

**DRAFT RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. PRJ2022-000713
ADVANCE PLANNING PROJECT NO. RPPL2022001919
ENVIRONMENTAL ASSESSMENT NO. RPPL2022001920**

WHEREAS, the Regional Planning Commission ("Commission") of the County of Los Angeles ("County") conducted a duly noticed public hearing on December 3, 2025 to consider amendments to Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the Los Angeles County Code ("County Code") to align local housing development regulations in the unincorporated areas with recent changes in state law; support the preservation and development of affordable housing; promote housing diversity; remove zoning barriers to fair housing; and simplify language and correct errors in the County Code to improve clarity and facilitate implementation; and

WHEREAS, the Commission finds as follows:

1. The County Board of Supervisors ("Board") adopted the General Plan pursuant to California Government Code ("Government Code") section 65300 on October 6, 2015;
2. The General Plan must contain a housing element that sets forth goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing for all income groups and persons with disabilities pursuant to Government Code Section 65583;
3. A housing element is required to be updated periodically to, among other things, evaluate the appropriateness of a jurisdiction's housing goals, objectives, and policies towards attainment of state housing goals and the effectiveness of the housing element in the community's housing goals and objectives attainment, pursuant to Government Code Section 65588;
4. The Revised Housing Element, which was adopted by the Board on May 17, 2022, and certified by the State Department of Housing and Community Development on May 27, 2022, includes a list of over 60 programs to increase the supply of housing, preserve existing housing stock and provide equal access to housing opportunities in short-, medium-, long-term, and ongoing programs;
5. Program 22 (Housing for Acutely Low Income Households Program) includes, among other things, amendments to Title 22 to include, incentivize, and preserve acutely low income (ALI) housing for households earning no more than 15 percent of the County's area median income;
6. The proposed Ordinance implements Program 22 by adding a definition for "acutely low income households," establishing an ALI affordability category, with

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its own set-aside requirements, corresponding density bonuses and incentives, and a parking exemption for ALI units in Chapter 22.120 (Density Bonus);

7. Program 24 (Reasonable Accommodations Ordinance Update and Removal of Zoning Barriers to Fair Housing) includes, among other things, 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;
8. The proposed Ordinance implements Program 24 by further streamlining the review process for reasonable accommodations in Chapter 22.182 (Request for Reasonable Accommodation). 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;
9. Program 29 (Housing Types Definitions Program) includes, among other things, 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;
10. The proposed Ordinance implements Program 29 by including a comprehensive update to the definitions of various housing types in Chapter 22.14 (Definitions), and by removing the 800-square-foot minimum floor area and the 20-foot minimum building width for single-family residences to allow for smaller homes;
11. While the County continues to implement its programs pursuant to its Revised Housing Element, there continues to be a housing affordability crisis across the State and a need to develop strategies that encourage a diversity of housing types for different needs and levels of income. As such, the State Legislature enacted a series of bills that aims to strengthen state housing laws in recent years;
12. The State Density Bonus Law, Government Code sections 65915 – 65918 (“SDBL”), allows developers to exceed local zoning limits for increased density and receive other incentives, concessions, or waivers in exchange for including income- or age-restricted units in their housing developments;
13. Assembly Bill (AB) 2345 (2020) amended the SDBL to, among other things, 1) increase the State’s maximum density bonus from 35 percent to 50 percent; 2) decrease the amount of affordable units required for incentives; and 3) reduce the required parking for certain qualified projects;
14. Senate Bill (SB) 290 (2021) amended the SDBL to, among other things, 1) reduce the required parking for certain qualifying moderate-income projects near major transit stops and 2) remove local jurisdictions' ability to reject a developer's request

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for an incentive on the grounds that it would have a specific adverse impact on the physical environment;

15. SB 728 (2021) amended the SDBL to, among other things, authorize a qualified nonprofit housing organization to purchase for-sale affordable housing set-aside units;
16. AB 682 (2022) amended the SDBL to include “shared housing building development,” defined as a structure with five or more units and at least one common kitchen and dining area as a new type of housing that is eligible for a density bonus;
17. AB 2334 (2022) amended the SDBL to, among other things, 1) allow an unlimited density bonus for certain 100 percent affordable housing projects in a “very low vehicle travel area” where residents drive less frequently due to proximity to jobs, services, and transit; 2) remove parking requirements for certain 100 percent affordable housing projects; and 3) make other technical changes, such as updating the definition of maximum allowable residential density and clarifying the required rent levels in certain 100 percent affordable housing projects;
18. AB 1287 (2023) amended the SDBL to, among other things, 1) establish stackable density bonuses for projects providing additional very low- or moderate-income housing set-asides and 2) increase the number of incentives for certain 100 percent affordable housing projects;
19. AB 323 (2023) amended the SDBL to allow the initial sale of affordable housing set-aside units to qualified nonprofit housing corporations only if the units have not been purchased by income-qualifying households within 180 days of the issuance of the certificate of occupancy;
20. AB 2694 (2024) amended the SDBL to include residential care facilities for the elderly as a new type of housing that is eligible for a density bonus;
21. SB 92 (2025) amended the SDBL to specify that an incentive provided by the SDBL shall not result in a proposed project with a commercial floor area ratio that is greater than two and a half times the premises’ current allowed base zone commercial floor area ratio;
22. Executive Order N-23-25 (2025), which was signed by the Governor of California on March 7, 2025, among other things, suspends certain SDBL provisions for housing developments in the Lake Avenue Mixed Use “Center” Area in the Altadena Community Standards District and on Fair Oaks Avenue within the perimeter of the Eaton Fire to protect pedestrian character during reconstruction;

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23. The proposed Ordinance codifies the above-mentioned bills and Executive Order to ensure consistency between the Density Bonus Ordinance (“DBO”) and recent changes in state mandates;
24. The Housing Crisis Act (“HCA”), enacted in 2019 as SB 330, among other things, establishes “no net loss” provisions that prohibit local jurisdictions from reducing the capacity for housing development, including demolition protections and replacement requirements designed to ensure that there is no net reduction of housing due to existing units being demolished for new development;
25. SB 8 (2021) amended the HCA to, among other things, clarify that for purposes of a project that consists of a single-family residence on a site where a single-family residence is or has been demolished, “replace” means that the demolished single-family residence is replaced with a unit of any size at any income level;
26. AB 1218 (2023) amended the HCA to, among other things, expand the affordable housing replacement requirements in Article 2 (commencing with § 66300.5) of Chapter 12 of Division 1 of Title 7 of the Government Code to more projects, including non-residential developments and projects that are in a Very High Fire Hazard Severity Zone;
27. AB 98 (2024) establishes statewide warehouse design and development standards as provided in Chapter 2.8 (commencing with § 65098) of Division 1 of Title 7 of the Government Code), including a 2-to-1 replacement of any demolished housing unit that was occupied within the last 10 years or an in-lieu fee, unless the housing unit was declared substandard by a building official;
28. SB 415 (2025), among other things, amended Government Code section 65098.6 to clarify that a logistics use must comply with the HCA’s affordable housing replacement requirements before complying with any additional replacement requirements pursuant to that section;
29. The proposed Ordinance codifies the above-mentioned bills to ensure consistency between the Affordable Housing Preservation Ordinance (“AHPO”) and recent changes in state laws;
30. Enacted in 2018, AB 2162 requires by-right, streamlined review of supportive housing on properties where multi-family and mixed uses are permitted, if the supportive housing development meets certain criteria as provided in Article 11 (commencing with Section 65650) of Chapter 3 of Division 1 of Title 7 of the Government Code;
31. AB 1801 (2024) amended Government Code sections 65650 and 65651 to expand the use-by-right provisions for certain supportive housing developments to include transitional housing for youth and young adults and administrative office space

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used for the purposes of providing onsite supportive services and other nonprofit operations. More supportive housing developments are therefore eligible for the streamlined, ministerial review;

32. The proposed Ordinance codifies AB 1801 to ensure consistency between the Interim and Supportive Housing Ordinance and recent changes in state law;
33. The State Accessory Dwelling Unit Law, Chapter 13 of Division 1 of Title 7 of the Government Code (“State ADU Law”), requires local jurisdictions to ministerially approve accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”) on single-family and multi-family properties;
34. SB 1211 (2024) amended the State ADU Law to, among other things, 1) increase the maximum number of ministerially allowed detached ADUs on existing multi-family properties and 2) prohibit local jurisdictions from requiring the replacement of off-street parking spaces if uncovered parking spaces are demolished or otherwise rendered unusable due to ADU construction;
35. AB 1154 (2025) amended the State ADU Law to, among other things, prohibit local jurisdictions from requiring owner occupancy for junior ADUs by ordinance unless sanitation facilities are shared with the principal unit;
36. SB 543 (2025) amended the State ADU Law to, among other things, 1) impose a 15-business-day timeline for a permitting agency to determine application completeness; 2) clarify that the floor area specified, such as the maximum 500-square-foot-size for a JADU, refers to “interior livable space;” and 3) limit the timeline for a final determination on an appeal to 60 business days for ADU and JADU applications;
37. The proposed Ordinance codifies the above-mentioned bills to ensure consistency between the ADU Ordinance and recent changes in state law;
38. Other bills enacted in recent years to further support the development and preservation of housing include:
 - a. AB 1043 (2021), which amended section 50053 of, and added section 50063.5 to, California Health and Safety Code (“Health and Safety Code”) to establish a new ALI category and limit rents for this new category at 30 percent of the income;
 - b. AB 491 (2021), which added section 17929 to the Health and Safety Code to prohibit mixed-income housing development from isolating income-restricted units and requiring them to have the same access to common entrances, areas, and amenities as market-rate units;
 - c. AB 1308 (2023), which added section 65863.3 to the Government Code to prohibit local jurisdictions from increasing the minimum parking requirement

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- for single-family residences undergoing remodeling, renovations, and additions that do not exceed any maximum size limit imposed by zoning;
 - d. SB 1395 (2024), which, among other things, amended Government Code section 65660 to specify that a Low Barrier Navigation Center may be non-congregate and relocatable; and
 - e. AB 1529 (2025), which, among other things, amended Health and Safety Code section 50053 to clarify that for certain rental housing development that dedicates at least 80 percent of units to lower income households, the affordable rent shall not exceed an amount consistent with the maximum rent levels for lower income households, as those rents and incomes are determined by the California Tax Credit Allocation Committee;
39. The proposed Ordinance codifies the above-mentioned bills to ensure consistency with these other recent changes in state laws;
40. The proposed Ordinance includes the following additional local policy changes to the DBO to support affordable housing development:
- a. An extended sliding scale that provides density bonuses beyond the state maximum. With the adjusted increments, the proposed maximum density bonus ranges from 95 percent to 150 percent depending on the level of affordability. The adjusted sliding scale replaces the existing provision that allows an additional density bonus as an incentive;
 - b. A longer duration of affordability for rental income-restricted units, with the term increased from 55 to 99 years; and
 - c. 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;
41. Pursuant to Government Code section 65915(n), if permitted by local ordinance, nothing in the SDBL shall be construed to prohibit a local jurisdiction from granting a density bonus greater than what is described in the SDBL for a development that meets the requirements of the SDBL, or from granting a proportionately lower density bonus than what is required by the SDBL for developments that do not meet the requirements of the SDBL;
42. The proposed Ordinance is consistent with Government Code section 65915(n), as it includes provisions that provide a density bonus greater than what is described in the SDBL for a development that meets the requirements of the SDBL;
43. The proposed Ordinance includes the following additional local policy changes to the AHPO to strengthen protections around existing housing stock in the unincorporated areas:
- a. A like-for-like replacement requirement regarding the number of bedrooms in each affordable replacement unit; and

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- b. A proximity requirement for off-site affordable replacement units provided by non-residential projects;
44. Pursuant to Government Code section 66300.6(c), the HCA shall not supersede any objective provision of a locally adopted ordinance that places restrictions on the demolition of residential dwelling units or the subdivision of residential rental units that are more protective of lower income households, requires the provision of a greater number of units affordable to lower income households, or that requires greater relocation assistance to displaced households;
45. The proposed Ordinance is consistent with Government Code section 66300.6(c), as it includes provisions that are more protective of housing stock for larger households, and provisions that are more protective of the displaced tenants than those provided in the statute, as the off-site replacement units must be within one-half mile of the site of the demolished units, making it easier for the displaced tenants to return to their neighborhood;
46. The proposed Ordinance includes additional local policy changes pertaining to the repair and restoration of legal, nonconforming residential buildings. The proposed Ordinance raises the threshold for the by-right, ministerial review, making it easier for homeowners to repair and restore their properties in the event of damage;
47. The proposed Ordinance includes additional local policy changes to promote housing diversity and expand housing choices. Specifically, 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;
48. The proposed Ordinance includes technical changes that improve clarity, correct discrepancies and typographical errors, and reformat and reorganizes sections to facilitate implementation, including but not limited to the following:
- a. The harmonization of various regulations pertaining to income-restricted units across the DBO, the AHPO, and the Inclusionary Housing Ordinance;
 - b. A comprehensive update to the definitions of housing types;
 - c. The addition of provisions, pursuant to the authority granted by Government Code section 66325(b), to permit the construction of up to eight detached ADUs with proposed multi-family housing developments, provided the number of detached ADUs does not exceed the number of proposed principal units, thereby streamlining implementation by allowing the submittal of a single application for an entire project instead of requiring a separate application for the detached ADUs after the proposed multi-family residential building is constructed;
 - d. Corrections to ensure consistency with the General Plan's policies on land use compatibility and allowable density, including the removal of townhouses as a conditionally permitted use in Zones A-1 (Light Agricultural), A-2 (Heavy Agricultural), and R-R (Resort and Recreation),

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- and the removal of density as a type of regulation that can be modified through a Variance; and
- e. Other technical changes that update references, remove obsolete provisions, and simplify code language and tables for clarity and internal consistency;
49. Pursuant to County Code Section 22.244.040, the proposed Ordinance is consistent with the principles of the General Plan and supportive of the goals and policies of the General Plan, and in particular, the Housing Element, in that it promotes mixed-income neighborhoods, a diversity of housing types for all socio-economic groups, including persons with disabilities, and the preservation of existing affordable housing stock that is at risk of converting to market-rate housing;
50. Pursuant to County Code Section 22.244.040, approval of the proposed Ordinance will be in the interest of public health, safety, and general welfare by promoting pedestrian-friendly infill development. The Ordinance aims to improve housing choice and affordability for residents of various incomes, promoting community resiliency and well-being.
51. Pursuant to County Code Section 22.244.040, the proposed Ordinance is consistent with other applicable provisions of Title 22, including Section 22.02.050 pertaining to zoning consistency with the General Plan;
52. Pursuant to section 1.5.1 of the Airport Land Use Commission (“ALUC”) Review Procedures, all General Plan amendments and zoning ordinances must be consistent 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 the County, which includes areas within airport influence areas. ALUC staff reviewed the proposed Ordinance and determined it does not pose any compatibility concerns with the County Airport Land Use Plan.
53. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in 12 local newspapers countywide. The public hearing notice, which was also translated into Spanish and Chinese, was posted on the Department's website and promoted through social media and contact lists. The public hearing notice and materials were also available at all County libraries and the Department's field offices;
54. An Addendum to the Certified Housing Element Update Final Program Environmental Impact Report (“Housing Element Update Final PEIR”) was prepared in compliance with the California Environmental Quality Act (“CEQA”) and the County environmental guidelines;

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55. 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.
56. The proposed Ordinance amends the DBO such that while there would be a change in the number and the location of density bonus units compared to those analyzed in the Housing Element Update Final PEIR, the change would be within the assumptions analyzed in the Housing Element Update Final PEIR and would not result in additional density bonus units exceeding the number of units already analyzed in the Housing Element Final PEIR. Furthermore, there would be no new or more severe environmental impacts resulting from other changes of the proposed Ordinance, as these changes are either administrative or technical in nature, or do not have potential to alter the buildout due to the nature of the proposed changes. 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 California 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.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the County of Los Angeles Board of Supervisors (“Board”) as follows:

1. That the Board holds a public hearing to consider the proposed amendments to Title 21 (Subdivisions) and Title 22 (Planning and Zoning) to align local housing development regulations in the unincorporated areas with recent changes in state law; support the preservation and development of affordable housing; promote housing diversity; remove zoning barriers to fair housing; and simplify language and correct errors in the County Code to improve clarity and facilitate implementation;

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2. That the Board certifies that the Addendum to the previously certified Housing Element Update Final PEIR, Environmental Assessment No. RPPL2022001920, has been completed in compliance with CEQA and reflects the independent judgment and analysis of the County; finds that the Board has reviewed and considered the information contained in the Addendum with the Housing Element Update Final PEIR prior to approving the proposed Ordinance, and approve the Addendum; and
3. That the Board adopts Advance Planning Project No. RPPL2022001919, amending Title 21 (Subdivisions) and Title 22 (Planning and Zoning), and determines that the amendments are compatible with and supportive of the goals and policies of the General Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on December 3, 2025.

Elida Luna, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By _____
Kathy Park
Deputy County Counsel
Property Division
Office of the County Counsel
County of Los Angeles