

**Department of Regional Planning
Department Statement
Board of Supervisors Meeting: May 12, 2026**

Hearing on Project No. PRJ2022-000713, Advance Planning Project No. RPPL2022001919, Environmental Assessment No. RPPL2022001920, to approve the Housing Ordinances Update, which amends Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the Los Angeles County (County) Code to align local housing development regulations in the unincorporated areas of the County with recent changes in state law, support the preservation and development of affordable housing, promote housing diversity, remove zoning barriers to fair housing, and simplify language and correct errors in the County Code to improve clarity and facilitate implementation; certify that the Addendum to the previously certified County Housing Element Update Final Program Environmental Impact Report (Certified Final PEIR) has been completed in compliance with the California Environmental Quality Act and reflects the independent judgement and analysis of the County; find that the County of Los Angeles Board of Supervisors has reviewed and considered the information contained in the Addendum to the Certified Final PEIR prior to approving the project; and approve the Addendum. (On December 3, 2025, the Regional Planning Commission recommended approval of this project.)

The Board has adopted various housing ordinances, such as the Density Bonus Ordinance, Affordable Housing Preservation Ordinance, and Accessory Dwelling Unit Ordinance to increase housing affordability and accelerate housing production in the unincorporated areas. However, as the State legislature has enacted a series of bills that significantly altered state housing laws in recent years, it is necessary to update the County Code to ensure consistency with state mandates.

The Housing Ordinances Update (“Ordinance”) is intended to align local housing development regulations with recent changes in state law, such as the State Density Bonus Law, Housing Crisis Act of 2019, and the State Accessory Dwelling Unit Law.

Building upon these state mandates, the proposed Ordinance also includes local policy changes that 1) support affordable housing development; 2) preserve the County’s existing housing stock; 3) expand housing choices; and 4) remove zoning barriers to fair housing.

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The proposed Ordinance supports affordable housing development by amending the Density Bonus Ordinance with 1) the addition of an acutely low income affordability category, with its own set-aside requirements and corresponding density bonuses; 2) an extended sliding scale that provides density bonuses beyond the maximum in the state law; and 3) a longer duration of affordability for rental income-restricted units, with the term increased from 55 to 99 years.

The proposed Ordinance strengthens protections for the County's existing housing stock by 1) amending the Affordable Housing Preservation Ordinance with a replacement requirement and a proximity requirement, and 2) raising the threshold for by-right ministerial review of the restoration of nonconforming residential buildings in the event of damage.

The proposed Ordinance expands housing choices by removing the minimum floor area and minimum building width for single-family residences.

The proposed Ordinance also removes zoning barriers to fair housing by further streamlining the review process for reasonable accommodations for persons with disabilities, which may include modification of or exemption from land use regulations and development standards.

Finally, the proposed Ordinance simplifies language, corrects discrepancies and errors, and reformats and reorganizes provisions in the County Code to improve clarity and facilitate implementation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Amy Bodek", with a long horizontal flourish extending to the right.

Amy J. Bodek, AICP
Director of Regional Planning

AJB:DD:CC:LF:lj