

Implementation of SB 35 and SB 167 in the City of Los Angeles

Matthew Glesne
Citywide Housing Policy Unit
Department of City Planning
City of Los Angeles

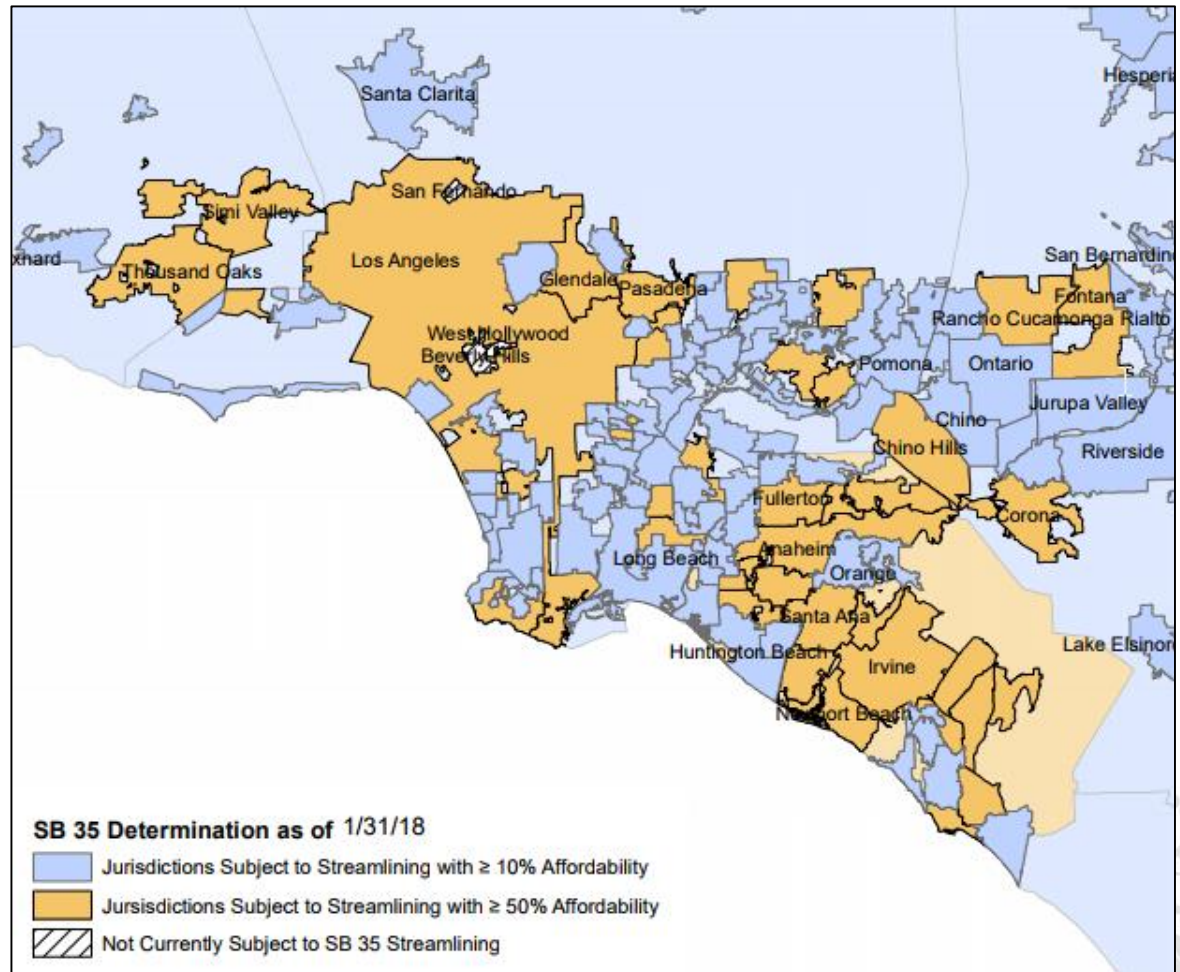


SB 35 Determination

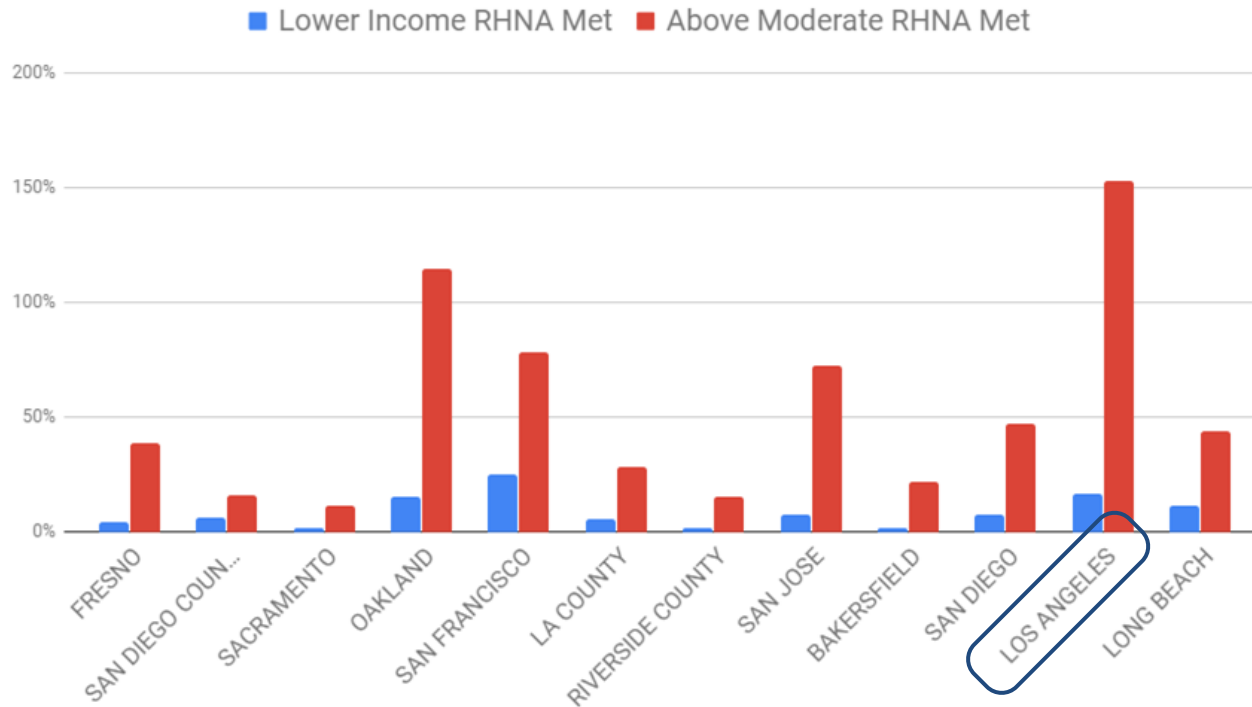
LA has met RHNA targets for above moderate income

LA has not met targets for lower incomes

= SB 35 only applies for projects with > 50% low income (80% AMI)



Percent of RHNA Met*, by Income Category, Major CA Jurisdictions, 2013-2017



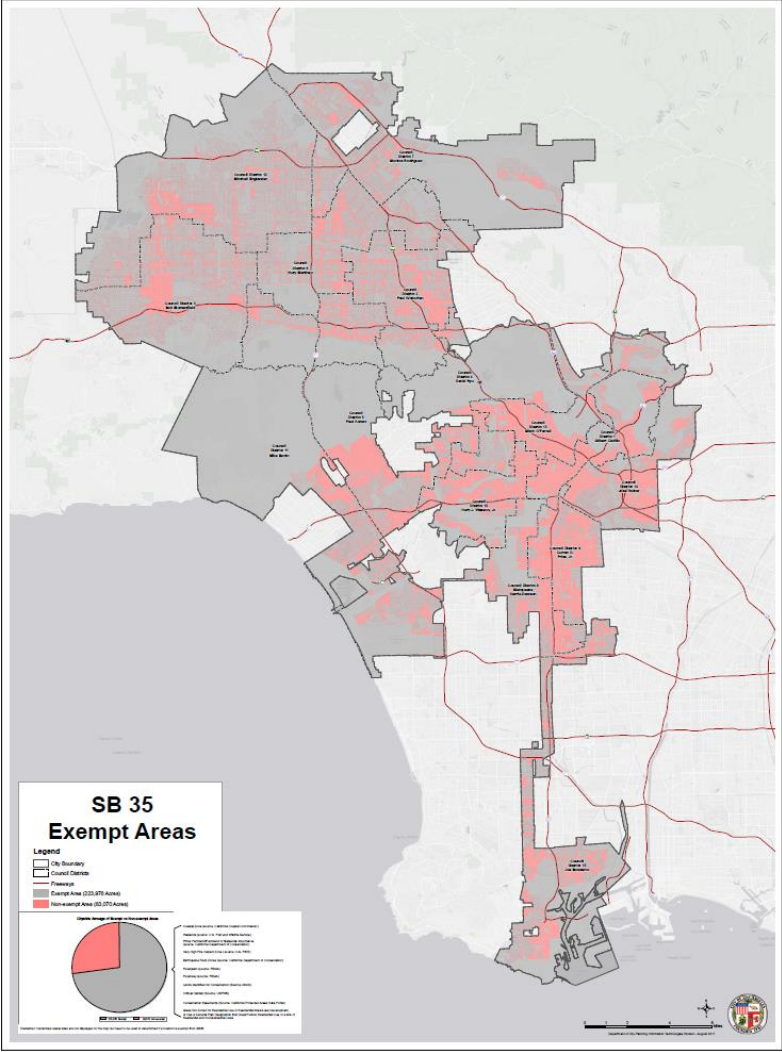
SB 35 Eligibility Tools

Zimas.lacity.org

Click on Planning & Zoning (soon) to see eligibility

The screenshot shows the ZIMAS web application interface. At the top, there is a search bar with the address "5500 W HOLLYWOOD BLVD" entered. Below the search bar, there are tabs for "Address/Legal", "Jurisdictional", "Planning and Zoning", "Special Notes", "Zoning", "Zoning Information (ZI)", "General Plan Land Use", "General Plan Note(s)", "Hillside Area (Zoning Code)", "Specific Plan Area", "Subarea", "Historic Preservation Review", "HistoricPlacesLA", "CDO: Community Design", "Overlay", "CPIO: Community Plan Imp.", "Overlay", "Subarea", "CUGU: Clean Up-Green Up", "NSO: Neighborhood Stabilization", "Overlay", "POD: Pedestrian Oriented", "Districts", "SN: Sign District", "Streetscape", "Adaptive Reuse Incentive Area", "Ellis Act Property", "Rent Stabilization Ordinance (RSO)", "Transit Oriented Communities (TOC)", "CRA - Community Redevelopment Agency Project", "Central City Parking", "Downtown Parking", "Building Line", "500 Ft School Zone", and "500 Ft Park Zone".

The main content area displays a map of the property at 5500 W Hollywood Blvd, showing the zoning code [Q]R5-2 and the street name GARFIELD PL. The map also shows the surrounding area, including Hollywood Blvd and other streets.



SB 35 Application Steps

- Pre-Application Review Process
- Submit Streamlined Infill Process (SIP) App.
 - Notification: 60/90 days, or if
 - Design Review/Public Oversight: 90/180 days
 - Review shall be “objective and strictly focused”
- Plan Check for Building Permit
- Permit Clearances



SB 35 – Eligible Entitlement Types

Consistent with Objective Standards = Streamlined

- Site Plan Review
- Density Bonus
- Conditional Use Permits (CUP)

Not Consistent = Not Streamlined

- Zone Change/Height District Change
- Zone Variance
- Specific Plan Amendment, Exception or Modification
- Zoning Administrator Adjustment or Modification



SB 167 - Housing Accountability Act

- Existing law: Can't deny or reduce density based on subjective standards without making (tough) findings
- New: 30/60 day notification (from "deemed complete")
 - To ID inconsistencies with objective zoning standards
 - Will require complete set of plans/forms
 - LA now prepares Hold/Deemed Complete letters
- Density Bonus = consistent
- Does not alter CEQA
- Coastal Act still applies*

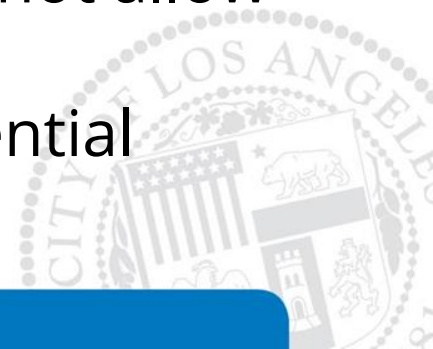


AB 3194 (2018 Proposed)

Would expand the Housing Accountability Act by saying:

- Health and Safety findings (to deny) “arise infrequently”
- Projects are considered consistent with zoning standards if something is consistent with standards in the General Plan but inconsistent with zoning and would not require a rezoning (Zone Change)

Possible Example: “P” (Parking) Zone that does not allow for housing located in a General Plan land use (Community Commercial) that allows for residential



Thank You

matthew.glesne@lacity.org

(213) 978-2666

