

Liaison Updates - July 2024



Citywide

Redevelopment Plan Procedures Chapter 1A Transition Ordinance

This draft ordinance moves the Redevelopment Plan procedures from Chapter 1 to Chapter 1A of the LAMC to ensure that the procedures are made available to projects within both the existing community plan areas as well as newly adopted community plans.

A joint virtual informational webinar and [public hearing](#) will be held on **July 24, 2024 at 5:30pm**. You can share your thoughts at the webinar and join the interested parties list by contacting tyler.currie@lacity.org. The public comment period is open through July 31, 2024 at 5:00pm.

[Draft Ordinance](#), [Fact Sheet](#)

Planning Fee Adjustments:

In accordance with [Ordinance No. 188063](#), the Los Angeles Municipal Code (LAMC) allows for an annual inflation adjustment for the fees listed in LAMC Sections 19.01 through 19.10 and Section 19.12. The adjusted rate went into effect on July 1, 2024.

The calculated inflation adjustment fees of 3.5% has been determined based on the Consumer Price Index for Urban Consumers (CPI-U) in the Los Angeles area, based on an average for the 12-month period ending in December 2023. [This updated fee schedule](#) serves to define the fee amounts, as approved by [Ordinance No. 187237](#), as the base fees to which the initial annual inflation adjustment shall be applied. The column labeled "CPI Adjusted Fee" displays the most recent year-over-year change with CPI-U. For additional fee-related information contact your development service counter planning.figcounter@lacity.org

Housing Policy Updates:

Housing Element Rezoning Program Draft Ordinances Updates

Los Angeles City Planning is excited to announce the release of revised Housing Element Rezoning Program draft ordinances. The revised ordinances have been updated to incorporate the feedback and public comment received since their initial release in March of this year. Planning staff will continue to collect **public comment through Thursday, August 1, 2024** that will be used to refine the draft ordinances as the Housing Element Rezoning Program moves through the Revise/Publish and Adoption phase. Click [here](#) to view the revised ordinances.

As part of the current phase of outreach, **Los Angeles City Planning invites you to attend a public hearing on Thursday, July 25, 2024**, where you can share your thoughts on the draft ordinances supporting the Housing Element Rezoning Program. The hearing will be held virtually over Zoom and commences at 5:00pm with an information session and live Q+A followed by the public hearing at 6:30pm. Following the public hearing, staff will present the draft ordinances to the **City Planning Commission on Thursday, September 26, 2024**.

[Citywide Housing Incentive Program Ordinance](#)
[Housing Element Sites and Minimum Density Ordinance](#)
[Resident Protections Ordinance](#)

Proposed Adaptive Reuse Ordinance (ARO) Update

The [ARO](#) amendment expands the City's current adaptive reuse incentives citywide. The ordinance aims to reduce vacant space, sustainably extend the life of buildings, and revitalize historic structures, all while creating new housing opportunities.

The department held a [Public Hearing](#) on June 27, 2024, in advance of the **City Planning Commission's consideration of the ordinance on August 22, 2024**. Please visit the [Housing Element Rezoning Program Resources webpage](#) for more information.

[FAQ | Hoja Informativa](#), Draft Ordinances [Current Zoning Code](#), [New Zoning Code, Ch1 A](#),

Affordable Housing Linkage Fee

Planning has issued the annual update to the fee schedule for the Affordable Housing Linkage Fee (Linkage Fee). The [Linkage Fee Ordinance](#) was adopted by the City Council on December 13, 2017. It established a fee per square foot that is applicable to certain new market-rate residential and commercial development. The revenues from this ordinance have generated local funding for affordable units in addition to supporting the City's overall housing needs. The adjusted rate went into effect on July 1, 2024

- The updated fee schedule lists the applicable fees that vary by market area and project type.
- Development Projects that are subject to the Linkage Fee are required to pay the applicable fee that is in place at the time of building permit issuance.
- To determine the market area for any property in the City of Los Angeles, please refer to the Planning and Zoning dropdown on [ZIMAS](#) or the maps included in the fee schedule.

[Fee Schedule; Affordable Housing Linkage Fee Implementation Memo](#)

Landscape and Site Design Ordinance

On **Wednesday, July 31, 2024** the Department of City Planning will host a [public hearing](#) for the Landscape and Site Design Ordinance. The [Draft Landscape and Site Design Ordinance](#) is available for public review and feedback. This ordinance aims to foster healthy, walkable communities that address

public health and climate needs, while also streamlining the review process for new ground-up developments.

Highlights of the draft include:

- The introduction of a [Performance-Based Point System](#), an innovative approach intended to adapt to a wide variety of uses, project scales, and settings, rather than a one-size-fits-all approach.
- The replacement of existing ordinance and guidelines.
- Changes in treatment of partially covered outdoor areas, aimed to no longer be counted towards floor area.

For more information, please visit the [webpage](#) and [Fact Sheet](#). Please [sign up for updates here](#) and/or email planning.urbandesign@lacity.org to provide feedback or schedule an appointment with staff. [PlancheckNC meeting on May 11, 2024](#) [April's Webinar](#).

New Zoning Code

City Planning is establishing a modern and efficient Zoning System that is easier to use and more responsive to the needs of the community. To learn more about it, watch our playlist of [Animated Information Videos](#), you can also visit [the project page](#) to get the latest updates.

The New Zoning Code is currently being reviewed by the City Attorney's Office for form and legality and is anticipated to be released and adopted later this year.

[Zoning](#) determines the uses permitted on a parcel and provides regulations for development, including height, bulk, and setbacks. The adoption of the [Downtown Community Plan](#) will mark the initial implementation of the New Zoning Code, and will be coming to a neighborhood near you as the Community Plans are updated throughout the City. Sign up [here](#) to receive updates.

Regional

Westside Community Plan Update

Throughout the summer, the Westside Community Plan Update Team will conduct both virtual and in-person outreach across the four Community Plan Areas and their respective Neighborhood Councils. Outreach will consist of presentations on the Community Plan Updates process alongside overviews of drafts previously released in March. This coordination is in an effort to bring awareness alongside the released 2024 Draft General Plan Land Use Maps for each of the four Community Plan Areas. Staff attended around 50 Virtual Office Hours across the month of May in respect to any feedback the public had over the published StoryMap.

Information continues to be available on the program [website](#).

[Helpful Resources](#)

- [Animated video series](#) about the new, updated zoning system and its modules
- [Executive Directive 1 Implementation](#)
- [Home-Sharing Records Portal](#)
- [City Planning Prefixes and Suffixes](#)

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