

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
ZONING INFORMATION FILE

ZI NO. 2535
PRIOR HOUSING ELEMENT SITES - MINISTERIAL APPROVAL

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(c) required the City to streamline development review for eligible Housing Development Projects¹ on certain sites listed in previous Housing Element planning periods (hereafter referred to as Prior Housing Element Sites). The Housing Element Sites and Minimum Density Ordinance (HESMD), which took effect on February 12, 2025, implemented this requirement for sites identified by this Zoning Information File.

INSTRUCTIONS:

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

1. At least 20 percent of the dwelling units are reserved for Lower Income Households, as defined in California Health and Safety Code § 50079.5.²

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 with any questions regarding these requirements.

¹ 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.

² 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.