



LOS ANGELES  
CITY PLANNING

# ANNUAL REPORT 2023





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### Mayor's Message

Dear Angelenos,

The Department of City Planning is an important partner in our work to create more housing that is affordable and accessible to all Angelenos across the city. Through the City's efforts, the building of new affordable housing was accelerated while lowering the costs. We are cutting through red tape and delivering much-needed housing for Angelenos.

Last year, we also sent the message that Los Angeles is open for business. As part of our work to support small businesses, the backbone of our economy, through Executive Directive 4, the Department of City Planning and other departments identified burdensome processes and fees that impede small business creation, development and growth in Los Angeles. The third largest bank in the State moved its headquarters to the city last year while thousands of businesses opened. Now, the work continues.

City Planning's work touches many aspects of Angelenos' lives, helping to shape the economy and environment. This report is a resource for understanding the work, policies and procedures that guide City's planning decisions.

I want to thank the hard-working people serving within the Department who have dedicated their careers to public service. I look forward to partnering with our City's planners and the community to house people, expand economic opportunity and increase equity in every Los Angeles neighborhood.

Sincerely,

*Karen Bass*

Karen Bass  
Mayor of Los Angeles





### Director’s Message

In 2023, City Planning continued to drive change on the issues that matter most to Angelenos. Thanks in large part to our work on the Plan to House LA, which lays out a fast-paced and thoughtful response to the housing crisis, the State of California designated the City of Los Angeles as a Prohousing jurisdiction. Prohousing cities like ours have an advantage over other jurisdictions in gaining access to State funding for housing.

One of the ways the Plan to House LA will combat the housing crisis is by introducing the Citywide Housing Incentive Program (CHIP), which aims to maximize affordability, increase the production of affordable units, and expand tenant protections. CHIP will take policies that have already proven effective in contributing to our housing stock, such as Adaptive Reuse and affordable housing incentives, and make them available citywide.

City Planning continues to be instrumental in developing small businesses to stimulate economic success. In step with the mayor’s directive to bolster local enterprise, dozens of new City Planning initiatives are in the works to create new development services, implement technological enhancements, and provide greater access and transparency.

This year also moved forward extensive outreach and engagement for vital Community Plan Updates. Working with Angelenos at the community level helps us examine and address land use issues, sustainability, climate equity, transportation, and housing needs in the context of those communities’ lived experience. In addition, I am proud to report that the City Planning’s Operations and Engagement Bureau made strategic changes to strengthen the Department’s overall communication. The newly-restructured Division will amplify communication and availability to help Angelenos continue to access information and do business with the city.

Looking ahead, I am hopeful about the prospects for addressing housing, sustainability, and equity at the citywide level. Together, we are Planning4LA.

Sincerely,

Vince Bertoni  
Director of Planning





# BOOSTING HOUSING AT ALL LEVELS

Housing Element Implementation

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Citywide Housing Incentive Program (CHIP)

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Adaptive Reuse Ordinance

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Executive Directive 1 (ED 1) Update

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Project Review

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The housing crisis remains the focus of the City's urgent attention. In 2023, Los Angeles City Planning accelerated the housing approval process, expanded its program for the adaptive reuse of commercial buildings as housing, and initiated a new citywide incentive program to meet the City's goals for housing. By joining City Planning's policy and project planning with its new zoning code perspective, the Department is facilitating housing opportunities for Angelenos at all income levels.

## Housing Element Implementation

The 2021-2029 Housing Element, also called the Plan to House L.A., is City Planning's blueprint for meeting Los Angeles's housing needs. Under State law, the City is required to address its housing deficit by adding more than 450,000 housing units by the end of the decade. The Housing Element sets out ambitious policies and programs for reaching this goal.

## Citywide Housing Incentive Program (CHIP)

The Citywide Housing Incentive Program (CHIP) is a key component of the Housing Element Rezoning Program that will help the City meet its state mandated target for expanding housing capacity citywide. Guided by an equitable housing approach, CHIP is tailored to maximize affordability in projects, focus on geographies near transit and higher opportunity areas, increase affordable housing production, and minimize displacement. The ordinance also encourages the production of 100% affordable housing developments citywide. In 2023, City Planning initiated the CHIP program with a robust

outreach plan, including a series of webinars, virtual office hours, and presentations at neighborhood council alliances and other community-based organizations. The CHIP team also attended a variety of community events throughout the year.

## Adaptive Reuse Ordinance

In May 2023, City Planning released a draft amendment to the City's Adaptive Reuse Ordinance, which helps to streamline the conversion of underutilized commercial buildings into housing. The amendment supports CHIP by expanding the Adaptive Reuse program citywide and allowing a wider range of buildings to be eligible for zoning incentives based on building age.

Since its adoption in 1999, the Adaptive Reuse Ordinance has enabled the creation of more than 12,000 housing units in Downtown alone. Building upon past successes in Downtown, the proposed citywide code revisions would incentivize Adaptive Reuse by providing a faster review process for buildings over 15 years of age, allowing for flexible unit sizes, and allowing buildings to retain their building shell while enabling interior conversions to housing. The ordinance aims to reduce vacant space, extend the life of buildings, lower carbon emissions, and revitalize historic structures, all while creating new housing opportunities. The draft ordinance is now in the public hearing and adoption phase, expected to be completed in late 2024.

"The original Adaptive Reuse Ordinance revitalized Downtown, transforming underused commercial buildings into housing and producing a more vibrant, walkable community with shopping and dining; the

Citywide Adaptive Reuse Ordinance aims to create the same vitality in neighborhoods across Los Angeles." - Ken Bernstein, Los Angeles City Planning Office of Historic Resources Manager

## Executive Directive 1 Update

Upon taking office in 2022, Mayor Karen Bass issued Executive Directive 1 (ED 1), aimed at tackling the housing and homelessness crisis in Los Angeles. Mayor Bass ordered City Planning and other City departments to expedite the processing of shelters and 100% affordable housing projects.

City Planning played a critical role in implementing ED 1 and continues to be involved in carrying out the Mayor's mission to make Los Angeles more livable for all. Eligible projects benefit from the streamlined ED 1 ministerial approval process, which offers reduced project timelines and filing fees, simplified procedures, and concurrent review. Along with the Los Angeles Department of Building & Safety (LADBS) and the Los Angeles Housing Department (LAHD), City Planning issued implementation guidelines for applicants outlining the steps of the ED 1 ministerial approval process.

The effect of ED 1 streamlining has been transformational. Nearly 14,000 affordable units were proposed since the Executive Directive took effect. The average time for City Planning to review a project is 45 days, which is a game changer. The approval process, which took from six months to one year before ED 1, is now down to 4.5 months on average. Thanks to shorter project timelines, private developers are figuring

out ways to construct affordable housing without an upfront subsidy, something most observers did not think was possible.

In November 2023, the City Planning Commission (CPC) recommended approval of a draft of the proposed Affordable Housing Streamlining Ordinance, which would permanently incorporate the streamlining provisions of ED 1 into the Los Angeles Municipal Code (LAMC).



## Project Review

In July 2023, City Planning staff joined Mayor Bass for the signing of the Project Review Ordinance Amendment following its adoption by the City Council. Similar to ED 1, the amendment is intended to expedite the construction of affordable housing. The amendment also aims to add more affordable units to housing projects.

Project Review is a City Planning discretionary process. Where the LAMC formerly required all housing projects with 50 or more units to undergo Project Plan Review, the amendment exempts deed-restricted affordable units from a project's total count for mixed-use projects that dedicate at least 50% of floor area to affordable housing. The amendment also exempts a portion of the floor area counted toward the 50,000-square-foot Project Plan Review threshold.





# SUPPORTING SMALL BUSINESS AND STREAMLINED REVIEW



Executive Directive 4 (ED 4)

Al Fresco

Ventura-Cahuenga Boulevard Corridor  
Specific Plan Amendment

Westwood Village  
Specific Plan Amendment



Streamlining measures are crucial to supporting economic development. This practice helps to reduce the time and resources required to complete a task or project, which is of particular importance as the City positions itself to enhance its post-pandemic economic recovery.

## ED 4 (Small Business)

On June 22, 2023, Mayor Bass signed Executive Directive No. 4, which amplifies small business creation. As part of the directive, City departments were instructed to urgently identify burdensome processes and fees that impede small business' development and growth in Los Angeles. This is of particular importance for Angelenos as 99% of small businesses that have opened since 2022 and are responsible for 63% of the City's new jobs.

City Planning has undertaken a monumental expansion of development services to businesses in the City. What years ago started as a modest public counter operation for general inquiries, application filing appointments, and permit clearances eventually developed into specialized services catering to restaurants, markets, wireless carriers, projects in Redevelopment Plan areas, and additional specialized support in Case Management, at multiple public counter locations, and online. In addition, City Planning has increased digital access to Department services with in-house virtual platforms, including the Online Application System (OAS), an application site launched in 2020 that allows users to file, submit payments, and receive services remotely, saving businesses valuable time and money. In addition, City Planning estimates that in 2023, 88% of its services were provided virtually and just 12% were provided

in-person. Most services that were previously only available in-person became accessible to more people and businesses by harnessing these digital tools.

City Planning will continue the work of expanding and streamlining services to small and new businesses, especially minority businesses, women, and microenterprises. As these services improve, more businesses will thrive in the City.

## AI Fresco

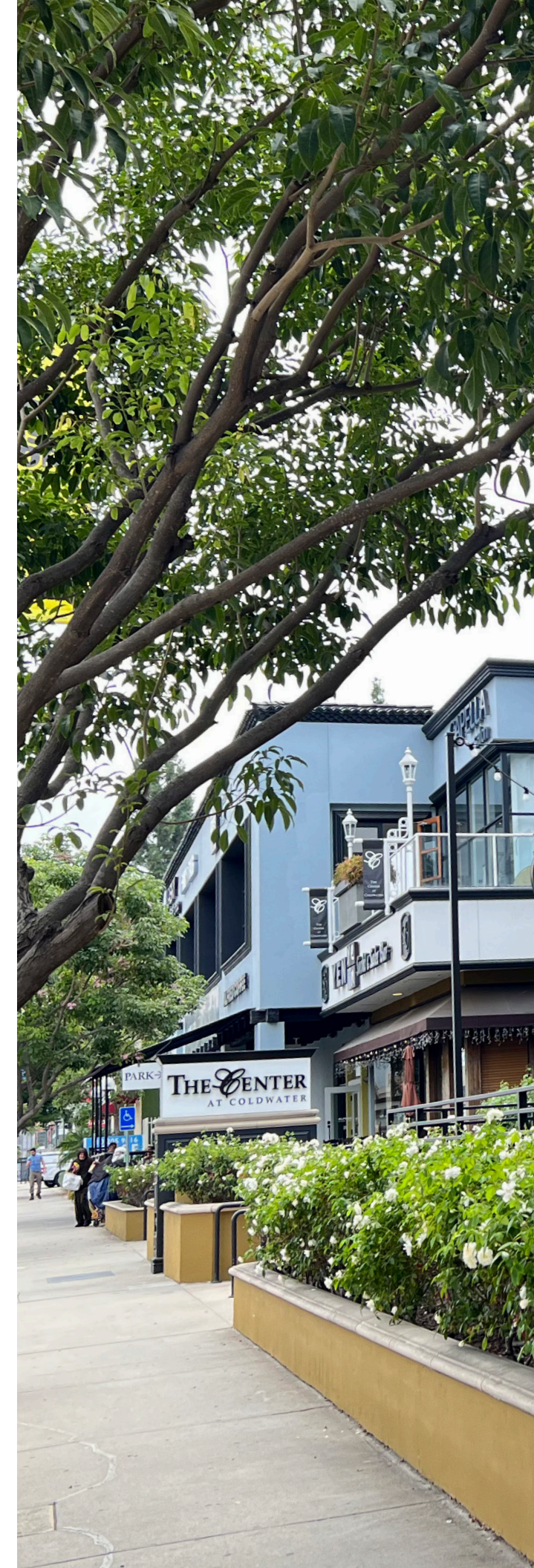
On Dec. 15, 2023, the City Council adopted the proposed AI Fresco Ordinance. A key component of the City's strategy for supporting local businesses hard-hit by the pandemic, the ordinance creates a path for restaurants to make temporary outdoor dining areas permanent on private property.

The City's emergency order in 2020 established the temporary AI Fresco program, which lifted restrictions on outdoor dining. Given the success of the temporary program, the City Council instructed City Planning to develop a permanent program. City Planning drafted the AI Fresco Ordinance to create a process for restaurateurs to maintain outdoor dining area operations established at the height of the pandemic. The ordinance amends the City's Zoning Code to lift restrictions for outdoor dining on private property, such as size limits and restrictions on the location of outdoor dining areas, and removes parking requirements in exchange for outdoor dining. Eligible businesses will be authorized to expand alcohol service into outdoor dining areas through an online application process.

## Ventura-Cahuenga Boulevard Corridor Specific Plan Amendment

In 2023, the City Planning Commission (CPC) approved a specific plan amendment to streamline signage reviews and other simple cases along the Ventura-Cahuenga Boulevard Corridor, along with updates to the Specific Plan's Plan Review Board appointments to reflect the six communities along the Ventura Corridor. These improvements modernize regulations and speed up the project review process in order to support small businesses along the Valley's premier commercial corridor, which is in-line with Mayor Bass' Executive Directive No. 4. These advancements secure Ventura Boulevard as an anchor for independent businesses in the San Fernando Valley as a vibrant destination for future generations of Angelenos.

By phasing in the specific plan amendment program, City Planning will be able to address matters of immediate concern, such as providing quick relief for small businesses and ensuring equitable community representation. For more comprehensive changes, such as updating the current transportation fee, the phasing will provide sufficient time for gathering feedback from the community and conducting a thorough review.





## Westwood Village Specific Plan Amendment

In 2023, City Planning staff began to implement the Westwood Specific Plan amendment to streamline the process of sign reviews for businesses in the Plan area. Now part of the Administrative Review Sign-Off Checklist, if a sign project meets the development standards and zoning regulations outlined in the Specific Plan, it is eligible for an administrative review that can be processed directly at the Development Services Centers (DSCs). In addition, the amendment removes limitations for food-related uses and aligns parking regulations with Citywide standards and mobility goals. This all correlates with Mayor Bass's Executive Directive No.4 to bolster small business through a more streamlined approach.







# IMPROVING THE PROCESS

Home-Sharing Records Portal

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New Zoning Code

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Processes and Procedures Ordinance

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During the pandemic, City Planning moved several key services online to keep projects moving forward under the restrictions imposed by the “Safer at Home” emergency order. As a result, the Department’s website now offers a robust suite of accessible clerical and informational services. In addition to filing cases, paying application fees, and scheduling appointments online, users of the Department’s website can also measure the City’s progress on the live housing dashboard, plot the latest biweekly case filings report on a map of Los Angeles, and view open data from many other sources.

## Home-Sharing Records Portal

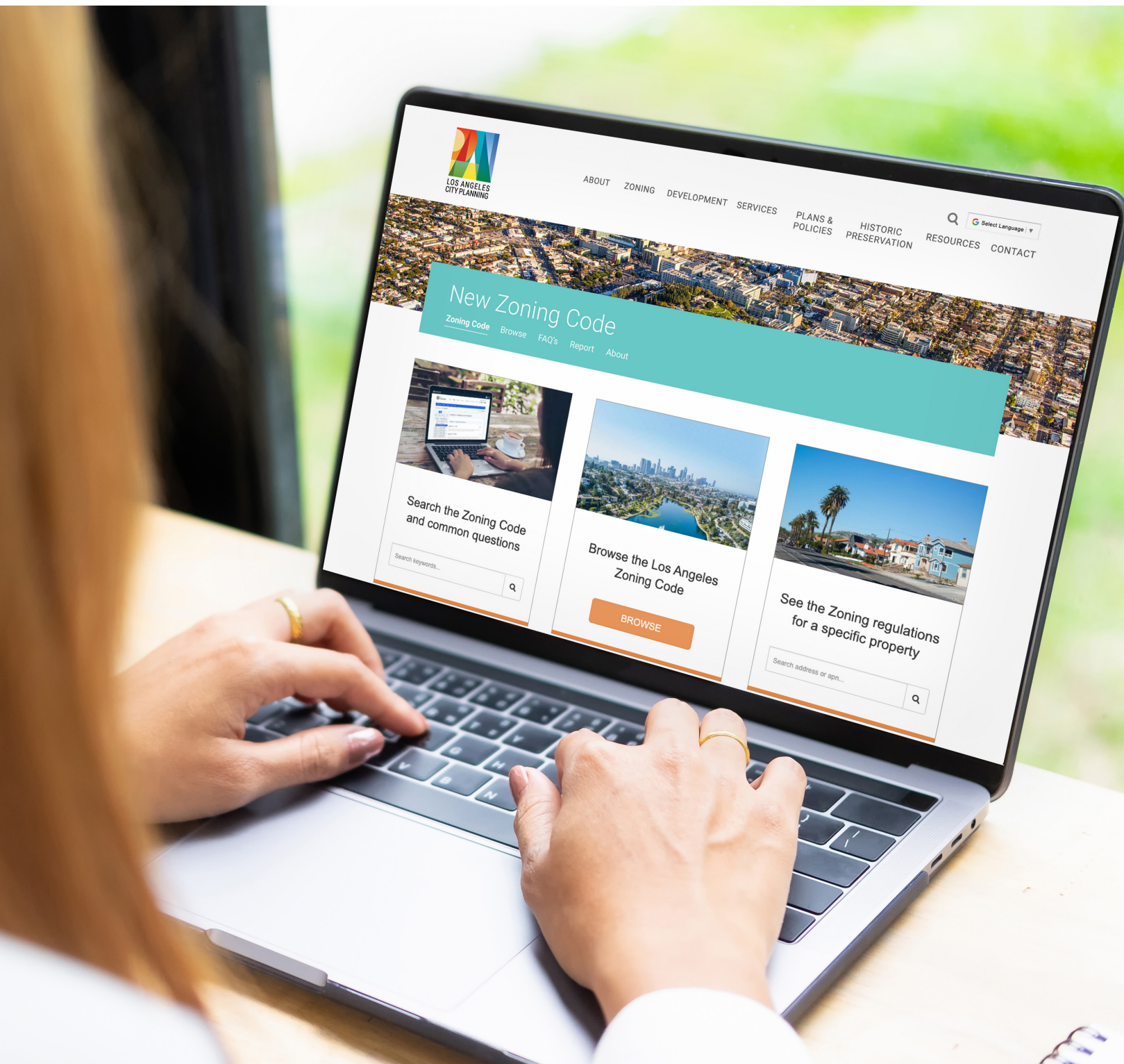
In October 2023, City Planning introduced a tool for viewing Home-Sharing registrations and citations. The Home-Sharing Records Portal is intended to increase transparency around Home-Sharing registration and accountability for property owners and renters.

Searching by street address, Home-Sharing registration number, or Assessor Parcel Number (APN), users can instantly see whether a residence has an active Home-Sharing registration, has been issued citations for home-share violations, and if it is the subject of any complaints or enforcement actions. The portal also allows users to look up a property’s Home-Sharing registration status by the registered host’s name or any of the above criteria, and it permits searches for multiple properties based on permit type, permit status, ZIP Code, Council District, Home-Sharing citation, or complaint type.

The Home-Sharing Unit was established in response to the proliferation of short-term rentals in Los Angeles. With the goal of regulating short-term rental activity while preserving the City’s housing stock amidst a housing crisis, the Los Angeles City Council enacted the Home-Sharing Ordinance in December 2018. The Home-Sharing Ordinance (HSO) created a regulatory framework for allowing residents to offer their primary residence, in whole or in part, as lodging on a short-term basis. The program was intended to provide residents with an opportunity to supplement their income and share their homes with visitors while preserving the housing stock for Angelenos. The HSO became effective on July 1, 2019, while enforcement of the HSO began on Nov. 1, 2019.







## New Zoning Code

On May 3, 2023, the City Council voted unanimously to approve the New Zoning Code. It makes for a modern and efficient zoning system for Los Angeles. This is the first comprehensive update to the City's zoning code since 1946. The New Zoning Code will be web-based, easier to use, and more responsive to neighborhoods' needs.

As City Planning launches updates to its 35 Community Plans, new zoning will be developed to implement the policies and goals for the different neighborhoods across Los Angeles, beginning with the Downtown Community Plan, and soon reaching other neighborhoods. The New Zoning Code will simplify regulations and offer more adaptable tools. This allows City Planning to create responsive zoning that balances community priorities and a supportive business climate. While conventional methods of zoning have focused on prohibiting incompatible uses, the new approach focuses on the physical design of a building as well as its use and will allow for greater flexibility to carry out the goals, objectives, and policies of each Community Plan.

The proposed zoning structure consists of five key parts or "districts": Form, Frontage, Development Standards, Use, and Density. While Form, Frontage, and Development Standards regulate the built environment, Use and Density refer to the activities allowed on a site. Each district is like a building block for community planning, better organized to facilitate community planning programs by consolidating the issues being regulated to address a specific aspect of zoning, such as, "What will the scale of buildings be in a neighborhood?" or, "What activities should be allowed?" By thoughtfully combining these blocks, City Planning can create custom zoning tailored to the needs of each Community Plan.





## Processes and Procedures Ordinance

The Processes and Procedures Ordinance adopted in 2022 is part of a larger initiative to comprehensively update the City's Zoning Code. The ordinance standardizes development rules, eliminates redundancies, and establishes the framework for the New Zoning Code. By collecting all administrative provisions in a single section of the LAMC, the ordinance makes it easier to look up the procedures that govern different types of project applications. The ordinance also establishes a more transparent and predictable set of rules for project review by grouping entitlements with similar procedures in the same approval path, and it reduces the number of processes for project review from almost 120 to about 60.

During the spring and summer of 2023, City Planning held mandatory staff training in preparation for the implementation of the ordinance, which becomes operative in 2024. The Department conducted outreach throughout the year, both around the coming changes to processes and procedures and amendments to the ordinance from the Coastal Commission.

Under State law, the California Coastal Commission must certify changes to the City's coastal development permit program. Because a section of the Processes and Procedures Ordinance addresses development applications and approvals in the City's coastal zones, that section required the approval of the Coastal Commission. On June 8, 2023, the Coastal Commission approved the provisions with amendments, and on September 19, the City Council approved these amendments to the Processes and Procedures Ordinance.



### Affordable Housing Units

LA City Planning received applications to produce a total of 25,847 units of housing in 2023. Of these units, 14,987 (58%) units were restricted affordable units. This represents a significant year-over-year increase of 73% in the number of affordable housing units proposed for entitlement. It also represents a reversal of our usual trend. In prior years, the number of market rate units proposed for development typically outpaces the number of proposed affordable units.

The nearly 15,000 affordable units target a range of income categories as follows:

Income Category	Number of Affordable Units	Percentage of Affordable Units
Moderate Income:	1,798	12%
Low Income:	10,960	73%
Very Low Income:	1,532	10%
Extremely Low Income:	697	5%

### Application Breakdown

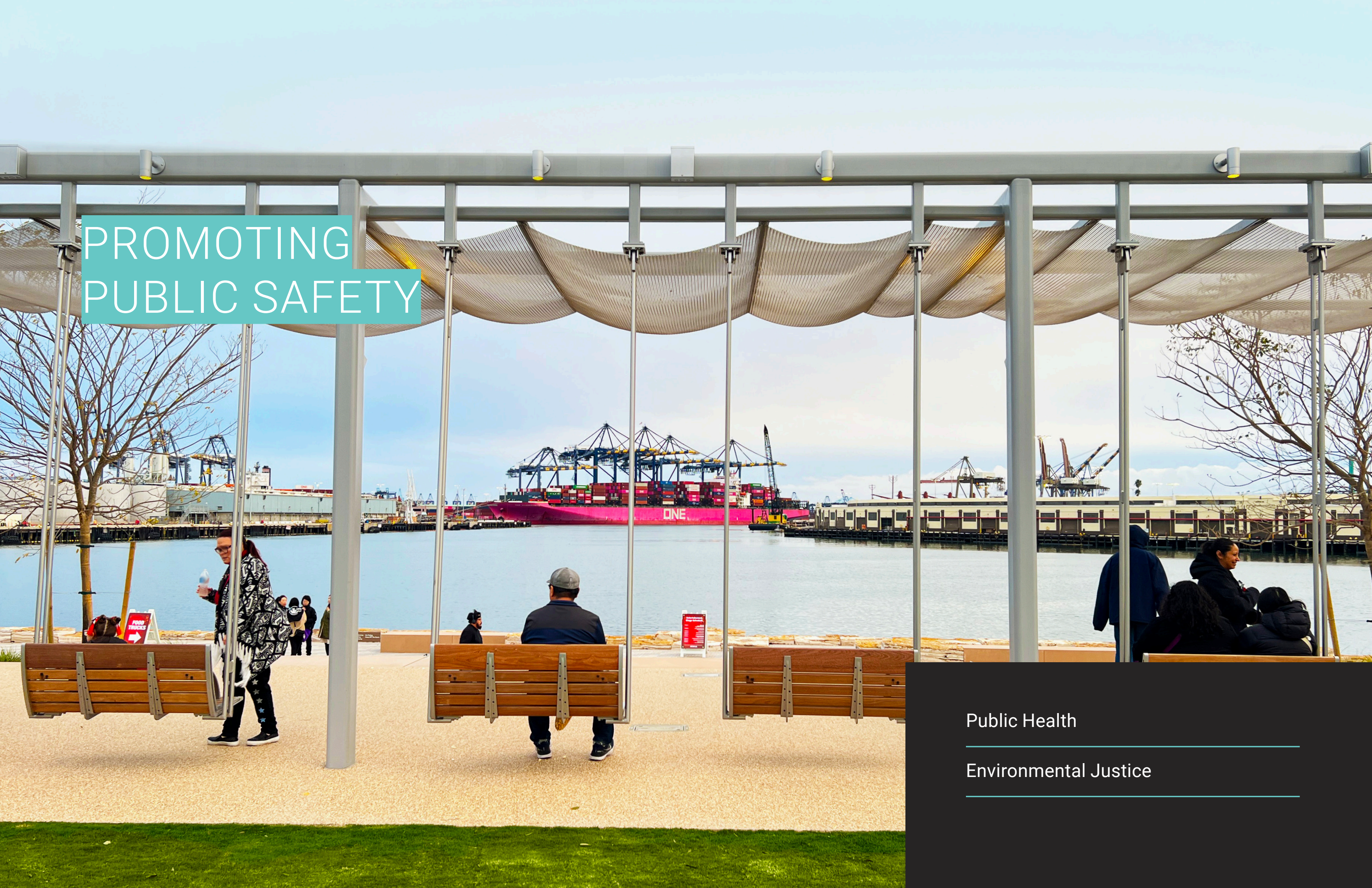
LA City Planning received a total of 8,574 applications for planning approvals in 2023, representing an 8% year-over-year decline from 2022. Applications for ministerial approvals accounted for 60% of all application activity in the Department. On average, these approvals are processed eight times more quickly than applications for discretionary approval, representing significant time-savings for Angelenos seeking to develop a broad range of projects across the City.

Demand for Development Services increased by 28% between 2022 and 2023, rising to a total of 85,397 services provided by DSC staff to the public. These services included requests for consultation, review of applications, issuance of Planning Case Numbers, and management of invoices. Housing and Case Management Services provided 16% more total services in 2023, indicating a continued interest by the development community in adding to the housing pipeline in 2024.





# PROMOTING PUBLIC SAFETY



Public Health

Environmental Justice



Part of City Planning's responsibility as land use stewards is to promote public health and safety. Although stark realities of the past have led to systemic injustice, the Department's policies, projects, and community plans seek to equitably protect Angelenos' wellbeing.

## Public Health

On Jan. 18, 2023, the Oil and Gas Drilling Ordinance (Oil Ordinance) went into effect. This ordinance amends the LAMC to prohibit all new oil and gas drilling activities and make any existing extraction a nonconforming use in all zones of the City.

Studies show that activities related to oil and gas operations have been associated with many potential negative health and safety impacts, especially when they occur in close proximity to sensitive uses such as homes, schools, places of worship, recreation areas, and healthcare facilities. Consistent with the City's policies on climate change, Los Angeles has adopted regulations that will phase out oil activities altogether, improving the City's overall livability while addressing long-standing injustices to frontline communities and communities of color disproportionately affected by the health impacts of oil drilling.

## Environmental Justice

City Planning staff launched the Environmental Justice Policy Program in August 2023, which is a comprehensive effort to centralize and strengthen environmental justice policies in the City's General Plan. The policy program aims to provide all the City's residents with equal and equitable protection from environmental hazards. Residents in many of Los Angeles's lower-income neighborhoods and communities of color are more likely to live next to noxious land uses, including truck routes, and other environmental hazards that are detrimental to health. The Environmental Justice policy team is working to ensure that policies equitably protect Angelenos and promote representation of all communities in the planning and decision-making processes.

A key component of the Environmental Justice Policy Program is engaging populations and communities that are most impacted by environmental injustices. Community and stakeholder input will inform and shape the development of new environmental justice policies and programs. The team has already begun initial outreach efforts through various forms of engagement including a community survey, virtual and in-person office hours, tabling at community events and pop-ups in target communities. In addition, an Environmental Justice Working Group (EJWG) of representatives from over 20 community-based organizations was created to assist the Department in this important effort. More opportunities to engage in the process will become available throughout this multi-year program.





An aerial photograph of the Los Angeles skyline, featuring numerous skyscrapers and modern buildings. A prominent red rectangular box is overlaid on the left side of the image, containing the text 'PLANNING FOR LOS ANGELES'S FUTURE' in white, uppercase letters. The background shows a mix of architectural styles, including glass-fronted towers and older brick buildings, with a clear blue sky and distant mountains.

# PLANNING FOR LOS ANGELES'S FUTURE

## Community Planning

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## Communications and Training Division

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### Central/East

- Downtown
- Hollywood
- Boyle Heights

### Harbor

- Harbor Gateway
- Wilmington-Harbor City
- San Pedro

### Westside

- West Los Angeles
- Palms-Mar Vista-Del Rey
- Venice
- Westchester-Playa Del Rey

### Valley

- Orange Line TNP
- East San Fernando Valley TNP





City Planning is responsible for long-range planning in Los Angeles. The Department works with local communities to make land use decisions that affect future generations. As such, it is important to be transparent and innovative in all practices. From community plan updates to citywide policies, City Planning staff works to conserve current resources as well as cast vision for continual improvement.

## Community Plan Updates

The City of Los Angeles maintains 35 Community Plans that establish neighborhood-specific goals and strategies to achieve the broad objectives laid out in the City's General Plan. The neighborhood-driven policy document lays out the community's goals, policies, and programs, while the land use map identifies where certain uses (such as residential, commercial, and industrial) are permitted.

In 2023, City Planning staff partnered with residents and stakeholders to move forward several community plans including the highly-anticipated plans for Downtown LA, Hollywood, Harbor, and Boyle Heights. These updates play an important role in fostering housing and job opportunities, conserving open space and natural resources, and balancing diverse neighborhoods' needs.

## Central/East

### Downtown

On May 3, 2023, City Council voted unanimously to approve the Downtown Community Plan and the New Zoning Code. The Downtown Community Plan is regarded as incredibly important to the city's economic development, particularly in addressing LA's housing needs. The plan seeks to attract 100,000 new housing units in the varied area stretching from the Convention Center east to the Arts District and north to Chinatown — which is more than a fifth of the estimated need citywide.

The DTLA Plan includes an "inclusionary" housing system, requiring that newly constructed residential projects include a percentage of affordable units. This incentive will encourage more affordable units in the urban core because developers will be allowed to make their projects larger as long as they incorporate a greater number of economical housing.

Since 2014, the Downtown Plan evolved significantly in response to public engagement, ranging from thoughtful comments from individuals, to comprehensive analysis provided by organized stakeholder associations. The hard work and collaboration created an impressive vision for the future of Downtown Los Angeles.



### Downtown Significant Growth Projects

Southern California Association of Governments (SCAG) Projection

- + 125,000 New Residents
- + 70,000 Housing Units
- + 55,000 Jobs

The Downtown Plan has Capacity for Even More Plan Reasonably Anticipated Development

- + 175,000 New Residents
- + 100,000 Housing Units
- + 100,000 Jobs

80% of the Plan capacity is within .5 mile of major transit stops

### Hollywood

On May 3, 2023, the Los Angeles City Council also adopted the Hollywood Community Plan Update. The plan creates the capacity for 35,000 new housing units and encourages more affordable housing. Property developers will receive permission to build much larger buildings than otherwise allowed along some of the city's busiest boulevards if they include a percentage of affordable units in their projects. More housing, especially affordable housing, is vital to accommodate the projected population and employment growth.

Among its victories, the Hollywood plan directs growth around transit, away from hillsides and low-density neighborhoods. It also provides mobility choices, making neighbors, stakeholders, and tourists less dependent on automobiles. The Plan also promotes sustainable land use to protect hillsides from over development as it strengthens development regulations for hillside subdivisions.

### Boyle Heights

The Boyle Heights Community Plan Update is in the adoption phase. The plan focuses on safeguarding existing housing, improving access to local amenities, and preserving the rich cultural legacy of the community. Boyle Heights is situated at the eastern boundary of the City of Los Angeles and neighbors the City of Vernon to the south, the unincorporated community of East Los Angeles to the east, the communities of Lincoln Heights and El Sereno to the north and the Los Angeles River and downtown to the west. Historically, Boyle Heights has been known for its cultural diversity. The neighborhood has been a center for Mexican, Jewish, Japanese, and Russian immigration.

In 2023, planning staff continued to share the plan's proposed policies to address issues related to equity, balancing the preservation of existing households with the need to provide new housing opportunities. The plan also introduces a number of new protections for Rent Stabilized Housing units and renters, aiming to minimize displacement pressures. It also prioritizes new housing along mixed-use corridors, especially for Extremely Low Income units (those earning \$35,750 or less, for a family of four). In addition to supporting affordable housing, the proposed plan strengthens local business and job growth potential along major corridors such as First Street and Whittier Boulevard. New zoning standards would help promote corner shops, or tienditas, that provide fresh groceries and household goods within walking distance of surrounding neighborhoods.

The City Planning Commission (CPC) recommended approval of the Plan on April 20, 2023 and went through Council's Planning and Land Use Management (PLUM) Committee. Staff will present their recommendation to the full Council at a later date.







## Harbor

### Harbor LA

The Harbor LA Community Plans are unique in that it consists of two of the City's 35 Community Plans: Harbor Gateway and Wilmington-Harbor City. The combined area of the Harbor LA Community Plans is approximately 15.3 square miles and is situated in the southern portion of Los Angeles. This area includes a narrow corridor which links the City's Harbor, San Pedro, Wilmington, and Harbor City communities to the main body of LA. The Proposed Plans are environmental justice plans that call for the creation of complete neighborhoods, greater access to goods and services, public spaces, affordable housing, and quality jobs.

As part of the community plan update, City Planning staff released proposed zoning and code pages and revised a user-friendly interactive StoryMap to better communicate the proposed land use, zoning and policy recommendations. Staff also released a Draft Environmental Impact Report (DEIR) for public review on September 21, 2023, with a 60-day comment period. Staff also held virtual and in-person office hours to help answer any questions and receive additional feedback. The team concluded the year by hosting a Virtual Information Session and Public Hearing on November 9, 2023. The public hearing provided an opportunity for public comment on the Proposed Plans.

### San Pedro Zoning Code Update

San Pedro is a community located adjacent to the Port of Los Angeles with many natural and cultural amenities. It is characterized by its Mediterranean climate, ocean views, and unique commercial and residential neighborhoods that have a mix of older historic structures and newer architecture.

City Planning staff presented to the Neighborhood Council Land Use Committees in the winter, summer and fall of 2023 to share an overview of the San Pedro Zoning Code Update and introduce stakeholders to the new Zoning Code. Staff also released a user-friendly web-based StoryMap posted to the project website that shares a project summary and highlights new features.



## Westside

The Westside Community Plans serve four areas in the Westside: West Los Angeles, Venice, Palms – Mar Vista – Del Rey, and Westchester – Playa del Rey. During 2023, City Planning staff gathered valuable feedback at various outreach events which included stakeholder meetings, neighborhood council visits, street fair participation, and block party engagements.

In addition to the public outreach efforts, City Planning staff gathered feedback from the Westside Community Plans Advisory Group (WCPAG), which consists of a 52-member Advisory Group of various community leaders and stakeholders. Together, these outreach efforts and advisory meetings help planners shape a Westside that reflects the needs and aspirations of its residents. The Westside Community Plan teams continue to engage and prepare towards the next phase of the process.

## Valley

### Valley Transit Neighborhood Plans

Transit Neighborhood Plans (TNPs) aim to support transit ridership and mobility access, expand future affordable housing opportunities, support economic vitality, and improve the livability of the City. Even though each neighborhood is unique, the plans align with citywide policies that support equity and sustainability while tailoring strategies to the context and needs of communities near transit. In 2023, City Planning staff focused on San Fernando Valley's growing TNP needs.

### Orange Line TNP

The Orange (G) Line TNP or the OLTNP, is a long-range planning effort around three Metro Orange (G) Line stations in the eastern San Fernando Valley. The plan focuses on the areas around the Sepulveda, Van Nuys, and North Hollywood Stations along the Metro Orange (G) Line. Notably, the OLTNP is the first project to apply the City's New Zoning Code in the San Fernando Valley.

In 2023, the team prepared for the release of Draft General Plan Land Use and Zoning Maps in early 2024. The team launched a new website and attended local community events and Neighborhood Council meetings to get the word out. Additional internal work continues on the OLTNP's Mobility Plan 2035 Amendments and Updates, the project's Policy Document, and the Environmental Clearance. Following the early 2024 General Plan Land Use and Zoning release, the plan will be refined before heading to a public hearing.

### East San Fernando Valley TNP (ESFV TNP)

In anticipation of the construction of Metro's East San Fernando Valley Light Rail Transit Project (ESFV LRT), and in response to a City Council Motion by Council District Offices of 6 and 7, City Planning launched the East San Fernando Valley Transit Neighborhood Plan (ESFV TNP) work program. The ESFV TNP will align with citywide policies that support housing, equity and sustainability while tailoring strategies to the context and needs of the Northeast Valley. The plan aims to support transit ridership and mobility access, expand future affordable housing opportunities, and support economic vitality throughout the project area. To implement these policies and strategies, the ESFV TNP team will propose new land use designations and

zoning regulations for adoption along the Van Nuys Boulevard Corridor, specifically in areas within the communities of Pacoima, Arleta, and Panorama City.

The preliminary project study area will focus on parcels roughly a half-mile distance from the Van Nuys Boulevard Corridor, between the Van Nuys/MetroLink station to the south and the Van Nuys/San Fernando station to the north, a stretch that includes seven proposed light rail station areas. This is all part of the light rail initial operating segment that Metro expects to be operational by 2031. The distinct areas surrounding each station will be planned contextually, in partnership with community members and stakeholders, for the duration of the process.

In 2023, the team focused on the initial public engagement phase by attending various community events and meetings with neighborhood councils, as well as participating in guest presentations in partnership with a community based organization and a student group. During this phase the team engaged with nearly 500 community stakeholders. The team also worked on preparing for the launch of a new website that is anticipated in March 2024. Public engagement will continue throughout 2024 and the main thrust of the program will shift to the development of draft land use plans in order to prepare for more focused feedback.





## Communications and Training Division

City Planning's Operations and Engagement Bureau made some changes to strengthen the Department and create more cohesive external and internal communication. Created under Deputy Director Shana Bonstin's leadership in 2023, Principal City Planner Rebecca Valdez now oversees the Communication Division, which will include Media Relations, Government Relations and Community Engagement, Graphics, the Performance Management Unit, and a new Environmental Policy and Training Section that positions staff with expertise to collaborate and effectively advise the Department and the public. This newly restructured Division will work closely with the Office of Racial Justice, Equity, and Transformative Planning as managed by Principal City Planner Faisal Roble.

The new division helps better support department staff's internal work programs. This movement also amplifies City Planning's dedication to a more robust and cohesive workflow to better serve Angelenos through thoughtful communication, availability, and transparency.







STRENGTHENING  
ACCOUNTABILITY  
AND FINANCIAL  
REPORTING

Fiscal Year 2023-2024

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Hiring and Demographics

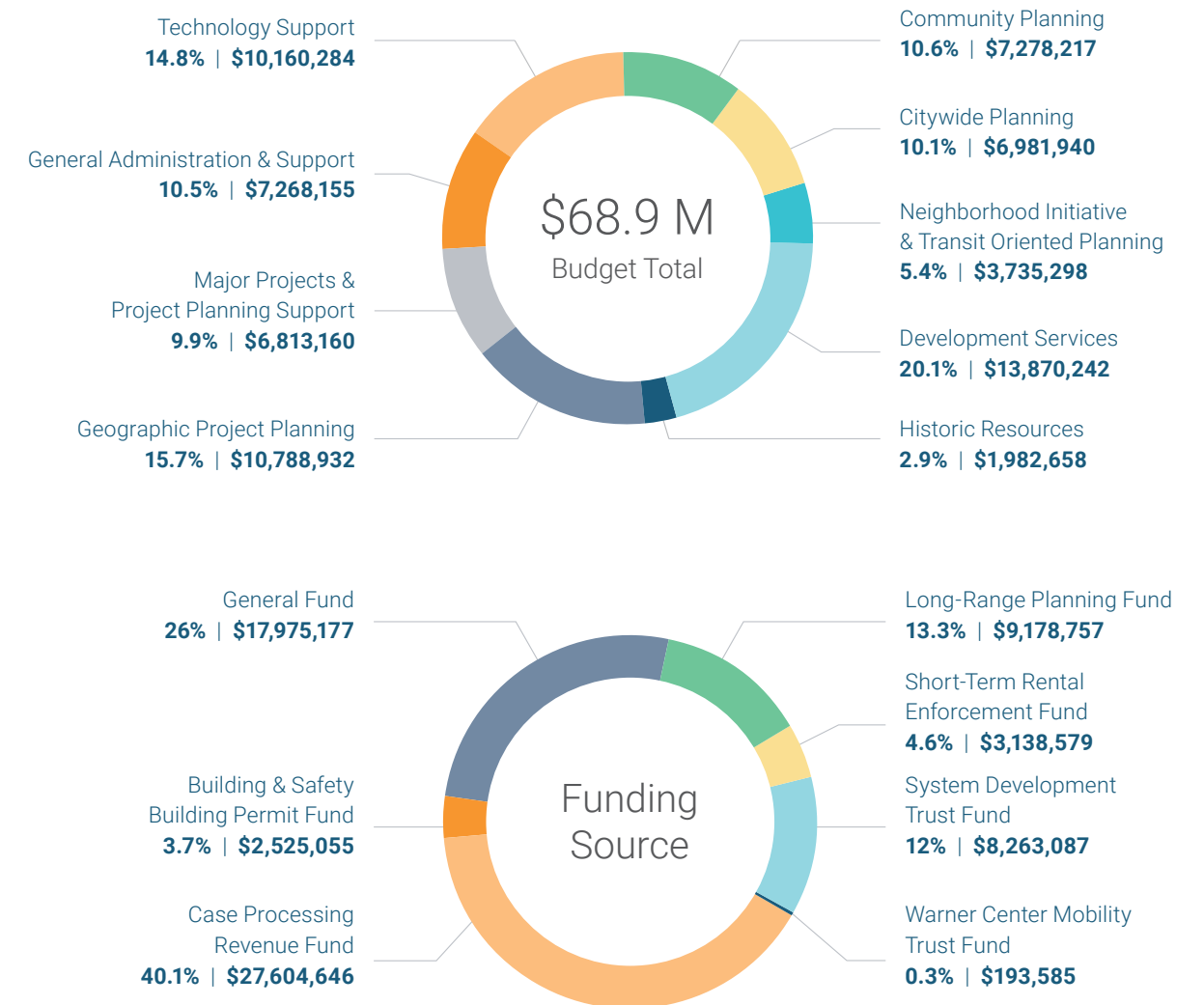
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### Fiscal Year 2023-2024

The Department has positioned itself to speed the City's economic recovery by exercising fiscal stewardship and making necessary adjustments to its operations. Working alongside the Personnel Department, City Planning filled vacancies to support and augment planning work programs across divisions. Please note that the following data is for fiscal year 2023 to 2024.





**Fiscal Year Budget Changes**

<b>Total Budget</b>	<b>Allocated</b>	<b>Regular</b>	<b>Resolution</b>
2022-23 Adopted	\$62,036,401	390	156
2023-24 Adopted	\$68,878,886	419	157
Change from Prior Year	<b>\$6,842,485</b>	<b>29</b>	<b>1</b>

<b>General Fund</b>	<b>Allocated</b>	<b>Regular</b>	<b>Resolution</b>
2022-23 Adopted	\$14,955,153	74	80
2023-24 Adopted	\$17,975,177	81	82
Change from Prior Year	<b>\$3,020,024</b>	<b>1</b>	<b>2</b>

<b>Special Fund</b>	<b>Allocated</b>	<b>Regular</b>	<b>Resolution</b>
2022-23 Adopted	\$47,081,248	316	76
2023-24 Adopted	\$50,903,709	338	75
Change from Prior Year	<b>\$3,822,461</b>	<b>22</b>	<b>(1)</b>

**Main Budget Items**

	<b>Funds Allocated</b>
Policy Planning Housing Unit	\$517,495
Housing Element Expansion	\$109,722
Community Planning Team	\$2,770,214
Streamlining Affordable Housing Permit Process	\$760,210
Home-Sharing Administration and Enforcement	\$2,241,843
Home-Sharing Augmentation	\$807,584
Priority Housing Program	\$518,282





## Hiring and Demographics

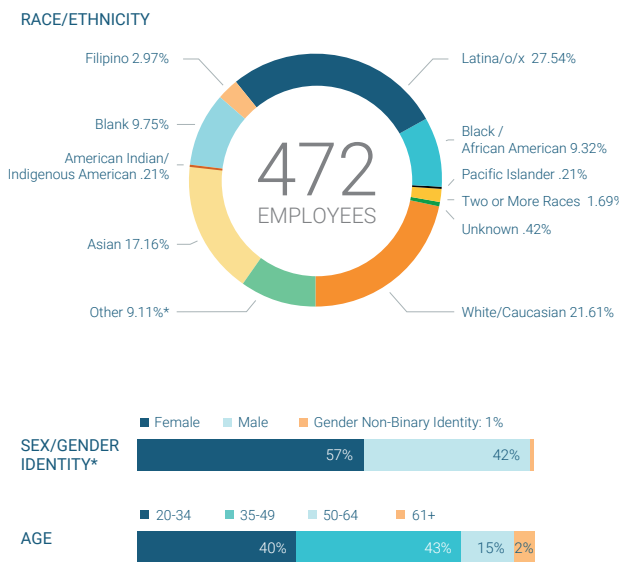
On May 24, 2023, the Los Angeles City Council adopted the City's budget for Fiscal Year 2023-2024. The City Council essentially adopted the Mayor's proposed budget in which City Planning was provided 30 new positions, bringing its total number of authorized positions to 576, for an overall increase of 5% in staffing resources. These positions will be instrumental in addressing issues of housing, the General Plan Element updates, and pre and post-entitlement reviews and outreach.

The 30 positions secured for City Planning include:

- One position for management and oversight of the Housing Element Update and corresponding programs that focus on increasing housing capacity
- Three positions for the Open Space Element of the General Plan
- Four positions to augment staffing levels at the Development Services Centers to support pre- and post-entitlement consultations
- Ten positions to augment the Home-Sharing Unit for reviews of new and renewal applications
- Two positions to assist with hybrid meetings and one position for financial grant management
- One position for Low Rise Design Lab to manage and create new design prototypes for smaller-scale multi-family housing citywide

## Demographics

In terms of hiring activities, the Department concluded the 2023 calendar year with 33 new hires, and promoted 43 staff. However, 30 staff left the department during the year. Due to attrition, the Department closed the 2023 calendar year with a net of 443 employees.



\*Data limitations may not accurately capture race/ gender/ ethnicity identities.  
\*Data limitations may not accurately capture gender identity/non-binary gender identities.







RECOGNITION

APA Los Angeles Award of Merit

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## APA Awards

City Planning's 2021-2029 Housing Element was one of the most ambitious rezoning programs in the nation to address the systemic inequity in planning and land use policies that has contributed to the city's current housing crisis. The American Planning Association (APA) California Chapter recognized the impressive feat with the APA CA Award of Excellence 2023 for Comprehensive Plan - Large Jurisdiction.

The LA section of the APA also recognized the City's Housing Element with an Award of Merit in the Comprehensive Plan (Large Jurisdiction) category. The Housing Element is the part of the City's General Plan that demonstrates how the City will meet its obligations under State law to provide sufficient housing for its residents. City Planning shares the distinction with the Los Angeles Housing Department (LAHD), its partner in encouraging affordable housing development.





## Elected Officials

### Mayor

Karen Bass

### City Attorney

Hydee Feldstein Soto

### City Controller

Kenneth Mejia

## Los Angeles City Council

### President

Paul Krekorian, District 2

### President Pro Tempore

Curren D. Price, Jr., District 9

### Councilmember

Eunisses Hernandez, District 1

### Councilmember

Bob Blumenfeld, District 3

### Councilmember

Nithya Raman, District 4

### Councilmember

Katy Yaroslavsky, District 5

### Councilmember

Imelda Padilla, District 6

### Councilmember

Monica Rodriguez, District 7

### Councilmember

Marqueece Harris-Dawson, District 8

### Councilmember

Heather Hutt, District 10

### Councilmember

Traci Park, District 11

### Councilmember

John S. Lee, District 12

### Councilmember

Hugo Soto-Martinez, District 13

### Councilmember

Kevin de León, District 14

### Councilmember

Tim McOsker, District 15



## Commissioners

### City Planning Commission

Samantha Millman, President

Caroline Choe, Vice President

Maria Cabildo

Helen Campbell

Illissa Gold

Jenna Hornstock

Monique Lawshe

Helen Leung

Karen Mack

Jacob Noonan

Elizabeth Zamora

### Area Planning Commission

#### North Valley

Maira Diaz, President

Araz Parseghian, Vice President

Gerlie Collado

Jamie Del Rio

Victor Sampson

#### South Valley

Vanessa Barraza, President

Jasson Crockett, Vice President

Lydia Drew Mather

Nareg Gourdikian

Lisa Karadijan

#### West Los Angeles

Lisa Waltz Morocco, President

April Sandifer, Vice President

Haley Feng

Esther Margulies

Marty Shelton

#### Central Los Angeles

Maleena Lawrence, President

Steve Kang, Vice President

Oliver DelGado

Jaime Geaga

Julie Stromberg

### Cultural Heritage Commission

Barry Milofsky, President

Gail Kennard, Vice President

Richard Barron

Pilar Buelna

Diane Kanner

#### East Los Angeles

Michael Yap, President

Eunice Song, Vice President

Gloria Gutierrez

Lydia Avila-Hernandez

David Marquez

Sarah Rascon

#### South Los Angeles

Jaqueline Orozco, President

Steven Vasquez, Vice President

Eric D. Bates

Stacey Pruitt

Christopher Torres

#### Harbor

Esther Hatch, President

Mona Sutton, Vice President

John Bagakis

Mitchell Harmatz

Amber Sheikh



## CREDITS

### **Haydee Urita-Lopez**

Deputy Director  
Operations & Engagement

### **Rebecca Valdez**

Principal City Planner  
Communications and Training Division

### **Nora Frost**

Public Information Director II  
Communications and Training Division

### **Jamie Francisco**

Public Information Director I  
Communications and Training Division

### **Xavier Smith**

City Planning Assistant  
Communications and Training Division

### **Shakeh Boghoskhanian**

Graphics Supervisor II  
Communications and Training Division

### **Arlet Shirvanian**

Graphics Supervisor I  
Communications and Training Division

### **Louisa Ranick**

Graphics Supervisor I  
Communications and Training Division

### **Jessica Alamo**

Graphics Designer II  
Communications and Training Division

### **Roy Samaan**

City Planner  
Communications and Training Division

### **Jonathan Chiu**

City Planning Associate  
Communications and Training Division



@Planning4LA  
Planning4LA.org

This report is published annually by City Planning. Facts and figures cover January 1 through December 31, 2023, unless otherwise indicated. Email questions and comments to [planning.media@lacity.org](mailto:planning.media@lacity.org).

