



PLANNING

LOS ANGELES DEPARTMENT OF CITY PLANNING | QUARTERLY NEWSLETTER

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NEW HOUSING PROGRESS REPORT RELEASED

On November 8, the Department released the second issue of the quarterly Housing Progress Report — highlighting housing development activity in the City of Los Angeles through the end of the third quarter of 2018.

In addition to reporting on the outcomes of Measure JJJ and the Transit Oriented Communities (TOC) Housing Program, the new report includes data on Accessory Dwelling Units (ADUs), Unapproved Dwelling Units (UDUs), and Density Bonus. Collectively, these programs identify how the City is advancing a more diverse mix of housing types, including units set aside as affordable.

The report also provides a snapshot of housing units proposed by entitlement type from 2015-2018 — illustrating the correlation in development trends with new policy updates. This year alone, over 22,000 housing units have been proposed, placing the Department well ahead of meeting the Mayor's goal of building 100,000 new housing units by 2021.

In July, the Department published the first issue of the Housing Progress Report in an effort to prioritize data transparency around policy outcomes. This data is intended to inform future policy considerations — ensuring that zoning and planning regulations accommodate the City's housing needs.



Accessory Dwelling Units
Since 2015, over 8,000 ADU permit applications have been submitted. To view the full report, visit planning.lacity.org.

20% ADUs that are new ground-up construction. The majority are conversions of, or additions to existing buildings

5,000 Record number of ADU permit applications expected to be submitted in 2018

15X Increase in ADU permit applications from 2016 to 2017, after change in State law

DIRECTOR'S
MESSAGE**VINCE
BERTONI**

The Department is carrying out one of the most ambitious updates to our long-range planning in decades. Thanks to the Mayor and City Council, we hired additional staff this year to address the growth and change occurring in our geographically and culturally diverse city. As you look around, Los Angeles is evolving — and we are planning for that changing landscape.

This edition of the Planning newsletter highlights the City's collective effort to update all 35 community plans by 2024. These updates will help bolster jobs, enhance mobility, and accommodate more housing in the midst of our housing crisis — demonstrating how land use policies can shape the quality and character of communities, neighborhoods, and our daily lives.

Planning in Los Angeles is — at its core — about ensuring an equitable mix of building uses so our city can continue to thrive economically and provide a diverse mix of housing options for our citizens — evolving not only with the times but also to meet the changing needs of our residents.

A stylized, handwritten signature in black ink, appearing to read 'V. Bertoni'.

SOUTHWEST VALLEY COMMUNITY PLANS INITIAL CONCEPTS UNVEILED

In the summer of 2017, the Department launched updates to the Southwest Valley Community Plans. Comprised of three plan areas — Canoga Park-Winnetka-Woodland Hills-West Hills, Encino-Tarzana, and Reseda-West Van Nuys, the Southwest Valley crosses 4 council districts and covers nearly 61 square miles of the City of Los Angeles.

During the first year of the update program, staff attended multiple public meetings and events and hosted several workshops to introduce residents and stakeholders to the plans — explaining how community plans work, what the update process is about, and the different opportunities for public participation. Roundtable meetings were also held this past spring to receive feedback from community members on specific topics related to affordable housing and equine keeping.

A number of comments were received from the public throughout the initial outreach phase. Some of this community input referenced the desire to prioritize transitional areas between single-family and commercial/multi-family residential neighborhoods and promote the development of well-designed apartments, condominiums, and townhouses in balance with the character of the existing neighborhoods.

In the last month, the Southwest Valley team held four workshops throughout the region to unveil conceptual changes to the plans. A fifth workshop is scheduled for Thursday, December 6, to showcase concepts for all three community plans.

For more information on the Southwest Valley Plans, visit swvalleyplans.org.



HOLLYWOOD COMMUNITY PLAN DRAFT EIR RELEASED

On November 15, the Department released a draft Environmental Impact Report (EIR) and a refreshed version of the policies and zoning tools for the Hollywood Community Plan. The draft EIR informs and discloses the possible environmental impacts of reasonably expected development under the proposed plan.

The proposed plan lays out the direction of Hollywood's future through 2040 — anticipating growth in housing, population, and employment. Key goals of the plan include promoting Hollywood's entertainment and tourism industries, preserving historic and cultural resources, and encouraging a variety of mobility options by making streets safer and more accessible.

The proposed land use and zoning regulations will also allow for more housing and jobs near transit — reinforcing Hollywood's role as a media and entertainment jobs center. While the changes will increase development in central Hollywood along major transit corridors, the plan prioritizes the protection of single-family residences, hillsides, and other low-scale areas.

The draft EIR is available at each of the five public libraries in the Hollywood Community Plan Area, the Central Public Library, and online at planning.lacity.org. Written comments can be submitted to staff during the 75-day comment period ending on January 31, 2019. Following the publication of the final EIR next year, the City Planning Commission (CPC) will review and consider the Hollywood Community Plan at a public hearing.

For more information on the Hollywood Community Plan, visit HCPU2.org.



THE COMMUNITY PLAN PROGRAM



Earlier this year, the Department initiated a series of updates to 9 community plans as part of an ongoing citywide effort to update all 35 by 2024. This includes two community plans in the Harbor, three in the Southeast Valley, and four in the Westside.

To support this expanded work program, the Department created three additional community plan teams — each staffed with planners who are updating between two to four contiguous community plans in their geography.

There are currently 16 community plan updates underway, covering 180 square miles — approximately 40% of the entire city. This marks nearly a threefold increase compared to January 2017. The accelerated timeline for the proposed updates will help achieve more sustainable results, ensuring that the adoption of the new community plans keep pace with the latest development trends.

Each community plan outlines specific growth strategies to accommodate a healthy distribution of land uses related to housing, jobs, mobility, and climate change. Collectively, the 35 community plans comprise the City's Land Use Element — one of the seven state-mandated elements of the General Plan responsible for informing all local land use decisions.



Both the Mayor and City Council have endorsed the Department's overall efforts by providing budgetary support and increased staffing. As a result, six plans have been adopted since 2015, with an additional seven updates in progress.



In the upcoming weeks, the Department will be releasing a full schedule of community events to offer stakeholders the opportunity to share their feedback. To learn more, visit the Community Planning Updates page on the Department's website at planning.lacity.org.





WHAT IS A COMMUNITY PLAN?

The City of Los Angeles is organized into 35 Community Plan Areas that provide neighborhood-specific goals and policies to guide future development. In order to balance the need for jobs and housing with neighborhood preservation, the Plans reflect a variety of priorities that are important to each community. They outline policy decisions that promote neighborhood stability, identify housing opportunities, protect natural and open space resources, encourage vibrant commercial areas for businesses of all sizes, and preserve high-quality, good-paying jobs in industrial areas.

LEGISLATIVE UPDATE

RESTAURANT BEVERAGE PROGRAM

In response to a request by the City Council, the Department is proposing an ordinance that would reduce processing times and lower costs for certain sit-down restaurants looking to obtain a Conditional Use Permit (CUB) to serve alcoholic beverages.

The Food and Beverage Industry plays a vital role in the City's economy, employing more than 380,000 people and generating over \$200 million in tax revenues on an annual basis. The draft Restaurant and Beverage Program Ordinance, which was released on October 22, will help facilitate the creation of new dining opportunities, new jobs, and increased tax revenues to support basic city services.

The Department is currently conducting community outreach and will hold a staff-level public hearing on December 5. Comments and feedback received during that process will be considered in the preparation of a staff report for the City Planning Commission (CPC). The CPC is expected to consider the proposed ordinance early next year.

Key Provisions



Eligibility Requirements

For businesses to be eligible for this program, they must meet more than 30 proposed criteria. Some of these include having to offer seated dining and no live entertainment or outdoor music.



Accelerated Processing Times and Reduced Costs

Currently, it takes about six months for businesses to obtain a CUB at a cost of approximately \$12,500. This ordinance would create a pathway to decrease processing times and costs.



Monitoring and Enforcement

All businesses who participate in the program will be required to enroll in the Monitoring, Verification, and Inspection Program (MViP). The program was created in 2015 to provide better monitoring and enforcement of alcohol sales throughout the City.





APA CALIFORNIA CONFERENCE

On October 6-9, planners from all over the state gathered in San Diego for the annual American Planning Association (APA) California Conference. The theme for this year's meeting was "Shaping our Future: Planning Places for All."

Over 20 Department staff attended the event, with a number of them participating as conference presenters. Staff covered a range of topics from planning for commercial and industrial uses in transit areas to shaping meaningful engagement in Los Angeles through digital storytelling.

The Department was also the recipient of two 2018 Awards of Excellence: the *Planning Agency Award* and the *Comprehensive Plan Award, Large Jurisdiction* for the South and Southeast Los Angeles Community Plans.

APA California is a network of over 5,000 planners, community members, and elected and appointed officials committed to advancing planning in the state of California. The organization — whose mission is "making great communities happen through good planning" — is celebrating its 70th anniversary this year.

PLANNING DAY 2018

On October 3, staff participated in Planning Day — an annual professional development event that has become a Department tradition for over 30 years. Planning Day provides staff the opportunity to visit communities in Los Angeles and learn more about the broad impacts of planning in these areas. This year, staff experienced arts and culture within the Wilshire and Westlake Community Plan Areas.

A staff committee thoughtfully organized and curated a number of tours that showcased planning from Mid-Wilshire and Koreatown to Miracle Mile and Mid-City West. Some of the topics touched upon include urban design, housing,

open spaces, infrastructure, economic development, mobility, the environment, and historic resources.

Staff were also afforded the chance to hear from and listen to people who live and work in these communities. Martha Arévalo, Executive Director of the Central American Resource Center (CARCEN), gave this year's keynote address.

The first Planning Day was held at the Grace Simons Lodge in Elysian Valley. More recent Planning Days have covered community plan areas in Downtown Los Angeles, South Los Angeles, Northeast Los Angeles, and the Valley and Coastal regions of the City.



**STAFF
PROFILE**
**BRITNEY
ARCENEUX**



Brittany Arceneaux is a City Planning Associate in the Community Planning Division of the Policy Planning Bureau. In her current role, she recommends strategies on local land use regulations and provides technical assistance on a wide range of planning topics. She is also part of the team working on the updates to the Downtown Community Plan.

Brittany began her planning career in New Orleans where she helped support various recovery efforts following the devastation of Hurricane Katrina. She ascribes her interest in planning to her passion for helping others and crafting innovative strategies that create more equitable cities.

Apart from her regular duties, Brittany serves as a board member on non-profit planning and geospatial organizations such as the Urban and Regional Information Systems Association. She is currently working to develop the Angelena Atlas — a crowdsourced mapping project centered on highlighting resources and services for women in Los Angeles County.

Brittany received her Bachelor of Science degree in Urban Studies and Planning from the University of New Orleans. Her student research has been presented at several conferences including the New Orleans Housing and Community Development Conference and the National Reclaiming Vacant Properties Conference.

CITY PLANNING UPDATES

On October 11, the City Planning Commission (CPC) recommended that the City Council adopt the Department’s **Processes and Procedures Ordinance**. The proposed changes consolidate over 100 existing processes to about 50, laying the groundwork for a more user-friendly, transparent, and predictable set of rules for project review.

On November 9, the Department released updated **California Environmental Quality Act** (CEQA) transportation thresholds for the environmental review of development projects. The revised thresholds aim to improve access and mobility through a series of mitigation measures that will further incentivize project improvements to support the City’s goals around sustainability.

On November 14, the Department launched its **Bi-Weekly Entitlement Case Filings Map**, which displays discretionary entitlement case filings received by reporting period. The information allows users to review discretionary entitlement cases and their corresponding locations, descriptions, and entitlement requests.

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OUR MISSION

To create and implement plans, policies, and programs that realize a vision of Los Angeles as a collection of healthy and sustainable neighborhoods, each with a distinct sense of place, based on a foundation of mobility, economic vitality, and improved quality of life for all residents.

Designed by the Los Angeles Department of City Planning, Graphics Services Section.

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This newsletter is published quarterly by the External Affairs Unit of the Los Angeles Department of City Planning. Please contact Yeghig Keshishian at Yeghig.Keshishian@lacity.org | (213) 978-1324 for questions, comments or reprint requests.