



Appendix 2.5

Coastal Zone Building Activity Data 1982-2021

Appendix 2.5: Coastal Zone Building Activity Data 1982-2020

Notes:

- N/A denotes that there is no data available to confirm a numerical value.
- Using the geographic layers for the Coastal Zone Commission jurisdiction *and* for the Three Mile Boundary per the Mello Act, permits within the jurisdictions were identified and analyzed for the time period between 2013 and 2020.

Table 1

All Coastal Development Permits Approved for New Construction, Demolition, and Conversion 1982-1988 by Year			
Year	New Construction	Conversion	Demolitions
1982	N/A	N/A	N/A
1983	N/A	N/A	N/A
1984	21	0	0
1985	44	1	3
1986	116	3	9
1987	169	9	0
1988	217	1	14
Total 1984-1988	567	14	26

Source: Los Angeles Department of City Planning

Table 2

All Coastal Development Permits Approved for New Construction, Demolition, and Conversion 1989-2020 by Year						
Years 2013-2020 shows data on building activity within the Coastal Zone Boundary and within the Three Miles of the Coastal Zone						
Year	Gains		Losses		Net Gain or Loss	
	New Building	Conversion Gain	Demolition	Conversion Loss		
1989	55	5	-57	-2	1	
1990	615	7	-231	-6	385	
1991	585	16	-162	-3	436	
1992	209	43	-93	-1	158	

1993		56	40	-31	-9	56
1994		34	2	-30	0	6
1995		55	2	-35	-2	20
1996		84	6	-28	-4	58
1997		89	6	-36	-6	53
1998		227	3	-28	0	202
1999		N/A	N/A	N/A	N/A	N/A
2000		52	N/A	-56	N/A	-4
2001		291	3	-235	0	59
2002		1164	38	-69	-13	1120
2003		558	123	-463	-5	213
2004		527	43	-89	-8	473
2005		1486	29	-161	-20	1334
2006		521	39	-87	-15	458
2007		163	112	-77	-26	172
2008		157	161	-63	-167	88
2009		40	62	-37	-65	0
2010		339	23	-27	-14	321
2011		46	15	-33	-20	8
2012		41	34	-34	-21	20
2013	Coastal Zone	49	1	-49	-7	-6
	Coastal Zone + 3 Mile	177	15	-168	-12	12
2014	Coastal Zone	60	7	-49	-1	17
	Coastal Zone + 3 Mile	998	17	-173	-2	840
2015	Coastal Zone	22	1	-17	-4	2
	Coastal Zone + 3 Mile	322	4	-219	-9	98

2016	Coastal Zone	47	1	-22	0	26
	Coastal Zone + 3 Mile	597	6	-184	-1	418
2017	Coastal Zone	47	2	-33	-4	12
	Coastal Zone + 3 Mile	416	32	-193	-7	248
2018	Coastal Zone	66	7	-40	-5	28
	Coastal Zone + 3 Mile	449	20	-259	-11	199
2019	Coastal Zone	30	2	-36	0	-4
	Coastal Zone + 3 Mile	1114	502	-235	-25	1356
2020	Coastal Zone	62	1	-18	-1	44
	Coastal Zone + 3 Mile	503	98	-163	-2	436
1989 - 2020 Total		12353	1528	-4020	-498	9363

Source: Los Angeles Department of City Planning

Note: Using the geographic layer for the Coastal Zone Commission jurisdiction and the Three Miles within the Coastal Zone, permits within the jurisdiction were identified and analyzed.

Table 3

Affordable Housing Production in the Coastal Zone and Within Three Miles of the Coastal Zone, 1982 to 2020		
Year	Coastal Zone	Within Three Miles of the Coastal Zone
1982	N/A	N/A
1983	0	60
1984	62	24
1985	8	17
1986	2	1
1987	0	43
1988	0	2
1989	2	2
1990	0	7
1991	0	4
1992	140	0
1993	109	7
1994	N/A	N/A
1995	0	365
1996	12	0
1997	N/A	N/A
1998	10	59
1999	0	2
2000	4	0
2001	N/A	N/A
2002	52	N/A
2003	14	N/A
2004	5	N/A
2005	0	N/A
2006	2	115
2007	0	3
2008	0	25
2009	0	163
2010	32	56
2011	1	96
2012	0	3
2013	N/A	*16
2014	N/A	*6
2015	N/A	*8
2016	N/A	*6
2017	N/A	*4
2018	N/A	*7

2019	N/A	*18
2020	N/A	*3
Total	455	1,122

Source: Housing and Community Investment Department of Los Angeles .
* **Note** that this data encompasses units in both the Coastal Zone and Within Three Miles of the Coastal Zone because the database records these units as “Mello Determinations” and does not distinguish between the two zones.

Table 4

Coastal Zone Affordable Housing Production, 2006-2020					
Year	Activity	Extremely Low Income	Very Low Income Units	Low Income Units	Moderate Income Units
2006	Constructed/rehabilitated	N/A	2	0	0
	Demolished		N/A	N/A	N/A
	Converted		N/A	N/A	N/A
	Net Gain, 2006:		2	0	0
2007	Constructed/rehabilitated	N/A	0	0	0
	Demolished		N/A	N/A	N/A
	Converted		N/A	N/A	N/A
	Net Gain, 2007:		0	0	0
2008	Constructed/rehabilitated	N/A	0	0	0
	Demolished		N/A	N/A	N/A
	Converted		N/A	N/A	N/A
	Net Gain, 2008:		0	0	0
2009	Constructed/rehabilitated	N/A	0	0	0
	Demolished		N/A	N/A	N/A
	Converted		N/A	N/A	N/A
	Net Gain, 2009:		0	0	0
2010	Constructed/rehabilitated	N/A	28	4	0
	Demolished		N/A	N/A	N/A
	Converted		N/A	N/A	N/A
	Net Gain, 2010:		28	4	0

2011	Constructed/rehabilitated	N/A	0	1	0
	Demolished		N/A	N/A	N/A
	Converted		N/A	N/A	N/A
	Net Gain, 2011:		0	1	0
2012	Constructed/rehabilitated	N/A	0	0	0
	Demolished		N/A	N/A	N/A
	Converted		N/A	N/A	N/A
	Net Gain, 2012:		0	0	0
2013	Constructed/rehabilitated	N/A	0	0	0
	Demolished		N/A	N/A	N/A
	Converted		N/A	N/A	N/A
	Net Gain, 2013:		0	0	0
2014	Constructed/rehabilitated	N/A	0	0	0
	Demolished		N/A	N/A	N/A
	Converted		N/A	N/A	N/A
	Net Gain, 2014		0	0	0
2015	Constructed/rehabilitated	N/A	0	0	0
	Demolished		N/A	N/A	N/A
	Converted		N/A	N/A	N/A
	Net Gain, 2015		0	0	0
2016	Constructed/rehabilitated	N/A	0	0	0
	Demolished		N/A	N/A	N/A
	Converted		N/A	N/A	N/A
	Net Gain, 2016		0	0	0
2017	Constructed/rehabilitated	N/A	0	0	0
	Demolished		N/A	N/A	N/A
	Converted		N/A	N/A	N/A
	Net Gain, 2017		0	0	0
2018	Constructed/rehabilitated	0	0	0	0
	Demolished	0	N/A	N/A	N/A
	Converted	0	N/A	N/A	N/A
	Net Gain, 2018	0	0	0	0
2019	Constructed/rehabilitated	0	0	0	0
	Demolished	0	N/A	N/A	N/A

	Converted	0	N/A	N/A	N/A
	Net Gain, 2019	0	0	0	0
2020	Constructed/rehabilitated	0	34	0	0
	Demolished	0	N/A	N/A	N/A
	Converted	0	N/A	N/A	N/A
	Net Gain, 2020	0	34	0	0
Total	Constructed/rehabilitated	0	64	5	0
	Demolished	0	N/A	N/A	N/A
	Converted	0	N/A	N/A	N/A
	Net Gain, 2006-2020:	0	64	5	0

Source: Los Angeles Department of City Planning

Note: In late 2017, income-level specific data began to be recorded in detail.

Detailed income-level data was not available for the years 2013 to early 2017.

Table 5

All Affordable Housing Production by Income Level, 2013 to 2020 By Coastal Zone and Within Three Miles of the Coastal Zone Boundaries						
	Permitted New	Total	ELI	VLI	Low	Moderate
2013	Coastal Zone	50	N/A	N/A	N/A	N/A
	Coastal Zone + 3 Mile	192	N/A	N/A	N/A	N/A
2014	Coastal Zone	67	N/A	N/A	N/A	N/A
	Coastal Zone + 3 Mile	1015	N/A	N/A	N/A	N/A
2015	Coastal Zone	23	N/A	N/A	N/A	N/A
	Coastal Zone + 3 Mile	326	N/A	N/A	N/A	N/A
2016	Coastal Zone	48	N/A	N/A	N/A	N/A
	Coastal Zone + 3 Mile	603	N/A	N/A	N/A	N/A
2017	Coastal Zone	49	N/A	N/A	N/A	N/A
	Coastal Zone + 3 Mile	448	N/A	N/A	N/A	N/A
2018	Coastal Zone	73	N/A	N/A	N/A	N/A
	Coastal Zone + 3 Mile	469	0	6	27	1
2019	Coastal Zone	32	0	0	0	0

	Coastal Zone + 3 Mile	1616	15	24	2	2
2020	Coastal Zone	63	0	34	0	0
	Coastal Zone + 3 Mile	601	11	79	55	1
Total	Coastal Zone	473	0	34	0	0
	Coastal Zone + 3 Mile	5531	26	109	84	4

Source: Los Angeles Department of City Planning

Note: Beginning in late 2017, income-level specific data began to be recorded in detail. Detailed income-level data was not available for the years 2013 to early 2017.