

LA City Council Land Use Action Updates: The LA City Council has been on winter recess since Dec. 18. Consequential land use actions taken prior to winter recess:

APPROVAL OF THE METRO TCN DIGITAL BILLBOARD PROGRAM

Council File: 22-0392 – Heard in PLUM 12/5, 12/8 heard in Council and vote insufficient to approve (failed to reach required 2/3 vote), rescheduled for 12/15 and failed on first vote with President Krekorian calling in an absent Council member to later secure the additional vote needed to pass on reconsideration of the item at the 12/15 meeting. when it was finally adopted. This, despite overwhelming public opposition and CIS opposition statements submitted by 28 neighborhood and community councils and an additional 21 environmental and civic organizations weighing in against.

The Council’s action approves ordinances to amend the Zoning Code to allow Metro to implement their TCN Digital Billboard program which will install changing digital billboards along 8 freeways and 10 city streets (some in the city’s High Injury Network) in LA on Metro-owned land. Electronic billboards will impact 4 city historic resources (Union Station, Angel’s Flight/Grand Central Market, two historic bridges). While at PLUM, Council offices 1,2,5, and 13 requested removals of specific signs in their districts.

Despite having offered to remove 200 static billboard in the city as a community benefit of the program, amendments to the final measures adopted reduced the sizes of signs to be permitted to be counted toward removals. (While Metro installs full-sized digital billboards, signs to be removed can now be as small as 200 square feet -considered to be “poster” sized signage in the outdoor-advertising industry.)

FOLLOWUP: For those communities whose councilmembers supported the program (all those with the exception of: Raman, Park, Yaroslavsky, Hernandez), NCs should ask their councilmember to seek removal of specific signs in their community that are still in the program.

There is also a need to request a list of the exact signs and locations of the signs to be removed in each community. No such list has ever been shared with the City or the public. Also learned during public review: Many of the signs Metro has offered to remove are either illegal signs or signs without permits/documentation. In short (editorial comment), they are being permitted to remove signs some of which should have been ordered taken down by the City years ago (and many to be removed currently do not generate any revenues demonstrating that the City did not push for community benefits commensurate with the opportunity and entitlements given to METRO).

Two non-profit organizations, Citizens for a Better Los Angeles and Coalition for a Beautiful Los Angeles, are planning to file litigation in response to the City’s approval of the program. They have joined efforts to raise funds to help finance the litigation. The paypal donation portal is at: https://www.paypal.com/donate/?hosted_button_id=DVVF9F76MNFSC

APPROVAL OF OUTDOOR DINING / LA Al Fresco / Zoning code Regulations / LAMC Amendment CF 20-1074-S4. Heard in PLUM 12/5 and approved in Council 12/15.23.

CATEGORICAL EXEMPTION, STATUTORY EXEMPTION, NEGATIVE DECLARATION, ERRATA, and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to amending Sections 12.03, 12.10.5, 12.11.5, 12.12.2, 12.13, 12.13.5, 12.14, 12.21, 12.21.1, 12.22, 12.24, and 16.02.1 of the Los Angeles Municipal Code to streamline Zoning Code regulations to create a permanent Al Fresco Program for outdoor dining on private property.

Recommendations for Council action:

DETERMINE, based on the whole of the administrative record, that Project No. ENV-2022-8180-CE is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15303 and 15311, and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and the Project is exempt from CEQA pursuant to Public Resources Code Section 21080.25.

FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2023-3278-ND, Errata dated October 2023, and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; FIND, the Negative Declaration reflects the independent judgment and analysis of the City; and, ADOPT the Negative Declaration.

ADOPT the Amended FINDINGS of the Department of City Planning (DCP), contained in the DCP report dated November 2, 2023, attached to the Council file, which are associated with the Alternative Ordinance, as the Findings of Council.

AMEND the Development Standards, Operational Requirements, and Prohibitions of Section 9 of the Alternative Ordinance in Exhibit A of the DCP report, dated November 2, 2023, attached to the Council file, to include "A City-issued identification shall be posted in the Outdoor Dining Area and made clearly visible to the public, indicating that the area is subject to the standards of the Al Fresco Ordinance. The identification shall include 311 as the contact information for complaints or concerns regarding the operation of the Outdoor Dining Area during business hours. A hotline phone number and contact information for the Los Angeles Department of Building and Safety Code Enforcement shall be provided for complaints or concerns regarding the operation of the Outdoor Dining Area after business hours. A telephone number of the restaurant operator or manager shall be provided for complaints or concerns regarding the operation of the Outdoor Dining Area".

AMEND the Parking Relief Allowance of Section 9 of the Alternative Ordinance in Exhibit A of the DCP report, dated November 2, 2023, attached to the Council file, to include "When an Outdoor Dining Area is located in a building's parking area, automobile parking spaces may be replaced by Outdoor Dining Area, except that at least one automobile parking space must be provided, unless exempted by state law".

AMEND Subsection 12.21 A.24(d)(1)(i) of the Alternative Ordinance in Exhibit A of the DCP report, dated November 2, 2023, attached to the Council file, to read "The Outdoor Dining Area shall have an enclosure of no more than 75 percent, except that ".

REQUEST the City Attorney to prepare and present an ordinance that includes all of the policies included in Exhibit A of the DCP report, dated November 2, 2023, attached to the Council file, and as in the DCP report dated November 27, 2023, attached to the Council file, and as amended in the Recommended Action Item Nos. 4,5, and 6.

Case No. CPC 2022-8179-CA /Environmental Nos. ENV-2022-8180-CE; ENV-2023-3278-ND

Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

Against, Unless Amended: Coastal San Pedro Neighborhood Council, Valley Village Neighborhood Council

For, if Amended: Sherman Oaks Neighborhood Council

Against: Studio City Neighborhood Council

Recent official documents:

- 12/22/2023 Ordinance posted/published. Ordinance effective date: January 31, 2024. Final Ordinance No. 188073 01/31/2024, Declaration of Posting [12/22/2023](#)
- 12/21/2023 Council action final. Report from City Attorney [12/12/2023](#), Attachment to Report dated 12-12-23 – Revised Draft Ordinance [12/12/2023](#)
- 12/18/2023 City Clerk transmitted file to Mayor. Last day for Mayor to act is December 28, 2023. Report from City Attorney [12/12/2023](#), Attachment to Report dated 12-12-23 – Revised Draft Ordinance [12/12/2023](#)
- 12/15/2023 Council adopted item forthwith. Report from City Attorney [12/12/2023](#), Attachment to Report dated 12-12-23 – Revised Draft Ordinance [12/12/2023](#)

PROCESSES & PROCEDURES: Fee implementation ordinance and new forms

Staff from the Planning Dept. will be making a presentation on the updates to the Processes and Procedures Ordinance at the Saturday, Jan. 10, 10 am meeting of PlanCheckNC: <https://plancheckncla.com/>

From December 14 Planning Dept. notice:

FEE IMPLEMENTATION DATE

On December 7, 2023, the City Council adopted the Department's recommendation to establish a new fee Ordinance in relation to processes being reorganized or established in the Processes and Procedures Ordinance. As such, **the Ordinance will become effective February 10, 2024** ([Ordinance 188,063](#)), with the request that the New Planning Fees be operative and in alignment with the Processes and Procedures Ordinance.

APPLICATION FORMS

As of today you can access the application filing forms that have been updated for consistency with the ordinance, alongside the current versions of our forms, on our [Forms webpage](#). Please be aware that projects are not subject to the provisions of this ordinance if a complete application was filed and fees were paid prior to January 22, 2024 (the Operative Date), and may proceed using the procedures in place prior to these changes. The new application forms offered on the [Forms webpage](#) will not be accepted until the Operative Date. This early release is intended to allow applicants to begin preparing their materials in advance of this date and allow additional time for pre-filing questions and consultation.

Applications filed on or before January 21 are required to use the forms listed under the "Chapter 1 Code" column. All applications filed on or after January 22 will be subject to the Processes and

Procedures Ordinance and will be required to use the revised forms under the “Chapter 1A Code” column.

If a new form starts “CP13,” that means it contains changes for Processes and Procedures and will supersede/replace the old version. If it keeps the “CP” prefix, that means the form is retained and won’t be changed. Edits to some forms are minor, whereas others received more comprehensive edits. Some forms are new, were not previously on the website, and/or receive new names.

Please contact Zoning Implementation Section staff with any questions at planning.ch1A_implementation@lacity.org.

Thank you for your attention. The remainder of the text is a general overview of the background for this ordinance.

BACKGROUND

The Processes and Procedures Ordinance is part of a larger initiative to comprehensively update the City’s Zoning Code. It aims to create a clear set of administrative procedures for considering and processing requests for Zoning Code entitlements. The Processes and Procedures Ordinance lays the groundwork for a more user-friendly, transparent, and predictable set of zoning regulations.

In December 2022, the City Council adopted [Ordinance 187,712](#), commonly referred to as the Processes and Procedures Ordinance, which is scheduled to be operative beginning January 22, 2024, as established in [Ordinance No. 187,930](#). On September 19, 2023, the City Council approved a proposed ordinance to amend the provisions that regulate development applications and approvals in the City’s coastal zones, as approved by the California Coastal Commission.

A dedicated [webpage](#) for Processes and Procedures, which summarizes the upcoming changes in greater detail and provides helpful resources—including the [Processes Comparison Table](#) and [Fact Sheet](#)—is available at Planning4LA.org/project-review/processes-procedures.

To receive future updates on the implementation of this ordinance, please sign up for the interested parties list at planning.lacity.org/about/email-sign-up. Members of the public may also view related documents and sign up for updates related to the ordinance itself directly at the Council File ([12-0460-S4](#)).

CF 23-1378: AB 2234 (Rivas) / Internet Permitting Requirements / Post Entitlement Phase Permits / Housing Development Project Applications / Local Agency Internet Website – Adopted by Council 12/12/23 (Motion introduced 12/05/23)

MOTION (HARRIS-DAWSON – KREKORIAN – YAROSLAVSKY) and RESOLUTION relative to extending the deadline to comply with Assembly Bill (AB) 2234’s Internet Permitting Requirements by two years until January 1, 2026, to allow post entitlement phase permits of housing development projects to be applied for, completed, and retrieved by the applicant on a local agency’s internet website

Recommendation for Council action: ADOPT the accompanying RESOLUTION, and the FINDINGS as required by AB 2234 (Rivas), Chaptered into law in 2022, Government Code Section 65913.3.5(a)(2), to extend by two years, until January 1, 2026, the deadline to comply with its Internet Permitting Requirements, to allow post entitlement phase permits of housing development projects to be applied for, completed, and retrieved by the applicant on a local agency’s internet website.

Planning Dept. announced proposed plans to **UPDATE CEQA THRESHOLDS OF SIGNIFICANCE AND METHODOLOGIES** on December 8 which followed the Mayor's November Executive Directive #7 (see post below on this measure) in which she identified new ways for staff to advance additional streamlining of development. The Dec. 8 memo contained a deadline of Dec. 20 for comments on draft recommendations for evaluating projects under CEQA in LA – less than 2 weeks following issuance of the 12/8 memo and during the holiday season when many NCs and CCs are dark. During the ZA's hearing on Dec. 19, it was announced that the deadline was to be extended to Jan. 19. (There was no written notice of the change issued after the hearing and only those who were present at the hearing (a handful of people commented there) or who listened to the recording afterwards would have been aware of the change. A video of the virtual public hearing can be viewed at: <https://drive.google.com/file/d/1aROmjNmH3NCdtOBkLwSYX7x0lkluzOtL/view>

At the ZA hearing, the ZA announced that the department would review public comments submitted and then issue a memorandum with final guidelines. This means that there will be no opportunity for the public to respond to the guidelines after/if they are changed and before issued as final. The guidelines will not be sent to CPC, PLUM or Council. As there is no Council File number, there is no way for the public to see the comments that have been submitted which leaves the Department pretty much free to do whatever they wish to do without any transparency. This scenario may be one of the changes in delegation of authority that was part of the new Processes and Procedures Ordinance. The Council appears to have given up its authority as to how the City implements CEQA.

WRAC sent a letter to Planning to request an extension from the Jan. 19 deadline as there had been no announcement of the change of date to January and Councils were unaware that they had additional time to comment. Two council offices were asked to request an extension as well.

The deadline for comments is now FEBRUARY 19, 2024. Comments are to be sent Senior City Planner Mindy Nguyen at: mindy.nguyen@lacity.org

WRAC letter:

<https://westsidecouncils.com/wp-content/uploads/2024/01/WRAC-Letter-Planning-CEQA-Noise-Threshold.pdf>

Bel Air/Beverly Crest NC draft comment letter:

<https://www.babcnc.org/assets/documents/16/meeting65988b77221a7.pdf>

Citizens for a Better Los Angeles comment letter: See end of this report for text of the letter

LA City Measures to be considered:

CF 23-0623-S1 – Administrative approval of one hundred percent affordable housing projects.

Executive Directive 1 / 100 Percent Affordable Housing Projects / Procedures and Performance Standards / LAMC / Amendment

Referred 11/29/23 to Council Housing and Homeless Committee and to PLUM.

Los Angeles City Planning Commission report, dated November 28, 2023, relative to a proposed ordinance amending Los Angeles Municipal Code Chapters 1 and 1A, to establish procedures and performance standards for **administrative approval of one hundred percent affordable housing projects.**

Go to the Council File <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=23-0623-S1> to view the 11/28 posting of a report from the LA CPC and staff reports of the same date.

Understand that under the Mayor's Emergency Directive 100% affordable housing projects have no limits on density/units/height on multi-family zoned land and may reduce all setbacks, including front yard setbacks.

FYI: Executive Directive #1 can be seen at: <https://mayor.lacity.gov/news/mayor-bass-signs-executive-directive-dramatically-accelerate-and-lower-cost-affordable-housing>. That measure has been challenged in litigation filed by Fix the City. See related article on the Fix the City litigation at: <https://www.latimes.com/california/story/2023-09-26/group-sues-to-strike-down-mayor-karen-bass-homelessness-emergency-declaration>

Council File 18-0437-S1 (Yaroslavsky/Park) Exposition Corridor Transit Neighborhood Plan/Specific Plan Amendment / Restaurant Beverage Program (RBP) / Amendment
Motion introduced 12/8/23 and referred to PLUM Committee

The motion seeks to implement a Specific Plan Amendment to the EXPO Corridor plan removing the requirement for a Conditional Use Permit (CUP) for those restaurants seeking to serve alcohol -- instead replacing it with the two administrative clearance processes defined under the newly adopted Restaurant Beverage Program Ordinance.

Motion: https://clkrep.lacity.org/onlinedocs/2018/18-0437-S1_misc_12-8-23.pdf

FYI: Eight-year CPC member and recent CPC President for the past 5 years, Samantha Millman Has stepped down from the City Planning Commission. She was a Garcetti appointee and chaired the Commission throughout the pandemic / Zoom Covid years.

Mayor Bass names 7-member Small Business Cabinet created under her ED #4.
<https://www.dailynews.com/2024/01/12/la-mayor-karen-bass-announces-members-of-small-business-cabinet/>

Mayor Bass issued 11/8/23 Executive Directive No. 7: Streamlining and Accelerating Housing Production
SEE: https://mayor.lacity.gov/sites/g/files/wph2066/files/2023-11/ED%207%20-%20Streamlining%20and%20Accelerating%20Housing%20Production%20%281%29.pdf?utm_campaign=SDU&utm_medium=email&_hsmi=282773790&_hsenc=p2ANqtz-

[_AVQcoFptGI8U10tSUHXY_pJWjTOD5PKxiNwNy6KF-zh8MWU-J4IHBSxy6KG1dcMAqHaEdSq4WBzbyxBoR_VvvhLE4A&utm_content=282773790&utm_source=hs_email](https://www.thecentersquare.com/california/article_32fad630-7f5c-11ee-bd57-830807317e97.html?utm_campaign=SDU&utm_medium=email&utm_source=hs_email)

Los Angeles Mayor Karen Bass announced a new [executive order](#) to reduce permitting time for housing by 25-30%, a move that could significantly expand housing production. Combined with the pending codification of Bass' earlier executive directive allowing for the streamlined production of higher-density affordable housing, the city says the measure "could make significant strides toward alleviating its housing crisis."

See article from The Center Square: https://www.thecentersquare.com/california/article_32fad630-7f5c-11ee-bd57-830807317e97.html?utm_campaign=SDU&utm_medium=email&utm_source=hs_email
[iHlrj9e12PLJQ5oCl7shcva9Cq-Wp5X8hXQXu2MkQIDXAqu0FqeL3iAv6N7vrRgh0V6f0Uj3WiQqDP3dglyKzAZX4tw&utm_content=282773790&utm_source=hs_email](https://www.thecentersquare.com/california/article_32fad630-7f5c-11ee-bd57-830807317e97.html?utm_campaign=SDU&utm_medium=email&utm_source=hs_email)

"Noting that Los Angeles is currently on track to meet only 40% of its housing production goals required under its state-submitted housing plan, Bass ordered the city to reduce discretionary review, a process larger projects are subjected to that increases their permitting time due to required hearings and easily-filed lawsuits and adopt rules to reduce California Environmental Quality Act review thresholds that can increase the cost of environmental impact reports from tens of thousands to hundreds of thousands or millions of dollars in the case of lawsuits. Bass also ordered the city to reform building code requirements preventing the conversion of existing buildings into housing, a salient feature amid the city's **record-low** commercial real estate occupancy rate but an ongoing shortage of housing. Lastly, the order also requires that the city reduce permitting times for mixed-income housing by 25-30%."

Here is the statement from Vince Bertoni, Director of City Planning. October 26, 2023

Based on feedback gathered throughout the Spring and Summer through the Department's CHIP survey and a series of Office Hours hosted in July of this year, as well as direction from the Los Angeles City Council, the Department has modified how CHIP strategies will apply to single-family zones. In particular, at this time single-family zoned land is not being considered as eligible for the Affordable Housing Overlay incentives in development unless a proposed project is constructed on land hosting a religious institution and owned by a Faith Based Organization. Additionally, single-family zoned sites are not being considered in the expansion of the Transit Oriented Communities Affordable Housing Incentive Program. Opportunities for refinement will continue to be available as the CHIP program moves toward adoption.

In the coming months, City Planning will release draft ordinances associated with specific CHIP strategies. We encourage the public to keep an eye out for these

drafts and provide feedback that will ultimately inform revisions to the drafts prior to adoption.

NOTE: The issue for those communities now working on the Community Plans is how the community plans will be implemented in relation to the Housing Element mapping... and which one will be finalized/adopted first to understand what the baseline for density might be.

In the courts - FYI:

Fix the City litigation challenges the basis for the Mayor's ED 1

<https://www.latimes.com/california/story/2023-09-26/group-sues-to-strike-down-mayor-karen-bass-homelessness-emergency-declaration>

A Westside-based nonprofit group filed a lawsuit Monday that seeks to strike down Los Angeles Mayor Karen Bass' declaration of a local emergency on homelessness and housing, calling it a "vast and illegal expansion of mayoral power."

[Fix the City](#), which has sued city government several times over planning and development decisions, said in its lawsuit that the mayor's declaration improperly eliminates competitive bidding, undermining "the state's objective of ensuring fairness, transparency, and fiscal responsibility in public procurement."

The lawsuit said the mayor's declaration, and accompanying directives, have allowed 100% affordable housing developments to circumvent the city's planning review process, eliminating "public hearings, due process and the right of appeal" for such projects.

"By doing so, the mayor permits years of construction for which development planning oversight is non-existent," the lawsuit says. "That is but one long term impact on the citizens of the City of Los Angeles."

A Bass aide did not immediately rebut the claims in the lawsuit, which appears to be the first major legal challenge to the mayor's homelessness initiatives.

"The complaint was just filed," said mayoral spokesperson Clara Karger, "and we will take time to review it."

The lawsuit seeks to rescind three [executive orders](#) issued by Bass as part of the homelessness emergency, two of which were written to speed up the city's review and approval of [homeless shelters](#) and [affordable housing](#). A [third](#) serves as the backbone of the mayor's [Inside Safe initiative](#), which has been moving unhoused residents off the streets and into temporary and permanent housing.

In recent weeks, Bass has [touted the city's progress](#) in addressing the crisis, saying her first executive order helped speed up the city's processing of more than 7,000 affordable housing units.

[Read the lawsuit over Mayor Karen Bass' emergency homelessness declaration](#)

Sept. 26, 2023

“This is what urgency looks like,” [Bass said last week](#), celebrating the completion of an affordable housing development in Hollywood. “Approval processes that used to take six months are taking 47 days.”

An aide to City Atty. Hydee Feldstein Soto declined comment, saying the office does not comment on pending litigation. But Councilmember Nithya Raman said the lawsuit, if successful, would harm the city’s effort to fight homelessness, slowing down efforts to produce various types of housing.

“This is a crisis, and a moment, that demands that we use every tool in our toolbox to address it,” Raman said.

Bass declared a [state of emergency](#) on homelessness in December, taking that step on her first day in office. The declaration was designed to [speed up the process](#) of building temporary and permanent housing, in part by allowing the mayor’s office to make contracting decisions that don’t require competitive bidding or City Council approval.

The council approved the declaration and reupped it on a monthly basis until July, when the mayor prepared a new, reworked emergency declaration.

That order, which is still in place, authorizes Bass to commandeer property and use it for temporary housing, suspend competitive bidding on contracts that last less than a year and issue orders and directives aimed at addressing the housing and homelessness emergency.

In its lawsuit, Fix the City questioned the justification for the emergency declaration, saying the city’s homelessness and housing affordability problems are “chronic in nature,” not “sudden or unexpected.” In the years before Bass took office, Mayor Eric Garcetti declared a [shelter crisis](#), which provided city leaders additional measures for combating homelessness, said Mike Eveloff, president of Fix the City.

You can help someone get on the path to housing — and make your voice heard on issues of housing and homelessness. Learn how with Shape Your L.A.

“We’re not trying to get the city to stop addressing homelessness. They have the tools they need to do that,” he said. “We’re trying to avoid the loss of due process and transparency, which are all needed to avoid corruption, which we’ve seen far too much of.”

Fix the City has taken aim at an array of land-use decisions in various parts of L.A., focusing most recently on a proposal for a [30-bed homeless shelter](#) planned on Pico Boulevard. In 2013, the organization was one of several that successfully [struck down](#) the city’s update to the Hollywood Community Plan, which lays out the development strategy for that part of the city.

It took the planning department a decade to rewrite that document, which was [approved by the council](#) in May. A month later, Fix the City sued again, asking a judge to overturn it.

Monday’s lawsuit was prepared by Robert P. Silverstein, an attorney who, on behalf of his clients, succeeded in overturning approval of construction projects in Hollywood and elsewhere.

Legal challenge to City's approval of the 5511 Ethel Avenue project (affordable apartment building with 200 units with height of 80 feet on an R1 lot to be developed under ED 1 (which was later corrected to state that it is not to be applied to R1 properties) brought by New School for Child Development. Opposing challenge to approval is the 5511 Ethel Avenue LLC /Bedrock Properties Group LLC, 8217 Winnetka, LLC and Yes in my Backyard (YIMBY Law). See case filing at: <https://drive.google.com/file/d/1mnK4uCHZPPdOadNHpyl6350LIPRMfGYU/view>

Daily News article about the YIMBY lawsuit: <https://www.dailynews.com/2024/01/10/city-of-la-sued-after-council-says-no-to-fast-tracking-affordable-housing-proposal/> by Linh Tat

The city of Los Angeles is being sued after the City Council refused to let a developer use L.A.'s fast-track approval option for 100% affordable housing projects to build a seven-story apartment that would back up to a single-family neighborhood in the San Fernando Valley.

[The lawsuit](#) filed on Tuesday, Jan. 9, by the non-profit Yes In My Back Yard, or YIMBY, is the latest in a debate about whether a developer can use [Mayor Karen Bass' Executive Directive 1](#) to tap into a fast approval process to build large 100% affordable housing projects in single-family neighborhoods and in other low-density areas.

Bass issued her directive, known as ED1, during her first week in office in late 2022 as a way to address [L.A.'s affordable housing and homelessness crises](#).

The intent wasn't to allow a fast-track process in which developers could propose such massive projects in single-family neighborhoods. But [the mayor's initial wording](#) did not explicitly state that developers couldn't do so. In June, [Bass updated her directive](#) to close the loophole. But by then the city had [several applications – all in the San Fernando Valley](#) – from developers seeking to build multi-story affordable housing projects in single-family areas.

In October, the [City Council denied one developer's plan](#) – a seven-story, 360-unit apartment at 8217 Winnetka Ave. in Councilmember Bob Blumenfield's West Valley council district – to use the streamlined approval process. The council's decision did not prevent the developer from using the city's normal, slower review process.

Blumenfield did not respond to a request for comment on Tuesday, but in October he said, "The project in question is a high-density, multi-family project on a single-family zoned lot. ... The intent of ED1, again, was not to include single-family zones, and the mayor clarified this."

The lawsuit filed Tuesday by YIMBY and Bedrock Properties Group, identified as the project applicant, alleges that their application – and others submitted before the mayor amended her executive directive – have vesting rights. They say the developer qualifies for expedited review using Bass' ED1 rule before she changed it.

"Los Angeles can't keep delaying affordable housing," Sonja Trauss, executive director at YIMBY Law, said in a statement. "We've spoken with them about the legal and moral implications of going back on their own policy. The city still broke the law, and now they have to be held accountable."

The ED1 concept that Bass embraced can save developers tens of thousands of dollars in permitting fees, and it exempts them from some environmental studies and public hearings.

In other words, by not going through a typical Planning Commission review, developers save time and money — and feel that their projects face less risk of being killed during the city's complicated "discretionary review process."

The California Department of Housing and Community Development indicated in a letter to the city last fall that it believes the developers have vesting rights. But the city's planning department and mayor's office don't agree.

A representative for the city attorney's office told the City Council in September that it considered the state's opinion "[persuasive at most, not binding.](#)"

A spokesperson for City Attorney Hydee Feldstein Soto's office declined to comment on this week's lawsuit, saying the office does not comment on pending litigation.

During the Oct. 13 council meeting, before the City Council voted 10-1 to deny the developer's request to remain on the fast track, Blumenfield urged his colleagues to reject the request.

He also told the Los Angeles Daily News that day that the [planning department considered the application incomplete](#) and, therefore, ineligible for fast-tracked approval.

"Fear of litigation shouldn't be a reason to approve projects with incomplete applications, and that are not a good fit in a community," Blumenfield said.

This week's lawsuit challenges the city's position that the application was incomplete.

Daily News article about the filings includes a list of all projects filed under ED 1 before the correction was made: <https://www.dailynews.com/2023/10/02/loophole-lets-developers-put-big-apartment-buildings-next-to-sf-valley-houses/>

Pending litigation: **SB 10 Lawsuit Filed May 30, 2023 by the Aids Healthcare Foundation and the City of Redondo Beach challenging SB 10.** Case No. B321875 in the Court of Appeal, Second District CA, Division 2. No hearing date posted.
<https://www.livablecalifornia.org/sb-10-lawsuit-filed-may-30-2023electrification-reality-and-myths-2/>

Supreme Court agrees to hear Grants Pass, OR case regarding homeless encampments and cities' rights to move homeless from camping on public property.
<https://www.cnn.com/2024/01/12/politics/supreme-court-grants-pass-homeless-cruel-and-unusual-punishment/index.html>

CNN —

The Supreme Court on Friday [agreed](#) to decide whether city laws that punish individuals to curb the growth of homeless encampments violate the Constitution's limits on cruel and unusual punishment.

The justices took up an appeal from Grants Pass, Oregon, of a federal court ruling preventing the city from enforcing its public camping ordinances through civil citations.

<https://calmatters.org/housing/homelessness/2024/01/homeless-camp-scotus/>

The case, originating from the Oregon city of Grants Pass, could overturn or narrow a five-year-old precedent from a federal appeals court that limited how much cities in Western states could criminalize those who sleep on the streets when there aren't enough shelter spaces available.

In the older case — Martin v. Boise — the Ninth Circuit Court of Appeals ruled in 2018 that it's cruel and unusual punishment to criminalize camping on public property when the people in question have nowhere else they can legally sleep. The ruling was binding on West Coast cities, where rising rates of unsheltered homelessness that later spiked during the pandemic were driving [local politicians to pass public camping prohibitions](#). In 2019 the Supreme Court declined to hear an appeal of that case.

LA City political/inside coverage from LA Times CA Newsletter - "State of Play"

— **SEVEN RAISES IN FIVE YEARS:** Mayor **Karen Bass** has [struck a deal](#) to give workers with the Coalition of L.A. City Unions raises of more than 24% by July 2028. The salary proposal is similar to one approved in 2007 by former Mayor **Antonio Villaraigosa** — one he later called the biggest mistake of his administration.

— **MOORE TO GO:** Police Chief **Michel Moore** announced Friday that he will [step down](#) as head of the LAPD at the end of February, a move that will trigger a nationwide search for one of the most challenging jobs in law enforcement. Bass said Moore will continue for an unspecified time as a consultant to the department, with an interim chief taking over until the new hire is made.

— **FUNDRAISING FRENZY:** The fundraising numbers are out for the candidates running in the March 5 election for seats on the City Council. Among the highlights: Councilmember **Kevin de León**, running for reelection in an Eastside district, collected more than \$257,000 in campaign donations by the Dec. 31 deadline, putting him second in that category behind Assemblymember **Miguel Santiago** (D-Los Angeles). Santiago has raised more than \$460,000 in contributions in the race to represent Council District 14, per the Ethics Commission [summary page](#).

— **MATCH GAME:** Two other candidates in the CD14 race — Assemblymember **Wendy Carrillo** (D-Los Angeles) and tenant rights attorney **Ysabel Jurado** — showed their prowess in securing public matching funds for their campaigns. Carrillo has raked in about \$330,000, more than a third of it from matching funds, while Jurado has collected about \$317,000, nearly half of it from matching funds. Neither Santiago nor De León had received matching funds by Dec. 31, the most recent reporting period, per the Ethics website.

— **FIGHT FOR THE 4TH:** Over in L.A.'s 4th District, which straddles the Hollywood Hills, Councilmember **Nithya Raman** and Deputy City Atty. **Ethan Weaver** continued their fundraising blitzes. Raman, running for a second term, pulled in about \$332,000 in donations and nearly \$160,000 in matching funds. Weaver brought in about \$228,000 in contributions and \$174,000 in matching funds. Software engineer **Levon "Lev" Baronian** has raised just over \$23,000.

— **POWER MOVES:** Political appointee **Cynthia McClain-Hill** [resigned](#) from the Board of Water and Power Commissioners this week, days after The Times reported [on criticism](#) leveled against her over a private phone call she and another commissioner had with two cybersecurity executives who sought a DWP contract in 2019.

Former DWP commissioner **Aura Vasquez**, who previously served on the commission and is now running for council, said the call was "completely unacceptable," arguing that it damaged the public's trust in city government. McClain-Hill and another DWP commissioner said the conversation was proper and helped ensure the utility continued to receive cybersecurity protections.

— **YIMBYS GO TO COURT:** A group of businesses and pro-housing advocates sued the city this week over the council's refusal to allow a developer to use Bass' fast-track approval process for a 100% affordable housing project in the San Fernando Valley, the [Daily News reports](#). The case represents the latest chapter in the debate over whether such projects should be allowed to use the accelerated process in single-family neighborhoods.

— **MERCURY HIRING:** Former City Council President **Herb Wesson**, who left office in 2020, has joined Mercury Public Affairs, a firm with lobbying clients at City Hall. Wesson will co-chair the firm's office in L.A. The firm is registered to lobby city officials on behalf of such businesses as Phillips 66, autonomous vehicle company Cruise LLC, billboard company Outfront Media and Fox Corp., which is seeking approval for its studio master plan, according to Ethics Commission filings. (h/t [Politico](#))


Pending Metro-related projects in LA City

Gondola Project

FEIR released Dec.4, 2023. <https://www.metro.net/projects/aerial-rapid-transit/>

Message from **California State Parks Foundation:**

Plans for the Aerial Rapid Transit Technology (ARTT), an aerial gondola system to connect the Dodger Stadium with Los Angeles Union Station, continue to inch forward as Metro will soon be considering the Final Environmental Impact Report (EIR). We are concerned about the project due to its impact on Los Angeles State Historic Park and the precedent it would set — such as permanent disruption of the park's peaceful environment and surrounding communities, noise pollution, and other negative impacts on the park's ecosystem.

We encourage all park advocates to join these in-person public Metro meetings and make your views known. 

Learn more: <https://ow.ly/Tw2o50Qp0B6>

Metro website on gondola: <https://www.metro.net/projects/aerial-rapid-transit/>

L.A. Metro — Meeting Date/Time: (no agendas are currently available)

- Wednesday, January 17 at 1:00 pm Committee meeting
- Thursday, January 18 at 11:00 am Committee meeting
- Thursday, January 25 at 10:00 am - Full Board Vote

Opposition has been voiced from the CA State Parks Foundation, LA Parks Alliance, Sierra Club, Friends of the LA River, LA Conservancy, Trust for Public Land, Natural Resources Defense Council, Audubon Center, California Endowment, additional organizations and Chinatown residents (<https://www.stopthegondola.org/>). There is a sample letter available for those who would like to submit an opposition comment to the Metro Board and City Council: https://actionnetwork.org/letters/la-metro-board-stop-the-la-art-gondola?source=direct_link&

The FEIR can be viewed at: https://www.dropbox.com/scl/fo/p9x3rj7d1wd1aay323ijp/h/Final%20Environmental%20Impact%20Report/Final%20EIR%20Individual%20Sections?dl=0&subfolder_nav_tracking=1

STATE LAWS APPROVED BY GOVERNOR NEWSOM PRIOR TO YEAR END:

Summary circulated by Seat at the Table (SATT): <https://satt.edublogs.org/seat-at-the-table-satt/satts-postings/> (Additional information about laws adopted and pending laws in the new session can be seen at Livable California website: <https://www.livablecalifornia.org/portfolio-items/2023-bills-lc-tracked/?aiEnableCheckShortcode=true> .)

SB and AB – Critical State Housing Laws Approved by Governor Newsom

Governor Newsom recently approved multiple state housing bills passed by the State Assembly and Senate. The following is a summary of a few of the key bills that are expected to benefit multi-family, mixed-income housing developers.

SENATE BILL 423 – EXPANSION AND EXTENSION OF SENATE BILL 35

Governor Newsom signed SB 423 (Wiener) into law on October 11, 2023. SB 423, which goes into effect on January 1, 2024, extends the sunset provision for and makes other substantive changes to SB 35 (Wiener, 2017) (codified at Government Code section 65913.4). As explained in our prior [legal alert](#), SB 35 provides for a streamlined ministerial (i.e., no CEQA) approval process for qualifying housing development projects in local jurisdictions that have not made sufficient progress towards their state-mandated Regional Housing Needs Allocation (RHNA), as determined by the California Department of Housing and Community Development (HCD).

SB 423 expands SB 35 to apply when a local jurisdiction fails to adopt a housing element in substantial compliance with state housing element law (regardless of RHNA progress), as specified and as determined by HCD. Under that circumstance, prior to calculating any density bonus, at least 10% of the dwelling units would need to be designated as very low income (rental) or low income (ownership), as defined, subject to any local ordinance requiring a higher percentage. Alternatively, in the San Francisco Bay Area (as defined), a minimum of 20% of the units could be designated as (lower) moderate income, as defined, subject to any local ordinance requiring a higher percentage or deeper level of affordability. SB 423 is expected to result in the increased production of multi-family, mixed-income housing since, as explained in our prior [legal alert](#), multiple local jurisdictions are currently out of compliance with the state housing element law and could be out of compliance in future housing element cycles.

SB 423 also targets the City and County of San Francisco by increasing the frequency of its RHNA reporting period to every year, beginning in 2024. If HCD determines that San Francisco has not made sufficient progress toward its above-moderate income RHNA by that deadline, projects designating at least 10% of the units as affordable to lower-income households (versus 50%) would qualify for streamlined ministerial approval under SB 35, provided that all other applicable requirements would be met. According to [this](#) San Francisco Housing Needs Assessment, compared to the 2015-2023 reporting period, the total RHNA for San Francisco increased by 184% for the current 2023-2031 reporting period — including a target of 35,471 above-moderate income units (4,434 units annually). Recall that any higher local percentage requirements must be met, meaning that in San Francisco, 15% of the units must be designated as affordable (for projects approved between November 1, 2023 and November 1, 2026), as specified in San Francisco Ordinance No. 187-23.

To summarize, SB 423 also amends SB 35 as follows:

- Extends the sunset on SB 35 by ten years (from January 1, 2026 to January 1, 2036).
- Revises the coastal zone development prohibition to allow for projects in specified urban coastal locations (e.g., property not vulnerable to five feet of sea level rise or within close proximity to a wetland) where the property is zoned for multi-family housing and is subject to a certified local coastal program or a certified land use plan.
- Revises the fire hazard severity zone development restriction, as specified.

- Removes skilled and trained workforce requirements for projects below 85 feet in height and imposes modified skilled and trained workforce requirements, as specified, for projects at least 85 feet in height (as measured from grade).
- Requires projects with 50 or more dwelling units and using construction craft employees to meet apprenticeship program requirements and provide health care expenditures for each employee, as specified.
- Revises the required affordability level where at least 10% of the units must be designated as affordable (i.e., where a local jurisdiction has not made sufficient progress toward its above-moderate income RHNA) for (i) rental projects — from lower income (at or below 80% AMI) to very low income (at or below 50% AMI) and (ii) San Francisco Bay Area projects where moderate income units would be provided — from below 120% AMI and a required average of at or below 100% AMI to below 100% AMI and a required average of at or below 80% AMI.
- Requires determinations regarding compliance with applicable objective planning standards (as defined) to be made by the planning director (or any equivalent local government staff).
- Prohibits local governments from requiring compliance with any standards necessary to receive a post-entitlement permit (as defined) or other information (including technical studies) that do not pertain directly to determining whether the housing development project is consistent with applicable objective planning standards.
- Removes the planning commission (or equivalent board/commission) public oversight hearing provision (but retains the design review provision).
- Provides for the inclusive calculation of the total number of dwelling units for purposes of meeting SB 35 requirements where there are multiple projects on the same project site or on a site subdivided from a prior SB 35 project site, as specified.
- Clarifies that if a local affordable housing ordinance requires units that are restricted to households with incomes higher than the SB 35 income limits, then the units that meet SB 35 income limits shall be deemed to satisfy the local requirement.

SENATE BILL 4 – AFFORDABLE HOUSING ON FAITH AND HIGHER EDUCATION LANDS ACT OF 2023

Governor Newsom signed SB 4 (Wiener) into law on October 11, 2023. SB 4 provides for a streamlined ministerial (i.e., no CEQA) approval process for qualifying housing development projects, notwithstanding any inconsistent provision in the general plan, specific plan, zoning ordinance, or other regulation. The land must be owned on or before January 1, 2024, by an independent institution of higher education or a religious institution, as defined.

To qualify, 100% of the units must be designated as affordable, exclusive of (i) manager units (no limit) and (ii) units allocated to staff of the institution that owns the land (up to 5% of the units). At least 80% of the housing units must be designated as affordable to lower income households (as defined) and up to 20% of the units may be designated as affordable to moderate-income households (as defined). The project must also satisfy most of the project site requirements already set forth under AB 2011 (operative as of July 1, 2023), as specified and modified by SB 4. For example, rather than flatly prohibiting housing units within 500 feet of a freeway (per AB 2011), SB 4 requires that specified air filtration must be provided for regularly occupied areas of the building.

Prevailing wages must be paid, and if the project consists of 50 or more dwelling units, health care expenditures and an apprenticeship program must be provided for construction craft employees, as specified.

SB 4 will sunset on January 1, 2036, unless extended before that date.

ASSEMBLY BILL 1287 – ADDITIONAL DENSITY BONUS UNDER STATE DENSITY BONUS LAW

Governor Newsom signed AB 1287 (Alvarez) into law on October 11, 2023. AB 1287 amends the State Density Bonus Law (Government Code section 65915) by incentivizing the construction of housing units for both the “missing middle” and very low income households by providing for an additional density bonus, and incentive/concession for projects providing moderate income units or very low income units.

First, the project must provide the requisite percentage of on-site affordable units to obtain the maximum density bonus (50%) under prior law: 15% very-low-income units, or 24% low-income units, or 44% moderate-income (ownership only) units (the “Base Bonus”). Second, to qualify for an additional density bonus (up to 100%) and an additional incentive/concession under AB 1287, the project must provide additional on-site affordable units, as specified (the “Added Bonus”). The Added Bonus may be obtained by adding moderate-income units to *either* a rental or ownership project, but that is capped at a total maximum of 50% moderate-income units. To illustrate:

- Rental Project. If the project includes 24% low-income units (50% Base Bonus) and 15% to 16% moderate-income units (50% Added Bonus), the project would now qualify for a 100% density bonus and three to four incentives/concessions, respectively.
- Ownership Project. If the “base” project includes 44% to 45% moderate-income units (50% Base Bonus) and 10% very-low-income units (38.75% Added Bonus), the project would now qualify for an 88.75% density bonus and three to four incentives/concessions, respectively.

ASSEMBLY BILL 1633 – EXPANSION OF HOUSING ACCOUNTABILITY ACT PROTECTIONS: CEQA

Governor Newsom signed AB 1633 (Ting) into law on October 11, 2023. AB 1633 closes a loophole in the Housing Accountability Act (HAA) (Government Code section 65589.5 et seq.) by establishing when a local agency’s failure to exercise its discretion under CEQA, or abuse of its discretion under CEQA, constitutes a violation of the HAA.

There have been instances where HAA-protected projects have been stymied by a local agency’s failure to approve or deny a project due to CEQA-related delays. For example, as explained in [this letter](#) from HCD to the City and County of San Francisco, the Board of Supervisors’ actions to decertify and remand an EIR back to the Planning Department based on vague concerns “exemplify a pattern of lengthy processing and entitlements timeframes” that “act as a constraint on housing development.”

To qualify under AB 1633, the project must be a “housing development project” under the HAA (see our prior [legal alert](#) for more information about the HAA) and meet the following requirements:

- The project site is located in an urbanized area, as defined.
- The project meets or exceeds a dwelling unit density of 15 units per acre.
- The project site is not located in a coastal zone, on certain types of farmland, on wetlands, on a hazardous waste site, within a delineated earthquake fault zone, within a special flood hazard area, within a regulatory floodway, on lands identified for conservation, or on habitat for protected species, as specified.
- The project site is not located in a high or very high fire hazard zone, as specified.

Under AB 1633, the following circumstances constitute “disapproval” of the project, in which case the local agency could be subject to enforcement under the HAA:

- CEQA Exemptions. If (i) the project qualifies for a CEQA exemption — and is not subject to an exception to that exemption — under the CEQA Guidelines based on substantial evidence in the record; (ii) the local agency fails to make a determination of whether the project is exempt under CEQA; and (iii) the local agency does not make a lawful determination, as defined, on the exemption within 90 days of timely written notice from the applicant, as

- specified. The local agency may extend that time period by up to an additional 90 days if the extension is necessary to determine if there is substantial evidence in the record that the project is eligible for the exemption sought by the applicant.
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- Other CEQA Determinations. If (i) the project qualifies for a negative declaration, addendum, EIR, or comparable environmental review document under CEQA; (ii) the local agency commits an abuse of discretion, as defined, by failing to approve the applicable CEQA document in bad faith or without substantial evidence in the record to support the legal need for further environmental study; (iii) the local agency requires further environmental study; and (iv) the local agency does not make a lawful determination, as defined, on the applicable CEQA document within 90 days of timely written notice from the applicant, as specified.

AB 1633 does not address potential lead agency staff delays in the preparation of the CEQA document for the project in the first instance. AB 1633 also includes a limited exception to enforcement where a court finds that the local agency acted in good faith and had reasonable cause to disapprove the project due to the existence of a controlling question of law about the application of CEQA or the CEQA Guidelines as to which there was a substantial ground for difference of opinion at the time of the disapproval.

AB 1633 will sunset on January 1, 2031, unless extended before that date.

ASSEMBLY BILL 1485 – STATE ENFORCEMENT OF HOUSING LAWS

Governor Newsom signed AB 1485 (Haney) into law on October 11, 2023. AB 1485 grants the California Attorney General the “unconditional right to intervene” in lawsuits enforcing state housing laws, whether intervening in an independent capacity or pursuant to a notice of referral from HCD. Under prior law, the Attorney General and HCD were required to petition the court to be granted intervenor status and join a lawsuit, which can be a “lengthy and onerous process.”

ASSEMBLY BILL 1307 – CEQA: POPULATION GROWTH AND NOISE IMPACTS

Governor Newsom signed AB 1307 (Wicks) into law on September 7, 2023. AB 1307 is a legislative response to the ruling in a high-profile appellate CEQA case in which the court held that an Environmental Impact Report (EIR) for a UC Berkeley housing project failed to assess potential noise impacts from loud student parties in residential neighborhoods near the campus and did not justify its decision to not consider alternative project locations. (*Make UC a Good Neighbor v. Regents of Univ. of California*, 88 Cal. App. 5th 656, [2023], as modified [Mar. 16, 2023]). See our prior [legal alert](#) for more information about that case.

AB 1307 provides that (i) the effects of noise generated by future housing project occupants and their guests is not a significant impact under CEQA and (ii) the University of California, California State University, and California Community Colleges are not required to consider alternatives to the housing project location in an EIR if specified requirements are met.

ASSEMBLY BILL 529 – COMMERCIAL TO RESIDENTIAL CONVERSION PROJECTS

Governor Newsom signed AB 529 (Gabriel and Haney) into law on October 11, 2023. AB 529 requires HCD to convene a working group, including the California Building Standards Commission, Energy Commission, State Fire Marshal, Public Utilities Commission, and other stakeholders to “identify challenges to, and opportunities to help support, the creation and promotion of adaptive reuse residential projects statewide while not reducing minimum health and safety standards, including identifying and recommended amendments to state building standards.”

AB 529 is a step in the right direction for commercial to residential conversion projects, but a stronger legislative response is needed to make conversion projects financially feasible. Unfortunately, [AB 1532](#) (Haney) did not make it to the Governor’s desk this legislative session. That bill would have provided

for “by right” streamlined ministerial (i.e., no CEQA) approval of qualifying office to residential conversion projects. AB 1532 would have also made new state funding available for qualifying office to residential conversion projects.

According to [this article](#), Senator Wiener plans to introduce a bill in January that would include tax breaks for commercial to residential conversion projects.

ARTICLES OF INTEREST:

Bloomberg CityLab: What the YIMBY Winning Streak Means: From Montana to Vermont, the pro-housing zoning reform movement scored victories at the state and city level in 2023. Here is why their message went nationwide. By M. Nolan Gray (was North Westwood NC at large member and is now Research Director for California YIMBY) and Salim Furth <https://www.bloomberg.com/news/articles/2023-11-28/pro-housing-yimbys-build-a-zoning-reform-winning-streak-across-us>

Bloomberg CityLab on The Build More Housing Near Transit Act of 2023: Article written by California YIMBY Research Director M. Nolan Gray: <https://www.bloomberg.com/news/articles/2024-01-03/us-needs-more-housing-to-support-public-transit-recovery> The article highlights the ridership along the new Metro Crenshaw/K Line and talks about the need for rezoning needed to “make transit work.” “Evidence suggests that you need 12 to 15 dwelling units per acre to make frequent transit work..”

Want More Transit (and Federal Funding)? Build Housing That Supports It

Too many new rail lines are opening in areas that don’t have the density to support them. A new federal bill aims to change that.

... The [Build More Housing Near Transit Act of 2023](#) aims to change all that. First introduced back in 2019, the idea is simple: if the federal government is going to shell out billions for transit infrastructure, local governments should at least clear away the regulatory barriers standing in the way of nearby construction.

Specifically, the bill would change the scoring criteria for applications to the Federal Transit Administration’s New Starts program, which offers grants for new rail and bus rapid transit projects. Under the new criteria, the administration would need to prioritize jurisdictions that have adopted pro-housing policies, including eliminating minimum parking requirements and lot sizes, allowing apartments and raising height limits, among other reforms.

It’s not just a box-checking exercise. The bill also requires the US Department of Transportation to consult with the Department of Housing and Urban Development to ensure that the cocktail of pro-housing policies adopted by any given jurisdiction will actually result in construction. If passed, advocates could use the federal rulemaking process to help shape this test, setting a precedent for other federal policies.

... Will the bill finally pass? Dysfunction in the US Congress doesn’t help, but the bill’s has [bipartisan co-sponsors](#) in [both houses](#). The bill also enjoys the backing of [Up for Growth Action](#), an advocacy organization committed to advancing YIMBY (“Yes In My Backyard”)

policies at the federal level. Their legislative agenda includes bills like the [Yes In My Backyard Act](#), which would likewise condition Community Development Block Grants on rolling back exclusionary zoning. While the federal government might not have any formal power over zoning, the thinking goes, it can use the power of the purse to nudge local reform.

Regardless of what happens in Congress, the federal government will be taking tougher measures to expand housing and transportation resources in the coming years. In August, the Biden Administration [announced](#) a \$13.4 million competitive grant program to support local efforts to plan for more transit-oriented development.

<https://www.dailynews.com/2023/12/29/southern-california-builders-grab-largest-share-of-home-sales-in-15-years/>

Article looks at sales trends (with much focus on new home construction which is not so much of a factor in built-out LA City – unless heading toward the far northern areas of the city).
