

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	November 20, 2025		
MEETING DATE:	December 3, 2025	AGENDA ITEM:	7
PROJECT NUMBER:	PRJ2022-000713		
PROJECT NAME:	Housing Ordinances Update		
PLAN NUMBER(S):	Advance Planning Project No. RPPL2022001919 Environmental Assessment No. RPPL2022001920		
SUPERVISORIAL DISTRICT:	1-5		
PROJECT LOCATION:	Countywide		
PROJECT PLANNERS:	Leon Freeman, Senior Regional Planner lfreeman@planning.lacounty.gov Lindsey Squirewell, Regional Planner lsquirewell@planning.lacounty.gov		

RECOMMENDATION

LA County Planning staff (staff) recommends that the Regional Planning Commission (RPC) adopt the attached resolution (Exhibit A) recommending **APPROVAL** to the County of Los Angeles Board of Supervisors (Board) the Housing Ordinances Update, Project Number PRJ2022-000713, Advance Planning Project No. RPPL2022001919 and Environmental Assessment No. RPPL2022001920.

Staff recommends the following motion:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND FIND THAT THE ADDENDUM TO THE CERTIFIED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE COUNTY OF LOS ANGELES HOUSING ELEMENT UPDATE, ENVIRONMENTAL ASSESSMENT NO. RPPL2022001920, HAS BEEN PREPARED IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

I ALSO MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION RECOMMENDING APPROVAL TO THE COUNTY OF LOS ANGELES BOARD OF SUPERVISORS THE HOUSING ORDINANCES UPDATE, PROJECT NUMBER PRJ2022-000713, ADVANCE PLANNING PROJECT NO. RPPL2022001919.

PROJECT DESCRIPTION

A. Project Scope

Advance Planning Project No. RPPL2022001919 is a proposed ordinance (Exhibit B) amending Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the Los Angeles County Code (County Code) to update existing housing ordinances, ensuring consistency between local housing development regulations in the unincorporated areas and recent changes in state housing laws. Building upon these existing state laws, the proposed Ordinance also includes local policy changes to 1) support affordable housing development; 2) preserve the County's existing housing stock; 3) expand housing choices; and 4) remove zoning barriers to fair housing. Furthermore, the proposed Ordinance simplifies code language and corrects errors to improve clarity and facilitate implementation.

B. Project Background

In response to the ongoing housing crisis, the Board has adopted various housing ordinances, such as the Density Bonus Ordinance (DBO), the Affordable Housing Preservation Ordinance (AHPO), and the Accessory Dwelling Unit (ADU) Ordinance to increase housing affordability and accelerate housing production in the unincorporated areas. However, as the State legislature enacted a series of bills that significantly alter state housing laws in recent years, it is necessary to update the County Code to ensure consistency with state mandates. As shown in Exhibit C, about half of the state bills incorporated into the proposed Ordinance were amendments to the State Density Bonus Law (SDBL) (Government Code sections 65915 – 65918). Together, these changes aim to further accelerate affordable housing production by broadening the types of developments that are eligible for a density bonus — a mechanism that allows developers to exceed local zoning limits for increased density in exchange for including income-restricted units in their projects, and by providing a greater density bonus for a wide range of housing projects. Other state bills that are incorporated into the proposed Ordinance include amendments to the “no net loss” provisions of the Housing Crisis Act of 2019 (HCA), which require demolished units to be replaced by new development (Government Code sections 66300.5 – 66300.6), and the State ADU Law (Chapter 13 of Division 1 of Title 7 of the Government Code), which aims to make it easier for homeowners to build accessory housing units on their properties.

Building upon these state mandates, the proposed Ordinance also includes local policy changes that implement the following programs in the Housing Element, which was adopted by the Board and certified by the State Department of Housing and Community Development in May 2022:

- Program 22 (Housing for Acutely Low Income Households Program), which includes amendments to Title 22 to include, incentivize, and preserve acutely low income (ALI) housing for households earning no more than 15% of the County’s area median income;
- Program 24 (Reasonable Accommodations Ordinance Update and Removal of Zoning Barriers to Fair Housing), which includes the evaluation of and an update to the existing procedures for persons with disabilities to request reasonable accommodations with respect to land use and zoning regulations; and
- Program 29 (Housing Types Definitions Program), which includes an update to housing type definitions to include a wider variety of housing choices and better reflect the diverse housing needs of the unincorporated areas.

C. Major Elements and Key Components

The proposed Ordinance (Exhibit B) includes the following key components:

1. **State Housing Mandates.** The proposed Ordinance codifies a selection of state bills that were enacted between 2020 and 2025 (Exhibit C), including the following:

- **Density Bonus.** To further accelerate affordable housing production, the SDBL was amended to:
 - Provide greater density bonuses by 1) raising the maximum density bonus from 35% to 50%; 2) establishing a “stackable” bonus for projects providing additional housing units for very low- or moderate-income households; and 3) allowing an unlimited density bonus for certain 100% affordable housing projects in a “very low vehicle travel area” where residents drive less frequently due to proximity to jobs, services, and transit; and
 - Broaden the eligibility for density bonuses to include shared housing building developments and residential care facilities for the elderly.
- **Affordable Housing Preservation.** To strengthen protections for no net reduction of housing due to new development, state law was amended to:

- Expand the HCA's affordable housing replacement requirements to more projects, including non-residential developments¹ and projects that are in a Very High Fire Hazard Severity Zone; and
- Establish additional affordable housing replacement requirements for logistics uses.
- **Supportive Housing Streamlining.** To further encourage the development of housing for people experiencing homelessness, the use-by-right provisions in state law for certain supportive housing developments were expanded to include transitional housing for youth and young adults, as well as administrative office space used for the purposes of providing onsite supportive services and other nonprofit operations. More supportive housing developments are therefore eligible for a streamlined, ministerial review.
- **Accessory Dwelling Units.** To increase housing supply by accelerating ADU construction, the State ADU Law was amended to:
 - Increase the maximum number of ministerially allowed detached ADUs on existing multi-family residential properties from two to eight, provided that the number of detached ADUs does not exceed the number of principal units;
 - Prohibit local jurisdictions from requiring the replacement of off-street parking spaces if an uncovered parking space is demolished or otherwise rendered unusable due to ADU construction;
 - Prohibit local jurisdictions from requiring owner occupancy for junior ADUs by ordinance unless sanitation facilities are shared with the principal unit; and
 - Clarify the permit review process, such as the initial review timeline for application completeness.

2. Local County Policy Changes. Building upon the state mandates, the proposed Ordinance includes local policy changes that 1) support affordable housing development; 2) preserve the County's existing housing stock; 3) expand housing choices; and 4) remove zoning barriers to fair housing. These include the following:

¹ As state law requires the actual replacement of demolished units by a non-residential development (with logistics uses as the only exception) and therefore limits the County's ability to allow payment of an in-lieu fee, the proposed Ordinance removes the Affordable Housing Replacement Fee as an option for a non-residential development that is not a logistic use to fulfill the replacement requirements.

- ***Support Affordable Housing Development.*** The proposed Ordinance amends the DBO with the following local policy changes to further support the production of affordable housing:
 - The addition of an ALI affordability category, with its own set-aside requirements, corresponding density bonuses, and up to six incentives;
 - No parking requirement for ALI units;
 - An extended sliding scale that provides density bonuses beyond the maximum in the SDBL. With the adjusted increments, the proposed maximum density bonus ranges from 95% to 150%, depending on the level of affordability. The adjusted sliding scale replaces the existing provision that allows an additional density bonus as an incentive;
 - A longer duration of affordability for rental income-restricted units, with the term increased from 55 to 99 years; and
 - A new policy that requires the density bonus unit count in a mixed-tenure project to be proportional to the income- or age-restricted unit count for each tenure. For example, if half of the density bonus units are for-sale single-family residences proposed on fee-simple lots and half of the density bonus units are proposed in a rental apartment building in a subdivision project, half of the required income-restricted units must be provided as single-family residences on fee-simple lots while the remaining half of the income-restricted units is proposed in the rental apartment building.

A comparison of provisions in the SDBL, the current DBO, and the proposed Ordinance is attached as Exhibit D.

- ***Preserve Existing Housing Stock.*** The proposed Ordinance includes the following local policy changes to strengthen protections around the County's existing housing stock:
 - ***Affordable Housing Preservation.*** The proposed Ordinance amends the AHPO with the following changes that go beyond the HCA's affordable housing replacement requirements:
 - A like-for-like replacement of the number of bedrooms in each affordable replacement unit. Currently, state law only requires replacement of the total aggregate number of bedrooms; and

- A proximity requirement for off-site affordable replacement units provided by non-residential projects. Currently, state law allows off-site replacement units anywhere within the same jurisdiction. The proposed Ordinance requires off-site replacement units to be within one-half mile of the site of the demolished units, making it easier for the displaced tenants to return to their neighborhood.
 - *Nonconforming Residential Building Restoration.* The proposed Ordinance makes it easier to repair and restore legal, nonconforming residential buildings that are damaged or destroyed by allowing the repair and restoration ministerially if the cost to repair and restore does not exceed 100% of the building's total market value prior to the damage. The current threshold for the repair and restoration without requiring a discretionary permit is 50% of the building's total market value prior to the damage.
 - ***Expand Housing Choices.*** The proposed Ordinance removes the 800-square-foot minimum floor area and the 20-foot minimum building width for single-family residences to allow for smaller homes.
 - ***Remove Zoning Barriers to Fair Housing.*** The proposed Ordinance removes zoning barriers to fair housing by further streamlining the review process for reasonable accommodations for persons with disabilities, which may include modification of or exemption from land use regulations and development standards. The proposed Ordinance removes the application fee, public noticing requirements, and the appeal process. The proposed Ordinance also replaces the existing approval findings for reasonable accommodations with a set of denial findings, placing the burden of proof onto the County to substantiate a denial.
3. **Technical Changes.** The proposed Ordinance also includes technical changes that improve clarity, correct discrepancies and typographical errors, and reformat and reorganize sections to facilitate implementation, including the following:
- ***Harmonized Requirements for Income-Restricted Units.*** The proposed Ordinance harmonizes regulations for income-restricted units across the DBO, the AHPO, and the Inclusionary Housing Ordinance pertaining to the location and distribution of income-restricted units within a housing development, the duration of affordability, the comparability between building materials for income-restricted and market-rate units, and requirements for for-sale income-restricted units.

- ***Housing Type Definitions.*** The proposed Ordinance includes a comprehensive update to the definitions of various housing types in Title 22 for clarity. Notably, the proposed Ordinance adds “multiple detached dwelling units on a lot” as a new type of multi-family housing in various residential, commercial and mixed-use zones. While projects with multiple detached dwelling units are currently permitted as “single-family residences” in various zones, the addition of this term provides a clear distinction between single-family residences on fee-simple lots (single-family housing) and detached units on a lot (multi-family housing). This distinction improves the implementation of the ADU Ordinance as regulations and development standards for ADUs differ between single-family and multi-family properties.
- ***Accessory Dwelling Units with Proposed Multi-Family Housing Development.*** The proposed Ordinance includes provisions, pursuant to Government Code section 66325(b), to allow the construction of up to eight detached ADUs concurrently with a proposed multi-family housing development, provided the number of detached ADUs does not exceed the number of proposed principal units. State ADU Law only mandates this allowance for existing multi-family housing. This local change streamlines implementation by allowing a developer to submit a single application for the entire project, rather than requiring a separate application for the detached ADUs after the principal multi-family residential building is constructed.
- ***Corrections to Ensure Consistency with the General Plan.*** The proposed Ordinance includes the following changes to ensure consistency with the General Plan’s policies on land use compatibility and allowable density:
 - ***Land Use Compatibility.*** The proposed Ordinance removes “townhouses” as a conditionally permitted use in Zones A-1 (Light Agricultural), A-2 (Heavy Agricultural), and R-R (Resort and Recreation). This change follows the technical “clean-up” by the recently adopted area plans, which rezoned lots in certain single-family residential neighborhoods in urban and suburban areas from Zone A-1 to Zone R-1 (Single-Family Residence) to better reflect existing, on-the-ground uses. Areas that remain in the agricultural or recreational zones are non-urban and rural, where townhouses are not suitable or compatible with the areas’ characteristics; and
 - ***Allowable Density.*** The proposed Ordinance removes density as a type of regulation that can be modified through a Variance. As specified in the General Plan, all proposed residential densities must fit within the range specified by the land use designation in the General Plan Land Use Legend, except for the allowance of density bonuses for affordable and senior citizen housing, as well as other incentive-based local ordinances that implement the goals of the General Plan.

- **General Code Maintenance.** The proposed Ordinance updates references, removes obsolete provisions, and simplifies code language and various tables for clarity and internal consistency.

GENERAL PLAN CONSISTENCY

The proposed Ordinance is consistent with the following applicable goals and policies of the General Plan:

- Goal HE 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to: extremely low, very low and low income households, seniors, persons with disabilities (including those with developmental disabilities), large households, female-headed households, people experiencing homelessness and at risk of homelessness, and farmworkers.
 - Policy HE 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs.
- Goal HE 3: A housing supply that ranges broadly in costs to enable all households, regardless of income, to secure adequate housing.
 - Policy HE 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population.
- Goal HE 10: Accessibility to adequate housing for all persons without discrimination in accordance with state and federal fair housing laws.
 - Policy 10.3: Promote equal opportunity in housing and community development programs countywide.
 - Policy 10.4: Encourage housing design to accommodate special needs. Designs may include: units with multiple bedrooms; shared facilities; universal design; visitability; onsite child care; health clinics; or onsite job training services.

- Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.
 - Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.
 - Policy LU 5.3: Support a mix of land uses that promote bicycling and walking, and reduce VMTs.
- Goal LU 6: Protected rural communities characterized by living in a non-urban or agricultural environment at low densities without typical urban services.
 - Policy LU 6.1: Protect rural communities from the encroachment of incompatible development that conflicts with existing land use patterns and service standards.

ENVIRONMENTAL ANALYSIS

The Board certified the Housing Element Update Final Program Environmental Impact Report (PEIR) on November 30, 2021 (State Clearinghouse No. 2021010016). The certified Housing Element Update Final PEIR is available at <https://planning.lacounty.gov/long-range-planning/housing-element>.

An Addendum to the Housing Element Update Final PEIR was prepared in compliance with the California Environmental Quality Act (CEQA) and the County environmental guidelines. Based on substantial evidence, the County determined that preparation of an Addendum, in accordance with CEQA Guidelines Section 15164, is the appropriate environmental documentation for the proposed Ordinance.

The Addendum considers the proposed Ordinance, which amendments can be categorized into four types: 1) codification of state mandates; 2) administrative County Code updates; 3) County policy-driven updates with no environmental impacts; and 4) proposed DBO updates with potential environmental impacts. The Addendum compares the potential environmental impacts from the proposed Ordinance to the findings of the Housing Element Update Final PEIR, and concludes that the proposed Ordinance would not require substantial changes to the Housing Element Update Final PEIR due to the involvement of new significant effects or a substantial increase in the severity of previously identified effects, or due to substantial changes in circumstances; would not result in new significant effects; would not result in substantially more severe significant environmental effects; and would not require new mitigation measures or new alternatives. Therefore, neither a

subsequent nor supplemental Environmental Impact Report is required pursuant to Public Resources Code section 21166 and CEQA Guidelines Sections 15162 through 15164. However, some changes or additions are necessary to the Housing Element Update Final PEIR in order to implement the proposed Ordinance, making the Addendum the appropriate CEQA document for the proposed Ordinance. A copy of the Addendum (Exhibit E) was available for public review on October 30, 2025, at 89 County Libraries, seven LA County Planning field offices, and on the project website.

CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLAN

Pursuant to Section 1.5.1 of the Airport Land Use Commission (ALUC) Review Procedures, all General Plan amendments and zoning ordinances must be reviewed by ALUC for consistency with the County Airport Land Use Plan, if the General Plan amendment or ordinance includes areas that are within an airport influence area. The proposed Ordinance amends Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and applies to all unincorporated areas of Los Angeles County, which includes areas within airport influence areas. ALUC staff reviewed the proposed Ordinance and determined that it does not pose any compatibility concerns with the County Airport Land Use Plan.

OUTREACH AND ENGAGEMENT

A. County Department Comments and Recommendations

The Los Angeles County Development Authority was consulted during the development of the proposed Ordinance, particularly on requirements for income-restricted units and the permitting process. Other County departments and agencies, including Public Works, Fire, Public Health, and Parks and Recreation, also reviewed the proposed Ordinance. The proposed Ordinance reflects input received from the departments and agencies.

B. Project Outreach and Engagement

Staff engaged various unincorporated communities, stakeholders from the housing and building industry, and advocacy groups through in-person and virtual meetings, social media, emails, and a dedicated project website, featuring a presentation with an overview of the proposed Ordinance. To ensure language access, some written materials for the proposed Ordinance, such as the project factsheet, were translated into Spanish and Chinese; and staff presented bilingual Spanish and English slides at the meetings, as needed.

The following is a summary of outreach efforts:

- Twenty in-person and virtual stakeholder and community meetings, with a combined total of 743 attendees, including members of 16 community organizations, seven housing advocacy groups, and two developer and building industry organizations.
- Email blasts sent to a mailing list of over 1,720 people; and
- Three educational social media post series published in English, Spanish, and Chinese across the social media platforms of Instagram, Facebook, X, and LinkedIn. The social media campaign aimed to increase awareness of topics, such as housing affordability, housing diversity, and fair housing.

Common themes from the feedback received include concerns about infrastructure capacity to accommodate increased housing development, impacts on parking availability with new housing units, and enforcement mechanisms for ensuring long-term affordability of income-restricted units. Many community stakeholders expressed support for specific provisions of the proposed Ordinance, including the removal of minimum floor area for single-family residences, the proximity requirement for off-site affordable replacement units, the proposed streamlined review process for reasonable accommodations, and the longer duration of affordability for rental income-restricted units. Some community stakeholders raised questions about how density bonus is calculated, and how income restrictions are enforced and monitored. Stakeholders from the housing and building industry and advocacy groups expressed support for the extended density bonus sliding scale and the removal of minimum floor area for single-family residences. Advocates also appreciated the County's intent to preserve units for larger households by requiring like-for-like replacement but felt unsure about whether it would create a regulatory constraint to affordable housing development. The outreach efforts and the public comments are discussed in greater detail in Exhibit F.

LA County Planning sent a courtesy RPC public hearing notice (Exhibit G) by email to more than 1,770 stakeholders. Staff also noticed the RPC public hearing in 12 local newspapers. The public hearing notice and materials were also available at 89 County libraries, seven LA County Planning field offices, on the project website, and promoted through social media.

C. Public Comments

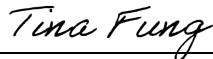
Staff has not received any comments in support of the proposed Ordinance at the time of report preparation.

A total of three comments were received in opposition to the proposed Ordinance, which included emails from two community members, raising concerns about topics such as increased density, infrastructure and safety, and state government mandates.

See Exhibit H for copies of correspondences.

Report

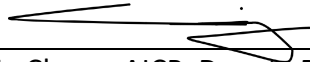
Reviewed By:



Tina Fung, Supervising Regional Planner

Report

Approved By:



Connie Chung, AICP, Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Draft Resolution of the Regional Planning Commission
EXHIBIT B	RPC Public Hearing Draft Ordinance
EXHIBIT C	Summary of Applicable State Housing Mandates
EXHIBIT D	Comparison of State Density Bonus Law, Existing Density Bonus Ordinance, and Proposed Ordinance
EXHIBIT E	Addendum to the Housing Element Update Program Environmental Impact Report (PEIR)
EXHIBIT F	Outreach and Community Engagement Summary
EXHIBIT G	Notice of Public Hearing
EXHIBIT H	Public Correspondence