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2026 - COMMUNITY SERVICES CLUSTER MEETING- 20260225_120133-Meeting Recording

February 25, 2026, 8:01PM

1h 5m 23s

● **Alina Vo** started transcription

AV **Alina Vo** 0:03

To the community service cluster for today, February 25th, and my name is Guadalupe Poran Medina on behalf of board chair and 1st District Supervisor. We're going to take a quick roll call of our board offices.

ST5.

Susie Neimer with supervisor partner.

Anish Serayo with supervisor barger's office.

Anyone online just in case.

Gina, thank you.

TA **Torres-Socarras, Ariel** 0:34

Yes, Ariel Sakaris also with Barger's office.

AV **Alina Vo** 0:40

ST4.

Esteban Garcia, planning deputy for superior Haun.

Anyone online?

PD **Perez, Daritza** 0:46

And Derita Perez online.

AV **Alina Vo** 0:49

Great St. 3.

Street Street 2.

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LF Lopez, Francisco 1:01

Francisco Lopez was supervising Mitchell's office. Oh, good afternoon.

AC Ah San, Chris 1:07

Chris also and supervisor Mintz office.

AV Alina Vo 1:07

And.

LL Lundquist, Loraine 1:08

Hello this is.

Lorraine Lundquist, supervisor Mitchell's office.

AV Alina Vo 1:11

Concern.

Great.

Is there any other board offices representatives that haven't introduced themselves?

EE Ellison, Emily 1:24

Hi Emily Ellison SD3.

FR Fox, Rachel 1:24

Hurry.

Mitchell fox, ST3.

AV Alina Vo 1:31

Great. Next we'll move on to take roll call of our department representatives,
Agricultural Commissioner weights and measures.

Anyone here?

Animal care and control.

FC Frank Corvino 1:51

Hi Frank corvino.

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AV Alina Vo 1:54
Beaches and harbors.

AC Amy Caves 1:58
Good afternoon, Amy Caves, Department of Beaches and harbors.

AV Alina Vo 2:03
Parks and Recreation.
Chester Cotto for Valley County Parks we have here in the House.
Public Library.

GR Grace Reyes 2:18
Grace Radio's admin deputy in first Guy, Patrick.

AV Alina Vo 2:22
Public works.
Nikki. Yes, the leaders director of Public Works.
Also here.
Thank you.
Regent Olney.
Chair also here, director Bodak and her team.
We see several representatives.
CEO.
Brian Bell, CEO.
Great.
If we could next, if you could call the agenda, please.
Theo, on today's agenda, we have 9 informational items that were not held, so they're approved by consent. 2 Motions by SD5.
The first is regarding the naming of of the Hollywood Bolt pavilion to the Terry and Jerry Cole artist Pavilion.
2nd is regarding the Baldwin Lake Contour on restoration project.
And a presentation by regional planning on their housing element progress and housing ordinance.

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Thank you.

Do any of the board colleagues have any questions in regards to the agenda?

Before we proceed.

Seeing none, we're gonna.

You know, to our first item, SC five, you have the floor.

Your motion on naming of the Hollywood Bowl pavilion.

Hi there, I'm Gina.

I handle arts and culture Supervisor Barnes.

Thanks for having us today.

So this motion would name the new pavilion at the Hollywood Bowl after Terry and Jerry Cole, who are well known philanthropists in LA County.

The billing is currently under construction.

And it's slated to be finished in June.

We are excited about this motion. I know we have some folks here from Nicole from LA, Phil and from Park.

So if you have any questions, let us know. But.

Any any questions from our board colleagues in regards to this item, starting off with SEQ.

Hi everybody.

Selah with second district.

No questions from me and none from Michael.

Thank you.

About ST3.

FR **Fox, Rachel** 4:32
No questions.
Thank you.

AV **Alina Vo** 4:36
ST4.

PD **Perez, Daritza** 4:39
No questions.

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AV Alina Vo 4:41

It looks like I I don't have any questions either.

Thank you. Thank you. And do we want to just if there's any public comment, any members of the public would like to address these this motion, please raise your hand on teams or if you are with us by phone, please press *6. We allow one minute for.

Each person.

Please help me seeing none.

Thank you. In in that regard and in regards to that item, we're gonna move on to the next presentation regarding another SD5 motion on the Baldwin Lake and Toll Pond Restoration Project.

We have a part, yes. And then we'd like to invite public works to come up as well.

They're gonna help give a quick presentation on this, but just as an overview from the supervisor's office, this has been a priority project for the supervisor.

Throughout the duration of her term, and it's a very important project to the Arboretum, one that we've worked very closely with, public works and Parks and Recreation to put together a plan that's going to meet not just community desires and goals, but we work very closely with the.

Arboretum Foundation and their leadership to make sure that we've established a project that's going to that's going to leave a long legacy.

Both for the Arboretum, but the county as a whole.

So with that, maybe we'll turn it over to public works to go through their slides, please.

Thank you so much. It looks like my colleague has it on screen.

Appreciate the opportunity to represent public works and talk about this project after the great set up.

Thank you so much.

My name is Matt Furry.

LA County Select Control District public works.

So the official name Baldwin Lake and Tulipond Restoration project.

We can go to the next slide though and give a quick overview.

There are two water components there, so Baldwin Lake.

And truly ponder our unique features with some connectivity and we'll highlight a

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little bit of the work that will happen at each of those spots as an issue mentioned, it is within the Arboretum. The Arboretum is owned by the County of Los Angeles. It's joined the operating and maintained by the Arboretum Foundation and LA County Parks. Grateful to have UL in the House as well today.

On the map you can see the location right there in Arcadia, the orange stop representing the Arboretum.

Let's go to the next slide.

All right, a quick overview of Tulip on 1st you can see the bullets kind of representing each of the main elements of improvements for this project.

I won't read through them all, but I do want to highlight that for item B.

The red lines show those 3 drains and improve out the structure.

They have energy dissipators there that are to minimize erosion as flows enter the pond from the adjacent neighborhood.

Regarding the 4th storm drain that's shown in blue.

And that's being relocated.

It will be maintained by the LA County Flood control district.

And really important that draining into the Thule pond instead of Baldwin Lake will actually reduce the amount of sediment that makes it into that newly restored Baldwin Lake.

And then you can see as well that we're capturing and treating.

It's really all the dry and wet weather runoff from that surrounding area.

Next slide.

On the Baldwin Lakeside, again you can see a long list of improvements occurring there.

I want to highlight the lake liner is there to help detain the treated water almost like a bathtub.

It's just coming from Tui Pond.

It fills and then it eventually empties into the Arcadia Wash to the east.

Those energy dissipators like I mentioned are additions for this project as well.

The lake aeration system will recirculate the water at the lake, which, when partnered with an algae remediation system, will help maintain the water quality.

And then if you looked at the landscape and irrigation?

Aspects as well.

Want to highlight the tree removal and replacement?

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It is about a one to one ratio.

All of the locations and details of that were coordinated closely with the Arboretum staff and their arborist, and then do you see the image at the right there?

There's a plan view displaying the layout of the restoration and there will be one sign at the boat launch, one sign on the West side of that Queen Anne Cottage, and one sign of the viewing deck.

I'll give you a sneak peek of those pieces of the site in just a moment as well.

Next slide.

This one is a quick overview of the project cost and timeline.

You can see the estimated cost there and the construction cost range as well. This board motion is to expedite the approval of the project Deanne Authority to public works to adopt the plans and specifications in an advertise for bids as was alluded to, it's an important project not.

Just for the supervisor, but for the community and many in the area, the timing of it is critical in order to ensure completion before the Olympics and as it stands, we have anticipated completion by the end.

2027 next slide please.

Quick highlight on the impacts there, you can see 350,000 visitors annually. Over 15,000 schoolchildren will get to learn and see a lot of these multi benefit flood features in action.

Again, we talked a little bit about the cost already, but it is funded by a suite from the flood control district itself.

8 million the safe Clean Water program.

Another eight and a half million, the regional parks and open space districts provided a prop, a brand for one million.

And then also the state clean Water district program.

Making up the remainder.

Next slide.

And then this is just a summary of the recommendation. The actions from the motion itself anticipated on the March 17th Agenda, again to adopt the plans and specs, advertise and reward and then execute a construction contract. We will return to the board later anticipated in June 2020.

Fix just to execute the subsequent agreements.

Those agreements are to facilitate that Rposd grant that was mentioned, but also

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finalized the dispose of the sediment that we removed at the two different facilities and that kind of thing as well. And that youth employment plan is a requirement of the Rposd prop funding.

In the last two slides are just a couple pictures to give a feel for the site itself.

This is looking at the Queen Anne Cottage itself for both this and the next picture you're standing on the East Bank.

The lake looking West.

So here you can see a view, a rendering of the viewing deck as well.

So a lot of really neat aesthetic improvements that are coming along with with this multi benefit project.

We're available for questions.

Thank you for the presentation.

I don't know if there's any additional comments from street five people. We start with any questions, think we're good.

I have no questions. Thank you.

It was a beautiful space on the 4th of.

Project.

SD3.

FR **Fox, Rachel** 11:25

No questions.

Thank you.

AV **Alina Vo** 11:28

Mr. Gordon, my colleague, has a question online.

PD **Perez, Daritza** 11:32

Yes, hi. I have one quick question online and I just want to highlight the Arboretum is a wonderful county facility.

We have a Botanic Garden in our district and we're constantly looking at the Arboretum.

For just advice and and ways of doing things, so I applaud all the great work that is done there.

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I'm just a little bit confused about the funding.

Can someone go over how we're paying for this project?

AV Alina Vo 11:58

Yeah, certainly.

I'll I'll review the breakdown of that 63 million.

It is 8 million straight from the flood fund at the County Collective District 8 and a half million from the regional program and decide the safe, Clean Water Program.

That proposal was submitted a couple years ago and has been secured already.

There's a prop, a grant for a million, and that focuses on the historic wall rehabilitation adjacent to the cottage and the remainder of that is coming from the district program within the safety water program.

And you mentioned that there was the remaining was from what source the state and Water district program. So so there's yeah, there's three buckets within the state and water program and this one is leveraging two of those 3 buckets both the regional and the district 'cause you mention.

Eight from like flood control 8 1/2 from safe clean and then 1,000,000 from cope A and that's 17. And then the other remaining the other 46 is district.

Oh, OK.

I want to just.

PD Perez, Daritza 13:00

Matt, when you say district, do you mean District 5 municipal allocation or do you mean the actual flood control district?

AV Alina Vo 13:08

The Flood Control District's share of the safe Clean Water program.

We just wanted to confirm.

Yeah, the different sources.

Any further questions estequore?

PD Perez, Daritza 13:33

No, thank you.

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AV Alina Vo 13:36

Oh, I have a question.

Well, it's not really a question, but do you have what this looks like currently?

Because a lot of a lot of these improvements are gonna be not visual, right?

They're gonna be underwater, but do you have what the renderings are gonna replace there?

There's a mix of both.

Some of it we won't see because it is underground.

We're gonna be dredging out sedimentary depth.

A lot of the storm going through Anticipators won't be visible, but what you see here is gonna be.

Some of the visible retrofits so.

We don't have pictures in the slide deck. Unfortunately, the cottages and existing structures and walls in the existing structure, so it's not going to look, you know, entirely different terms of form.

It'll just be a renovated, rehabilitated wall, for instance, and then the the viewing deck area is going to have just the new landscaping, new decking areas, and and if I could just add, as I live nearby to the Arboretum and take my kids there a lot the the.

Current state of the lake is.

Looks nothing like what you're seeing in front of us right over the years of all the sediment buildup.

There's been actually a picture.

Oh, perfect.

There's been an accumulation of sediment that is made it very difficult to get that the the lake to be cleared and so it's it's very green right now.

It does not look very blue and there have been in couple of instances where we've actually had people almost step into the lake, not understanding that the grass area has ended and that they are actually now physically about to step onto water.

So it's definitely a project that's long overdue and I think will really greatly enhance the quality of experience for those that come to the Arboretum. And so yeah, it it will.

It's a good contrast to show and one thing we'll just have ready in case there's other questions about it.

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But yeah, visually it will be a significant change.

Yeah, that's that's striking.

I think that'll be helpful. Yeah, for future presentations.

Yep, Yep, great.

Thank you.

Any other?

Questions on in regards to this item.

From board offices.

I think for us it's just detailing if you're able to, you know, on the funding sources, which is, is it from the district, you know the the funds that go to public works or is it competitive, you know the the funding sources that you were sure. So just.

To clarify the the 8,000,000 is the competitive, that's the regional program.

The 46 nine is the district's program, OK.

No. You know, if we could see if there's any questions from the public, if any members of the public would like to address this motion, please raise your hand on teams. Or if you're with us by phone, please press *6. We allow one minute for each person.

Do we have any?

Well, seeing then, looks like we're we're good to go on this item.

Thank you very much for the presentation and we're gonna move next to our, you know, regional planning partners. They're gonna present to us about the housing element progress and the housing ordinances.

Thank you.

Hi, my name? Tina fele.

I'm the supervising regional planner with LA County planning housing policy section. My colleague James Draftell from our housing team, we have a presentation on the housing ordinances update as well as just general information or update regarding the housing element progress. And then after that we are available for questions.

Thanks.

Good afternoon, everyone.

My name is James trip. Now, as Tina mentioned, we're the housing policy team.

We're gonna this item is intended to cover both our recent work on the Housing ordinances update, but also to go over.

How the housing Ordinance update reflects our ongoing work with the housing

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element at large. And so with that.

These slides.

Are gonna be more high level. We've presented the housing ordinances updates.

To to the board offices and this is.

Kind of a check in before we go to the Board of Supervisors scheduled for hearing on May 12th.

And so as we go through here, I may be we might be just providing an overview of some of these concepts that we've already shared. If anyone has any follow up questions about that at the end, we're more than happy to go back.

So wanna make sure that we're we're being conditioned with it?

So just a background as a refresher, sorry, related to the Housing Ordinance update.

So I'm sure as you all know, the state has us on a quite a housing treadmill where there is no end to the states. You know, housing policy, gold as well as the counties.

And so over the last you know decade plus there's been changes to housing law.

Very rapidly, most recently in about most of the main changes have to do with what's known as the state density bonus law.

As well as some.

Changes with the housing crisis after 2019 and the state Adu law ADUS in particular, are very quite a popular entitlement and unincorporated.

And so these are just a selection of of the state laws that are most impactful to local county regulations.

But there's certainly a lot more not listed here, and so as a result.

Through our ordinances, we have to implement both changes in state law.

As well as what we've adopted in our in the county's housing element, so the housing Ordinance is update implements a few different programs in the housing element.

It just really quickly the, you know, programs 2224 and 2922 relates to acute low income households.

So acutely low income is about 15% area medium income.

So this is really folks that are close to homelessness or already experiencing homelessness, perhaps even beyond the poverty line.

Program 24 is related to reasonable accommodations, so in furthering care housing.

So evaluating our procedures and how they work for people to you know that that experience or that need reasonable accommodations for housing and then program

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29 is related to housing type definitions. So not just.

You know, related to density development standards, but how we how we talk about different housing types also changes our housing policy at the broader level.

So the housing ordinance's update can really be split into three different parts.

The vast majority of changes with the housing ordinances update are actually related to changes that to reflect changes in state law, really from mostly between the years 2020 and 2025.

This is kind of a slow rolling project that has picked up a variety of housing bills over the years.

And so we're finally, well, we're glad that this is kind of finally coming to a checkpoint where it can be all be implemented that rolling process of implementing state law into the county code is never ending.

So we're sure we already know that even after this project is complete that we are essentially starting again on implementing new state law that is under consideration.

Another big piece is also related to technical changes, so as not only when the state law changes, we need to implement that into our local code, but also technical changes to make it easier for us to implement state law, but then also to make it easier for the.

Public and planning staff to understand the code and implement it effectively.

The first that I'll just that I'll mainly focus on today is really the local county policy changes. These are things in which in addition to state law.

And technical changes.

This is where the county is intending to go above and beyond in our housing program.

So while we have the code open, what are some things we can do to advance other elements or other strategies lined up in the housing element and about and all of these things that we'll discuss are really part of the housing element or housing Ordinance update are really.

In four main groups that's supporting affordable housing development.

So just building more affordable housing, preserving existing housing stocks and reserving the housing that's affordable that we already have.

Expanding different types of housing is not enough just to build the units.

Wanna make sure that they fit the people that need it most and then removing zoning barriers to fair housing?

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This goes back to equity and protected classes and civil rights.

So again, when we when I'm going to just kind of go over these additional county local changes, it's going to be a higher level because we've shared a lot of this before.

But if we need to go back to anything during Q&A, more than happy to.

So we'll just start with the first category of supporting affordable housing development.

What this slide shows is really just a summary that acutely low income is an income definition that the state now has and we're actually for the first time we're extending density bonus.

Incentives and as well.

Bonus program incentives to the acutely low income.

Units. So this is again for 15% or less area median income. You would now you know with with 5% set aside for 5% of reunited set aside under a ceiling low you can get up to 150% or 30% density. Bon.

Going up to 150% density bonus and up to six incentives, what might be a little bit easier to to show is just that in general, the housing ordinances update here is that. Across the board, there's updates to the density bonus incentives across income types.

There's for a few reasons, one that in general the county wants to expand affordable housing development and density bonuses.

Certainly one of the more most effective ways we've put affordable housing units online, but also.

Prior to this project state law, minimum density bonus or or maximum density bonus allocations through state law were 35% and that changed to 50%.

So as a result, going through our whole schedule where the more affordable units you provide, the more bigger the bonus you get. We actually needed to adjust our own county local scale to accommodate what the state says.

It's the new state maximum of 50%, so we all have to say is that we wanted to make sure that as more units are brought on with these big projects to make sure that there's enough that affordable units are also being mandated as well.

So that everything is in scale.

That large projects and small projects are both getting that relational or proportional. Another change related to this topic is the duration of affordability.

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Right now, the state and the county code specify, at least for deed restricted affordable housing.

That is at least 55 years deed restricted.

And we were proposing as part of the draft Hou, for at least a 99 year.

Duration of Affordability and then those same parking, same parking.

Standards or benefits that the extremely low income units already get in the code that's being assented to the acutely low income as well.

This these next few slides are related to supporting or changing density bonus so that it's a little bit more equitable and fair for projects that have multiple tenures.

So when I say affordable units across 10 years, it's there are some big projects that are, you know, large subdivisions that have a lot of for sale housing.

Lot of condos and a lot of apartments, and it's all being built at one time, so just a lot of units being built at once.

What a current kind of phenomenon.

Phenomenon that we see is that a lot of affordable units are packed by developers into a specific tenure.

Usually they're packed into apartment buildings as part of the project, and that's a way for the developer to maximize their profit because they can put all the bonus units in single family homes or in condos, and those generate larger profit than the apartment rentals would, but as you.

Can see this concentrates affordable housing in projects. It's not.

It's not an equitable approach and so as part of this.

What we're what we're proposing in the Hou is that the distribution of affordable units must reflect where you take the density bonus.

So this is the current kind of layout of of. Usually how things are are allocated to to maximize profit for the developer of putting the affordable units in the apartments. But notice how the bonus most of the bonus units are actually in the the other ten years of the condos and the single family.

With our proposed change, this would look a little different where.

Assuming you have.

We're assuming you.

Let's say you have a 50% of your affordable units are in the apartments, 50% of your bonus units also go to the apartment.

So it just means that your bonus units are proportional to where you put your

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affordable housing.

So now just moving on to preserving existing housing stock.

Another major change in the in the Housing Ordinances update is related to metro count or essentially the comparable units.

Now in affordable housing replacement policies, the number the comparability between a replacement building from a previous building is just the number of bedrooms in total.

But we know that, you know, if there's an existing 3 bedroom unit that's being replaced, a family that's using that 3 bedroom unit may not will not have nearly the same.

Usefulness of A1.

You know one one bedroom unit and a 12 bedroom unit, so developers often refer the one bedroom and the two-bedroom units because they again get a lot of get most of their profit margins from those.

But what we're proposing is that that if you're going to replace a three bedroom unit, for example, that you must match, the replacement must match the equal number of bedrooms of that existing unit.

So if you have a three bedroom unit in the existing.

Development and you are replacing that unit in a new project.

That also has to be free.

That's have to match.

Yeah, on this one.

Can you go back?

So is this also telling us that the state law allows for that second and third option correct?

And and we're permitted to not allow it even if the state allows it, because it's optional.

It's an opt in versus a requirement.

So the state law currently again echoing what James was saying.

Allows the developer.

I would say mix and match.

All right.

So if you have certain number of bedrooms out of those units at a certain income level, the new development only needs to provide the same number of bedrooms at

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that same income category.

However, we think that that there is a disconnect between an other part of the same state law.

Which talks about offering the displaced tenants the right of first refusal.

The idea is that once the new housing development is constructed, the developer provide the displaced tenants the right of first refusal and that part of still actually required the units to be comparable. And so the idea is if you don't require a three bedroom unit, that was dis.

Demolished to be replaced by a three bedroom.

How can the developer then offer?

A comparable unit back to that family of four. For example, if you offer them a studio doesn't make sense.

You displace a family of four.

So and the law under the law, it does allow local jurisdiction to adopt local policy that is more protected of displaced tenants.

So we believe that is within the perimeter of that wall. That was the last part was mine.

Thank you.

Thank you.

Another.

Strategy in the housing ordinance.

Related to replacing a replacement of affordable housing is that currently, if it's a residential, if there's a residential development and there and it's proposed for that development to be demolished in a new residential development takes place.

The replacement units that are required under state law and local law must replace those units in that development in that same space.

When it's a, let's say it's a housing development that's that's being proposed to be demolished, and it's in return. It's a non residential use, like a 711 or a commercial office building instead of housing.

State law currently requires that those replacement units must be provided somewhere in the jurisdiction, and this makes sense for a small city.

But for the county, the one thing that we want to avoid is if you lose affordable replacement units.

And a community that really needs it and those replacement units are actually, you

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know, in on the completely other side, hundreds of miles away and somewhere else in the county.

And So what is proposing this housing Ordinance update is that when a residential use is going to a non residential use, those replacement units that that would otherwise be required have to have to go somewhere within 1/2 mile of that project site.

And so again, this is this would be relatively you know we don't see as many housing developments going to non housing developments.

Usually it's if there's. If it's demolished, it's being replaced by another housing development.

But in this case, this sort of rounds out the county's policy of making sure that if people are displaced because of new new housing or new types of development, that their replacement housing options are actually within their same community so that they're not, you know, displaced and.

Naples.

One more thing really to preserving the existing housing stock is really to non conforming homes so.

So this is separate from disaster recovery or or any of the, you know things related to the to the buyers of 2025. But for example if you have a home that is considered nonconforming or a home that maybe was there before the zoning changed or maybe.

It's an industrial area, but your home was built. You know, decades ago was built decades before that industrial area was and is. As a result, it's non conforming unless you have an electrical fire or something.

Where it's not a disaster, but it's the home.

Currently, under current county code, you're allowed to replace up to 50% of you're allowed to to rebuild the project. Up to 50% of the pre damaged building market value after you surpass 50% of building market value, we have to treat it as a new project.

Entirely.

This doesn't really help people who live in those non conforming areas in the first place.

And So what we're opposed to change is that.

You can rebuild a non conforming. You can rebuild housing in a non conforming and

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it's non conforming way up to 100% of pre damaged building market value.

So this is like if you know if you've been living there, if your family's been living there for decades, you can continue living there for decades, even if there's a, you know, some other electrical fire or some sort of incident with the home.

And then this is some of the last strategies is one is expanding housing choices.

Right now, there's a minimum 800 square foot, a minimum floor area for all single family homes.

This is separate from building and safety requirements of how big Haiti will structure should be.

This is separate from like you know any other building and safety standards. This is just in the planning code and what we're proposing is to remove the minimum floor area by 800 square feet and the minimum.

Building with a 20 feet for single family residence.

In fact, these photos that you see are all under 800 square feet already.

Actually, a lot of the housing stock in unincorporated LA is already under 800 square feet just because they're older neighborhoods.

And so, in a way, not only does this allow for new types of smaller housing to be built, but it also allows for existing housing to not be, you know, considered if you want to do something with your existing small house or in the case of Altadena.

If your if your house is you know destroyed, you want to be able to build.

You don't want to make them have to force them to build something that's bigger or beyond their needs. Wanting to make sure that we right size this with housing choice.

But still there is that backstop of building a safety requirements for habitable structures.

So this is no relation to health and safety, and so this is another big way to expand just the different types of housing choices available.

And then finally, this is related to reasonable accommodation.

Right now, there's a fee, some findings, and noticing that's needed if someone requests reasonable accommodations.

And So what that means is, you know, if, let's say you need a wheelchair ramp to access your home, but that wheelchair ramp goes into a set back or otherwise.

Violates a development standard. Right now, the person that you know would need that ramp would need to go through this big process. And even though that that

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right of reasonable accommodations are already protected, they still have to jump through all these hoops.

And So what we're proposing with this is that there would be no review fee, no findings needed or public noticing or appeal for reasonable accommodations. And this is really just out of equity because these are otherwise reasonable accommodations that must be met anyway. We don't want to add.

A further burden to people requesting that reasonable accommodation.

So that's regarding the main strategies.

Some of our community outreach from from last year and this I think what we're what I'm going to mention with this is this is not only for this project but also for. For future projects, our approach with housing, with housing outreach is really to just meet people where they are both in, you know, in language needs and how they get their information, both in person meetings where they're already meeting or.

And not.

Not making it harder for the public to attend things that are outside of their local daily habits.

So just really trying to meet people where they are having information on our website both as reported presentation so people can attend meetings at night or if they have childcare issues that they need to attend to.

So all that to say that not only for this housing ordinances update, but for our future and other ongoing projects.

Both in planning and in our housing policy section.

It's an all hands on deck approach to any commitment we had.

We're very successful engagement with the Housing Ordinances update.

We had e-mail last list of about 1700 people not only are reaching out to community based groups but also specific housing advocate and building industry organizations, making sure that all types of stakeholders were included and also utilizing some multilingual.

Social media and project information.

Make sure that the the work got out.

And here's an example of some of our social media events.

As always, and this also is related to the Housing ordinances update, but largely related to our outreach. Generally when it comes to housing, these are the most common topics or words or things that come up in any type of community outreach.

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And this is actually across, you know.

Across communities across different socio economic you know.

Considerations really, a lot of it is related to community benefits and in particular parking or limitation of parking.

So that's just kind of a snapshot of what we hear most of the time.

Some timeline and next steps.

We've completed our outreach or the bulk of our outreach in the summer and fall of last year.

This regional Petty Commission has recommended approval of the housing ordinances update on December 3rd, with the Board of Supervisors hearing.

Schedule for May 12th.

Posted option will have staff training guides for an applicant.

Again, this just shows that not only with with us analyzing new state laws coming down the line, but even after this project's adopted, the work never ends.

It's all about implementation and making it easier for the public and our staff to implement things effectively.

And I know that that was kind of a crash course or or a really kind of fast walk through of the housing ordinances update. But I just want to make sure that we.

Drops everything. If there's any questions or comments before, I'm happy to go back.

There might be some.

Thank you very much for the presentation.

You know, just wanted to, you know, start off with, you know, just my we took questions 1st and in in regards to the Adu, I know that.

Having you know, just ways to encourage you know that level of deeper.

Affordability is.

It's really great that you're trying to do that through incentives, right?

I know at the state there's still, you know, in in regards to having funding go that deep, it's it's still a challenge I believe, right.

And also you know I think even locally right at different levels.

So having you, you know, encourage at least through.

Our planning powers, right?

I think it's to be commended and really appreciate that.

Have you had any other, you know, coronation meetings with, you know, lokda and our other departments to see how we could align ourselves, you know, to be able to,

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you know, again, do you know collaborations to incentivize?

Yeah, yeah. I mean, certainly we worked closely or collaborated with Lacda.

In the creation of the housing market's update, I think part of the the strategizing is that lacda is good for them to have a wide, you know, outlook at the whole development process, oftentimes because of their work role or their their agency objectives is comes in when.

You're putting the covenants in for a deep restricted affordable housing or managing a portfolio. And so while we can provide like the planning and land use strategy we, I mean at the end of the day to to build affordable housing.

Housing it's it's interval that they're involved in that.

So I think it's really just an.

I think it's an ongoing kind of relationship.

It's not gonna stop with the housing or it's a step date.

We're just, we're communicating with them regularly.

Yeah, I, you know, wanna echo what James was saying? Lacda did provide especially a lot of feedback on the DNC on this.

Ordinance update portion some of the changes that they suggested.

It's supposed to improve the implementation.

In terms of, you know when things need to happen.

So that it kind of.

Easier I guess.

Also, for applicants to navigate, because to build you know the project with those income which you get units, you have to go through at least three agencies, regional planning, building safety and then Lac. So there have been a lot of lessons learned with our permitting staff, so this.

Ordinance hopefully does reflect.

The feedback from both Lacd as well as our planning staff that help process permits.

That's great.

Can I ask for topic?

Because I think it'd be good for awareness for us as deputies.

That to one the the affordability piece. But overall and it's doesn't sit necessarily in the responsibility of regional planning. So we need to think think it through.

I know in our district some of the challenges in getting the the adus.

Done is infrastructure issues, water, electricity and the cost.

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So if we want to do deeper affordability, the construction also has to be less costly so that I just want to just for awareness for us in that probably figuring out a different conversation around that.

So just awareness that the challenges might be beyond regional planning in Lac, no doubt, I I agree.

I was just sharing you that at least through that mechanism, there's starting to create, you know incentives because we know that there's challenges from different viewpoints, right from different angles, from the cost that you were seeing. You know the funding available, you know, you know, even with our.

Traditional sources of funds, right that exist out there and.

So having you start off with, you know those mechanisms that.

That's really great that you're doing that and we're hoping that it continues to build, you know, build on, you know to, you know, just make it more feasible because we know, I mean, we're hearing in our communities that even the 30% is still not affordable and so.

We hear it all the time and and we we're like, well, you know, we only have so much money and and and the divans cost so much and.

We know that even developments that.

Have been funded.

I mean some are having challenges right now with operating.

So how do we get around it?

You know, to, you know, truly incentivize that universe.

Of affordability, right?

And and so that you know, definitely will continue the conversation and the work and you know any other collaborations with the new entities that have been formed, new housing department and also you know the funding sources that we have.

Mikasa and you know, just if we could put ourselves around all those opportunities.

To to just explore any other you know, ways we can incentivize and also you know in regards to the outreach, just I noticed that you know you've been meaningful to where they are you mentioned and I noticed you know the housing advocates, there's but nine.

And just wondering.

If there's like, what kind of feedback have you received overall from the engagement? And I know you, you had a a slide there that mentioned you know like

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by how big the text is, like what areas are more popular, right?

But I'm just curious if you know from the housing advocacy folks, you know, what has been the feedback? I would say that the housing advocates have largely been so both actually the housing.

Advocacy groups and the building industry organizations have been largely supportive of this project.

We actually we didn't hear any.

Well, we got some feedback.

You know some technical feedback. There was no little to no disagreement on on any of the intent of the ordinance. I mean, we were a little.

We were pleasantly surprised by that. I think what it shows is that the housing ordinances update as as well as our recent rezonings that we've done with the area plans.

Give give.

Both housing advocates and the industry organizations, something that they want in their in their respective building areas.

So the building industry organizations, lot, lot of their focus is you know both new development in the infill areas, but a lot of it's in the subdivisions out in the Antelope Valley, in the Santa Clarita Valley and so.

And how?

How affordable housing and derelict affordable housing it affects them, but it affects them in a little bit of a different way. The housing advocacy groups are also very supportive.

I would say if there was one thing again like.

Like with community based groups, we're actually very supportive of the project.

They they are.

There's just a common frustration of of we need affordable housing and we think that the we think that it's all we need it, the infrastructure they're receiving, you know, their effects on infrastructure or public services, there's there's fear that that new housing will create can put that Const.

On that infrastructure, particularly around street parking.

I would say is the number one piece of feedback we got and that's from outlying suburban areas of the county. That's also in, you know, any places like East LA and M Florence, higher STEM as well.

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So that kind of cross cuts a lot of socio economic. I would call that with the housing advocates as well as the building industry representatives because as you can see, this ordinance is really about creating cat rocks, it's.

Because when you deal with regulation, it sticks and carrots.

So both nonprofit and for profit developers and advocacy groups, they welcome that. We are trying to create more options, more choices, more pathways that suit their need.

In particular, I think the for profit developers, they welcome that we are trying to adjust the sliding scale for density bonuses at all income level.

Because developers who focus more on building extremely low income units are not the same people who build condo units for working families, and so they welcome that we are not just focusing on one segment of the population, but we try to adjust it and create more care off.

Throughout all the different income levels.

And the advocacy groups also they they.

Welcome how the county is trying to.

Go beyond and about the the state mandates by both creating more opportunities for new for Bihar and construction, but even preserving.

When it comes to, for example, the replacement requirement.

You know that that is a asked earlier about the number of backgrounds, you know, even though they they aren't really sure you know implementing.

In terms of implementation, umm, you know, would that be too restrictive or once I explained that in the law, it also talks about right of first refusal. So you don't wanna approve something that planning is OK, but when our tenant tenant protection team in another department is like.

Wait, you know, so once they realize there's this connection that needs to be made that is lacking in the state law, they welcome the county.

Actually catch that and try to connect it.

So when people actually propose.

At planning, they already know down the road they have to also offer that right of first refusal for the displaced tenant.

So I think feedback from advocacy groups and building industry has been very positive.

And actually what James is saying, I think in terms of community groups and just, you

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know, town councils, for example, I think a lot of the outreach is really.

Explaining even what's going on because of, I think a lot of the.

Which persons they are not aware of? All these state mandates coming down?

So I think a big part of this, such as those social media posts that you saw, is really to educate the public, even sort of like where things are at when it comes to

regulations. And there are things that we all require to comply with and I think.

Once they understand that is the baseline, they appreciate the county.

Trying to come up with local adjustments.

Where legally we are allowed to, that doesn't mean they don't have concern about parking or aging infrastructure, but they also know that we will have ongoing projects to take care of those issues.

Well, thank you.

I know definitely after you know when this is adopted. You know, I think visuals and educational information I think.

With graphics, I think in the chat you know you were, you know.

Even those in regards to the graphics there, so having that kind of graphic material for the regular folks to understand, you know, just because all this is for us, sometimes it can be challenging, you know, not to mention you know folks that are out there that this is.

Not their their deal, right?

Just to make it more known what's available, what's what's in the ordinances?

So definitely looking forward to materials.

Any questions for Mr. Thank you.

Thank you for for all your work on this. I'm gonna start off with two quick questions.

In the inclusion of fate updates, did you all also include SV 79 to be able to capture that or not?

No. So I guess a quick word on SB79.

So while cities have are cities are.

SB79 is effective for cities come July of this year.

Unincorporated county unincorporated counties generally it's not in effect until.

The next arena cycle, which is going to be about June 2029.

And so right now we're doing internal analysis on like what the what parcels potentially could be impacted? How?

But I think another thing we're looking at too is so SB 79 has all these requirements.

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But we also have we also got to take that into context with our own existing general plan, our own existing density bonus policies.

And practically, we're trying to see like what is the actual change going to be on the ground.

Because obviously stave off can be a very scary thing and there's there's a lot of fear out there.

So we we're trying to make sure to to kind of better understand and this is still ongoing of of just what is.

What could really happen and what is likely to happen the other? The other thing too is.

Well, we're still working through our analysis.

SB79. I don't think the state is done either.

They have.

I think there's at least one proposed bill right now that's related to updating SB 79 already.

It's not even in effect yet, so it's a very fluid. We're expecting a very fluid situation and by the time 2029 comes around, it's not to say we're waiting by he means until then.

We are anticipating given further changes to.

So yeah, so it's not a part of this, this ordinance.

Per SE, but it is because of the timing. It's really the timing.

Yeah. Yeah. Perfect. Thank you.

And then other questions, this feels pretty ready to go to the board, but we have May 12th date.

Is there work that you also need to do?

Is that more of a scheduling given everything else that needs to go to the board?

It's a scheduling issue, OK?

On our end.

Not not aborigin, OK.

So you're you need the time we need the time for our tune up to be done and sent to municode before we can enact this.

Got it.

So it's a technical pause.

OK.

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That was it.

That was the sales it.

Can it come sooner?

But thank you. It was. It was originally scheduled for this month.

OK, actually.

OK.

Alright. That that's it for now.

Thank you SC3. Any questions or comments?

Yeah, I have a couple.

Thanks for the presentation and all the work. I'm curious is.

And I missed the first couple slides, but is there any steps that this ordinance is taking towards moving more projects in the by right lane?

Because that's like, you know, the continued number one comment is just questions about timeline for discussion permits and then the sequa that gets introduced.

Yeah, that's a good question.

State state law is doing a lot of that legwork as far as.

Some some bills related like SB79 or or just what we what we call the part like shop clock bills where you have a certain as soon as the application is submitted it's either approved or granted and it has to be done within 30 days or 60.

Days. So that's that's one part another part is.

Not necessarily. Looking at this in a vacuum or recent area, plans that have been adopted at because they've changed zoning.

Both to align with our arena allocation, but also to to make sure that you know with community feedback.

These are places where we would like to see housing growth in places where we want to see different types of housing options. In that way, those zonings.

Create much more opportunities for ministerial housing.

Same goes for. You know if you know projects with density bonus and things like that are also kind of subject to that ministerial review.

So in this ordinance, I think some of the strategies certainly don't make it hard and actually could probably make some projects.

Ministerial, depending on the skill, but ultimately this is more focused on implementing state law and density rest regulations, which would be ministerial to begin with, and I want to add that the county did adopt the Byrd Housing Ordinance

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actually in 2020. I want to say.

So that was sort of the next step to allow multi family housing in all but one commercial zones along with obviously the residential zones as well.

So that one the main focus was about more ministerial projects, then this one sort of build upon that.

Now let's look at things like bigger bonuses, easier to modify development standards under the GNC bonus.

As well as a lot of excess in Adu ordinance because of state law, and also the preservation that we talked about earlier. And then in the future we'll work on other efforts that may also help with more ministerial review as opposed to discretionary. Notably, we will look closer to missing metal housing.

Because the previous efforts that James mentioned about the housing.

Rezoning and the area plans focus a lot on the major corridors in the communities for higher density projects.

I would think that the next project I will touch upon ministerial process, it's for the missing metal type of housing.

OK.

Thank you.

I just have one other question. Is sort of like in light of that outreach, has there been any changes to the proposed ordinance sort of in terms of like what it's doing not you know just like slight tweaks or anything?

I think I remember from a briefing from last year a couple things that I didn't see mentioned in the slides.

So just curious if you go one change.

Thank you.

Work in a proposed prohibiting single family residences in commercial and mixed-use zones.

But there are other state laws, such as SB1123, which is pretty recent.

It allows us to creation of 10 single family.

Lots.

Or 10 detached condo units in commercial zone and make use of as well.

So we realized that we don't want to adopt something that actually go against another, newer build.

So that's why we took it out.

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But good memory. Yeah, of course.

That's the notes.

So that that law says anybody if if the project meet all the requirements in the law.

It does allow up to 10 single family homes.

To be built and that block can also apply to commercial zones and make use zones, so they could just build one single family home as well.

That that one, it says up to.

So yeah, I think if it needs other thing 'cause that bill also specify things like minimum density.

So I would think that in those areas, given the existing law side, if they only build one, I don't believe they need the minimum density in all, OK.

Thank you. But the good catch, yeah.

Street four. Yeah, two quick questions.

So, considering that our jurisdiction is not.

Contiguous unlike other jurisdictions.

How do you settle in half a mile radius for housing replacement?

The law already requires the offsite replacement for non housing project must be in the same jurisdiction already regardless.

So basically by adding the proximity requirement of half mile radius, the project will have to meet both. But do we foresee challenges in like low romba where there's nothing around it and it may and that is the intent of the law is trying to make it harder it?

Trying to discourage.

If there are existing housing, you probably want to look for another commercial industrial site for a non housing project.

Oh, for your for your commercial project that you're trying to exactly. Right. And then thank you. And then what the guide to the guide for the applicants, I'm not familiar with what it looks like now.

What would it look like?

Is it?

Is it a brochure?

Is it a packet?

Is it a book?

Yeah, I think because this project touch upon so many different topics in the housing

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umbrella.

Usually.

Will create a lot of fact sheets summary sheets. Internally our group has done a lot of webinars internally just to train our permit processing staff.

And then some of these materials, we also wanna make sure they have, you know, Spanish version for example.

And also I would even think that some of the application forms will need to be changed.

To match the latest regulations in the ordinance, but also make it easier to navigate. Because it is very overwhelming at cause.

A lot of these are very complicated, so I I I would foresee a lot of summary sheets as well as application updates, application form update.

Thank you. And and just in general, especially for project that does include in some restricted units, our department does offer pre application consultation.

So that is another way for our department to guide developer to navigate again because just density bonus alone it it, it has a lot and and there were many different ways to get to your goal.

So how?

How long do you foresee that staff training will take to get to a point where when somebody wants a consultation and have to go that they'll be fully staff will be fully burst and ready to explain?

So the so the good thing is I can't really speak for the current plan division 'cause. I'm not from that division. However, in our current planning division, we do have housing planners. They are sort of the subject matter experts. So over time even during the development of this.

As well as when new state builds are enacted, we constantly train staff, so it's not like there's this lack time when we don't talk.

So it's.

Because they already the subject matter experts, I don't anticipate it takes like a long time for them to catch up with the latest changes.

And.

Looking back at in the past when we had similar housing ordinances update.

Usually we start to train staff around the time when we know adoption is coming and the ordinance goes into effect.

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30 days after adoption and then also another thing that I forgot to mention the last time when we update like 4 housing ordinances at the same time, we also offer like internal office hours.

So sometimes my team actually will have a planner to review an application together with a current planner, just to make sure the current planner understand how to apply as well as applications, right?

OK.

Thank you.

Any questions or comments?

From SD 5.

TA Torres-Socarras, Ariel 1:03:06

Hi, this is Ariel.

I don't have any questions.

DRP was gracious enough to give me a presentation of this a couple months ago, so I was able to see it then, and my only comment really is that I don't know when this effort started, but I just wanted to.

I guess applaud the efforts because it's a very comprehensive and and detailed update of Title 21 and 22.

And even with the the quick and rapid changes that are that are coming down from the state.

So hopefully this doesn't get too dated too quickly, but.

But yeah, I just.

I just wanted to say that and I and I appreciate the fact that we're going.

That we're more aggressive than than the minimum state standards.

So I was very happy to see a lot of those aspects of it as well.

That's it.

AV Alina Vo 1:04:04

Thank you again.

We share in that as well. You know, maybe kudos to your team.

You know, just going, you know, going beyond the state and.

Really. You know, looking forward to this, coming to the board.

Should we check and see if we have any public comments? If any members of the

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public would like to address item 4A, please raise your hand on teams. Or if you're with us by phone, please press *6.

To speak, we allow one minute for each person.

Well, thank you. Seeing none, we're going to check in general public comment.

If any members of the public would like to address any items when you raise your hand on teams, or if you're with us by phone, please press *6 to speak.

We'll allow one minute for each person.

It's like we're good.

Well, thank you, everyone for meeting's adjourned. Thank you.

The physical.

● **Alina Vo** stopped transcription