

CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
ZONING INFORMATION FILE

ZI NO. 2534

LOWER INCOME REZONING HOUSING ELEMENT SITES - MINISTERIAL APPROVAL and  
MINIMUM DENSITY

**BACKGROUND:**

Pursuant to Government Code Section (GCS §) 65583(c)(1)(A), Los Angeles was required undergo a rezoning program because the City's 2021-2029 Housing Element could not identify adequate sites to meet its Regional Housing Needs Allocation (RHNA) of 456,643 housing units for groups at all household income levels. As part of the rezoning program, GCS § 65583.2(h) required the City to identify specific sites (hereafter referred to as Lower Income Rezoning Housing Element Sites) where qualifying Housing Development Projects<sup>1</sup> would be subject to minimum density requirements and receive streamlined approval. The Housing Element Sites and Minimum Density Ordinance (HESMD), which took effect on February 12, 2025, implemented these requirements for sites identified by this Zoning Information File.

**INSTRUCTIONS:**

Pursuant to state law and Los Angeles Municipal Code (LAMC) Ch. 1 § 16.70 F.2 and Ch. 1A § 9.2.6, Housing Development Projects located on Lower Income Rezoning Housing Element Sites shall be subject to Ministerial Approval if they meet the following requirements:

1. At least 20 percent of the dwelling units are reserved for Lower Income Households, as defined in California Health and Safety Code § 50079.5.<sup>2</sup>
2. The project is developed at a minimum density of at least 20 dwelling units per acre (one dwelling unit per 2,178 square feet of lot area), inclusive of any Accessory Dwelling Units. Please note, this requirement applies to every Housing Development Project proposed on a Lower Income Rezoning Housing Element Site.

Housing Development Projects eligible for Ministerial Approval pursuant to HESMD will not be subject to any discretionary review procedures or review under the California Environmental Quality Act (CEQA) and must be processed as a "use by right" pursuant to GCS § 65583.2(i). Additional information on this streamlined process can be found in LAMC Ch. 1 § 16.70 F.2 and Ch. 1A § 9.2.6.

Please contact [planning.housingpolicy@lacity.org](mailto:planning.housingpolicy@lacity.org) with any questions regarding these requirements.

---

<sup>1</sup> See definition in LAMC 12.03, but this generally means any residential or mixed-use project where at least two-thirds of the new or converted square footage is residential.

<sup>2</sup> This requirement can be satisfied by reserving the requisite number of units for Low, Very Low, or Extremely Low Income Households, or a combination thereof.

CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
ZONING INFORMATION FILE