



Contact us/sign up:
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SPECIAL PLANNING AND LAND USE COMMITTEE

Thursday December 4, 2025 at 7:00 pm

Held via Zoom meeting online or by telephone
Zoom web link for this meeting is <https://us02web.zoom.us/j/86204703866>

Dial 1-669-900-6833 to join the meeting and then enter **webinar ID 862 0470 3866** and **press #** (press ***9** to request to speak, ***6** to unmute yourself)

Rosalie Preston, Chair
Nanci Torres, Secretary

Committee Members
Salim Mhunzi
Arvie Powell
Janeshia Robinson

Rebecca Rodriguez
Dave Trejo
Luetta Watson

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte nosotros al (310) 768-3853 o por correo electrónico info@harborgatewaynorth.org para avisar al Concejo Vecinal.

IN CONFORMITY WITH THE OCTOBER 6, 2023 ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND LA CITY COUNCIL APPROVAL ON NOVEMBER 1, 2023, THE HARBOR GATEWAY NORTH NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED VIRTUALLY.

Every person wishing to address the Board must **dial 1-669-900-6833**, and **enter 862 0470 3866** and then **press #** to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial ***9** or use the Raise Hand option, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered.

AGENDA

- 1) Welcome/call to order/roll call (quorum is 5 members)
- 2) General public comment on non-agenda items that are within the Neighborhood Council's subject matter jurisdiction. Each speaker will be allowed 2 minutes per speaker-press ***9** to request to speak, ***6** to unmute yourself
- 3) Approval of the minutes
 - (a) August 28, 2025, Committee meeting **Vote**
 - (b) October 23, 2025, Committee meeting **Vote**
- 4) Approval of a comment letter for filing with Council File 23-0623-S1 (ED1 ordinance), with
a recommendation to the HGNNC Board **Vote**

5) Reports on planning and land use issues

- a) Prologis warehouse Vermont Redondo project: lawsuit on EIR filed 11-21-2025
- b) Update on oil well issues (December 11 City Planning Commission hearing on new phase-out ordinance)
- c) Apartment projects
 - i) 800 W. Imperial Highway EAR-2025-6355-AH-HCA-RED1 (4-story, 20 units, 100% affordable, no parking)
 - ii) 700 W. 120th Street ADM-2024-4937-DB-VHCA-ED1 – on hold
 - iii) 1134 E. 120th Street ADM-2022-433-CPIOC – construction underway
 - iv) 11840 S. Central Avenue ADM-2023-961-TOC-HCA-ED1 (plans completed for 70 unit, four-story) – no progress
 - v) 11516 S. Vermont Avenue CPC-2025-2171 – on hold
- d) SOLA Impact projects: 110 W. Imperial Highway DIR-2022-4995-TOC-SPR-HCA (5-story, 120 units—application withdrawn April 2024) and 248 W. Imperial Highway DIR-2022-5982-TOC-SPR-RDP-HCA (Administrative Closure March 2025)
- e) Other planning and land use issues

6) Announcements

Adjournment - next meeting date: Thurs. January

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

Public Posting of Agendas -

Neighborhood Council agendas are posted for public review as follows:

- 135th Street School, 801 W. 135th Street, Gardena, CA 90247
- www.harborgatewaynorth.org
- You can also receive our agendas via email by subscribing to L.A. City's [Early Notification System \(ENS\)](#)

Notice to Paid Representatives -

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Comment

Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the presiding officer of the Board.

SB 411 Updates:

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph , to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

Public Access of Records -

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at Harbor Gateway North Neighborhood Council office 205, 555 W. Redondo Beach Blvd., at our website: www.harborgatewaynorth.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact our Secretary at (310) 768-3853 or email at: info@harborgatewaynorth.org

Reconsideration and Grievance Process -

For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.harborgatewaynorth.org

**Harbor Gateway North Neighborhood Council
Planning and Land Use Committee
Held via Zoom meeting online or by telephone
October 23, 2025**

Present: Rosalie Preston (Chair), Arvie Powell, Janeisha Robinson, Rebecca Rodriguez, and Luetta Watson

Absent: Salim Mhunzi, Nanci Torres, Dave Trejo

1) Welcome/call to order/roll call: Committee Chair Rosalie Preston called the meeting to order at 7:09 pm followed by roll call, which determined that a quorum was not yet present.

2) General public comment on non-agenda items that are within the Neighborhood Council's subject matter jurisdiction: None
(Janeisha Robinson entered the meeting at 7:13 p.m.)

3) Approval of minutes from the August 28, 2025, Committee meeting: Due to lack of a quorum, this item was tabled to the next meeting.

4) Discussion of possible impacts of the passage of SB 79 on HGNNC neighborhoods:
Rosalie screen-shared the draft map of Citywide Potential Eligibility, which the Department of City Planning has posted to show where intense new development within a quarter to a half-mile of Metro stops and rapid bus lines might be allowed under the revised version of SB 79, which Governor Newsom signed on October 10. Department of City Planning will be preparing recommendations on the implementation of SB 79. Due to wide-spread opposition to the bill, it was revised to apply only to counties that have rail systems and rapid bus lines, but this includes Los Angeles County. Looking at the map, the single-family zones that would be impacted in the HGNNC area would be in District 6 around the Metro C Line stations at Vermont Avenue and Figueroa Street, District 7 near the C Line station on Figueroa Street, and in District 8 around the Avalon C Line station. Because of the Rapid Bus Line on Vermont Avenue, it would impact District 6 R1-1 zones along Vermont Avenue from around the 105 freeway to the north.

5) Review of duplex and ADUs per the Building and Safety Department Notice of Demolitions: Rosalie screen-shared the chart "Demolitions by HGNNC District." Since 2018 or possibly a year or so before that, the Department of Building and Safety has been mailing physical copies of the demolition notices to Neighborhood Councils. This has become one of the few ways to learn about new projects in the neighborhood, since so many applications for buildings are now "by-right" with no notification, compared to the early years of the Neighborhood Council system. The addresses can then be looked up on ZIMAS or the Building and Safety website to view what the demolition is for and what is proposed to be built on that site. The HGNNC created the chart to show the impacts. HGNNC Districts 7 and 8 have had the most new over-sized duplexes on the R2-1 lots that exist on many blocks of those areas. The other HGNNC Districts have seen most of the applications for ADUs, where a garage is being

torn down and an ADU added. But some of the notices have also alerted the Neighborhood Council to upcoming apartment complexes.

6) Reports on planning and land use issues

a) Prologis warehouse Vermont Redondo project: This has been an on-going issue since the 2017 application was submitted. On October 14, the City Council's PLUM Committee considered the appeal of the City Planning Commission's approval of the Final EIR for the warehouse project and voted to deny the appeal and send the project on to the full City Council. Councilmember Tim McOsker asked that the block wall on the north side of the truck parking area be reduced back to 14 feet from the 18 feet that the City Planning Commission had added, and that no mural be painted on the exterior. He also said that he had worked on a community benefits agreement with Prologis that would provide \$1.2 million to be administered by the California Community Foundation with a community advisory board. The money would be used to mitigate impacts, such as air filtration systems. A second appeal by Advocates for the Environment had been withdrawn before the PLUM Committee meeting after an apparent pay out by Prologis. On October 22, the full City Council voted to adopt the recommendation of the PLUM Committee. Councilmember McOsker did request that the item be removed from the Consent Calendar so that a few final public comments could be made before the final vote.

b) Harbor Gateway Community Plan update-City Council approved on September 9; Council File 25-0775: On September 9, the City Council voted to approve the updated Plan as presented by the Department of City Planning and voted on by the PLUM Committee on August 26. The ordinance language is being worked on by Department of City Planning in consultation with the City Attorney's office. It will go back to the City Council for a final vote next spring.

c) Update on oil well issues: The original ordinance to phaseout oil and gas drilling near sensitive uses, including homes and apartments, was passed in December 2022. An oil company sued the City to block this and their appeal was upheld in court in September 2024. However, in December 2024, Governor Newsom signed a law giving local jurisdictions to set restrictions on oil and gas drilling within their boundaries. A new Council File has been introduced. STAND-LA will be lobbying the City Council on October 27 to encourage faster approval of the new oil phaseout ordinance to protect communities from the impacts of neighborhood oil drilling. The group will also ask that if a well is abandoned, discontinued, or idled for at least one year, then it is considered terminated and should be ordered plugged and abandoned. There will also be the request that in the new ordinance language, instead of a 20-year phaseout period, the time be reduced to three years. There will also be a request for language that when sites are shut down and cleaned up, the oil drilling operators must be held accountable for the costs of cleanup and for the cleanup to happen in a safe and thorough manner. The HGNNC believes that the Garner J1 well at 809 W. 126th Street is not only impacting the residences on 126th and 125th Streets by the fumes, such as methane and benzene, but also many other homes from directional drilling. However, they are operating under a 1947 permit which does not show the directional drilling. The resident on 129th Street is still reporting impacts to her home, with cracking of walls and in her driveway. Council District 15 has been working on the issue. Maps created by JPL do show subsidence in the area, though the cause of the subsidence is still not proven.

(Rebecca Rodriguez entered the meeting at 7:40 p.m.)

d) ED1 projects

i) 700 W. 120th Street: This is still on hold after the Athens Boulevard Block Club raised funds and hired a land use attorney to issue an injunction.

ii) 1134 E. 120th Street: Construction is progressing. It is hoped that the applicant will return to address the Committee near the time of completion. There will be units and no parking, so there is concern about the potential impact to the residences surrounding the project.

iii) 11840 S. Central Avenue (plans completed for 70 unit, four-story): All of the tenants were evicted and the four-plex was demolished. There are still no signs of construction and the cleared lots remains covered with weeds. There is a “right of return”

e) Apartments at 11516 S. Vermont Avenue – on hold: Rosalie recently spoke with Terri Osborne, Planning Deputy for Council District 8, who said that the project is still on hold as all of the needed documents have still not been submitted. There seems to be some problem with the design of the building. Rosalie said that the Committee’s comments on the Project will not need to be submitted to the HGNNC Board until early February, at the earliest. Lu Watson expressed concern about that timeline, which is why she had asked that a vote on the final comment letter be placed on today’s agenda. Rosalie said that based on the current timeline, a finalized letter is not needed yet and more important details may become known in the future months. A sub-Committee of Rosalie Preston, Dave Trejo, and Lu Watson will work on improving the draft comment letter before the January 22, 2026, PLU Committee meeting.

f) SOLA Impact projects: 110 W. Imperial Highway (5-story, 120 units—application withdrawn April 2024) and 248 W. Imperial Highway (Administrative Closure March 2025): There are still no updates on these proposed projects.

g) Other Planning and Land Use issues: There were none.

7) Announcements: The next PlanCheck meeting for Neighborhood Councils will be the second Saturday of November.

There will not be Committee meetings in November or December due to conflict with the holidays, unless an urgent issue arises. Otherwise, next meeting will be Thursday January 22, 2026, at 7pm

Meeting adjourned at 7:58 pm

Minutes taken by Nanci Torres, Secretary

**Harbor Gateway North Neighborhood Council
Planning and Land Use Committee
Held via Zoom meeting online or by telephone
August 28, 2025**

Present: Rosalie Preston (Chair), Nanci Torres (Secretary), Arvie Powell, Janeisha Robinson, Dave Trejo, Rebecca Rodriguez, and Luetta Watson

Absent: Salim Mhunzi

1) Welcome/call to order/roll call: Committee Chair Rosalie Preston called the meeting to order at 7:08 pm followed by roll call, which determined that a quorum was present.

2) General public comment on non-agenda items that are within the Neighborhood Council's subject matter jurisdiction: None

3) Approval of minutes from the July 29, 2025, Committee meeting: Suggestion for a correction to PlanCheck NC name was made by Luetta Watson. It was moved by Janeisha Robinson, seconded by Luetta Watson, and passed 6-0-0 to approve the minutes as corrected. (Rebecca Rodriguez entered the meeting at 7:15 pm)

4) Further discussion of proposed 6-story, 111-unit apartment building with 85 parking spaces and 18 affordable units, 11516 S. Vermont Avenue, CPC-2025-2171-CU3-DB-VHCA; ENV-2025-2172-EAF, in District 6, with possible recommendation to the HGNNC Board: Two days ago a fire started in the homeless encampment close to Vermont Avenue and spread to the truck storage area, which is where the project would be built. The fire was reported in various news channels. HGNNC will reach out to the Field Deputy for Councilmember Harris-Dawson to find out if the site is now impacted by toxic substances. City Planning verified that the requested documents still have not been submitted by the applicant. A new planner is taking over the case, Maneri Roman. An email was sent to the applicant representative, William Pournamdari, to invite them to tonight's meeting, but no response was received. Rosalie said that Dave Trejo had sent in suggestions for the draft letter and also Lu Watson.

Draft Letter comments:

- The committee reviewed the current version of the draft letter outlining concerns and recommended conditions to reduce project impacts:
 - No waiver for the building height encroachment
 - No waivers for required setbacks and open space
 - No reduction in the number of bicycle parking spaces
 - Create shading on the south side of the building through awnings and other measures
 - Require more substantial landscaping, a sound wall with vines, and significant tree planting
 - Require more trees, sound barriers, and other measures to mitigate freeway noise

- Reorient the building closer to Vermont Ave with open space on the east side to better protect R1 neighbors
- Improve the alley from 115th Street as it seems to be the major entrance into the building's parking area and is currently very degraded
- Require a shading study because of the building's height and impact on ability of R1 homes to utilize solar panels on their roofs
- Require solar panels on the building in amounts enough to off-set any electrical use by residents
- Close access to 115th Street from Vermont Avenue to minimize some of the vehicle impact on that short block

Next Steps:

- Continue to work on the draft letter before the next PLU Committee meeting
- Findings will be scanned and shared with Committee members and stakeholders
- Continued coordination with Terri Osborne and Council District 8 Field Deputy Laura Garcia to communicate concerns and push for modifications
- Continue outreach to impacted residents for additional input

5) Beginning review of the HGNNC Planning Vision Statement: Rosalie screen-shared the Planning Vision Statement from October 2022. She suggested that Committee members review it and come up with suggestions for updating it, perhaps including language from the updated Harbor Gateway Community Plan. The purpose is to send to applicants at the beginning of their planning process to help ensure improved projects for HGNNC neighborhoods. It has also been sent to the Council District 15 Planning Deputy when Councilmember McOske first took office.

6) Reports on other planning and land use issues

a) Prologis warehouse Vermont Redondo project: The PLUM Committee sent a notice in August that the PLUM Committee will consider the two appeals of the City Planning Commission approval of the warehouse project on September 9th. However, due to scheduling issues for one of the applicants, the Committee continue the item until sometime in October. A new public notice for the meeting will be emailed to interested parties on file. On the day of the PLUM meeting, only in-person comments will be allowed. However comments can be submitted to the Council File in advance.

b) Harbor Gateway Community Plan update-PLUM Committee on August 26; Council File 25-0775: The correct file number is actually 25-0774. HGNNC submitted their last letter on the updated Plan to that Council File. Rosalie and Lu attended the PLUM Committee meeting and made statements. Councilmember McOske was in favor of it and the final vote was 5-0-0 and will be going to City Council for their approval. After the legal language is drafted, a final vote by the City Council will take place next May. This Plan and the one for the Wilmington/Harbor City area are the first Plans to incorporate environmental justice language, which is required for General Plan updates due to SB

c) Arco gas station, 854 W. El Segundo Blvd.: After four and a half years of renovations and revised applications and corrections to the Department of Building and Safety, the station re-opened August 18 with a soft opening. The owner might be able to join a future meeting to discuss the obstacles that Building and Safety created for the remodeling with suggestions for expediting any future remodels.

d) Update on oil well issues: Water is still appearing along the curb in front of residences. Another neighbor has also felt the drilling vibrations and will be provided with resources to report it to the City.

e) ED1 projects

i) 700 W. 120th Street: Attorneys hired met with the applicant and City of LA at Court. The lawsuit seems to be continuing. Potentially connecting with the other Neighborhood councils since all projects are showing similar issues.

ii) 1134 E. 120th Street: Construction seems to have started.

iii) 11840 S. Central Avenue (plans completed for 70 unit, four-story): The plans are all completed and have only 4 parking spaces

f) SOLA Impact projects: 110 W. Imperial Highway (5-story, 120 units—application withdrawn April 2024) and 248 W. Imperial Highway (Administrative Closure March 2025): No recent responses about these projects or future plans for the properties.

g) SB 79—opposition supported by the Los Angeles City Council: The measure would allow for six-story apartment buildings to be built in residential R1 zones within a half a mile of transit. A number of Neighborhood Councils supported the City of Los Angeles' decision to oppose the legislation, including HGNNC. The legislation is now in the Assembly. In spite of many cities within her Senate District opposing it, Senator Laura Richardson voted in favor of it.

h) Other Planning and Land Use issues: Rosalie will send out some recent LA Regional Water Quality Board documents on the ongoing clean up orders for the soil and water remediation at 15116-15216 S. Vermont Avenue; 747-861 W. Redondo Beach Blvd., where Prologis plans to build the warehouse.

7) Announcements: None

Next meeting Thursday September 25th at 7pm

Meeting adjourned at 8:28 pm

Minutes taken by Nanci Torres, Secretary

Joan Jacobs - Chairperson
Vice Chairperson - vacant
Rosalie Preston - Secretary
Majenni Nixon - Treasurer
Ronald Robinson – District 1 Representative
District 2 Representative - vacant
Dave Trejo - District 3 Representative
Arvie Powell - District 4 Representative
Eva Cooper Pace - District 5 Representative



Marvin Bell - District 6 Representative
Barbara Tyson-Frazier - District 7 Rep
Shirley Johnson - District 8 Representative
Community Org. Rep – vacant
Jackie Jackson -Youth Advocate
Finesse Simmons - Youth Representative
Frankie Mays - Outreach/Communications
Clifford McClain - At-Large Representative

HARBOR GATEWAY NORTH NEIGHBORHOOD COUNCIL

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December 11, 2025

Department of City Planning
City Hall
200 N. Spring Street, Room 272
Los Angeles, CA 90012-4801
ATTN: Vince Bertoni, Director of Planning

Re: Council File 23-0623-S1(Los Angeles Municipal Code
Amendments incorporating ED1 language for one hundred
percent affordable housing projects)

Dear Mr. Bertoni:

On December 9, 2025, the Harbor Gateway North
Neighborhood Council Board voted x-x-x to submit this letter to
request that additional language be added to the proposed
ordinance, which will be considered as Council File 23-0623-S1.

Under 40c(Eligibility)5, we ask that the “Character Districts” for
the Merit Tract neighborhood, Orchard Avenue between
Gardena Boulevard and Alondra Bloulevard, and the Athens on

the Hill neighborhood, which were created under the recently updated Harbor Gateway Community Plan (approved by the City Council on September 9, 2025) be listed and included.

Respectfully,

Joan Jacobs, Chairperson
Harbor Gateway North Neighborhood Council

cc: Hydee Feldstein Soto, City Attorney
Councilmember Tim McOsker – Council District 15
Councilmember Marqueece Harris-Dawson – Council District 8
Pamela Thornton, Planning Director – Council District 15
Rodolfo Martinez, Field Deputy – Council District 15
Terri Osborne, Planning Deputy – Council District 8
Laura Garcia, Field Deputy - Council District 8

ORDINANCE NO. _____

An ordinance amending Section 12.22 of Chapter 1 of the Los Angeles Municipal Code, for the purpose of establishing procedures and performance standards for the administrative approval of one hundred percent affordable housing projects, known as the Affordable Housing Streamlining Program.

WHEREAS, there continues to be a lack of affordable housing opportunities within close proximity to well-paying jobs in the City, requiring people to commute long distances to obtain both, and the City of Los Angeles desires to continue its urgent action to address these areas with the terms of this ordinance;

WHEREAS, it is a resource commitment by the City to expedite and streamline the regulatory review process for affordable housing developments that elect to participate in this program that reduces the cost of affordable housing developments;

WHEREAS, the program aligns with project labor thresholds of State Laws such as Government Code Sections 65913.4 and 65912.157, and Public Resources Code Section 21080.66;

WHEREAS, there is a homelessness crisis in the City and affordable housing is part of the City's overall strategy to end the homelessness crisis; and

WHEREAS, the City will use this ordinance as a tool to incentivize projects that both create affordable housing, and provide local jobs at income levels that provide a meaningful ability to pay the housing costs found in the City, raise a family, and support the economic vitality of this City's neighborhoods.

NOW, THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Subdivision 40 of Subsection A of Section 12.22 of the Los Angeles Municipal Code is added to read as follows:

40. Administrative Approval For One Hundred Percent Affordable Housing Projects.

(a) **Purpose.** The purpose of this subdivision is to establish procedures for implementing State Density Bonus requirements as set forth in California Government Code Sections 65915 - 65918, relative to the administrative approval of the One Hundred Percent Affordable Housing Projects specified in this subdivision, in order to increase the production of affordable housing consistent with objective review standards and City policies, and with

reference to specified state laws as they exist on the date of adopting this subdivision. This subdivision shall offer Incentives and Waivers for the purposes of increasing the feasibility of affordable housing construction. This subdivision may be referred to as the "Affordable Housing Streamlining Program."

(b) Projects Submitted Under Executive Directive No. 1. A One Hundred Percent Affordable Housing Project that meets the eligibility criteria for Executive Directive No. 1 as applicable as of the effective date of this subdivision, and submits either a preliminary application, as authorized by state law, a vesting of development plan per Section 13B.10.1 B.2 of Chapter 1A of this Code, or a City Planning Application for an Executive Directive 1 project to the Department of City Planning, along with any associated submittal fees, prior to the effective date of this subdivision, is not required to meet the provisions of Paragraphs (c), (d), (e), (f), (g), (h)(2), (h)(3), (h)(4) and (i) of this subdivision to be eligible for approval in accordance with this subdivision.

(c) Eligibility Requirements. To qualify for the provisions of this subdivision, a One Hundred Percent Affordable Housing Project must elect to proceed under this subdivision and meet all of the following eligibility requirements:

(1) The project site does not include any parcel, that in whole or in part, is located in a single family or more restrictive zone, or is located in a manufacturing zone, Specific Plan, or planning overlay that does not allow multi-family residential uses.

(2) If the project site includes any parcel with a residential zoning classification in whole or in part, then the entire project site's zoning must permit the construction of five or more residential units, rounded up to the nearest whole number, prior to the grant of any density bonus or the application of a bonus statute or program.

(3) The project, excluding any additional density, concessions, Incentives, or Waivers of development standards, granted pursuant to the Density Bonus Law in California Government Code Section 65915 or any other local affordable housing incentive program, is consistent with objective zoning standards and objective overlay and design review standards in effect at the time that the development application is submitted pursuant to this subdivision.

(4) The project does not require review and approval of any action pursuant to the following:

(i) Coastal development permit, pursuant to Division 13B.9.1 (Coastal Development Permit Pre-Certification) or Division 13B.9.2 (Coastal Development Permit (Post-Certification) of Chapter 1A of this Code.

(ii) Applicant requested relief from a standard or requirement via a quasi-judicial relief process established in

Section 13B.5.1 through Section 13B.5.4 (Quasi-Judicial Relief) of Chapter 1A of this Code.

(iii) Applicant requested waiver or appeal of a dedication and improvement requirement under Section 12.37 I of Chapter 1 of this Code.

(iv) Deviation from a development standard applied through a Specific Plan for Community Plan Implementation Overlay (CPIO) pursuant to Section 13B.4.5 (Project Exception) or Section 13B.4.4 (Project Adjustment) of Chapter 1A of this Code.

(v) Any form of legislative action pursuant to Division 13B.1 (Legislative Action) of Chapter 1A of this Code.

(5) The project would not include any parcel that includes the following:

(i) Any Designated Historic Resource, or any parcel within a historic district, or any parcel included within any Historic Preservation Overlay Zone (HPOZ); or

(ii) Any surveyed or eligible historic resource identified within the South Los Angeles Community Plan Implementation Overlay (CPIO) Section 1-6.C.5.b, the Southeast Los Angeles CPIO Section 1-6.C.5.b, the West Adams CPIO Section 6.C.5.b, or the San Pedro CPIO Section 7.C.5.b; or

(iii) Any surveyed historic or eligible architectural resource located in the Westwood Village Specific Plan, Central City West Specific Plan, Echo Park CDO District, or the North University Park Specific Plan.

(6) The project is not located on a hazardous waste site that is listed pursuant to California Government Code Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to California Health and Safety Code Section 25356, unless either of the following apply:

(i) The site contains an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the California Health and Safety Code based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses. This section does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to California Government Code Section 65962.5.

(ii) The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the California Health and Safety Code, has otherwise determined that the site is suitable for residential use or residential mixed uses.

(7) A project site that is or was previously used as a gas or oil well as identified by the California Geologic Energy Management Division shall not be approved until a Phase I environmental assessment is completed, and a Phase II environmental assessment is completed if warranted, as defined in California Health and Safety Code Section 25403. A "No Further Action" letter, or some other comparable documentation issued by the appropriate regulatory agency shall be required to establish eligibility for this program.

(8) The project does not include any parcels that are located in the Very High Fire Hazard Severity Zone portion of the Hillside Area Map pursuant to Section 1.5.6. (Hillside Area Map) of Chapter 1A of this Code.

(9) The project is not located on a parcel or parcels subject to the Rent Stabilization Ordinance (RSO) containing a project site total of 12 or more units that are occupied or were occupied in the five-year period preceding the application.

(d) Performance Standards. A One Hundred Percent Affordable Project approved pursuant to this subdivision shall meet all the following performance standards, and no deviation (including via Incentives or Waivers), from these standards shall be granted, except that any project resulting from the conversion of an existing structure need not comply with these standards.

(1) **Increase in Floor Area Ratio (FAR).** A One Hundred Percent Affordable Housing Project located in a residential zone shall be eligible to request an off-menu Incentive or Waiver for no more than a 100 percent increase in the total project Floor Area Ratio (FAR), or up to a 3.5:1 FAR, whichever is greater.

(2) **Reduction in Yards for Projects Located in Residential Zones or Land Use Designations.** A One Hundred Percent Affordable Housing Project located in a residential zone or land use designation shall be eligible to request an off-menu Incentive or Waiver for no less than a Side Yard setback of 5 feet and a Rear Yard setback of 8 feet. An off-menu Incentive or Waiver for a reduction of Front Yard setback shall be limited to no more than the average of the Front Yards of buildings on adjoining lots along the same street frontage. Or, if located on a corner lot or adjacent to a vacant lot, the Front Yard setback may align with the façade of the building on the adjoining lot along the same front lot line. If

there are no buildings on adjoining lots, no reduction in the Front Yard setback is permitted. For the purpose of requesting an Incentive or Waiver to reduce required yards, all adjustments to individual yards or setbacks may be combined to count as one off-menu Incentive, one Waiver, or one on-menu Incentive.

(3) **Screening of At or Above Grade Parking Areas.** Any parking area provided at or above grade shall be concealed as follows:

(i) **Surface Parking Screening.** Where any surface parking area abuts a public street, a landscape buffer, planted with shade trees and shrubs, of a minimum of three feet in width shall be provided between the property line and the subject surface parking.

(ii) **Ground Floor and Upper Floor Screening.** Ground floor and above-grade vehicular parking and circulation area located within a building or structure, including within a standalone building or structure, shall be screened with:

a) Active uses such as residential units, amenities such as gyms and other common areas serving residential tenants, or commercial uses, or

b) Visually opaque materials or treatments on exterior, street-facing walls of the parking area, provided that opaque materials shall not have less than 60% opacity for any individual tier of parking measured in elevation projection. Screening systems can include openings for natural ventilation, such as louvers, solid walls, or spandrel systems. Parking area enclosures shall not include perforated metal screening products.

Minimum opacity is measured as a percentage calculated as the sum of all solid areas on a parking facade area divided by the total parking facade area projected horizontally and perpendicular to the facade area. When a parking structure tier uses more than one screening treatment with varying opacities, the opacity for the entire level is calculated as a weighted average of the opacities of all the treatments used on the tier. The opacity of each screening treatment is weighted by the percent of the total parking screen facade area covered by that screening treatment.

(4) **Street Facing Entrance.** Any building fronting a public street shall have at least one entrance facing a public street.

(5) **Pedestrian Access.** A means of approaching or entering a lot from the public right-of-way as a pedestrian shall be provided to the street facing entrance from a public street.

(6) **Minimum Glazing.** All floors located above the ground floor shall have glazing equivalent to a minimum of 20 percent of the facade area. Ground floor facades in commercial zones fronting the primary street shall have glazing equivalent to a minimum of 30 percent of the facade area.

(7) **Accessory Dwelling Units.** Any inclusion of an Accessory Dwelling Unit, or the future conversion of amenity space or parking area, including but not limited to recreation rooms, community rooms, storage rooms, office, and fitness rooms, into a dwelling unit (including an Accessory Dwelling Unit) shall be provided as a covenanted affordable unit at affordability levels and terms equal to the approved project.

(8) **Stepbacks.** For projects seeking a height increase of three stories, or more than 22 feet, the top story of the project shall be stepped back 10 feet from the exterior building face fronting any public street; and for these projects consisting of buildings with 70 linear feet or greater in width along the front street frontage, the top story of the project shall be stepped back 10 feet from all exterior building faces. Any portion of a building that is already set back 10 additional feet or more from required/allowed front, side and rear yards shall be exempt from these requirements. Projects with any frontage on a street with a General Plan Mobility Element designation of Boulevard or Avenue shall be exempt from these requirements.

(9) **Transitional Height.** The building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of any adjoining lot in the RW1 zone or more restrictive zone.

(e) Replacement Units and Occupant Protections

(1) **Determination of Protected Units.** In determining the number of Protected Units contained on the site of the proposed development the Housing Department shall allow a minimum Replacement Unit Determination response period of 30 days to ensure low-income tenants are able to successfully and accurately demonstrate their true household income. The Housing Department's outreach to tenants shall consider tenants' internet, computer access, and language needs, and whether in-person outreach is appropriate.

(2) **Security Deposit.** Returning tenants shall not be required to pay a security deposit greater than one half of their initial monthly rent,

and shall be permitted to pay any required security deposit up to 90 days after moving into their replacement unit.

(f) Labor Provisions. The applicant certifies that one of the following is true for the housing development project, as applicable:

(1) The entirety of the development project is a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the California Labor Code.

(2) The development has a project labor agreement.

(i) The labor provisions shall not apply to a contractor or subcontractor that is subject to a bona fide collective bargaining agreement that covers all construction workers and that provides for the use of apprentices, wage and benefit contributions equal to or greater than the prevailing wage, and a grievance procedure.

(ii) The labor provisions shall not apply where the developer has entered into a pre-hire multi-trade collective bargaining agreement with one or more labor organizations that establishes the terms and conditions of employment for a specific construction project.

(3) The development is over 85 feet in building height, as “building height” is defined in Section 91.202 of Chapter IX of this Code and its definitions adopted by reference, and is not in its entirety a public work, and therefore shall be subject to the following:

(i) The project sponsor certifies to the lead agency that the work will be subject to a project labor agreement. The term “project labor agreement” has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the California Public Contract Code.

(ii) Other Enforcement. The labor provisions and requirements of this subdivision may be enforced by a civil action against an employer brought by a joint labor management committee. Furthermore, a joint labor management committee may refer ongoing investigations to the Bureau of Contract Administration (BCA) for local enforcement purposes under the purview of the BCA.

(4) The development is no more than 85 feet in building height, as “building height” is defined in Section 91.202 of Chapter IX of this Code and its definitions adopted by reference, and therefore shall not be subject to the additional labor provisions in this program.

(g) Labor Notification. Enforcement will include the Planning Department notifying the Bureau of Contract Administration's Office of Wage Standard of the successful issuance of an approval through this subdivision. The Office of Wage Standard will post on its website a list of all One Hundred Percent Affordable Housing Projects subject to the requirements of this subdivision and expeditiously respond to any complaints associated with labor standards. This will include Bureau of Contract Administration inspectors dedicated to these projects.

(h) Administrative Review Process. A One Hundred Percent Affordable Housing Project that elects to proceed according to this subdivision and meets the provisions of this subdivision, shall be: ministerially approved pursuant to Administrative Review, as set forth by the provisions of Section 13B.3.2 (Expanded Administrative Review) of Chapter 1A of this Code; shall not be subject to any hearing procedures within Expanded Administrative Review consistent with the intent of the program; and shall be subject to the following supplemental procedures. As defined in this section, ministerial approval means an administrative process to approve a "use by right" as this term is defined in California Government Code Section 65583.2 (i). No City agency shall require a discretionary permit process, but objective standards will be applied. The City shall not exercise any subjective judgment in deciding whether and how to carry out or approve the project. The project shall not be subject to review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the California Public Resources Code.

(1) Modification of Action. Modification may be allowed as permitted through Section 13B.3.2 (Expanded Administrative Review) of Chapter 1A of this Code.

(2) Eligibility for Development Incentives. Except as limited in Subparagraphs (3) and (4) of Section 12.22 A.40.(h) of this Code, a One Hundred Percent Affordable Housing Project approved pursuant to this subdivision may request any otherwise applicable density bonus, Incentives, or Waivers for which they are eligible, pursuant to California Government Code Section 65915 or other provisions of this Municipal Code that provide such bonuses, Incentives, or Waivers in exchange for the provision of affordable housing. Projects requesting a Density Bonus pursuant to Government Code Section 65915 and any local implementation of Government Code Section 65915, may request the five additional Incentives may request the five additional Incentives as an on-menu Incentive where the Incentive is listed on an applicable Incentive menu, or an off-menu Incentive where the Incentive is not listed on an applicable Incentive menu. Projects requesting a Density Bonus pursuant to Government Code Section 65915 and any local implementation of Government Code Section 65915, may apply as an on-menu Incentive any applicable Base or Additional Incentive from the Transit Oriented Communities Affordable Housing Incentive Program pursuant to Section

12.22 A.31, the Qualified Permanent Supportive Housing Ordinance pursuant to Section 14.00 A.13, or any Community Plan Implementation Overlay (CPIO). Any request for a density bonus, Incentive, or Waiver in exchange for affordable housing shall be reviewed according to the Administrative Review Process provided by this subdivision, except for projects pursuing Density Bonus that seek additional Incentives, or Waivers or modification of development standards not on the menu of any local implementation of Government Code Section 65915.

(3) **Limitation on Number of Incentive and Waiver Requests.** Projects seeking approval pursuant to this subdivision that are also seeking Density Bonuses pursuant to California Government Code Section 65915, shall be eligible for no more than five on-menu or off-menu Incentives and one Waiver or modification of a development standard.

(4) **Limitation on Types of Requests for Incentives, Waivers, or Modifications of any Development Standard(s) Not on the Menu.** For any projects approved pursuant to this subdivision that request any Incentives, Waivers, or modifications of any development standard(s) not on the menu described in California Government Code Section 65915 or any local implementation of Government Code Section 65915, such requests shall be limited as follows:

(i) **Increase in Height.** A One Hundred Percent Affordable Housing Project located in a residential zone shall be eligible to request an off-menu Incentive or Waiver for no more than a total project height increase of three stories, or 33 feet, in excess of the otherwise applicable height limit imposed by the project's zoning.

(ii) **Reduction in Open Space.** A One Hundred Percent Affordable Housing Project located in any zone shall be eligible to request an off-menu Incentive or Waiver for no more than a 50 percent reduction or deviation in the otherwise required Open Space.

(iii) **Reduction in Bicycle Parking.** A One Hundred Percent Affordable Housing Project located in any zone shall be eligible to request an off-menu Incentive or Waiver for no more than a 50 percent reduction in the otherwise required bicycle parking.

(iv) **Reduction in Tree Planting Requirements.** A One Hundred Percent Affordable Housing Project located in any zone shall be eligible to request an off-menu Incentive or Waiver for no more than a 25 percent reduction (or deviation) in any otherwise required tree planting requirements.

(v) **Ground Story Requirements.** A One Hundred Percent Affordable Housing Project located in a commercial zone shall be eligible to request an off-menu Incentive or Waiver for no more than a 30 percent reduction in any otherwise required ground story requirement related to minimum height, nonresidential floor area, glazing and transparency, or pedestrian entrance number and spacing. If requesting multiple modifications to ground story requirements, they may be combined to count as one Incentive or Waiver, but each individual request shall not exceed a 30 percent reduction.

(5) **Other Procedures or Requirements.** If the application or related applications for a One Hundred Percent Affordable Housing Project would require noticing, hearing, or appeal pursuant to any otherwise required approval pursuant to the Los Angeles Municipal Code, those procedures shall be superseded by the procedures outlined in this subdivision. All City departments are directed to process all plans for such One Hundred Percent Affordable Housing projects using the streamlined ministerial review process currently used for projects eligible under California Government Code Section 65913.4.

(6) **Covenant.** Prior to the issuance of a Building Permit for a One Hundred Percent Affordable Housing Project, a covenant acceptable to the Los Angeles Housing Department, consistent with the requirements in this subdivision and those requirements set forth in Section 16.61 of this Code, shall be recorded with the Los Angeles County Recorder. If the duration of affordability covenants provided for in this subdivision differs from the duration of any other government requirement, the longest duration shall control. Any covenant described in this subparagraph must provide for a private right of enforcement by the City, any tenant, or owner of any building to which a covenant and agreement applies.

(7) **Affordability Criteria.** The affordable rents for at least 20 percent of all restricted affordable units in the project shall be set per California Health and Safety Code Section 50053, and affordable rents for the remaining units shall be set at an amount consistent with the maximum rent levels for Lower Income households as determined by the California Tax Credit Allocation Committee. For for-sale units, the affordable housing costs are defined by California Health and Safety Code Section 50052.5.

(i) **Relationship to Other Sections of the Los Angeles Municipal Code.**

(1) If any of the Performance Standards in Paragraph (d) or Administrative Review Process in Paragraph (h) differ with those of any otherwise applicable Specific Plan, supplemental use district, "Q" condition, "D" limitation, or citywide regulation established in Chapter 1 of

this Code, including but not limited to the ordinance numbers listed below, this subdivision shall prevail. Furthermore, to the extent permitted by law, a One Hundred Percent Affordable Housing Project approved pursuant to this subdivision shall not require any procedures under any Specific Plan, Supplemental Use District, or other overlay, including but not limited to the ordinance numbers listed below.

- (i) 171,139 (Alameda District Specific Plan)
- (ii) 174,663 (Avenue 57 Transit Oriented District)
- (iii) 182,576 (Bunker Hill Specific Plan)
- (iv) 156,122 (Century City North Specific Plan)
- (v) 186,370 (Century City West Specific Plan)
- (vi) 168,862 (Century City South Specific Plan)
- (vii) 170,046 (Coastal Bluffs Specific Plan)
- (viii) 186,105 (Coastal Transportation Corridor Specific
Plan)
- (ix) 185,042 (Coliseum District Specific Plan)
- (x) 178,098 (Colorado Boulevard Specific Plan)
- (xi) 182,617 (Cornfield Arroyo Seco Specific Plan)
- (xii) 184,795 (Crenshaw Corridor Specific Plan)
- (xiii) 168,937 (Devonshire/Topanga Corridor Specific Plan)
- (xiv) 186,402 (Exposition Corridor Transit Neighborhood
Plan)
- (xv) 170,694 (Foothill Boulevard Corridor Specific Plan)
- (xvi) 171,946 (Glencoe/Maxella Specific Plan)
- (xvii) 184,296 (Granada Hills Specific Plan)
- (xviii) 168,121 (Hollywoodland Specific Plan)
- (xix) 184,346 (Jordan Downs Urban Village Specific Plan)
- (xx) 167,940 (Los Angeles Airport/El Segundo Dunes
Specific Plan)
- (xxi) 181,334 (Los Angeles Sports and Entertainment
District Specific Plan)
- (xxii) 168,707 (Mt. Washington/Glassell Park Specific Plan)

- (xxiii) 167,943 (Mulholland Scenic Parkway Specific Plan)
- (xxiv) 171,128 and 158,194 (North University Park Specific Plan)
- (xxv) 163,202 (North Westwood Village Specific Plan)
- (xxvi) 170,155 (Oxford Triangle Specific Plan)
- (xxvii) 184,371 (Pacific Palisades Commercial Village and Neighborhood Specific Plan)
- (xxviii) 162,530 (Park Mile Specific Plan)
- (xxix) 165,638 (Playa Vista Area B Specific Plan)
- (xxx) 165,639 (Playa Vista Area C Specific Plan)
- (xxxi) 176,235 (Playa Vista Area D Specific Plan)
- (xxxii) 182,937 and 182,939 (Ponte Vista at San Pedro Specific Plan)
- (xxxiii) 180,083 (Porter Ranch Land Use/Transportation Specific Plan)
- (xxxiv) 186,325 (Redevelopment Plans)
- (xxxv) 175,736 (San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan)
- (xxxvi) 166,352 (San Pedro Specific Plan)
- (xxxvii) 173,381 (San Vicente Scenic Corridor Specific Plan)
- (xxxviii) 182,343 (University of Southern California University Park Campus Specific Plan)
- (xxxix) 168,613 (Valley Village Specific Plan)
- (xl) 175,693 (Venice Coastal Zone Specific Plan)
- (xli) 174,052 (Ventura-Cahuenga Boulevard Corridor Specific Plan)
- (xlii) 173,749 (Vermont/Western Transit Oriented District Specific Plan (Station Neighborhood Area Plan))
- (xlili) 182,766 (Warner Center 2035 Plan)
- (xliv) 163,203 and 163,186 (Westwood Community Multi-Family Specific Plan)

- (xlv) 187,644 (Westwood Village Specific Plan, Westwood Community Design Review Board Specific Plan)
- (xlv) 155,044 (Wilshire - Westwood Scenic Corridor Specific Plan)
- (xlvii) 185,539 (San Pedro CPIO District)
- (xlviii) 185,927 (South Los Angeles CPIO District)
- (xlix) 185,925 (Southeast Los Angeles CPIO District)
- (l) 184,268 (Sylmar CPIO District)
- (li) 184,794 (West Adams-Baldwin Hills-Leimert CPIO District)
- (lii) 187,155 (Westchester - Playa del Rey CPIO District)
- (liii) 180,871 (Broadway Theater and Entertainment District Design Guide)
- (liv) 174,519 (Canoga Park-Commercial Corridor CDO District)
- (lv) 108,561 (Cypress Park & Glassell Park CDO)
- (lvi) 173,508 (Downtown Canoga Park CDO District)
- (lvii) 179,907 (Downtown Westchester CDO District)
- (lviii) 180,880 (Echo Park CDO District)
- (lix) 178,157 (Fletcher Square CDO District)
- (lx) 179,906 (Lincoln Boulevard CDO District)
- (lxi) 176,658 (Lincoln Heights CDO District)
- (lxii) 183,011 (Little Tokyo CDO District)
- (lxiii) 180,797 (Loyola Village CDO District)
- (lxiv) 176,331 (Miracle Mile CDO District)
- (lxv) 175,545 (Pacoima CDO District)
- (lxvi) 175,549 (Panorama City CDO)
- (lxvii) 176,557 (Reseda Central Business District CDO District)
- (lxviii) 174,398 (Sun Valley CDO District)
- (lxix) 184,366 (Toluca Lake Village CDO)

- (lxx) 174,420 (Van Nuys Central Business District CDO District)
- (lxxi) 174,161 (West Wilshire Boulevard CDO District)
- (lxxii) 173,676 (Atwater Village POD)
- (lxxiii) 171,859 (Westwood/Pico NOD)
- (lxxiv) 174,260 (Westwood Boulevard POD)

(2) Any subdivision request for the lot or lots included in a project site shall not be streamlined, and shall be subject to all applicable review procedures and laws, including, Division 13B.7 (Division of Land) of Chapter 1A of this Code. Other types of entitlements for the project may be reviewed pursuant to this subdivision as specified.

(3) A non-residential use that is not permitted by-right by the zoning, a non-residential use requiring a conditional use permit, a Recreational Vehicle Park, and any transient-occupancy use where unit occupancy is allowed for a period of 30 consecutive days or less, is not eligible for Administrative Review pursuant to this subdivision and shall be subject to applicable review procedures and laws.

Sec. 2. **SEVERABILITY.** If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 3. **OPERATIVE DATE.** This ordinance shall be operative on November 18, 2025, to coincide with the Mayor's lifting of the declaration of a local emergency on homelessness (Council File No. 22-1545).

Sec. 4. **URGENCY CLAUSE.** The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health and safety because the ordinance is necessary for urgently needed affordable housing. As recognized in the Housing Element, the City has a need for the development of approximately 450,000 housing units by the year 2029, including approximately 260,000 affordable housing units and 110,000 very low income units. There is a need for affordable housing citywide, and the lack of it presents a severe threat to the health, safety and stability of lower income households, and further contributes to the City's ongoing homelessness and affordable housing crisis. This ordinance provides an elective framework to streamline and expedite the regulatory review of affordable housing units through the commitment of City resources. For these reasons, this

ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

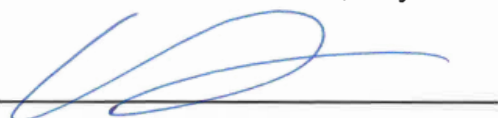
Sec. 5. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Sec. 6. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By



KAIULANI LIE
Deputy City Attorney

Date November 12, 2025

File No. _____

Pursuant to Charter Section 559, I
disapprove this ordinance on behalf
of the City Planning Commission and
recommend that it **not** be adopted.



VINCENT P. BERTONI, AICP
Director of Planning

Date November 12, 2025

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The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than three-fourths** of all its members.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____