	4491	59074	13112	24	68
R-3-30U	1	0.036	1587	1587	1587	0	1
Grand Total	566	196.611	1587	250997	15079	404	1834

Level 2

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-1	15	8.762	5969	104311	25449	1	253
C-2	1	0.134	5819	5819	5819	0	4
C-2-BE	43	12.124	5252	110059	12281	14	333
C-2-DP-BE	2	1.077	20994	25908	23451	0	31
C-3-BE	27	6.345	5093	41488	10234	1	175
C-3-DP-BE	1	0.129	5626	5626	5626	0	3
C-H	1	0.145	6329	6329	6329	0	4
CPD	7	1.913	6271	20768	11908	4	51
R-2	8	2.073	8582	14369	11281	7	26

R-3	5	3.309	13160	59074	28829	1	30
Grand Total	110	36.011	5093	110059	14259	28	910

Second Units: 4,048

Lennox

Level 1

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-2	80	17	2994	89159	9340	49	429
C-2-DP	2	0	5158	7112	6135	3	4
C-3	2	0	8948	9280	9114	3	9
C-3-DP	7	2	5150	36542	9929	8	37
C-M	1	1	44308	44308	44308	0	30
R-1	3	1	6343	9535	7668	0	3
R-2	591	95	2630	97147	7025	664	769
R-3	7	2	6445	12626	9332	5	7
R-3-P	37	7	2954	24372	8713	60	147
Grand Total	730	125	2630	97147	7471	792	1435

Level 2

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-2	56	14	5233	89159	10819	27	369
C-2-DP	1	0	7112	7112	7112	1	3
C-3	2	0	8948	9280	9114	3	9
C-M	1	1	44308	44308	44308	0	30
R-2	19	8	9110	97147	18614	16	114
R-3-P	20	5	6030	19612	10570	25	112
Grand Total	99	28	5233	97147	12531	72	637

Florence Firestone

Level 1

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-2	171	24.531	1800	33336	6249	133	522
C-2-DP	4	0.526	4516	8856	5732	0	15
C-3	635	100.148	1634	283140	6869	346	4355
C-3-CRS	41	7.453	4262	42304	7919	50	303
C-M	67	30.654	1558	295950	19931	8	881
CPD	4	0.637	3999	10486	6924	0	18
R-1	4	0.725	6050	9754	7889	0	4
R-2	1102	158.973	2622	32597	6284	1055	1245
R-3	155	31.901	4357	79063	8964	30	238
R-3-P	3	1.122	6613	34676	16284	6	26
R-4	432	58.549	1991	17842	5903	645	2076
Grand Total	2618	415.219	1558	295950	6908	2273	9683

Level 2

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-2	63	12.305	5071	33336	8508	34	303
C-3	282	63.401	5000	283140	9793	157	2878
C-3-CRS	29	5.687	5082	42304	8542	21	250
C-M	44	26.702	5354	295950	26435	2	778
CPD	2	0.444	8822	10486	9654	0	13
R-2	17	5.114	8294	26701	13110	5	75
R-3	14	7.519	13601	78944	23396	1	67
R-4	300	44.865	5120	17842	6514	428	1667
Grand Total	751	166.037	5000	295950	9630	648	6031

Second Units: 31

Second Units: 54

South Whittier-Sunshine Acres

Level 1

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-1	402	178.886	5830	568529	19385	357	900
A-1-6000	4	1.523	12088	20153	16579	4	6
C-1	34	17.569	2098	129887	22507	3	506
C-1-DP	3	0.901	5494	26523	13084	2	23
C-1-P	2	0.432	8533	10268	9400	0	12

C-2	4	1.215	7023	24930	13243	2	32
C-2-BE	23	10.595	4517	70264	20064	10	297
C-2-DP-BE	2	0.914	13131	26717	19924	0	27
C-3	1	0.493	21480	21480	21480	0	14
C-3-BE	101	44.268	2427	241867	19092	82	1192
C-3-DP-BE	1	0.367	15974	15974	15974	0	11
C-H	10	2.733	7887	19724	11906	10	67
CPD	6	4.352	5439	87208	31590	0	128
R-1	69	21.572	5953	24010	13618	63	82
R-2	50	11.424	5318	34424	9953	68	103
R-2-DP	2	0.639	13231	14575	13903	0	10
R-3	12	4.952	7366	37309	17978	8	36
R-3-30U	2	0.738	12150	19981	16066	6	15
R-3-DP	1	0.108	4705	4705	4705	0	3
R-4	1	63.484	2765356	2765356	2765356	0	3174
R-A-20000	1	0.463	20179	20179	20179	0	1
R-A-6000	293	114.454	6021	93579	17015	276	445
R-A-6200	10	3.537	12662	21703	15414	9	14
Grand Total	1034	485.619	2098	2765356	20458	900	7098

Level 2

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-1	30	15.964	6033	129887	23177	3	459
C-1-DP	2	0.775	7236	26523	16880	1	21
C-1-P	2	0.432	8533	10268	9400	0	12
C-2	4	1.215	7023	24930	13243	2	32
C-2-BE	17	8.675	8725	70264	22231	0	253
C-2-DP-BE	2	0.914	13131	26717	19924	0	27
C-3	1	0.493	21480	21480	21480	0	14
C-3-BE	85	40.626	5543	241867	20820	72	1100
C-3-DP-BE	1	0.367	15974	15974	15974	0	11
C-H	5	1.674	8276	19724	14582	2	45
CPD	4	3.224	5439	87208	35107	0	95
R-2	12	4.645	11781	34424	16862	20	53
R-2-DP	2	0.639	13231	14575	13903	0	10
R-3	6	3.442	16195	37309	24991	2	29
R-3-30U	1	0.459	19981	19981	19981	0	13
R-4	1	63.484	2765356	2765356	2765356	0	3174
Grand Total	175	147.028	5439	2765356	36597	102	5348

Second Units: 11,729

Appendix E: Study Area Infill Statistics

This appendix includes the detailed breakdown of the Infill Opportunity statistics for the study areas, not including the five detailed study areas. As with the previous appendix for the Detail Study Areas, both the Low Density and Medium-High Density statistics are included in the identified Level 1 section. The Lower Density parcels are those with A-1 and R-1 zoning.

Alondra Park							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	8	3.6	7365	34455	19604	2	23
C-1	7	5.053	12501	55009	31439	0	147
C-2	24	4.014	6808	13748	7288	7	94
C-3	11	5.6	2920	53168	22174	0	163
R-1	8	9.147	6073	172754	49809	5	65
R-2	76	10.694	5249	11790	6119	78	76
R-3	9	2.542	5658	32693	12303	4	17
Grand Total	143	40.65	2920	172754	12377	96	585
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	7	5.053	12501	55009	31439	0	147
C-2	23	3.853	6808	13748	7299	4	93
C-3	9	5.261	13399	53168	25459	0	153
R-3	1	0.751	32693	32693	32693	0	7
Grand Total	40	14.918	6808	55009	16244	4	400
2nd Units: 1391							

Altadena							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	1	49.385	2151205	2151205	2151205	0	215
C-1	9	3.48	2220	31520	16843	1	98
C-2	90	17.613	1605	58861	8524	56	421
C-3	290	57.917	1538	95010	8699	129	1475
C-M	82	28.455	1719	138996	15117	59	758
CPD	5	3.488	1934	116915	30392	0	103

R-1	912	1038.722	7617	2742180	49613	728	3328
R-2	407	81.888	2605	37503	8765	494	704
R-3	35	8.471	4482	28502	10544	41	101
R-4	3	0.504	6887	8092	7309	2	22
R-A	6	54.027	106366	860906	392233	1	23
Grand Total	1840	1343.95	1538	2742180	31817	1511	7248
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	6	2.224	5157	31520	16147	1	62
C-2	44	11.496	5180	58861	11380	17	303
C-3	164	44.816	5072	95010	11904	68	1205
C-M	41	14.554	5153	80738	15463	18	402
CPD	2	3.252	24752	116915	70833	0	97
R-2	46	15.398	8052	37503	14583	49	195
R-3	11	3.035	5414	22138	12017	9	57
R-4	3	0.504	6887	8092	7309	2	22
Grand Total	317	95.279	5072	116915	13093	164	2343
2nd Units: 10382							

Avocado Heights							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	264	213.224	6434	312286	35182	198	675
C-1	31	19.027	4218	276956	26735	15	541
C-2	1	1.07	46597	46597	46597	0	32
C-3	59	32.333	3016	112780	23873	30	908
C-H	1	0.675	29425	29425	29425	0	20
CPD	4	1.24	8230	18904	13494	2	33
R-1	55	61.141	7171	537486	48421	45	299
R-A	5	10.753	25580	189919	93681	1	32
Grand Total	420	339.463	3016	537486	35207	291	2540
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	20	8.409	6625	51719	18314	7	235
C-2	1	1.07	46597	46597	46597	0	32
C-3	42	24.106	5206	112780	25003	13	687
C-H	1	0.675	29425	29425	29425	0	20
CPD	4	1.24	8230	18904	13494	2	33
Grand Total	68	35.5	5206	112780	22741	22	1007
2nd Units: 2462							

Cerritos Islands							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
R-1	6	1.677	7251	15060	12178	4	6
R-2	1	0.683	29741	29741	29741	1	10
Grand Total	7	2.36	7251	29741	14687	5	16
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
R-2	1	0.683	29741	29741	29741	1	10
Grand Total	1	0.683	29741	29741	29741	1	10
2nd Units: 51							

Charter Oak							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1-10000	18	15.97	13421	77372	38648	14	47
A-1-7500	28	32.416	14971	515418	50431	25	152
C-1	10	6.941	6431	113784	30237	0	203
C-2-BE	26	20.925	3126	289257	35057	101	515
C-3-BE	28	28.16	7410	612865	43810	320	510
CPD	1	0.369	16057	16057	16057	0	11
R-1-8000	2	2.539	55083	55481	55282	3	9
R-3	2	0.977	16203	26364	21284	2	7
R-3-18U-DP	2	4.048	64397	111934	88166	50	22
R-3-20U-DP	3	2.053	25164	37824	29807	0	40
R-3-DP	1	0.704	30679	30679	30679	15	6
R-4-23U	1	0.056	2459	2459	2459	0	1
R-A-7500	2	0.889	15114	23600	19357	2	3
Grand Total	124	116.047	2459	612865	40767	532	1526

Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	8	6.177	6431	113784	33635	0	182
C-2	18	10.318	7564	156263	24971	5	297
C-3	22	12.247	7410	108832	24250	10	345
CPD	1	0.369	16057	16057	16057	0	11
R-3	4	2.658	25164	37824	28947	1	45
Grand Total	53	31.769	6431	156263	26111	16	880
2nd Units: 1605							

Covina Islands							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	14	10.691	6034	80899	33263	4	66
C-3	5	4.059	4945	140824	35355	0	119
R-A	22	18.176	8228	206346	35992	14	95
Grand Total	41	32.926	4945	206346	34983	18	280
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-3	4	3.945	7467	140824	42957	0	116
Grand Total	4	3.945	7467	140824	42957	0	116
2nd Units: 3273							

Del Aire							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	18	5.693	6137	32112	13782	3	160
C-2	1	1.411	61471	61471	61471	0	42
C-3	17	2.556	3602	14818	6553	10	60
R-1	15	2.542	5564	13027	7384	2	15
R-3	1	0.116	5043	5043	5043	0	1
Grand Total	52	12.318	3602	61471	10322	15	278

Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	15	4.729	6137	32112	13737	0	135
C-2	1	1.411	61471	61471	61471	0	42
C-3	5	1.247	8627	14818	10865	0	36
Grand Total	21	7.387	6137	61471	15326	0	213
2nd Units: 2524							

East Azusa							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	4	176.864	1699817	2454335	1926052	0	86
R-A	32	61.813	20029	350163	84138	18	106
Grand Total	36	238.677	20029	2454335	288795	18	192
2nd Units: 126							

East Compton							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	23	9.017	6235	40095	17082	21	40
C-2	8	1.855	5434	19438	10098	13	39
C-3	106	16.744	2334	92557	6881	16	421
R-1	14	5.733	5460	76141	17834	3	37
R-2	68	13.147	5127	30763	8423	81	125
R-3	18	6.409	8714	28190	15511	24	33
Grand Total	237	52.905	2334	92557	9724	158	695
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-2	5	1.452	7690	19438	12651	6	35
C-3	32	8.528	5007	63260	11611	4	234
R-2	9	4.229	10822	30763	20471	11	58
R-3	4	2.05	13152	28190	22319	3	16
Grand Total	50	16.259	5007	63260	14166	24	343
2nd Units: 1504							

East Irwindale							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	100	35.999	6054	69809	15681	82	157
C-1	11	3.843	6762	22171	15214	2	109
C-2	4	1.382	5802	33660	15047	0	39
C-3	8	3.044	5869	22062	16580	0	88
C-H	1	0.249	10848	10848	10848	0	7
R-3	2	1.709	14763	59692	37228	1	29
R-A	1	0.711	30991	30991	30991	0	4
Grand Total	127	46.937	5802	69809	16099	85	433
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	9	3.062	6762	21804	14814	2	86
C-2	4	1.382	5802	33660	15047	0	39
C-3	8	3.044	5869	22062	16580	0	88
R-3	1	1.37	59692	59692	59692	0	24
Grand Total	22	8.858	5802	59692	17539	2	237
2nd Units: 3618							

East Pasadena - East San Gabriel							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest**	**Largest**	**Average**	**Existing**	**Remaining**
A-1	72	30.352	5486	115719	16951	57	156
C-1	28	11.139	4330	66423	17329	9	316
C-2	119	28.969	1977	81324	10601	10	808
C-3	43	14.39	3016	118311	14583	0	411
C-H	4	1.894	5430	32318	20630	4	50
CPD	4	1.223	8260	26497	13317	0	35
R-1	476	205.767	5804	315855	18830	397	853
R-2	45	8.486	5162	27473	8212	47	78
R-3	27	10.432	4581	54654	16831	29	120
R-A	99	51.256	5922	432946	22554	83	293
Grand Total	917	363.908	1977	432946	17174	636	3120
Level 2							

Zoning	Parcels	Acres	Smallest	Largest	Average	Existing	Remaining
C-1	23	9.12	6028	66423	17272	6	260
C-2	68	20.07	5001	81324	12852	3	571
C-3	33	11.559	5318	118311	15264	0	330
C-H	4	1.894	5430	32318	20630	4	50
CPD	4	1.223	8260	26497	13317	0	35
R-2	4	1.521	12370	19639	16558	7	16
R-3	9	5.521	8410	54654	26723	5	77
Grand Total	145	50.908	5001	118311	15293	25	1339
2nd Units: 5352							

East San Dimas							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-3	5	1.955	2836	41331	17036	0	57
R-A	40	24.455	7612	58023	26633	30	91
Grand Total	45	26.41	2836	58023	25566	30	148
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-3	2	0.84	16214	20400	18307	0	25
Grand Total	2	0.84	16214	20400	18307	0	25
2nd Units: 372							

Franklin Canyon							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
R-1	9	78.57	41908	1737628	380278	1	81
Grand Total	9	78.57	41908	1737628	380278	1	81
2nd Units: 52							

Glendora Islands							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**

A-1	1	13	582857	582857	582857	0	2
R-A	3	106	770868	2297241	1540643	0	20
Grand Total	4	119	582857	2297241	1301197	0	22
2nd Units: 2							

Hacienda Heights							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	219	517.852	6374	6733154	103004	118	418
A-2	45	169.908	19977	1708713	164472	12	1327
C-1	38	14.617	4521	153099	16756	17	405
C-2	31	24.609	5311	379850	34577	5	716
C-3	42	54.55	2196	352647	56575	0	1617
C-H	83	117.762	3043	71880	61809	0	3493
CPD	26	17.603	2508	119179	29496	0	515
R-1	46	24.905	6198	183791	23586	34	69
R-2	1	1.752	76296	76296	76296	0	29
R-3	13	10.183	8846	190647	34123	10	134
R-A	327	337.962	7583	4966990	45019	238	607
Grand Total	871	1291.703	2196	6733154	64600	434	9330
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	29	8.54	5759	60546	12828	17	227
C-2	17	18.861	5311	379850	48324	4	552
C-3	33	45.269	5224	352647	59754	0	1342
C-H	37	50.672	6443	71880	59660	0	1503
CPD	18	13.626	5025	119179	32980	0	400
R-2	1	1.752	76296	76296	76296	0	29
R-3	5	8.214	29332	190647	71560	2	125
Grand Total	140	146.934	5025	379850	45718	23	4178
2nd Units: 11455							

Hawthorne Island							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-2	12	1.566	5456	7528	5701	19	19
R-2	246	32.975	4756	7422	5825	245	246

R-3	5	0.989	7529	11386	8624	4	23
Grand Total	263	35.53	4756	11386	5872	268	288
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-2	1	0.173	7528	7528	7528	2	3
R-3	4	0.816	8064	11386	8897	4	18
Grand Total	5	0.989	7528	11386	8623	6	21
2nd Units: 0							

Kagel Canyon							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-2	24	529.982	74963	1803202	961918	1	2974
C-2	4	0.533	2423	9812	5798	0	13
R-1	185	63.757	5507	123955	15013	51	376
Grand Total	213	594.272	2423	1803202	121533	52	3363
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-2	3	0.477	5219	9812	6923	0	12
Grand Total	3	0.477	5219	9812	6923	0	12
2nd Units: 58							

Kinneloa Mesa							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	4	45.874	125428.948	984294.6	499572.9	0	48
R-1	122	170.123	6042.713	722630.2	60742.9	50	283
R-A	7	114.302	92492.399	2132479.8	711285.9	0	54
Grand Total	133	330.299	6042.713	2132479.8	108179.9	50	385
2nd							

Units:439							

La Habra Heights Islands							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
R-1	4	5.953	20625.17	177715.7	64831.67	1	11
R-A	9	9.703	31987.75	74888.35	46971.95	7	11
Grand Total	13	15.656	20625.17	177715.7	52467.25	8	22
2nd Units: 225							

La Rambla							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	23	8.923	2772	96188	16902	2	256
C-2	27	5.126	1935	53926	8273	18	127
C-3	4	1.523	4626	44664	16592	0	44
R-1	32	11.736	5508	71218	15978	9	76
R-2	43	7.095	5001	20924	7186	33	73
R-3	1	0.207	9002	9002	9002	1	1
Grand Total	130	34.61	1935	96188	11598	63	577
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	11	4.316	7503	96188	17095	2	124
C-2	11	3.335	6251	53926	13203	2	94
C-3	2	0.392	6110	10968	8539	0	11
R-2	3	1.06	11156	20924	15398	2	15
Grand Total	27	9.103	6110	96188	14687	6	244
2nd Units: 90							

Ladera Heights / View Park - Windsor Hills							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	3	156.397	86139	2810529	973236	0	1247
A-2	51	776.135	5619	11060634	662910	19	6169
C-1	3	1.035	1750	22475	15036	0	30

C-2	121	33.827	2133	418176	12176	5	938
C-3	9	25.318	6189	418626	122537	0	754
CPD	7	6.999	5066	81519	43558	0	207
R-1	418	144.269	5712	400822	15035	380	656
R-2	312	49.041	5526	16278	6847	338	347
R-3	44	15.3	4892	87024	15145	26	173
Grand Total	968	1208.321	1750	11060634	54151	768	10521
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	2	0.995	20882	22475	21679	0	29
C-2	64	28.137	5425	418176	19151	3	805
C-3	7	12.877	6189	232031	80127	0	382
CPD	7	6.999	5066	81519	43558	0	207
R-2	7	1.927	8102	16278	11995	4	26
R-3	17	9.651	5850	87024	24726	0	143
Grand Total	104	60.586	5066	418176	25376	7	1592
2nd Units: 4571							

Long Beach Island							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	2	5.853	84434	170547	127490	0	175
Grand Total	2	5.853	84434	170547	127490	0	175
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	2	5.853	84434	170547	127490	0	175
Grand Total	2	5.853	84434	170547	127490	0	175
2nd Units: 429							

Lopez Canyon							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	1	82.243	3582495	3582495	3582495	0	41
A-2	12	306.996	142056	3433625	1114400	2	147

C-3	2	14.72	3179	638043	320611	211	230
Grand Total	15	403.959	3179	3582495	1173101	213	418
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-3	1	14.647	638043	638043	638043	211	228
Grand Total	1	14.647	638043	638043	638043	211	228
2nd Units: 1							

North Claremont							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	20	453.068	24678	5290073	986778	6	257
R-1	52	53.662	11065	1521119	44955	48	112
Grand Total	72	506.73	11065	5290073	306572	54	369
2nd Units: 36							

North Pomona							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	4	1.91	17433	22585	20809	3	4
Grand Total	4	1.91	17433	22585	20809	3	4
2nd Units: 69							

North Whittier							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	6	112.707	348357	1915958	818259	0	27
A-2	17	1237.175	25212	12232675	3170079	0	8640
C-1	1	0.311	13542	13542	13542	0	9
CPD	1	0.633	27555	27555	27555	0	18
R-1	89	66.494	6355	419220	32547	79	190
R-A	25	14.733	15444	41566	25672	24	48
Grand Total	139	1432.053	6355	12232675	448780	103	8932

Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	1	0.311	13542	13542	13542	0	9
CPD	1	0.633	27555	27555	27555	0	18
Grand Total	2	0.944	13542	27555	20548	0	27
2nd Units: 982							

Northeast La Verne							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	9	313.25	313260	4886576	1516134	4	149
Grand Total	9	313.25	313260	4886576	1516134	4	149
2nd Units: 0							

Northeast San Dimas							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	1	40.863	1779975	1779975	1779975	0	20
Grand Total	1	40.863	1779975	1779975	1779975	0	20
2nd Units: 0							

Oat Mountain							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**		**Average**	**Existing Units**	**Remaining Cap.**
A-1	30	123.191	27390	615711	167693	1	121
A-2	248	13012.387	87508	19006471	2285563	6	6395
R-1	95	31.874	6180	306983	14614	0	197
Grand Total	373	13167.452	6180	19006471	1529531	7	6713
2nd Units: 303							

Rancho Dominguez							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-M	4	136.322	512656	2481883	1484548	968	3120
Grand Total	4	136.322	512656	2481883	1484548	968	3120
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-M	4	136.322	512656	2481883	1484548	968	3120
Grand Total	4	136.322	512656	2481883	1484548	968	3120
2nd Units: 0							

Rowland Heights							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	402	2547.148	6015	15662362	276004	282	2449
A-2	3	891.352	204907	24176126	12942436	0	7130
C-1	37	23.527	2606	178749	27695	1	683
C-2	47	58.875	4283	425812	54563	3	1740
C-3	18	63.011	17702	710331	152487	0	1882
CPD	5	2.607	9351	62314	22706	0	75
C-R	2	7.574	1746	328172	164959	0	227
R-1	127	115.313	10165	482710	39550	110	378
R-3	38	57.048	5081	1563433	65396	205	761
R-4	2	2.568	53161	58705	55933	0	76
R-A	28	14.202	6610	46895	22097	25	37
Grand Total	709	3783.225	1746	24176126	232436	626	15438
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	28	20.73	7739	178749	32245	1	606
C-2	28	37.957	9706	425812	59047	2	1124
C-3	9	45.627	19859	710331	220837	0	1365
CPD	3	2.108	13678	62314	30600	0	61
R-3	15	44.395	5081	1563433	128930	0	620
R-4	2	2.568	53161	58705	55933	0	76
Grand Total	85	153.385	5081	1563433	78604	3	3852

2nd Units: 8668							

San Pasqual							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-2	7	2.224	4169	29307	13835	2	62
R-1	53	18.001	5610	44646	14796	49	77
R-2	12	2.63	5411	16055	9540	18	22
R-4	18	5.598	6959	44895	13552	107	165
Grand Total	90	28.453	4169	44895	13772	176	326
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-2	5	1.919	8782	29307	16710	1	55
R-2	2	0.733	15837	16055	15946	2	10
R-4	8	2.702	6959	44895	14714	23	109
Grand Total	15	5.354	6959	44895	15543	26	174
2nd Units: 497							

South Diamond Bar							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-2	19	1600.273	457888	32266836	3668834	0	3466
Grand Total	19	1600.273	457888	32266836	3668834	0	3466
2nd Units: 2							

South Monrovia Islands							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	97	43.859	5782	132664	19296	80	232
C-1	12	3.305	4830	47709	11998	9	84
C-2	4	1.281	2124	34868	13952	0	37
C-3	39	12.253	2490	126601	13685	74	275
R-1	41	16.469	10896	177731	17496	40	77
R-2	7	1.362	5364	18640	8476	6	7

R-3	1	0.237	10337	10337	10337	1	1
R-A	184	134.921	8710	103239	31939	178	820
Grand Total	385	213.687	2124	177731	24051	388	1533
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	7	2.742	5043	47709	17060	9	69
C-2	1	0.8	34868	34868	34868	0	24
C-3	29	7.872	5555	29272	11823	6	216
Grand Total	37	11.414	5043	47709	13436	15	309
2nd Units: 3642							

South San Gabriel							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	124	95.754	5426	327845	33636	101	614
C-2	27	7.994	4503	35427	12900	29	199
C-3	26	4.908	1603	17880	8220	26	112
CPD	7	1.979	6321	29278	12315	5	52
R-1	150	43.784	5454	57010	12714	83	213
R-2	29	4.994	5244	11361	7503	33	42
R-3	4	1.072	5778	26845	11672	0	28
R-A	100	38.856	5655	126546	16927	83	187
Grand Total	467	199.341	1603	327845	18593	360	1447
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-2	17	5.58	5671	35427	14300	11	148
C-3	12	2.546	6040	14938	9239	6	67
CPD	4	1.54	6482	29278	16773	2	43
R-2	1	0.261	11361	11361	11361	0	4
R-3	3	0.939	6394	26845	13637	0	27
Grand Total	37	10.866	5671	35427	12793	19	289
2nd Units: 1360							

South San Jose Hills							
Level 1							

Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	53	39.616	7461.995	473718	32559.09	43	170
C-2	11	7.84	9941.72	94979.93	31048.36	0	229
C-M	22	28.717	6080.819	436853.7	56858.75	103	747
R-1	7	2.352	12145.43	18863.62	14634.77	7	8
Grand Total	93	78.525	6080.819	473718	36779.56	153	1154
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-2	10	7.202	9941.72	94979.93	31374.9	0	210
C-M	21	27.373	6080.819	436853.7	56779.14	103	707
Grand Total	31	34.575	6080.819	436853.7	48584.22	103	917
2nd Units: 3072							

Sylmar Island							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-2	11	410.037	224963	6059792	1623749	0	78
Grand Total	11	410.037	224963	6059792	1623749	0	78
2nd Units: 2							

Valinda							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	53	32.658	6475	88049	26844	46	90
C-1	10	5.846	6033	93944	25464	0	170
C-2	42	11.101	2385	66766	11513	11	295
C-H	1	0.199	8656	8656	8656	0	5
CPD	7	4.348	3017	52352	27049	0	128
R-1	312	107.636	6038	46127	15027	302	339
R-2	4	0.763	7941	8688	8323	8	4
R-A	1	0.182	7933	7933	7933	0	1
Grand Total	430	162.733	2385	93944	16485	367	1032
Level 2							

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
C-1	8	5.114	6033	93944	27844	0	149
C-2	37	8.986	6022	21884	10580	11	235
C-H	1	0.199	8656	8656	8656	0	5
CPD	6	4.279	10624	52352	31054	0	126
Grand Total	52	18.578	6022	93944	15561	11	515
2nd Units: 3902							

Walnut Islands							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	115	617.574	20412	7475492	233924	62	619
R-1	27	52.19	15081	395018	84202	14	42
R-A	13	8.066	14375	44713	27030	11	20
Grand Total	155	677.83	14375	7475492	190491	87	681
2nd Units: 1016							

Walnut Park							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	47	6.186	3016	11765	5732	39	133
C-3	236	38.708	2185	44915	7144	161	917
R-1	4	1.059	6080	17858	11534	2	5
R-2	91	13.121	5216	11797	6282	93	98
R-3	788	97.723	3166	12446	5402	995	1646
Grand Total	1166	156.797	2185	44915	5858	1290	2799
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	18	2.531	5535	7594	6124	10	61
C-3	138	25.636	5276	44915	8092	51	670
R-3	183	26.272	5112	12446	6253	185	570
Grand Total	339	54.439	5112	44915	6995	246	1301
2nd Units: 894							

West Athens - Westmont							
Level 1							

Zoning	Parcels	Acres	Smallest (sq/ft)	Largest	Average	Existing Units	Remaining Cap.
A-1	14	143.208	6401	5052142	445586	0	1140
C-1	2	0.754	14122	18750	16436	0	21
C-2	325	85.23	1725	372908	11424	257	2140
C-3	125	23.608	2574	77327	8228	57	593
C-M	62	14.207	4440	49430	9985	20	373
R-1	81	46.034	5776	206347	24753	16	319
R-2	1379	236.224	2700	74543	7463	1575	1900
R-3	10	2.741	5896	38128	11935	1	39
Grand Total	1998	552.006	1725	5052142	12036	1926	6525
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	2	0.754	14122	18750	16436	0	21
C-2	153	60.537	5005	372908	17237	96	1647
C-3	84	18.762	5099	77327	9730	16	511
C-M	49	12.199	6449	49430	10848	1	339
R-2	46	17.232	8353	74543	16319	31	242
R-3	2	1.316	19201	38128	28664	0	30
Grand Total	336	110.8	5005	372908	14366	144	2790
2nd Units: 2844							

West Carson							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	33	20.629	7656	81743	24963	20	132
C-2	9	8.769	7615	150437	42437	0	260
C-3	59	42.225	2116	388073	31173	43	1196
C-M	35	22.105	3217	173808	27513	132	512
R-1	49	17.565	5521	150238	15614	12	114
R-2	240	36.002	3235	33837	6534	185	319
R-3	25	158.227	6366	2139440	275691	96	2355
Grand Total	450	305.522	2116	2139440	29378	488	4888
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-2	8	8.205	7615	150437	44672	0	244
C-3	46	32.551	5019	388073	30823	2	954
C-M	20	15.947	5299	85239	34730	54	414
R-2	6	2.171	10244	33837	15766	2	32
R-3	20	149.235	10004	2139440	325028	2	2315
Grand Total	100	208.109	5019	2139440	90650	60	3959
2nd Units: 2446							

West Chatsworth							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	68	1094.113	85863	7063516	700876	3	519
C-2	2	0.371	6886	9294	8090	1	9
C-3	21	1.762	1623	14037	3658	2	42
CPD	1	0.416	18121	18121	18121	0	12
R-1	81	77.047	6000	1904321	41435	43	325
R-3	1	0.472	20542	20542	20542	1	3
Grand Total	174	1174.181	1623	7063516	293951	50	910
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-2	2	0.371	6886	9294	8090	1	9
C-3	3	0.709	8077	14037	10305	0	20
CPD	1	0.416	18121	18121	18121	0	12
R-3	1	0.472	20542	20542	20542	1	3
Grand Total	7	1.968	6886	20542	12251	2	44
2nd Units: 409							

West Claremont							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	171	551.373	13779.98	1439676	140455.5	99	1411
R-1	1	1.08	47023.75	47023.75	47023.75	0	3
Grand Total	172	552.453	13779.98	1439676	139912.3	99	1414
2nd Units: 308							

West Fox Hills							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-3	8	0.821	2464	8172	4472	3	17
R-1	1	0.276	12009	12009	12009	1	1
R-3	3	0.609	1901	15608	8840	1	12

Grand Total	12	1.706	1901	15608	6192	5	30
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-3	3	0.478	5899	8172	6936	2	11
R-3	1	0.358	15608	15608	15608	0	10
Grand Total	4	0.836	5899	15608	9104	2	21
2nd Units: 84							

WEST LOS ANGELES (SAWTELLE VA)							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
R-4	2	97.075	93004	4135582	2114293	0	4853
Grand Total	2	97.075	93004	4135582	2114293	0	4853
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
R-4	2	97.075	93004	4135582	2114293	0	4853
Grand Total	2	97.075	93004	4135582	2114293	0	4853
2nd Units: 0							

West Puente Valley							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	30	13.453	6032	64834	19532	20	66
C-1	4	1.56	10385	25911	16990	0	45
C-3	28	4.575	5199	21877	7115	23	107
CPD	1	0.352	15350	15350	15350	0	10
R-1	18	8.553	6001	60818	20697	13	43
Grand Total	81	28.493	5199	64834	15321	56	271
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	4	1.56	10385	25911	16990	0	45
C-3	25	4.147	5199	21877	7225	20	98

Grand Total	29	5.707	5199	25911	8572	20	143
2nd Units: 4796							

West San Dimas							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	67	63.989	10111	317118	41604	59	195
Grand Total	67	63.989	10111	317118	41604	59	195
2nd Units: 82							

West Whittier - Los Nietos							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	2	19.822	132186	731230	431708	0	19
C-1	4	3.3	11466	70474	35931	0	97
C-2	21	7.311	3705	29029	15166	1	207
C-3	70	21.984	2995	71064	13681	51	579
C-M	1	1.658	72213	72213	72213	0	49
CPD	4	1.77	6436	35643	19282	1	50
R-1	90	29.049	5497	42017	14057	71	136
R-2	154	26.303	2764	35307	7439	167	201
R-3	12	10.902	4505	339665	39572	4	126
R-A	58	20.936	5861	47243	15725	47	99
Grand Total	416	143.035	2764	731230	14977	342	1563
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	3	1.682	11466	40809	24417	0	49
C-2	16	5.703	5729	23944	15526	1	162
C-3	44	16.197	5099	71064	16039	20	445
C-M	1	1.658	72213	72213	72213	0	49
CPD	2	0.804	10779	24268	17524	0	23
R-2	6	2.282	9306	23095	16567	4	32
R-3	7	2.465	5905	32277	15334	2	41

Grand Total	79	30.791	5099	72213	16979	27	801
2nd Units: 5091							

Westfield							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-H	1	0.433	18869	18869	18869	0	12
R-3	45	205.74	199144	199144	199144	45	1980
R-A	36	41.556	20745	116192	50276	30	53
Grand Total	82	247.729	18869	199144	131589	75	2045
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
R-3	30	137.16	199144	199144	199144	30	1320
Grand Total	30	137.16	199144	199144	199144	30	1320
2nd Units: 452							

Whittier Narrows							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
A-1	63	43.651	10973	1041796	30182	60	79
C-2	3	0.811	6637	20482	11787	3	20
C-R	7	7.196	2324	151386	44784	2	210
R-1	1	0.174	7560	7560	7560	0	1
R-2	7	1.502	8418	13619	9343	8	15
R-3	27	7.907	4783	35732	12756	9	60
R-A	13	7.968	7703	173227	26696	9	38
Grand Total	121	69.209	2324	1041796	24915	91	423
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-2	2	0.622	6637	20482	13559	0	18
C-R	6	7.143	5843	151386	51861	2	209
R-2	1	0.313	13619	13619	13619	0	5
R-3	9	4.265	14379	35732	20648	0	38
Grand Total	18	12.343	5843	151386	29874	2	270

2nd Units: 264							

Willowbrook							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	22	4.759	2297	23435	9420	19	115
C-2	69	10.008	2363	39559	6314	23	241
C-3	41	21.364	2057	287535	22699	34	585
CPD	2	0.47	2134	18342	10238	0	13
R-1	180	65.924	5614	67644	15954	143	302
R-2	417	75.384	2801	68578	7875	392	705
R-3	81	28.563	4446	71059	15361	60	264
Grand Total	812	206.472	2057	287535	11076	671	2225
Level 2							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	11	3.274	6175	23435	12965	5	89
C-2	20	5.653	5745	39559	12307	7	153
C-3	25	12.54	5629	109482	21852	23	341
R-2	37	17.175	10300	68578	20221	37	241
R-3	29	14.337	13777	71059	21533	15	164
Grand Total	122	52.979	5629	109482	18915	87	988
2nd Units: 670							

West Rancho Dominguez - Victoria							
Level 1							
Zoning	**Parcels**	**Acres**	**Smallest (sq/ft)**	**Largest**	**Average**	**Existing Units**	**Remaining Cap.**
C-1	31	9.697	2727	43270	13625	28	249
C-2	104	46.652	2183	219126	19543	49	1298
C-3	13	5.25	1926	38351	17595	0	152
C-M	1	0.234	10180	10180	10180	0	7
CPD	2	0.515	6686	15781	11234	0	14
R-1	125	60.046	5464	273708	20924	63	380
R-2	168	29.688	2637	24029	7700	175	259
R-3	3	3.386	1567	104734	49169	0	34
Grand Total	447	155.468	1567	273708	15152	315	2393
Zoning	**Parcels**	**Acres**	**Smallest**	**Largest**	**Average**	**Existing**	**Remaining**

			(sq/ft)			Units	Cap.
C-1	15	4.827	5000	24773	14016	2	136
C-2	66	33.462	5003	219126	22088	26	945
C-3	8	4.52	5249	38351	24615	0	133
C-M	1	0.234	10180	10180	10180	0	7
CPD	2	0.515	6686	15781	11234	0	14
R-2	20	6.198	10340	21800	13500	19	79
R-3	2	3.35	41205	104734	72970	0	33
Grand Total	114	53.106	5000	219126	20294	47	1347
2nd Units: 4306							

Appendix F: Planner De-Selections

In the case of the five detailed study areas, DRP planners specifically checked over the identified infill opportunity sites and removed the ones they found not to be actual opportunities. This was often a result of inaccuracies in the Assessor land use data or parcels that had physical difficulties to development, such as nearby power lines. In the case of Lennox, a large number of parcels had to be removed due to the fact that they were in an airport flight path. In the following lists, "DSnum" refers to the planner assigned number to the parcel when identified for de-selection.

East LA

AIN	USEDESC	ZONE	DSnum
5223035900		R-4	5
6341023012	Store, 1 Story	C-3	2
6341035903	Office Building, 1 Story	C-3	3
5223035901		R-4	5
5228001023	Vacant Land	C-3	4
5223035903		R-4	5
5232020906	Warehousing, Under 10000 SqFt, 1 Story	C-3-DP	1

South Whittier – Sunshine Acres

AIN	ZONE	USEDESC	DSnum
8028006021	C-3-BE	5+ Units, 1-4 Stories	3
8028006022	C-3-BE	Vacant Land	3
8156028029	R-A-6000		2
8167029906	A-1		1

Lennox

AIN	ZONE	USEDESC	DSnum
4034013011	R-2	1 Unit	2
4034014019	R-2	2 Units, 1-4 Stories	2
4034015012	R-2	1 Unit	2
4034013010	R-2	1 Unit	2
4034013019	R-3-P	1 Unit	2
4034014014	R-2	1 Unit, Pool	2
4034015003	R-2	1 Unit	2
4034018022	R-2	1 Unit	2
4034017023	R-2	1 Unit	2
4034015025	R-2	1 Unit	2
4034023017	R-2	1 Unit	2
4034020006	R-3-P	3 Units, 1-4 Stories	2
4034024002	C-3	Auto Body and Fender, 1 Story	2
4034020901	R-2	2 Units, 1-4 Stories	2
4034017015	R-2	1 Unit	2
4034020902	R-2	1 Unit	2

4034024011	R-2	1 Unit	2
4034021007	R-2	1 Unit	2
4034021022	R-3-P	1 Unit	2
4034022015	R-2	1 Unit	2
4034025004	R-2	1 Unit	2
4034021001	R-2	1 Unit	2
4034013002	R-2	1 Unit	2
4034031035	R-2	3 Units, 1-4 Stories	2
4034023011	R-2	1 Unit	2
4036020009	R-2	1 Unit	2
4036016009	C-3	Store and Residence, 1 Story	2
4036016024	R-3-P	1 Unit	2
4036021022	R-2	2 Units, 1-4 Stories	2
4036022022	R-2	2 Units, 1-4 Stories	2
4036022013	R-2	1 Unit	2
4036021019	R-2	1 Unit	2
4036030022	C-2	1 Unit	2
4036024009	R-2	2 Units, 1-4 Stories	2
4036026012	R-2	1 Unit	2
4036026023	R-2	3 Units, 1-4 Stories	2
4036028014	R-2	1 Unit	2
4036024013	R-2	1 Unit	2
4036028023	R-2	2 Units, 1-4 Stories	2
4036026011	R-2	1 Unit	2
4036031012	R-2	3 Units, 1-4 Stories	2
4036025013	R-2	1 Unit	2
4036029019	R-2	1 Unit	2
4036029017	R-2	1 Unit	2
4038007032	R-2	1 Unit	2
4038026002	R-2	1 Unit	2
4038027006	R-2	1 Unit	2
4038027001	R-2	1 Unit	2
4038027016	R-2	1 Unit	2
4038024004	R-2	1 Unit	2
4038007013	R-2	1 Unit	2
4038026018	R-2	3 Units, 1-4 Stories	2
4038023017	R-2	1 Unit	2
4038027018	R-2	1 Unit	2
4038021019	C-2	3 Units, 1-4 Stories	2
4038024011	R-2	1 Unit	2
4038021002	R-2	3 Units, 1-4 Stories	2
4038027009	R-2	1 Unit	2
4034022018	R-2	1 Unit	2
4038025002	R-2	4 Units, 1-4 Stories	2
4034024003	C-3	Service or Repair Shop, 1 Story	2
4036026006	R-2	1 Unit	2
4036029015	R-2	1 Unit	2
4036025022	R-2	2 Units, 1-4 Stories	2
4038024010	R-2	1 Unit	2
4034024004	C-3	Auto Body and Fender, 1 Story	2

4038024018	R-2	1 Unit	2
4034022010	R-2	1 Unit	2
4036016033	C-3	Auto Body and Fender, 1 Story	2
4034024016	R-2	1 Unit	2
4036016011	R-3-P	1 Unit	2
4036021015	R-2	2 Units, 1-4 Stories	2
4036021009	R-2	1 Unit	2
4036021028	C-2	1 Unit	2
4036031008	C-2	Vacant Land	2
4038022012	C-2	3 Units, 1-4 Stories	2
4036029020	R-2	1 Unit	2
4036019021	C-2	Office Building, 1 Story	2
4036030010	R-2	1 Unit	2
4036017028	R-3-P	1 Unit	2
4038027013	R-2	Vacant Land	2
4038027014	R-2	1 Unit	2
4036024004	R-2	1 Unit	2
4034025008	R-3-P	Vacant Land	2
4034022026	R-2	1 Unit	2
4034014018	R-2	1 Unit	2
4036027012	R-2	1 Unit	2
4036021020	R-2	1 Unit	2
4036030014	R-2	1 Unit	2
4036024016	R-2	1 Unit	2
4036024003	R-2	2 Units, 1-4 Stories	2
4038027008	R-2	1 Unit	2
4036020010	R-2	1 Unit	2
4034031037	R-2	1 Unit	2
4036029031	R-2	1 Unit	2
4036025021	R-2	1 Unit	2
4036019022	C-2	2 Units, 1-4 Stories	2
4036031020	C-2	Light Manufacturing, 1 Story	2
4036028005	R-2	1 Unit	2
4038026008	R-2	1 Unit	2
4036017020	R-3-P	1 Unit	2
4036028001	R-2	1 Unit	2
4034016011	R-3-P	1 Unit	2
4034017009	C-3	1 Unit	2
4036025015	R-2	1 Unit	2
4034017013	R-3-P	1 Unit	2
4034017032	R-3-P	2 Units, 1-4 Stories	2
4036024024	R-2	1 Unit	2
4036021011	R-2	2 Units, 1-4 Stories	2
4036029014	R-2	1 Unit	2
4034017014	R-3-P	1 Unit	2
4036029029	R-2	1 Unit	2
4038024017	R-2	1 Unit	2
4034016005	R-2	1 Unit	2
4034016007	R-2	1 Unit	2
4036030023	C-2	1 Unit	2

4036017029	R-3-P	1 Unit	2
4036029013	R-2	1 Unit	2
4034013006	R-2	1 Unit	2
4036026018	R-2	2 Units, 1-4 Stories	2
4038007012	R-2	1 Unit	2
4036028003	R-2	1 Unit	2
4034015007	R-2	1 Unit	2
4038021005	R-2	1 Unit	2
4036025011	R-2	1 Unit	2
4034024005	R-3-P	2 Units, 1-4 Stories	2
4034015016	R-2	1 Unit	2
4034016012	R-3-P	1 Unit	2
4036021008	R-2	1 Unit	2
4034018012	R-2	1 Unit	2
4035002900	C-2	Supermarket, 12000+ SqFt, 1 Story	1
4034017021	R-2	1 Unit	2
4034031030	R-2	1 Unit	2
4036026019	R-2	2 Units, 1-4 Stories	2
4034017030	R-2	1 Unit	2
4036021012	R-2	2 Units, 1-4 Stories	2
4036027015	R-2	1 Unit	2
4036024021	R-2	1 Unit	2
4038025001	R-2		2
4036016005	R-3-P	1 Unit	2
4036022033	R-2	1 Unit	2
4038022026	C-2	2 Units, 1-4 Stories	2
4036019025	C-2	Store, 1 Story	2
4036023001	R-2	2 Units, 1-4 Stories	2
4038022017	C-2	Vacant Land	2
4034023021	R-2	Vacant Land	2
4034025009	C-3	Store, 1 Story	2
4036016034	C-3	Restaurant, Lounge or Tavern, 1 Story	2
4034022020	R-2	1 Unit	2
4034022036	R-2	1 Unit	2
4036022034	R-2	1 Unit	2
4038026012	R-2	1 Unit	2
4036027006	R-2	1 Unit	2
4036016012	R-3-P	1 Unit	2
4038026006	R-2	1 Unit	2
4038022008	C-2	1 Unit	2
4034023016	R-2	1 Unit	2
4034024021	R-2	2 Units, 1-4 Stories	2
4036024018	R-2	1 Unit	2
4036020001	R-2	2 Units, 1-4 Stories	2
4036028019	R-2	1 Unit	2
4034021008	R-2	1 Unit	2
4036026016	R-2	1 Unit	2
4036029012	R-2	1 Unit	2
4036016004	R-3-P		2
4038022021	C-2	Food Processing Plant, Meat, 1 Story	2

4034018015	R-2	1 Unit	2
4034031020	R-2	1 Unit	2
4036030005	R-2	1 Unit	2
4038028006	R-2	Vacant Land	2
4036019024	C-2	Vacant Land	2
4036031001	R-2	1 Unit	2
4036023007	R-2	1 Unit	2
4038022018	R-2	1 Unit	2
4036027019	R-2	2 Units, 1-4 Stories, Pool	2
4034014003	R-2	1 Unit	2
4034024018	R-2	2 Units, 1-4 Stories	2
4036030015	R-2	1 Unit	2
4038025005	R-2	1 Unit	2
4034014016	R-2	1 Unit	2
4034024010	R-3-P	2 Units, 1-4 Stories	2
4034018014	R-2	1 Unit	2
4038024016	R-2	1 Unit	2
4036022011	R-2	1 Unit	2
4038024003	R-2	1 Unit	2
4036020011	R-2	1 Unit	2
4036019023	C-2	Vacant Land	2
4036017021	R-3-P	Used Car Sales, 1 Story	2
4036031021	C-2	Miscellaneous, 1 Story	2
4036023005	R-2	1 Unit	2
4038007011	R-2	1 Unit	2
4036017016	R-3-P	2 Units, 1-4 Stories	2
4036022004	R-2	1 Unit	2
4036022005	R-2	1 Unit	2
4036027005	R-2	1 Unit	2
4036028008	R-2	1 Unit	2
4036021006	R-2	1 Unit	2
4038021011	R-2	1 Unit	2
4036019014	R-3-P	1 Unit	2
4034022029	R-2	1 Unit	2
4036031007	R-2	1 Unit	2
4036031022	C-2	Vacant Land	2
4036019003	R-3	1 Unit	2
4038022016	C-2	4 Units, 1-4 Stories	2
4036022023	R-2	1 Unit, Pool	2
4036023008	R-2	1 Unit	2
4036028002	R-2	1 Unit	2
4036020004	R-2	2 Units, 1-4 Stories	2
4036027010	R-2	1 Unit	2
4034017029	R-2	1 Unit	2
4036025010	R-2	1 Unit	2
4038027007	R-2	1 Unit	2
4036021029	R-2	1 Unit	2
4036025027	R-2	1 Unit	2
4036024012	R-2	1 Unit	2
4038007023	R-2	3 Units, 1-4 Stories	2

4036020018	R-2	Store and Residence, 1 Story	2
4036031002	R-2	1 Unit	2
4038024001	R-2	1 Unit	2
4038007017	R-2	1 Unit	2
4036016013	C-3	Vacant Land	2
4036026020	R-2	1 Unit	2
4038007024	R-2	1 Unit	2
4034017016	R-2	1 Unit	2
4034017031	R-3-P	1 Unit	2
4038024021	R-2	1 Unit	2
4036027003	R-2	1 Unit	2
4036027004	R-2	1 Unit	2
4034023032	R-2	1 Unit	2
4036016014	C-3	Professional Building, Med/Dental, 1 Story	2
4038007004	R-2	1 Unit	2
4038025008	R-2	1 Unit	2
4034022021	R-2	2 Units, 1-4 Stories	2
4036020003	R-2	2 Units, 1-4 Stories	2
4034023020	R-2	1 Unit	2
4036021013	R-2	1 Unit	2
4038007003	R-2	1 Unit	2
4036031014	C-2	Store and Residence, 1 Story	2
4036025019	R-2	1 Unit	2
4038027002	R-2	1 Unit	2
4036021014	R-2	1 Unit	2
4034017010	R-3-P	2 Units, 1-4 Stories	2
4034017019	R-2	1 Unit	2
4034024020	R-2	1 Unit	2
4034022007	R-2	1 Unit	2
4034022037	R-2	1 Unit	2
4036026014	R-2	1 Unit	2
4034019901	R-2	1 Unit	2
4034022028	R-2	1 Unit	2
4036026013	R-2	1 Unit	2
4036023010	R-2	1 Unit	2
4036020014	R-2	1 Unit	2
4036026028	R-2	1 Unit, Pool	2
4036028006	R-2	1 Unit	2
4034018011	R-2	1 Unit	2
4038021022	C-2	Store, 1 Story	2
4034013001	R-2	1 Unit	2
4036020013	R-2	1 Unit	2
4036016023	C-3	Vacant Land	2
4036022021	R-2	1 Unit	2
4038022001	C-2	Store and Residence, 1 Story	2
4034016016	R-2	1 Unit	2
4038023027	R-2	1 Unit	2
4034014002	R-2	1 Unit	2
4034021010	R-2	1 Unit	2
4034020008	R-3-P	2 Units, 1-4 Stories, Pool	2

4036022007	R-2	1 Unit	2
4038023012	R-2	1 Unit	2
4036024015	R-2	1 Unit	2
4036027001	R-2	1 Unit	2
4036024005	R-2	1 Unit	2
4036016025	R-3-P	2 Units, 1-4 Stories	2
4036031019	C-2	Store, 1 Story	2
4036028012	R-2	1 Unit	2
4038007001	R-2	1 Unit	2
4036026027	R-2	2 Units, 1-4 Stories	2
4038028008	R-2	4 Units, 1-4 Stories	2
4036030030	C-2	5+ Units, 1-4 Stories	2
4034022008	R-2	1 Unit	2
4036019017	R-3-P	3 Units, 1-4 Stories	2
4036018009	R-3	1 Unit	2
4038021014	C-2	3 Units, 1-4 Stories	2
4036016016	C-3	Store, 1 Story	2
4036029006	R-2	1 Unit	2
4036026022	R-2	1 Unit	2
4038023029	R-2	1 Unit	2
4034015011	R-2	1 Unit	2
4036026015	R-2	1 Unit	2
4038021010	R-2	1 Unit	2
4034025001	R-2	1 Unit	2
4036025017	R-2	2 Units, 1-4 Stories	2
4034016006	R-2	1 Unit	2
4036022015	R-2	1 Unit	2
4034025010	C-3	Store and Residence, 1 Story	2
4038021006	C-2	Store and Residence, 1 Story	2
4036030016	R-2	1 Unit	2
4036028017	R-2	1 Unit	2
4036028022	R-2	1 Unit	2
4038028002	R-2	1 Unit	2
4036024010	R-2	1 Unit	2
4036023006	R-2	1 Unit	2
4036024014	R-2	1 Unit	2
4034014023	R-2	1 Unit	2
4034014024	R-2	2 Units, 1-4 Stories	2
4034013004	R-2	1 Unit	2
4036028018	R-2	1 Unit	2
4038026004	R-2	1 Unit	2
4038023014	R-2	1 Unit	2
4036022014	R-2	1 Unit	2
4036018007	R-3	1 Unit, Pool	2
4034023010	R-2	2 Units, 1-4 Stories	2
4038027017	R-2	1 Unit	2
4038024020	R-2	1 Unit	2
4036020015	R-2	3 Units, 1-4 Stories	2
4036022002	R-2	2 Units, 1-4 Stories	2
4038027004	R-2	1 Unit	2

4034025012	R-2	1 Unit	2
4038022025	C-2	1 Unit	2
4034016023	R-3-P	2 Units, 1-4 Stories	2
4036026007	R-2	1 Unit	2
4036028021	R-2	1 Unit	2
4038023003	R-2	1 Unit	2
4036017018	R-3-P	2 Units, 1-4 Stories	2
4036019015	R-3-P	Vacant Land	2
4038025009	R-2	1 Unit	2
4034024013	R-2	1 Unit	2
4034017026	R-2	1 Unit	2
4038007037	R-2	1 Unit	2
4038021009	R-2	1 Unit	2
4038023025	R-2	1 Unit	2
4036024006	R-2	2 Units, 1-4 Stories	2
4034023015	R-2	1 Unit	2
4036019031	C-2	Club, Lodge or Fraternal Group, 1 Story	2
4036026025	R-2	2 Units, 1-4 Stories	2
4036030006	R-2	1 Unit	2
4038021028	C-2	Store and Residence, 1 Story	2
4038028005	R-2	5+ Units, 1-4 Stories	2
4036027009	R-2	1 Unit	2
4036023011	R-2	2 Units, 1-4 Stories	2
4034017024	R-2	2 Units, 1-4 Stories	2
4034018016	R-2	1 Unit, Pool	2
4036016010	R-3-P	1 Unit	2
4036016019	R-3-P	1 Unit	2
4036030011	R-2	1 Unit	2
4036017017	R-3-P	2 Units, 1-4 Stories	2
4036017026	C-3	Car Wash, 1 Story	2
4034013018	R-3-P	1 Unit	2
4034024007	R-3-P	2 Units, 1-4 Stories	2
4038026001	R-2	1 Unit	2
4036017011	C-2	Store and Residence, 1 Story	2
4038023019	R-2	1 Unit	2
4038021020	C-2	1 Unit	2
4036030001	R-2	1 Unit	2
4034013012	R-2	1 Unit	2
4038029006	R-2	2 Units, 1-4 Stories	2
4036026024	R-2	1 Unit	2
4034021021	R-3-P	1 Unit	2
4038025004	R-2	1 Unit	2
4038028003	R-2	1 Unit	2
4034016019	R-2	1 Unit	2
4036024002	R-2	1 Unit	2
4038007031	R-2	2 Units, 1-4 Stories	2
4038028012	R-2	1 Unit	2
4039024902	R-3	3 Units, 1-4 Stories	2
4034023012	R-2	2 Units, 1-4 Stories	2
4034020009	R-3-P	4 Units, 1-4 Stories	2

4038027011	R-2		2
4034015019	R-2	1 Unit	2
4034023013	R-2	1 Unit	2
4036016028	C-3	Used Car Sales, 1 Story	2
4038023005	R-2	1 Unit	2
4034020905	R-2	1 Unit	2
4036026003	R-2	1 Unit	2
4034023014	R-2	1 Unit	2
4036021007	R-2	1 Unit	2
4036021018	R-2	1 Unit	2
4036024008	R-2	1 Unit	2
4034015004	R-2	1 Unit	2
4036016022	C-3	Vacant Land	2
4036029007	R-2	1 Unit	2
4034024009	R-3-P	2 Units, 1-4 Stories	2
4034021002	R-2	1 Unit	2
4036026004	R-2	1 Unit	2
4034013030	R-3-P	2 Units, 1-4 Stories	2
4036016008	C-3	Store, 1 Story	2
4038024006	R-2	1 Unit	2
4036022009	R-2	1 Unit	2
4038022014	R-2	1 Unit	2
4038027015	R-2	4 Units, 1-4 Stories	2
4036029018	R-2	1 Unit	2
4034017033	C-3	Store and Residence, 1 Story	2
4036031006	R-2	1 Unit	2
4036030003	R-2	1 Unit	2
4039008032	R-3	Vacant Land	2
4036026009	R-2	1 Unit	2
4034024023	R-2	2 Units, 1-4 Stories	2
4034017007	C-3	1 Unit	2
4038007005	R-2	1 Unit	2
4038007010	R-2	1 Unit	2
4038029004	R-2	2 Units, 1-4 Stories	2
4036017027	R-3-P	1 Unit	2
4038029011	R-2	1 Unit	2
4034025016	R-2	1 Unit	2
4038024019	R-2	1 Unit	2
4036024011	R-2	1 Unit	2
4038023002	R-2	1 Unit	2
4036029016	R-2	1 Unit	2
4038024022	R-2	1 Unit	2
4034022025	R-2	1 Unit	2
4036023009	R-2	1 Unit	2
4036019018	C-2	Store, 1 Story	2
4036028011	R-2	1 Unit	2
4036017010	C-3	Fast Food, Walk Up, 1 Story	2
4038007038	R-2	1 Unit	2
4038023007	R-2	1 Unit	2
4034015029	R-2	1 Unit	2

4038028014	R-2	1 Unit	2
4034013031	R-3-P	2 Units, 1-4 Stories	2
4034022023	R-2	1 Unit	2
4036031010	R-2	1 Unit	2
4038021018	C-2	1 Unit	2
4038021026	R-2	1 Unit	2
4034015031	R-2	1 Unit	2
4036030002	R-2	1 Unit	2
4036027007	R-2	1 Unit	2
4034017018	R-2	1 Unit	2
4036028009	R-2	1 Unit	2
4038022024	R-2	2 Units, 1-4 Stories	2
4034018009	R-2	1 Unit	2
4036020002	R-2	1 Unit	2
4036016006	R-3-P	2 Units, 1-4 Stories	2
4036017023	C-3	2 Units, 1-4 Stories	2
4036026021	R-2	1 Unit	2
4038028007	R-2	4 Units, 1-4 Stories	2
4036030007	R-2	1 Unit	2
4034013020	R-3-P	2 Units, 1-4 Stories	2
4038023028	R-2	1 Unit	2
4036027002	R-2	2 Units, 1-4 Stories	2
4036017024	C-3	Used Car Sales, 1 Story	2
4036029009	R-2	1 Unit	2
4034016022	R-3-P	1 Unit	2
4036020020	R-2	1 Unit	2
4036022020	R-2	1 Unit	2
4038023024	R-2	2 Units, 1-4 Stories	2
4034016021	R-2	1 Unit	2
4036020006	R-2	2 Units, 1-4 Stories	2
4036023012	R-2	1 Unit	2
4036026017	R-2	1 Unit	2
4038027012	R-2	2 Units, 1-4 Stories, Pool	2
4034025011	C-3	Restaurant, Lounge or Tavern, 1 Story	2
4038024014	R-2	1 Unit	2
4034024008	R-3-P	1 Unit	2
4036021005	C-2	4 Units, 1-4 Stories	2
4038025011	R-2	4 Units, 1-4 Stories	2
4038024013	R-2	1 Unit	2
4034016009	R-2	2 Units, 1-4 Stories	2
4034013021	R-3-P	2 Units, 1-4 Stories	2
4036019032	R-3-P	Auto Body and Fender, 1 Story	2
4036022032	R-2	1 Unit, Therapy Pool	2
4036030018	C-2	Store, 1 Story	2
4038026007	R-2	2 Units, 1-4 Stories	2
4034020909	R-2		2
4034020907	R-3		2
4034020906	R-3		2
4034020908	R-2		2
4034020910	R-2		2

La Crescenta – Montrose

AIN	ZONE	USEDESC	DSnum
5807002045	R-3	2 Units, 1-4 Stories	3
5867011910	R-1-10000	Vacant Land	1
5867011036	R-1-10000	Vacant Land	1
5867011036	R-1-10000	Vacant Land	1
5867010033	R-1-10000	1 Unit, Pool	1
5870015015	R-1	Vacant Land	2
5868021002	R-1-10000	Vacant Land	1
5804016058	R-1	1 Unit, Pool	2
5867011048	R-1-10000	Vacant Land	1
5870015004	R-1-10000	Vacant Land	2
5870015014	R-1	1 Unit	2
5868007021	R-1-10000	Vacant Land	2
5867010910	R-1-10000	1 Unit	1
5870015012	R-1	1 Unit, Pool	2
5870015018	R-1	1 Unit, Pool	2
5804017065	R-1	1 Unit	2
5868022006	R-1-10000	1 Unit, Pool	1
5868022001	R-1-10000	Vacant Land	1
5867011035	R-1-10000	Vacant Land	1
5867011041	R-1-10000	Vacant Land	1
5868021001	R-1-10000	Vacant Land	1
5870015017	R-1	Vacant Land	2
5868022002	R-1-10000	Vacant Land	1
5868008020	R-1-10000	1 Unit	2
5867011045	R-1-10000	Vacant Land	1
5868021003	R-1-10000	1 Unit, Pool	1
5867010035	R-1-10000	1 Unit	1
5868010036	R-1-10000	1 Unit	2
5867011020	R-1-10000	1 Unit	1
5867010034	R-1-10000	1 Unit	1
5870034020	R-1-10000	Vacant Land	2
5867011046	R-1-10000	Vacant Land	1
5870013022	R-1	Vacant Land	2
5804019000	R-1-10000		2

Florence – Firestone

AIN	ZONE	USEDESC	DSnum
6028030022	C-3	Store, 1 Story	4
6049015012	R-2	1 Unit	6
6049016003	R-2	1 Unit	6
6044021271	R-2		7
6044021270	R-2		7
6043032270	R-2		6

6028030021	C-3	Store, 1 Story	4
6049018012	R-2	1 Unit	6
6043032272	C-3		6
6008045001	R-3	Vacant Land	2
6043032024	C-3	4 Units, 1-4 Stories	6
6045014270	R-2		7
6045014271	R-2		7
6044013270	R-2	Vacant Land	7
6043032023	C-3	Vacant Land	6
6049016004	R-2	1 Unit	6
6049017034	R-2	1 Unit	6
6049017015	R-2		6
6049014275	R-2		6
6043032001	R-2	2 Units, 1-4 Stories	6
6049018294	R-2		6
6049017283	R-2		6
6049015019	R-2	1 Unit	6
6045015272	R-2		7
6028023002	C-3	Light Manufacturing, 1 Story	8
6049017282	R-2		6
6008031032	C-3	Vacant Land	3
6044020270	R-2		7
6049018293	R-2		6
6028030040	C-3	Auto Body and Fender, 1 Story	4
6043032275	R-3	Vacant Land	6
6049015013	R-2	1 Unit	6
6049015280	R-2		6
6049015281	R-2		6
6044012271	R-2		7
6009016901	C-3	Office Building, 1 Story	1
6049016281	R-2		6
6049014007	R-2	1 Unit	6
6049016280	R-2		6
6028023004	C-3	Vacant Land	8
6049015018	R-2	1 Unit	6
6049014276	R-2		6
6045015273	R-2		7
6028023003	C-3	Vacant Land	8
6045001900	C-3	Store, 1 Story	5
6008045002	R-3		2
6028030904	R-3		4
6049009282	A-1		6
6049009285	A-1		6
6049008031	A-1	1 Unit	6
6049018292	A-1		6
6049008278	A-1		6

Appendix G: Map Descriptions

All of the zoning and land use maps were created with the following datasets:

From LA County Assessor:
- Parcel--Polygon Layer
- Zoning--Polygon Layer
- Land Use--Polygon Layer

From Census:
- Streets--Line Layer

From LA County Planning Department:
- Light Rail Stations--Point Layers
- Municipal Bus--Line Layer
- Rapid Bus--Line Layer
- MTA Bus--Line Layer
- Significant Ecological Areas--Polygon Layer
- Study Area Boundary—Polygon Layer

Creating the Template

Working from the study area boundary layer, projected with NAD_1983_StatePlane_California_V_FIPS_0405_Feet, loaded into a new mapping project in Arc Map, the County study area to map is visually located and zoomed in upon. The scale is fixed at 1:7500 (except for Oat Mountain where the scale is 1:1200 due to plotter print size limitations) and then the map print area is set to appropriate dimensions to accurately portray the entire study area, yet minimize the printed area dimension size. This is the procedure used to create a template for each study area's zoning and land use map.

Mask Application

Some of the study areas share borders. In instances where another study area is visible on the map of the study area at hand, a mask layer is implemented to simplify the visual effect of the map. The mask layer disguises the zoning and land use layers on study areas that are not the focus of the map. The effect is such that the zoning and land use color schemata are present only on the subject study area.

Zoning Map

Once the study area is accurately portrayed on the proper scale and page layout the zoning map is created. The LA County Assessor parcel layer and zoning layer is loaded into the map project along with streets and bus lines. To label the zoning, the zoning label field "Zone" is activated. The study area boundary label field "Name" is also activated to confirm the study area. Also, the Significant Ecological Areas (SEA) layer is loaded into the zoning map project. If such areas exist on or in close proximity to the study area the SEA layer is activated and symbolized by diagonal green stripes and it is appropriately referenced in the legend. If no such layer is

activated and referenced in the legend then there are no environmentally sensitive areas in close proximity to the study area.

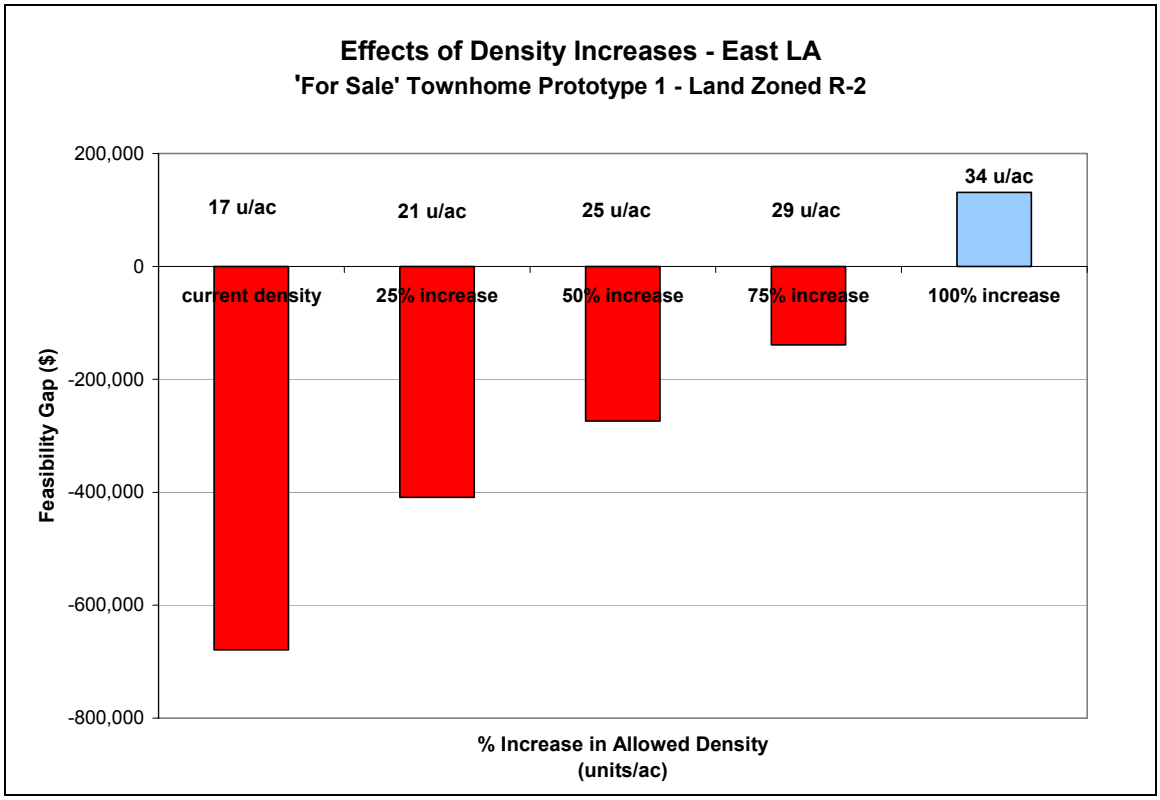
Land Use Map

From the saved zoning map project for the study area the zoning layer is deactivated. If there was an applicable sensitive environmental area layer, this is deactivated as well. The land use layer is added and the label field "Resunits" is activated to depict the number of residential units on each parcel. Finally the '0' Improvements layer is added and activated in order to represent parcels with little no improvement value, which should indicate vacant parcels.

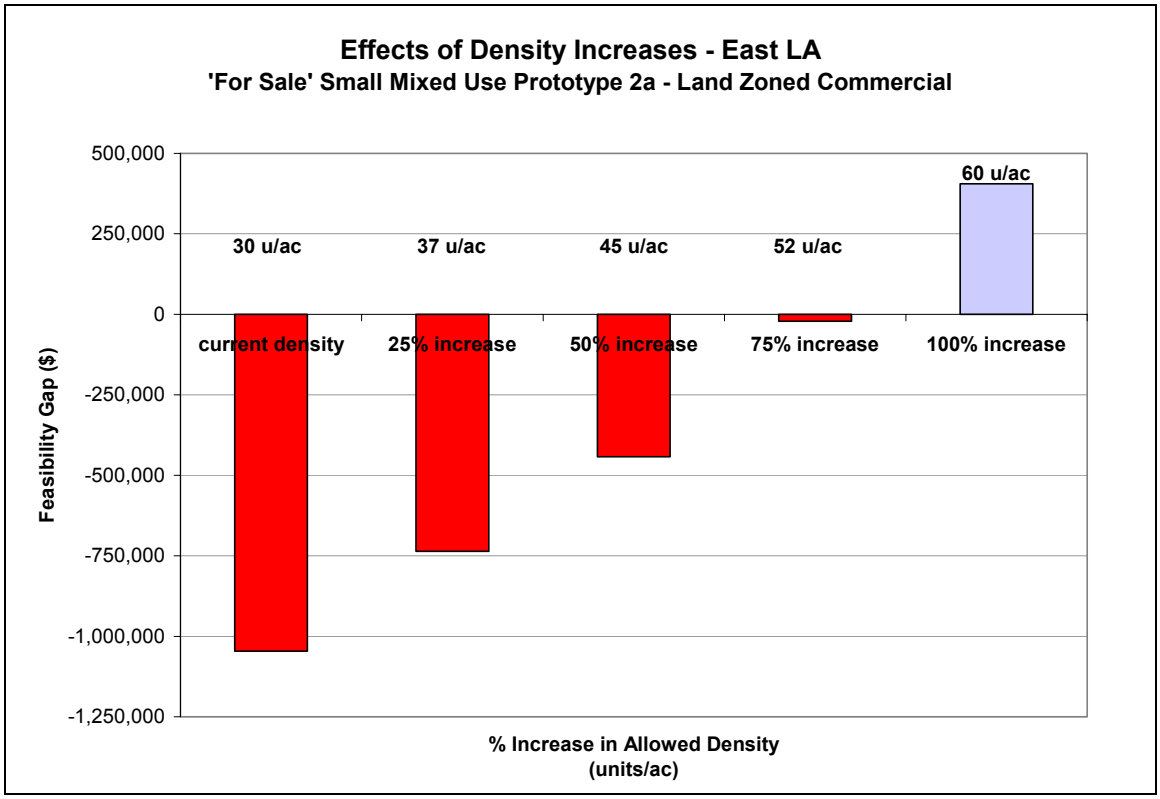
Appendix H: Pro Forma Results

East LA

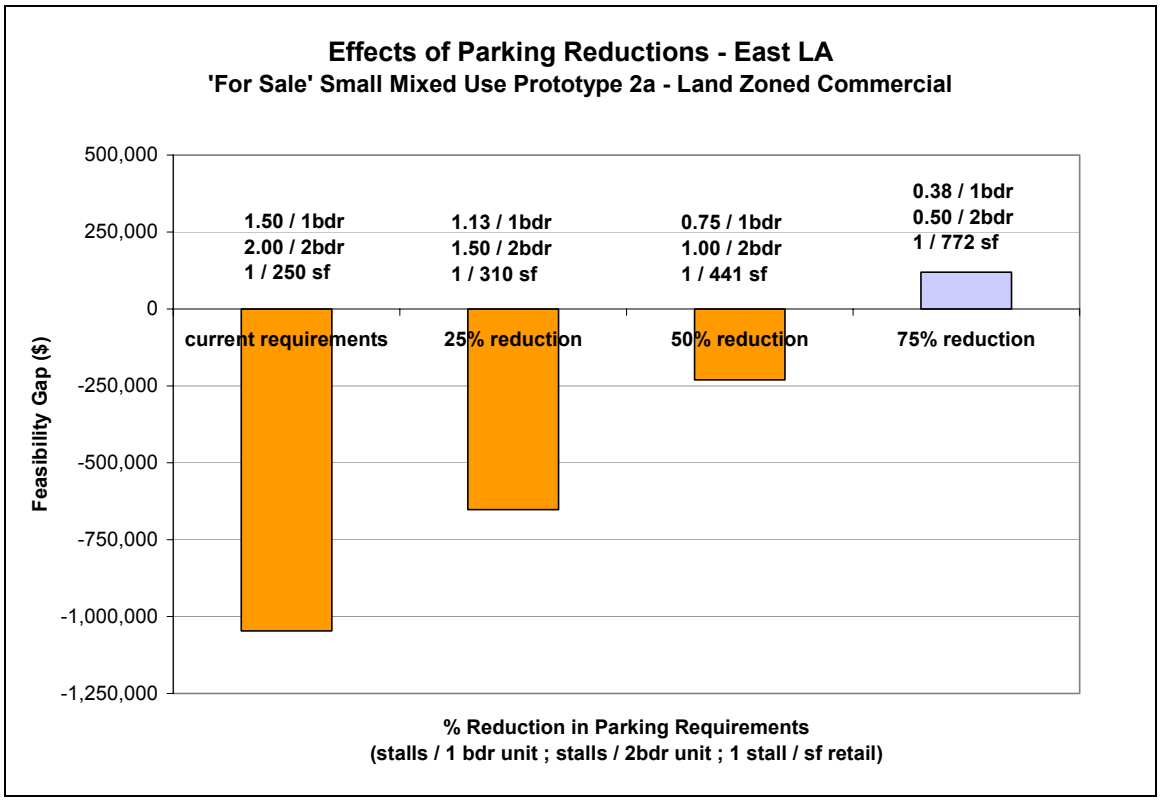
East LA Chart 1.



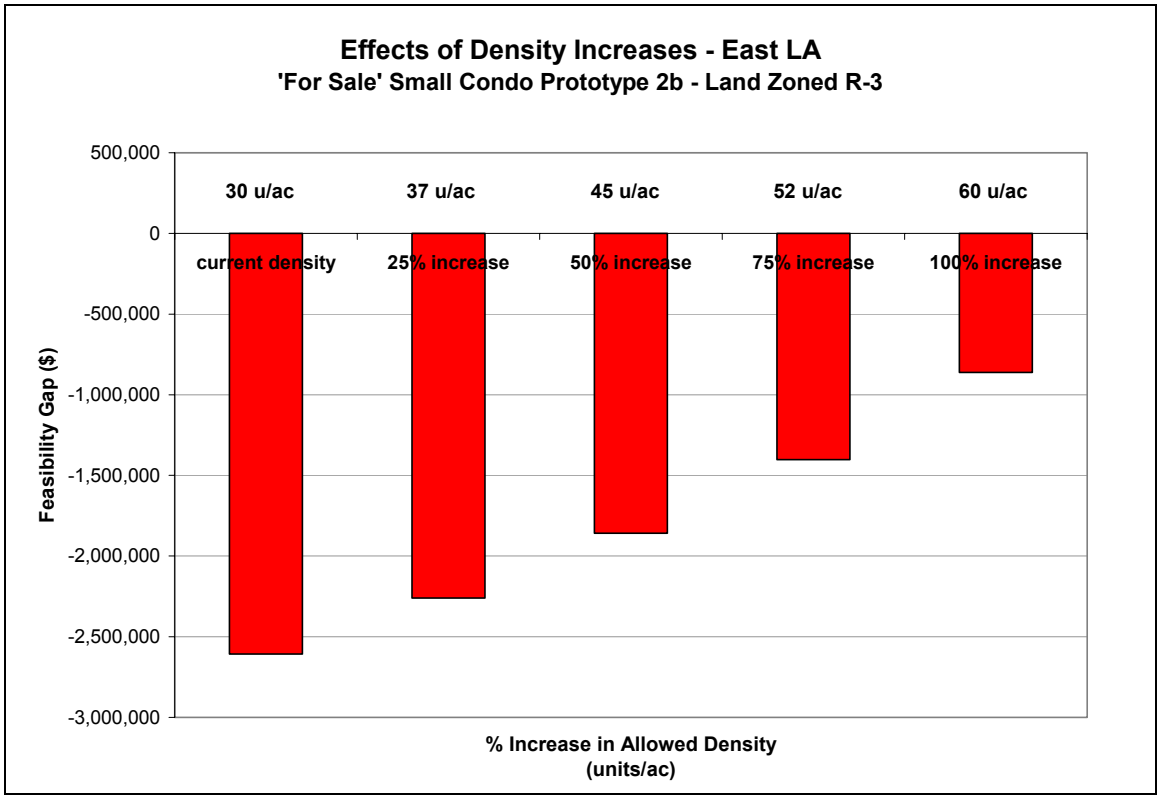
East LA Chart 2.



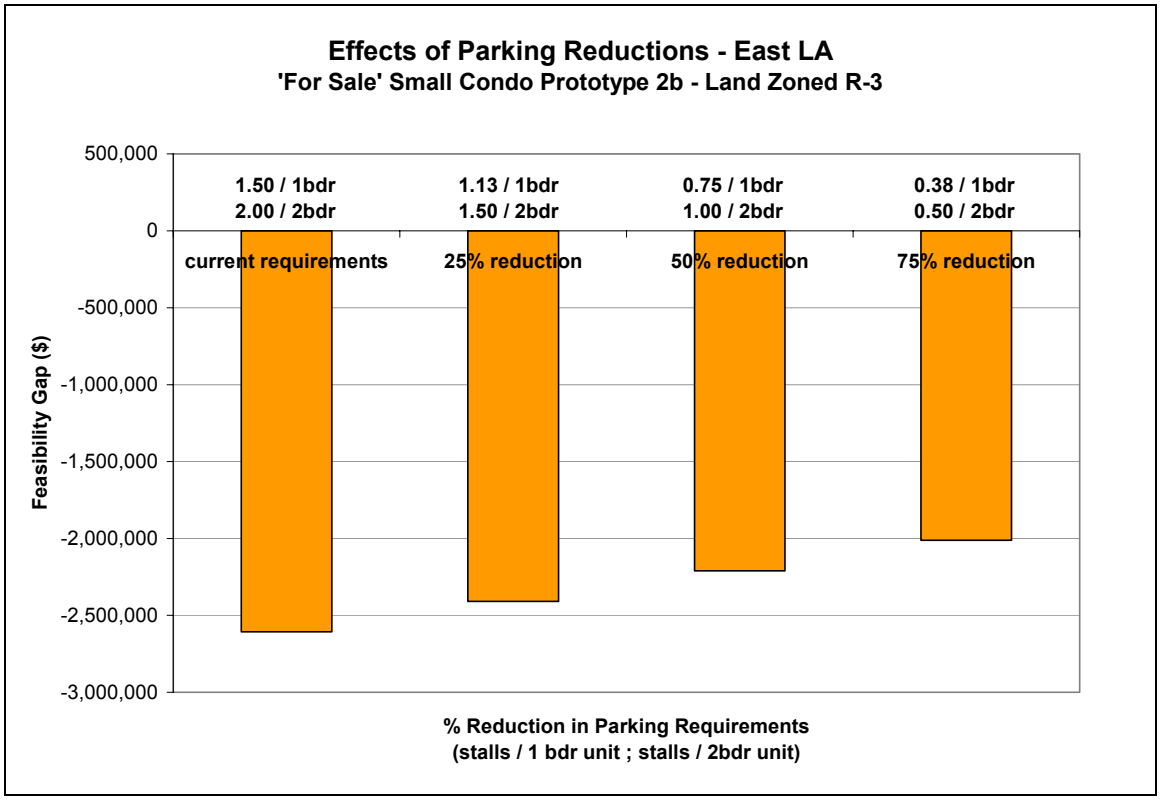
East LA Chart 3.



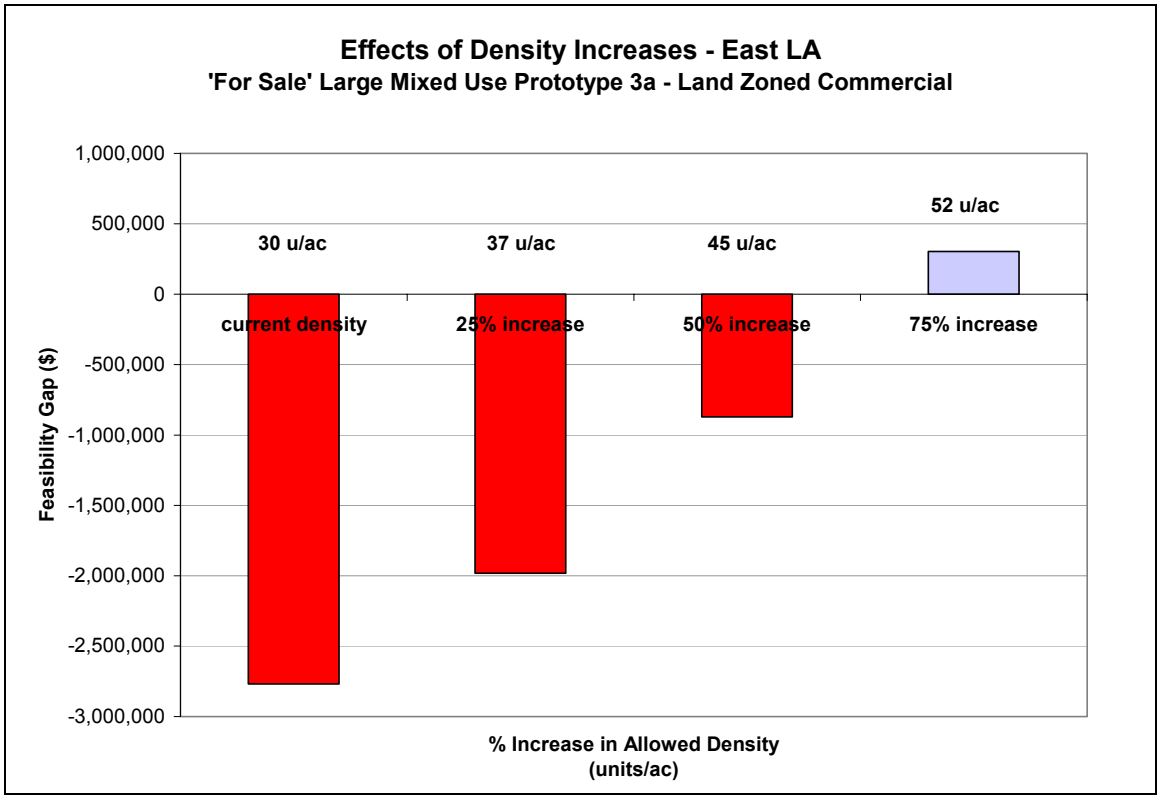
East LA Chart 4.



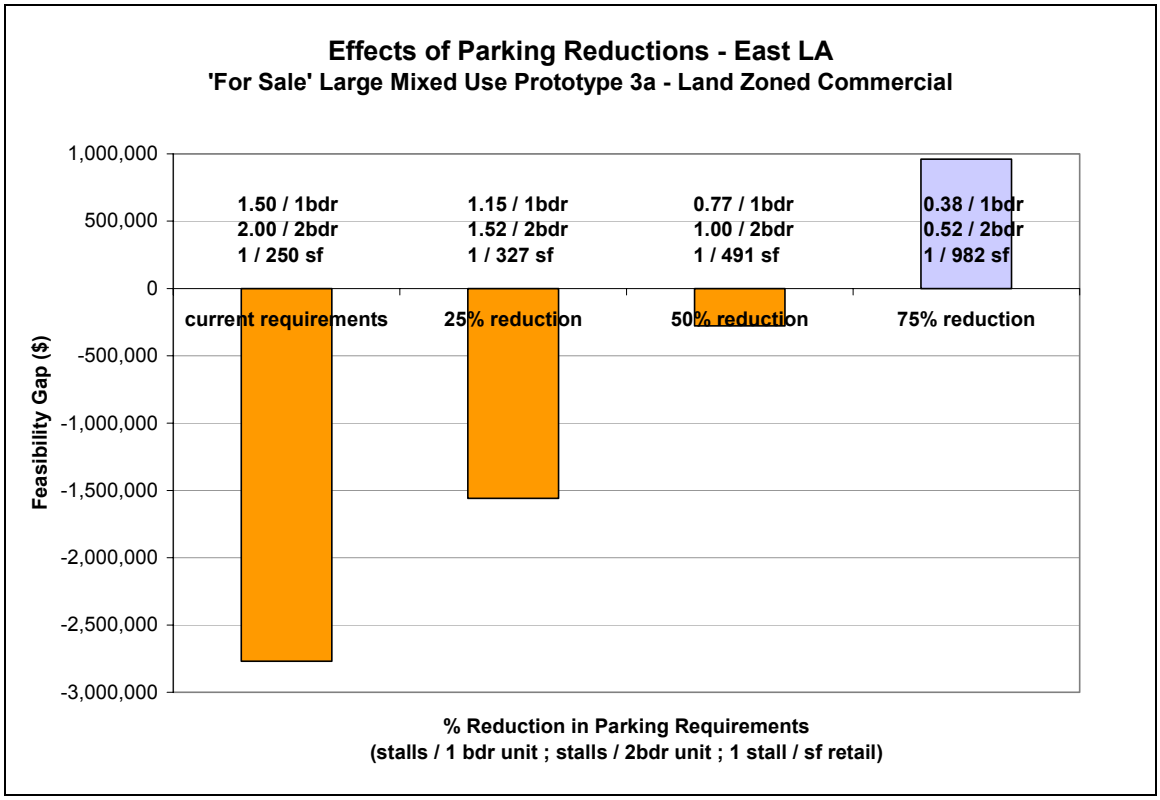
East LA Chart 5.



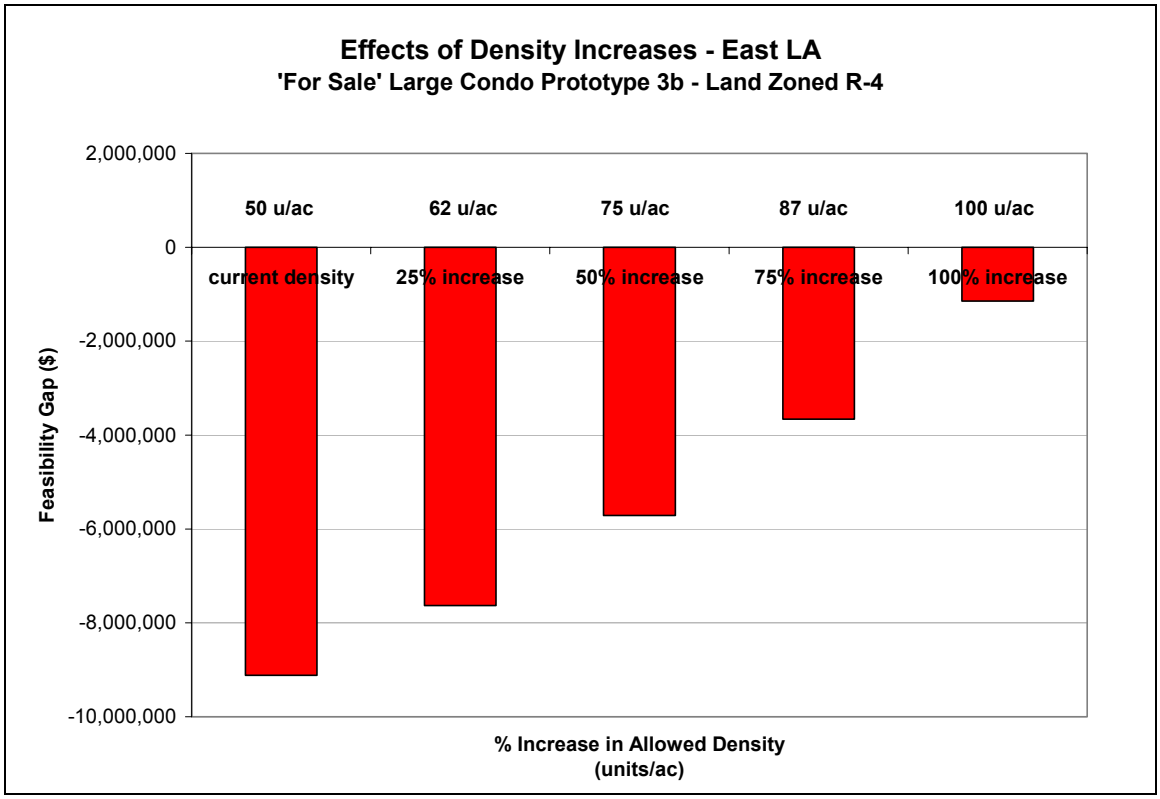
East LA Chart 6.



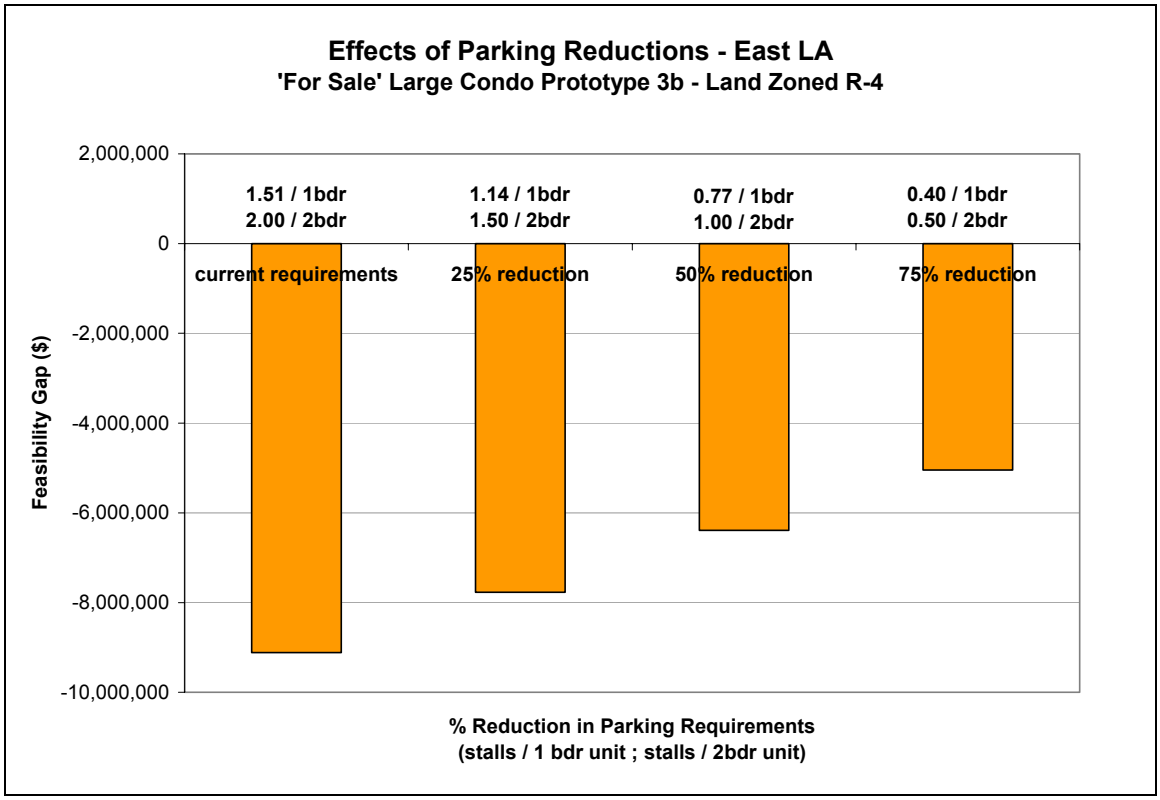
East LA Chart 7.



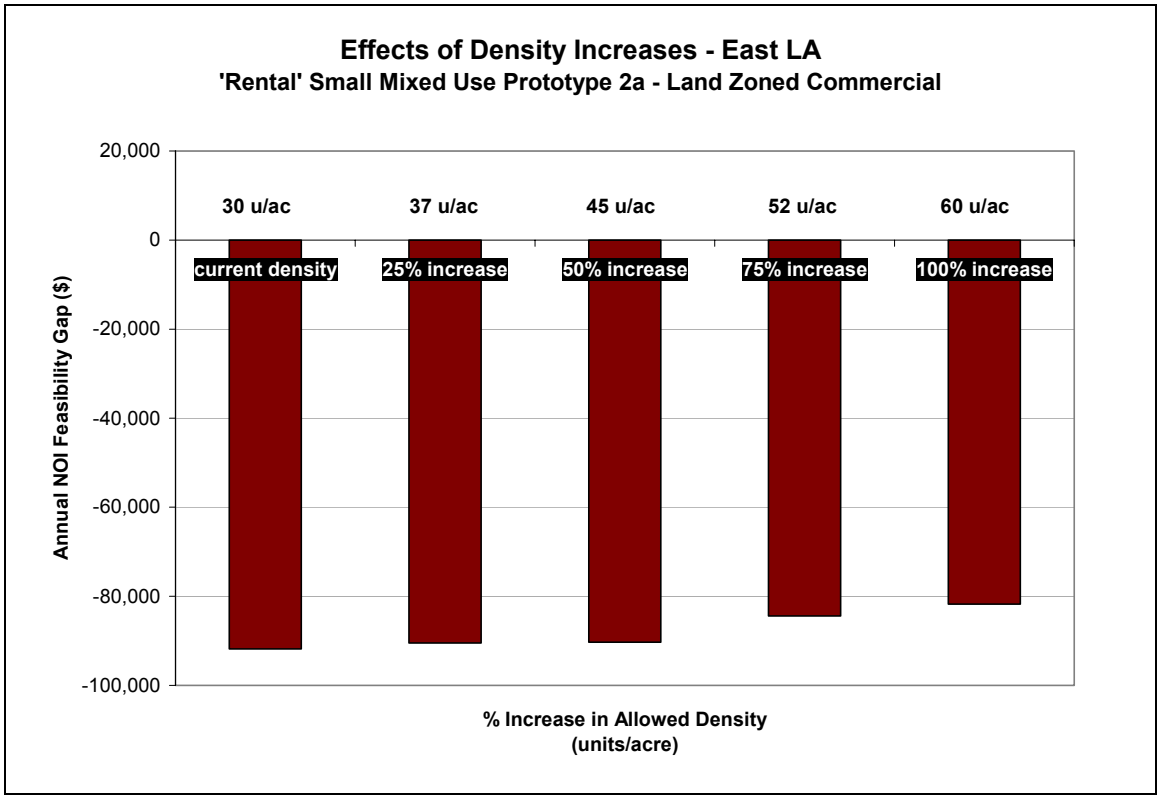
East LA Chart 8.



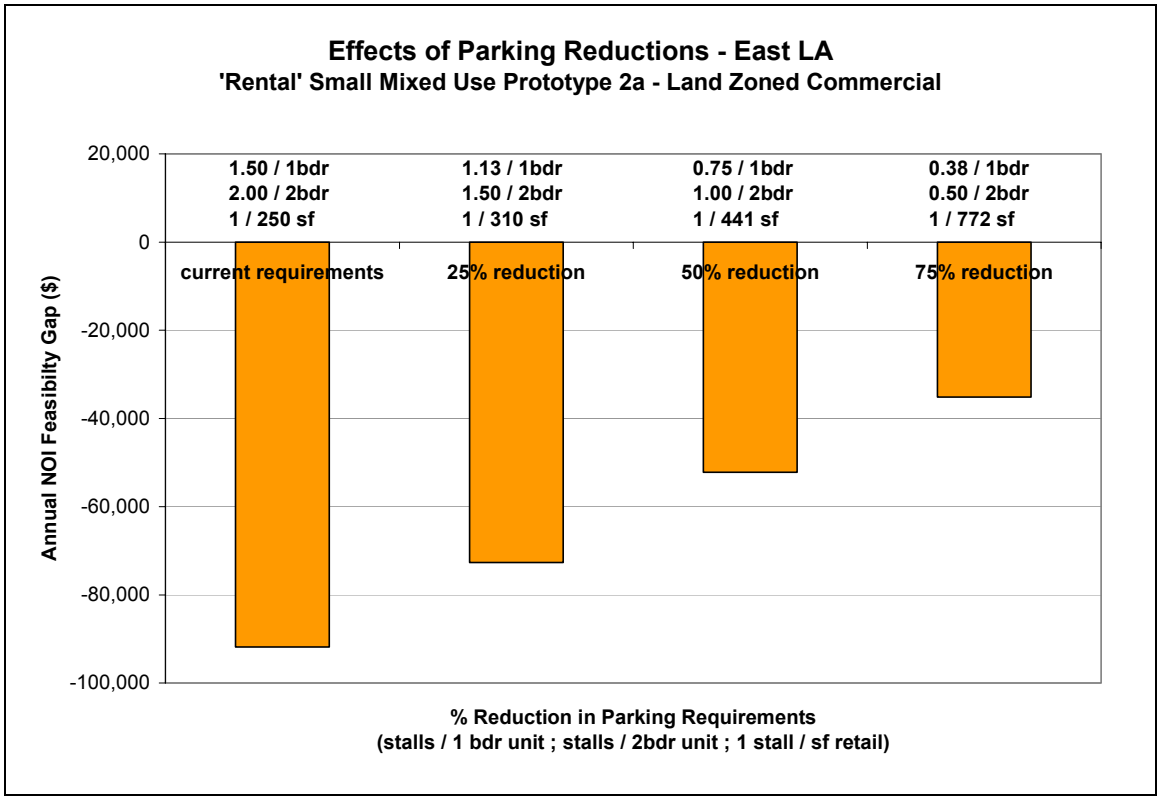
East LA Chart 9.



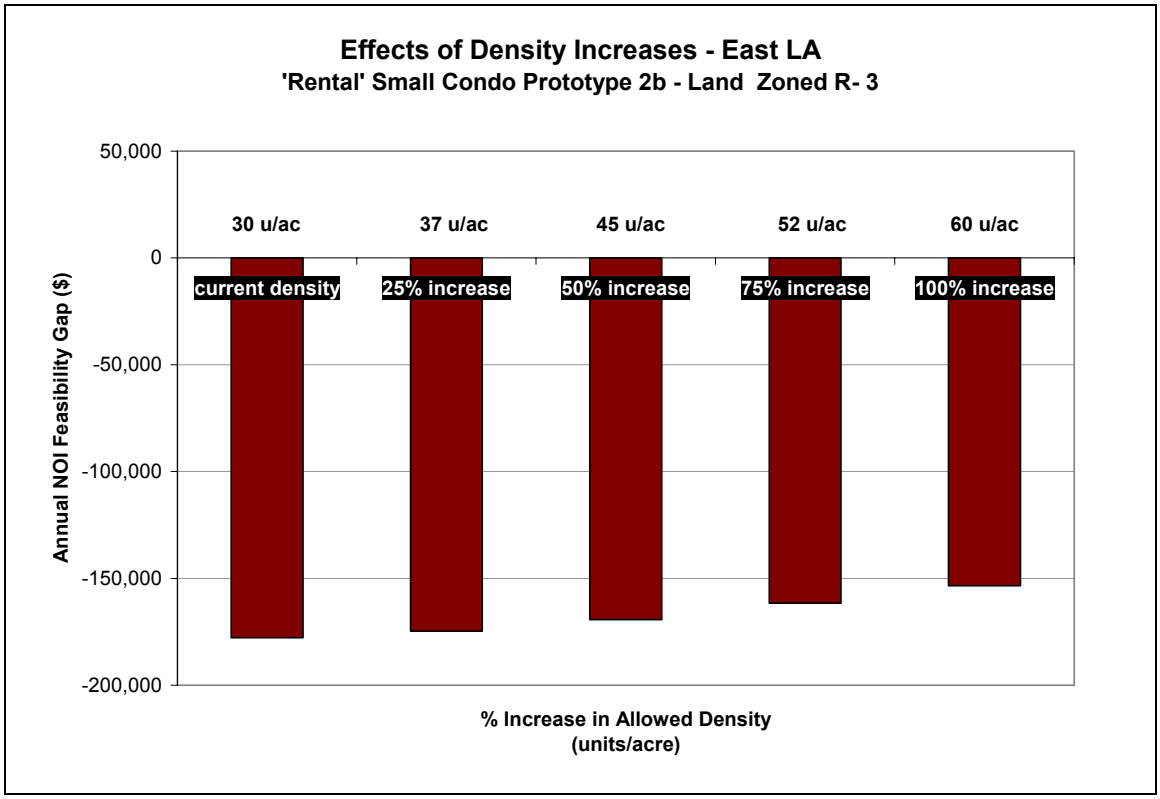
East LA Chart 10.



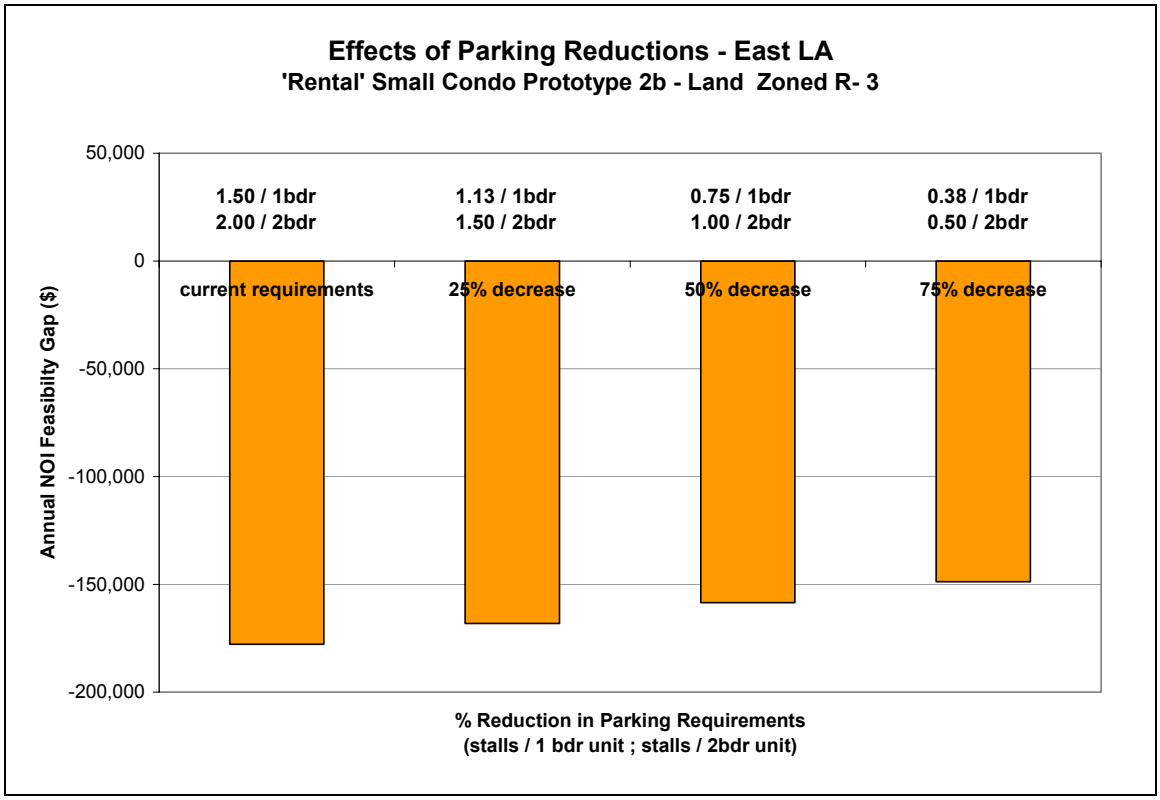
East LA Chart 11.



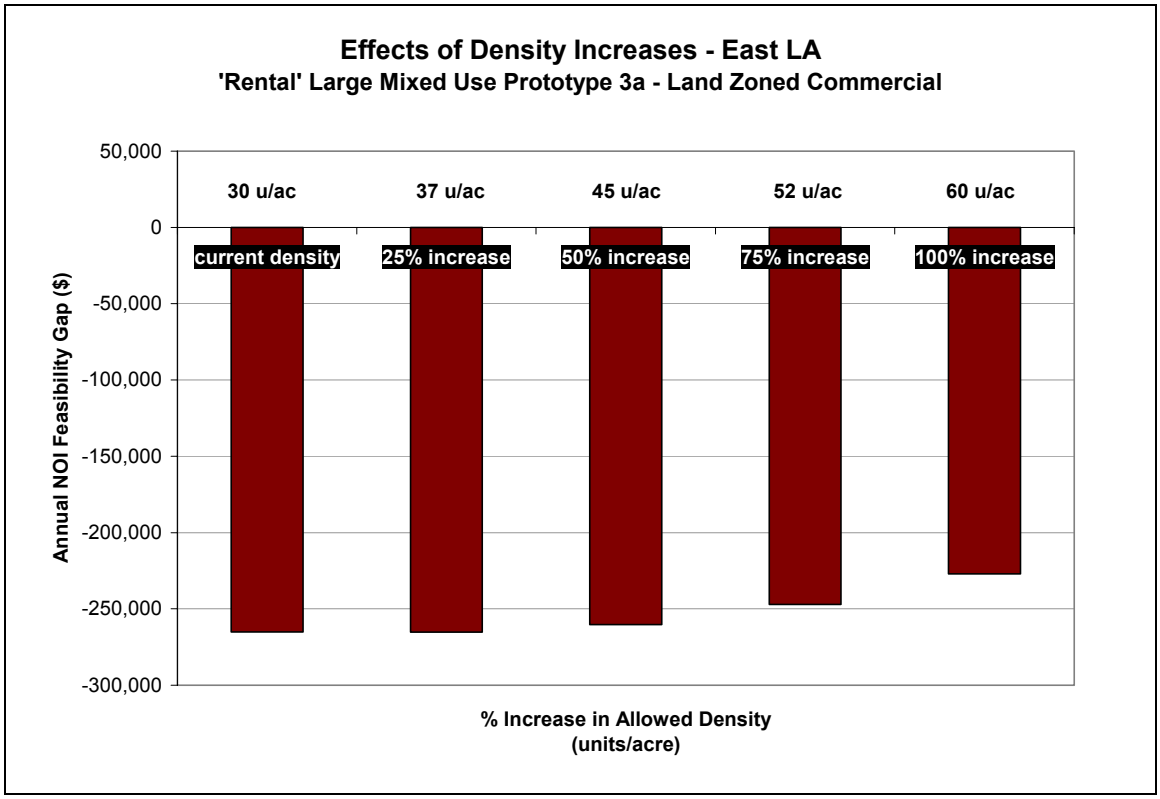
East LA Chart 12.



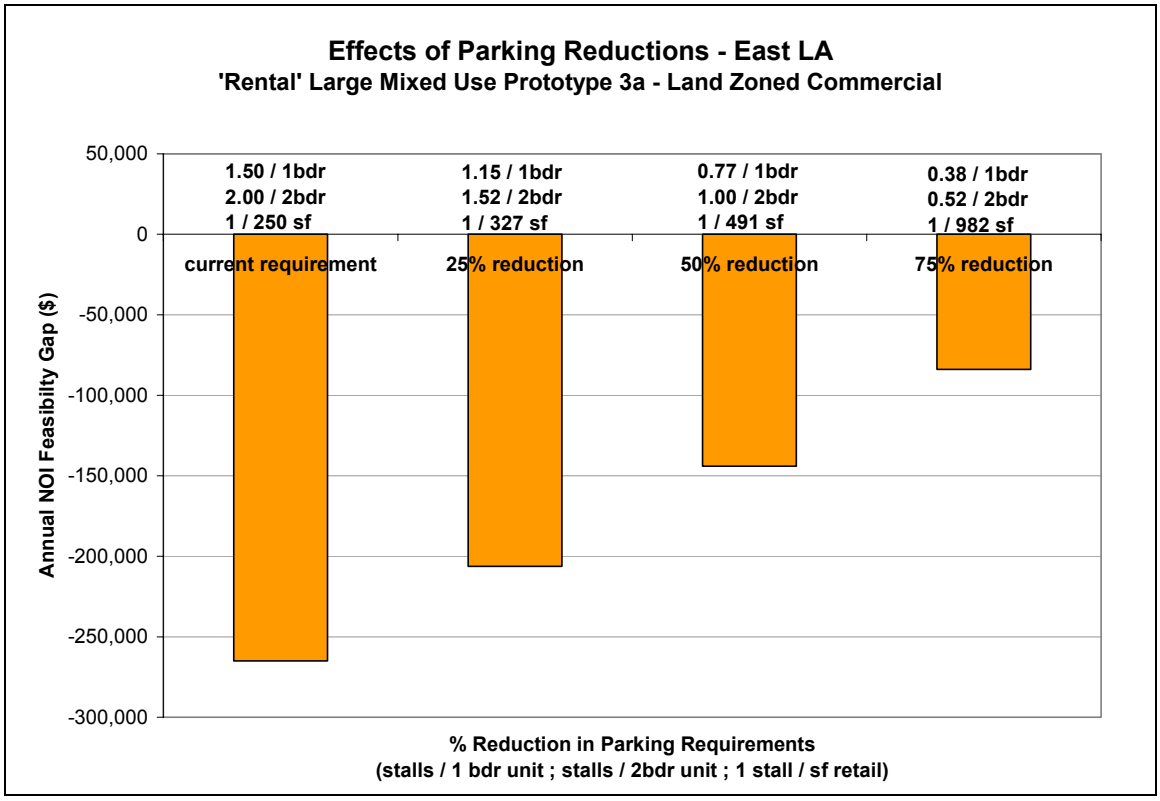
East LA Chart 13.



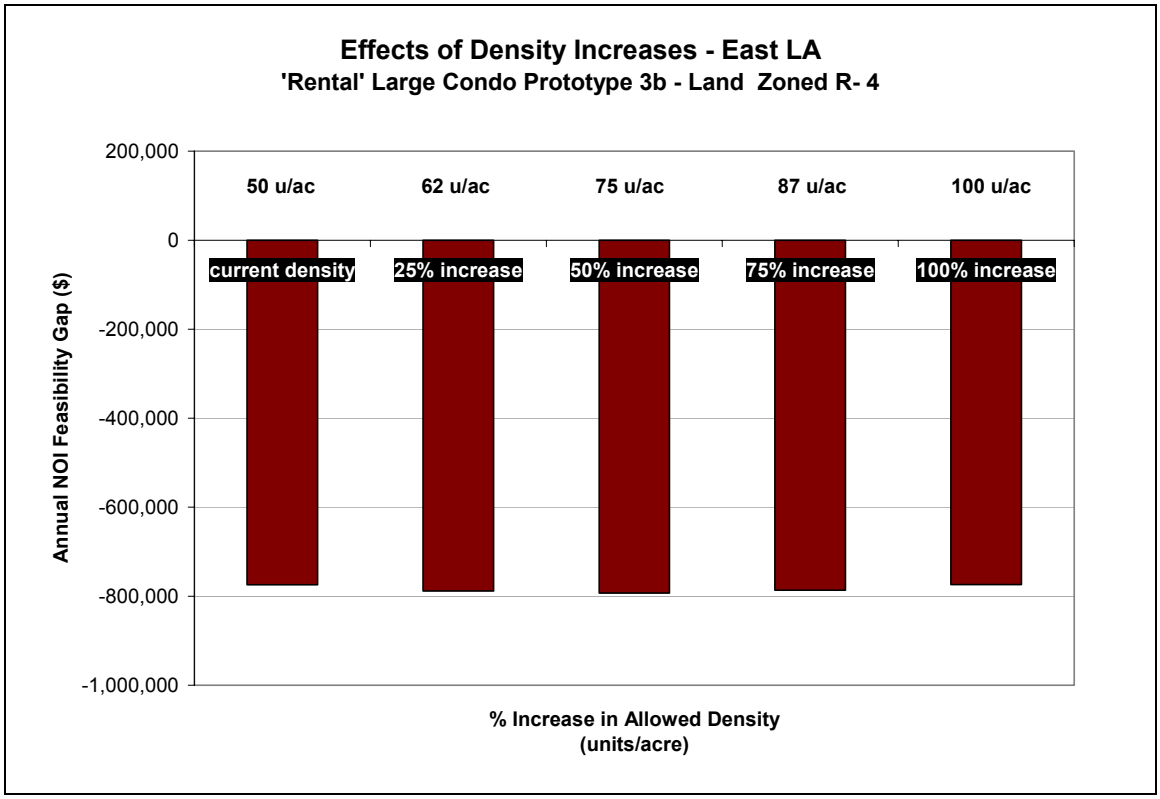
East LA Chart 14.



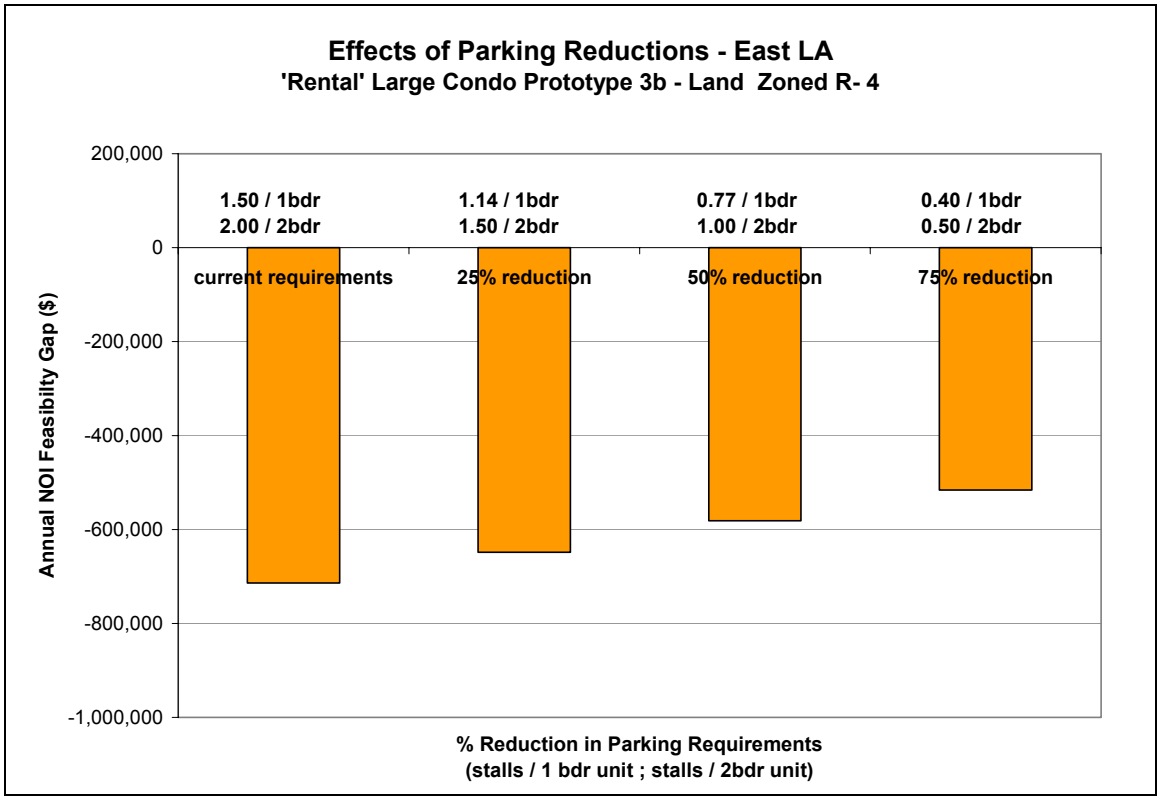
East LA Chart 15.



East LA Chart 16.

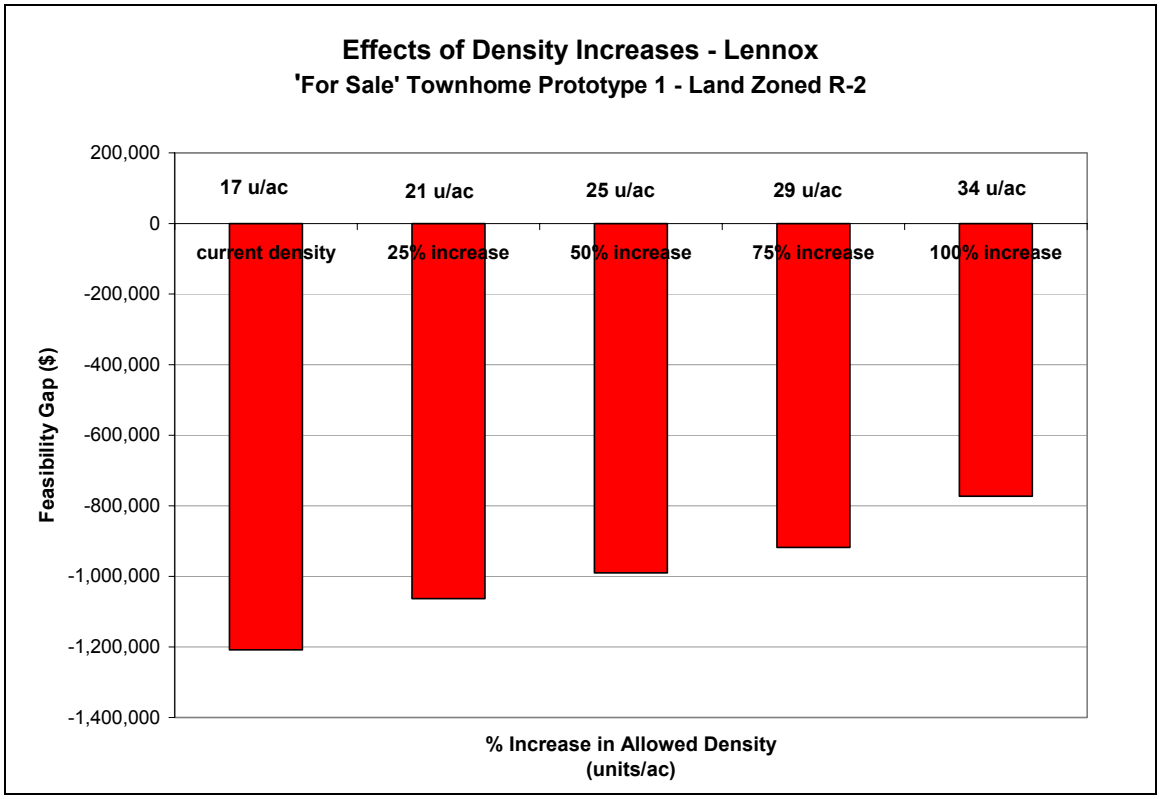


East LA Chart 17.

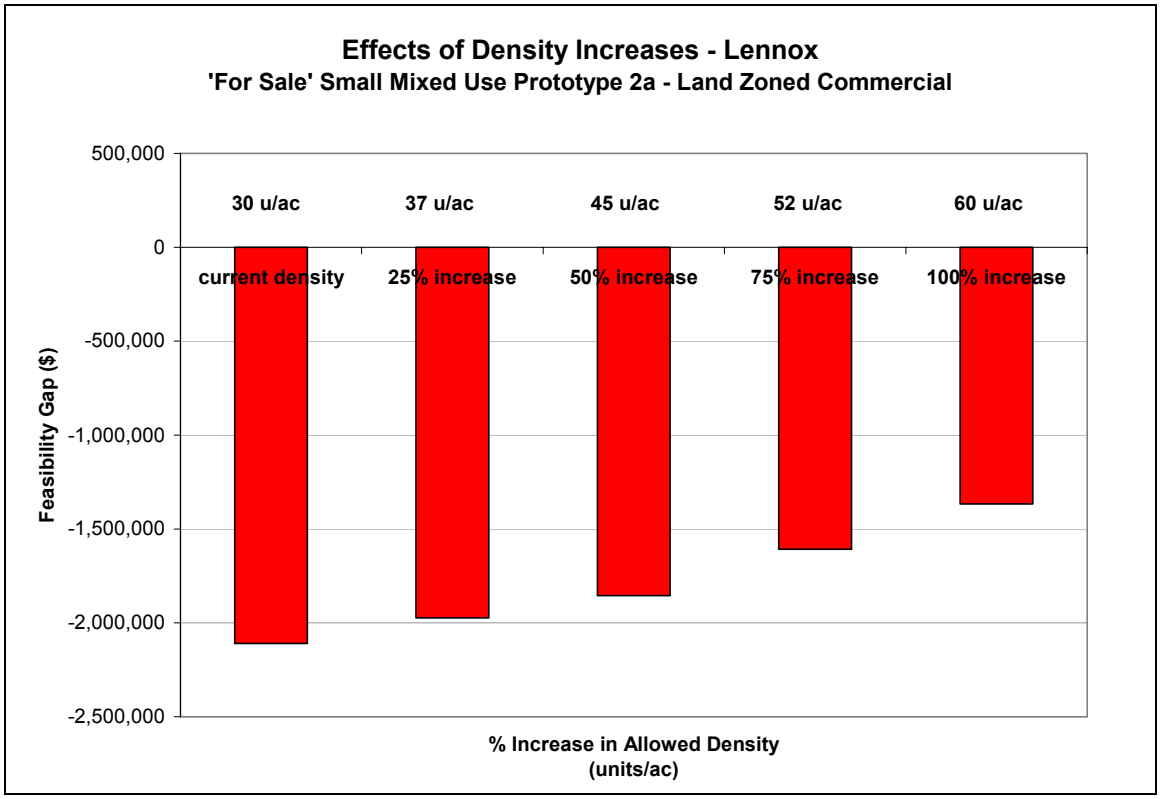


Lennox

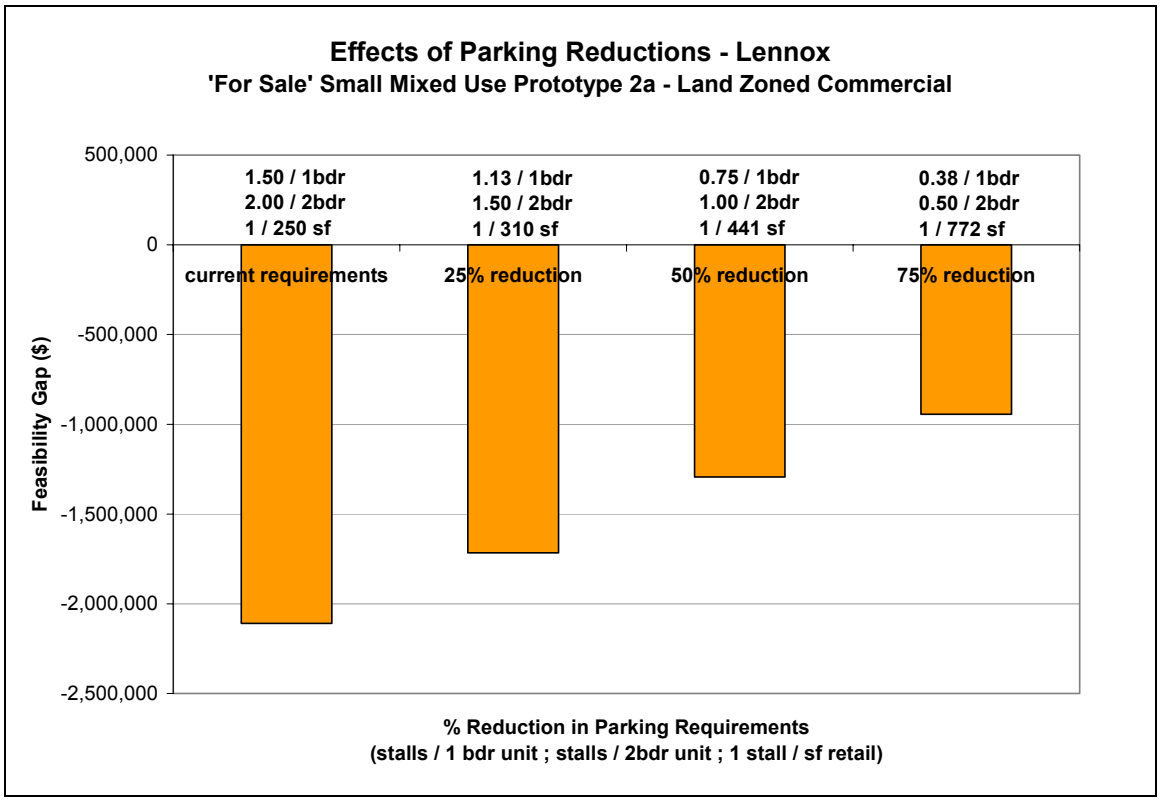
Lennox Chart 1.



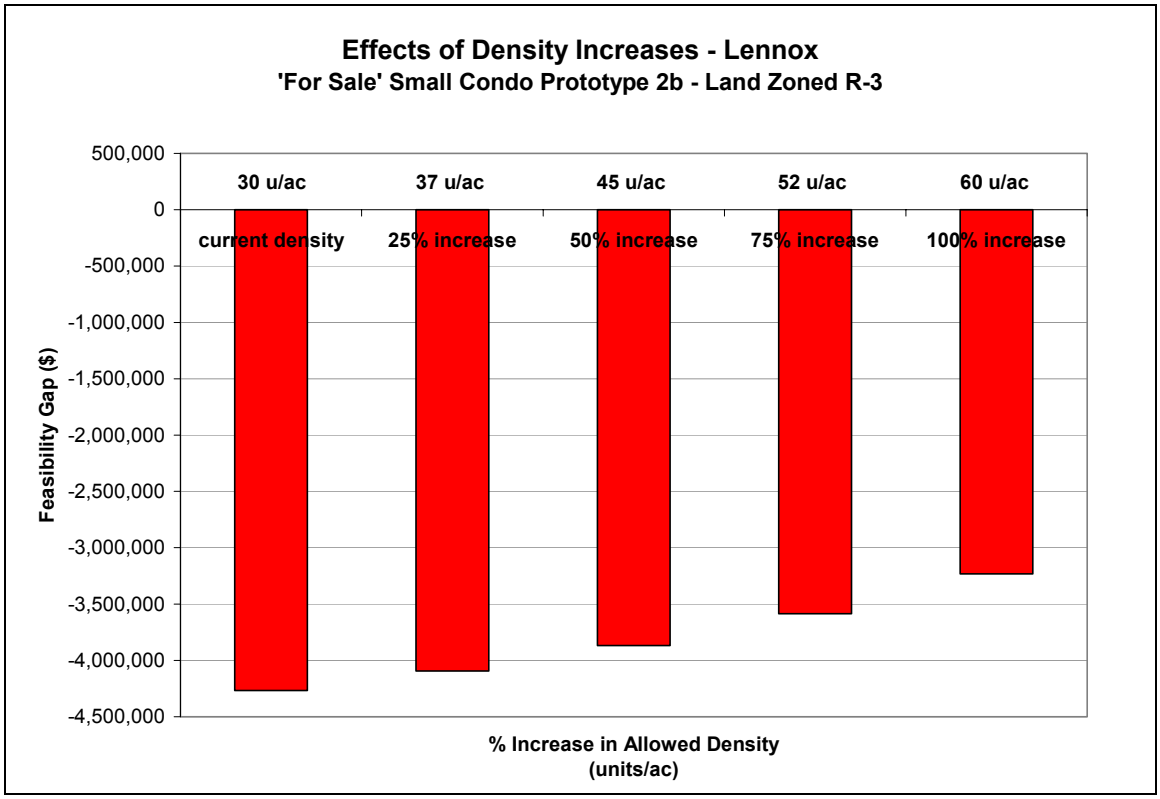
Lennox Chart 2.



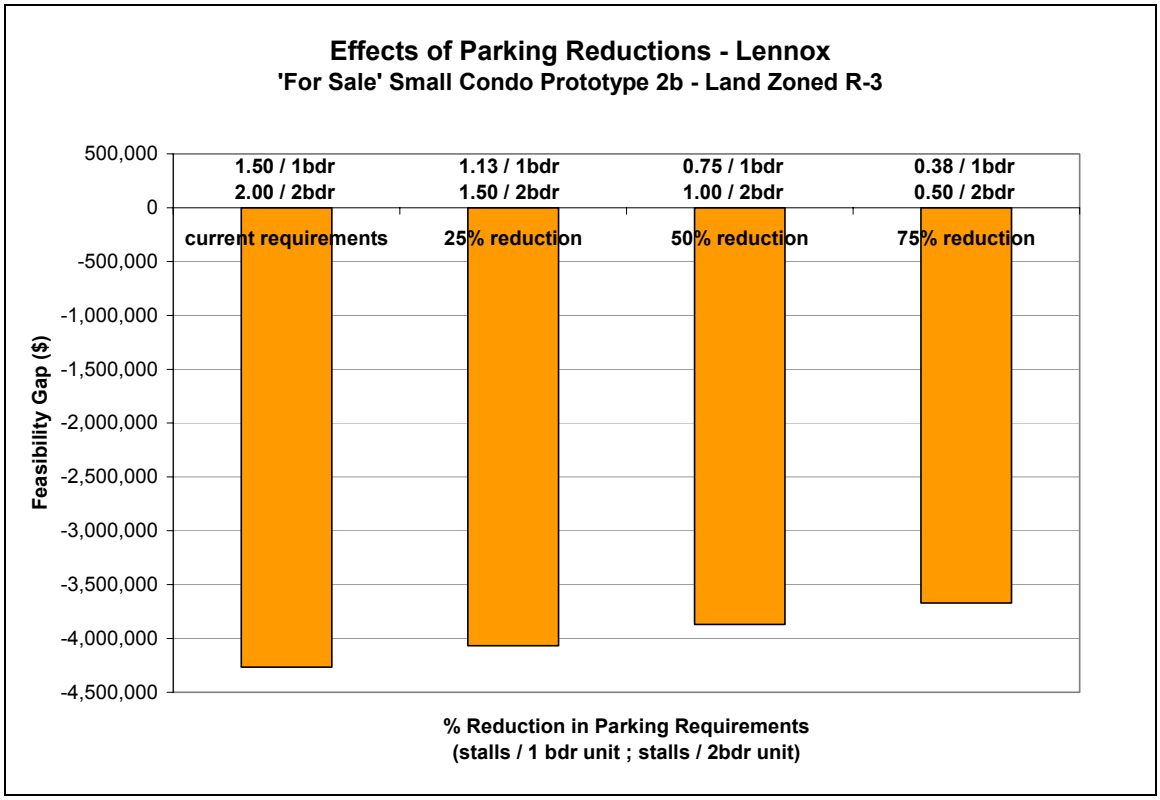
Lennox Chart 3.



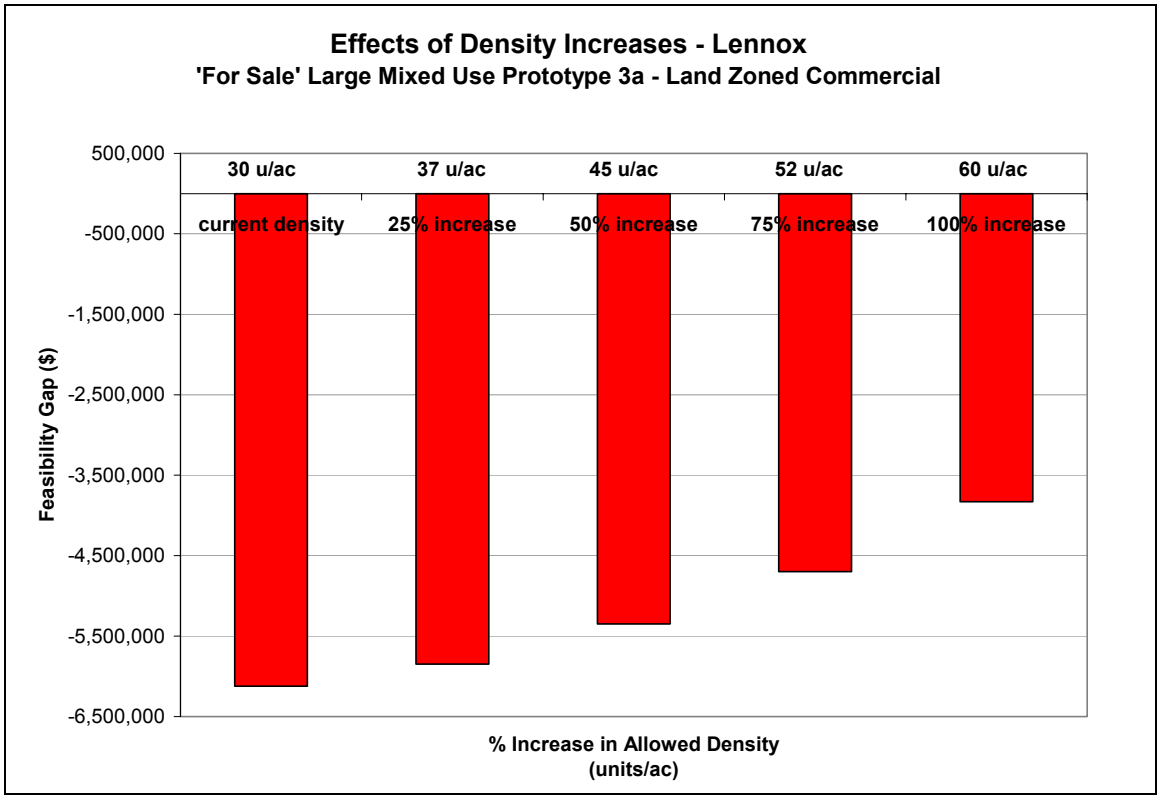
Lennox Chart 4.



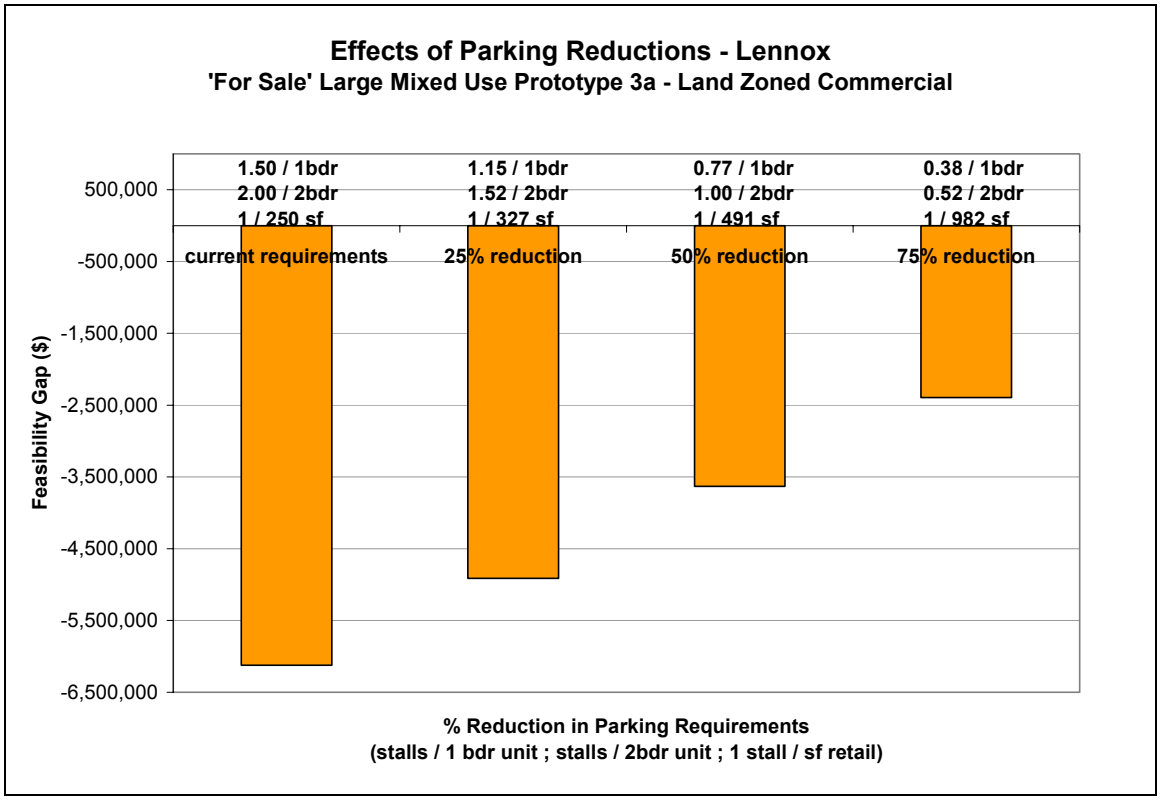
Lennox Chart 5.



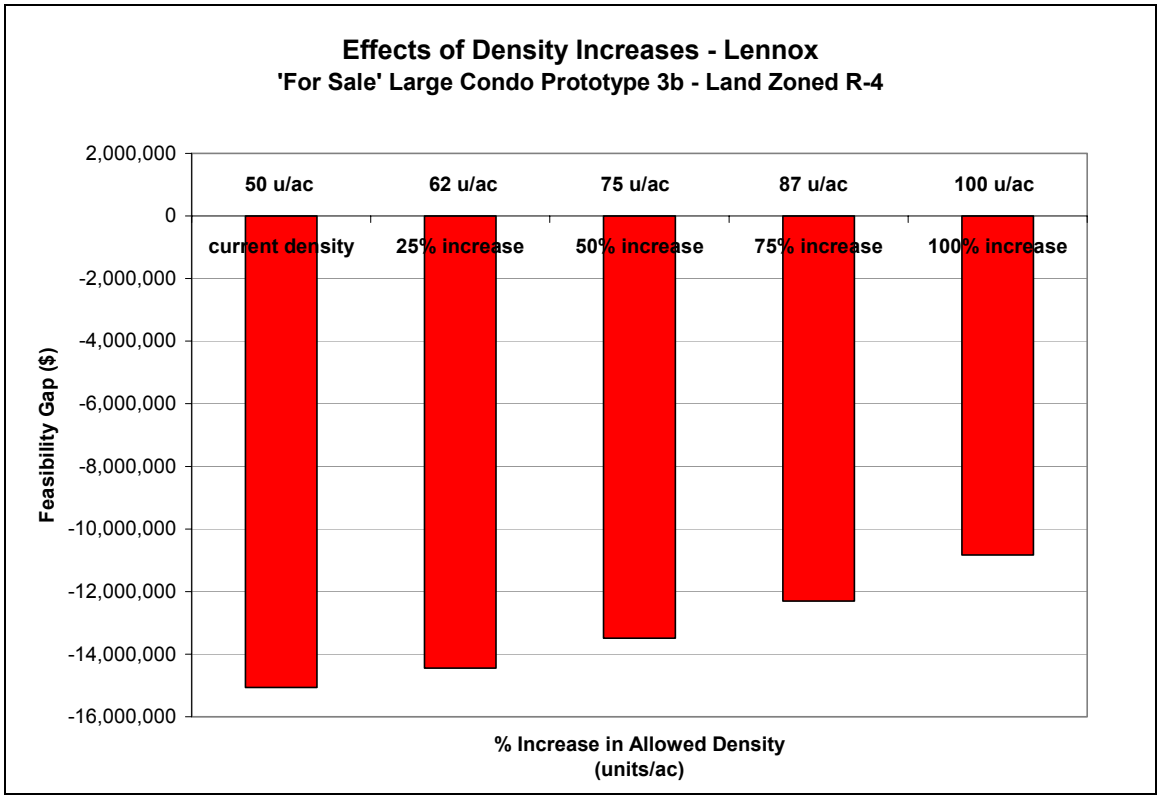
Lennox Chart 6.



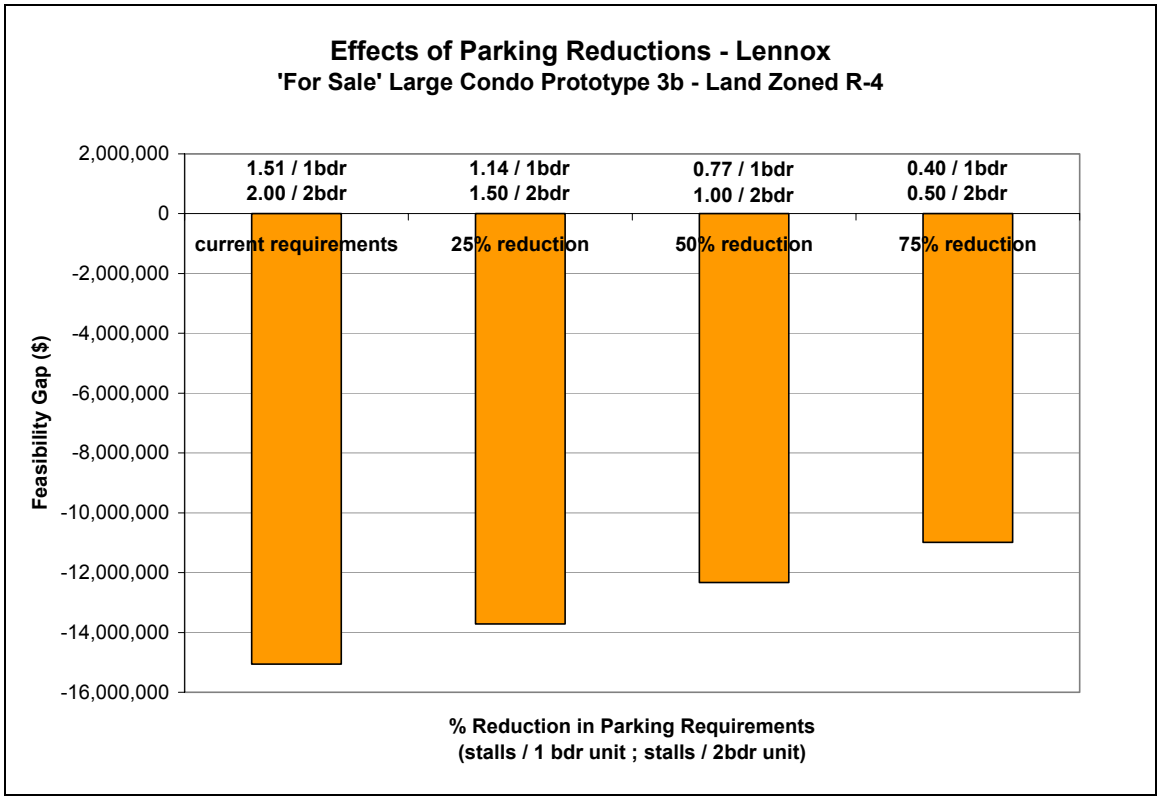
Lennox Chart 7.



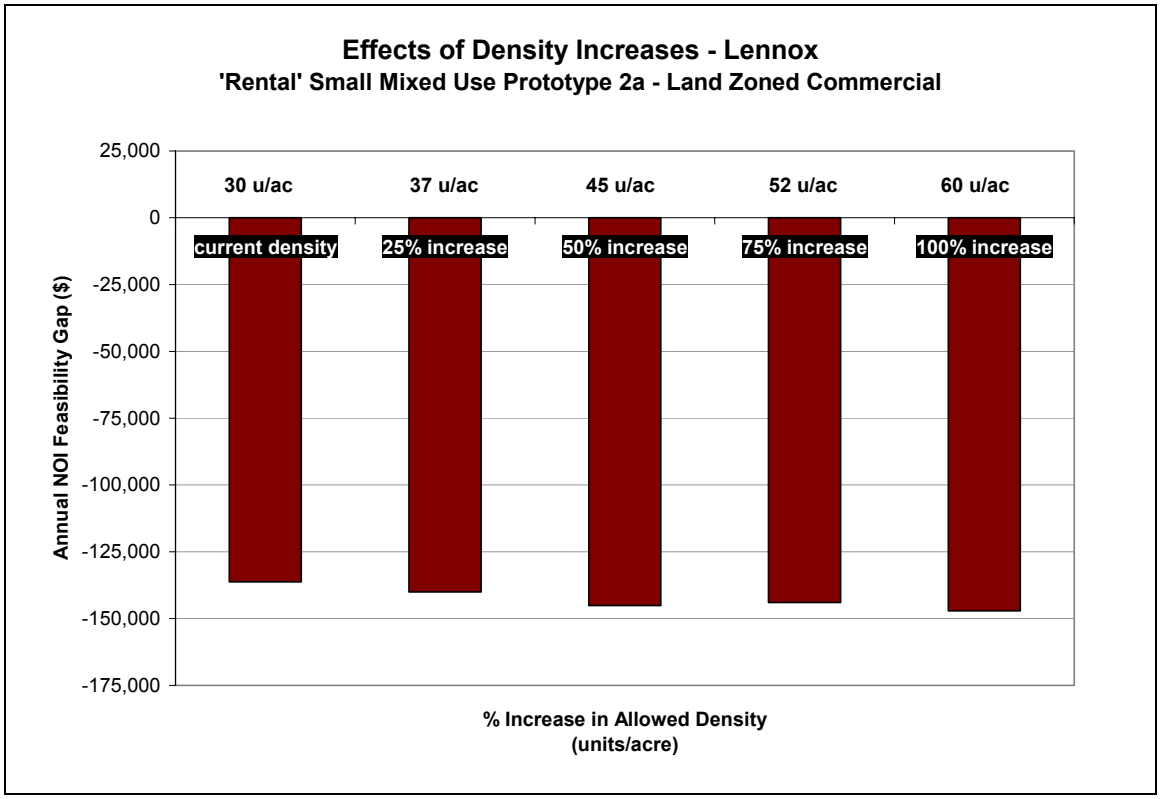
Lennox Chart 8.



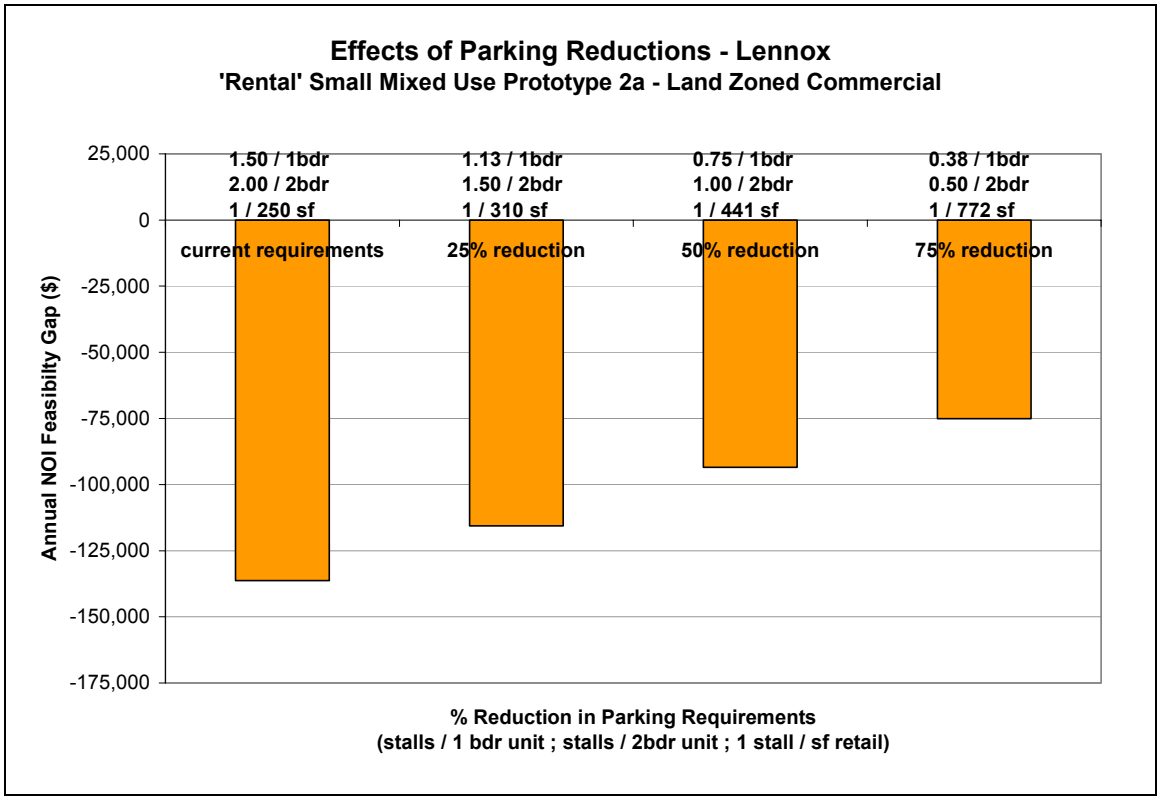
Lennox Chart 9.



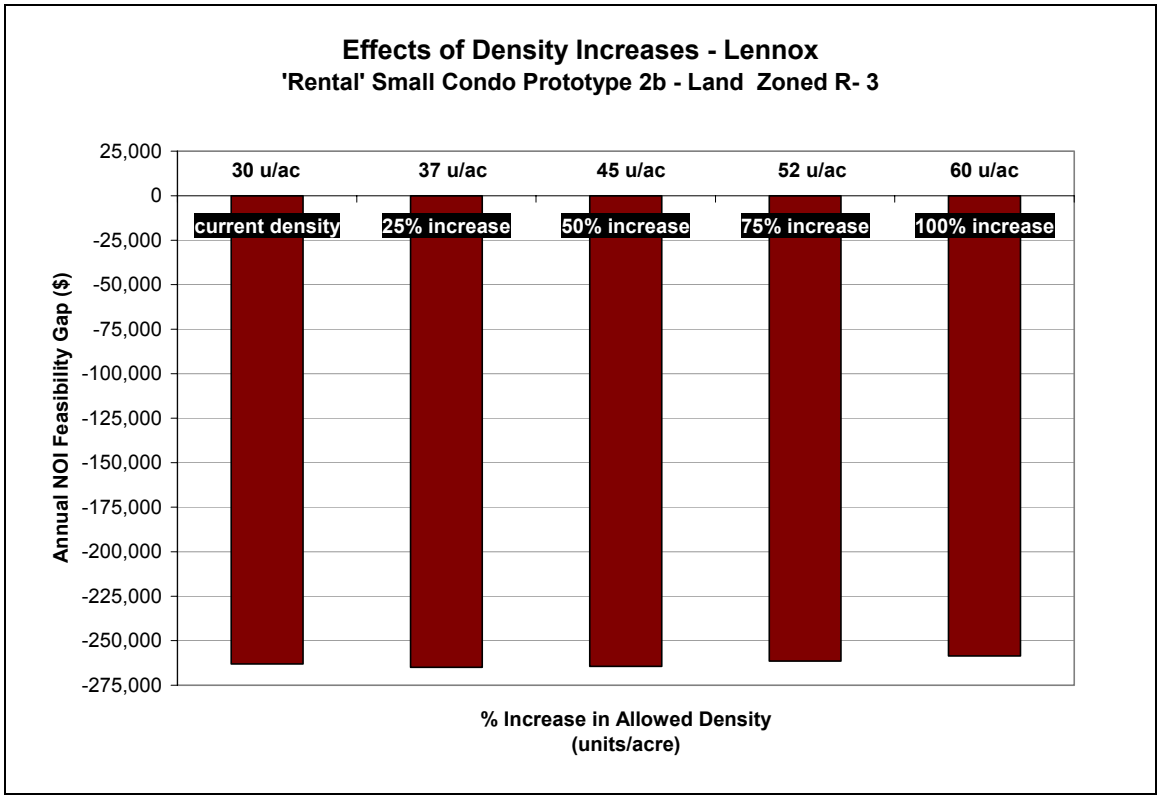
Lennox Chart10.



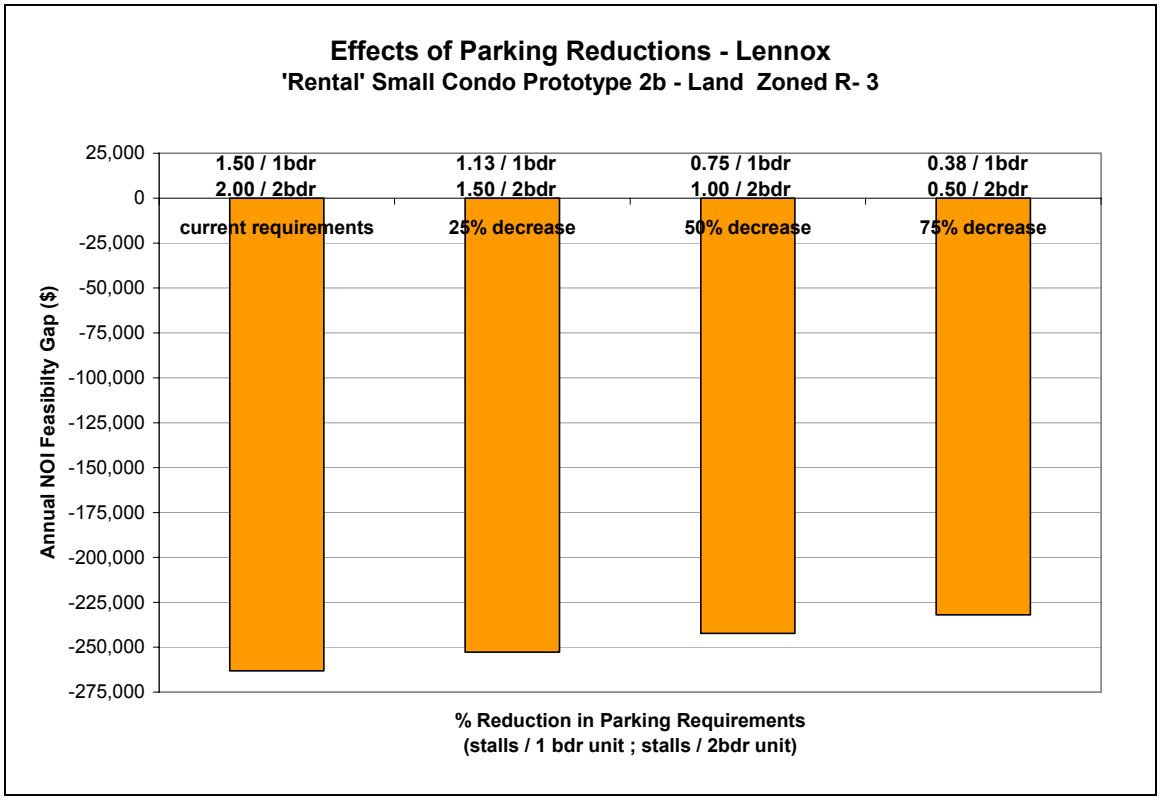
Lennox Chart 11.



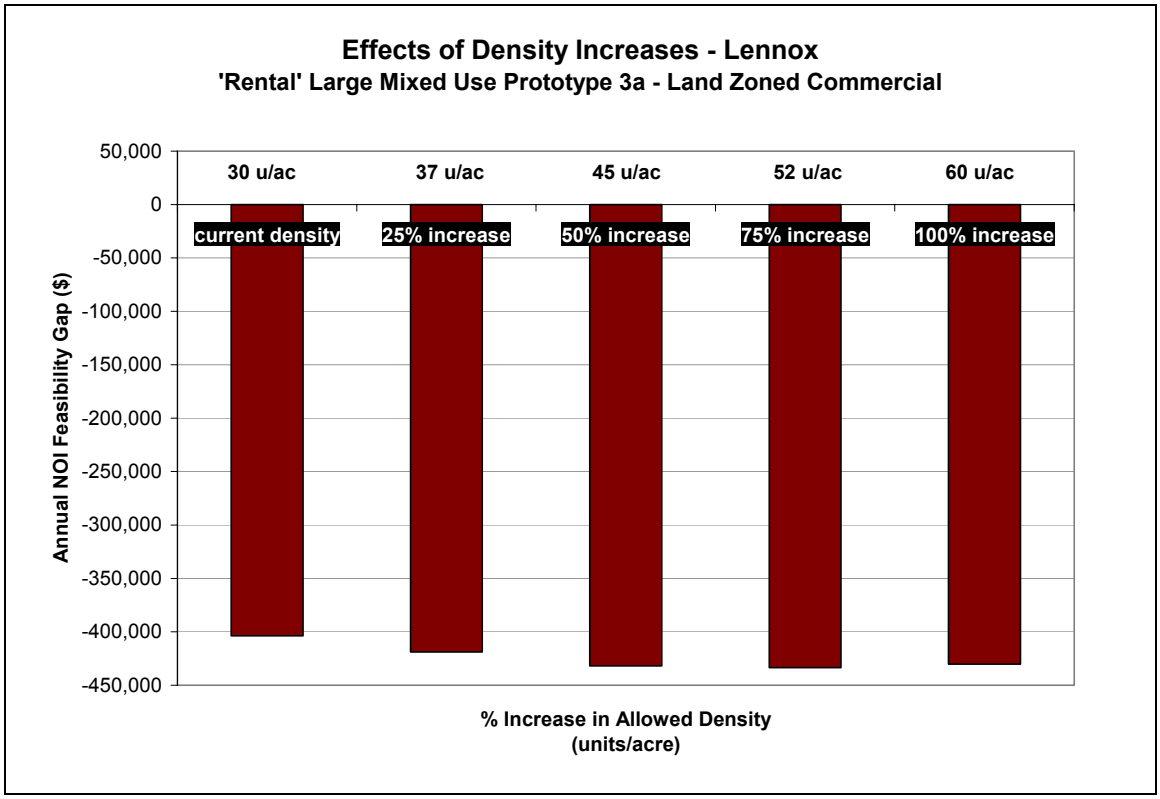
Lennox Chart 12.



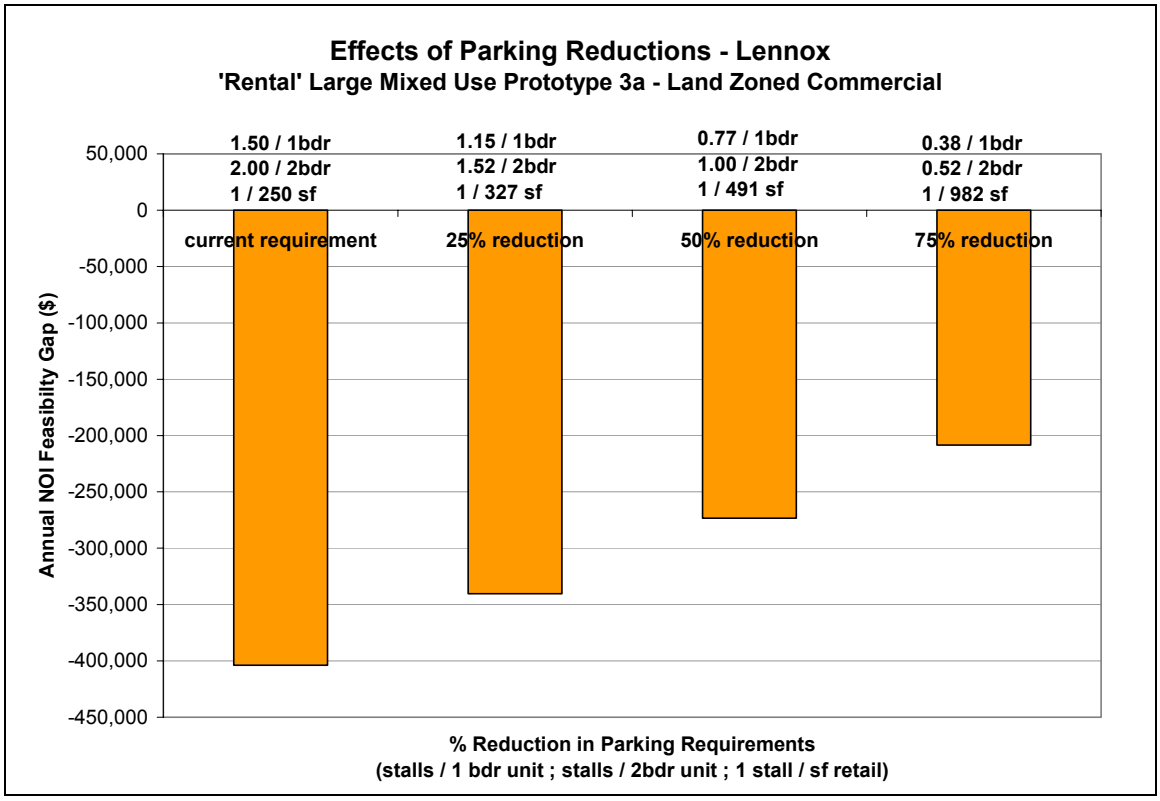
Lennox Chart 13.



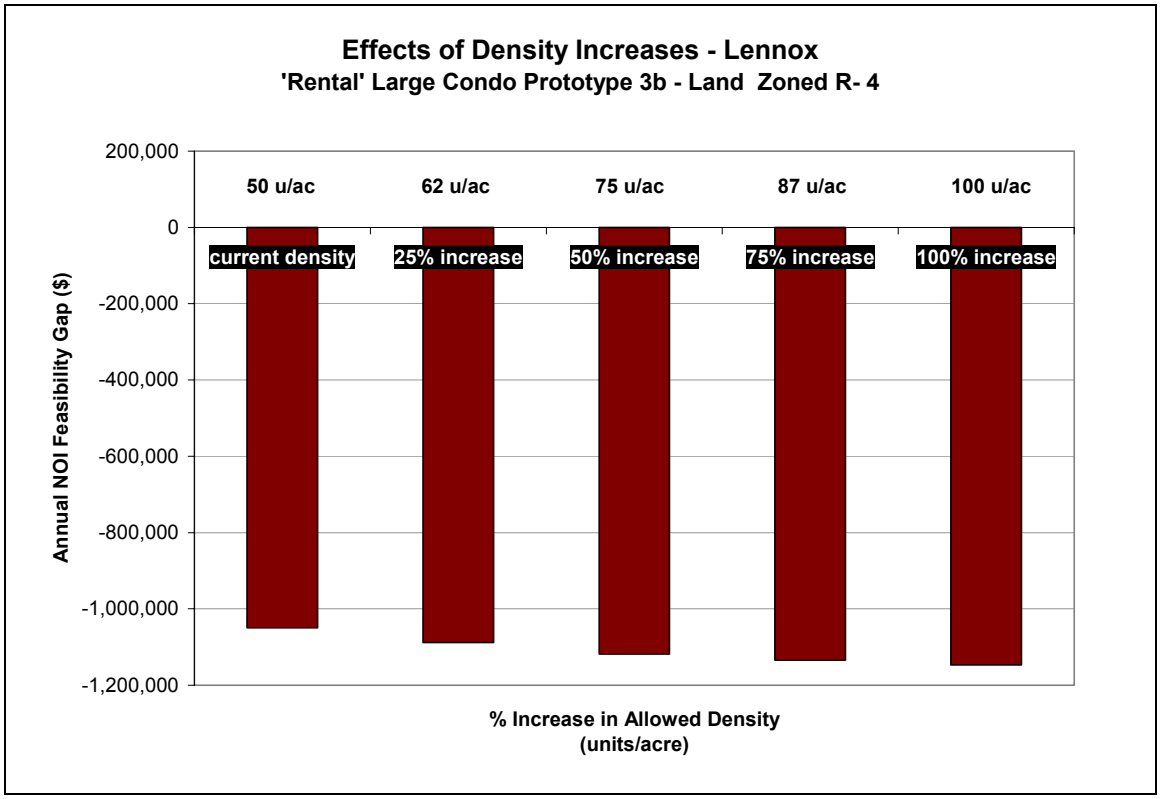
Lennox Chart 14.



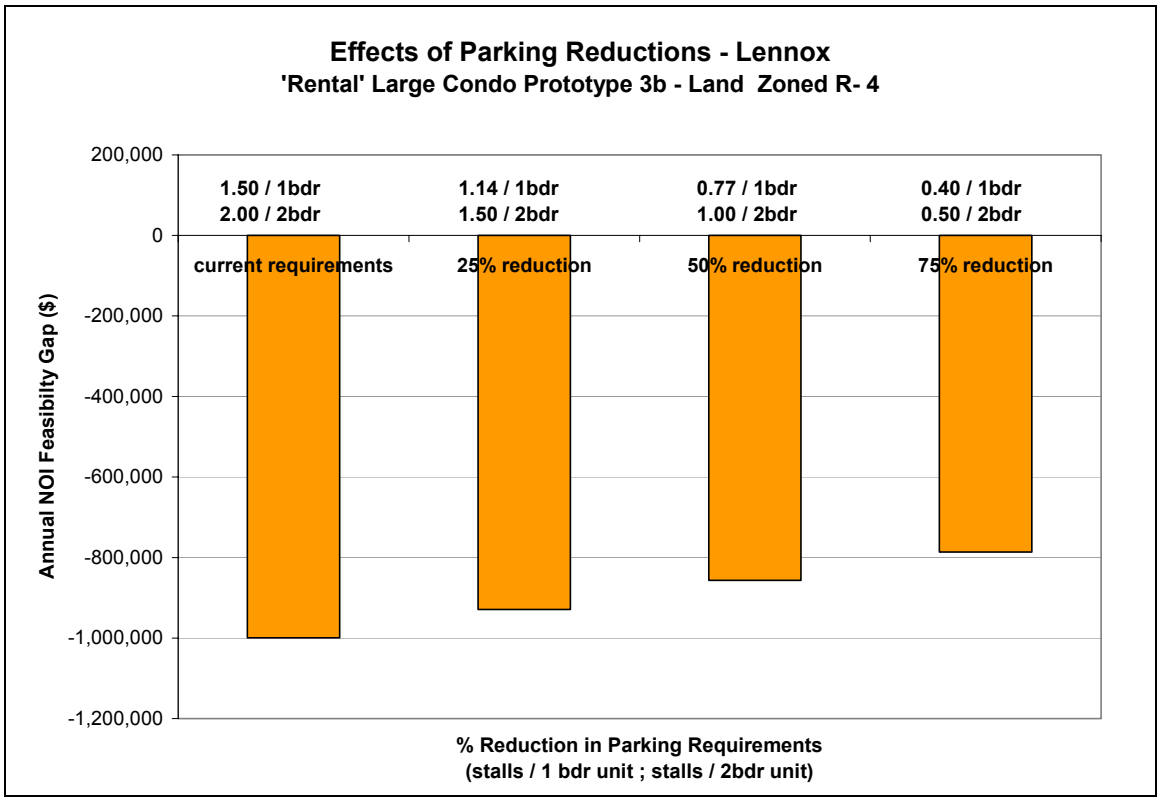
Lennox Chart 15.



Lennox Chart 16.

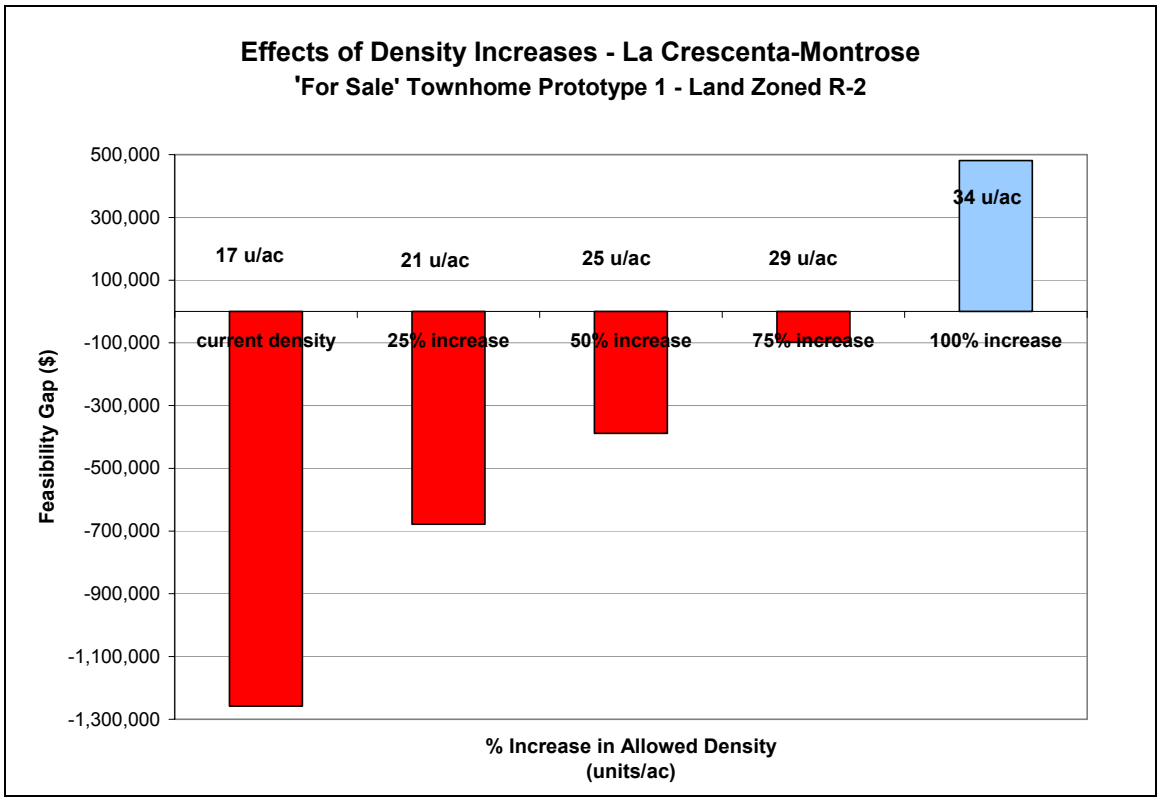


Lennox Chart 17.

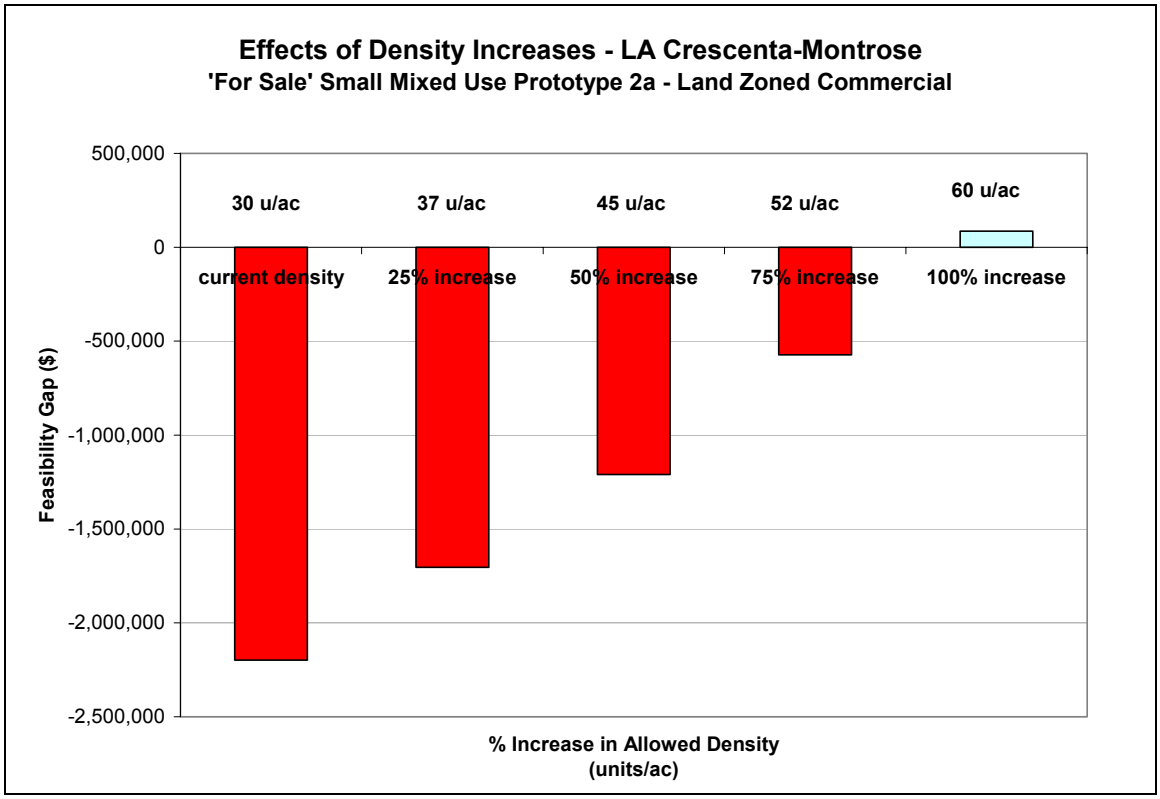


La Crescenta-Montrose

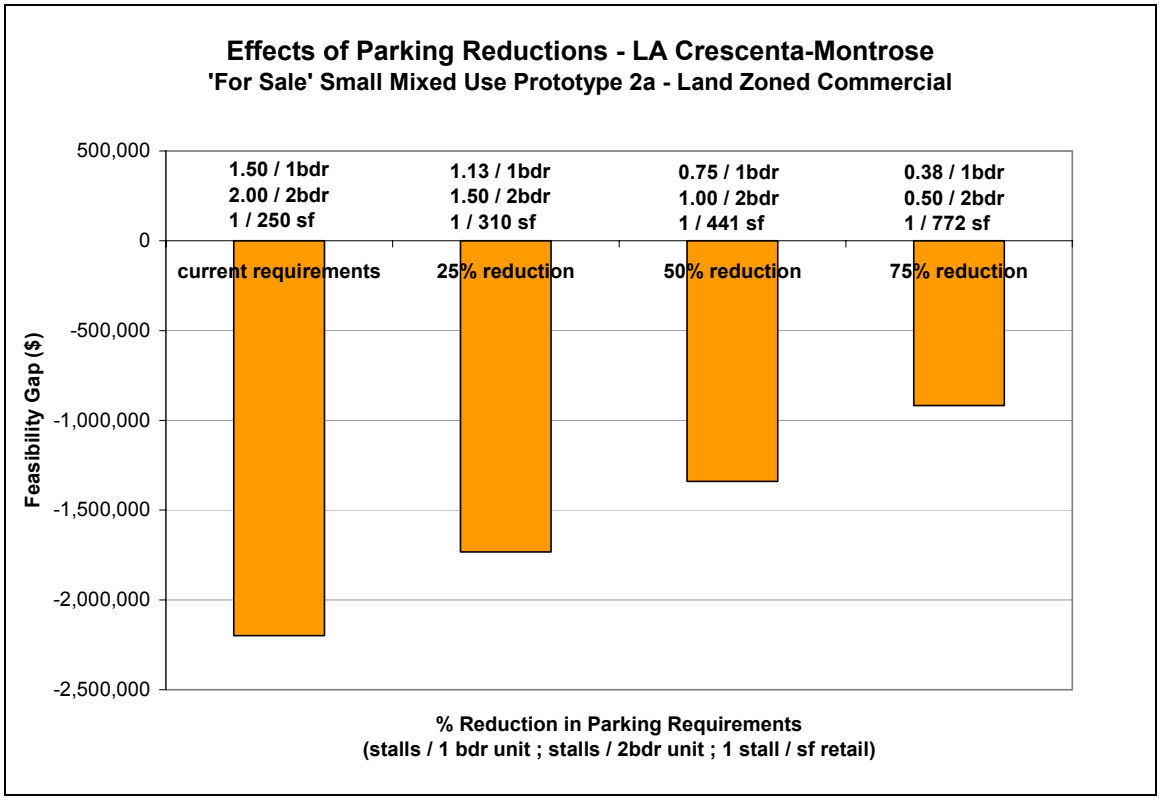
La Crescenta-Montrose Chart 1.



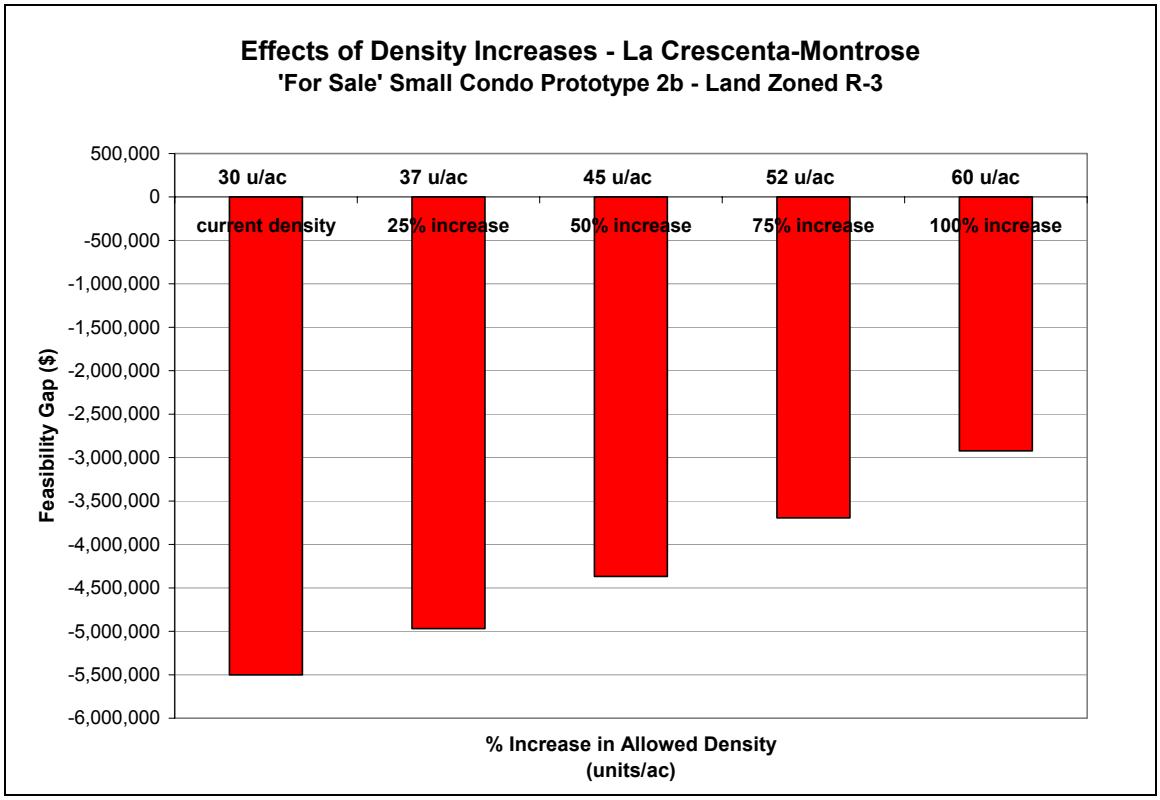
La Crescenta-Montrose Chart 2.



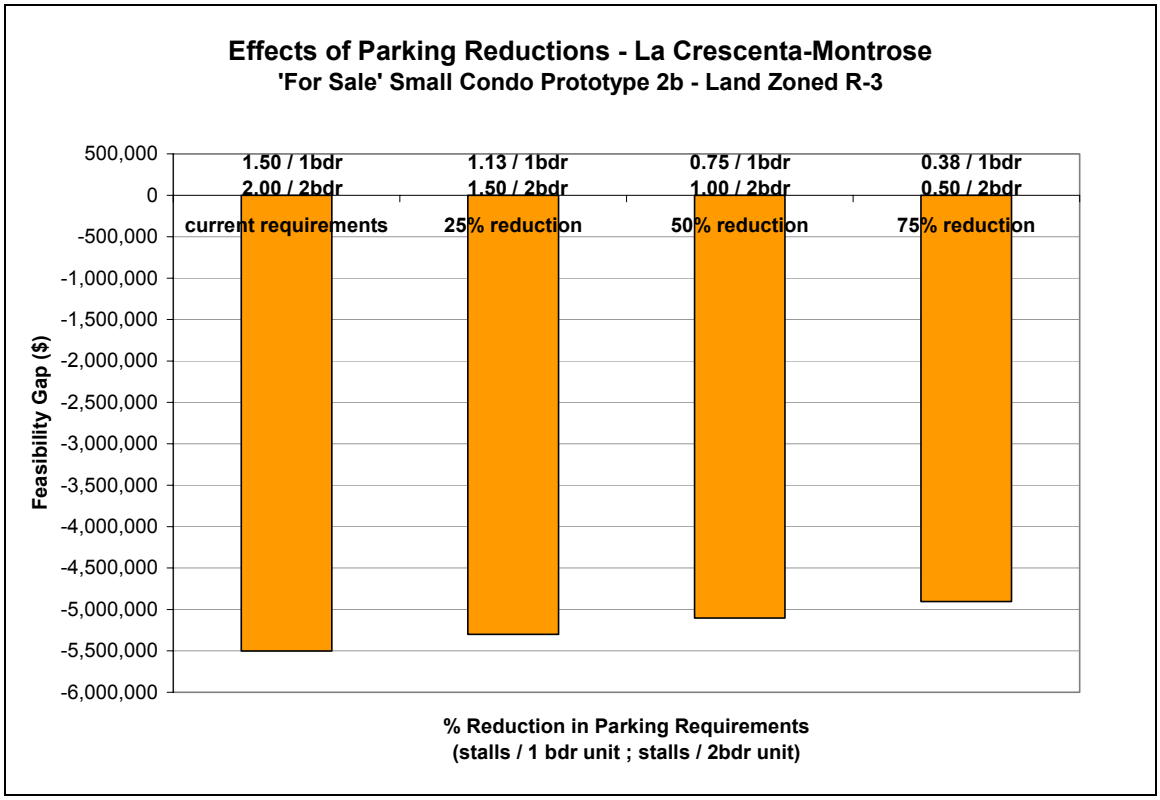
La Crescenta-Montrose Chart 3.



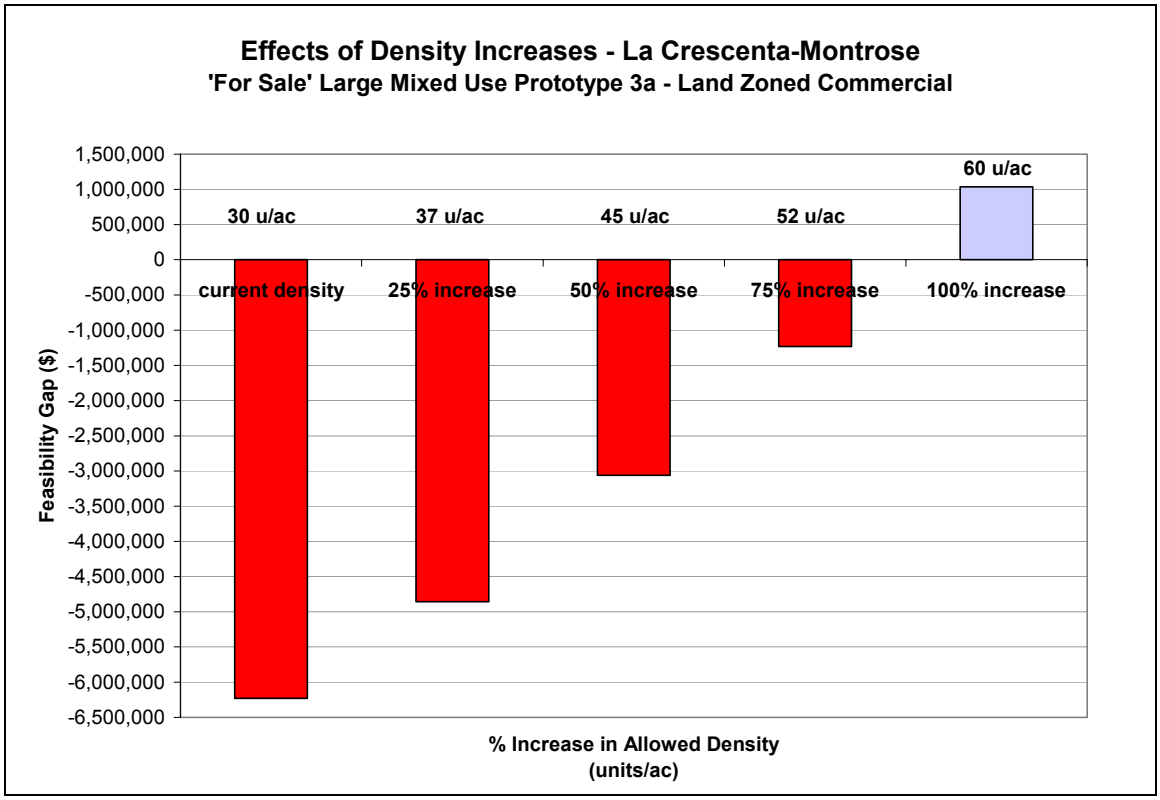
La Crescenta-Montrose Chart 4.



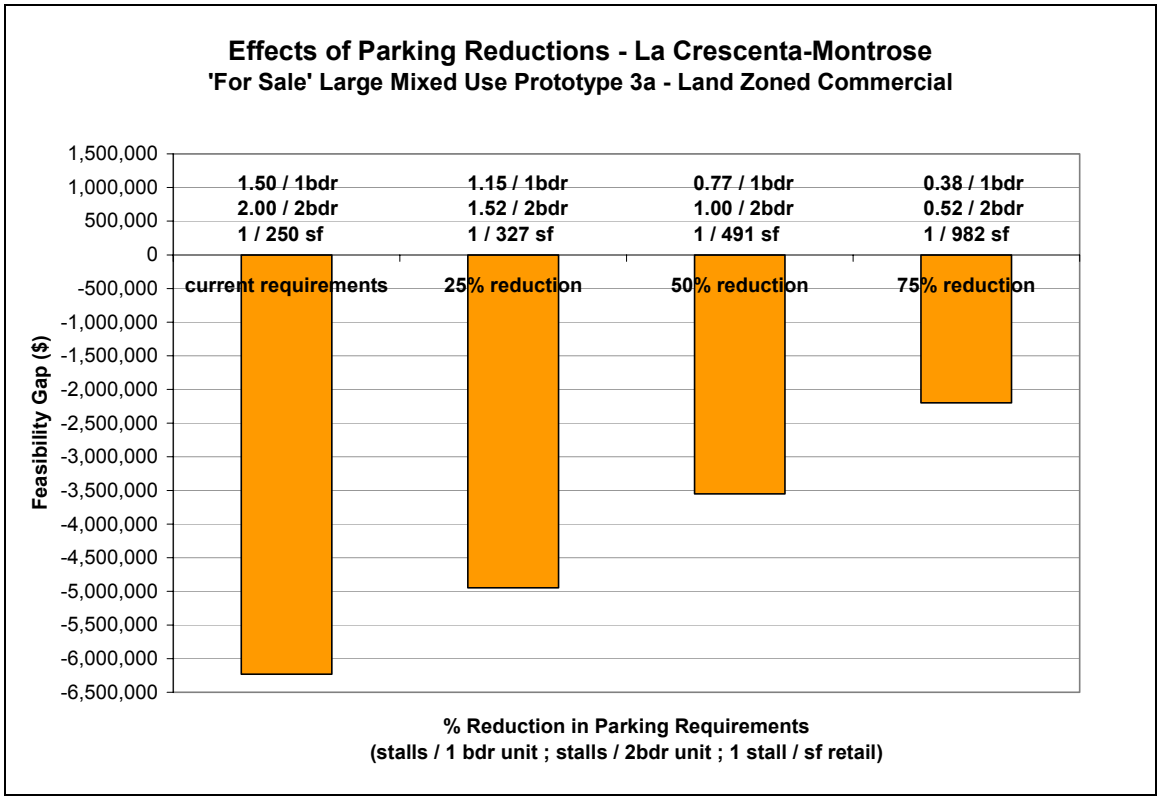
La Crescenta-Montrose Chart 5.



La Crescenta-Montrose Chart 6.



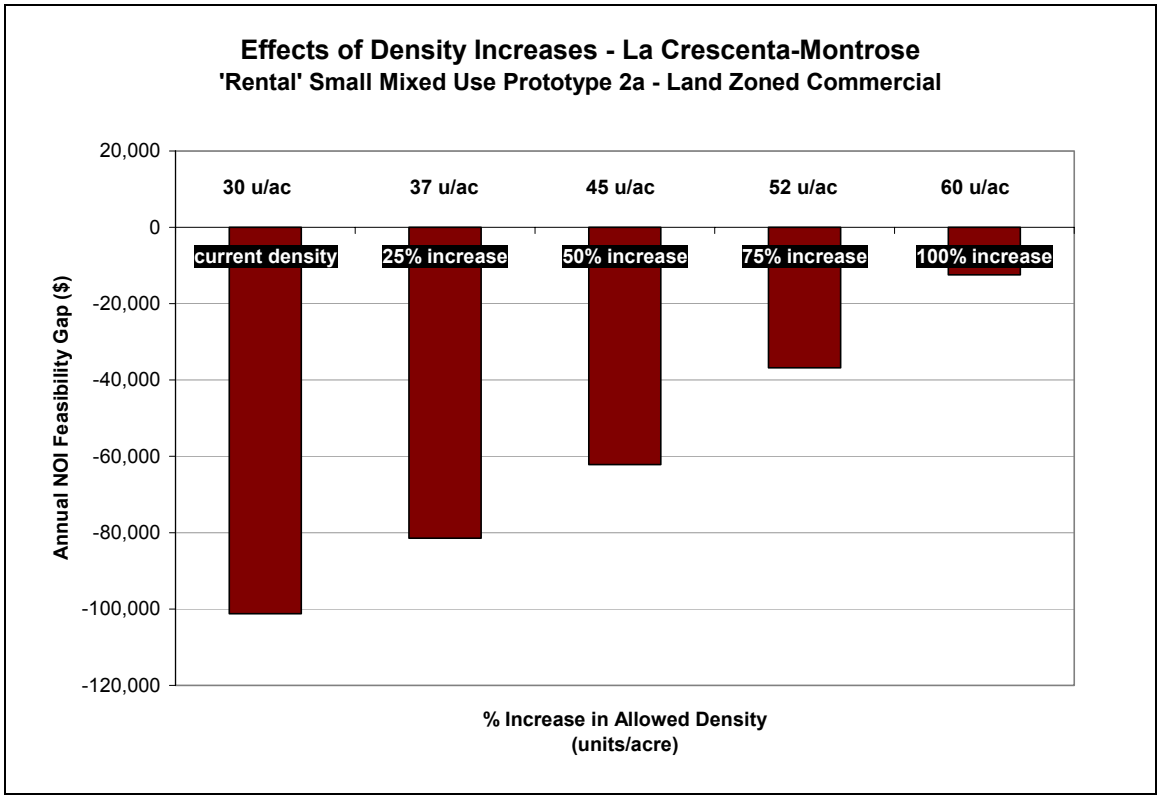
La Crescenta-Montrose Chart 7.



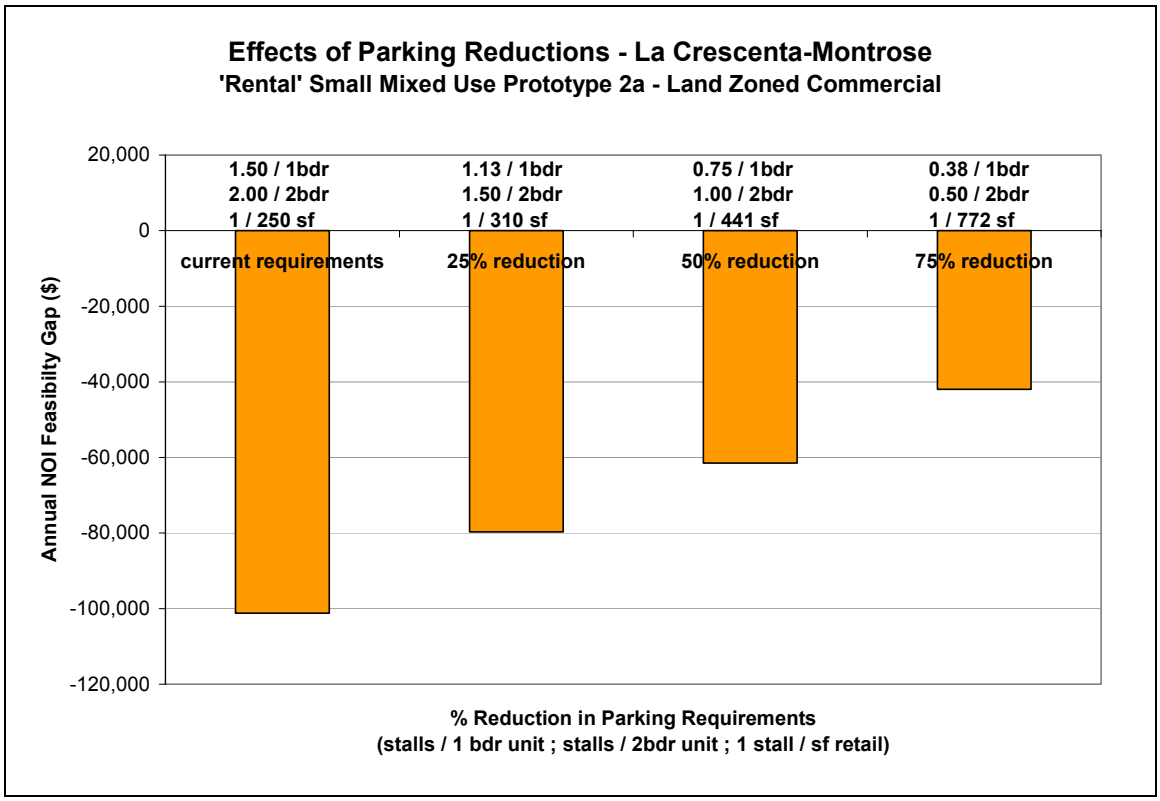
La Crescenta-Montrose Chart 8.
No R-4 Opportunity Available.

La Crescenta-Montrose Chart 9.
No R-4 Opportunity Available.

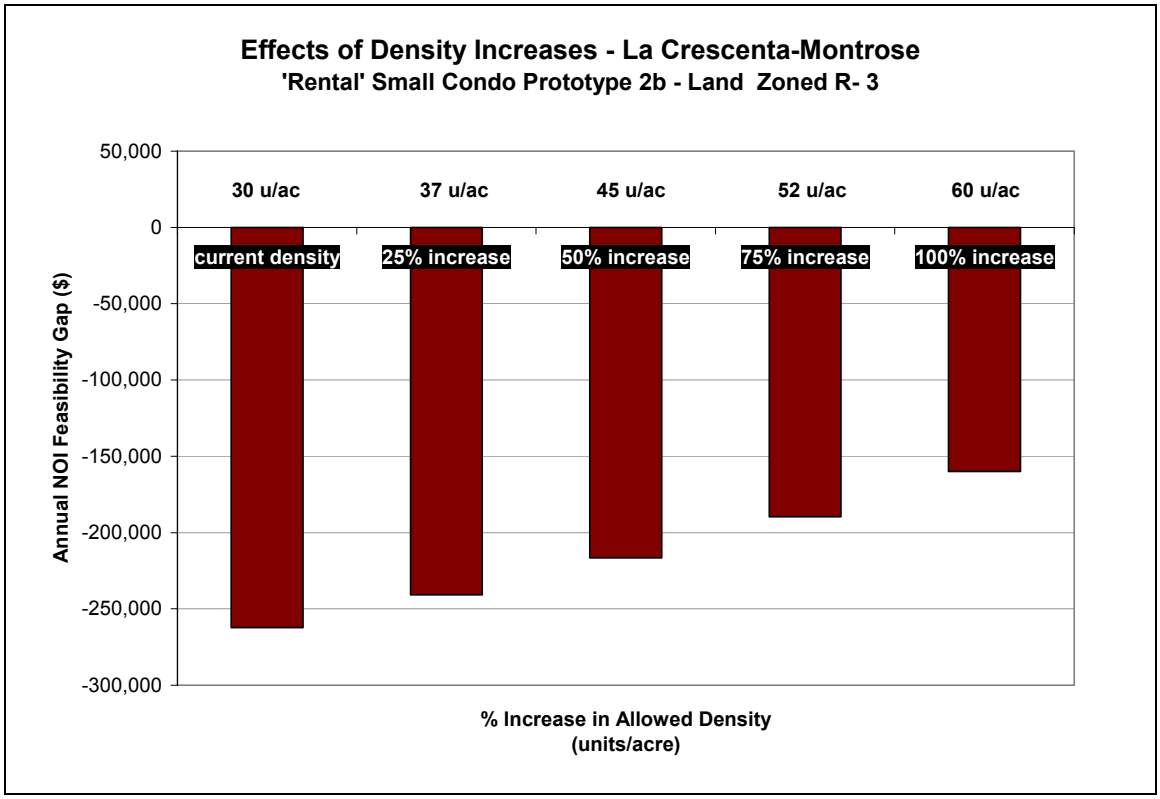
La Crescenta-Montrose Chart 10.



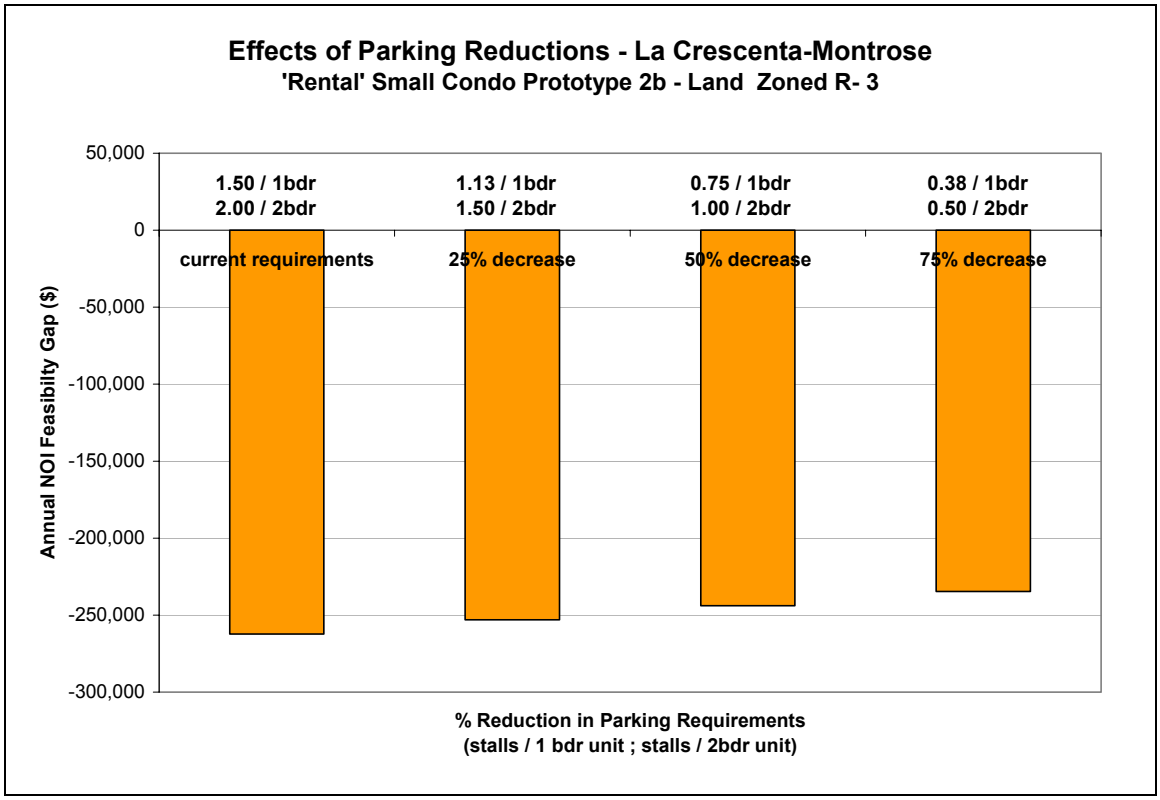
La Crescenta-Montrose Chart 11.



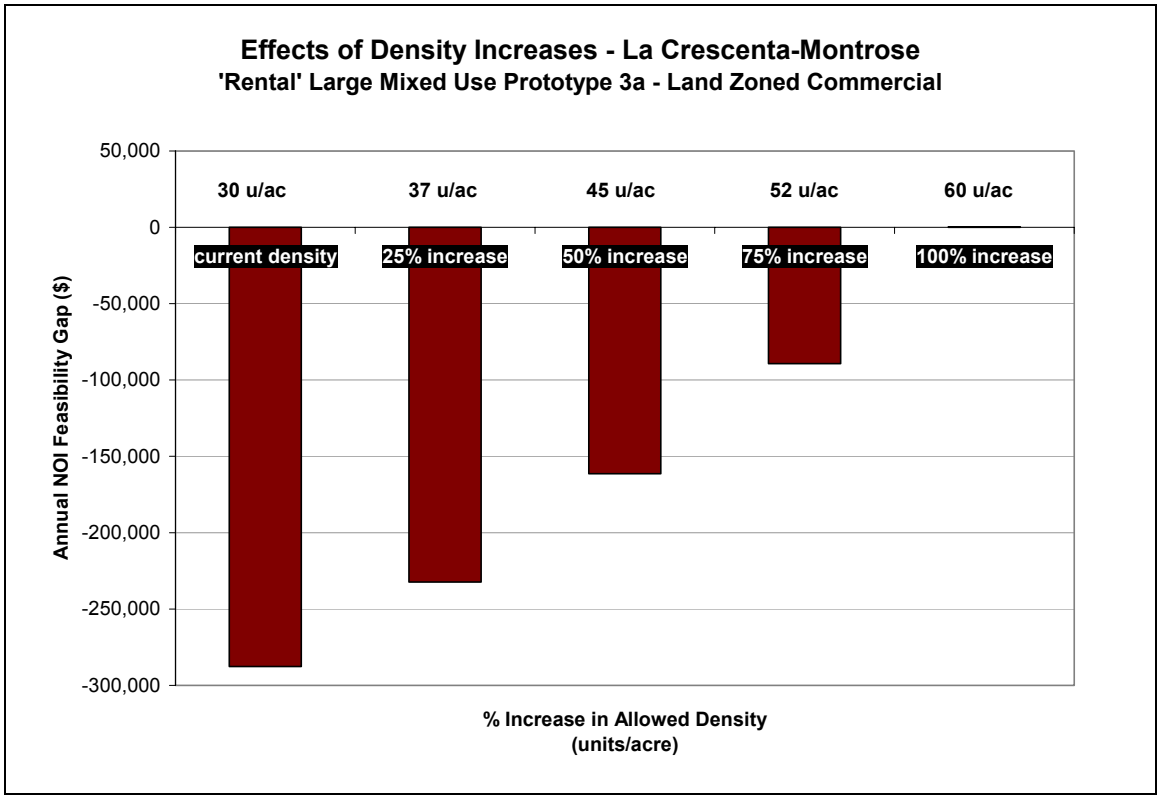
La Crescenta-Montrose Chart 12.



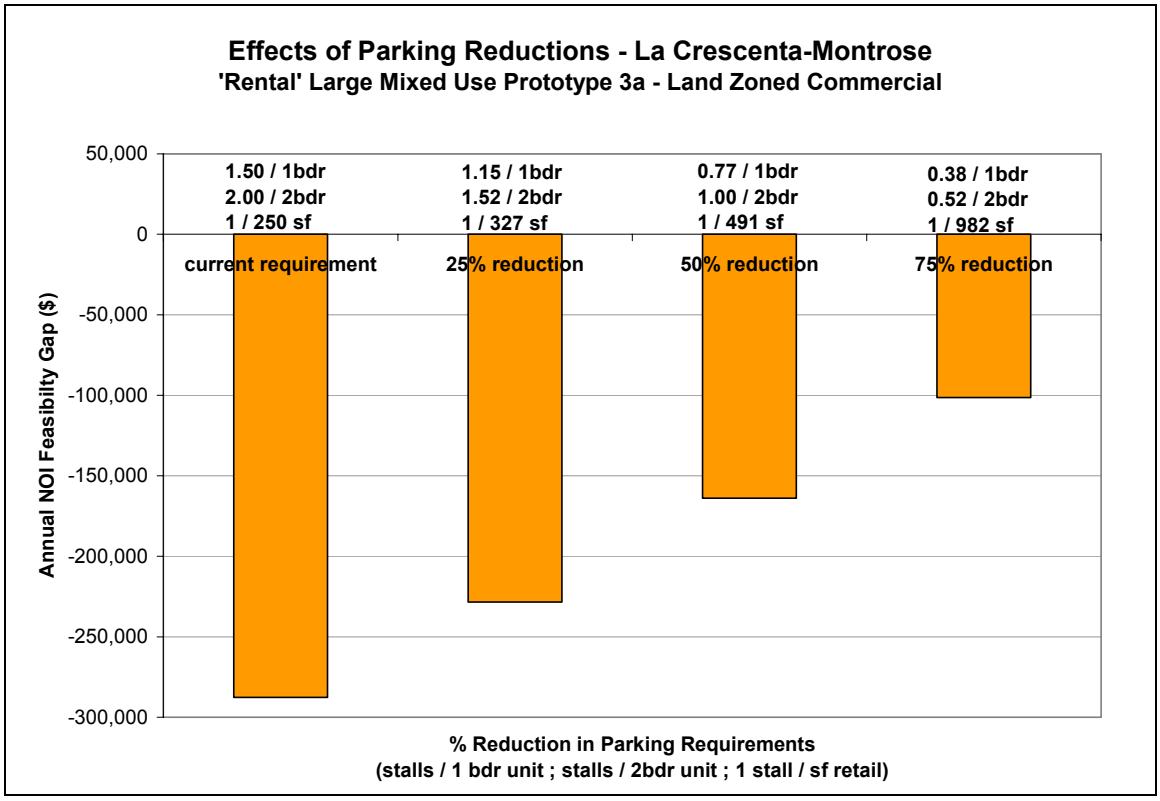
LA Crescenta-Montrose Chart 13.



La Crescenta-Montrose Chart 14.



La Crescenta-Montrose Chart 15.

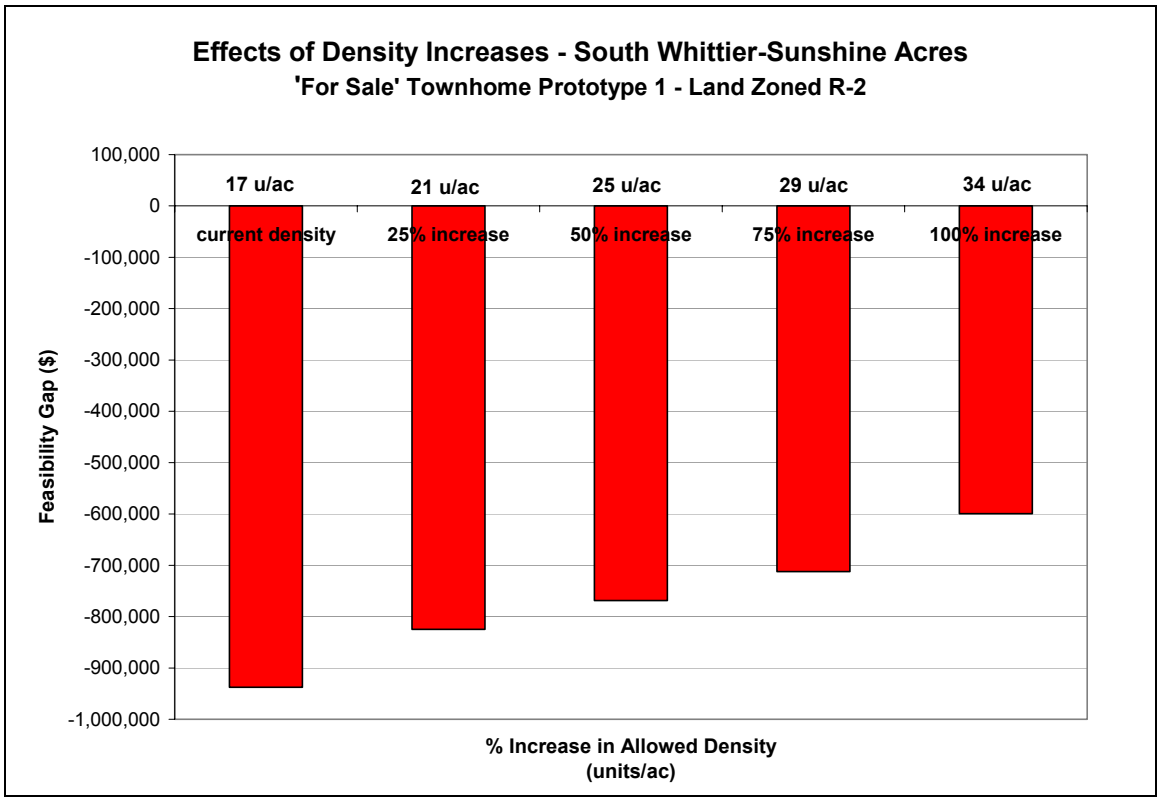


La Crescenta-Montrose Chart 16.
No R-4 Opportunity Available.

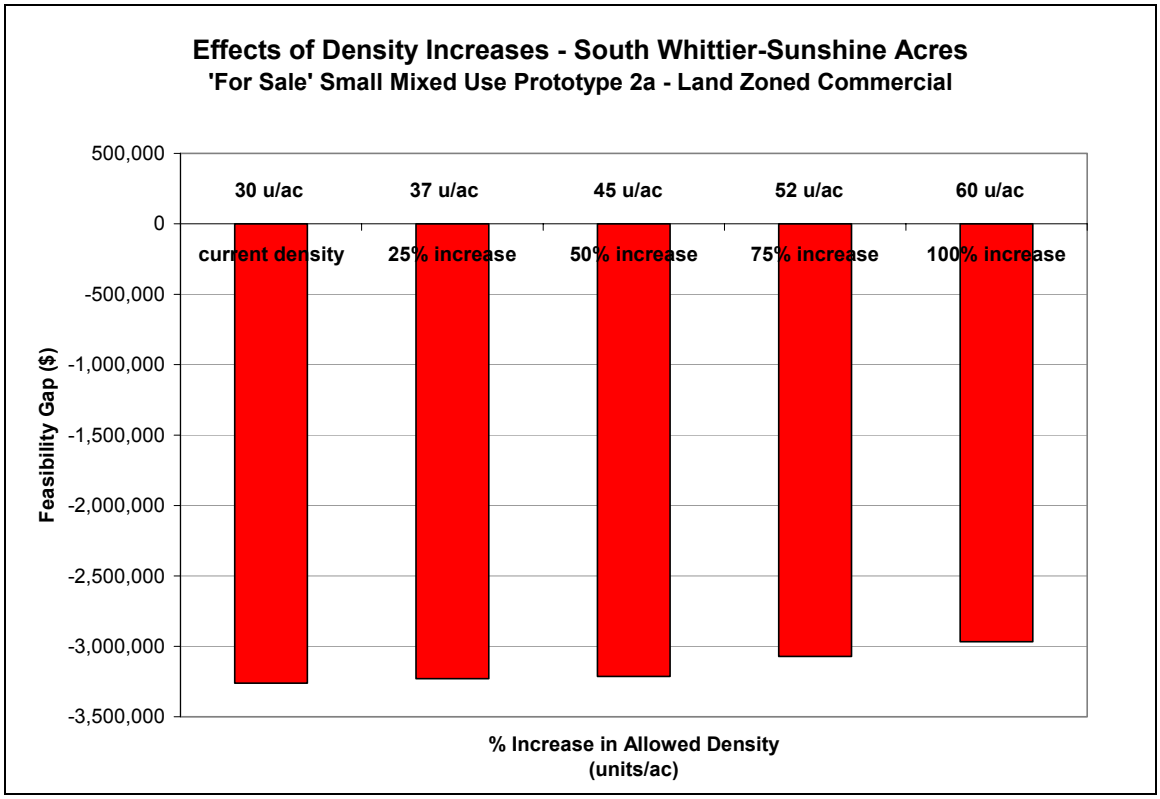
La Crescenta-Montrose Chart 17.
No R-4 Opportunity Available.

South Whittier-Sunshine Acres

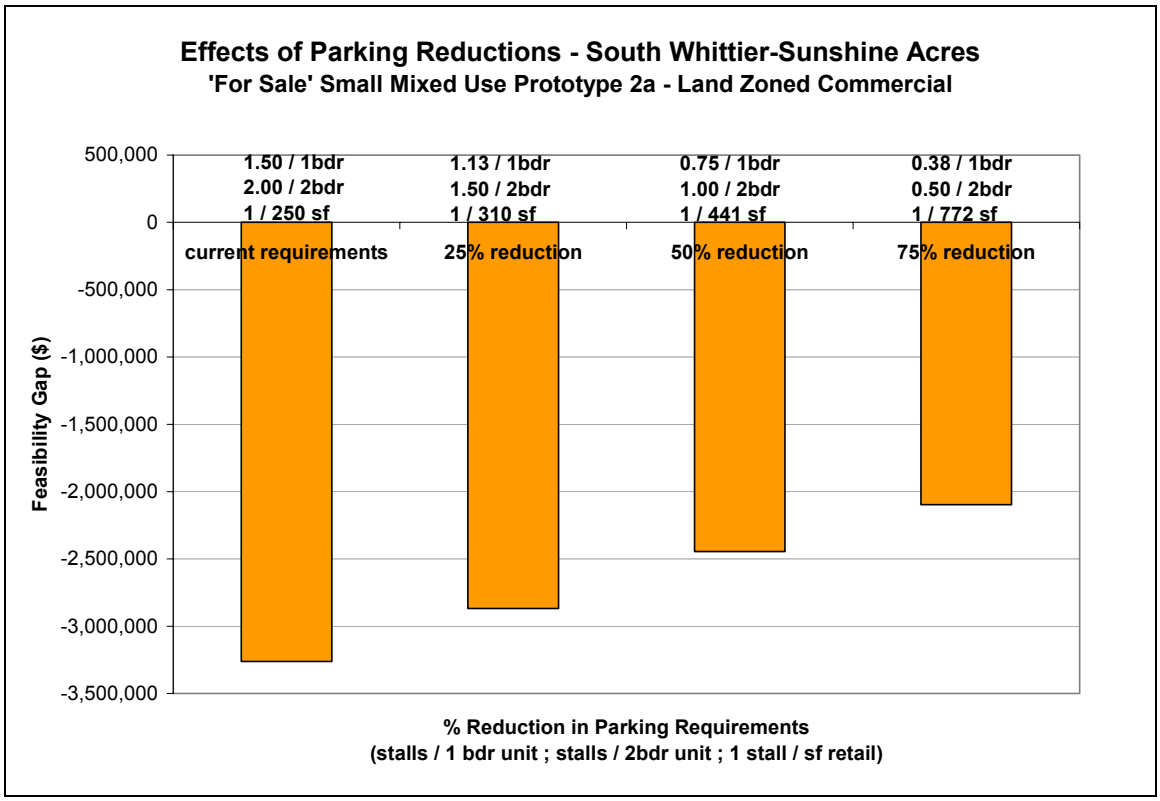
South Whittier-Sunshine Acres Chart 1.



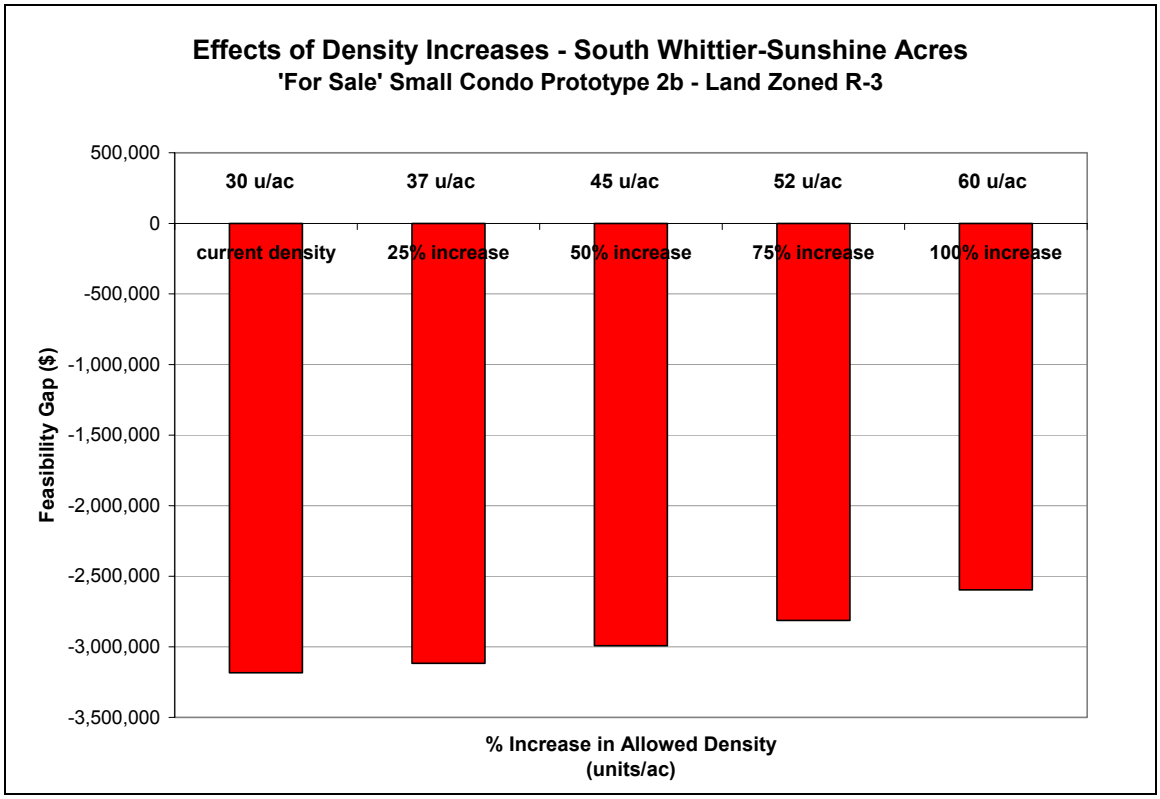
South Whittier-Sunshine Acres Chart 2.



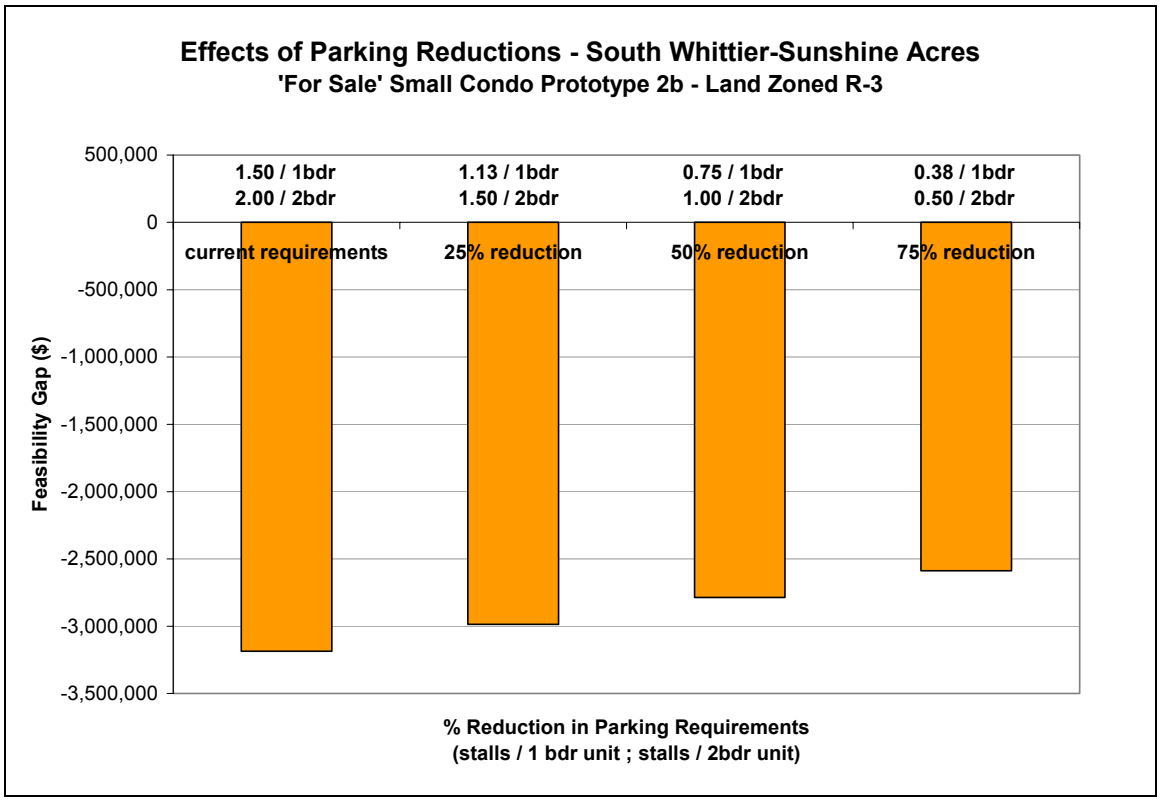
South Whittier-Sunshine Acres Chart 3.



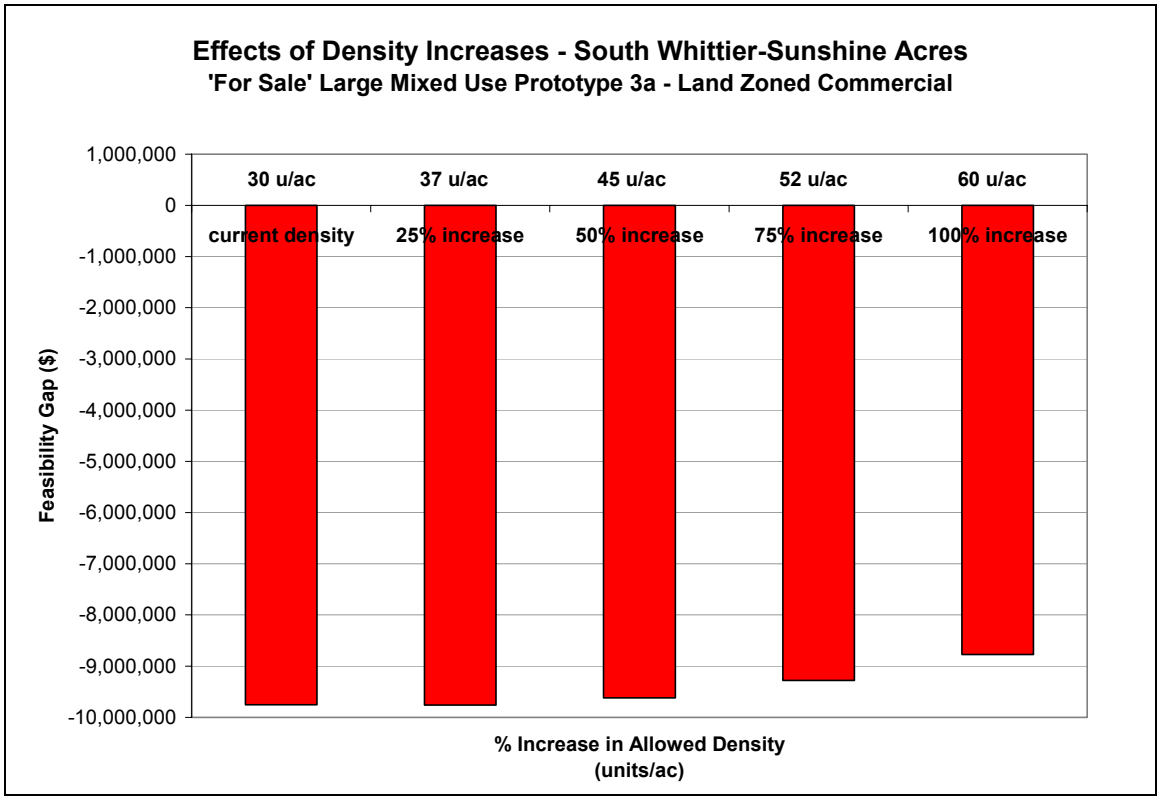
South Whittier-Sunshine Acres Chart 4.



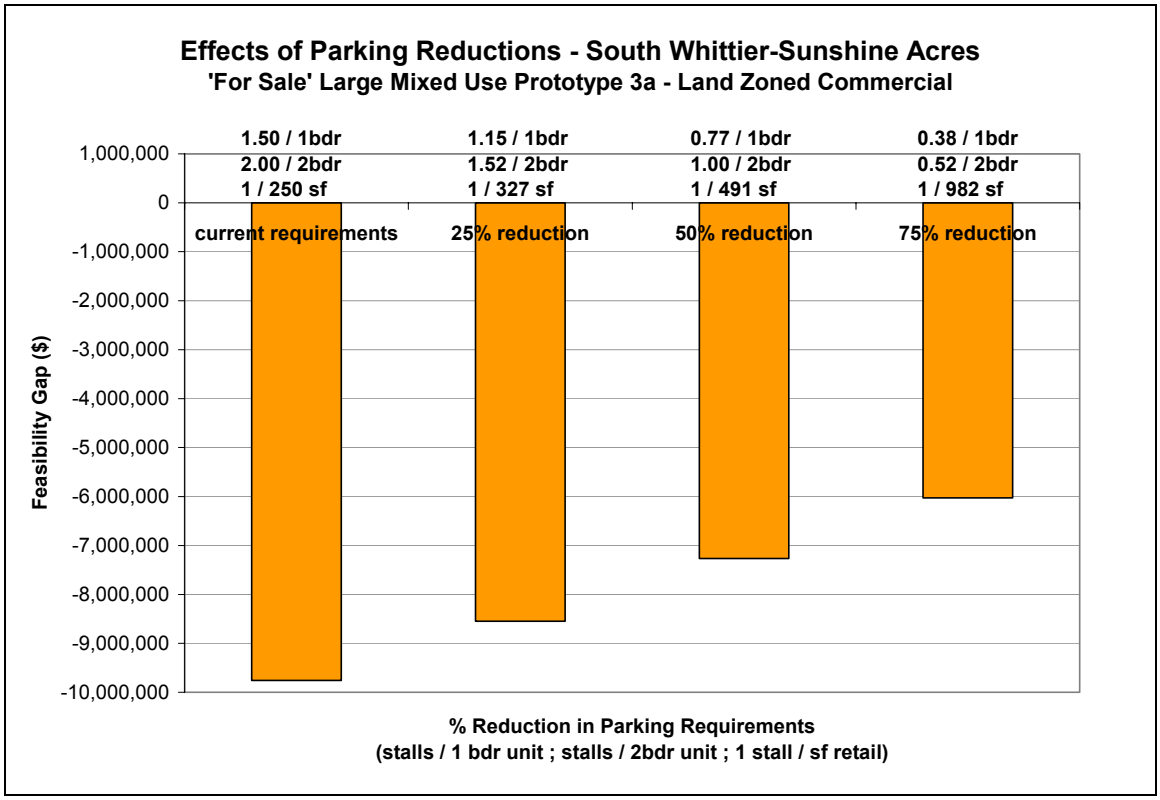
South Whittier-Sunshine Acres Chart 5.



South Whittier-Sunshine Acres Chart 6.



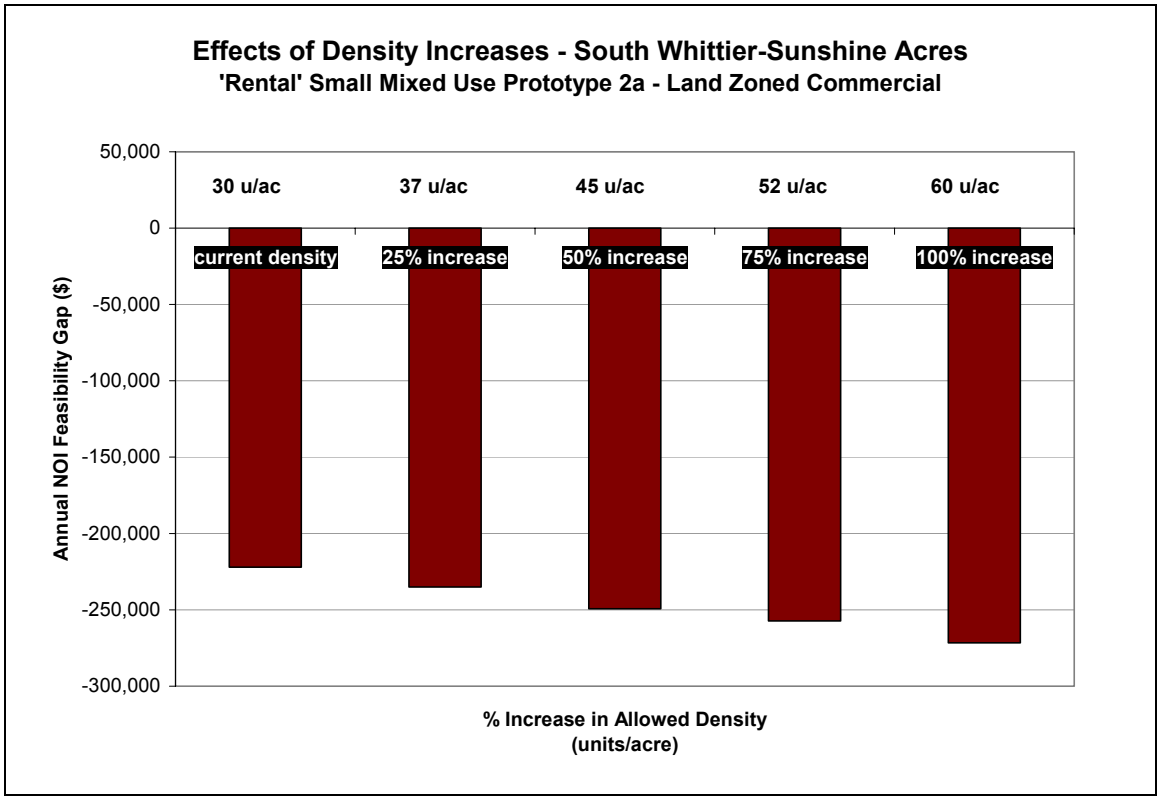
South Whittier-Sunshine Acres Chart 7.



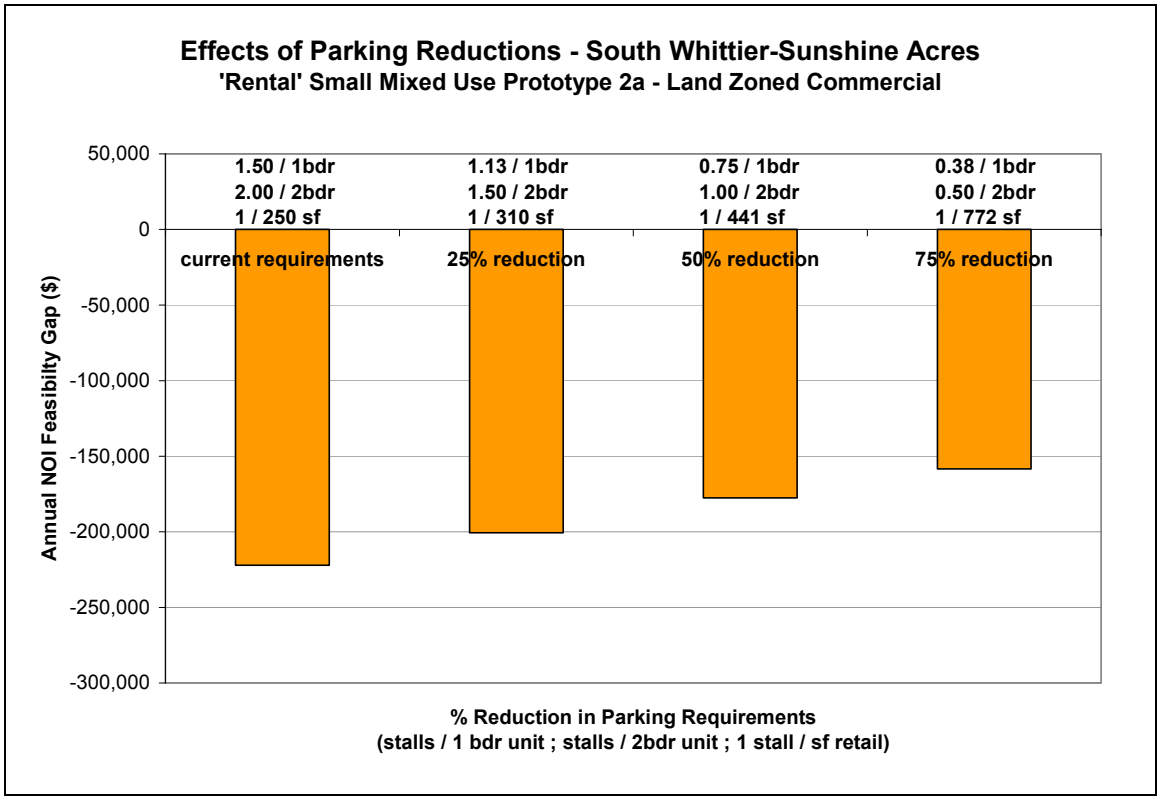
South Whittier-Sunshine Acres Chart 8.
No R-4 Opportunity Available.

South Whittier-Sunshine Acres Chart 9.
No R-4 Opportunity Available.

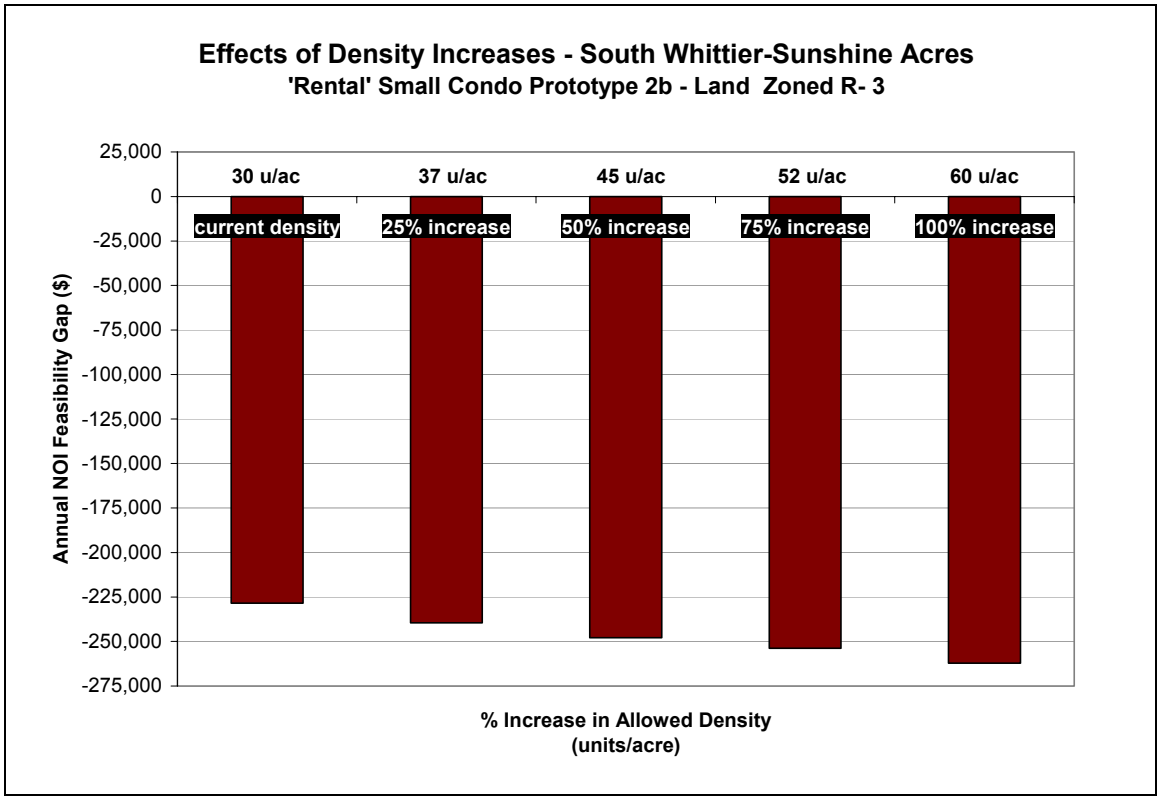
South Whittier-Sunshine Acres Chart 10.



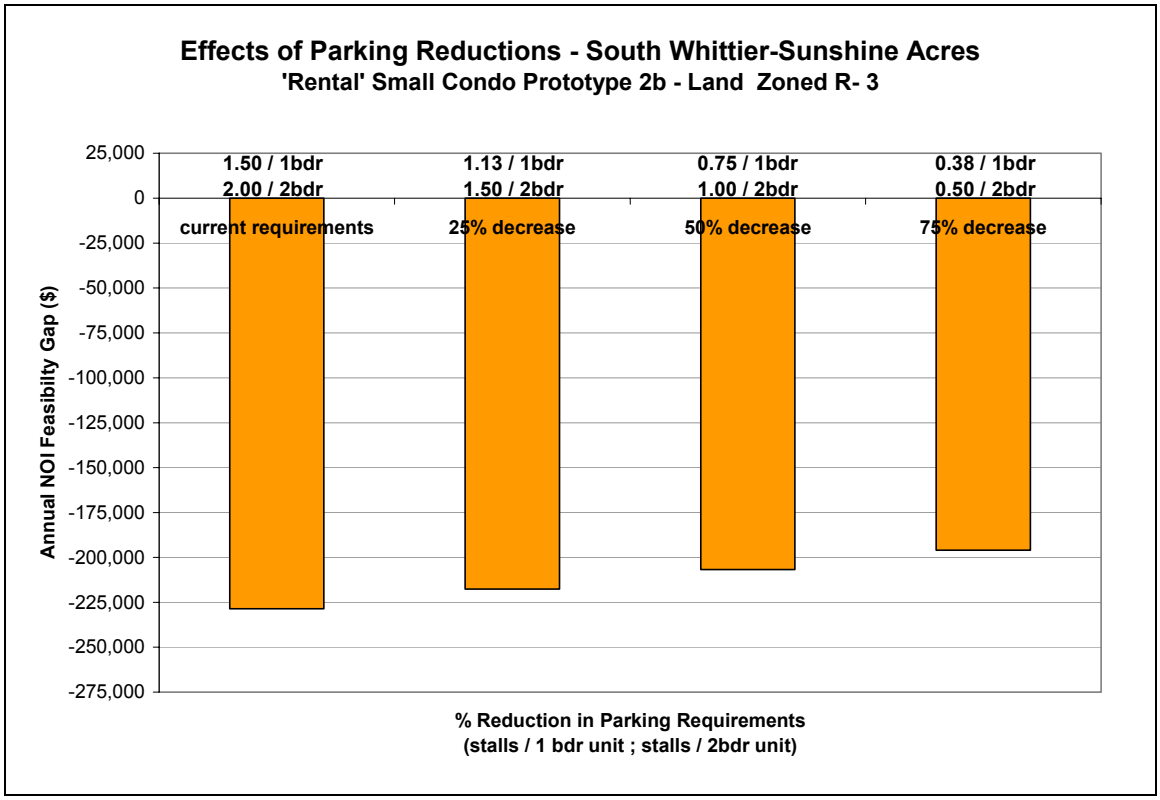
South Whittier-Sunshine Acres Chart 11.



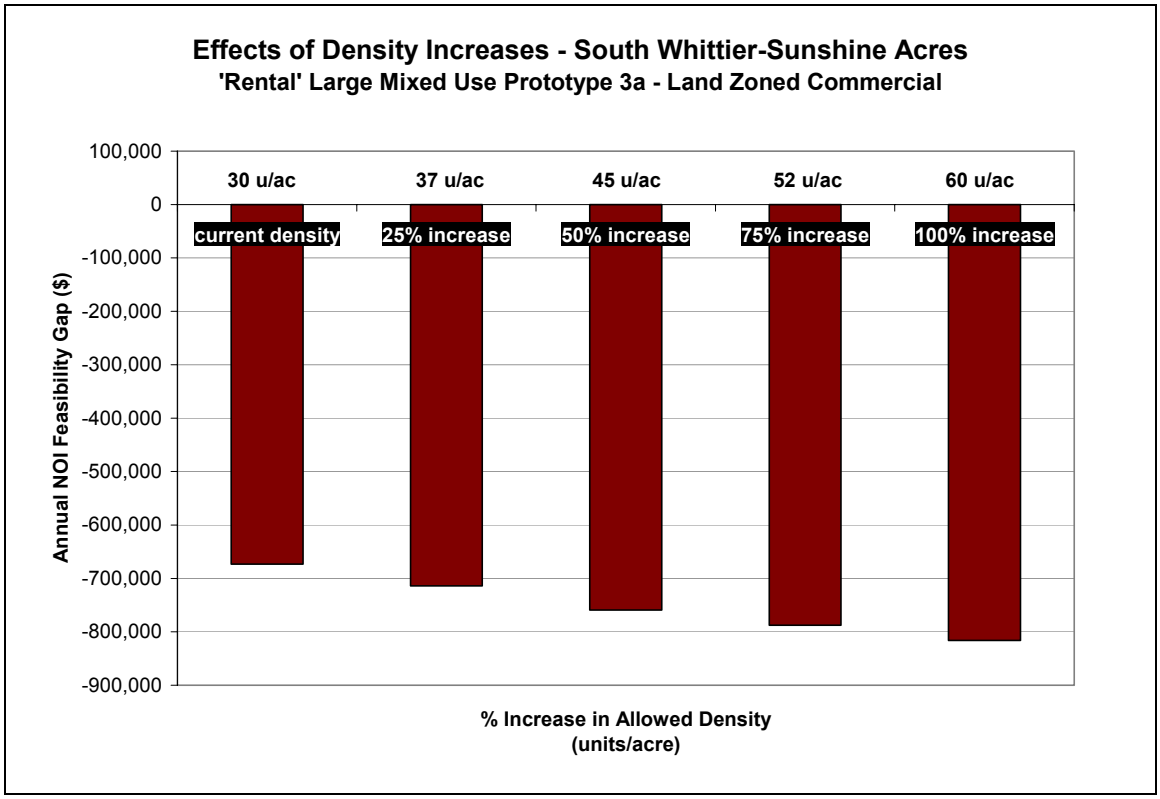
South Whittier-Sunshine Acres Chart 12.



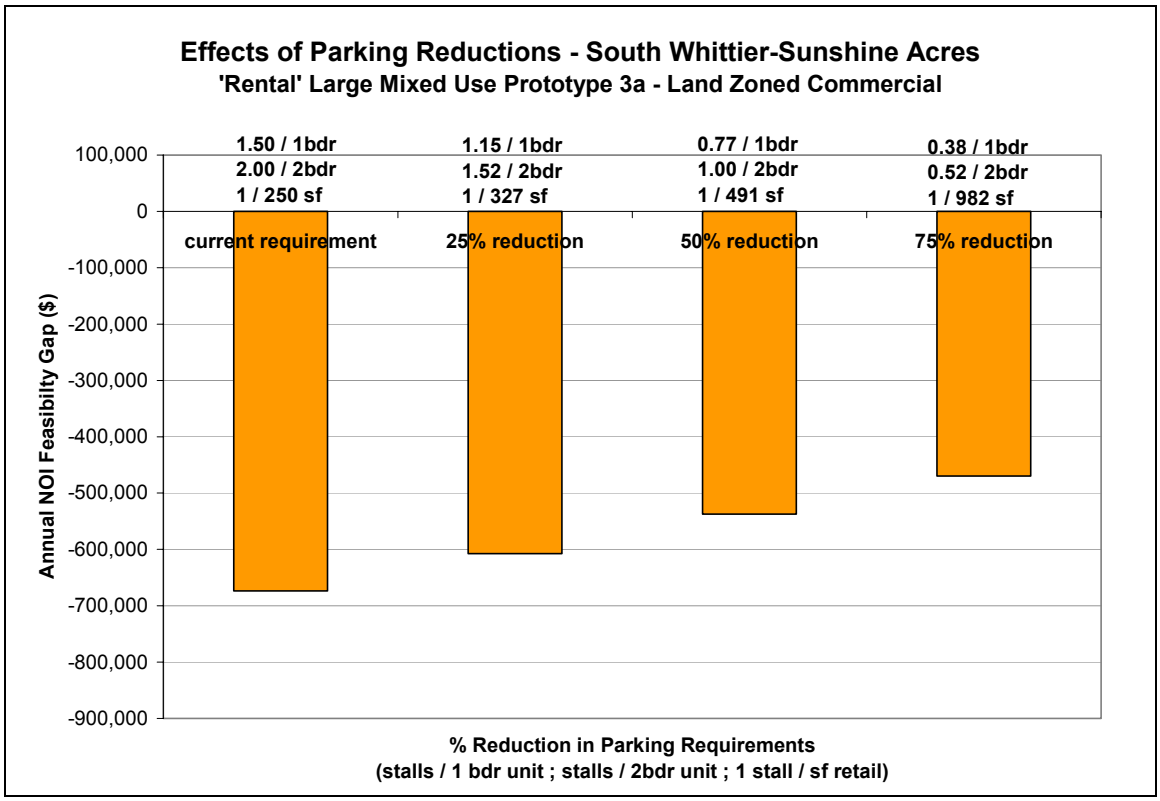
South Whittier-Sunshine Acres Chart 13.



South Whittier-Sunshine Acres Chart 14.



South Whittier-Sunshine Acres Chart 15.

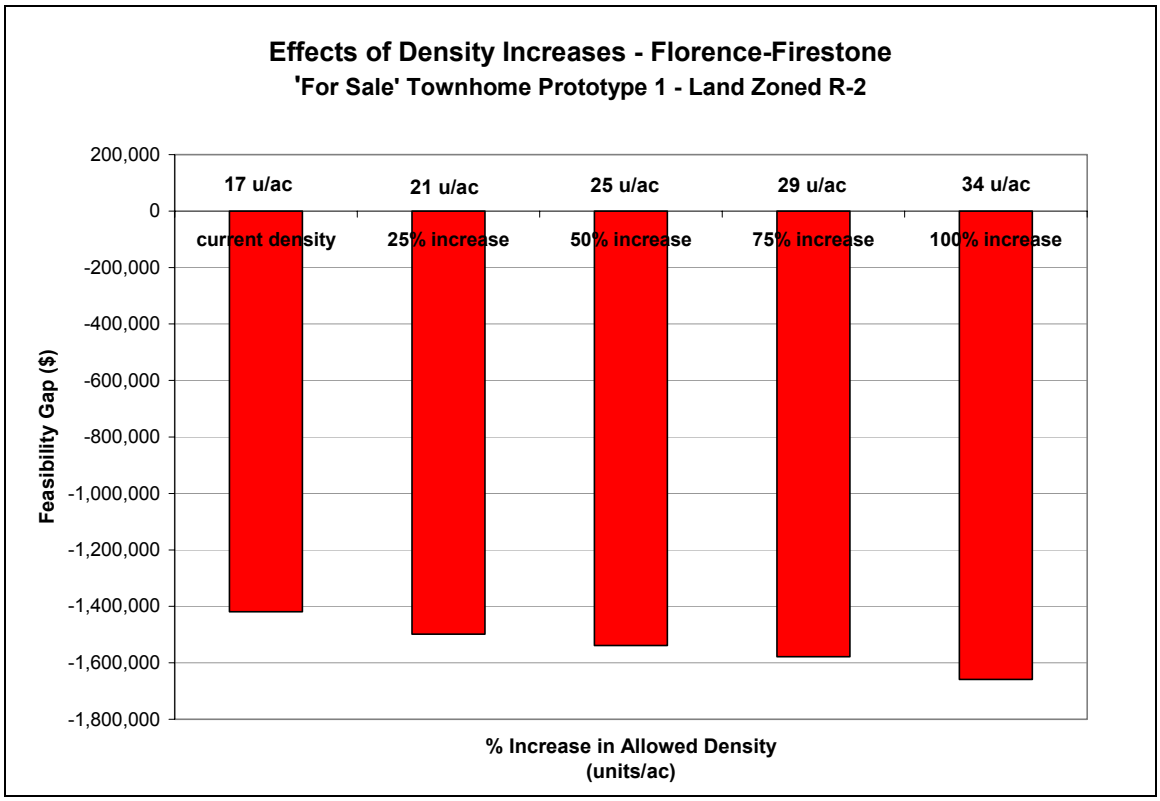


South Whittier-Sunshine Acres Chart 16.
No R-4 Opportunity Available.

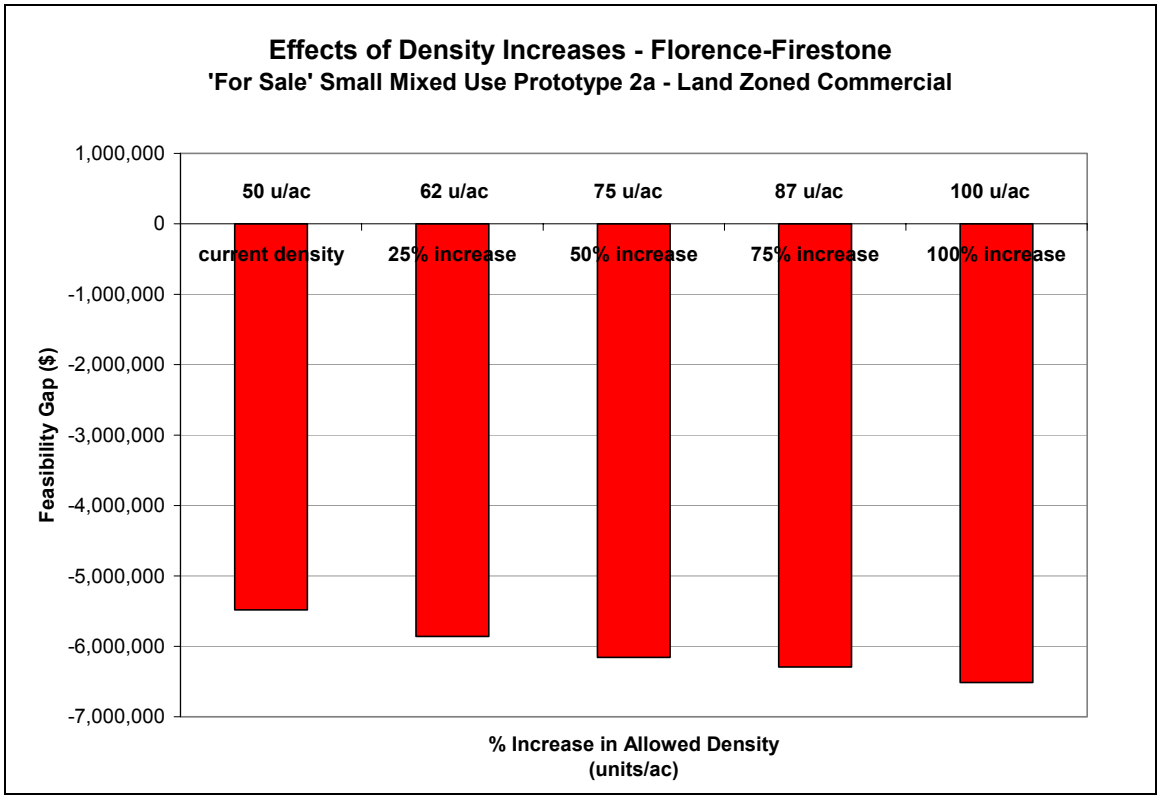
South Whittier-Sunshine Acres Chart 17.
No R-4 Opportunity Available.

Florence-Firestone

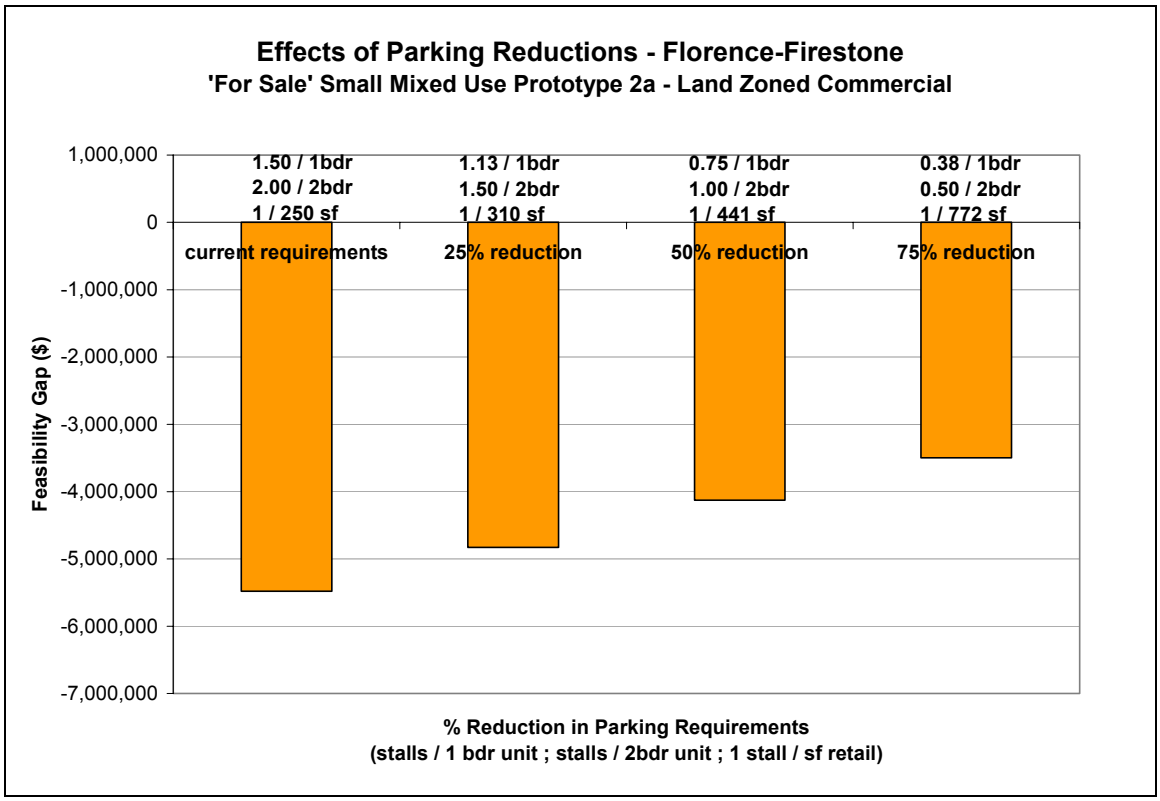
Florence-Firestone Chart 1.



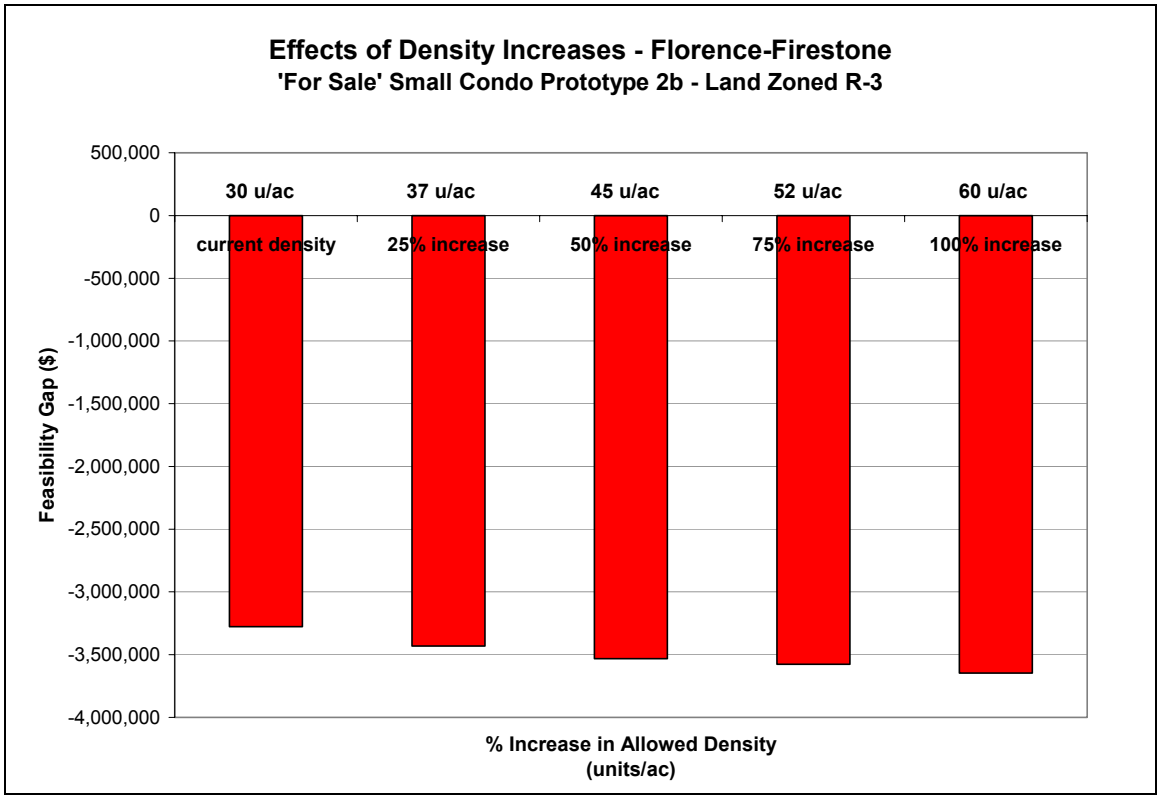
Florence-Firestone Chart 2.



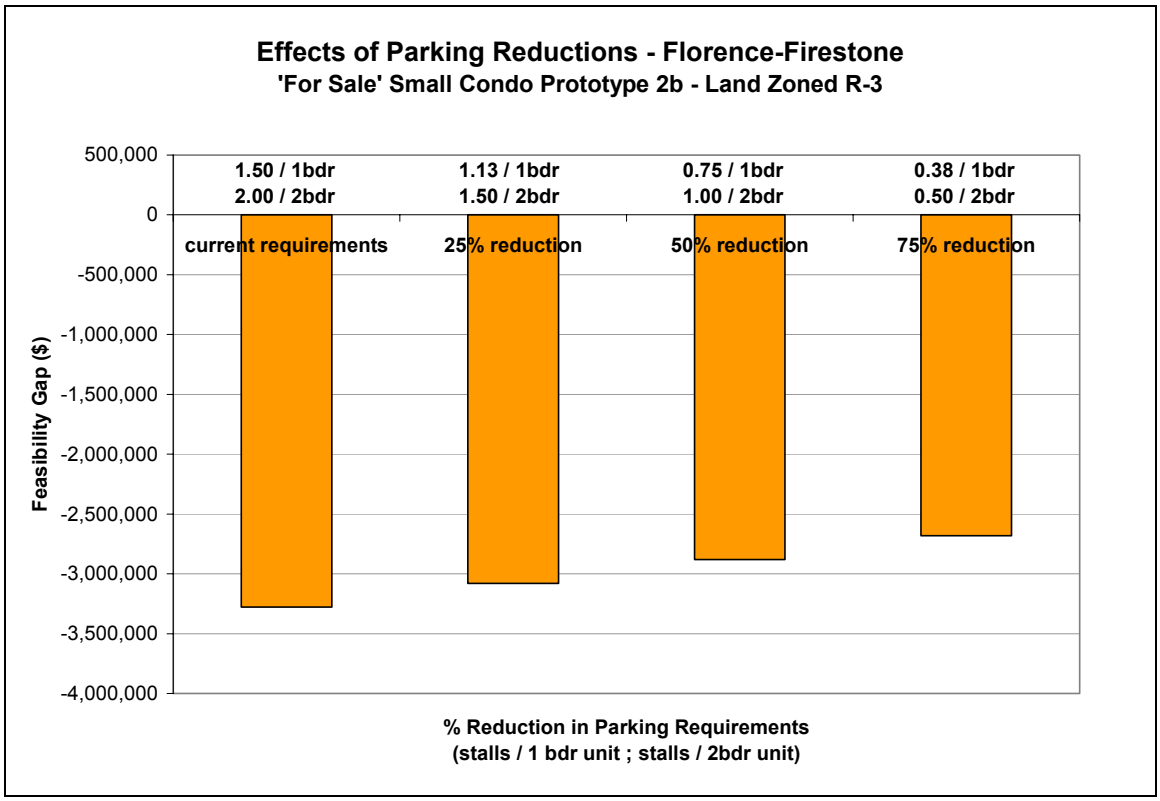
Florence-Firestone Chart 3.



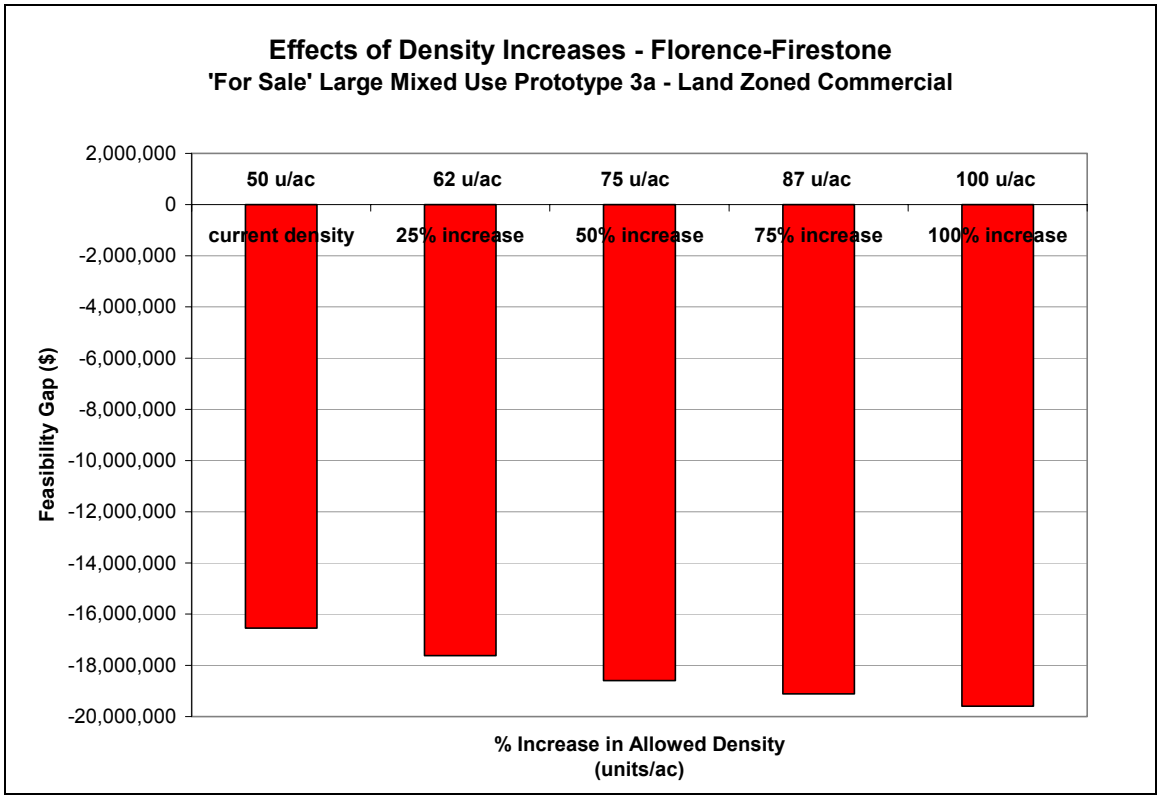
Florence-Firestone Chart 4.



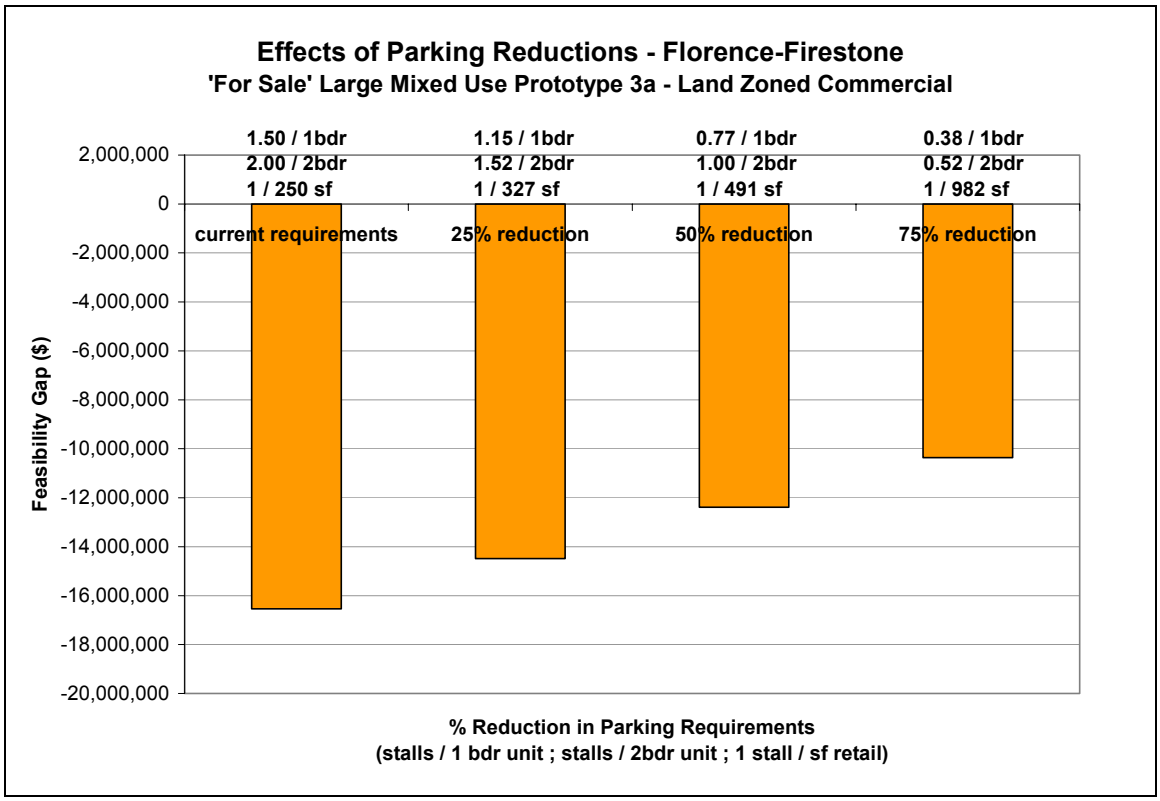
Florence-Firestone Chart 5.



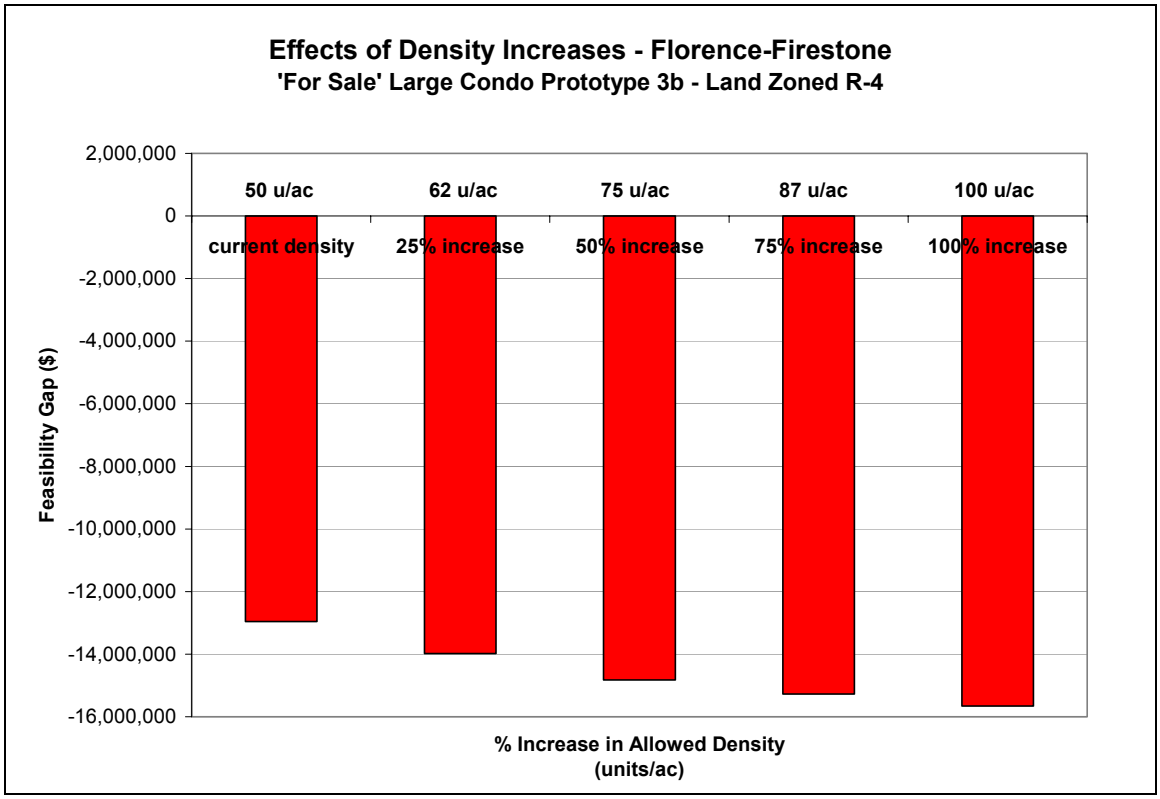
Florence-Firestone Chart 6.



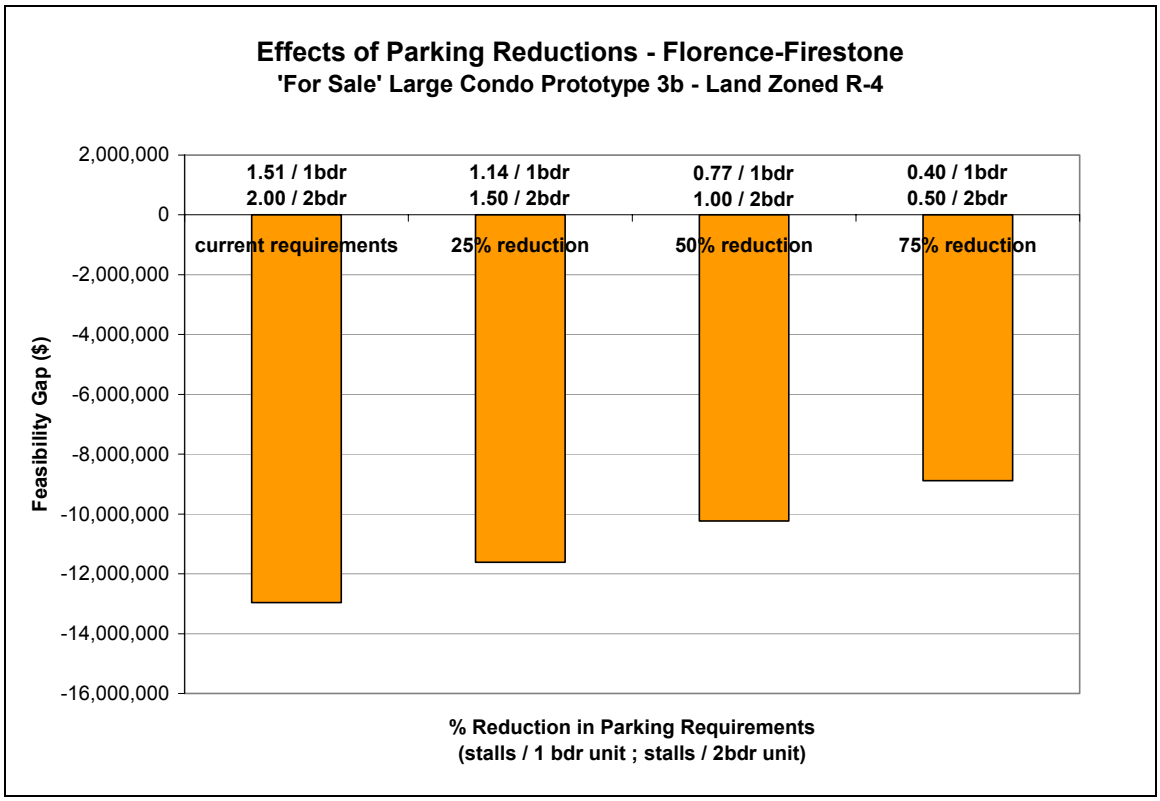
Florence-Firestone Chart 7.



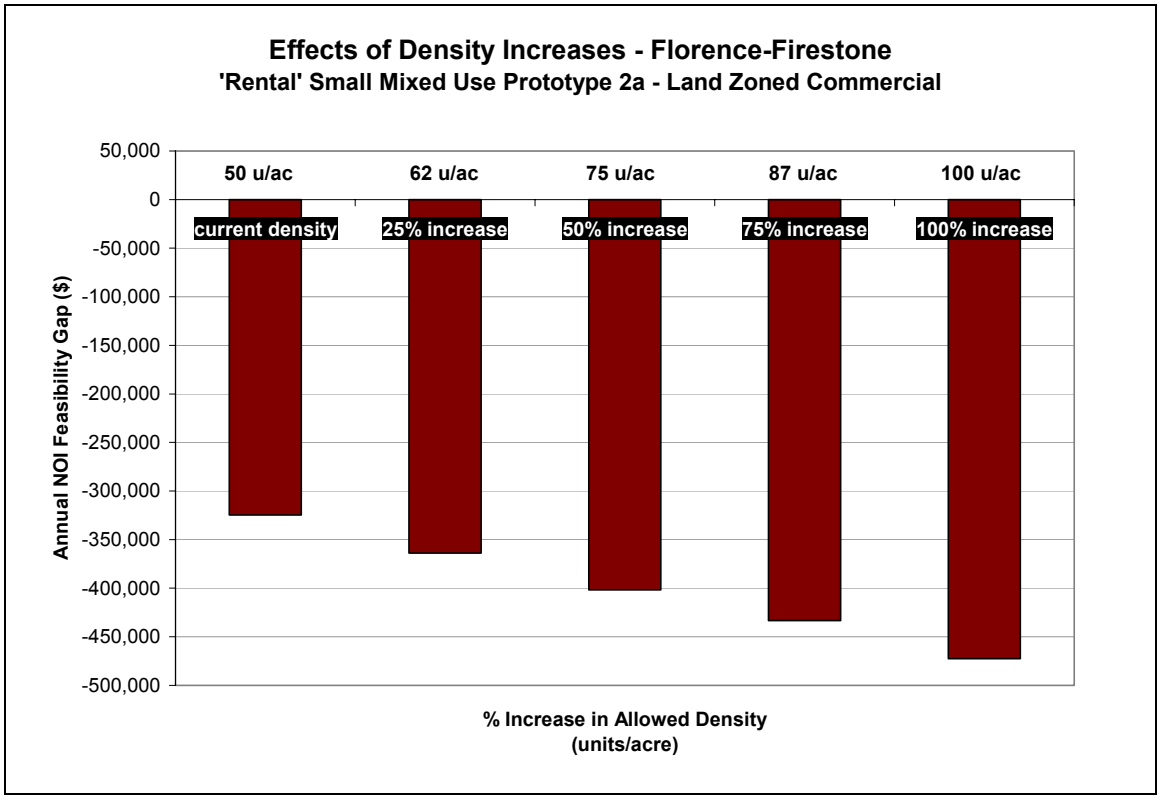
Florence-Firestone Chart 8.



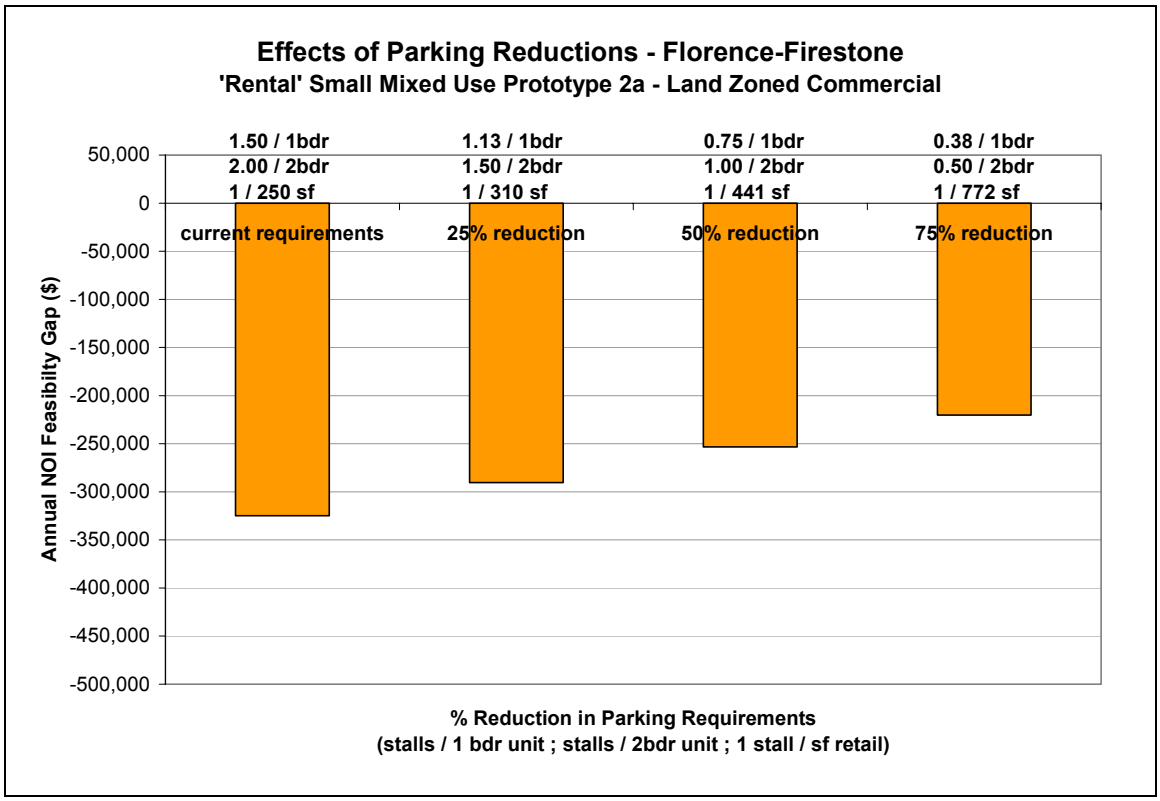
Florence-Firestone Chart 9.



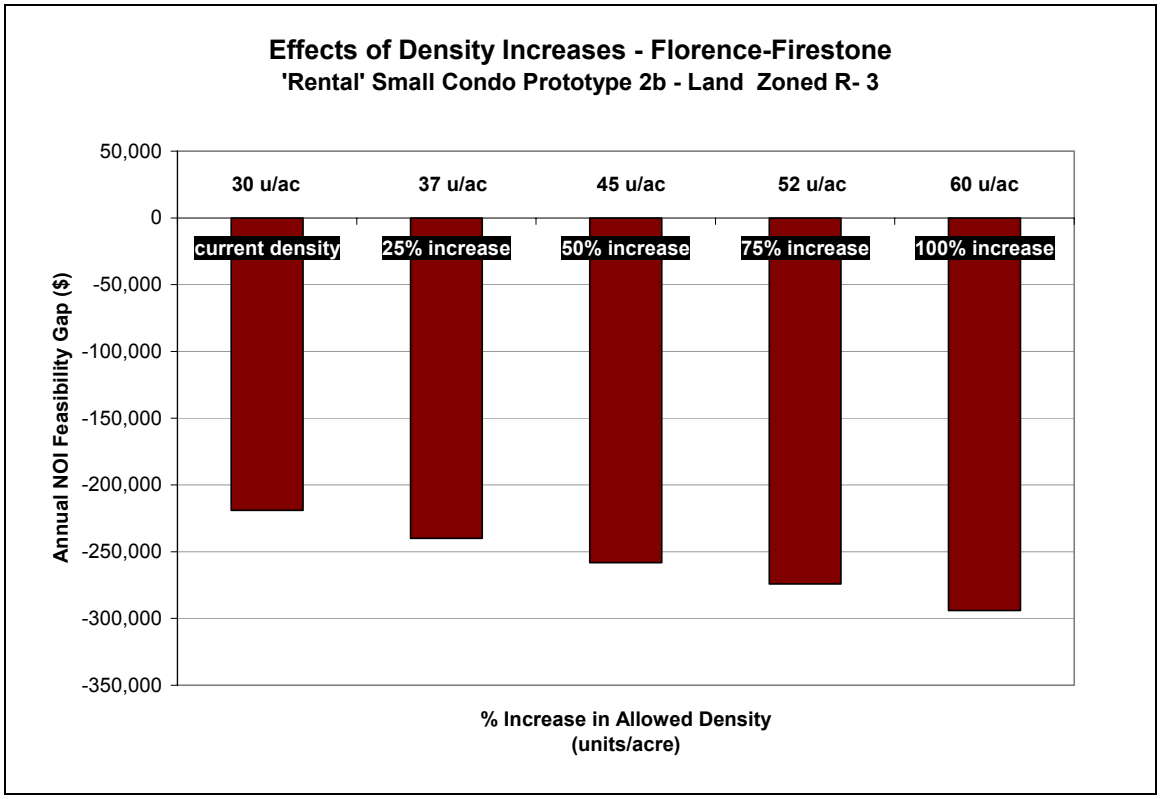
Florence-Firestone Chart 10.



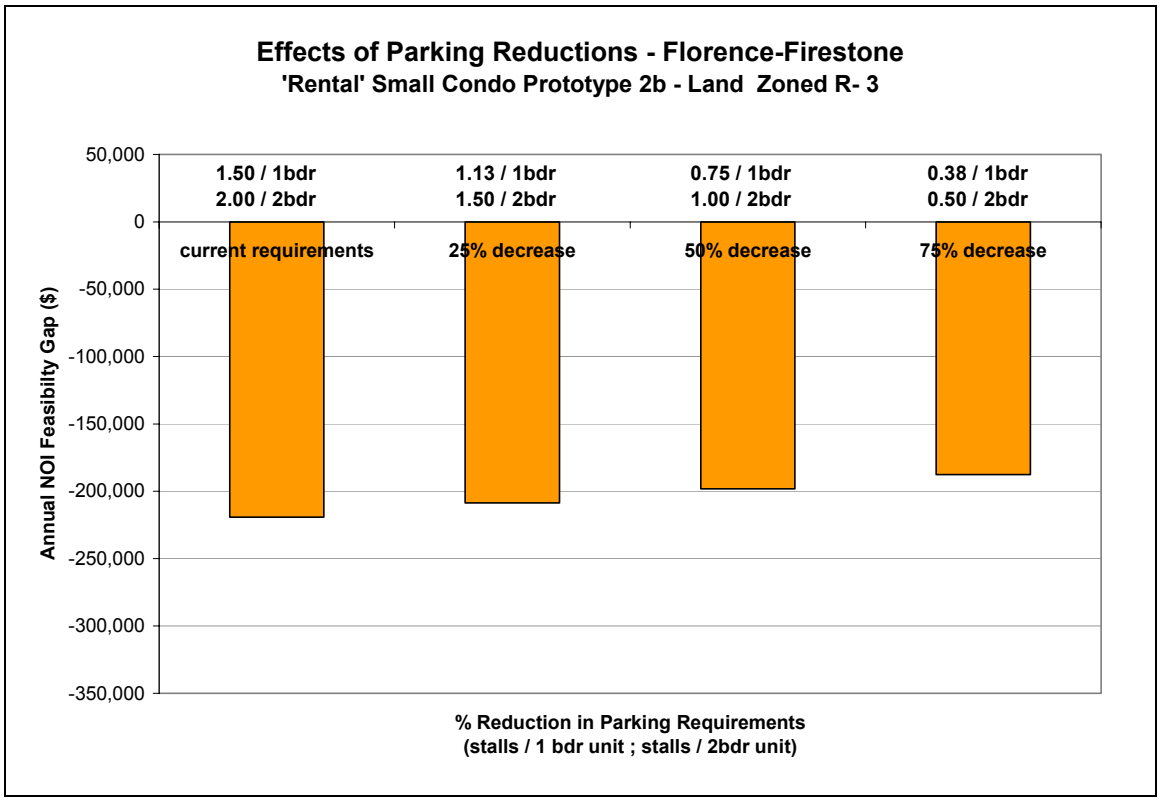
Florence-Firestone Chart 11.



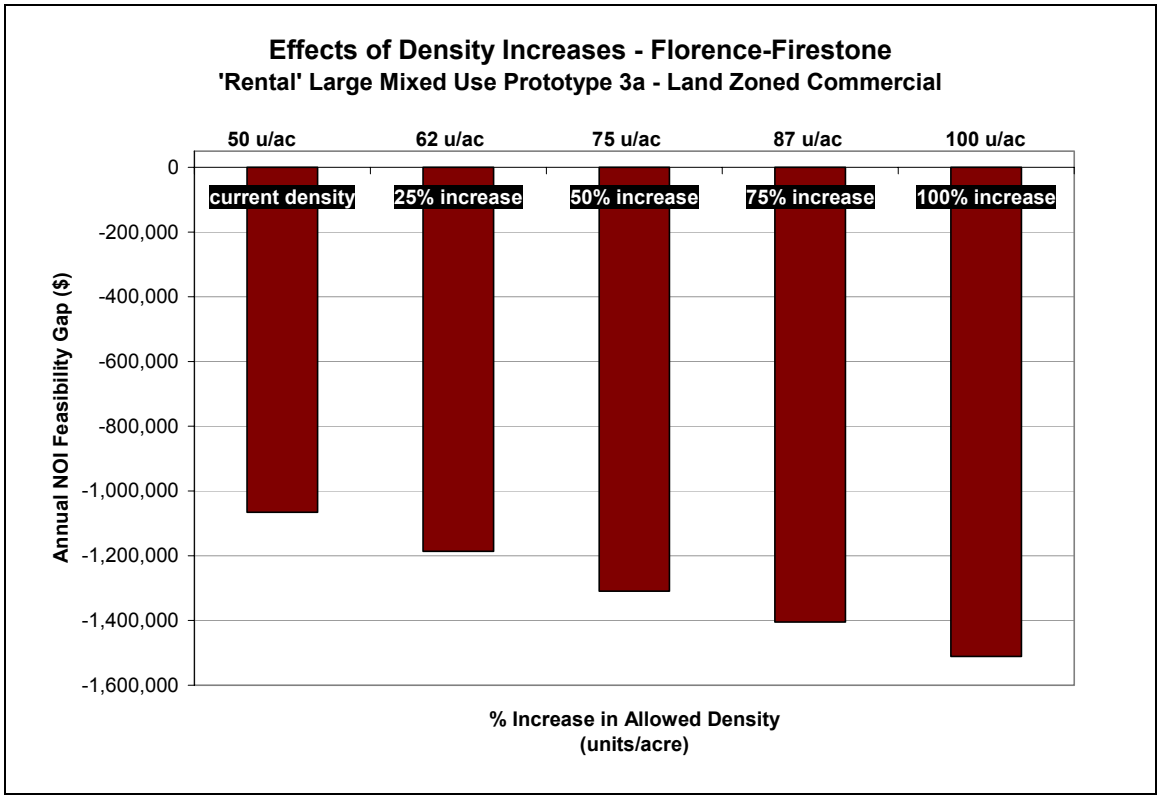
Florence-Firestone Chart 12.



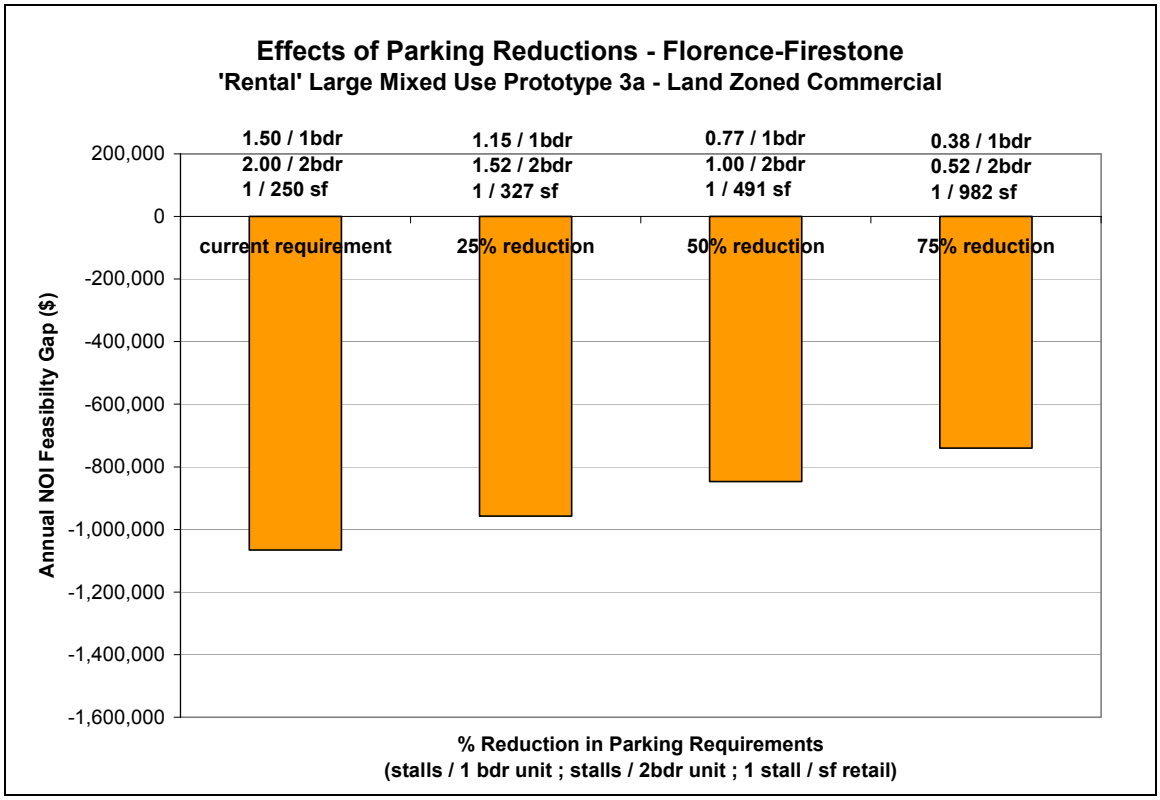
Florence-Firestone Chart 13.



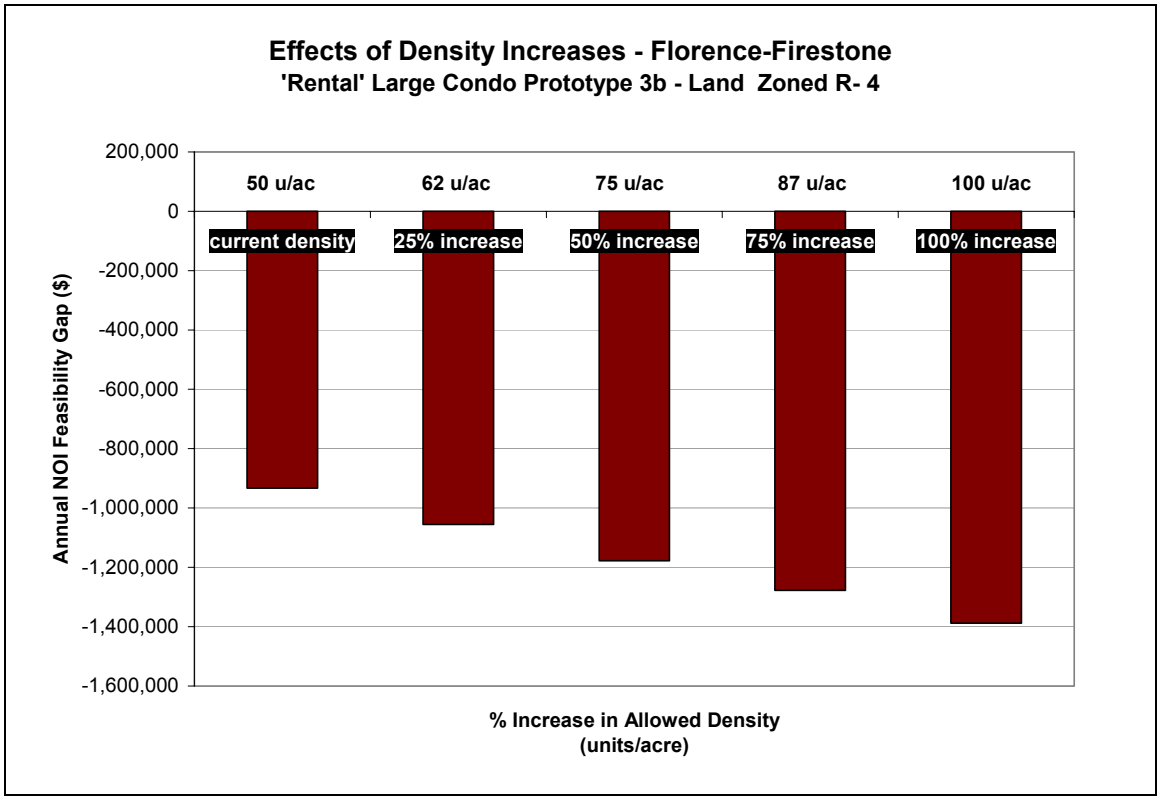
Florence-Firestone Chart 14.



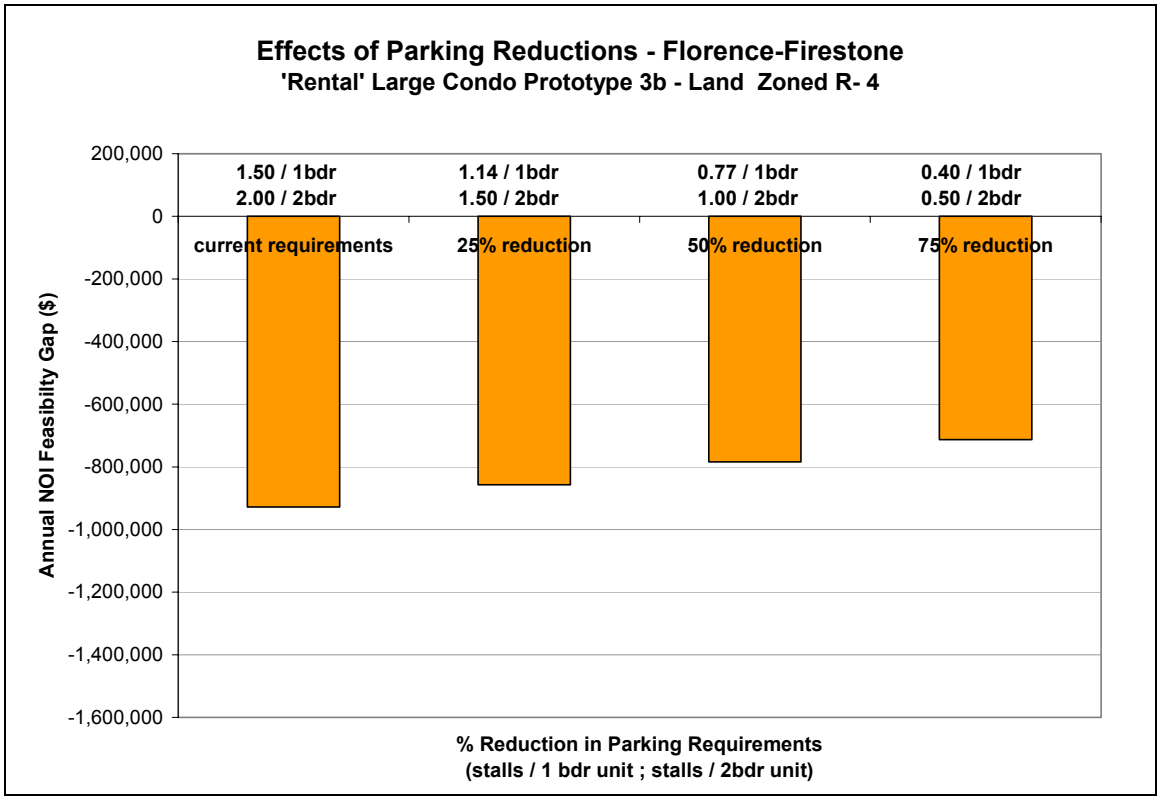
Florence-Firestone Chart 15.



Florence-Firestone Chart 16.



Florence-Firestone Chart 17.



Appendix I: Recommendations for Refining the 2% Strategy Areas Map

Section 3.3 of this report concludes that several infill opportunities identified in this study are not included within the 2% Strategy Area boundaries. The following are some recommendations to SCAG for refining the 2% Strategy Areas Map:

- Every local government that adopts the 2% Strategy should be encouraged to apply the Infill Estimation Methodology to survey infill opportunities within their respective jurisdiction. The results could be aggregated by SCAG and used to further refine the 2% Strategy Area boundaries. In addition, as the infill opportunities identified in this study are scattered throughout Los Angeles County, linking up infill opportunity parcel results with the infill opportunities in nearby local jurisdictions can result in emerging patterns and regional infill corridors, which could further refine the existing boundaries.

- The infill opportunity maps from this study, which include an overlay of the 2% Strategy Area, clearly illustrate that the 2% Strategy Area boundaries do not correspond directly to parcel lines. Parcel-level results are important for the implementation of the 2% Strategy because it can bridge the goals of the Southern California Compass Vision to actual infill policies that affect local land use regulations.

In order to refine the 2% Strategy Area boundaries that fall within the unincorporated areas of Los Angeles County, the Department of Regional Planning makes the following recommendations:

- Encourage County planners to "reality-check" the rest of the 40 map-sheet and planning areas considered in this study. As the study only focuses on five study areas, which resulted in the comprehensive "reality-checking" of parcels identified through the infill analysis, the results of the rest of the study areas have parcels that could potentially be removed from the analysis.

- Encourage County planners to synchronize the refinement of the 2% Strategy Area boundaries that fall within the unincorporated areas, with the County's General Plan update and the Fourth Revision of the Housing Element update, both scheduled for 2008. In addition, the results of the study and the 2% Strategy should be considered as part of the Department of Regional Planning's implementation of the sites inventory program in the currently adopted Housing Element (known as "Program 44"). As Program 44 requires a massive rezoning effort for higher density, multifamily housing, the results of the infill analysis could be used to focus rezoning for higher density housing within the 2% Strategy areas.

Appendix J: Recommendations for Using the Infill Methodology to Track, Monitor and Evaluate the County's Smart Growth and Infill Initiatives

Section 1.2 of this report describes some of the recent smart growth and infill initiatives in the County. Sections 4 and 5 of this report conclude, based on the Infill Opportunities Analysis and the Financial Feasibility and Policy Analysis, that the County's infill initiatives are not sufficient enough to stimulate infill development within the five study areas, and most likely, outside of the study areas as well.

One of the disadvantages of the Infill Estimation Methodology is that it only offers a snapshot of infill potential based on typically dynamic inputs, such as Built Capacity and housing market data. One way in which to create an ongoing, dynamic way of informing infill policies, which could track and monitor the effectiveness of infill policies that have been put into place, in addition to validating the findings made by the Infill Estimation Methodology that would influence future infill policies, could be to link the results of the Infill Opportunities Analysis, and Financial Feasibility and Policy Analysis to actual case information.

The use of case information for this study was helpful in verifying some of the findings of the Financial Feasibility and Policy Analysis. For example, when County planners challenged the findings of the Financial Feasibility Analysis that infill rental housing is infeasible in most of the study areas, based on their local knowledge of rental housing developments that have been permitted and even built within the study areas, an investigation of the case approvals history revealed that many of the rental developments within the study areas were actually developed by affordable housing developers, who had lower profit expectations, as well as access to subsidies for affordable housing to leverage the development of rental housing.

Another way in which to enhance the effectiveness of the Infill Methodology is to link the results to an ongoing, dynamic database. While running the Infill Methodology with updated information on zone changes, market data, and other new inputs is a difficult and expensive undertaking, one option that could be explored in depth is to link eDAPTS (Electronic Development and Permit Tracking System), an inter-departmental County permit case tracking system (which includes the Fire Department and the Department of Public Works), to the results of the Infill Methodology. In the event that the horizontal integration of programs is not feasible, County planners could, albeit inefficiently, manually develop and regularly update a database of infill residential and mixed-use development approvals, if additional funding and staffing were provided to support this activity.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl AICP
Director of Planning

November 14, 2005

TO: Janet L. Henderson, Senior Transportation Planner
Southern California Association of Governments

FROM: Andrew Malakates, Section Head
Countywide Studies

**SUBJECT: FY 2006-2007 SCAG Overall Work Program Project Proposal
Los Angeles County Urban Infill Estimation Project**

The Los Angeles County Department of Regional Planning (DRP) requests funding from the Southern California Association of Governments (SCAG) to employ an experienced consultant who will work with DRP staff to continue to refine and apply an infill development methodology, known as the Infill Estimation Tool, to the "urban" areas of unincorporated LA County. Phase II of the LA County Urban Infill Estimation Project will build off of the results from Phase I, as well as develop a profile of businesses and industries located in unincorporated LA County, and identify historic and future trends that may support a policy change for regulating land that is industrially designated. Phase II will focus on estimating the infill potential of industrially designated land, as well as take a more comprehensive look at developing mixed-use criteria for infill development. Attached to this memo is our proposal for your consideration.

Should you have any questions regarding this proposal, please contact Connie Chung in Community Studies I at (213) 974-6425 or cchung@planning.co.la.ca.us.

AM:JTM:cc

Attachment:
1. FY 2006-2007 SCAG Overall Work Program Project Proposal
Los Angeles County Urban Infill Estimation Project

C: Joe Carreras, SCAG
Julie Moore, LA County Regional Planning
Michael Bohlke, LA County Second Supervisorial District Office
David Ryu, LA County Second Supervisorial District Office

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

1 LA County Urban Infill Estimation Project Phase II (cont. of 06-0 Mgr: Proj Mgr:

Previous / Objectives

Previous Accomplishments:

As part of the SCAG 05-06 Overall Work Program, the LA County Department of Regional Planning is working with the Solimar Research Group on Phase I of the LA County Urban Infill Estimation Project (06-065.LACS1). Phase I of the LA County Urban Infill Estimation Project focuses on estimating the infill potential of land that currently allows for residential uses, including commercially zoned areas. Other goals of Phase I are to refine the 2% Strategy map with parcel-based infill potential in unincorporated LA County, and to identify strategies for using the Infill Estimation Tool to track, monitor, and evaluate the success of projects that have been approved under existing LA County smart growth initiatives.

Another recent project that the DRP has participated in that applies the Infill Estimation Tool is a Board Office-sponsored study of the infill potential of the Green Line Transit Oriented Districts in Lennox and West-Athens. Other recent efforts that relate to Phase II of the LA County Urban Infill Estimation Project include the adoption of the Florence-Firestone Community Standards District, which encourages residential uses in commercial zones, and a report to the Board of Supervisors regarding the allowance of residential and mixed-use developments in commercial zones through an administrative procedure. In addition, the DRP is currently assisting the LA County Community Development Commission to establish a new redevelopment area, known as "Whiteside," in unincorporated East Los Angeles.

Objectives:

The LA County Department of Regional Planning (DRP) requests funding from the Southern California Association of Governments (SCAG) for Phase II of the LA County Urban Infill Estimation Project, which focuses on estimating the infill potential of industrially designated land in unincorporated LA County that fall within Compass and 2% Strategy-defined Centers and Corridors. When planned correctly, industrially designated land can potentially offer many opportunities for mixed-use housing (which is currently prohibited). Recent reports issued by the LA County Economic Development Corporation also support mixed-use residential and light industrial developments as a way of revitalizing obsolete industrial areas in Los Angeles County. The proposal for Phase II, which includes an experienced consultant who will work with DRP staff to continue to refine and apply an infill development strategy, known as the Infill Estimation Tool, will build upon the data results from Phase I. The consultant will also be responsible for profiling the types of businesses and industries that are located within unincorporated LA County, and identifying historic and future trends that may support a policy change for regulating industrially designated land.

Other objectives of Phase II include evaluating mixed-use policies such as adaptive reuse, live/work and work/live housing; considering best practices in mixed-use developments and policies in both commercial and industrial zones; and identifying potential obstacles to mixed-use developments, and strategies to address them. In addition, another objective of Phase II is to evaluate previous smart growth initiatives approved by LA County, using the strategies identified for the Infill Estimation Tool and methodology in Phase I.

Outcomes

Project Addresses the Following Outcomes

A1	Quality of Life	Protect Land for Future Generations
A3		Address Environmental Justice Issues
A6		Increase Mobility, Accessibility, and Reliability of our Transportation System
A8		Provide Adequate Affordable Housing
B3	Competitiveness	Create Jobs and Generate Income
D4	Preeminent Agency	Ensure Informed Decision Making through use of Data

How Project addresses Outcomes:

The Project will contribute to maintaining and enhancing the quality of life of our residents by encouraging infill development near existing transportation infrastructure. This will result in the protection of land for future generations as well as the increased mobility, accessibility and reliability of our transportation system. Identifying infill opportunities in industrially designated land will also address environmental justice issues by encouraging the revitalization of aging and obsolete areas with housing and compatible industrial uses. Furthermore, the project will encourage the provision of adequate affordable housing by finding opportunities for higher density housing and encouraging a diversity of housing types.

In addition, the Project will contribute to maintaining and enhancing the competitiveness of the SCAG region by promoting economic development and commercial and industrial retention in the context of infill housing development. Promoting the revitalization of obsolete and aging industrial, as well as commercial, uses with mixed-uses will contribute to the creation of jobs and generation of income for the region.

Furthermore, the Project will contribute to positioning SCAG as a preeminent regional agency by producing data that will guide policymaking efforts to encourage infill development within unincorporated LA County and the respective subregions. The results of the Project will help facilitate a more effective land inventory for the next Housing Element update for unincorporated LA County, as well as assist policymakers in making effective decisions about infill development by testing the impacts of different strategies.

Federal Requirements

Project Addresses the following Planning Emphasis Areas

5 Enhancing the Technical Capacity of Planning Processes

Project Addresses the Following Planning Factors

1 Support economic vitality, especially by enabling global competitiveness, productivity, and efficiency.

3 Increase accessibility and mobility options available to people and freight.

7 Emphasize preservation of the existing transportation system

How project addresses Federal Requirements:

The Project enhances the technical capacity of planning processes by using a GIS-based method, known as the Infill Estimation Tool, whic

Strategic Plan

*SEE ATTACHED

How meets Strategic Plan:

The LA County Urban Infill Estimation Project Phases I and II implement SCAG's goal to encourage and foster regional partnerships by dev

Steps and Products

*SEE ATTACHED

Steps

		Q1	Q2	Q3	Q4
1	Assemble and streamline data: Provide the consultant with digitized zoning, land use policy maps and other available data. Work with the consultant and various agencies, including SCAG, LA County Department of Public Works, LA County Community Development Commission, LA County Assessor's Office and HUD, to gather and purchase additional data, such as Dun and Bradstreet data, as needed. (July 2006-September 2006).	☑	☐	☐	☐
2	Compile case studies of best practices in mixed-use developments and policies: Find examples of best practices in mixed-use developments and policies in both commercial and industrial zones; identify potential obstacles to mixed-use developments, such as truck access, traffic, land use incompatibility, brownfields, and parking, and strategies, such as use restrictions and development and design standards, to address them. Coordinate with the consultant to incorporate the research into the Final Report. (July 2006-June 2007).	☑	☑	☑	☑
3	Set-up Infill Estimation Tool: After the consultant sets up the Infill Estimation Tool, work with the consultant to apply local knowledge to scan and manually remove parcels that are determined to not be viable for further development. (September 2006-November 2006)	☑	☑	☐	☐
4	Scan infill sites using the Geographical Screening Feature: Work with the consultant to screen for potential infill opportunities in industrially designated land in unincorporated LA County that fall within the Compass and 2% Strategy-defined Centers and Corridors, using the following criteria: parcel size; proximity to transit; intensity of industrial use; redevelopment opportunities; RC/EC/EZ; Land/Improvement Ratio; age of buildings; proximity to parcels with infill potential identified in Phase I; other identified criteria. (November 2006-January 2007)	☐	☑	☐	☐
5	Devise strategies and assumptions: Work with the consultant to define mixed-use infill strategies for industrially designated land in unincorporated LA County that fall within the Compass and 2% Strategy-defined Centers and Corridors, such as mixed-use housing, live/work housing, work/live housing, and to generate assumptions about them, including maximum allowable density, market activity and increased activity due to the strategy. (January 2007-March 2007)	☐	☐	☑	☐
6	Analyze potential sites by criteria using the Infill Strategy Evaluation Feature: Work with the consultant to evaluate the potential impact of infill strategies on industrially designated land in unincorporated LA County that fall within Compass and 2% Strategy defined Centers and Corridors, by linking previously selected strategies to the statistical results of Geographic Screening. (January 2007-March 2007)	☐	☐	☑	☐
7	Evaluate previous smart growth/infill initiatives: Using the strategies identified in Phase I, work with the consultant to use the Infill Estimation Tool and methodology to track, monitor, and evaluate the success of projects that have been approved under existing LA County smart growth initiatives. (March 2007-June 2007)	☐	☐	☑	☑
8	Final Work Report: Coordinate with the consultant to prepare and complete the Final Work Report. (March 2007-June 2007)	☐	☐	☑	☑

Products

		Q1	Q2	Q3	Q4
1	A compilation of best practices in mixed-use developments and policies, and strategies for addressing potential obstacles for mixed-use developments in both commercial and industrial designated areas, including truck access, brownfields, traffic, land use incompatibility, and parking. (June 2007)	☐	☐	☐	☑
2	Evaluation of previous smart growth initiatives approved by LA County, using strategies developed for the Infill Estimation Tool and methodology in Phase I. (June 2007)	☐	☐	☐	☑
3	Quarterly progress reports to SCAG. (October 2006, January 2007, April 2007, June 2007)	☑	☑	☑	☑
4	Forward copies of the consultant's Final Work Report to SCAG. (June 2007)	☐	☐	☐	☑

Budget

Position	Rate	Units / Hours	Year 1
Sub Regional Staff	$1.00	0	$40,931
		Total:	**$40,931**

2 LA County Urban Infill Estimation Project Phase II (cont. of 06-0 Mgr: Proj Mgr:

Previous / Objectives

Previous Accomplishments:

Objectives:

The LA County Department of Regional Planning (DRP) requests funding from the Southern California Association of Governments (SCAG) for Phase II of the LA County Urban Infill Estimation Project, which focuses on estimating the infill potential of industrially designated land in unincorporated LA County that fall within Compass and 2% Strategy-defined Centers and Corridors. When planned correctly, industrially designated land can potentially offer many opportunities for mixed-use housing (which is currently prohibited). Recent reports issued by the LA County Economic Development Corporation also support mixed-use residential and light industrial developments as a way of revitalizing obsolete industrial areas in Los Angeles County. The proposal for Phase II, which includes an experienced consultant who will work with DRP staff to continue to refine and apply an infill development strategy, known as the Infill Estimation Tool, will build upon the data results from Phase I. The consultant will also be responsible for profiling the types of businesses and industries that are located within unincorporated LA County, and identifying historic and future trends that may support a policy change for regulating industrially designated land.

Other objectives of Phase II include evaluating mixed-use policies such as adaptive reuse, live/work and work/live housing; considering best practices in mixed-use developments and policies in both commercial and industrial zones; and identifying potential obstacles to mixed-use developments, and strategies to address them. In addition, another objective of Phase II is to evaluate previous smart growth initiatives approved by LA County, using the strategies identified for the Infill Estimation Tool and methodology in Phase I.

Outcomes

Project Addresses the Following Outcomes

A1	Quality of Life	Protect Land for Future Generations
A3		Address Environmental Justice Issues
A6		Increase Mobility, Accessibility, and Reliability of our Transportation System
A8		Provide Adequate Affordable Housing
B3	Competitiveness	Create Jobs and Generate Income
D4	Preeminent Agency	Ensure Informed Decision Making through use of Data

How Project addresses Outcomes:

The Project will contribute to maintaining and enhancing the quality of life of our residents by encouraging infill development near existing transportation infrastructure. This will result in the protection of land for future generations as well as the increased mobility, accessibility and reliability of our transportation system. Identifying infill opportunities in industrially designated land will also address environmental justice issues by encouraging the revitalization of aging and obsolete areas with housing and compatible industrial uses. Furthermore, the project will encourage the provision of adequate affordable housing by finding opportunities for higher density housing and encouraging a diversity of housing types.

In addition, the Project will contribute to maintaining and enhancing the competitiveness of the SCAG region by promoting economic development and commercial and industrial retention in the context of infill housing development. Promoting the revitalization of obsolete and aging industrial, as well as commercial, uses with mixed-uses will contribute to the creation of jobs and generation of income for the region.

Furthermore, the Project will contribute to positioning SCAG as a preeminent regional agency by producing data that will guide policymaking efforts to encourage infill development within unincorporated LA County and the respective subregions. The results of the Project will help facilitate a more effective land inventory for the next Housing Element update for unincorporated LA County, as well as assist policymakers in making effective decisions about infill development by testing the impacts of different strategies.

Federal Requirements

Project Addresses the following Planning Emphasis Areas

5 Enhancing the Technical Capacity of Planning Processes

Project Addresses the Following Planning Factors

1 Support economic vitality, especially by enabling global competitiveness, productivity, and efficiency.

3 Increase accessibility and mobility options available to people and freight.

7 Emphasize preservation of the existing transportation system

How project addresses Federal Requirements:

The Project enhances the technical capacity of planning processes by using a GIS-based method, known as the Infill Estimation Tool, whic

*SEE ATTACHED

Strategic Plan

How meets Strategic Plan:

The LA County Urban Infill Estimation Project Phases I and II implement SCAG's goal to encourage and foster regional partnerships by dev

Steps and Products

*SEE ATTACHED

Steps

		Q1	Q2	Q3	Q4
1	Assemble and streamline data: Work with DRP staff and various agencies, including SCAG, LA County Department of Public Works, LA County Community Development Commission, LA County Assessor's Office and HUD to gather and purchase additional data, such as Dun and Bradstreet data, as needed. Work with the DRP staff to streamline inconsistencies in the data. (July 2006- September 2006)	☑	☐	☐	☐
2	Complete an economic profile for unincorporated LA County: The profile should include an overview of the industrial, commercial and retail sectors in the unincorporated areas; historic and future trends; regulatory, financial and tax incentives available for economic development; and how the unincorporated areas fare in comparison to LA County and to the SCAG region. The profile should also draw upon existing research from sources such as the LA County Economic Development Corporation and SCAG. (July 2006-June 2007)	☑	☑	☑	☑
3	Set-up Infill Estimation Tool: Load data into the Infill Estimation Tool, and activate "filters," such as zoning or land use policy, SIC code or other geo-coded industry data, etc. Work with DRP staff to apply local knowledge to scan and manually remove parcels that are determined to not be viable for further development. (September 2006-November 2006)	☑	☑	☐	☐
4	Scan infill sites using the Geographical Screening Feature: Work with the DRP staff to screen for potential infill opportunities in industrially designated land in unincorporated LA County that fall within the Compass and 2% Strategy-defined Centers and Corridors, using the following criteria: parcel size; proximity to transit; intensity of industrial use; redevelopment opportunities; RC/EC/EZ; Land/Improvement Ratio; age of buildings; proximity to parcels with infill potential identified in Phase I; other identified criteria. (November 2006-January 2007)	☐	☑	☐	☐
5	Devise strategies and assumptions: Work with DRP staff to define mixed-use infill strategies for industrially designated land in unincorporated LA County that fall within the Compass and 2% Strategy-defined Centers and Corridors, such as mixed-use housing, live/work housing, work/live housing, and to generate assumptions about them, including maximum allowable density, market activity and increased activity due to the strategy. (January 2007-March 2007)	☐	☐	☑	☐
6	Analyze potential sites by criteria using the Infill Strategy Evaluation Feature: Work with the DRP staff to evaluate the potential impact of infill strategies on industrially designated land in unincorporated LA County that fall within Compass and 2% Strategy defined Centers and Corridors, by linking previously selected strategies to the statistical results of Geographic Screening. (January 2007-March 2007)	☐	☐	☑	☐
7	Evaluate previous smart growth/infill initiatives: Using the strategies identified in Phase I, work with DRP staff to use the Infill Estimation Tool to track, monitor and evaluate the success of projects that have been approved under existing LA County smart growth initiatives. (March 2007-June 2007)	☐	☐	☑	☑
8	Final Work Report: Work with DRP staff to prepare and complete the Final Work Report. (March 2007-June 2007)	☐	☐	☑	☑

Products

		Q1	Q2	Q3	Q4
1	Parcel-specific GIS maps that identify infill potential in industrially designated areas and sites in unincorporated LA County that fall within Compass and 2% Strategy-defined Centers and Corridors. (March 2007)	☐	☐	☑	☐
2	Numerical values of infill potential for industrially designated areas and sites in unincorporated LA County that fall within Compass and 2% Strategy-defined Centers and Corridors. (March 2007)	☐	☐	☑	☐
3	A report that includes an economic profile of the unincorporated areas of LA County, a description of how the methodology was applied to estimate the infill potential of industrially designated parcels, and a discussion of the strategies applied to specific geographic areas to develop the infill estimates. (June 2007)	☐	☐	☐	☑

Budget

Position	Rate	Units / Hours	Year 1
xConsultant	$1.00	0	$79,069
		Total:	**$79,069**

How the Project Addresses Federal Requirements:

The Project enhances the technical capacity of planning processes by using a GIS-based method, known as the Infill Estimation Tool, which can be used to identify individual infill parcels, and to analyze the likely results and "success" of different strategies. The Tool operates with ArcGIS and MS Excel software.

The Project supports economic vitality by promoting economic development and commercial and industrial retention in the context of infill housing development. Promoting the revitalization of obsolete and aging industrial, as well as commercial uses, with mixed-uses will contribute to the creation of jobs and generation of income for the region. In addition, by identifying potential infill sites in proximity to existing transportation infrastructure and promoting infill and mixed-use development, the Project increases accessibility and mobility options to people and freight and emphasizes the preservation of the existing transportation system.

How the Project Addresses the SCAG Strategic Plan:

The *LA County Urban Infill Estimation Project* Phases I and II implement SCAG's goal to encourage and foster regional partnerships by developing a model that can be used by other subregions. The Project also enhances interregional cooperation by providing a body of knowledge that can be used to assist infill efforts within seven SCAG regions (San Gabriel Valley COG, Gateway Cities COG, South Bay Cites COG, Westside Cities, Arroyo Verdugo Cities, North Los Angeles County and the City of Los Angeles).

In addition, the Project implements SCAG's goal to foster regional planning by utilizing a model that broadly applies and analyzes infill strategies within the SCAG region. As the Project produces an inventory and GIS maps of potential infill opportunity sites, and as those results will be shared with other subregions, local jurisdictions and the development community, it contributes to SCAG's strategy to assemble and maintain a quality regional database of vacant and reuse opportunity sites. Furthermore, as the Project evaluates the success of specific infill strategies, it contributes to SCAG's overarching strategy to develop a monitoring system for the Compass Growth Visioning effort.

DRAFT MIXED USE ORDINANCE SUMMARY

Regional Planning Commission (RPC) Hearing Date: April 25, 2007

Subject of Hearing:

Proposed amendments to Title 22 (Planning and Zoning) to modify certain commercial zones (C-H Commercial Highway, C-1 Restricted Business Zone, C-2 Neighborhood Business, C-3 Unlimited Commercial, C-M Commercial Manufacturing) to allow mixed use projects, including mixed use (residential/commercial) developments and joint live and work units, through an administrative procedure; add development and performance standards for mixed use projects; prohibit or make certain commercial uses, otherwise allowed by-right, subject to permit in mixed use projects; allow certain less intensive commercial uses in joint live and work units; and restructure various sections of Title 22 for consistency and ease of use.

Ordinance Highlights:

The proposed ordinance includes the following:

- Amendments to C-H, C-1, C-2, C-3, C-M zones to allow mixed use projects that conform to the specified development and performance standards, and use exceptions through a director's review. Those that do not conform to the standards are permitted with a conditional use permit.

- Development standards for vertical mixed use developments (ground floor is dedicated to commercial uses and the above floors are dedicated to residential uses) and joint live and work units (commercial uses and residential uses are accessible within the same unit).

- Performance standards for vertical mixed use developments and joint live and work units.

- Use exceptions for vertical mixed use developments and joint live and work units.

Background:

- On June 21, 2005, the Board of Supervisors (BOS) directed the Department of Regional Planning (DRP) to report back with recommendations on options for modifying the County's commercial zones for allowing residential and mixed-use projects in commercial zones through an administrative procedure, including provisions for maintaining the commercial uses along the County's major commercial corridors.

- On September 15, 2005, the DRP submitted a report to the BOS making the following recommendations:

-Instruct the DRP to prepare a countywide ordinance to modify some or all of the commercial zones to permit vertical mixed use developments, through a director's review. In addition, the ordinance should include standards that will ensure the compatibility of uses and the creation of neighborhood-friendly mixed-use buildings.
-Instruct the DRP to review areas covered by community plans and community standards districts, upon completion of the ordinance, in order to apply a community-based approach to allow residential-only development in commercial zones with a director's review, where appropriate.

- On September 27, 2006, the RPC directed the DRP staff to prepare the ordinance that considers the recommendations in the Board report, as well as opportunities for live-work and work-live units.

Prepared by Connie Chung, AICP, Acting Senior Planning Assistant
Prepared date: March 19, 2007

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

September 20, 2006

TO: Pat Modugno, Chair
Esther L. Valadez, Vice Chair
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner
Wayne Rew, Commissioner

FROM: Julie Moore, AICP, Head
Housing Section

SUBJECT: SEPTEMBER 27, 2006 MEETING—AGENDA ITEM # 11 CONSIDER INITIATION OF AN ORDINANCE REGARDING MIXED USE DEVELOPMENT IN COMMERCIAL ZONES THROUGH AN ADMINISTRATIVE PROCEDURE

BACKGROUND

At your meeting on September 27, 2006, you will consider initiating the development of an ordinance amending Title 22 (Zoning Ordinance) of the Los Angeles County Code to allow residential/commercial mixed use development within commercial zones through an administrative procedure including appropriate development standards.

The subject was previously evaluated in the Department's report to the Board of Supervisors in September 2005 (copy attached), and your action to initiate the ordinance's preparation will begin the process of moving the issue forward. Over a year has passed since the preparation of the Board Report, therefore staff would like to have the opportunity to complete some additional research regarding other jurisdictions' regulatory programs for mixed use development and to return to you in the coming months to discuss more detailed concepts for the ordinance prior to developing a draft for your consideration.

RECOMMENDATION

The staff recommends that the Commission consider approving the following motion:

Recommended Motion:

"I move that the Regional Planning Commission instruct staff to initiate the preparation of an ordinance amending the Zoning Code to allow residential/commercial mixed use development within commercial zones through an administrative procedure including appropriate development standards. I would suggest that staff return to the Commission in the coming months to discuss detailed concepts and options for the ordinance, based on an evaluation of how other jurisdictions regulate the specific type of mixed use development described and recommended in the 2005 Board Report from Regional Planning."

Should you have any questions, please contact me or Connie Chung at (213) 974-6425 or jmoore@planning.lacounty.gov or cchung@planning.lacounty.gov.

jtm

Attachment: Board Report of Mixed Use Developments in Commercial Zones, Sept. 2005

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl AICP
Director of Planning

September 15, 2005

TO: Supervisor Gloria Molina, Chair
Supervisor Yvonne B. Burke
Supervisor Zev Yaroslavsky
Supervisor Don Knabe
Supervisor Michael D. Antonovich

FROM: James E. Hartl, AICP
Director of Planning

SUBJECT: REPORT ON ALLOWING RESIDENTIAL AND MIXED-USE DEVELOPMENTS IN COMMERCIAL ZONES THROUGH AN ADMINISTRATIVE PROCEDURE (SYN. NO. 2, JUNE 21, 2005)

On June 21, 2005, on a motion by Supervisor Molina, your Board directed this Department to report back with findings and recommendations for allowing residential and mixed-use (residential/commercial) developments in commercial zones through an administrative, non-discretionary procedure, within the unincorporated areas. The Board motion directs the Department of Regional Planning to do the following:

1. Study and make recommendations on options for modifying the County's commercial zones in the unincorporated areas to allow the processing of residential developments and mixed-use projects through an administrative procedure; and
2. Consider the different circumstances and different parts of the County that would be applicable, and work with each Supervisorial District's Planning Deputy to take into consideration each District's commercial zones; and
3. Report back to the Board with findings, including provisions for maintaining the commercial uses along the County's major commercial corridors.

The staff recommendations in this report incorporate the input from several key sources: the Regional Planning Commission, the planning deputies from each Board Office, the County's Housing Advisory Committee and the Community Development Commission staff. The report looks at the role of mixed-use developments in the context of the worsening housing crisis in the County. It also considers the implications of encouraging mixed-use developments in all commercial zones with a director's review, which is an administrative procedure. The report addresses the impact of such development on the diversity of urban, suburban and rural contexts

within the unincorporated areas. In addition, the report looks at past and present trends in the County's policies and actions related to mixed-use developments in commercial zones and the current tools available to promote residential and mixed-use developments. Lastly, the report considers strategies for ensuring the compatibility of land uses when encouraging residential and mixed-use developments in commercial zones. In doing so, we recommend that the Board:

1) Instruct the Department of Regional Planning to prepare a countywide ordinance and the appropriate environmental documentation to modify some or all commercial zones to permit mixed-use developments, consisting of ground floor commercial uses with residential uses on the upper floors, through a director's review process, which is an administrative procedure. Include in the draft ordinance design standards to address density, height limits, set-backs and parking, for mixed-use developments, which will ensure the compatibility of uses and the creation of neighborhood-friendly mixed-use buildings. Submit the draft ordinance to the Regional Planning Commission for the required public hearing and forward the Commission's recommendation to the Board for its consideration.

2) Instruct the Department of Regional Planning to commence, upon the completion of the countywide mixed-use ordinance described above, the review of areas covered by the Community Plans and the Community Standards Districts, as appropriate, in order to apply a community-based approach, using CSDs and/or overlay zones in specific unincorporated areas, to allow residential-only developments in commercial zones with a director's review process.

I have enclosed background information considered by the Department, which supports the above recommendations.

If you have any questions, please contact me or Julie Moore of my staff at (213) 974-6425 or via e-mail at jmoore@planning.co.la.ca.us.

JEH:RDH:JTM:cc

C: Violet Varona-Lukens, Executive Officer—Clerk of the Board
David E. Janssen, Chief Administrative Officer
Carlos Jackson, Executive Director, Community Development Commission

Attachments: Residential and Mixed-Use Developments in Commercial Zones Through an Administrative Review: Background Report
Board Motion (6/21/05)
Appendix A: Development Standards for Mixed-Use Developments in Title 22
Appendix B: Residential and Mixed-Use Programs in Comparable and Nearby Local Jurisdictions

REPORT TO
LOS ANGELES COUNTY
BOARD OF SUPERVISORS

RESIDENTIAL AND MIXED-USE DEVELOPMENTS IN COMMERCIAL ZONES THROUGH AN ADMINISTRATIVE REVIEW: BACKGROUND REPORT

September 2005

This report provides the background for the Department of Regional Planning's recommendations to the Board motion, dated June 21, 2005, to consider options for allowing residential and mixed-use developments in commercial zones through an administrative review. The report looks at the role of mixed-use developments in the context of the worsening housing crisis in the County. It also considers the implications of encouraging mixed-use developments in all commercial zones with a director's review, which is an administrative procedure. The report addresses the impact of such development on the diversity of urban, suburban and rural contexts within the unincorporated areas. In addition, the report looks at past and present trends in the County's policies and actions related to mixed-use developments in commercial zones and the current tools available to promote residential and mixed-use developments. Lastly, the report considers strategies for ensuring the compatibility of land uses when encouraging residential and mixed-use developments in commercial zones.

General Plan/Community Plans

The role of the Los Angeles County General Plan in the land-use planning process is to guide the long-term future use and physical development of land within the unincorporated areas of the County. The General Plan contains the goals and policies, which are implemented through the Zoning Ordinance. A review of the General Plan and Community Plans indicates that there is support for residential and mixed-use developments in commercial zones.

The adopted General Plan, which plans for a diversity of urban, suburban and rural areas, allows and promotes residential and mixed-use developments in commercially designated areas. In addition, the Housing Element, adopted in 1998, includes policies to allow residential and mixed-use developments in commercial zones and Transit-Oriented Districts, in order to create adequate sites for multifamily housing. The Housing Element also identifies the conditional use permit for residential uses in commercial zones as a regulatory constraint on housing production.

Shaping the Future 2025, the Department of Regional Planning's Draft General Plan also promotes residential and mixed-use developments in commercially designated areas. The proposed Land Use Element in *Shaping the Future 2025* contains the following policies:

- Promote compact, walkable, well-designed mixed-use development in and adjacent to employment and transit centers and commercial corridors to provide convenient access to shopping, and services.
- Promote ordinances that initiate transit-oriented development (TOD) along bus and rail transit corridors.
- Encourage the shared use of sites for development of schools, parks, libraries, housing and other compatible uses.

In addition, the staff draft of the Preliminary General Plan Land Use Element, which will be released early next year, will contain a new "mixed-use" land use category specifically identifying areas where mixed-use development would be allowed. The Preliminary General Plan's "commercial" category will also promote residential and mixed-use developments in appropriate areas.

Several of the adopted Community Plans, which cover a diversity of areas, also support residential and mixed-use developments on commercially designated land. For example, the Antelope Valley Area General Plan allows residential uses in commercial areas and even industrially designated land, provided that certain standards and conditions are met. Other Community Plans, such as the East Los Angeles Community Plan and the Altadena Community Plan, established mixed-use districts that allow residential uses on commercially designated land. Common themes within the Community Plans that reference residential and mixed-use development in commercial zones include the following: 1) Allow mixed uses in designated areas; 2) Revitalize existing commercial areas; 3) Allow higher density residential uses in commercial areas, where appropriate; and 4) Adopt development and design standards to ensure the compatibility of uses. Refer to **Table A** for a more details.

TABLE A: Community Plan Policies Supporting Residential and Mixed-Use Development in Commercial Zones

Hacienda Heights	• Allow residential uses in commercial areas only when ancillary to the primary commercial uses.
Rowland Heights	• Allow residential uses in commercial areas only when ancillary to the primary commercial uses.
West Hollywood[1]	• Encourage mixed-uses with appropriate controls to ensure compatibility. • Permit mixed-use developments where designated and subject to standards. • Encourage mixed use developments, especially along major streets that have large traffic capacities and public transportation.
Diamond Bar[2]	• Allow residential uses in commercial areas only when ancillary to the primary commercial uses.
Altadena	• Designate Lake Ave. as the principal core of Altadena and encourage mixed-uses.
Antelope Valley Areawide General Plan	• Provide for increasing residential densities near older "strip" commercial areas to encourage economic maintenance and revitalization of older commercial areas. • Allow appropriate residential uses in commercially designated areas through a design review. • Allow residential uses in industrially designated areas not suitable for present or future industrial use.
East Los Angeles	• Encourage rehabilitation of existing uses. • Designate appropriate areas where mixed uses permitted subject to compliance with standards to ensure careful design.
West-Athens/Westmont	• Revitalize existing commercial areas; • Encourage mixed-use facilities, particularly near light rail. • Encourage infill. • Designate West Century Blvd. as mixed residential and commercial. Eliminate industrial and commercial uses from neighborhoods, except neighborhood oriented commercial stores. • Where mixed-uses are permitted, ensure compatible integration of adjacent uses to minimize conflicts.
Walnut Park	• Encourage mixed commercial and residential along Santa Fe Ave, with appropriate controls to ensure compatibility.

Zoning

There are also provisions in the Zoning Code that support residential and mixed-use developments in commercial zones through discretionary and non-discretionary review procedures. As **Table B** illustrates, residential uses are permitted in all commercial zones (C-1, C-2, C-3, C-H, C-M and the C-R zones) with an approved conditional use permit. Mixed-use developments are also permitted in the Mixed Use Development (MXD) zone with a conditional use permit. Residential and mixed-use developments are permitted in all Transit-Oriented Districts (TODs), ( ) – CRS (Commercial Residential) combining zone, and the Florence-Firestone CSD through a director's review process.

[1] Incorporated in 1984.
[2] Incorporated in 1989.

TABLE B: Permitted Residential Uses in Commercial Zones in Los Angeles County Code, Title 22

ZONING	CUP	Administrative Review
C-1: Restricted Business	Residences, single family; residences, two family; apartment houses	
C-2: Neighborhood Business	Same as above	
C-3: Unlimited Commercial	Same as above	
C-H: Commercial Highway	Same as above	
C-M: Commercial Manufacturing	Same as above	
CPD: Commercial Planned Development	Same as above	
C-R: Commercial Recreation	Residences, single family	
MXD: Mixed Use Development	Any use listed as permitted, accessory, subject to director's review or subject to permit in R-A. Any use permitted in zones R-4, M-1, A-C, and SR-D, or any combinations.	
( ) - CRS: Commercial-Residential		In C-3, any single family residence, two family residence or apartment house; commercial developments with residential uses, subject to development standards.
( ) – PO: Unlimited Residence-Professional Office	Any professional office use.	Any permitted use in R-4
East Los Angeles CSD	Mixed residential in area designated "Commercial/Residential Mixed Use Area" on the Land Use Policy map. Zoned C-3	
West Athens-Westmont CSD	Area specific standards for the area along Century Blvd. that allow residential or commercial uses.	
Florence-Firestone CSD		C-2, C-3 Residential and mixed Residential/Commercial uses, subject to specified development standards.
Blue Line and Green Line TODs		C-2, C-3 Mixed commercial and residential, senior citizen developments, single family residences, two family residences, two family, apartment houses.

Inventory of Commercial Zones

The County has a diversity of commercial zones within the unincorporated area. **Table C** shows that over 5,400 acres of the total unincorporated area are zoned for commercial uses. More than half of these areas are situated in the Fifth District, with the remaining situated in the Second District, First District, Fourth District and Third District, respectively.

TABLE C: Commercially Zoned Acreage in the Unincorporated Areas

ZONING	FIRST DISTRICT ACREAGE	SECOND DISTRICT ACREAGE	THIRD DISTRICT ACREAGE	FOURTH DISTRICT ACREAGE	FIFTH DISTRICT ACREAGE	TOTAL COMMERCIALLY ZONED ACREAGE IN UNINCORPORATED AREAS BY TYPE
C-1	61	38	8	83	88	278
C-1-DP[3]	4	6		7	6	23
C-2	159	346	67	101	295	968
C-2-CRS		6				6
C-2-DP	9	2	5	5	206	227
C-3	453	341	34	140	1344	2312
C-3-CRS	19					19
C-3-DP	9	8	2	13	307	339
C-H	1			10	11	22
C-H-DP				3	2	5
C-M	101	55		2	67	225
C-M-DP	19	142	5		1	167
C-R	33	11	5		630	679
C-R-DP				5	52	57
CPD	14	10	25	25	58	132
TOTAL COMMERCIALLY ZONED AREA	882	965	151	394	3067	5459

Source: Department of Regional Planning, GIS Section

Historical Trends

Historical trends show that, in the past, the County has gone from non-restrictive to restrictive policies on allowing residential and mixed-use developments in commercial zones (refer to **Table D**). However, the present trend is a return to less-restrictive policies, but limited to designated areas (such as Transit-Oriented Districts and in the Florence-Firestone CSD).

Prior to the 1960's, the County allowed residential uses in commercial and industrial zones as a matter of right. In 1964, however, the Board of Supervisors adopted an urgency ordinance, prohibiting residential uses in commercial zones, unless a Special Use Permit (predecessor of the Conditional Use Permit) could be obtained, with the objective of protecting existing commercial uses from potentially incompatible new residential uses.

In the 1980's, the County's planning policies began to reflect the need to encourage the combining of certain commercial and residential uses in order to provide additional housing opportunities and to reduce transportation costs, energy consumption and air pollution. The

[3] DP denotes a development program combining zone that requires a conditional use permit, regardless of the permitted uses.

General Plan and Community Plans for the unincorporated areas that were adopted during this period, for example, also allow for and support residential and mixed-use developments in commercial zones. In 1983, the County adopted the ( ) – CRS (Commercial Residential) combining zone, which allows residential uses in designated C-3 zones through a director's review process, the ( ) – PO (Unlimited Residential Professional Office) combining zone, which allows office uses in designated R-4 zones in conjunction with residential uses, and the MXD (Mixed Use Development) zone, which allows a mixture of residential, commercial and industrial uses with a conditional use permit.

The County's zoning actions and policies in recent years show a trend toward allowing residential and mixed-use developments in commercial zones through a director's review process. In 1999 (Blue Line) and, more recently in 2005 (Green Line), the Board of Supervisors adopted Transit-Oriented Districts, which among other incentives, allow residential and mixed-use developments in commercial areas through a director's review process. In 2004, the Board adopted the Florence-Firestone CSD, which also permits residential and mixed-use developments through a director's review process. In addition, recent reports by Department of Regional Planning in 2002 and the Housing Advisory Committee in 2003 made recommendations to the Board on affordable housing incentives, which included the allowance for residential uses in commercial zones through a non-discretionary procedure, coupled with the development of standards to ensure the compatibility of uses.

TABLE D: Policies Supporting Residential and Mixed-Use Development in Commercial Zones

Pre-1964	Residential uses permitted in all C-zones
1964	The Regional Planning Commission issues a report on residential uses in commercial zones; the Board of Supervisors passes an urgency ordinance to prohibit residential uses in commercial zones unless a "special use permit" (predecessor of the conditional use permit) is first obtained.
1965	The Board of Supervisors adopts an ordinance to prohibit residential uses in commercial zones unless a "Special Use Permit" is first obtained.
1983	The Board of Supervisors adopts the new Commercial Residential combining zone, ( ) –CRS, which permits residential uses in the C-3 zone through a director's review (adopted along with the ( ) - PO (Unlimited Residential-Professional Office) combining zone, which allows limited commercial uses in R-4 with a CUP).
1983	The adoption of the MXD (Mixed Use Development) zone to provide for planned mixed use developments, which may contain residential, commercial, industrial and other such uses.
1999	The Board of Supervisors adopts the Blue Line TOD ordinance, which allows residential uses in C-2 and C-3 zones through a director's review in designated transit-oriented districts.
2002-03	In 2002, in response to a Board motion related to the adoption of the County's Housing Element on October 2001, the Department of Regional Planning submits a report to the Board recommending to study and allow residential uses in commercial zones with a director's review. In 2003, a report issued by the County's Housing Advisory Committee on strategies for increasing housing production makes the same recommendation.
2003	The Board of Supervisors adopts the Florence-Firestone Community Standards District, which allows residential uses in zones C-2 and C-3 through a director's review.
2005	The Board of Supervisors adopts the Green Line TOD ordinance, which allows residential uses in C-2 and C-3 zones through a director's review in designated transit-oriented districts.
2005	The Board of Supervisors directs the DRP to consider options for allowing residential uses in commercial zones through an administrative process.

Mixed-Use Developments

Addressing the Housing Crisis

There continues to be a housing shortage in Los Angeles County, which adversely affects housing affordability for all of Los Angeles County's residents. Given the housing crisis in Los Angeles County, the Board pointed out in the motion that the unrealized potential in our commercial zones is an opportunity for housing that Los Angeles County cannot afford to ignore. In this context, the Board raised concerns over requiring a conditional use permit for residential and mixed-use developments in commercial zones because such a requirement discourages infill housing and mixed-use developments in areas, such as declining commercial corridors, that are best suited for sustaining new housing opportunities.

The statistics show that the County needs to take the necessary steps to address the housing crisis. The Southern California Association of Governments (SCAG) reported earlier this year that, between 1998 through 2005, Los Angeles County has issued building permits for the construction of only 21,682 out of 52,002, or 37 percent, of the housing units needed in the unincorporated area to meet its fair share of the regional housing needs. In addition, a recent homeless count revealed that Los Angeles County has approximately 91,000 homeless people—the largest of any major metropolitan area in the country. Furthermore, according to a recent poll taken by the Public Policy Institute of California, affordable housing is of more concern to Los Angeles County residents than crime, air pollution, healthcare, or jobs. Fostering mixed-use developments is a creative way to increase housing opportunities in the County, while ensuring the compatibility of residential and commercial uses. For example, mixed-use developments can be a strategy for providing affordable housing, in which the profits from the ground floor commercial uses could be used to subsidize the affordability of the housing above.

Allowing residential and mixed-use developments in commercial areas through a director's review would complement several projects already underway by the Department of Regional Planning to promote infill development, remove regulatory barriers to housing production, and increase affordable housing. One major effort that has commenced in September is the SCAG-funded Los Angeles County Infill Estimation Project, which will result in parcel-specific Geographic Information System maps and numerical data that identify potential infill development areas and sites in the unincorporated areas.

Countywide Benefits

Urban, suburban and rural areas, alike, can benefit from mixed-use developments, which promote the conservation of resources and create livable, pedestrian-friendly environments, where residents can live in proximity to where they work and shop. In 1997, the Department of Regional Planning prepared a report entitled, *Livable Communities Guidelines* for new communities in the outlying areas of Los Angeles County. The report encourages a mix of uses

in community centers, and other elements that would enhance the livability of a community. While these guidelines were intended to apply specifically to suburban contexts, they are also applicable to urban areas. Mixed-use developments are also beneficial for commercially-zoned land in rural areas, where they can help facilitate the conservation of scenic and environmental resources by promoting a more concentrated development pattern.

A Tool for Community Revitalization

Mixed-use developments can be used as a strategy for reviving commercial areas in decline and enhancing existing commercial uses. Areas with a surplus of declining commercial uses provide opportunities for high density residential uses, which could not only address the housing needs of the County as discussed previously, but revive those areas with new uses without adding more traffic than the area can sustain. Residential uses in commercial areas can also provide a critical mass of people to sustain neighborhood-oriented businesses.

Ensuring the Compatibility of Land Uses

The use of development and design standards can ensure the compatibility of residential uses with commercial uses, and vice-versa. In addition, development and design standards are necessary to create more neighborhood-friendly, mixed-use developments. The County's Zoning Code currently contains development standards for the ( ) – CRS combining zone and in the East Los Angeles and Florence-Firestone CSDs, which include parking, height, and in some cases, hours of operation for commercial uses. Refer to Appendix A for a detailed look at the development standards for mixed-use development in the Zoning Code.

Community-Based Approach for Residential-Only Development

The appropriateness of allowing residential-only developments in commercial zones with an administrative review process requires a community-based approach. This would allow the County to evaluate different communities based on their Community Plans, CSDs, and/or development patterns. This approach would also allow the County to evaluate the viability of major commercial corridors within these communities. A community-based approach for residential-only developments does the following: recognizes the uniqueness of the County's unincorporated areas that are located in urban, suburban and rural portions of the County; allows the inclusion or exclusion of residential-only developments in commercial zones as appropriate to the community's character and infrastructure constraints; and addresses concerns over encouraging residential-only developments in inappropriate areas, where residential uses can potentially replace all commercial uses or introduce residential uses that are incompatible with existing commercial uses. The County has tools, such as Community Plans and CSDs, to implement a community-based strategy for allowing residential-only developments in commercial zones. For the unincorporated areas that fall outside of a Community Plan area or a

CSD, the County can utilize the ( )—CRS combining zone in its present or modified form to implement this policy.

Other Jurisdictions
Many nearby and comparable local jurisdictions have policies that allow residential and mixed-use developments in commercial zones, as well. The City of Los Angeles and the City of Santa Monica, for example, permit residential uses in all commercial areas as of right. The City of Pasadena, on the other hand, limits residential uses to only certain commercial zones. Some jurisdictions have also implemented policies that promote mixed-use developments as of right in designated overlay zones, such as the City of Los Angeles' Residential Accessory Services (RAS) zones. See **Appendix B** for a more detailed comparison of mixed use programs in nearby and comparable jurisdictions.

Many jurisdictions also have development and design standards to ensure the compatibility of residential and commercial uses, as well as the development of more neighborhood-oriented mixed-use developments. The City of Pasadena, for example, sets standards for lighting, loading, private and community open space, and designates areas for trash and recycling in areas that are compatible with residential and non-residential uses. In addition, the City requires that all residents that live in a mixed-use project be notified that they are living in urban areas, and that noise levels may be higher than in a typical residential area. The notification must be signed by the resident to confirm their understanding of the information.[4]

Conclusion
Based on our findings in this report, we recommend that the Board:

1. Instruct the Department of Regional Planning to prepare a countywide ordinance and the appropriate environmental documentation to modify some or all commercial zones to permit mixed-use developments, consisting of ground floor commercial uses with residential uses on the upper floors, through a director's review process, which is an administrative procedure. Include in the draft ordinance design standards to address density, height limits, set-backs and parking, for mixed-use developments, which will ensure the compatibility of uses and the creation of neighborhood-friendly mixed-use buildings. Submit the draft ordinance to the Regional Planning Commission for the required public hearing and forward the Commission's recommendation to the Board for its consideration.

2. Instruct the Department of Regional Planning to commence, upon the completion of the countywide mixed-use ordinance described above, the review of areas covered by the Community Plans and the Community Standards Districts, as appropriate, in order to apply a community-based approach, using CSDs and/or overlay zones in specific unincorporated areas, to allow residential-only developments in commercial zones with a director's review process.

---

[4] City of Pasadena Zoning Code Section 17.50.160

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

Violet Varona-Lukens, Executive Officer
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

Director of Planning

At its meeting held June 21, 2005, the Board took the following action:

2

Supervisor Molina made the following statement:

"There continues to be a housing shortage in Los Angeles County, which adversely affects housing affordability for all of Los Angeles County's residents. The Southern California Association of Governments reported earlier this year that, between 1998 and 2005, Los Angeles County has issued building permits for the construction of only 21,682 out of 52,202, or 37 percent, of the housing units needed in the unincorporated area to meet its fair share of the regional housing needs.

"Given the current housing crisis, it is imperative that the County develop creative solutions to increase the housing supply, such as eliminating unnecessary barriers to housing development. Under current zoning, residential uses in commercially-zoned areas require a Conditional Use Permit. My concern is that requiring a Conditional Use Permit may discourage infill housing from being built in areas that are best suited to sustaining new housing opportunities. There may be commercially-zoned areas, such as declining commercial corridors, which pose opportunities to build infill housing and mixed-use developments. The unrealized potential in our commercial zones is an opportunity for housing that Los Angeles County cannot afford to ignore."

Julie Moore, Supervising Regional Planner of Community Studies, Department of Regional Planning, addressed the Board.

(Continued on Page 2)

2 (Continued)

After discussion, on motion of Supervisor Molina, seconded by Supervisor Burke, duly carried by the following vote: Ayes: Supervisors Burke, Yaroslavsky, Knabe, and Molina; Noes: Supervisor Antonovich, the Director of Planning was instructed to:

1. Study and make recommendations on options for modifying the County's commercial zones to allow processing of residential developments and mixed-use projects through an administrative procedure;

2. Consider the different circumstances and different parts of the County that would be applicable and work with each Supervisorial District's Planning Deputy to take into consideration each District's commercial zones; and

3. Report back to the Board within 60 days with findings, including provisions for maintaining the commercial uses along the County's major commercial corridors.

09062105_2

Copies distributed:
Each Supervisor
Chief Administrative Officer
County Counsel

APPENDIX A:

Development Standards for Mixed-Use Developments in Title 22 of the County Code

( ) – CRS Section 22.40.590	A. That no commercial uses be established on the same floor as residential uses except for professional offices subject to conditions in subsections B and C; B. That where commercial and residential uses are located on the same floor, they shall not have common entrance hallways or entrance balconies, except for single-story structures; C. That where commercial and residential uses have a common wall, such wall shall be constructed to minimize the transmission of noise and vibration; D. That there be automobile parking space as required by Part 11 of Chapter 22.52; E. That commercial and residential parking spaces be specifically designated by posting pavement marking and/or physical separation. (Ord. 83-0065 § 3 (part), 1983.)
Florence-Firestone CSD Section 22.44.138	D.4.d. Residential and Mixed Residential/Commercial Uses. Residential and mixed residential/commercial uses in Zone C-2 shall require a director's review pursuant to Part 12 of Chapter 22.56 and shall be subject to the following development standards: i. Dwelling Unit Density. The density for residential uses shall not exceed 30 dwelling units per net acre; ii. Yard Requirements. Residential uses shall comply with the yard requirements in Section 22.20.320; iii. Parking. The parking requirements in Part 11 of Chapter 22.52 shall apply to residential uses in Zone C-2 except that any such requirement specifying the number of parking spaces may be reduced by 25 percent for new construction or a change in use, subject to approval by the director. Residential parking shall be distinguished from commercial parking in a mixed residential/commercial use by a posting, pavement marking or physical separation between the spaces; iv. Height. All residential structures shall have a maximum height of 45 feet above grade, excluding chimneys and rooftop antennas; v. Entrances. Residential and commercial uses that are located on the same floor shall not have a common entrance hallway or common balcony, except that common entrance hallways shall be allowed in a single-story structure; vi. Common Walls. Any common wall between a residential and commercial use shall be constructed in accordance with building code requirements to minimize noise and vibration between the uses; and vii. The hours of operation for commercial uses in a mixed residential/commercial use shall be no earlier than 7:00 a.m. and no later than 10:00 p.m. daily. D.5. Zone C-3. The standards prescribed for Zone C-2 shall apply to Zone C-3 except as follows: a. Height. Residential and mixed residential/commercial structures shall have a maximum height of 50 feet above grade. All other structures shall have a maximum height of 45 feet above grade. These height limits do not include chimneys and rooftop antennas; and b. Dwelling Unit Density. The density for residential uses shall not exceed 50 dwelling units per net acre.
East Los Angeles CSD Section 22.44.118	E.2. Commercial/Residential Mixed Use Area. The commercial/residential mixed use area is shown on the map entitled "Commercial/Residential Mixed Use Area" following this section. When residential uses are developed in conjunction with commercial uses on the same parcel of land, they shall be subject to the following requirements: a. With the exception of the first floor, commercial and residential uses shall not be located on the same floor. b. The hours of operation for commercial uses shall be limited to the hours of 7:00 a.m. to 10:00 p.m.

APPENDIX B

Examples of Residential and Mixed-Use in Comparable and Nearby Local Jurisdictions

Local Jurisdiction	Residential uses in commercial zones	Mixed-use provisions
City of Los Angeles[5]	Residential uses are permitted in all commercial zones.	Residential/Accessory Service (RAS) Zones to encourage mixed use development to revitalize commercial boulevards that are in decline.
City of Santa Monica[6]	Residential uses are permitted in all commercial zones.	Area-specific commercial districts that permit residential, along with incentives for residential.
County of Alameda[7]	Mixed-use developments uses permitted in Community Commercial Districts, and all other residential uses in commercial zones allowed with a conditional use permit.	Mixed-Use Planned Development Zoning District (M-X) and Mixed-Use (MU) designated areas allow residential uses.
City of Pasadena[8]	Residential uses permitted in the two least intense commercial zones, and permits transit-oriented development in all commercial zones.	Provides standards for mixed-use developments.
City of San Diego[9]	Multifamily residential permitted in all commercial zones.	Urban Village Overlay Zone: 20% of mixed use development must be residential use.

[5] City of Los Angeles Zoning Code Section 12.10.5, 12.11.5, 12.12.2-12.16
[6] City of Santa Monica Zoning Code Subchapter 9.04.08: Zoning Districts and Uses
[7] County of Alameda Housing Element (2001-2006), Chapter 6
[8] City of Pasadena Zoning Code Chapter 17.24 and 17.50.160
[9] City of San Diego Zoning Code Chapter 13 Art01 Div 05, Commercial Base Zones, Div 11, Urban Village Overlay Zone

Los Angeles County
Residential Building and Demolition Permit Activity
Summary Report for January 1, 1998 - December 31, 2006

	New Residential Building Permits Issued	Dwelling Units Authorized for Construction	Demolition Permits Authorized for Construction
1998	1,912	2,936	216
1999	1,919	2,296	158
2000	2,392	3,182	214
2001	1,844	2,561	208
2002	2,158	2,418	185
2003	3,136	3,868	236
2004	2,538	3,601	210
2005	2,180	2,837	253
2006	1,646	2,012	250
TOTAL	19,725	25,711	1,930

Source: Department of Public Works, Building and Safety Division, selected information from detailed and summary reports on residential units permitting and demolition activity from January 1, 1998 - December 31, 2006.

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

RECEIVED
AUG 16 2006

At its meeting held August 8, 2006, the Board took the following action:

51

The following item was called up for consideration:

Ordinance for adoption amending the County Code, Title 21 - Subdivisions and Title 22 - Planning and Zoning, to establish and amend regulations and policies, delete obsolete provisions, and establish fees relating to density bonuses and incentives for affordable housing and senior citizen housing within the unincorporated area of the County to implement changes to the State-mandated Density Bonus Laws (All Districts).

On motion of Supervisor Yaroslavsky, seconded by Supervisor Burke, duly carried by the following vote: Ayes: Supervisors Molina, Burke, and Yaroslavsky; Noes: Supervisors Knabe and Antonovich, the Board adopted the attached Ordinance No. 2006-0063 entitled, "An ordinance amending Title 21 - Subdivisions and Title 22 - Planning and Zoning of the Los Angeles County Code related to density bonuses and affordable housing incentives." This ordinance shall take effect September 7, 2006.

02080806_51

Attachment

Copies distributed:
Each Supervisor
Auditor-Controller
Chief Administrative Officer
County Counsel
Acting Director of Planning

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

TELEPHONE
(213) 974-8118
FACSIMILE
(213) 687-7337
TDD
(213) 633-0901

RAYMOND G. FORTNER, JR.
County Counsel

August 2, 2006

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 Amending Title 21 - Subdivisions and Title 22 - Planning and Zoning of the Los Angeles County Code

Dear Supervisors:

On July 25, 2006, your Board instructed our office to prepare a final ordinance to amend Title 21 and Title 22 of the Los Angeles County Code related to density bonuses and affordable housing incentives and concessions. As instructed, enclosed are the analysis and ordinance for your consideration and adoption.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By (for)
ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

RAYMOND G. FORTNER, JR.
County Counsel

EML:gl

Enclosures

HOA.383442.1

ANALYSIS

An ordinance amending Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the Los Angeles County Code related to density bonuses and affordable housing incentives.

RAYMOND G. FORTNER, JR.
County Counsel

By
For ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

EML:gl

7/25/06 (requested)

7/27/06 (revised)

382365_2

ORDINANCE NO. 2006-0063

An ordinance amending Title 21 Subdivisions and Title 22 Planning and Zoning of the Los Angeles County Code related to density bonuses and affordable housing incentives.

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

SECTION 1. Section 21.52.010 is hereby amended to read as follows:

21.52.010 Modification or waiver of provisions authorized when.

. . .

C. The advisory agency or the board of supervisors may make modifications to regulations contained in this Title 21 including, but not limited to, exemption from park space requirements for land divisions where a ~~conditional use~~housing permit for ~~a density bonus~~qualified projects as provided for in Title 22 is also approved.

SECTION 2. Section 22.08.090 is hereby amended to read as follows:

22.08.090 I.

. . .

-- Income, Moderate. "Moderate income" means an annual income for ~~a~~ persons or ~~a~~ family~~ies~~ ~~which~~that does not exceed 120 percent of the area median income, as specified by section 50093 of the California Health and Safety Code.

. . .

SECTION 3. Section 22.20.100 is hereby amended to read 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:

. . .

~~-- Density bonus, subject to the provisions of Section 22.56.202.~~

. . .

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

. . .

-- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

. . .

SECTION 4. Section 22.20.200 is hereby amended to read 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:

. . .

~~-- Density bonus, subject to the provisions of Section 22.56.202.~~

. . .

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

. . .

-- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

. . .

SECTION 5. Section 22.20.290 is hereby amended to read 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:

. . .

~~-- Density bonus, subject to the provisions of Section 22.56.202.~~

. . .

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

. . .

-- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

. . .

SECTION 6. Section 22.20.370 is hereby amended to read 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:

. . .

~~Density bonus, subject to the provisions of Section 22.56.202.~~

. . .

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

. . .

-- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

. . .

SECTION 7. Section 22.20.440 is hereby amended to read as follows:

22.20.440 Uses subject to permits.

Property in Zone R-A 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:

. . .

~~-- Density bonus, subject to the provisions of Section 22.56.202.~~

. . .

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

. . .

-- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

. . .

SECTION 8. Section 22.20.460 is hereby amended to read as follows:

22.20.460 Uses and development standards.

Property in Zone RPD may be used for:

. . .

B. If a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, property in Zone RPD may be used for a planned residential

development, including a mobilehome park, subject to approval by the hearing officer, which will afford the same or lesser density of population or intensity of use than is specified in the zone.

. . .

2. Density. When property in Zone RPD is developed pursuant to this subsection B, the number of units for each acre of the net area shall be equal to the number preceding the letter "U" in the suffix to the zoning symbol.

The provisions of Part 1~~6~~7 of Chapter 22.5~~6~~2 and Part 18 of Chapter 22.56, regarding ~~a conditional use~~housing permits for ~~a density bonus~~qualified projects, shall apply in Zone RPD.

. . .

SECTION 9. Section 22.24.100 is hereby amended to read as follows:

22.24.100 Uses subject to permits.

Property in Zone A-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 such permit for:

. . .

~~Density bonus, subject to the provisions of Section 22.56.202.~~

. . .

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

. . .

-- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

. . .

SECTION 10. 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:

. . .

~~-- Density bonus, subject to the provisions of Section 22.56.202.~~

. . .

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

. . .

-- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

. . .

SECTION 11. Section 22.28.060 is hereby amended to read as follows:

22.28.60 Uses subject to permits.

Premises in Zone C-H may be used for:

. . .

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

. . .

-- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

. . .

SECTION 12. Section 22.28.110 is hereby amended to read as follows:

22.28.110 Uses subject to permits.

Premises in Zone C-1 may be used for:

. . .

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

. . .

-- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

. . .

SECTION 13. Section 22.28.160 is hereby amended to read as follows:

22.28.160 Uses subject to permits.

Premises in Zone C-2 may be used for:

. . .

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

. . .

-- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

. . .

SECTION 14. Section 22.28.210 is hereby amended to read as follows:

22.28.210 Uses subject to permits.

Premises in Zone C-3 may be used for:

. . .

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

. . .

-- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

. . .

SECTION 15. Section 22.28.260 is hereby amended to read as follows:

22.28.260 Uses subject to permits.

Premises in Zone C-M may be used for:

. . .

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

. . .

-- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

. . .

SECTION 16. Section 22.28.320 is hereby amended to read as follows:

22.28.320 Uses subject to permits.

Premises in Zone C-R may be used for:

. . .

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

. . .

-- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

. . .

SECTION 17. Section 22.44.100 is hereby amended to read as follows:

22.44.100 Development restrictions.

A. Except as otherwise expressly provided within a community standards district, property may be used for any purpose permitted in the basic zone to which this district is added, subject to the same limitations and conditions. Where the regulations of a community standards district differ from any other provisions in this Title 22, with the exception of qualified projects allowed by Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56, such regulations shall supersede any contrary provisions as specified in said district.

. . .

SECTION 18. Section 22.44.440 is hereby amended to read as follows:

22.44.440 Development Standards, Case Processing Procedures, and Allowable Uses Applicable within Blue Line Transit Oriented Districts.

. . .

C. Uses and standards applicable in specific zones.

1. Zone R-2 (Two-Family Residence Zone).

a. Uses.

~~i. Additional uses subject to director's review. In addition to the uses listed in Section 22.20.190, if site plans are first submitted to and~~

~~approved by the director, a density bonus of up to 50 percent may be obtained for parcels in zone R-2 provided that:~~

~~(A). At least 33 percent of the total dwelling units in the development are provided for lower income households or at least 50 percent of the total dwelling units in the development are provided for qualifying senior citizens as defined in section 51.3 of the Civil Code; and~~

~~(B). A covenant and agreement is recorded in the county recorder's office to ensure the occupancy of the bonus units by qualifying senior citizens or lower-income households for a period of 30 years.~~

ii. Additional uses subject to permit. In addition to the uses subject to permit listed in Section 22.20.200, provided that a conditional use permit has first been obtained as specified in Part 1 of Chapter 22.26, parcels in zone R-2 may be used for the following:

. . .

2. Zone R-3 (Limited Multiple-Residence Zone).

a. Uses.

i. Additional uses subject to director's review. In addition the uses listed in Section 22.20.280, if site plans are first submitted to and approved by the director, parcels in zone R-3 may be used for:

. . .

~~(B) Affordable and senior citizen housing. A density bonus of up to 50 percent shall be allowed in compliance with the following provisions:~~

~~(1) At least 33 percent of the dwelling units in the development are provided for lower-income households; or at least 50 percent of the total dwelling units in the development are provided for qualifying senior citizens as defined in section 51.3 of the Civil Code; and~~

~~(2) A covenant and agreement is recorded in the county recorder's office to ensure the occupancy of the bonus units by qualifying senior citizens or lower income households for a period of 30 years.~~

. . .

SECTION 19. Section 22.44.450 is hereby amended to read as follows:

22.44.450 Development Standards, Case Processing Procedures and Allowable Uses Applicable within Green Line Transit Oriented Districts.

. . .

C. Uses and standards applicable in specific zones.

1. Zone R-2 (Two-Family Residence Zone).

a. Uses.

i. Additional uses subject to director's review. In addition to the uses listed in Section 22.20.190, if site plans are first submitted to and approved by the director, parcels in zone R-2 may receive the following density bonuses:

. . .

~~(C) Affordable and senior housing. A density bonus of up to 50 percent may be granted if the project complies with the affordable and senior housing provisions of Section 22.56.202.~~

(~~D~~C) Total of combined density bonus grants. In the event that a project may qualify for more than one category of density bonuses pursuant to this subsection C.1.a.i the total combined density bonus granted under these provisions shall not exceed 50 percent.

. . .

2. Zone R-3 (Limited Multiple-Residence Zone).

a. Uses.

~~i. Additional uses subject to director's review. In addition to the uses listed in Section 22.20.280, if site plans are first submitted to and approved by the director, parcels in zone R-3 may be used for:~~

~~(A) Affordable and senior citizen housing. A density bonus of up to 50 percent may be granted if the project complies with the affordable and senior housing provisions of Section 22.56.202; and~~

~~(B) In the event that a project may qualify for more than one category of density bonus pursuant to this subsection C.2.a.i of this Section 22.44.450, the total combined density bonus granted under these provisions shall not exceed 50 percent.~~

ii. Additional uses subject to permit. In addition to the uses subject to permit listed in Section 22.20.290, provided that a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, parcels in zone R-3 may be used for the following:

iii. Prohibited uses. The following uses shall be prohibited:

. . .

SECTION 20. Section 22.46.030 is hereby amended to read as follows:

22.46.030 Administration.

Specific plans and associated regulations shall be administered in accordance with Article 8, Chapter 3, Division 1, Title 7 and other applicable provisions of the Government Code. Such plans and regulations may reference existing provisions and procedures of this Title 22 or they may develop different administrative procedures to use in the implementation of the specific plan. Except as otherwise expressly provided in a specific plan, property may be used for any purpose and subject to all of the standards and requirements of the basic zone. Where the regulations of a specific plan differ from the provisions of the basic zone, <u>with the exception of qualified projects allowed by Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56,</u> such regulations shall supersede the provisions of the basic zone as specified in the specific plan.

SECTION 21. Section 22.52.104 is hereby amended to read as follows:

22.52.104 Required area – For a ~~conditional use~~housing permit ~~for a density bonus~~.

Requirements established by this Part 2, where a ~~conditional use~~housing permit for ~~a, density bonus~~qualified projects ~~is approved by the hearing officer~~, in accordance with Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56, is approved, lot area and/or lot area per dwelling unit requirements specified by said permit shall be deemed the required area and/or required area per dwelling unit established for the lot or parcel of land or the lots and parcels of land where approved.

SECTION 22. Section 22.52.1005 is hereby amended to read as follows:

22.52.1005 Applicability of Part 11 provisions.

. . .

F. For qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56, either of the following shall apply:

1. Notwithstanding the requirements to the contrary specified in Part 11, if requested by the applicant, the development standards described in Section 22.52.1850 shall apply.

2. The development standards described in this Part 11 as waived or modified in accordance with Sections 22.52.1840, 22.52.1850, 22.52.1860, and other sections, as applicable.

~~F~~G. The provisions of this Part 11 in effect at the time of final approval of applications for conditional use permits, director's review site plan and other similar

zoning cases shall apply. Provided however, that as to any pending application which was filed and completed and pursued diligently before June 15, 1983, the applicant may request that the provisions in effect at the time of filing be applied.

SECTION 23. Part 17 of Section 22.52 is hereby added to read as follows:

Part 17

DENSITY BONUSES AND AFFORDABLE HOUSING INCENTIVES

22.52.1800 Purpose.

The purpose of this Part 17 is to implement state density bonus requirements, as set forth in section 65915 of the California Government Code, as amended, and to increase the production of affordable housing and senior citizen housing that is intended to compliment the communities in which they are located.

22.52.1810 Applicability and exceptions.

A. Notwithstanding any provision of this Title 22 to the contrary, the provisions of this Part 17, in conjunction with Part 18 of Chapter 22.56, shall apply in all zones that allow residential uses.

B. Applications deemed complete prior to the effective date of this Part 17 may request that the provisions in effect at the time of filing be applied. The determination in such cases shall be deemed to satisfy the requirements of this Part 17 and Part 18 of Chapter 22.56.

22.52.1820 Definitions.

The following definitions apply to this Part 17 and Part 18 of Chapter 22.56:

-- "Affordable housing costs" are those amounts set forth in section 50052.5 of the California Health and Safety Code.

-- "Affordable rents" are those amounts set forth in section 50053 of the California Health and Safety Code.

-- "CDC" means the Los Angeles County Community Development Commission.

-- "Child care facility" means a child care center, as defined in Section 22.08.030.

-- "Common interest development" is a community apartment project, condominium project, planned development, or stock cooperative, as defined in section 1351 of the California Civil Code.

-- "Housing development" means one or more groups of projects for residential units constructed in the planned development of the county, including a subdivision or a common interest development approved by the county and consists of residential units or unimproved residential lots, and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multi-family dwelling, as defined in subdivision (d) of section 65863.4 of the California Government Code, where the result of the rehabilitation would be a net increase in available residential units.

-- "Housing set-aside" means housing reserved for very low, lower, or moderate income households and for senior citizens, as described in Section 22.52.1830, unless otherwise specified.

-- "Incentive" means a reduction in a development standard or a modification of the zoning code, or other regulatory incentive or concession proposed by the developer or county that results in identifiable, financially sufficient, and actual cost reductions.

-- "Qualified project" means a housing development that meets the requirements entitling the project to a density bonus, as described in section 65915 of the California Government Code, and Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

-- "Major bus route" means a bus route with a frequency of service interval of 15 minutes or less during the morning or afternoon peak commute periods.

-- "Mass transit station" means a transit stop for a fixed rail system, or a major bus center. A transit station means one that is currently in use or whose location is proposed and for which a full funding contract has been signed by all funding partners, or one for which a resolution to fund a preferred alignment has been adopted by the Los Angeles County Metropolitan Transportation Authority or its successor agency.

-- "Senior citizen housing development" means a housing development as defined in section 51.3 of the California Civil Code.

-- "Senior citizens" means individuals who are at least 62 years of age, except that for senior citizen housing developments, a threshold of 55 years of age may be used, provided all applicable county, state, and federal regulations are met.

-- "Waivers or modifications of development standards" means the waiver or modification of site or construction conditions that apply to a residential development pursuant to any ordinance, general plan element, specific plan, charter amendment, or other local condition, law, policy, resolution, or regulation.

22.52.1830 Density bonus.

A. Eligibility. Qualified projects that meet the eligibility requirements set forth in this Section shall be granted density bonuses in the amounts shown in Table A.

1. Requirements.

a. Affordable housing set-asides.

i. The total dwelling units of the qualified project shall be five units or more.

ii. Duration of affordability. The owner of the qualified project meeting the requirements of this subsection shall record a document with the county recorder, as described in Section 22.56.2630, and shall be subject to the monitoring procedures, as described in Section 22.56.2640, guaranteeing either of the following:

- For very low, lower, and moderate (single-family) income housing set-asides, that the relevant affordability criteria will be observed for at least 30 years from the issuance of the certificate of occupancy.

- For moderate income housing set-asides (common interest developments), that the initial occupants are persons and families of moderate income.

iii. The housing set-aside units shall be compatible with the exterior design of other units within the qualified project in terms of appearance, materials and finished quality.

b. Senior citizen housing set-asides.

i. Senior citizen housing development. The qualified project shall meet the requirements described in section 51.3 of the California Civil Code.

ii. Mobilehome park for senior citizens, pursuant to section 798.76 or 799.5 of the Civil Code. The mobilehome park shall be restricted to senior citizens as described in this Part 17. Mobilehome parks shall comply with Section 22.56.890 (A) and (B). Mobilehomes on non-permanent foundations shall also comply with (C) of said section.

iii. Duration of age-restriction. The owner of a qualified project meeting the requirements of this subsection shall record a document with the county recorder, as described in Section 22.56.2630, to ensure the age

restrictions of the housing set-asides for at least 30 years and in accordance with section 51.3, 798.76, or 799.5 of the California Civil Code.

c. Land donations. To receive a density bonus for land donations as provided in section 65915 of the California Government Code, a qualified project must meet the following requirements:

i. The developable acreage and zoning classification of the transferred land shall be sufficient to permit the construction of dwelling units affordable to very low income households in an amount not less than 10 percent of the number of dwelling units of the qualified project.

ii. The transferred land shall be at least one acre in size or of sufficient size to permit the development of at least 40 units.

iii. The applicant shall donate and transfer the land to the CDC no later than the date of approval of the final subdivision map, parcel map, or residential development application.

iv. The transferred land shall have the appropriate zoning classification and general plan designation for affordable housing.

v. The transferred land shall be served by adequate public facilities and infrastructure.

vi. The transferred land shall meet the appropriate zoning and development standards to make the development of units set aside for very low income households feasible.

vii. The transferred land shall be located within the unincorporated area of the county and within the boundary of the qualified project, or no more than approximately one-quarter of a mile from the boundary of the qualified project.

viii. The land shall be transferred to the CDC and a deed restriction shall be recorded with the county recorder at the time of dedication, in order to ensure the continued affordability of the units.

ix. A qualified project that donates land and includes affordable housing set-asides, in accordance with this section, shall be eligible for the provisions set forth for affordable housing set-asides. The density bonus for a land donation and for an affordable housing set-aside may be combined, but in an amount not to exceed 35 percent.

d. County Infill Sites Program.

i. The qualified project shall be a participant in the County Infill Sites Program, which is administered by CDC.

ii. Projects that consist of one or four units shall not be eligible for a density bonus.

iii. Duration of affordability. The owner of a qualified project that is a participant in the County Infill Sites Program shall record a document with the county recorder, as described in Section 22.56.2630, guaranteeing that the relevant affordability criteria, as determined by the CDC, will be observed from

the issuance of the certificate of occupancy, and shall be subject to the monitoring procedures, as described in Section 22.56.2640.

e. Child care facilities.

i. The household incomes and the percentage of the families whose children attend the child care facility shall correspond with the affordable housing set-aside.

ii. The owner of the qualified project shall record a document with the county recorder, as described in Section 22.56.2630, ensuring that the child care facility shall remain in operation during the term of affordability, as described in this section.

Table A: Density Bonus Eligibility Requirements

Qualified Projects	Minimum Set-Aside		Density Bonus		
			Basic	Additional**	Maximum
Affordable housing set-aside	Very low	5%	20%	1%:2.5%	35%*
	Lower	10%	20%	1%:1/5%	35%*
	Moderate (for-sale only)	10%	5%	1%:1%	35%*
Senior Citizen housing set-aside	A senior citizen housing development		20%	N/A	20%
	A mobilehome park for senior citizens		20%	N/A	20%
Land donation	Very low	10%	15%	1%:1%	35%
County Infill Sites Program (projects of 2 or 3 units pre-bonus)***	N/A		1 unit	N/A	1 unit

* Child care facility. A qualified project that includes an affordable housing set-aside, and also includes a child care facility, shall be granted either an additional bonus in an amount of square feet of residential floor area equal to the amount of square feet in the child care facility that significantly contributes to the economic feasibility of constructing the child care facility, or an additional incentive as described in Section 22.52.1840 (A).

** Additional increases in density bonuses expressed as 'x%:y%' means that with every x% increase in the housing set-aside, the density bonus shall increase by y%.

*** Transfer of density. Where a qualified project that is a participant in the County Infill Sites Program proposes to concurrently develop noncontiguous properties, within the same major planning area as defined in the general plan, or located within a quarter mile of each other, the transfer of density bonuses from one property to another may be approved provided: 1) That the total density bonuses approved shall not exceed that obtained if developed separately; 2) That such properties shall be concurrently developed, and that all affordable housing set-aside units shall be constructed at the same time as or prior to other dwelling units on either site; and 3) That the applicant shall demonstrate the ability to complete the development approved, in terms of ownership or control of the sites.

B. Calculations.

1. Fractional units. In calculating a density bonus or housing set-aside, fractional units shall be rounded up to the next whole number.

2. Total dwelling units. As used in this Part 17, the "total dwelling units" do not include units permitted by a density bonus awarded pursuant to this Section, or any other zoning code section granting a greater density bonus. The density bonus shall not be included when calculating the housing set-aside.

3. Lesser density bonus. A reduction in the required minimum housing set-aside shall not be permitted when an applicant requests a lesser density bonus than what is granted in this section.

4. Except as specified otherwise, when more than one housing set-aside category applies, the density bonuses, as described in this section, shall not be cumulative.

C. Permit type. The granting of density bonuses that conform to the requirements of this section is subject to an administrative housing permit, as described in Part 18 of Chapter 22.56.

22.52.1840 Incentives.

A. Eligibility. A qualified project that provides an affordable housing set-aside, as described in Section 22.52.1830, shall be granted incentives in the amounts shown in Table B.

Table B: Number of Incentives

Qualified Projects		Incentives		
		One*	Two*	Three*
Affordable housing set-aside	Very low	5%	10%	15%
	Lower	10%	20%	30%
	Moderate (for-sale only)	10%	20%	30%
* Child care facility: When a qualified project includes a child care facility, the applicant shall receive one additional incentive that significantly contributes to the economic feasibility of constructing the child care facility, or a square footage density bonus, as described in Section 22.52.1830 (A).				

B. Menu of incentives. A qualified project that provides an affordable housing set-aside may request incentives, pursuant to subsection A, from the menu of incentives, as shown in Table C.

Table C: Menu of Incentives*

Incentive	Description
Yard/Setback	Up to a 20% modification from side yard/setback requirements. Up to a 35% modification of front and rear yard/setback requirements. All yard/setback modifications shall count as one incentive.
Building Height	Up to a 10ft. increase in height. Where a qualified project shares an adjoining interior side property line with a single family residential property in zone R-1, for every additional foot in height above the maximum allowed in the basic zone, the portion of the building exceeding the basic height limit shall be stepped back an additional foot (and may be determined from a modified yard/setback) from adjoining residential properties, except that roof structures and architectural features may be allowed within the step-back portion up to 42 inches in height.
Stories	An additional story. The building height must conform to either the height requirements of the basic zone or as modified through the use of an on-menu incentive.
Lot Size	Up to 20% modification from lot size requirements. Up to 35% modification from lot size requirements for qualified projects in which 100% of the units are set-aside for very low or lower income households.
Lot Width	Up to 20% modification from lot width requirements. Up to 35% modification from lot width requirements for qualified projects in which 100% of the units are set-aside for very low or lower income households.
Parking	For qualified projects in which 100% of the units are set-aside for very low or lower income households and are within a 1,500 ft. radius of a fully funded mass transit station or bus stop along a major bus route, the following parking rates shall apply: A. Single-family Dwelling Units; Any number of bedrooms: 1.0 parking space/unit. B. Multi-family Dwelling Units; 1. 0 – 1 bedrooms: 0.75 parking space/unit. 2. 2 or more bedrooms: 1.5 parking spaces/unit. Parking may be provided by tandem parking or uncovered parking, but not onstreet parking. Parking is inclusive of guest and accessible parking spaces.
Density	Up to a 50% density bonus for qualified projects in which 100% of the units are set aside for very low or lower income households.

Fee Waiver	For qualified projects in which 100% of the units are set-aside for very low or lower income households, for-profit developers may be exempted from planning and zoning fees, not including CDC evaluation and monitoring fees or deposits required by Section 22.60.100. (Note: Non-profit developers are already eligible for exemptions from County review fees when projects are formally sponsored by the CDC, and the non-profit fee exemption does not require the use of an incentive.)
* Project prerequisites: To be eligible for on-menu incentives, the qualified project must be outside of a Very Fire Hazard Severity Zone, as defined in Section 223-V of Title 32 of the LA County Code; within an area that is served by a public sewer system; not within a significant ecological area, as defined in Section 22.08.190; not within an environmentally-sensitive habitat area, as shown on the sensitive environmental resources map of the Malibu Land Use Plan; and not on land having a natural slope of 25% or more. Where other discretionary approvals (ie., Plan Amendment, Zone Change, Coastal Development Permit, Conditional Use Permit, etc.) are required to regulate land use, this menu is advisory only.	

C. Off-menu incentives. A qualified project that provides an affordable housing set-aside may request incentives, pursuant to subsection (A), not listed on the menu of incentives, which incentives shall be deemed "off-menu" incentives.

D. County Infill Sites Program.

1. A qualified project that is a participant in the County Infill Sites Program shall be eligible for the incentives shown in Table D, as applicable.

Table D: County Infill Sites Program Incentives**

Incentive	Description
Yard/Setback	Up to a 20% modification from side yard/setback requirements. Up to a 35% modification of front and rear yard/setback requirements. In the case of a common wall development, 100% reduction where common walls are at or intersect a common/shared lot line within the project site.
Building Height	Up to a 10ft. increase in height. Where a qualified project shares an adjoining interior side property line with a single family residential property in zone R-1, for every additional foot in height above the maximum allowed in the basic zone, the portion of the building exceeding the basic height limit shall be set back an additional foot (and may be determined from a modified yard/setback) from adjoining residential properties, except that roof structures and architectural features may be allowed within the step-back portion up to 42 inches in height.
Stories	An additional story. The building height must conform to either the height requirements of the basic zone or as modified through the use of an on-menu incentive.
Lot Size	Up to 50% modification from lot size requirements.
Lot Width	Up to 50% modification from lot width requirements.
Parking	For qualified projects that are within a 1,500 ft. radius of a fully funded mass transit station or bus stop along a major bus route, the following parking rates shall apply: Single-family dwelling units;

	Any number of bedrooms: 1.0 parking space/unit; Multi-family dwelling units; 0 – 3 bedrooms: 1.0 parking space/unit; 4 or more bedrooms: 1.5 parking spaces/unit; and Parking may be provided by tandem parking or uncovered parking, but not onstreet parking. Parking is inclusive of guest and accessible parking spaces.
** Transfer of incentives. Where a qualified project that is a participant in the County Infill Sites Program proposes to concurrently develop noncontiguous properties, within the same major planning area as defined in the general plan, or located within a quarter mile of each other, the transfer of incentives from one property to another may be approved provided: 1) That the total incentives approved shall not exceed that obtained if developed separately; 2) That such properties shall be concurrently developed, and that all affordable housing set-aside units shall be constructed at the same time as or prior to other dwelling units on either site; and 3) That the applicant shall demonstrate the ability to complete the development approved, in terms of ownership or control of the sites.	

2. Off-menu incentives. A qualified project that is a participant in the County Infill Sites Program may request up to three additional off-menu incentives beyond the incentives provided in Table D.

E. Permit type. The granting of on-menu and off-menu incentives that conform to the requirements of this section is subject to an administrative housing permit, as described in Part 18 of Chapter 22.56.

22.52.1850 Parking reduction.

A. Eligibility. Notwithstanding any provisions of this Title 22 to the contrary, including those relating to land donations and participants in the County Infill Sites Program pursuant to Section 22.52.1830 (A), qualified projects shall be granted the maximum parking rates described in Table E, which shall apply to the entire project, when requested by the applicant. The granting of a parking reduction shall not count against incentives provided in Section 22.52.1840.

Table E: Parking Rates*

Dwelling Unit Size	Parking Spaces
0-1 bedroom	1 space
2-3 bedrooms	2 spaces
4 or more bedrooms	2.5 spaces
* Parking may be provided by tandem parking or uncovered parking, but not onstreet parking. Parking is inclusive of guest and accessible parking spaces.	

B. Calculations. If the total number of parking spaces required results in a fractional number, it shall be rounded up to the next whole number.

C. Permit type. The granting of the parking reduction as described in this section is subject to an administrative housing permit, as described in Part 18 of Chapter 22.56.

22.52.1860 Waiver or modification of development standards.

A. Eligibility. Notwithstanding any provisions of this Title 22 to the contrary, including those relating to land donations pursuant to Section 22.52.1830(A), qualified projects shall be granted waivers or modifications of development standards that are necessary to construct qualified projects. The granting of a waiver or modification of development standards shall not count against incentives provided in Section 22.52.1840.

B. Permit type. The granting of waivers or modifications of development standards is subject to a discretionary housing permit, as described in Part 18 of Chapter 22.56.

22.52.1870 Senior citizen housing option.

A. Eligibility. A qualified project that provides a senior citizen housing set-aside, in accordance with Section 22.52.1830, may request a greater density bonus,

but not to exceed 50 percent, if the senior citizen housing set-aside is at least 50 percent of the project.

1. The senior citizen housing set-aside must meet the requirements for senior citizen housing, as provided in section 51.3, 798.76, or 799.5 of the California Civil Code.

2. For a qualified project meeting the requirements of this subsection, the owner shall record a document with the county recorder, as described in Section 22.56.2630, to ensure the age restrictions of the housing set-aside for at least 30 years and in accordance with section 51.3, 798.76, or 799.5 of the California Civil Code.

B. Permit type. The granting of density bonuses through the senior citizen option is subject to a discretionary housing permit, as described in Part 18 of Chapter 22.56.

22.52.1880 Affordable housing option.

A. Eligibility. A qualified project that provides an affordable housing set-aside, in accordance with Section 22.52.1830, may request a greater density bonus and incentives that do not meet the findings specified in Section 22.52.1880.

1. The provisions of this subsection shall not apply to the granting of greater density bonuses as incentives, pursuant to Section 22.52.1840 (C) or (D).

2. Duration of affordability. The owner of a qualified project shall record a document with the county recorder, as described in Section 22.56.2630,

guaranteeing that the relevant affordability criteria will be observed for at least 30 years from the issuance of the certificate of occupancy, and shall be subject to the monitoring procedures, as described in Section 22.56.2640.

B. Transfer of density and incentives. Where an applicant proposes to concurrently develop noncontiguous properties, within the same major planning area as defined in the general plan, or located within a quarter mile of each other, the transfer of density bonuses and incentives from one property to another may be approved provided: (1) that the total density bonuses and incentives approved shall not exceed those which could be obtained if developed separately; (2) that such properties shall be concurrently developed, and that all affordable housing set-aside units shall be constructed at the same time as or prior to other dwelling units on either site; and (3) that the applicant shall demonstrate the ability to complete the housing development approved, in terms of ownership or control of the sites.

C. Permit type. The granting of greater density bonuses and the transfer of density and incentives through the affordable housing option is subject to a discretionary housing permit as described in Part 18 of Chapter 22.56.

SECTION 24. Section 22.56.202 is hereby deleted in its entirety.

SECTION 25. Part 18 of Chapter 22.56 is hereby added to read as follows:

Part 18

HOUSING PERMITS

22.56.2600 Purpose.

The housing permit is established to facilitate the increased production of affordable housing and senior citizen housing through the implementation of the provisions of Part 17 of Chapter 22.52 relating to density bonuses and affordable housing incentives. The definitions contained in Section 22.52.1820 shall apply to this Part 18.

22.56.2610 Applicability.

Any person desiring to obtain a housing permit pursuant to this Part 18, that requires either an administrative review (administrative housing permit) or a discretionary review (discretionary housing permit), and that meets the applicable requirements of Part 17 of Chapter 22.52, shall file a written application with the director, accompanied by the applicable fee(s) as required herein. All qualified projects with housing set-asides shall adhere to the applicable requirements of this Part 18.

22.56.2620 General application requirements.

An applicant for a housing permit shall submit an application containing the following information:

A. Name and address of the applicant and of all persons owning any or all of the property proposed to be used.

B. Evidence that the applicant is one of the following;

1. Is the owner of the premises involved;

2. Has written permission of the owner or owners to make such application;

3. In the case of an entity with eminent domain powers, is or will be the plaintiff in an action in eminent domain to acquire the premises involved, or any portion thereof; or

4. In the case of a public agency, is negotiating to acquire a portion of the premises involved.

C. Location of the subject property (address or vicinity, and Assessor's parcel number(s)).

D. Legal description of the property involved.

E. Nature of the requested use, indicating the purpose for which such building, structure or improvements is to be erected, constructed, altered, enlarged, moved, occupied, or used.

F. Nature, condition, and development of adjacent uses, buildings, and structures.

G. Project drawings to a scale satisfactory to and in the number of copies prescribed by the director, including;

1. A site plan indicating the area and dimensions of the proposed site for the requested use, fences, parking and loading facilities, landscaping, and other development features; and

2. Building elevations and floor plans.

H. Dimensions and state of improvement of the adjoining streets, highways, and alleys providing access to the proposed site of the requested use.

I. Indication of other permits and approvals secured for the subject property in compliance with the provisions of other applicable ordinances.

J. Proof satisfactory to the director that water will be available in quantities and pressures required by the Water Ordinance, set out at Division 1 of Title 20 of this code, or by a variance granted pursuant to said Division 1. The director may accept as such proof a certificate from the person who is to supply water that the person can supply water as required by said Division 1 of Title 20, also stating the amount and pressure, which certificate also shall be signed by the forester and fire warden, or a certificate from the county engineer that such water will be available.

K. Supplemental forms, as may be required, including the following information:

1. Project summary, which includes location, number, and type of dwelling units, including housing set-aside units, and the number of bedrooms in each unit; and

2. Total number of dwelling units proposed (before application of a density bonus);

3. Amount of the density bonus (expressed as both a percentage of the total number of dwelling units proposed and as a whole number of additional units) and/or the types of incentives requested; and

4. Grand total number of dwelling units, including bonus units after application of a density bonus.

L. Photographs of the entire site and surrounding properties.

M. Additional application materials, as applicable, pursuant to Sections 22.56.2690 and 22.56.2800.

22.56.2630 Covenant and agreement.

A covenant and agreement, or other similar mechanism, acceptable to the CDC, shall be recorded with the county recorder to ensure the continuing availability of housing set-aside units and child care facilities, as applicable, for the use restriction periods specified in Part 17 of Chapter 22.52. The agreement shall contain remedies for violations of the covenant, including, but not limited to, monetary penalties. The covenant and agreement shall be recorded with the county recorder prior to the issuance of a certificate of occupancy by the Department of Public Works ("DPW").

A. The covenant and agreement shall include the following:

1. A description of the total number of units, including the housing set-aside;

2. A description of the household income group(s) to be accommodated by the qualified project;

3. The location, sizes (sq. ft.), and number of bedrooms of the housing set-aside units, and market-rate units, if applicable;

4. A description of remedies, including monetary penalties, for breach of the agreement;

5. Rental housing developments. When housing set-asides are rental units, the covenant and agreement shall also include the following:

a. The rules and procedures for qualifying tenants, filling vacancies, and maintaining housing set-asides, and where applicable, establishing affordable rents; and

b. Provisions requiring owners to comply with monitoring procedures, as described in Section 22.56.2640;

6. For-sale developments. When housing set-asides are for-sale units, the covenant and agreement shall also include the following:

a. The rules and procedures for qualifying buyers, and where applicable, establishing affordable housing costs and affordable sales prices;

b. Provisions restricting the housing set-aside units to be owner-occupied;

c. Provisions requiring owners to comply with monitoring procedures, as described in Section 22.56.2640;

d. For very low, lower, and moderate (single-family) income housing set-asides, provisions restricting the sale and resale of the housing set-aside units to eligible buyers during the applicable term of affordability, using a resale formula, as determined by the executive director of the CDC, to determine the resale price; and

e. For moderate income housing set-asides (common interest development), provisions restricting the initial sale to eligible buyers, and

requiring entering into an equity-sharing agreement with the county that states the following terms:

i. Upon resale, the seller of the unit shall retain the value of any improvements, the downpayment, and the seller's proportionate share of appreciation. The county shall recapture any initial subsidy and its proportionate share of appreciation, which shall then be used within three years for any of the purposes described in subdivision (e) of section 33334.2 of the Health and Safety Code.

ii. The county's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price, plus the amount of any downpayment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

iii. The county's proportionate share of appreciation shall be equal to the ratio of the initial subsidy to the fair market value of the home at the time of initial sale; and

7. Child care facilities. When the qualified project includes a child care facility, the covenant and agreement shall also include the following:

a. The rules and procedures for qualifying children, filling vacancies, and maintaining a percentage of use by qualified households;

b. The minimum amount of time in which a child care facility must remain in operation; and

c. The minimum required percentage of children of very low, lower, or moderate income households who attend the child care facility.

B. Release of the covenant and agreement. Under certain circumstances, and after consultation with the executive director of the CDC, the covenant and agreement may be terminated by the director of planning after making written findings as to the need for releasing the covenant and/or agreement.

22.56.2640 Monitoring.

The monitoring of affordable housing set-aside units shall be administered by the CDC. The CDC shall be responsible for verifying income eligibility, monitoring sales of affordable housing set-aside units to qualified buyers, conducting periodic site inspections and administering the annual registration/certification of affordable housing set-aside units approved pursuant to this Part 18 for the duration of the required term as specified in Section 22.52.1830.

A. Registration/certification. Property owners shall register their affordable housing set-aside units with the CDC according to the following schedule:

1. Rental units. Prior to the granting of a certificate of occupancy by DPW for any unit in the qualified project, the owner shall register each affordable set-aside unit and certify annually with the CDC thereafter, on or before January 1 of each year, that affordable housing set-aside unit(s) remain in conformance with the terms of the housing permit.

2. For-sale units.

a. For very low, lower, and moderate (single-family) income housing set-asides, prior to the granting of a certificate of occupancy by DPW for any unit in the qualified project, the owner shall register each affordable housing set-aside unit, at the time of sale and certify annually with the CDC thereafter, on or before January 1 of each year, that the affordable housing set-aside unit(s) remain in conformance with the terms of the housing permit.

b. For moderate income housing set-asides (common interest development), prior to the granting of a certificate of occupancy by DPW for any unit in the qualified project, the owner shall register each affordable housing set-aside unit, at the time of sale and certify annually with the CDC thereafter, on or before January 1 of each year, that the affordable housing set-aside unit(s) remain in conformance with the terms of the housing permit.

B. Fees. In addition to the applicable review fee(s), as described in Section 22.60.100, the applicant for a housing permit that is granted approval by the county shall be required to deposit monitoring/inspection fees with the CDC at the time that the housing permit is accepted by the applicant and before a certificate of occupancy is issued by DPW for any unit in the qualified project. The monitoring/inspection deposits shall be $125 per affordable housing set-aside unit per year, and the applicant shall provide the total cumulative amount for the term of the grant, to be deposited into a trust fund from which actual costs are deducted by the CDC to defray the ongoing monitoring costs. On or before April 1 of each year, the

CDC shall provide an annual report to the director of planning that describes the following:

1. The location and status of each affordable housing set-aside unit approved in accordance with Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56; and

2. The results of the registration/certification of each affordable housing set-aside unit and a notification to the director of any necessary zoning enforcement action to maintain the housing set-aside units consistent with Part 17 of Chapter 22.52.

C. Enforcement and noncompliance. In the event of noncompliance, the owner of the housing set-aside units shall be subject to the enforcement procedures described in Part 6 of Chapter 22.60.

22.56.2650 All zone and district regulations apply unless permit is granted.

Unless specifically modified by a housing permit, all regulations prescribed in the zone or the community standards district in which such housing permit is granted shall apply.

22.56.2660 Development standards prescribed by permit.

In granting a housing permit, the director or commission shall prescribe the height limit, stories, yards, maximum lot coverage, gross structural area, parking, and other development standards for the use approved. Where the director or commission fails to specify said height limit, stories, yards, maximum lot coverage, gross structural

area, density, parking, or other development standards, those provisions applicable to principal permitted uses in the specific zone shall be deemed to be so specified.

22.56.2670 Continuing validity of housing permits.

A housing permit that is valid and in effect, and was granted pursuant to the provisions of this Title 22, shall adhere to the land and continue to be valid upon change of ownership of the land or any lawfully existing building or structure on said land.

22.56.2680 Housing permit does not legalize nuisances.

Neither the provisions of this Part 18 nor the granting of any permit provided for in this Part 18 authorizes or legalizes the maintenance of any public or private nuisance.

22.56.2690 Application – Administrative review.

An administrative housing permit is subject to a ministerial review that does not require a public hearing. In addition to the general application requirements described in Section 22.56.2620, an application for an administrative housing permit shall contain the following information, as applicable:

A. A real estate development pro forma, or other financial information satisfactory to the director or commission, as applicable.

B. Environmental documentation, including:

1. Information that the proposed project has no specific, adverse impact upon health, safety, or the physical environment, for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact; and

2. Information that the proposed project has no adverse impact on any real property that is listed in the California Register of Historical Resources.

C. On-menu incentives. An applicant that requests an on-menu incentive in accordance with Table C of Section 22.52.1840 (B), shall also provide a statement that confirms that the proposed project is not in or on any of the following:

1. A Very High Fire Hazard Severity Zone as defined in Section 223-V of Title 32 of the county code;

2. An area that is not served by a public sewer system;

3. An area that is not served by a public water system;

4. A significant ecological area as defined in Section 22.08.190;

5. An environmentally sensitive habitat area, as shown on the sensitive environmental resources map of the Malibu Land Use Plan; and

6. On land having a natural slope of 25 percent or more.

D. Off-menu incentives. An applicant that requests an off-menu incentive, in accordance with Section 22.52.1840(C) or (D)(2), shall also provide the following:

1. Maps in the number prescribed, and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways, streets, alleys, and the location and dimensions of all lots or parcels of land adjacent to the exterior boundaries of the subject parcel of land. One copy of said map shall indicate the uses established on every lot and parcel of land adjacent to the exterior boundaries of the subject parcel of land;

2. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to section 2015.5 of the Code of Civil Procedure, of

the names and addresses of all persons who are shown on the latest available assessment roll of the county as owners of the subject parcel of land and as owning property adjacent to the exterior boundaries of the parcel of land to be occupied by the use. One copy of said map shall indicate where such ownerships are located;

3. A list of names and addresses of the local town council, and/or similar local community association(s) as applicable;

4. The director may waive the filing of one or more of the above items; and

5. The accuracy of all information, maps and lists submitted shall be the responsibility of the applicant.

22.56.2700 Commission review where concurrent – Administrative review.

When an application is filed for a permit, variance, or other discretionary land use entitlement concurrently with an application for an administrative housing permit as provided by this title, the commission may consider and approve such application for an administrative housing permit concurrently with such permit, variance, or other discretionary land use entitlement. The commission shall make the required findings for each entitlement as if separately filed.

22.56.2710 Fee and deposit – Administrative review.

A. Fees. When an application for an administrative housing permit is filed, it shall be accompanied by the filing fee required by Section 22.60.100(A) for either of the following:

1. Housing Permit, Administrative; and

2. Housing Permit, Administrative, with Off-Menu Incentives;

B. In addition, the director shall refer an administrative housing permit application to the CDC for review, pursuant to this Part 18, and the applicant shall pay directly to the CDC the housing permit evaluation fees, as required in Section 22.60.100(B).

22.56.2720 Denial for lack of information – Administrative review.

The director may deny an application for an administrative housing permit if such application does not contain the information required by Sections 22.56.2620 and 22.56.2690, as applicable. The director may permit the applicant to amend such application to provide the missing information.

22.56.2730 Findings and determination – Administrative review.

An application for an administrative housing permit that meets all the requirements for qualified projects shall be approved unless the director makes one or more of the following findings, as applicable:

A. When an incentive is requested:

1. That the incentive is not required in order to provide for affordable housing costs or affordable rents, or

2. That the incentive would have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without

rendering the development unaffordable to very low, lower, or moderate income households.

B. When an additional density bonus or incentive for the provision of a childcare facility is requested:

1. That the additional density bonus or incentive for a child care facility does not significantly contribute to the economic feasibility of the construction of the child care facility;

2. That the additional incentive would have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to very low, lower or moderate income households; or

3. That the community has adequate child care facilities.

22.56.2740 Notification – Administrative review.

A. The director shall notify the applicant of the action taken on the application, by first class mail, postage prepaid, or other means deemed appropriate by the director. Such notification may also be hand-delivered to the applicant when appropriate.

B. Off-menu incentives. Where applicable, when an applicant requests an off-menu incentive, the director shall also notify the commission, adjacent property owners, and the local town council, or similar local community association(s),

of the action taken on the application, by first class mail, postage prepaid, or other means deemed appropriate by the director. The notice shall specify that the project is subject to an administrative housing permit and that the incentives are not subject to a discretionary review. The notice shall also specify that the bases for which an appeal can be filed by the applicant or any interested person or the matter called up for review by the commission are limited to the criteria contained in Section 22.56.2730 and that the permissible grounds upon which the commission may act in such appeal or call for review as described in Section 22.56.2760 are also limited to such criteria.

22.56.2750 Effective date – Administrative review.

Notwithstanding the provisions of Section 22.60.260, the following effective dates apply to administrative housing permits:

A. Unless otherwise stated, the decision of the director shall become effective 15 days after receipt of the notice of decision by the applicant.

B. Off-menu incentives. Where applicable, when an applicant requests an off-menu incentive, the decision of the director shall become effective 21 days after receipt of the notice of the decision by the applicant, unless appealed by the applicant or any interested person or called up for review by the commission prior to that date.

22.56.2760 Appeals – Administrative review.

A. Off-menu incentives.

1. When an off-menu incentive is requested, an appeal to the commission may be made by any interested person dissatisfied with the action taken by

the director on an administrative housing permit, and/or the project may be called up for review by the commission. Such appeal shall be filed with the commission, or be called up for review by the commission, within 21 days of receipt of notification by the applicant. The appeal shall be accompanied by the fee required by Section 22.60.230. Appeals that do not address the findings and determinations made by the director, as described in Section 22.56.2730, shall not be accepted.

2. Notice of appeal. A notice of appeal shall be sent to the commission, adjacent property owners, local town council, and/or similar local community association(s). In the event that the matter is called up for review by the commission, a notice of call for review shall be sent to the local town council, and/or similar local community association(s).

B. Decision. The commission shall review the record of the decision and shall affirm, modify, or reverse the original decision. When a decision is modified or reversed, the commission shall state the specific reasons for modification or reversal. In rendering its decision, the commission shall not consider any argument or evidence of any kind other than the record of the matter received from the director or appellants, which shall solely be based on the findings and determination of the director, as described in Section 22.56.2730. The decision of the commission shall be final.

C. Time limit for decision and notice. Decisions on appeals or calls for review shall be rendered within 90 days of the end of the appeal period. The secretary of the commission shall mail notice of the decision within five working days after the

date of the decision to the applicant and other persons required to be notified pursuant to Section 22.56.2740.

D. Failure to act. If the commission fails to act upon an appeal or call for review within the time limits prescribed in this Section, the applicant's project shall be deemed approved, except that the applicant, at their sole discretion, may elect to waive the time limit in order to obtain a written decision by the commission.

22.56.2770 Effective date when an appeal is filed – Administrative review.

Where an appeal is filed for an administrative housing permit, the date of decision by the commission on such appeal shall be deemed the date of grant in determining any applicable expiration date for the permit.

22.56.2780 Time expiration – Administrative review.

An administrative housing permit that is not used within two years after the granting of the permit, becomes null, void, and of no effect, except that the director may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date. The director may grant an additional (second) one-year extension, provided that an application requesting such extension is filed prior to the expiration of the first such extension.

22.56.2790 Requirements imposed by the director – Administrative review.

A. The director, in approving an application for an administrative housing permit, shall require the applicant to enter into and record a covenant and agreement, as described in Section 22.56.2630, with the county to ensure the

affordability and/or age restrictions, and where applicable, require a monitoring fee pursuant to Section 22.56.2640.

B. The administrative housing permit will not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the planning department their affidavit stating that they are aware of, and agree to accept, all of the requirements of the permit.

22.56.2800 Application – Discretionary review.

As described in this section, a discretionary housing permit is subject to a discretionary review and requires a public hearing before the commission.

A. In addition to the general application requirements described in Section 22.56.2620, an application for a discretionary housing permit shall contain the following information:

1. Maps in the number prescribed, and drawn to a scale specified by the director, showing the location of all property included in the request, the location of all highways, streets, alleys, and the location and dimensions of all lots or parcels of land within a distance of 500 feet from the exterior boundaries of the subject parcel of land;

2. One copy of said map shall indicate the uses established on every lot and parcel of land shown within said 500 foot radius;

3. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available

assessment roll of the county as owners of the subject parcel of land and as owning property within a distance of 500 feet from the exterior boundaries of the parcel of land to be occupied by the use. One copy of said map shall indicate where such ownerships are located;

4. Such other information as the director may require;

5. The director may waive the filing of one or more of the above items; and

6. The accuracy of all information, maps, and lists submitted shall be the responsibility of the applicant.

22.56.2810 Fee and deposit – Discretionary review.

A. Fees. When an application for a discretionary housing permit is filed, it shall be accompanied by the filing fee required by Section 22.60.100(A) for the following:

1. Housing Permit, Discretionary.

22.56.2820 Burden of proof – Discretionary review.

A. In addition to providing the information required in the application by Section 22.56.2800 and meeting the requirements for qualified projects, an applicant for a discretionary housing permit shall substantiate to the satisfaction of the commission the following facts:

1. That the requested use at the location will not:

a. Adversely affect the health, peace, comfort, or welfare or persons residing or working in the surrounding area;

b. Be detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; or

c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

2. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

3. That the proposed site is adequately served:

a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and

b. By other public or private service facilities as are required.

4. That the proposed project at the location proposed has been designed to be complimentary to the surrounding area in terms of land use patterns and design.

5. That the proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.

B. Waivers or modifications to development standards. An applicant that requests waivers or modifications to development standards, in accordance with Section 22.52.1860, shall also substantiate to the satisfaction of the commission that

any requests for waivers or modifications to development standards are necessary to make the housing units economically feasible.

22.56.2830 Denial for lack of information – Discretionary review.

The director may deny, without a public hearing, an application for a discretionary housing permit if such application does not contain the information required by Sections 22.56.2620 and 22.56.2800. The director may permit the applicant to amend such application to provide the missing information.

22.56.2840 Public hearing and notice required – Discretionary review.

In all cases where an application for a discretionary housing permit is filed, the commission shall hold a public hearing. The public hearing shall be held pursuant to the procedure provided in Part 4 of Chapter 22.60.

22.56.2850 Findings and determination – Discretionary review.

A. The commission shall approve an application for a discretionary housing permit, in accordance with this section, where the information submitted by the applicant and/or presented at the public hearing substantiates the following findings:

1. That the proposed use will be consistent with the adopted general plan for the area.

2. That the proposed use meets the burden of proof as described in Section 22.56.2820.

B. Waivers or modifications of development standards. The commission shall approve a request for waiver or modifications of development standards, in accordance with this section, where the information submitted by the

applicant and/or presented at the public hearing substantiates the finding that any requests for waivers or modifications of development standards do not have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

C. The commission shall deny the application where the information submitted by the applicant and/or presented at the public hearing fails to substantiate such findings to the satisfaction of the commission.

22.56.2860 Effective date – Discretionary review.

Notwithstanding the provisions of Section 22.60.260, in all cases where an application for a discretionary housing permit is filed, the decision of the commission shall become effective 15 days after the receipt of the notice of decision by the applicant, unless appealed to or called up for review by the Board of Supervisors prior to that date.

22.56.2870 Additional conditions imposed when – Discretionary review.

A. The commission, in approving an application for a discretionary housing permit, may impose such conditions as it deems necessary to ensure that such use will be in accord with the findings required by Section 22.56.2850.

1. Conditions imposed by the commission may involve any pertinent factors affecting the establishment, operation, and maintenance of the requested use.

2. The commission, in approving an application for a discretionary housing permit, shall condition the applicant to enter into and record a covenant and agreement with the county, as described in Section 22.56.2630, to ensure the affordability and/or age restrictions of the housing set-asides, and where applicable, require a monitoring fee pursuant to Section 22.56.2640.

B. The commission may also approve the requested discretionary housing permit contingent upon compliance with applicable provisions of other ordinances.

C. The discretionary housing permit will not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed with the director their affidavit stating that they are aware of, and agree to accept, all of the conditions of the discretionary housing permit.

22.56.2880 Appeals – Discretionary review.

A. An appeal may be made by any interested person dissatisfied with the action taken by the commission, as described in Part 5 of Chapter 22.60.

B. Waivers or modification of development standards. Reasons for which appeals for waivers or modifications of development standards are based shall be in accordance with Section 22.56.2850.

22.56.2890 Effective date when an appeal is filed – Discretionary review. Where an appeal is filed for any discretionary housing permit, the date of decision by the board of supervisors on such appeal shall be deemed the date of grant in determining any applicable expiration date for the permit.

22.56.2900 Time expiration – Discretionary review. A discretionary housing permit that is not used within two years after the granting of the permit, becomes null, void, and of no effect, except that the director may extend such time for a period of not to exceed one year, provided an application requesting such extension is filed prior to such expiration date. The director may grant an additional (second) one-year extension, provided that an application requesting such extension is filed prior to the expiration of the first such extension.

SECTION 26. Section 22.60.100 is hereby amended to read as follows:

22.60.100 Filing fees and deposits.*

A. For the purpose of defraying the expense involved in connection with any application or petition required or authorized by this Title 22, the following fees shall accompany the application or petition:

. . .

~~— Conditional Use Permits for Density Bonuses — $4,926.00.~~

. . .

-- Housing Permit, Administrative — $ 875.

-- Housing Permit, Administrative, with Off-Menu Incentives — $1,264.

-- Housing Permit, Discretionary — $ 3,029.

. . .

B. In addition to the required filing fees in subsection A of this section, the applicant shall pay the following fees and deposits:

. . .

3. Housing Permit Evaluation Fee.

a. The applicant shall pay directly to the Community Development Commission ("CDC") an initial deposit of $750 from which actual costs shall be billed and deducted.

i. If during the evaluation process, actual costs incurred reach 80 percent of the amount on deposit, the applicant shall be notified by the CDC and be required to submit a minimum supplemental deposit in the amount of $500 directly to the CDC. There is no limit to the number of supplemental deposits that may be required to be submitted to the CDC prior to the completion or withdrawal of the housing permit.

ii. If an initial or supplemental deposit is not received by the CDC within 30 days of notification that such deposit is due and payable, all work shall be discontinued until such deposit is received.

iii. At the sole discretion of the applicant, the amount of an initial or supplemental deposit may exceed the minimum amount defined herein, except that at no time shall such initial or supplemental deposit be less than the minimum requirement.

iv. The final housing permit evaluation fee shall be based on actual costs incurred by the CDC.

v. Costs shall be computed on a monthly basis and deducted from the amount on deposit. The housing permit evaluation fee shall be

considered final upon completion of the review process, including any appeal process. If final costs do not exceed the amount on deposit, the unused portion of the amount on deposit shall be refunded to the applicant.

vi. Costs shall be computed using actual hours expended by the CDC staff multiplied by the most current applicable hourly rates, approved by the county auditor-controller, that are available at the time that costs are assessed.

vii. Cost data used to determine the housing permit evaluation fee shall be maintained by the CDC and made available for public review while work is in progress, and for three years following final action or withdrawal of the application.

~~3~~4. In addition to any fees or deposits required by this Title 22, the applicant shall be responsible for any fees or deposits that would be required by any other statute or ordinance.

~~4~~5. The fees in this subsection shall be reviewed annually by the County of Los Angeles Auditor-Controller. Beginning on January 1, 1992, and thereafter on each succeeding January 1, the amount of each fee in this section shall be adjusted as follows: Calculate the percentage movement in the Consumer Price Index for Los Angeles during the preceding January through December period, adjust each fee by said percentage amount and round off to the nearest dollar. However, no adjustment shall decrease any fee and no fee shall exceed the reasonable cost of providing services.

. . .

SECTION 27. Section 22.60.135 is hereby amended to read as follows:

22.60.135 Fee exemption -- Affordable housing.

A. Nonprofit organization.

~~A~~1. Any nonprofit organization shall be exempt, as set forth in this section, from the payment of planning and zoning fees or deposits for dwelling units it constructs which are for lower income and/or very-low income households.

~~B~~2. To be eligible for this exemption, the nonprofit organization shall present a certificate issued by the community development commission that such dwelling units qualify as housing for lower income or very-low income households and that the nonprofit organization is receiving a subsidy from Community Development Block Grant Funds or other public funding sources. This exemption shall not be granted when the subject dwelling units for lower and/or very-low income households are being constructed as a condition of approval by any other agency.

3. "Nonprofit organization" is a corporation organized under the Nonprofit Public Benefit Corporation Law of the State of California (Corporations Code section 5120 et seq.) and which qualifies under section 501(c)(3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States internal revenue law as an exempt organization. A corporation or body organized for the private gain of any person shall not be deemed to be a nonprofit organization.

B. For profit developer. A for-profit developer that requests a density bonus, as described in Part 17 of Chapter 22.52, shall be exempt, as set forth in this

section, from the payment of planning and zoning fees or deposits, if it constructs 100 percent of the project's dwelling units for lower income and/or very-low income households, and requests the exemption as an on-menu incentive, as described in Section 22.52.1840(B). The exemption shall not include CDC evaluation and monitoring fees or deposits required by Section 22.60.100.

~~C. For the purposes of this section only, certain terms are defined as follows:~~

~~1. "Nonprofit organization" is a corporation organized under the Nonprofit Public Benefit Corporation Law of the State of California (Corporations Code Section 5120 et seq.) and which qualifies under Section 501(c)(3) of the Internal Revenue Code of 1986 or the corresponding provision of any future United States internal revenue law as an exempt organization. A corporation or body organized for the private gain of any person shall not be deemed to be a nonprofit organization.~~

~~2~~C. "Planning and zoning fee or deposit" shall include planning and zoning permit fees and deposits required by Section 22.60.100 of the Los Angeles County Code.

~~3. "Lower income" households shall be as defined in Section 50079.5 of the Health and Safety Code.~~

~~4. "Very-low income" households shall be as defined in Section 50105 of the Health and Safety Code.~~

[2122DensityBonus]

SECTION 28. This ordinance shall be published in The Metropolitan News a newspaper printed and published in the County of Los Angeles.

Mike Antonovich
Mayor

ATTEST:

Sachi A. Hamai
Executive Officer –
Clerk of the Board of Supervisors
County of Los Angeles

I hereby certify that at its meeting of August 8, 2006, the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

	Ayes		Noes
Supervisors	Gloria Molina	Supervisors	Don Knabe
	Yvonne B. Burke		Michael D. Antonovich
	Zev Yaroslavsky		

Effective Date: September 7, 2006

~~Operative Date~~:

Sachi A, Hamai
Executive Officer –
Clerk of the Board of Supervisors
County of Los Angeles

APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel

By
For Donovan M. Main
Chief Deputy County Counsel

S:\Ordinances\County Counsel\2006\2006-0063

COMMUNITY DEVELOPMENT COMMISSION
County of Los Angeles
2 Coral Circle • Monterey Park, CA 91755
323.890.7001 • www.lacdc.org

Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

August 3, 2004

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

Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Honorable Board of Commissioners
Housing Authority of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors and Commissioners:

APPROVE IMPLEMENTATION OF INFILL SITES UTILIZATION PROGRAM
(ALL DISTRICTS)
(3 Vote)

IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS:

1. Authorize the Executive Director of the Community Development Commission to administer, on behalf of the Commission, Home Investment Partnership (HOME) Program funds and Community Development Block Grant (CDBG) funds, in order to implement the Infill Sites Utilization Program (Infill Program), in conjunction with the Housing Authority's Industry Program, for the acquisition, sale or lease of infill sites of no more than four units each, to increase housing for low- and moderate-income households in the unincorporated County and in cities participating in the CDBG Urban County Program, following the consent of the city and the affected Supervisorial District.

2. Authorize the Executive Director of the Community Development Commission, on behalf of the Community Development Commission, to implement the Infill Program and to provide up to $500,000 for each infill development, using countywide HOME funds, and CDBG funds allocated to each Supervisorial District, and the required environmental clearance, following approval of the affected District, for site acquisition, pre-development, construction and permanent financing.

IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS OF THE COMMUNITY DEVELOPMENT COMMISSION:

1. Authorize the Executive Director of the Community Development Commission to sell or lease to qualified developers, subject to program requirements, sites previously acquired for affordable housing, in order to implement the Infill Sites Utilization Program (Infill Program) following approval of the affected Supervisorial District, and to negotiate and execute all necessary agreements related to the sale or lease of the infill sites, to be effective following approval as to form by County Counsel and execution by all parties.

2. Authorize the Executive Director, as part of the Infill Program, to provide loans to developers of up to a maximum of $500,000 for each infill development for site acquisition, pre-development, construction and permanent financing, using Home Investment Partnerships (HOME) Program funds, and Community Development Block Grant (CDBG) funds allocated to each Supervisorial District, following approval of the affected District.

3. Authorize the Executive Director, following approval as to form by County Counsel, and the required environmental clearance, to execute any necessary subordination, interagency or inter-creditor agreements, and to execute and modify all documents necessary for implementation of the proposed Infill Program and for each proposed infill development.

4. Authorize the Executive Director to implement the Infill Program using available HOME and CDBG funds, up to an aggregate of $500,000 for each infill development, and to incorporate, as needed, $1,000,000 into the Commission's Fiscal Year 2004-05 approved budget.

IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY:

1. Authorize the Executive Director of the Housing Authority to sell or lease to qualified developers, subject to program requirements, infill sites of no

more than four units each, to increase housing for low- and moderate-income households in cities participating in the CDBG Urban County Program or in areas of the unincorporated County, which sites are located within a 15-mile radius of the City of Industry, following approval of the affected Supervisorial District, and to negotiate and execute all necessary agreements related to the sale or lease of the infill sites, to be effective following approval as to form by County Counsel and execution by all parties.

2. Authorize the Executive Director, as part of the Infill Program, to provide loans from Industry Funds of up to a maximum of $400,000 per infill development, not to exceed $100,000 per unit, for acquisition, and permanent financing of only affordable for-sale housing in cities participating in the CDBG Urban County Program and in areas of the unincorporated County, following approval of the affected Supervisorial District, which sites are located within a 15-mile radius of the City of Industry.

3. Authorize the Executive Director, following approval as to form by County Counsel, and the required environmental clearance, to execute any subordination, interagency, or inter-creditor agreements, and to execute and modify all documents for implementation of the Infill Program and for each proposed infill development, as described herein.

4. Authorize the Executive Director to implement the Infill Program using available Industry funds, up to a maximum of $400,000 for each infill development, and to incorporate, as needed, $1,000,000 into the Housing Authority's Fiscal Year 2004-05 approved budget.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of this action is to implement the Infill Program, which will provide housing opportunities for low-and moderate-income families, and to make more efficient the delivery of smaller development and acquisition/rehabilitation projects. In addition, the Infill Program will serve to assist in eliminating blight.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund. Under the Infill Program HOME, CDBG and Industry Funds will be used to fund the acquisition and development of infill sites for development of affordable housing. The Executive Director will be authorized to purchase and sell properties in the unincorporated County and in cities participating in the CDBG Urban County Program (subject to the consent of the city and the affected Supervisorial District). If Industry Funds are used alone or along with HOME or CDBG funds, the proposed development must be located within a 15-mile radius of the City of

Industry and conform to the criteria discussed in the Proposal and Selection Process section of this letter, which was adopted by the Board of Housing Commissioners on September 9, 2003. Sites previously acquired by the Commission using HOME or CDBG funds, or acquired by the Housing Authority using Industry Funds, subsequent to the approval of the proposed Infill Program, may also be utilized.

Loans of up to $500,000 per development in HOME, CDBG and/or Industry Funds will be made to developers, with the total HOME funds for all costs limited to the maximum per-unit subsidy established by the U.S. Department of Housing and Urban Development (HUD), currently $151,318 for a two-bedroom unit and $214,874 for a four-bedroom unit. The maximum loan from Industry Funds will be $100,000 per unit. CDBG funds allocated to the Supervisorial Districts may also be provided. Final loan amounts will be determined following completion of negotiations with developers and arrangements with other involved lenders. Each loan will be evidenced by a promissory note and secured by a deed of trust.

The Infill Program will utilize a portion of the Industry Funds, under the formula, previously approved by the Board of Housing Commissioners, that stipulates 40% of the Industry Funds reserved for affordable housing are to be allocated to for-sale housing.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

The rehabilitation of existing deteriorated housing, as well as the development of vacant or under-utilized properties in developed areas, known as "infill housing," contributes significantly to the preservation of neighborhoods and makes use of in-place infrastructure. The Board of Commissioners has instructed the Commission to study the feasibility of creating an infill development team within the Commission to streamline the process of approval for housing development projects. The Commission has been working with the Los Angeles County Department of Regional Planning to facilitate the development of affordable housing, and has formulated the Infill Program components outlined below to help accomplish these goals.

The Infill Program will encompass improved and unimproved sites. The estimated start date will be September 2004, following Board approval. The Executive Director will report to the Board on the progress of the Program one year following implementation.

Site Acquisition and Disposition; Project Types

The Infill Program will authorize the acquisition, sale and lease of sites for affordable housing development, in accordance with applicable regulations and Commission and Housing Authority policies. Such actions may include acquisition of unimproved sites, conventional developments, factory-built housing, move-on housing and for-sale and rental acquisition/rehabilitation.

Project Financing

Funds will be provided to developers through agreements executed by the Executive Director, following the consent of the affected Supervisorial District, completion of financial arrangements with developers and approval as to form by County Counsel. Under the Infill Program, funds may be provided to projects for development or rehabilitation of all or a portion of units, not to exceed four units per project. Agreements providing HOME loans for both rental and homeownership developments will require that units remain affordable for a minimum of 30 years. Agreements providing Industry Fund loans will require that homeownership units remain affordable for 45 years. All loans will be evidenced by promissory notes and secured by deeds of trust.

HOME or CDBG loans for development of rental housing require that units be reserved for households earning up to 65 percent of area median income (AMI) for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for family size, as established by HUD. For-sale developments financed with HOME or CDBG funds will be reserved for households earning up to 80 percent of AMI. For-sale developments financed with Industry Funds will be reserved for households earning up to120 percent of AMI.

For-Sale Projects

Under the Infill Program, HOME and CDBG loans made for development or acquisition/rehabilitation of for-sale housing will initially be repaid from the homebuyers' first trust deeds, currently $110,000 to $140,000 each. Those HOME or CDBG funds not so repaid would convert to second or third trust deeds.

Industry Funds loaned for acquisition, or acquisition/rehabilitation of for-sale housing, also will be repaid with homebuyers' first trust deeds, depending upon homebuyers' income, with the remainder converting to secondary financing for each homebuyer.

All agreements will stipulate that homes be sold at their appraised values. If a difference exists between the appraised value and the total of the first trust deed, second trust deed and buyer equity or down payment, the remainder will be secured by a third trust deed and promissory note in favor of the Commission or the Housing Authority, depending upon the funding source. The second, and if necessary third, trust deeds in favor of the Commission are in conformity with the instruments currently used by the Commission. These instruments provide for the forgiveness of HOME and CDBG loans at the end of 30 years and the forgiveness of Industry Funds loans at the end of 45 years. Industry Funds Loans, HOME and CDBG loans all require that the home buyer share a portion of the appreciation in the property value, with the home buyer's share increasing over time, if the home is sold prior to the end of the term of the loan.

Rental Developments

The Infill Program provides that HOME or CDBG funds loaned for acquisition/rehabilitation or development of rental properties are to be repaid to the Commission from residual receipts generated by operation of the properties. Industry Funds will not be loaned for rental developments.

PROPOSAL AND SELECTION PROCESS:

The Infill Program, for developments proposing to use only Industry Funds or Industry Funds along with HOME funds (and CDBG funds in unincorporated areas), will use the criteria adopted by your Board on September 9, 2003, for the Home Ownership Development Program. For the first nine months of each fiscal year, only proposed developments in the unincorporated County areas and in cities participating in the CDBG Urban County Program where the proposed development is within 15 miles of the City of Industry will be eligible to apply. For the remaining three months of each fiscal year, proposed developments within any jurisdiction within 15 miles of the City of Industry will be eligible to apply for the use of Industry Funds. The use of HOME funds for proposed developments will remain restricted to cities participating in the CDBG Urban County Program and the use of CDBG funds will remain restricted to the unincorporated county areas.

For developments proposing to use only HOME funds, and CDBG funds in unincorporated areas, applications may be made at any time during the fiscal year for developments located within any unincorporated area or city participating in the CDBG Urban County Program, subject to the consent of the affected Supervisorial District. If the development is located in a city participating in the Urban County Program, the city's consent will also be required.

Criteria emphasizing a neighborhood's need for blight removal and additional affordable housing will also be incorporated into the Housing Authority and Commission's existing selection criteria used for the HOME and Industry Funds Home Ownership Programs. Proposals will be accepted from qualified developers on an ongoing basis, with selection based on the aforementioned criteria. If proposals receive the minimum required score, applications will be funded on a "first come, first served" basis, depending on funds availability.

The Commission and the Housing Authority will periodically advertise the Infill Program in local newspapers, maintain a notice of funding availability on both their websites and the County Office of Small Business website, and periodically initiate informational workshops to provide applicants with technical assistance.

ENVIRONMENTAL DOCUMENTATION:

The scope of projects to be funded under the Infill Program is limited to those containing four units or less, which are normally Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines and Categorically Excluded under HUD National Environmental Policy Act (NEPA) regulations at 24 Code of Federal Regulations Part 58. However, an Environmental Service Request (ESR) will be submitted to the Commission's Environmental Unit for each property to be acquired, disposed of, improved, demolished, cleared or rehabilitated. Each site will receive an environmental clearance prior to the commitment of project funds, in accordance with CEQA Guidelines and NEPA regulations.

Should any sites require a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report, the Board will review the environmental documentation and determine whether or not to adopt findings for each project.

IMPACT ON CURRENT PROJECT:

The Infill Program will streamline delivery of affordable housing in the County.

Respectfully submitted,

CARLOS JACKSON
Executive Director

CJ:CBB