

# ANNUAL REPORT 2024





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## Mayor's Message

Dear Angelenos,

This City is undertaking the largest recovery effort in our history while also building more affordable housing and expediting the building process by cutting through bureaucratic red tape. Throughout all of this, I know the Department of City Planning will be an essential partner in this effort. Thank you to the dedicated employees of the Department of City Planning, you all are crucial partners in building a better, stronger Los Angeles.

In 2024, the Department aided in developing key initiatives that are now foundational to the City's building efforts. Their work on my Executive Directives 1 and 7 have streamlined affordable housing projects in the City. Executive Directive 8 has reaffirmed our commitment to keep Los Angeles as the epicenter of the film and television industry. The action taken on Executive Directive 4 has innovated land use policies to support our small businesses and programs like AI Fresco.

The work done by the Los Angeles City Planning Department helps shape the economic, environmental and social outcomes of this City. Thank you once again to the Los Angeles City Planning Department for what they have accomplished and how they work to continuously improve the lives of Angelenos.

Sincerely,

Karen Bass  
Mayor of Los Angeles





## Director's Message

In 2024, Los Angeles City Planning made large strides toward creating more affordable housing for Angelenos, an achievement that reflects one of the Department's key tenets - Equity. City Planning engaged in a two-year public outreach effort with community members, developing a plan that ensured that as the City creates new housing production, we also focus on existing residents, further expanding the opportunities for Angelenos to stay in our communities.

The City Planning Commission (CPC) unanimously demonstrated their support of the Housing Element Rezoning Program by approving critical ordinances designed to address the City's housing crisis, expand tenant protections and meet Los Angeles' state housing obligations.

The cornerstone of this multi-year effort is the Citywide Housing Incentive Program (CHIP), which includes policies that boost affordable housing citywide by increasing housing capacity around transit, promoting housing in high-opportunity areas. In addition to CHIP, the department is applying policies that have already proven to be effective in increasing the City's housing stock, such as the Adaptive Reuse Ordinance (ARO) and Mayor Karen Bass' Executive Directive No. 1 program to accelerate affordable housing approvals.

In response to Mayor Karen Bass' Executive Directive No. 4 to reduce barriers to small business creation, development and growth, City Planning streamlined key processes to help the City's small businesses succeed. One highlight is the Department's Beverage and Entertainment Streamlining (BESt) unit now offers a one-stop, virtual portal for all Al Fresco Alcohol Authorizations and clearances via the Online Application System (OAS).

The City Council approved the Downtown Community Plan in December 2024, which introduced a new zoning code for the City. It is the first time that the Original Code has received comprehensive updates since it was first passed in 1946. The New Code includes innovative features to create a well-designed built environment that will facilitate Downtown's ongoing transformation, focusing 20% of the city's anticipated growth on just 1% of the city's land. Looking back on our 2024 accomplishments, I am grateful for City Planning's enthusiasm to create housing solutions, sustainability, and equity across the city.

Together, we are Planning4LA.

Sincerely,

Vince Bertoni  
Director of Planning



An aerial photograph of San Francisco, showing a dense urban landscape. In the foreground, there are several multi-story residential buildings with flat roofs and balconies. A street with cars and a crosswalk is visible. In the background, the city's skyline is dominated by numerous skyscrapers, including the Transamerica Pyramid and the Salesforce Tower. A teal-colored rectangular box is overlaid on the right side of the image, containing white text.

# BOOSTING HOUSING AT ALL LEVELS

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Housing Element Implementation

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Citywide Housing Incentive Program (CHIP)

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Additional Housing Support



The 2021-2029 Housing Element, also called the Plan to House L.A., is City Planning’s blueprint for meeting Los Angeles’ housing needs. Under State law, the City is required to address its housing deficit by adding more housing capacity by the end of the decade. In need of pronounced housing solutions, City Planning staff spent 2024 with continued robust outreach and the advancement of key ordinances that implement the City’s Housing Element.

Housing Element Implementation

As part of the City’s Housing Element Rezoning Program, which is slated to go into effect in February 2025, City Planning conducted robust public outreach on the Citywide Housing Incentive Program (CHIP), Adaptive Reuse Ordinance (ARO), Housing Element Sites and Minimum Density Ordinance and the Resident Protections Ordinance (RPO).

At City Planning, staff look to community members as the community experts. As such, staff engaged with more than one million people online to help create housing policy that is reflective of community goals and needs. In an effort to help expand City Planning’s traditional outreach of in-person events, emails, media, publications, and social media outreach, the Department collaborated in a four-part series with L.A. in a Minute content creator Evan Lovett that introduced CHIP to hundreds of thousands of followers across TikTok, Instagram, Facebook, and YouTube platforms.

This unique social media marketing campaign was part of the effort to tell as many Angelenos as possible about CHIP and encourage them to share their feedback. These efforts reached an audience of which 54% were under 34 years of age, and 70% were under 44. City Planning also partnered with

Community Based Organizations (CBO), to conduct outreach in multiple languages ensuring all voices could participate in the program development. The Department’s impressive community outreach helped secure several accolades from the American Planning Association, California Chapter, the American Planning Association, Los Angeles Chapter, and the Public Relations Society of America, Los Angeles Chapter. More information on these, and others, are included in the Recognition section of this annual report.

Citywide Housing Incentive Program

Informed by robust community engagement to help direct L.A.’s housing solutions, City Planning’s housing team brought forth several housing opportunities as the Housing Element Rezoning Program. Those possibilities include the Citywide Housing Incentive Program (CHIP), the Housing Element Sites and Minimum Density (HESMD) Ordinances, and the Resident Protections Ordinances (RPO). The City Planning Commission (CPC) approved this suite of programs in September 2024, City Council’s Planning and Land Use Management (PLUM) approved the suggested plan in November 2024, Council initially acted in December 2024, and Council Adopted the final Ordinances in February 2025.

The Citywide Housing Incentive Program (CHIP) Ordinance creates several new programs that streamlines review procedures and introduces bold new incentives for eligible project types in order to expand access to affordable housing near transit, jobs, along major corridors, and in higher opportunity areas. These programs include the State Density Bonus Program, the Mixed Income Incentive Program (MIIP), and the Affordable Housing

Incentive Program (AHIP). The State Density Bonus Program offers development incentives for housing projects and serves as the City’s primary mechanism for implementing State Density Bonus Law. The Affordable Housing Incentive Program (AHIP) offers new incentives for 100% Affordable Housing Projects with additional incentives for Higher and Moderate Resource areas. This program also provides citywide tailored incentives for sites where residential uses are currently restricted, including sites owned by faith-based organizations or community land trusts, publicly owned land, and sites zoned for parking. The MIIP provides local incentives around transit served nodes, expands development bonuses for housing developments on or near major corridors in high opportunity areas of the City, codifies new incentives for Missing Middle typologies in Higher Opportunity Areas, and memorializes and expands transit-based incentives currently housed in the Transit Oriented Communities (TOC) Affordable Housing Incentive Guidelines. The three programs function together to expand opportunities for affordable housing construction, with greater incentives for both 100% affordable developments under AHIP and projects in higher opportunity areas under MIIP.

The CHIP provides a foundation for ensuring new development is possible and affordable units are actualized. Across all strategies in the program, the CHIP removes procedural barriers and creates efficient and expedited processes for projects with an affordable housing component. This is accomplished through shifting more projects to by-right review and creating an administrative ministerial planning review process for projects that meet objective zoning standards.

The Housing Element Sites and Minimum Density Ordinance is intended to enact state housing element law for different types of sites related to the most recent Housing Element of the General Plan. In particular, it addresses housing element law requirements around housing replacement, no net loss, by-right development for 20% affordable housing projects, and minimum densities. The various requirements apply to three different kinds of Housing Element Sites, including the Inventory of Sites, sites located on Prior Inventory of Sites, and Lower Income Rezoning Sites. In addition, the draft ordinance would add minimum density requirements to various multifamily zone classifications to facilitate the implementation of state law as well as ensure new development in these areas complies with policy objectives.

The Resident Protections Ordinance (RPO) would establish consistent protections for residents citywide and would expand access to new affordable housing for Angelenos. The ordinance would establish longer affordability terms (99 years), and ensure the equitable distribution and quality, including the size, location and amenities, of affordable units. It would also strengthen and expand housing replacement requirements and occupant protections, including a tenant’s right to remain, right to relocation benefits, and right to return for all housing development projects.

Overall these programs fulfill the vision of the 2021-2029 Housing Element and achieve the City’s RHNA Rezoning requirement creating more than 255,432 units of additional capacity for housing. The program went into effect on Feb. 11 2025, prior to the state-mandated Feb. 12, 2025 deadline.



## Additional Housing Support

Revised again in July 2024, Mayor Karen Bass' Executive Directive No. 1 expedited permits and clearances for temporary shelters and affordable housing. Since ED 1's first integration in December 2022, the efforts have generated 71% of all entitled affordable units in Los Angeles with the average processing time being 39 days. From December 2022 to December 2024, 31,072 housing units have been proposed and 21,344 have been approved.





A vibrant outdoor dining patio scene. In the foreground, a large green patio umbrella stands over a wooden table where a man is seated, looking down at his phone. To his left, another table is occupied by a group of people. Further back, a red patio umbrella is visible. The patio is decorated with string lights hanging from above and tall, silver patio heaters. The background features a brick building with a large, curved, glass-paned structure, possibly a conservatory or part of a larger building. Lush green trees and plants are scattered throughout the scene, creating a pleasant, sunny atmosphere.

# SUPPORTING INTENTIONAL AND STREAMLINED REVIEW

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Bolstering Small Business

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Al Fresco

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Streamline and Accelerating Housing

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Uplift the Economy





City Planning staff took major strides in 2024 to streamline applications and make more services available online all in effort to bolster economic recovery and growth as well as accelerate housing. These efforts help provide great value to those wanting to live and do business inside LA.

### Bolstering Small Business

City Planning has undertaken a monumental expansion of development services to businesses in the City. In cooperation with Mayor Karen Bass' Executive Directive 4 to support small business, City Planning has continued to expand its digital access to the Development Services Center (DSC) with an in-house virtual platform, the Online Application System (OAS). OAS is an application site launched in 2020 that allows users to file and receive services remotely, saving businesses valuable time and money.

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, affordable housing projects, projects in Redevelopment Plan areas, and additional specialized support in Case Management, at multiple public counter locations, and online.

Since its inception, OAS has received 46,029 submissions, with 9,847 of those submissions taking place in 2024. These submissions vary among 37 different categories such as Redevelopment Project Area Administrative Review (Permit Clearance), Historic Preservation Overlay Zone Application, Affordable Housing Referral Forms, Transit-Oriented Community Tier Verification, Restaurant Beverage Program Administrative Clearances and Appeal Forms, all saving constituents valuable time by offering online convenience.



Al Fresco

A key component of LA’s strategy to support local businesses hard-hit by the pandemic, and in 2024, City Planning simplified the path for restaurants to have alcohol service in outdoor dining areas. With the permanent Al Fresco Ordinance now in effect, City Planning’s Beverage and Entertainment Streamlining (BESt) unit offers a one-stop, virtual portal for all Al Fresco Alcohol Authorizations and clearances via the Online Application System (OAS).

The ordinance allows outdoor dining areas and alcohol service in those areas through an administrative process in weeks rather than months and at much lower cost. Outdoor dining areas may include parking lots, patios, plazas, sidewalks, streets, and more. Additional information on the transition to the permanent Al Fresco program is available on the LA Al Fresco Transition Guide for Businesses.

Streamline and Accelerating Housing

Mayor Karen Bass’ Executive Directive No. 7 responds to Los Angeles’ grappling with one of the most severe housing crises among major U.S. cities by streamlining and accelerating housing. Under that direction, City Planning focused on streamlining to accelerate housing production at all levels.

ED 7 helps prioritize the processing timelines and post entitlement clearances of projects that set aside at least 20% of the units for Low Income households or 40% Moderate, over projects that set aside less or none of the units.

Uplift the Economy

Los Angeles is known as the entertainment capital of the world because of its prominence in the film, music, television, and digital media industries. In response to the pandemic, labor strikes, and out-of-state incentives, Mayor Karen Bass’ Executive Directive No. 8 aims to uplift the economy by supporting and fortifying the role of the entertainment industry in the City.

In 2024, City Planning advanced several media and entertainment industry projects, including but not limited to: the modernization and expansion of Television City in the Fairfax District, Fox Studios in Century City, Radford Studios in Studio City, as well the creation of new studio campuses such as East End Studios and Alameda Crossing in the Arts District, and Echelon Studios and Sunset Las Palmas Studios in Hollywood.





# IMPROVING ACCESS AND TRANSPARENCY

THE GROVE DRIVE GATE

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South LA Development Services Center

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General Plan Search Tool

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New Ways to Connect with the  
Beverage and Entertainment Team

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Affordable Housing Units

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Application Breakdown



During the pandemic, City Planning moved several key services online to keep projects moving forward. As a result, the Department’s website now offers a robust suite of accessible clerical and informational services. In addition to these continual improvements, staff continue to meet community members where they are— whether it is in person or online.

South LA Development Services Center

On July 23, 2024, Los Angeles City Planning, the Department of Building and Safety, the Housing Department, Council District 8, and various stakeholders celebrated the grand opening of the South Los Angeles Development Service Center (DSC) at 8475 S. Vermont Ave., 1st Floor. City Planning’s addition to the DSC creates a one-stop shop for South LA residents to access critical services to begin the building process and have better access to all three departments.

Access to City Hall resources and development services in South LA is an important step towards equity in L.A. Local residents and community members can access resources nearby instead of traveling to Downtown L.A., the location of the next closest DSC. Applicants can schedule an appointment to receive support in navigating requirements and guidance on planning services. Small business owners can also visit the DSCs to learn about existing requirements that might help them with quicker processing times so they can obtain permits faster and receive information about new land use regulations and expedited case processing services.

This facility also provides space for City Planning initiatives such as community engagement for community planning initiatives and environmental justice outreach. In addition, this location is in the same constituent service center that hosts the South LA Area Planning Commission (APC) and Crenshaw Corridor Design Review Board meetings, which provides the local community a more accessible opportunity to increase community participation and provide local input on proposed projects and policy initiatives.

General Plan Search Tool

City Planning staff created the General Plan Search Tool to improve accessibility and searchability of the City’s General Plan for all Angelenos. The City of Los Angeles General Plan includes 11 Citywide Elements and a Land Use Element, composed of 34 Community Plans. Previously the General Plan was only available as a series of separate PDF documents, some of which were not searchable.

The General Plan Search Tool assembles a database of the Goals, Objectives, Policies, and Programs in all General Plan documents. Users can search by keywords, or leave the keyword field blank to view the documents in a digital format.

The General Plan Elements available for search are Framework, Housing, Safety, Health, Wellness and Equity, Mobility, Conservation, Air Quality, Noise, Infrastructure Systems, Public Facilities and Services, Open Spaces, and Land Use (Community Plans).





## New Ways to Connect with the Beverage and Entertainment Team

In September, the Beverage and Entertainment Streamlining (BESt) unit launched its new email for inquiries regarding the sale and dispensing of alcoholic beverages, including the Restaurant Beverage Program (RBP), the newly adopted Alcohol Sales Program, Al Fresco Alcohol Authorizations, and Conditional Use Permits. The new, easier-to-remember email address [Planning.BESt@LACity.org](mailto:Planning.BESt@LACity.org) will replace the group’s previous [Planning.CCU@LACity.org](mailto:Planning.CCU@LACity.org).

The BESt unit also instituted a new interactive and bilingual voice service. Phone calls to 213.202.5456 now include a new menu of options in English and in Spanish to better serve more Angelenos.

## Affordable Housing Units

In 2024, Los Angeles City Planning received applications for 26,434 units of housing. Of these, 19,652 were proposed as affordable units. Over the same time period, our Department approved 22,559 units of housing, including 17,478 units of affordable housing. This represents a 130% year-over-year increase in the number of affordable units approved by City Planning.

## Application Breakdown

In 2024, Los Angeles City Planning received 8,284 applications for planning approvals. This represents a slight decrease of 2.2% compared to 2023. However, City Planning completed nearly 8% more applications for planning approvals compared to 2023 (8,413 in 2024 vs. 7,797 in 2023).







# PROMOTING SUSTAINABILITY AND ENVIRONMENTAL JUSTICE

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Environmental Justice

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Climate Vulnerability Assessment

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Environmental Section

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Office of Racial Justice, Equity, and  
Transformative Planning



Part of City Planning’s responsibility as land use stewards is to advocate for public health and safety. Through thoughtful community engagement, the Department’s policies, projects, and community plans seek to equitably protect Angelenos’ wellbeing.

Environmental Justice

The Environmental Justice (EJ) Policy Program is a comprehensive effort to centralize and strengthen environmental justice policies in the City’s General Plan. Through intentional outreach, the program aims to provide all the City’s residents, particularly those who are most impacted by environmental injustices, with equal and equitable protection from environmental hazards.

The first outreach and engagement phase for the Environmental Justice Policy Program concluded in Spring 2024. The outreach phase included a wide range of activities including participating in community events and conducting presentations, meetings, office hours, workshops, interviews, and a community survey. Community partnerships were also established to help guide policy concept development and augment the implementation of the outreach and engagement strategy which included an Environmental Justice Working Group with representatives from over 20 Community Based Organizations (CBO). A summary report was prepared to provide an overview of the feedback received and to document the diverse approaches used to involve community members, particularly from the City’s environmental justice communities. In addition, an interdepartmental Technical Advisory Committee composed of city department representatives who have a background and/or expertise in city operations or policies related to environmental justice convened to inform program

concept development. The EJ team analyzed and utilized all feedback to develop a forthcoming draft of a new Health and Environmental Justice Element as well as amended the Open Space Element for the General Plan.

Climate Vulnerability Assessment

Along with the Health and Environmental Justice Element, the Climate Vulnerability Assessment (CVA) is part of the City’s concurrent efforts to coordinate data and strategies to address climate impacts on LA’s most at-risk neighborhoods. Through community-based input and validation, staff assessed community hazards that included extreme heat, extreme precipitation, flooding, sea level rise, drought, wildfire, and public health. Through the department’s first of its kind community partners program, staff worked with local community based organizations to identify gaps in the climate data analysis, document lived experiences in the community, identify potential mitigation strategies, and encourage partners to leverage CVA for grants and funding.

During the four month outreach period, in six community plan areas, planners participated in 39 events, engaged with more than 1,000 Angelenos, and received more than 400 comments in English and more than 400 comments in Spanish. The team prepared a draft report and recommendations. These findings will be presented to the City Council in 2025.







## Environmental Section

The Environmental Section is a core of staff with expertise in environmental policy and training. The group facilitates coordination and collaboration with sections within City Planning, other City departments, and other agencies to provide guidance on, and ensure compliance with, environmental rules, regulations, ordinances, and court cases pertaining to CEQA and environmental law.

This group maintains City Planning's environmental forms and templates. In 2024, the team updated the Housing Element CEQA Streamlining Checklist Form and developed instructions for CEQA compliance. The Environmental Section also added an environmental tab to ZIMAS which includes information on the Santa Monica Mountain Zone, biological resources potential, and both the mountain lion and monarch butterfly habitat potential since they are protected species.

## Office of Racial Justice, Equity, and Transformative Planning

Established June 2020, ORJETP acknowledges, addresses, and amends the legacy of racial inequity in planning practice and within the planning profession. In 2024, the office continued to refine its mission and expand its role within City Planning, including the development of workplace safety initiatives aimed at protecting staff from discriminatory and disruptive behavior.

Following internal listening sessions, ORJETP created policies that discourage hate speech at public meetings and establish clear departmental procedures for addressing disruptive speech,

ensuring a safer and more respectful environment for both staff and the public. ORJETP also developed the Inclusive Planning Language Guide to identify alternatives to harmful or outdated planning terms. Designed as a living document, the guide will continue to evolve alongside ongoing discussions on equity and accessibility and serve as a critical resource for City Planning staff and beyond.

In addition to internal departmental initiatives, ORJETP actively collaborated with other City departments to advance racial justice in planning. A key partnership was with the Civil and Human Rights Department in support of the City of Los Angeles Reparations Advisory Commission's report, "An Examination of African American Experiences in Los Angeles."

The result of over 18 months of research and community engagement, the report documented the systemic and institutionalized racial violence that shaped the experiences of Black Angelenos for over a century. It underscored the enduring impact of these injustices on housing, education, health, and economic opportunities, with Black residents disproportionately affected by homelessness, low homeownership rates, and educational disparities.



# PLANNING FOR LOS ANGELES' FUTURE



## Community Plan Updates

### Central/East

- Downtown
- Hollywood
- Boyle Heights

### Valley

- Southeast Valley
- Southwest Valley

### Westside

### Harbor



City Planning is responsible for long-range planning in Los Angeles and plays a significant role in how the City grows and changes. The Department recommends rules and plans for how land is used, where housing is built, how transportation works, and how public spaces are designed, all to make sure Los Angeles works well for everyone—residents, businesses, and visitors. As such, City Planning works closely with local communities to make land use decisions that affect future generations. From community plan updates to citywide policies, City Planning staff works to conserve current resources as well as cast vision for continual improvement through transparent and innovative practices.

### Community Plan Updates

Community Plan Updates (CPUs) help affirmatively further fair housing practices and resources across the city. CPUs can be used to provide local incentives to increase the production of affordable housing, as well as other programs to facilitate the provision of public benefits to communities in the vicinity of new development. This can mean better design requirements, motivation for more senior housing, or one that encourages a daycare facility on the premises. CPUs are also ground zero for incorporating climate change solutions. In keeping with Southern California’s Association of Governments (SCAG’s) Sustainable Communities Strategy, CPU programs comprehensively plan for growth around transit served areas.

City Planning staff conducts robust multilingual outreach to best express the needs and desires of all community members. This community engagement informs upcoming drafts and staff recommendations that ultimately go before decision

makers at the City Planning Commission, Council’s Planning and Land Use Management (PLUM) Committee, and City Council. Community members have an opportunity to inform the recommendations not only during community engagement, but also as public comment prior to legislative adaptation.

#### Boyle Heights

City Council adopted the Boyle Heights Community Plan on Sept. 25, 2024 and the plan’s implementing ordinances are currently with the City Attorney’s Office for legal vetting. The community plan update focuses on increasing housing opportunities around transit stations, safeguarding existing housing, improving access to local amenities, and preserving the rich cultural legacy of the community. The plan implements new regulations to address long-standing environmental justice issues, such as the compatibility between industrial and residential land uses, air quality, and soil contamination. The plan also introduces a number of new protections for Rent Stabilized Housing units and renters, aiming to minimize displacement pressures. Another key highlight of the plan is to incentivize new housing along mixed-use corridors, including for acutely and extremely low income units (those earning between approximately \$15,000-\$35,750 or less, for a family of four).

In addition to supporting affordable housing, the Council’s adopted 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 Boyle Heights Community Plan Update is expected to go into effect during 2025.





Downtown

On Dec. 4, 2024, City Council approved the final ordinances for the adopted Downtown Community Plan, also known as DTLA 2040, the first community plan that uses the New Zoning Code-- and these both scheduled to go into effect on Feb. 6, 2025. The current Zoning Code was established in 1946; the New Zoning Code is a modern and flexible system designed to be more responsive to the needs of L.A.'s diverse communities. The Downtown Community Plan is a product of advocacy and support of diverse neighborhoods and needs at the City's center, while allowing for sustainable development and housing.

The Downtown Community Plan is expected to create 100,000 new homes, attract 100,000 more work opportunities, and draw 175,000 additional residents to Downtown through the year 2040. The plan has made significant efforts to address both the ongoing climate crisis and the City's housing crisis. With 80% of the plan's housing capacity within half a mile of major transit stops, this community plan leverages L.A.'s transit-rich center to connect more Angelenos and visitors to housing, employment, health care, education, and cultural events. It also strives to support and sustain Downtown's ongoing transformation, with 20% of the city's growth on just 1% of the city's land.

This updated community plan for L.A.'s very diverse urban core will affect Chinatown, Bunker Hill, Union Station, Civic Center, Little Tokyo, Fashion District, the Convention Center, Skid Row, and the Arts District, as well as Downtown's financial, historic core, and light and heavy industrial districts.

Harbor

The Harbor LA Community Plans Update consists of Harbor Gateway and Wilmington-Harbor City Community Plan Areas, located north of the Los Angeles Harbor. Both plans, collectively known as the Harbor LA Plans, have been in development for several years and shaped through years of community stakeholder engagement.

The proposed plans are environmental justice objectives that call for the creation of complete neighborhoods, provide greater access to goods and services, public spaces, affordable housing and quality jobs. The plans strive to address the area's history of contamination and its longstanding industrial-residential conflicts, all while maintaining the critical port-related industries of the Harbor Region.

The proposed plans seek to reduce land use conflicts by transitioning existing industrial that compromise the surrounding residential to commercial, lighter industrial, and limited residential uses; direct new and affordable housing growth towards transit nodes and corridors, while allowing small businesses to continue to thrive; maintain the existing residential density and safeguard residential neighborhoods; and maintain existing industrial land found today for jobs, while addressing environmental justice.

On Feb. 8, 2024, the City Planning Commission (CPC) considered and recommended approval of the proposed Harbor LA Plans. The plans next steps include releasing the Final Environmental Impact Report (FEIR) and presenting the CPC Recommended Plan to the City Council's Planning Land Use and Management (PLUM) Committee for consideration, which are anticipated to occur in 2025.

Hollywood

City Council adopted the Hollywood Community Plan's final ordinance in December 2024. Slated to go into effect February 2025, 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, the workforce, 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.

Southeast Valley

The Southeast Valley Community Plans Update includes the community plan areas of North Hollywood-Valley Village, Sherman Oaks-Studio City -Toluca Lake-Cahuenga Pass, and Van Nuys-North Sherman Oaks. The team conducted outreach meetings between May 2024 and January 2025 with various interest groups and neighborhood councils across all three community plans as part of engagement efforts. This followed the release of a StoryMap in March 2024, which included proposed draft land use concepts to set the stage for the introduction of the New Zoning Code in these plan areas. In November 2024 the team held a virtual Historic Preservation Workshop with the Office of Historic

Resources to gather information on preservation efforts from interested parties and residents feel strongly about in the three communities.

The proposed Southeast Valley plans seek to accommodate growth around increasing transit infrastructure and activity centers/corridors, build complete, walkable communities, introduce strategies to address further housing needs, ensure a strong and inclusive economy, and respond to change.

Southwest Valley

The Southwest Valley Community Plans Update is a concurrent update to three plans: Canoga Park -Winnetka-Woodland Hills-West Hills, Encino-Tarzana, and Reseda-West Van Nuys-Lake Balboa. The Plan Updates include zoning and land use regulations that aim to increase the variety of housing options and affordability, create complete neighborhoods, support a range of economic opportunities, advance climate resilience and sustainability, and elevate design expectations.

In March 2024, the Southwest Valley Community Planning team released draft zoning, draft policy documents, and updated draft General Plan Use Land Use maps and staff continued outreach efforts with various stakeholders and residents throughout the spring and summer, including neighborhood councils and community organizations. Staff also hosted virtual office hours to answer questions and hear feedback on the recently released draft documents. In October, the team released a Notice of Preparation (NOP) and hosted two public Scoping Meetings to gather public comments on existing conditions and environmental topics to be analyzed in the upcoming Environmental Impact Report (EIR).



## Westside

The Westside Community Plans include updates to four Plans in the Westside: West Los Angeles, Venice, Palms-Mar Vista-Del Rey, and Westchester-Playa del Rey. In 2024, the Westside Community Plan Update team released the first comprehensive draft land use map along with draft zoning regulations across the four Plan Areas. Following the release of the draft maps, the team conducted outreach with community groups and Neighborhood Councils throughout the summer and fall. The team also hosted a meeting with the Westside Community Plans Advisory Group (WCPAG) on Oct. 29 to provide an overview of the Spring 2024 Draft Land Use Maps, overview of the New Zoning Code tools, and solicit targeted feedback to incorporate those zoning strategies into the round of drafts.

Targeted to be approved in several years, residents are working with planners to promote greater housing opportunities and affordable housing opportunities near transit, existing commercial centers and major corridors while respecting the context and scale of the surrounding residential neighborhoods. The plans look towards supporting a mix of building uses and expanding walkability within neighborhoods plus expanding access and connections to open space.





# TRANSIT NEIGHBORHOOD PLANS

N O H O  
M O V E S

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Slauson Transit Neighborhood Plans

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G (Orange) Line Transit Neighborhood Plan

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East San Fernando Valley Transit  
Neighborhood Plan

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## Specific Plans

- Cornfield Arroyo Seco  
Specific Plan CASP
- El Sereno/710 Corridor
- One San Pedro
- TV City 2050
- South Los Angeles Community  
Plan Implementation Overlay  
(CPIO)
- Trucking-Related Uses  
Ordinance



Transit Neighborhood Plans (TNPs) supplement the City Planning’s Community Plans to align support for equitable and sustainable solutions for community members. These tailored strategies aim to support transit ridership and mobility access, expand future affordable housing opportunities, support economic vitality, and improve L.A.’s livability.

### Slauson Transit Neighborhood Plans

The Slauson Transit Neighborhood Plan (TNP) went into effect Aug. 26, 2024 and includes general plan amendments, zone changes, and also amends the South Los Angeles, Southeast Los Angeles, and West-Adams-Baldwin Hills Leimert Community Plan Implementation Overlays (CPIO). The Slauson Corridor TNP takes cues from policies and programs in the adopted Community Plans to expand affordable housing opportunities, incentivize green employment uses, and activate the new Rail-to-River Metro bike path.

The Slauson Corridor TNP provides design standards for nearby buildings to facilitate access to Metro’s Rail-to-Rail Active Transportation Corridor. By promoting path-oriented building design standards along the route, Planning aims to integrate local buildings with access to the new bike path and enhance the public right-of-way with pedestrian-related amenities such as benches, picnic tables, landscaping, and bike racks.

### G (Orange) Line Transit Neighborhood Plan

The G (Orange) Line Transit Neighborhood Plan (TNP), also referred to as the OLTNP, is a long-range planning effort around three Metro G Line stations in the eastern San Fernando Valley. As part of the Transit Neighborhood Plans, Los Angeles City Planning is updating zoning and developing regulatory tools and strategies for the areas around the Van Nuys, Sepulveda, and North Hollywood Metro G Line Stations. The OLTNP aims to encourage transit ridership, enhance the urban built environment, and focus new growth and housing production in areas surrounding these three transit stations, and will be the first Planning project to implement the New Zoning Code in the San Fernando Valley geography.

In January 2024, the Orange Line TNP team released a StoryMap that included an updated draft General Plan Land Use Designations Map and draft zoning. Staff continued outreach efforts with various stakeholders and residents throughout the spring, including with neighborhood councils and community organizations. This TNP is intended to expand mobility options for greater numbers of people, improve the livability of these neighborhoods through improved placemaking, reduce vehicle-miles travelled (VMT), and related greenhouse gas emissions consistent with regional and state policies, and generate greater economic activity.

### East San Fernando Valley Transit Neighborhood Plan

The East San Fernando Valley Transit Neighborhood Plan (ESFV TNP) team continued its listening and engagement phase during the spring and summer of 2024. Part of that included spreading awareness about the program, building relationships with local organizations, and sharing educational materials so community members have the foundational knowledge needed to meaningfully participate in the planning process. This collaboration will inform the upcoming draft land use maps which will be released in 2025.

The ESFV TNP aligns 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 of Metro stops north of the Van Nuys/Metrolink Station, including Roscoe, Nordoff, Woodman, Arleta, Laurel Canyon and San Fernando/ Van Nuys stations. The ESFV TNP looks to implement quality design standards that support a healthy and safe public realm, and introduce strategies that address the Valley’s climate to promote sustainable living.







## Specific Plans

A Specific Plan is a land use overlay that contains detailed development standards and implementation measures to which future projects located within a specified geographic area must adhere while also implementing the goals and policies of the General Plan. Specific Plan overlays offer an additional layer of planning control, establishing stricter standards that go beyond what the underlying zoning would normally regulate.

### Cornfield Arroyo Seco Specific Plan (CASP)

City Council approved City Planning’s recommendation to update the Cornfield Arroyo Seco Specific Plan (CASP) that supports the production of more affordable, mixed-income, and supportive housing compared to the previous CASP. The updated CASP strengthens affordable housing requirements, establishes a new Community Benefits Program, facilitates new affordable housing on public land, increases housing capacity, and will have a modern zoning system based on the City’s new Zoning Code that will go into effect in 2025.

The CASP governs a 600-acre area in the eastern portion of the city. The updated CASP supports the City’s efforts to accelerate housing production during the housing crisis, while recognizing the diverse needs of the long-standing communities and industries that share this space.

### El Sereno/ 710 Corridor

Los Angeles City Planning is updating the land use and zoning for approximately 250 properties along the eastern edge of the Northeast Los Angeles Community Plan, within the neighborhood of El Sereno. In 1999, the parcels were designated

and zoned for public facilities and open space in anticipation of the expansion of the 710 Freeway by Caltrans, a plan which was terminated in 2018.

This specific plan is still pending a finalized approval from City Council. The proposed mix of low residential, medium residential, and general commercial zones seeks to align with the neighborhood’s character. This is also in line with the El Sereno/ 710 Corridor Neighborhood Vision Project, allowing for single-family homes, multi-family dwellings, and commercial establishments.

### One San Pedro

Approved by the City Planning Commission in December 2024, the One San Pedro (OSP) Specific Plan facilitates the phased redevelopment of the Rancho San Pedro public housing site, by establishing the framework for new mixed-use, mixed-income housing development. The Specific Plan includes improvements to the existing network of public streets, bridging Downtown San Pedro, Barton Hill, and the waterfront, and will be designed according to standards established as a result of several years of extensive collaboration between government agencies, designers, and the community. The One San Pedro project would notably advance the City’s housing goals by contributing approximately 1,550 residential units (including over 1,000 units of affordable housing) 130,000 square feet of commercial space, and approximately 5.3 acres of publicly accessible open space to the neighborhood. In addition, the Specific Plan is the first implementation of the New Zoning Code in the San Pedro Community Plan.



**TV City 2050**

Approved by the City Council’s PLUM committee on December 3, 2024, the Television City (TVC) 2050 Project would establish the TVC 2050 Specific Plan to allow for the modernization and expansion of media production facilities within the approximately 25-acre Television City studio complex located in the Fairfax District. In line with Mayor Karen Bass’ Executive Directive 8 to uplift LA’s economy through entertainment production, the proposed Specific Plan would permit up to a maximum of 1,686,000 square feet of sound stage, production, office, and retail uses within the Project Site upon buildout, as well as associated circulation improvements, parking, landscaping, and open space. The project would also be accompanied by an approximately \$6.7 million public benefits package, including funds for a traffic management plan, cycling infrastructure near the site, streetscape improvements, upgrades to nearby Pan Pacific Park, and affordable housing in Council District 5.

**South Los Angeles Community Plan Implementation Overlay (CPIO)**

Taking effect on August 26, 2024, the South Los Angeles Community Plan Implementation Overlay (CPIO) Amendment aims to strengthen neighborhood stability and promote the preservation of affordable housing. The amendment expands existing CPIO residential subareas to provide design standards that address out-of-scale residential development in neighborhoods. The amendment also upgrades select Transit Oriented Development (TOD) subareas to enhance affordable housing opportunities and accommodate growth along major bus routes and light rail. In addition, eligible affordable housing and mixed-income projects along these corridors may qualify for streamlined review, by way of the CPIO Administrative clearance process.

The amendment also established a new CPIO Protected Unit Area. Working together with the Los Angeles Housing Department (LAHD), residential projects within the CPIO Protected Unit Area are subject to additional unit replacement requirements and tenant protections. Tenant protections include the right to remain, right to relocation, and right to return. To discourage vacant lots in neighborhoods, certain projects are required to obtain a CPIO approval for new projects prior to the issuance of demolition permits. These regulations aim to address the needs of long-term residents with concerns of displacement and tenant harassment.

**Trucking-Related Uses Ordinance**

On July 1, 2024, Ordinance No. 188287 became effective establishing the Trucking-Related Use Ordinance, which amended 12.22.A.36 of Article 2 of Chapter 1 of the Los Angeles Municipal Code (LAMC). The ordinance established regulations for trucking-related uses, to apply to all properties within the defined Geographic Project Area, located in the Wilmington-Harbor City Community Plan. The ordinance prohibits the issuance of all permits and certificates of occupancy associated with the establishment or expansion of all Trucking-Related Uses as a primary use. The prohibition does not apply to Electric Vehicle Charging Facility, Large Vehicle that comply with development standards.

Building upon the Wilmington-Harbor City Trucking-Related Uses Interim Control Ordinance, which temporarily prohibited all trucking-related uses in the Community Plan Area was set to expire on July 6, 2024. The Trucking-Related Uses Ordinance provides permanent measures in the Wilmington-Harbor City Community Plan Area that regulate trucking-related uses and protect sensitive uses such as residential neighborhoods while the Community Plan Update is being finalized.





Citywide Adaptive Reuse Ordinance

Landscape and Site Design Ordinance

QUALITY URBAN  
DESIGN AND  
SUSTAINABLE  
DEVELOPMENT





Los Angeles’ Urban Design Studio works to elevate the quality of public and private design in order to create a more vibrant, livable, walkable, and sustainable LA. The Studio’s guiding values and themes include creating lively streets and public spaces that contribute to healthy communities and reflect Los Angeles’ diverse population and architectural legacy, elevating design expectations for private development, and promoting Los Angeles as a center of design innovation and experimentation. Through policy initiatives, the Studio is involved in efforts to upgrade codes and ordinances to foster design innovation, while at the same time setting a high benchmark for quality design across the City, consistent with the Citywide Design Guidelines.

Citywide Adaptive Reuse Ordinance

City Council on Dec. 10, 2024 gave its preliminary approval to the Citywide Adaptive Reuse Ordinance, which expanded and reimagined the City’s adaptive reuse policies for a new era. The updated ordinance will make it easier to convert vacant office and commercial spaces into much-needed housing. Expanding the Adaptive Reuse Program is one of six key strategies of the Citywide Housing Incentive Program.

The City of Los Angeles has been a national leader in facilitating the reuse of existing buildings, sparking the revitalization of Downtown Los Angeles, Hollywood, and other historic neighborhoods. These successes have been made possible through the City’s 1999 Adaptive Reuse Ordinance (ARO), which enabled the creation of more than 12,000 housing units in Downtown alone. Nearly a quarter-century later, with a different set of challenges now facing

Los Angeles, the Citywide Adaptive Reuse Ordinance is a key strategy to address three intersecting crises of housing affordability, post-pandemic commercial recovery, and the climate crisis.

The pandemic changed the use of retail and office spaces, leaving many buildings vacant or partly occupied, causing the office vacancy rate in Los Angeles to climb to over 26% – the highest ever reported – comprising a total of about 44 million square feet of office uses. ARO is an intuitive, sustainable way Los Angeles can continue to plan for housing amid climate change.

Landscape and Site Design Ordinance

Initially launched as the Healthy Buildings, Healthy Places Initiative in 2020, in response to the glaring social and environmental health inequities uncovered during the pandemic, this program implements several goals, policies, and programs identified in the Plan for a Healthy Los Angeles and the 2021-2029 Housing Element. In response to public feedback, Planning staff developed an innovative proposed Landscape and Site Design Ordinance, which enables objective design reviews of projects through an easy-to-use point system that can be adapted to a wide variety of uses, project scales, and settings, rather than imposing prescriptive, one-size-fits-all mandates .

The draft ordinance, which moved forward from the the City Council’s PLUM committee in 2024 and will go to City Council in 2025, reflects best practices in addressing climate needs and social factors, and provides multiple pathways to advance site design principles that make our streets and sidewalks more

walkable, support healthy communities, provide spaces for nature and biodiversity to flourish, and create buildings and places that support positive community interaction. Through the updated Landscape and Site Design Point System, objective design standards are organized into the following three design approaches: Pedestrian-First Design, 360 Degree Design, and Climate-Adapted Design, based upon the City Planning Commission’s adopted Citywide Design Guidelines.

To complement the Landscape and Site Design Standards, the proposed ordinance also proposes a new classification for covered outdoor spaces that provide amenities such as balconies, terraces and courtyards, exempting such areas from floor area and height calculations provided they meet certain design criteria.





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Andrew W. Mellon  
Foundation Grant

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Funding for an Armenian American  
Historic Context Statement

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African American Historic  
Places Los Angeles

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New Historic Places LA



HISTORIC AND  
CULTURAL  
PRESERVATION



Los Angeles City Planning's Office of Historic Resources (OHR) works to protect, enhance, and revitalize the City's historic places through its comprehensive, state-of-the-art, and balanced historic preservation program. OHR oversees the City's historic districts (Historic Preservation Overlay Zones, or HPOZs) that encompass over 21,000 properties; serves as the professional staff for the City's historic preservation commission, the Cultural Heritage Commission (CHC); serves as an expert resource on preservation within City Planning and for other City departments; and manages the City's historic resource inventory, the recently-updated HistoricPlacesLA, among other responsibilities regarding historic and cultural preservation.

Andrew W. Mellon Foundation Grant

In the summer of 2024, the Andrew W. Mellon Foundation's Humanities in Place program awarded the Office of Historic Resources (OHR) a \$500,000 grant. This grant will enhance OHR's ongoing efforts to broaden public awareness of the city's diverse cultural heritage, making the places and stories associated with underrepresented Latino histories more visible and legible.

The grant supports OHR's efforts to develop a new project, HistoricPlacesLA Revealed: Latino Los Angeles, a citywide network of up to 140 historic markers in public spaces throughout the city. These markers will contain QR codes, linked to enhanced digital content information in HistoricPlacesLA, that will highlight significant places associated with the City's Latino heritage, building upon OHR's work on a Latino Los Angeles Historic Context Statement, published in 2015.

Funding for an Armenian American Historic Context Statement

On Sept. 20, 2024, City Council adopted a motion by Council President Paul Krekorian to fund the preparation of an historic context statement on ethnic and cultural themes for Armenian Americans in Los Angeles. This upcoming project will be a coordinated collaboration between City Planning's Office of Historic Resources, and the University of Southern California (USC) Dornsife Institute of Armenian Studies.

Historic context statements are intended to provide a framework for identifying and evaluating historic resources by detailing what aspects of geography, history and culture significantly shaped the physical development of a community or region's land use patterns and built environment over time, what important property types were associated with those developments, why they are important, and what characteristics they need to have to be considered an important representation of their type and context.

To date, OHR has curated historic context statements for African American History of Los Angeles, Asian Americans in Los Angeles (Chinese Americans in Los Angeles, 1850-1980, Filipino Americans in Los Angeles, 1903-1980, Japanese Americans in Los Angeles, 1869-1970, Korean Americans in Los Angeles, 1905-1980, Thai Americans in Los Angeles, 1950-1980), Jewish History of Los Angeles, Latino Los Angeles, Lesbian, Gay, Bisexual, and Transgender (LGBT) Historic Context, and Women's Rights in Los Angeles, 1850-1980.





## African American Historic Places Los Angeles

African American Historic Places Los Angeles (AAHPLA) is a collaboration between Los Angeles City Planning’s Office of Historic Resources and the Getty Conservation Institute that seeks to advance the understanding, identification, protection, conservation, and celebration of the city’s Black heritage. It provides the opportunity to rethink historic preservation policies and processes to better support social justice and equity goals.

City Council approved five culturally significant properties as part of the ongoing AAHPLA designations in 2024. They include the Tom and Ethel Bradley Residence, the California Eagle Newspaper Offices, StylesVille Beauty and Barbershop, Jewel’s Catch One, and St. Elmo Village.

Tom and Ethel Bradley Residence - 3807 Welland Ave, Leimert Park; Tom Bradley (1917-1998) was the mayor of Los Angeles from 1973 to 1993. He was the first African American mayor of the City, and his 20 years in office mark the longest tenure by any mayor in the City’s history. Bradley and his wife, Ethel, lived in the home from 1950 to 1977.

California Eagle Newspaper Offices - 4071-4075 S. Central Avenue, Southeast Los Angeles; One of the longest-running African American newspapers in the West, the California Eagle traced its origins to 1879, From 1912 to 1951, Charlotta Bass published the paper and is believed to be the first African American woman to own and operate a newspaper in the United States.

StylesVille Beauty and Barbershop -13161 Van Nuys Blvd, Pacoima; StylesVille is the oldest Black barbershop and beauty salon in the San Fernando Valley, and perhaps all of Los Angeles. Established in 1958, the barbershop is currently operated by a third-generation family member, Greg Carter Faucett, who began cutting hair when he was 10 years old. StylesVille exemplifies the significance of Black-owned barbershops and beauty salons as community gathering spaces and venues for local entrepreneurship.

Jewel’s Catch One- 4061-4069 West Pico Blvd, Arlington Heights; An African American woman named Jewel Thais-Williams purchased a space on the first floor of a property where she was previously discriminated against. The same year (1973) she opened a bar in the space and called it Jewel’s Room. In 1975, Thais-Williams purchased the second-floor space and turned it into a nightclub named Jewel’s Catch One. It was one of the city’s first openly gay nightclubs that welcomed LGBTQ+ people of color.

St. Elmo’s Village- 4820-4846 W. St. Elmo Drive, Mid-City; St. Elmo Village is an artists’ enclave occupying a compound of ten small Craftsman bungalows in a colorful garden setting, founded in 1969 by artists Rozzell and Roderick Sykes. It became a place where children and adults could explore their creativity at a time when Black artists were discriminated against and excluded from creative spaces in the mainstream art world. The Village has hosted art workshops, festivals, and other programs to benefit the community and engage local youth.

## New Historic Places LA

The Office of Historic Resources launched the latest version of HistoricPlacesLA, the citywide historic resources inventory. The recent release marks the first major update since the 2015 launch of the inventory, and includes the upgrade to version 6.2 of the Arches heritage data management platform.

Key features of the update to HistoricPlacesLA include a more user-friendly interface that allows for seamless searches by location, resource name, theme, and more on a single web page; expanded data that now includes over 58,000 mapped historic places, including recently designated local landmarks, historical resources within former Community Redevelopment Areas, and significant sites reflecting the City’s ethnic and cultural history; and a mobile-friendly experience to easily explore the inventory on mobile devices and use the “Search Near Me” option to discover historic resources near their location.

The site also includes featured searches such as Taking Space, Making Place and Asian American Entrepreneurship, which showcase historical images and newspaper articles, enriching the system’s storytelling capabilities. QR codes and augmented reality experiences help users access additional experiences that explore the history of The Garnier Building at El Pueblo (now the Chinese American Museum) and St. Elmo Village, the Mid-City arts and community center.





A photograph of a modern building with a courtyard. The building has a facade of vertical wooden slats. In the foreground, there is a pond with large rocks and green plants. A wooden deck with white tables and chairs is in the middle ground, where several people are sitting and standing. Large white umbrellas provide shade. In the background, there are more trees and a sign for 'SUGARFISH BY SUSHI NOZAWA'.

# STRENGTHENING ACCOUNTABILITY AND FINANCIAL REPORTING

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Fiscal Year 2024-2025

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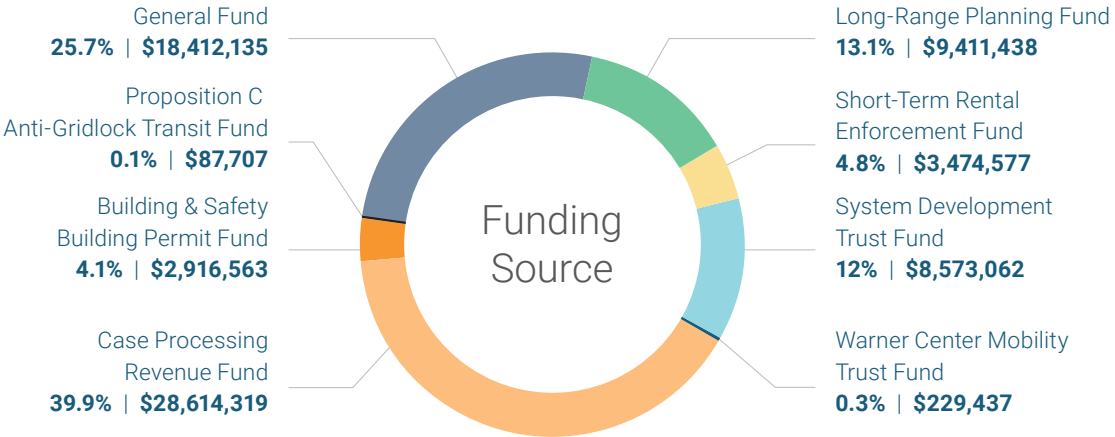
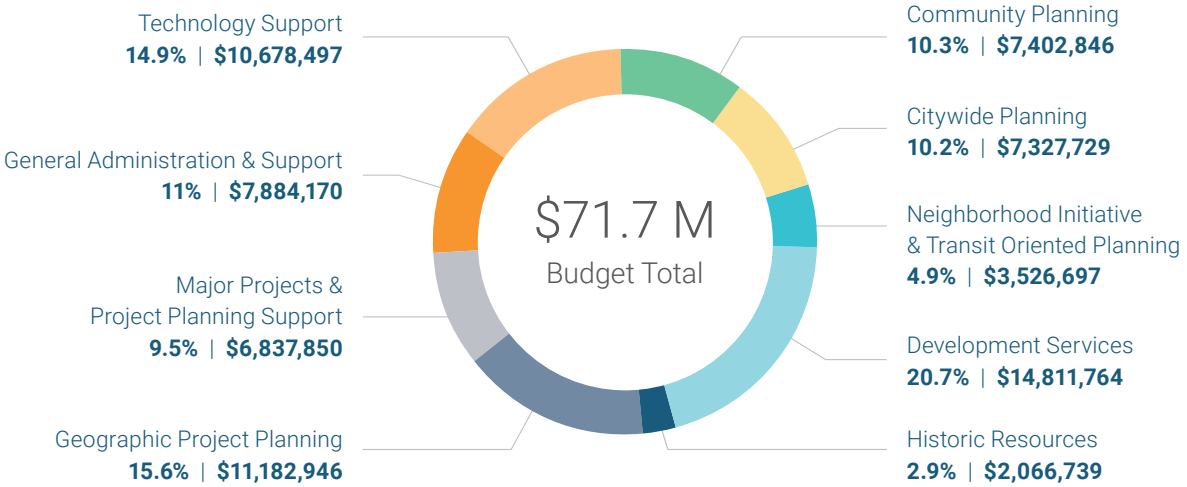
Hiring and Demographics





### Fiscal Year 2024-2025

The Department continues to exercise fiscal stewardship and make necessary adjustments to its operations to align with the City's financial resources. Please note that the following data is for Fiscal Year 2024-2025 (July 1, 2024 to June 30, 2025).





Fiscal Year Budget Changes

Total Budget	Allocated	Regular	Resolution
2023-24 Adopted	\$68,878,886	419	157
2024-25 Adopted	\$71,719,238	427	139
Change from Prior Year	\$2,840,352	8	(18)

General Fund	Allocated	Regular	Resolution
2023-24 Adopted	\$17,975,177	81	82
2024-25 Adopted	\$18,412,135	81	74
Change from Prior Year	\$436,958	1	(8)

Special Fund	Allocated	Regular	Resolution
2023-24 Adopted	\$50,903,709	338	75
2024-25 Adopted	\$53,307,103	346	65
Change from Prior Year	\$2,403,394	8	(10)

Main Budget Items

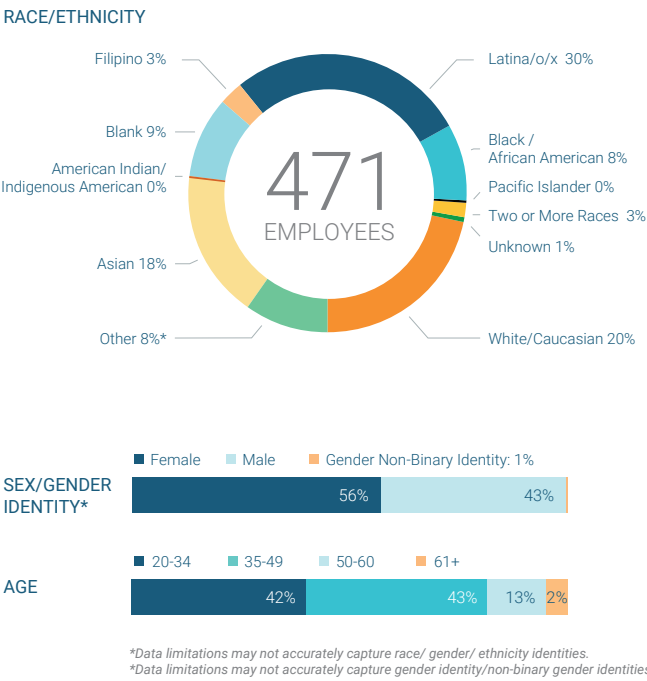
	Funds Allocated
New Zoning Code	\$449,180
Metro Annual Work Plan	\$87,707
Home-Sharing Administration and Enforcement	\$2,274,704
Home-Sharing Augmentation	\$1,039,019





### Hiring and Demographics

In 2024, the Department had a total of 64 New Hires, 18 promotions and 29 left the Department. Due to attrition, the Department netted only 35 new hires. On average, we hired about five staff per month, but lost about 2.5 staff.





# RECOGNITION



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American Planning Association,  
California Chapter

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American Planning Association,  
Los Angeles Section

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Public Relations Society of  
America Los Angeles Chapter





American Planning Association,  
California Chapter

**Award of Merit in Public Outreach**

The state APA chapter recognized City Planning’s Housing Policy team’s Community Based Organization (CBO) Outreach efforts for the Citywide Housing Incentive Program (CHIP). The CHIP outreach conducted with CBOs was recognized as a model effort to amplify the voices of those traditionally underrepresented in the planning process through collaborative, inclusive and creative events amidst a historic effort to rezone the city for increased development of affordable housing. The project team included staff from the Housing and Environmental Justice teams in Citywide Planning. City Planning’s Housing Policy team secured a local APA Award of Excellence in Public Outreach for this effort.

**Award of Excellence in Advancing Diversity and Social Change in Honor of Paul Davidoff**

APA CA also praised the Black Planners of Los Angeles (BPLA), which was started by City Planning staff and whose membership still continues to include many Planning staff. BPLA works to expand professional development opportunities available to City employees and is planning further community engagement events to elevate the interests of Black, Indigenous, People of Color (BIPOC) communities. BPLA also received the APA LA Award of Excellence in this category.

American Planning Association,  
Los Angeles Section

**Award of Excellence in Public Outreach**

City Planning’s Housing Policy team secured a state APA Award of Merit for their collaborative effort to rectify historic housing discrimination through CBO engagement. This strategy helped ensure that outreach efforts are inclusive and accessible to collect input from all residents, including those from diverse backgrounds, low-income households, and communities precluded from the planning process both by historical exclusion and resource barriers.

**Award of Excellence for the Downtown Community Plan in the Comprehensive Plan (Large Jurisdiction)**

The Downtown Community Plan envisioned a sustainable, equitable, and inclusive future for Downtown. The goals and policies described in the Plan seek to address many of the challenges facing Downtown and the larger region, such as climate change, housing demand and affordability, and a shifting economy, through strategies that guide thoughtful growth through 2040. The Plan includes a comprehensive rezone of over 15,000 parcels and the implementation of the city’s New Zoning Code. The project team included staff currently and formerly in the Central/East Community Planning Division with support from GIS and graphics.



**Award of Excellence in Advancing Diversity and Social Change in Honor of Paul Davidoff**

Leading up to this award, the Black Planners of Los Angeles (BPLA) received an official designation as an employee organization within the City of Los Angeles during Black History Month. Moreover, they were recognized during Juneteenth by Mayor Karen Bass, Council President Marqueece Harris-Dawson, and Councilmembers Imelda Padilla and Eunisses Hernandez for their exemplary work representing the interests of Black city employees within the field of planning. BPLA also received the American Planning Association (APA) California award in this category.

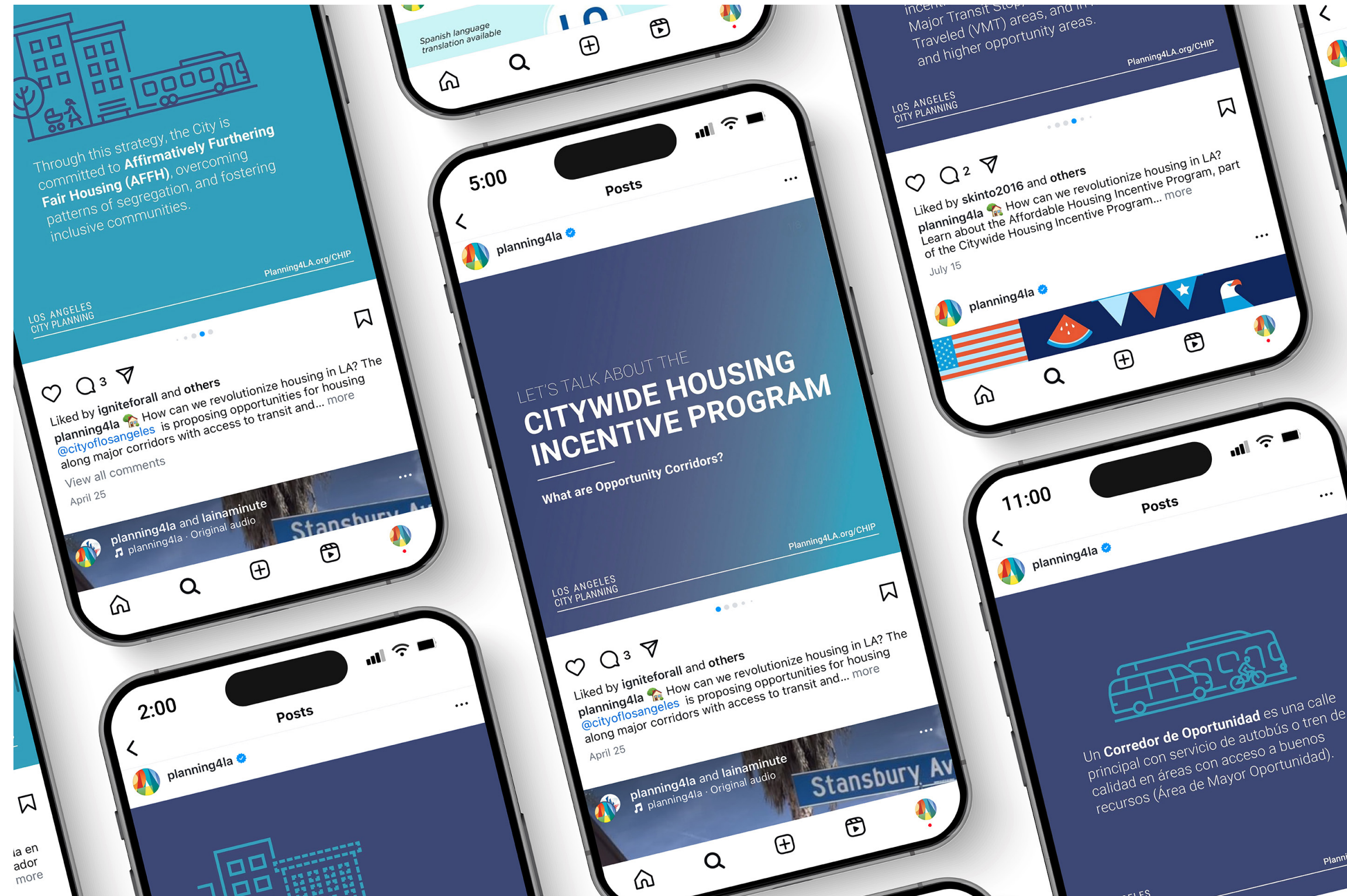
**Public Relations Society of America Los Angeles Chapter**

**Award of Excellence, Community Relations, Government**

The esteemed trade industry for communicators commended City Planning's Media Relations, Citywide Housing Policy, Graphics, and Administration teams for multilingual (English, Spanish, and Korean) community engagement around the Housing Element's Rezoning and associated draft ordinances. The outreach helped inform the rezoning draft ordinances by advancing racial equity and access to opportunity.

**PRism Award, Public Service, Government**

This premier award for communications professionals applauded City Planning's Media Relations, Citywide Housing Policy, Graphics, and Administration teams for multilingual digital outreach done around the Housing Element's Rezoning program and associated draft ordinances via digital distribution, legacy and social media platforms.





Elected Officials

**Mayor**  
Karen Bass

**City Attorney**  
Hydee Feldstein Soto

**City Controller**  
Kenneth Mejia

Los Angeles City Council

**President**  
Marqueece Harris-Dawson, District 8

**President Pro Tempore**  
Bob Blumenfield, District 3

**Assistant Pro Tempore**  
Nithya Raman, District 4

**Councilmember**  
Eunisses Hernandez, District 1

**Councilmember**  
Adrin Nazarian, District 2

**Councilmember**  
Katy Yaroslavsky, District 5

**Councilmember**  
Imelda Padilla, District 6

**Councilmember**  
Monica Rodriguez, District 7

**Councilmember**  
Curren D. Price, Jr., District 9

**Councilmember**  
Heather Hutt, District 10

**Councilmember**  
Traci Park, District 11

**Councilmember**  
John S. Lee, District 12

**Councilmember**  
Hugo Soto-Martinez, District 13

**Councilmember**  
Ysabel Jurado, District 14

**Councilmember**  
Tim McOsker, District 15



Commissioners

City Planning Commission

Monique Lawshe, President  
Michael Newhouse, Vice President  
Maria Cabildo  
Caroline Choe  
Martina Diaz  
Phyllis Klein  
Karen Mack  
Jacob Saitman  
Elizabeth Zamora

Cultural Heritage Commission

Barry Milofsky, President  
Gail Kennard, Vice President  
Richard Barron  
Pilar Buelna  
Diane Kanner

Area Planning Commission

North Valley

Araz Parseghian, President  
Gerlie Collado, Vice President  
Jaime Del Rio  
David Phelps  
Victor Sampson

East Los Angeles

Michael Yap, President  
Eunice Song, Vice President  
Lydia Avilla-Hernandez  
Jaime Geaga  
Gloria Gutierrez

South Valley

Vanessa Barraza, President  
Jasson Crockett, Vice President  
Nareg Gourdikian  
Lisa Karadjian  
Lydia Drew Mather

South Los Angeles

Christopher Torres, President  
Eric D. Bates, Vice President  
Jaqueline Orozco  
Stacey Pruitt  
Steven Vazquez

West Los Angeles

April Sandifer, President  
Marty Shelton, Vice President  
Haley Feng  
Esther Margulies  
Lisa Waltz Morocco

Harbor

Esther Hatch, President  
Mona Sutton, Vice President  
John Bagakis  
Joe Gatlin  
Amber Sheikh

Central Los Angeles

Maleena Lawrence, President  
Derek Powell, Vice President  
Julie Stromberg  
Steven Welliver



## Credits

### **Kevin Keller**

Executive Officer

### **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

### **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, 2024, unless otherwise indicated. Email questions and comments to [planning.media@lacity.org](mailto:planning.media@lacity.org).

