ORDINANCE NO. _____

An ordinance amending Chapter 1A of the Los Angeles Municipal Code to address technical clarifications and corrections to codify statutory requirements of state housing element law, and to facilitate the implementation of the Housing Element Sites and Minimum Density Ordinance to reduce barriers to housing development.

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

Section 1. Paragraph 1 of Subsection B of Section 1.5.1 of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

1. Adoption & Maintenance of Zoning Code Maps
   Zoning Code Maps shall be created pursuant to Sec. 13B.1.3. (Zoning Code Amendment, unless otherwise specified in this Division (Zoning Code Maps), and shall be amended as outlined in the establishinged Sections for each Zoning Code Map within this Division (Zoning Code Maps).

Section 2. Section 1.5.13 of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

[RESERVED]

~~Sec. 1.5.13. Inventory of Housing Elements Sites Map~~

~~A. Purpose~~

~~The Inventory of Housing Element Sites Map identifies *lots* listed in the inventory of land suitable for residential development developed pursuant to California Government Code Sec. 65583.~~

~~B. Boundaries~~

~~Any *lot* designated, using the Department of Public Works, Bureau of Engineering land base dataset, that is listed on the Inventory of Housing Element Sites established in Appendix 4.1, Appendix 4.2, Appendix 4.3 of the current 2021-2029 Housing Element, any candidate sites for rezoning to address a shortfall, until those candidate sites are replaced through adoption of a rezoning program adopted by the *City Council* to implement the *City*'s program to rezone for adequate sites pursuant to California Government Code Sec. 65583(c)(1), and any sites rezoned through such program.~~

~~C. Amendments~~

~~The *City Council* shall establish and amend the Inventory of Housing Element Sites Map pursuant to an adopted City Council Resolution.~~

Section 3. Section 1.5.14 of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

[RESERVED]

~~Sec. 1.5.14. Prior Housing Element Sites Map~~

~~A. Purpose~~

~~The Prior Housing Element Sites Map identifies sites that have been listed in a previous Housing Element cycle as suitable for residential development and are included in the current 2021-2029 Housing Element. Sites listed in the Prior Housing Element Sites Map are eligible for streamlined review established in Sec. 9.2.6. (Housing Element Sites Streamlining Program).~~

~~B. Boundaries~~

~~Any *lot* designated, using the Department of Public Works, Bureau of Engineering land base dataset, that is listed as a Prior Housing Element Site in Appendix 4.1 of the current 2021-2029 Housing Element.~~

~~C. Amendments~~

~~The *City Council* shall establish and amend the Prior Housing Element Sites Map pursuant to an adopted City Council Resolution.~~

Section 4. Section 1.5.15 of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

[RESERVED]

~~Sec. 1.5.15. Lower Income Rezoning Housing Element Sites Map~~

~~A. Purpose~~

~~a. The Lower Income Rezoning Housing Element Sites Map identifies lots that are eligible for streamlined review in Sec. 9.2.6. (Housing Element Sites Streamlining Program) for the application of the minimum density requirements established in Sec. 6C.2.1. (Minimum Dwelling Units Per Lot Area).~~

~~b. The Lower Income Rezoning Housing Element Sites Map identifies lots rezoned as part of a rezoning program to meet the Housing Element need for *very low income households* and *low income households* allocated pursuant to California Government Code Sec. 65584. The inventory of these sites established by City Council Resolution shall be submitted to the state each year as part of the Housing Element Annual Progress Report.~~

~~c. Sites identified on the Lower Income Rezoning Housing Element Sites Map shall comply with California Government Code Sec. 65583.2(h).~~

~~B. Boundaries~~

~~Any *lot* designated, using the Department of Public Works, Bureau of Engineering land base dataset, and established as Lower Income Rezoning Sites, pursuant to City Council Resolution.~~

~~C. Amendments~~

~~The City Council shall establish and amend the Lower Income Rezoning Housing Element Sites Map, pursuant to an adopted City Council Resolution. The *Director* is authorized to revise the Lower Income Rezoning Housing Element Sites Map based on to correct technical errors and reflect any action that renders a site ineligible as a Lower Income Rezoning Site.~~

Section 5. Sub-subparagraph ii. of Subparagraph a. of Paragraph 1. of Subsection B. of Division 4C.15.2. (Non-Housing Projects That Result In The Demolition of Dwelling Units) of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

Is located on a *lot* that is identified~~mapped~~ on the Inventory of *Housing Element Sites*~~Map, as established in Sec. 1.5.13. (Inventory of Housing Element Sites Map)~~ and

a) Will require or result in the loss or reduction of occupied or vacant protected units; or
b) Is located on a *lot* where *protected units* were removed in the previous five years.

Section 6. Subsection B. of Division 4C.15.4. (Maintenance of Adequate Housing Element Sites Throughout The Housing Element Period) of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

B. Applicability

The requirements of this Section (Maintenance of Adequate *Housing Element Sites* Throughout the Housing Element Period) apply to any *project* located on a *lot* identified on the Inventory of *Housing Element Sites*~~Map (Sec. 1.5.13.)~~.

Section 7. Subsection C. of Division 4C.15.4 of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

C. Standards

1. For a project located on a *lot*(s) identified on the Inventory of *Housing Element Sites* ~~*Map (Sec. 1.5.13.)*~~, the Department of City Planning and Department of Building and Safety shall not, through any administrative, quasi-judicial, legislative or other actions, reduce the density of an applicable site, or approve any *project* on an applicable site with fewer *dwelling unit*s in aggregate, by income category, than shown as realistic capacity in the most recent inventory of land suitable for residential development for the remaining housing element planning period, pursuant to California Government Code Sec. 65584, unless the applicable Department either:
    a. Makes applicable findings pursuant to California Government Code Sec. 65863(b), including that, while the proposed *project* would result in fewer

*dwelling unit*s by income category than those identified in the most recent inventory of land suitable for residential development prepared for the ~~2021-2029~~ Housing Element, the remaining sites identified in the Housing Element of the General Plan are adequate to meet the requirements of California Government Code Sec. 65583.2 and to accommodate the *City*'s share of the regional housing need pursuant to California Government Code Sec. 65584. A written finding with substantial evidence shall be included as part of approval of the *project* on the number of sites by income category and their adequacy to meet the requirements; or

b. If a finding cannot be made, then within 180 days of any of the actions described in Paragraph 1. above the Department of City Planning shall, in accordance with the provisions of this Code, identify and make available additional adequate sites through a rezoning to accommodate the *City*'s share of the regional housing need by income level.

2. A *project* may not be denied on the basis that approval of the *project* would require compliance with Subparagraph b~~a~~. of Paragraph 1., above, if the *project* meets the definition of "housing development project" as defined in paragraph (2) of subdivision (h) of California Government Code Sec. 65589.5, including *project*s that involve no discretionary approvals and projects that include a proposal to construct a single *dwelling unit*.

Section 8. Division 6B.2. of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

Div. 6B.2. Lot Area-Based Density Districts
In FA, 2, 3, 4, 6, 8, 10, 12, 15, 20, 25, 30, 40, 50, 60, and N Density Districts, the maximum density of *household dwelling unit*s and *efficiency dwelling unit*s permitted on a *lot* is limited according to the table below. A *lot* may contain any combination of *household dwelling unit*s and *efficiency dwelling unit*s.

Lot Area-Based Density Districts			
Density District	Lot Area per Household Dwelling Unit (min SF) Sec. 6C.1.2.	Lot Area per Efficiency Dwelling Unit (min SF) Sec. 6C.1.3.	Minimum Dwelling Units per Lot Area Sec. 6C.2.1.
FA	Limited by floor area	Limited by floor area	Applicable
2	200	100	Applicable

3	300	150	Applicable
4	400	200	Applicable
6	600	300	Applicable
8	800	400	Applicable
10	1000	1000	Applicable
12	1200	1200	Applicable
15	1500	1500	Market-Contingent
20	2000	2000	Market-Contingent
25	2500	2500	~~As Mapped~~As Listed
30	3000	3000	~~As Mapped~~As Listed
40	4000	4000	~~As Mapped~~As Listed
50	5000	5000	~~As Mapped~~As Listed
60	6000	6000	~~As Mapped~~As Listed
N	Not Permitted	Not Permitted	~~As Mapped~~As Listed

Section 9. Subsection A of Section 6C.2.1. (Minimum Dwelling Units per Lot Area) of Division 6C.2. of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

A. Intent

The Minimum Dwelling Units per Lot Area standard is intended to implement State housing element law requirements for designated Lower Income Housing Element Rezoning Sites, and to advance the goals, policies, and objectives identified in the ~~2021-2029~~ Housing Element of the General Plan.

Section 10. Paragraph 2 of Subsection B of Section 6C.2.1. (Minimum Dwelling Units per Lot Area) of Division 6C.2. of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

2. The minimum density rules in this Section (Minimum Dwelling Units Per Lot Area) apply to any project that includes dwelling units located on a lot where Minimum Dwelling Units per Lot Area is listed in Div. 6B.2. (Lot Area-Based Districts) as “Applicable”, “Market-Contingent”, or “As Listed~~As Mapped~~” by the applied Density District (Part 6B.).

Section 11. Subparagraph b of Paragraph 2 of Subsection C of Section 6C.2.1. (Minimum Dwelling Units per Lot Area) of Division 6C.2. of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

b. Where the applied Density District specifies Minimum Density as “Market-Contingent,” any *project* on a lot that is located within a Low, Medium, or Not Applicable Market Area

as identified by *City Council* resolution pursuant to Sec. 15.4.3.C.1. (Affordable Housing Linkage Fee), are not subject to any minimum density requirements, unless they are located on a *lot* listed ~~mapped~~ by Ordinance as a ~~on the~~ *Lower Income Rezoning Housing Element Site*~~s Map (Sec. 1.5.15.)~~. If the *project* is located on a *lot* listed by Ordinance as a ~~mapped on the~~ *Lower Income Rezoning Housing Element Site*~~s Map (Sec. 1.5.15.)~~, the *project* shall include a minimum density of 20 *dwelling unit*s per acre, which may include a combination of *household dwelling unit*s and *efficiency dwelling unit*s where permitted. *Dwelling unit*s provided as *accessory dwelling unit*s, pursuant to Div. 9.5. (Accessory Dwelling Unit Incentive Program), count toward the required minimum density on the *lot*.

Section 12. Paragraph 3 of Subsection C of Section 6C.2.1. (Minimum Dwelling Units per Lot Area) of Division 6C.2. of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

3. As Listed~~Mapped~~
   a. Where the applied Density District (Part 6B.) specifies Minimum Density as "As Listed~~Mapped~~," any *project* on a *lot* listed by Ordinance as a ~~mapped on the~~*Lower Income Rezoning Housing Element Site*~~s Map (Sec. 1.5.15.)~~ shall include a minimum density of 20 *dwelling unit*s per acre, which may include a combination of *household dwelling unit*s and *efficiency dwelling unit*s where permitted. *Dwelling unit*s provided as *accessory dwelling unit*s, pursuant to Div. 9.5. (Accessory Dwelling Unit Incentive Program), count toward the required minimum density on the *lot*.
   b. Where the applied Density District specifies Minimum Density as "As Listed~~Mapped~~," any *project* on a *lot* that is not listed by Ordinance as a ~~mapped on the~~ *Lower Income Rezoning Housing Element Site*~~s Map (Sec. 1.5.15.)~~ is not subject to any minimum density requirements.

Section 13. Subsection E of Section 6C.2.1. (Minimum Dwelling Units per Lot Area) of Division 6C.2. of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

E. Exceptions

A *project* or *lot* that meets any of the following criteria is exempt from the minimum density requirement established in Subsection C. (Standards), above. However, a *project* or a *lot* ~~located~~ listed by Ordinance as a ~~on the~~ *Lower Income Rezoning Housing Element Site*~~s Map (Sec. 1.5.15.)~~ is not subject to the exceptions listed below and must comply in all cases with the requirements of Subsection C. (Standards), above.

1. The *project* is limited to *new construction* of 1,500 square feet or less on a lot with existing *building*s or *structure*s, results in no increase in *dwelling unit*s and involves no *demolition* of an existing *dwelling unit*(s);

2. A *project* where the only new *dwelling unit* added on the *lot* is an ~~*A*~~*accessory* ~~*D*~~*dwelling* ~~*U*~~*unit*(s);
3. A *project* to reconstruct an existing *dwelling unit* damaged by a disaster or deemed unsafe by the *Department of Building and Safety*, and results in no increase to the amount of *floor area* in the prior *building* or *building*s;
4. A development located on any of the environmentally sensitive sites specified in subparagraphs (B) to (K) of California Government Code Sec. 65913.4(a)(6), including a *Very High Fire Hazard Severity Zone*, regardless of any mitigation;
5. A *project* on a *lot* listed in Sec. 1.5.6. (Hillside Area Map), where at least 60 percent of the *lot* is composed of *slope*s which are 30 percent or greater;
6. A *lot* that has an applied Open Space Use District (Div. 5B.1.) ;
7. A *lot* that contains a *designated historic resource*; or
8. A *lot* that cannot achieve the minimum density requirement due to any objective provision of this Code that physically precludes the construction of a development, as determined by the *Department of Building and Safety*, or due to any provision of a *Specific Plan*, or a *Community Plan Implementation Overlay*.

Section 14. Paragraph 1 of Subsection D of Sec. 9.2.1 of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

1. Procedures

A project utilizing this Section (State Density Bonus Program) shall be reviewed using the procedures in this Subsection (Administration) Approval of any base or additional *incentive*, *waiver*, or public benefit, pursuant to this Section (State Density Bonus Program) shall not, in and of itself, require a *General Plan* amendment, zone change, project review or other discretionary review action required by this Chapter, a *Specific Plan*, *Supplemental District*, or *Special Zone*. ~~Ministerial approval in this Paragraph (Procedures) shall mean an administrative process to approve a "use by right" as this term is defined in California Government Code Sec. 65583.2(i).~~

Section 15. Paragraph 1 of Subsection D of Sec. 9.2.2 of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

1. Procedures

The following review and approval procedures apply to *project*s participating in the Affordable Housing Incentive Program. ~~Ministerial approval in this Paragraph (Procedures) shall mean an administrative process to approve a "use by right" as this term is defined in California Government Code Sec. 65583.2(i).~~

Section 16. Sub-Sub-Subparagraph c) Sub-Subparagraph i. Subparagraph e. of Paragraph 1 of Subsection C of Sec. 9.2.3 (Opportunity Corridors Housing Incentive Program) of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

c) Low Income Site Affordability Requirements

A *project* on a site identified ~~in~~by Ordinance as a~~Sec. 1.5.15. (~~*Lower Income Rezoning Housing Element Site*~~s Map)~~ may meet its affordability requirement by providing 20

percent of its on-site *restricted affordable unit*s for *lower income household*s, consistent with California Government Code Sec. 65583.2.

Section 17. Paragraph 1 of Subsection D of Sec. 9.2.3 of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

1. Procedures

The following review and approval procedures apply to *project*s participating in the Opportunity Corridors Housing Incentive Program. ~~Ministerial approval in this Paragraph (Procedures) shall mean an administrative process to approve a "use by right" as this term is defined in California Government Code Sec. 65583.2(i).~~

Section 18. Subparagraph e. of Paragraph 1 of Subsection C of Sec. 9.2.4 (Corridor Transitions Incentive Program) of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

e. Affordability Levels

The project shall reserve the number of on-site *restricted affordable unit*s in one of the income levels listed in the "Income Level" column in the table below for the corresponding applicable Corridor Transitions Incentive Set, unless the *project* is on a site identified by Ordinance as a ~~in Sec. 1.5.15. (*Lower Income Rezoning Housing Element Site*s Map)~~ and the *project* reserves at least 20 percent of its on-site *restricted affordable unit*s for lower income households, consistent with California Government Code Sec. 65583.2. The *project* unit count in the below table includes all units in a *project*, including units allowed through a *density bonus*. All *restricted affordable unit*s shall be subject to the affordability standards in Sub-subparagraphs i. through iii., below.

Section 19. Paragraph 1 of Subsection D of Sec. 9.2.4 of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

1. Procedures

The following review and approval procedures apply to projects participating in the Corridor Transitions Incentive Program. ~~Ministerial approval in this Paragraph (Procedures) shall mean an administrative process to approve a "use by right" as this term is defined in California Government Code Sec. 65583.2(i).~~

Section 20. Sub-Sub-Subparagraph c) Sub-Subparagraph i. Subparagraph e. of Paragraph 1 of Subsection C of Sec. 9.2.5 (Transit Oriented Incentive Program) of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

c) Low Income Site Affordability Requirements

A *project* on a site identified by Ordinance as a ~~in Sec. 1.5.15. (*Lower Income Rezoning Housing Element Sites* Map)~~ may meet its affordability requirement by providing 20 percent of its on-site *restricted affordable unit*s for lower income households, consistent with California Government Code Sec. 65583.2.

Section 21. Paragraph 1 of Subsection D of Sec. 9.2.5 of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

1. Procedures

The following review and approval procedures apply to a project participating in the Transit Oriented Housing Incentive Program. ~~Ministerial approval in this Paragraph (Procedures) shall mean an administrative process to approve a "use by right" as this term is defined in California Government Code Sec. 65583.2(i).~~

Section 22. Sec. 9.2.6 of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

Sec. 9.2.6. Housing Element Sites Streamlining Program

The Housing Element Sites Streamlining Program is a ~~map-based~~ program for streamlining the review and approval of *project*s with at least 20 percent of the *dwelling unit*s set aside for *lower income household*s on sites prioritized for the development of lower income housing.

A. Intent

The Housing Element Sites Streamlining Program is intended to facilitate and incentivize the construction of affordable housing by establishing procedures, objective review criteria, and allowances for ministerial review as required by California Government Code Sec. 65583.2(h).

B. Applicability

1. Project Activities

A *project* that meets the eligibility criteria established in Paragraph 1. (Eligibility) of Subsection C. (Program Rules), below, and consists of any of the *project activities* listed in Subparagraphs a. and b. below may be eligible for participation in the Housing Element Sites Streamlining Program:

   a. *New Construction* for which all new *floor area* meets the eligibility criteria outlined in Paragraph 1. (Eligibility) of Subsection C. (Program Rules), below; or
   b. A *use modification* or *renovation*, including retrofitting for accessibility purposes, for which all resulting new *dwelling unit*s and all renovated *dwelling unit*s meet the eligibility criteria outlined in Paragraph 1. (Eligibility) of Subsection C. (Program Rules), below.

2. Housing Development Project

To participate in the Housing Element Sites Streamlining Program, a *project* listed above must also meet the definition of "Housing Development Project" as defined in California Government Code Sec. 65589.5(h)(2), except that a *housing development project* shall also include a *project* that involves no discretionary

approvals and a *project* that includes a proposal to construct a single *dwelling unit*.

3. Reconciling Provisions
    a. Relationship to Other Incentive Programs
    A *project* that seeks streamlining through this program pursuant to this Section (Housing Element Site Ordinance Streamlining Program) shall be eligible for a *density bonus*, *incentive*, concession, *waiver*, or reduction of *development standard*s pursuant to California Government Code Sec. 65915, or a local incentive program in this Article (Public Benefits System) or any *Specific Plan*, *Supplemental District* or *Special Zone*, provided that the *project* meets the requirements for both the streamlining program and the applicable incentive program.
    b. Relationship to Supplemental Districts and Special Zones
    If any provision of an applicable *Supplemental District* or *Special Zone* conflicts with the procedures, requirements, and provisions of this Section (Housing Element Sites Streamlining Program), the provisions of this Section (Housing Element Sites Streamlining Program) shall prevail.
    c. Relationship to Other Zoning Provisions
    *Restricted affordable unit*s provided to meet the eligibility criteria for participation in the Housing Element Sites Streamlining Program may also be used to count toward any other applicable *restricted affordable unit*s required for any other purpose.
    d. Implementation Memoranda, FAQs, Forms/Applications and User Guides
    The *Director* may prepare Implementation Memoranda, Technical Bulletins and/or User Guides related to the *Department of City Planning*'s implementation of state Housing Element law (California Government Code, Article 10.6. (Housing Elements), Sec.65580 et seq.) through the provisions of Chapter 1A of this Code, including, but not limited to, providing additional information for the purpose of maintaining consistency with state law.

C. Program Rules
1. Eligibility
An affordable housing *project* meeting all of the following eligibility criteria shall qualify for participation in the Housing Element Sites Streamlining Program, including the streamlined review outlined in Paragraph 2. (Streamlined Review*)* below.
    a. Affordability Levels
    At least 20 percent of the *dwelling unit*s in an eligible *project* must be made affordable and available to *lower income household*s.
    b. Zoning
    The *project* is located on a *lot* with an applied Density District (Part 6B.) that specifies a minimum density requirement of "Applicable", "Market-Contingent", or "As ~~Mapped~~Listed".

c. ~~Mapped~~Listed Lots

i. The *project* is located on a *lot* ~~mapped~~identified as a~~on the~~ *Prior Housing Element Site~~s Map (Sec. 1.5.14.)~~* or listed by Ordinance as a *Lower Income Rezoning Housing Element Site~~s Map (Sec. 1.5.15.)~~*.

ii. A *project* comprising multiple *lot*s and including *lot*s that are contiguous from an *abutting lot* identified as a *Prior Housing Element Site* or listed by Ordinance as a *Lower Income Rezoning Housing Element Site*, including across an alley, but not across a street from, shall qualify for participation in the Housing Element Sites Streamlining Program, including the streamlined review outlined in Paragraph 2 (Streamlined Review) below, provided they meet all of the following criteria:

a) The additional site(s) not located in an Industrial Use District (Div. 5B.7.); and

b) The additional site(s) not located on a site listed on the Hazardous Waste and Substances Site List (Cortese List) by the Department of Toxic Substances Control; and

c) The *project* does not require the demolition of a *designated historic resource*, as demolition is defined in Section 13B.8.1.C of Chapter 1A of this Code, and any proposed alteration to a d*esignated historic resource* shall not be approved until any required review pursuant to the Los Angeles Municipal Code, or other state or federal law, is completed; and

d) The additional site(s) are not located in a *Fire Restriction Area* except that a project site that is located within a *Fire Restriction Area* shall be eligible if the abutting property on the *Prior Housing Element Site* or *Lower Income Rezoning Housing Element Site* is not in a *Fire Restriction Area*; and

e) The additional site(s) are not located in the *Coastal Zone* or in a *Sea Level Rise Area*.

f) The additional site(s) shall require a Lot Tie Affidavit from the Los Angeles Department of Building and Safety to the site identified as a *Prior Housing Element Site* or listed by Ordinance as a *Lower Income Rezoning Housing Element Site*. However, when additional site(s) are included across an alley, prior to the issuance of a building permit, the owner of the additional site(s) shall execute and record a private reciprocal easement

covenant and agreement against each subject lot. A copy of each executed and recorded covenant and agreement shall be filed with the Los Angeles Department of City Planning Development Services Center. All occupants of the project shall have equal access to all site amenities, and the pedestrian circulation between buildings and site amenities shall be maintained and not reduced.

d. Housing Replacement
The *project* shall meet any applicable housing replacement requirements and demolition protections established in Div. 4C.15. (Resident Protections). Replacement housing units required pursuant to Div. 4C.15. (Resident Protections) shall count toward any *restricted affordable unit* requirements.

e. Fair Housing Requirements
*Restricted affordable unit*s shall meet the applicable requirements regarding size, location, amenities, and allocation of *restricted affordable unit*s established in Sec. 4C.15.3. (Restricted Affordable Units) and in any Implementation Memorandum or Technical Bulletin prepared and adopted by the Los Angeles Housing Department or *Department of City Planning*.

2. Streamlined Review
   a. Administrative Review Process
      i. A *project* that meets the eligibility criteria outlined in Paragraph 1. (Eligibility) above, shall be approved via an ~~A~~administrative ~~R~~review~~, pursuant to Sec. 13B.3.1. (Administrative Review) and~~ process by other City Departments, which includes, but is not limited to, *project*s otherwise eligible for required discretionary processes described in LAMC Section 91.7006.7.5 and LAMC Section 62.169, and consistent with Gov. Code Sec. 65583.2(i).
      ii. An eligible *project* that would have otherwise required a discretionary entitlement from the *Department of City Planning* to permit an owner-occupied or rental multifamily residential dwelling use shall be subject to and processed through an Expanded Administrative Review, pursuant to Sec. 13B.3.2. (Expanded Administrative Review), and shall not be subject to any hearing procedures regardless of the provisions contained in Sec.13B.3.2.D.3. (Public Hearing). ~~Any *non-residential use* in an eligible mixed-use *project* shall comply with any discretionary review required for that *non-residential use* under the Code, or any plan or overlay adopted under the Code. In no case shall Project Review pursuant to Sec. 13B.2.4. (Project Review) be required for an eligible *project*.~~
      ~~iii. Supplemental Procedures~~

~~Despite the provisions of Sec. 13B.3.1.H. (Modification of Action), a *project* participating in the Housing Element streamlining program and approved via Administrative Review, pursuant to Sec. 13B.3.1. (Administrative Review) may request a modification of action only as allowed under California Government Code Sec. 65913.4(h).~~

b. Exceptions
   i. If a *project* is requesting a *subdivision*, the *subdivision* process shall not be streamlined pursuant to Sec. 9.2.6. (Housing Element Sites Streamlining Program) and shall be subject to all applicable review procedures and laws, including those outlined in Article 11. (Division of Land) and Div. 13B.7. (Division of Land). The part of the project requesting an entitlement outside of Div. 13B.7. (Division of Land) may be streamlined pursuant to this Section (Housing Element Sites Streamlining Program).
   ii. A *non-residential use* that is not permitted by-right by the applied Use District (Part 5B.), including those requiring a Class 1 Conditional Use Permit, Class 2 Conditional Use Permit, or Class 3 Conditional Use Permit, or that requires discretionary review pursuant to an applicable special use program outlined in Div. 5C.3. (Special Use Programs) shall not be streamlined and shall be subject to the otherwise applicable review procedures.
   iii. Any *application* for a density increase in excess of the base *incentive* that requires review under Sec. 9.2.1.D.1.e. (Projects with Requests for Density Bonuses in Excess of the Base Incentive) shall not be eligible for the streamlined review in Subparagraph a. (Expanded Administrative Review Process) above and shall be processed pursuant to the provisions of *S*ec. 9.2.1.D.1.e. (Projects with Requests for Density Bonuses in Excess of the Base Incentive).

D. Administration
   1. Procedures
      A *project* participating in the Housing Element Sites Streamlining Program shall be reviewed and approved via the streamlined process established in Paragraph 2. (Streamlined Review) of Subsection C. (Program Rules), above.
   2. Records & Agreement
      Prior to the issuance of a *building permit* for any *project* participating in the Housing Element Sites Streamlining Program, covenants acceptable to the Los Angeles Housing Department and meeting the requirements in this Section (Housing Element Sites Streamlining Program) and Sec. 4C.15.3. (Restricted Affordable Units) shall be recorded with the Los Angeles County Recorder.

Section 23. Div. 14.3 (Glossary) of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

Fire Restriction Area: An area of land, in whole or part, that is located in both a *Very High Fire Hazard Severity Zone* and on the *Hillside Area Map pursuant to Sec. 1.5.6. (Hillside Area Map).*

Housing Element Sites: Housing Element Sites includes the sites listed on the City's inventory of land suitable for residential development pursuant to paragraph (3) of subdivision (a) of the California Government Code Section 65583, any candidate sites for rezoning to address a shortfall, until those candidate sites are replaced through adoption of a rezoning program adopted by the City Council to implement the City's program to rezone for adequate sites pursuant to paragraph (1) of subdivision (c) of the California Government Code Section 65583, and any sites rezoned through such program.

Lower Income Rezoning Housing Element Site: Sites that were rezoned as part of a rezoning program to meet the Housing Element need for very low- and low-income households allocated pursuant to California Government Code Section 65584, and which comply with the requirements of California Government Code Section 65583.2(h).

Prior Housing Element Site: Non-vacant Housing Element Sites that were identified in the prior Housing Element and vacant Housing Element Sites that were identified in the prior two or more consecutive Housing Elements, and listed in the current Housing Element to accommodate a portion of the housing need for Lower Income Households.