

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

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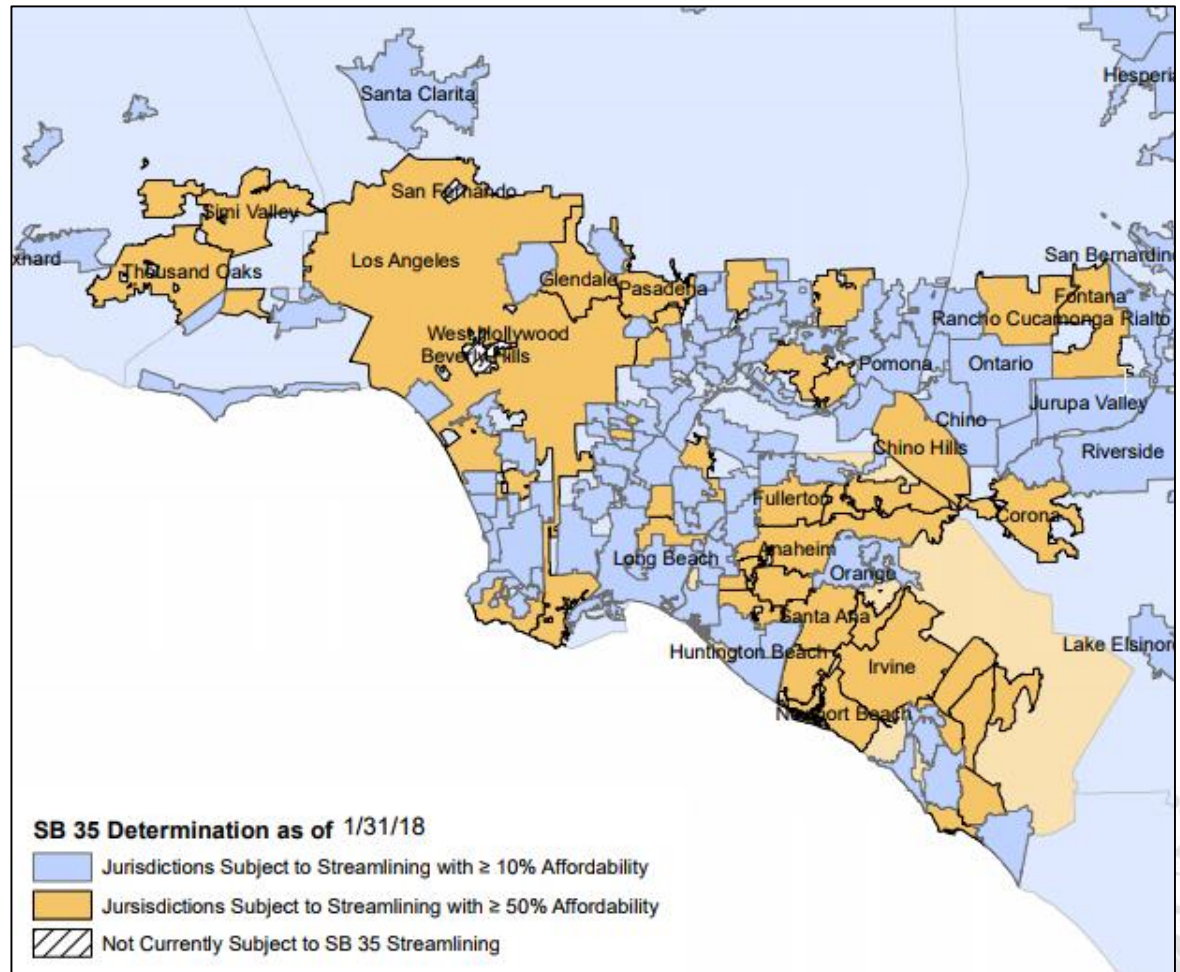


SB 35 Determination

LA has met RHNA targets for above moderate income

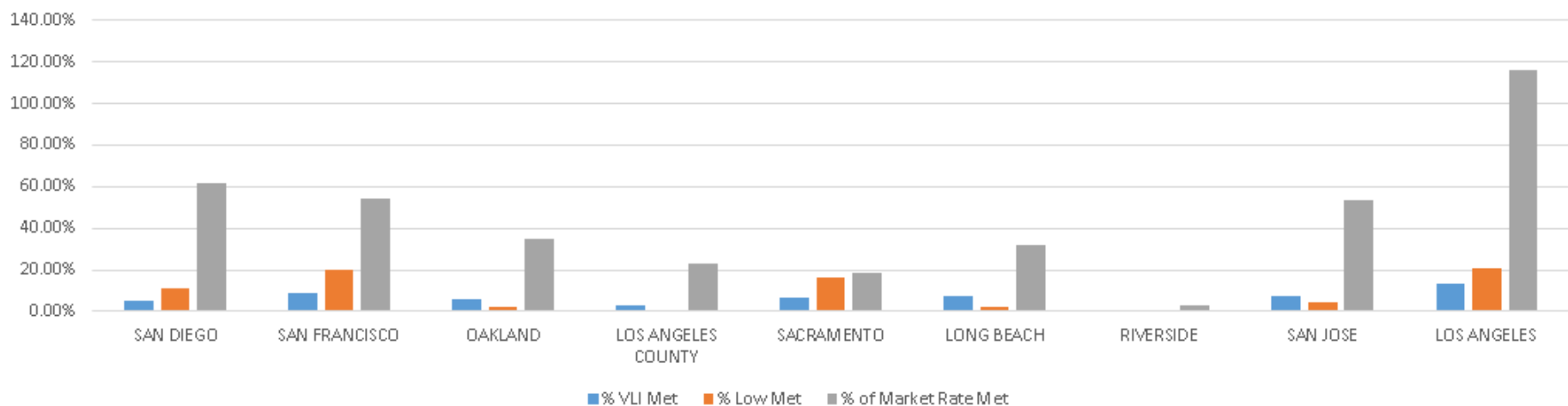
LA has not met targets for lower incomes

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



SB 35 - RHNA Progress

Percent of RHNA Met, by Income Category, Major CA Jurisdictions, 2013-2016*



*Oakland and San Francisco production represents 2 and 3 years of data respectively (not 4)



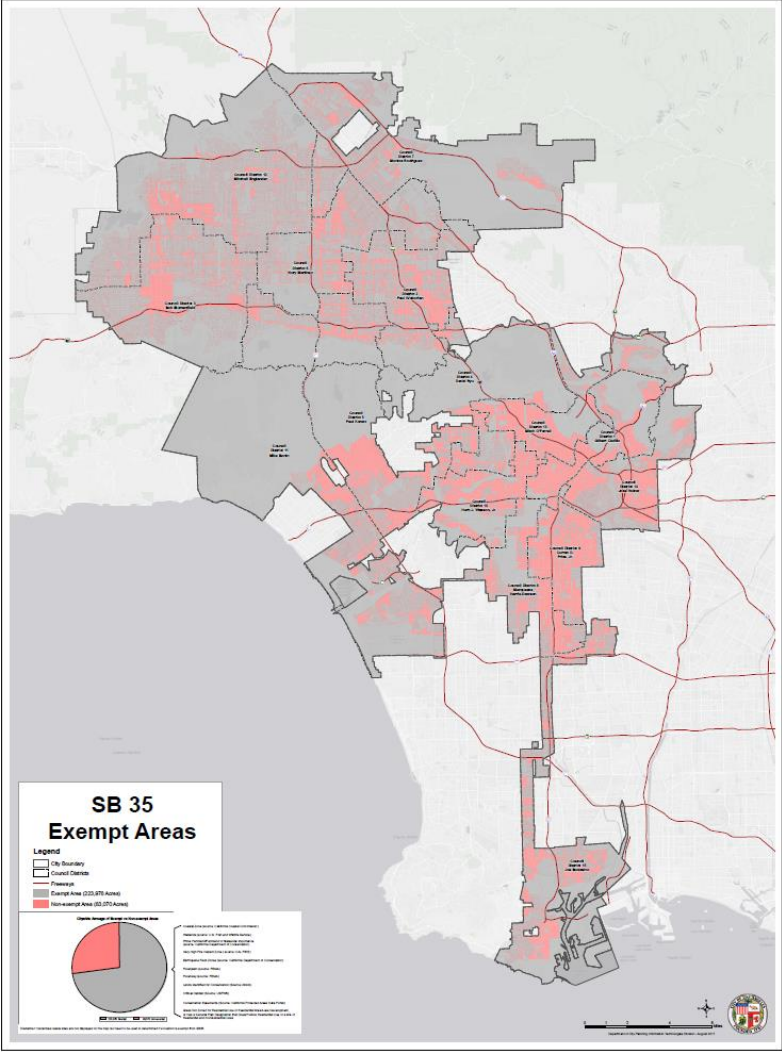
SB 35 Eligibility Tools

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 (PARP)
 - Determine conformance with eligibility criteria
- 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 (HCIDLA, DCP, BCA)



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
- Density Bonus = consistent
- Does not alter CEQA
- Coastal Act still applies*



Thank You

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