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
SB 35 Application Steps

- Pre-Application Review Process (PARP)
  - Determine conformance with eligibility criteria
  - 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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