SB330 & Housing Development Projects
Presentation Overview

- SB330 Summary
- Restrictions on Actions to Reduce Housing
- Development Review Process Changes
- Vesting SB330 Preliminary Application
- Preliminary Zoning Assessment
- Protected Unit Replacement and Tenant Protections
- Implementation & Resources
- Listening Session
SB330 Summary

- Housing Crisis Act of 2019
- Effective January 1, 2020
- Generally in effect until 2025
- Development certainty, streamlining, no housing loss, displacement limitations
- No mandated upzoning, new ministerial approvals
- CEQA, Coastal Act still apply
- Short Term Rental regulations unaffected
- VHFHSZ exempted
Restrictions on Actions to Reduce Housing

- Prohibition on the adoption of plans, zoning ordinances, moratoria, and other certain actions that result in fewer housing units
- Prohibitions on the establishment or imposition of non-objective development standards
- No net loss of housing units for Housing Development Projects
- Protected Unit Replacement
- Expanded protections for residential occupants
Development Review Process Changes

- New Application Features
  - Required HCIDLA SB330 Protected Unit Replacement Determination
  - Required LADBS Preliminary Zoning Assessment
  - Optional vesting SB330 Preliminary Application

- Limitation on project review timelines for Housing Development Projects with EIRs

- Limitations on number of public hearings

- Historic Cultural Monument approvals must be made at the time application is deemed complete
Housing Development Project

- Residential-only project that create at least two residential units
- New mixed-use projects, at least 2/3 residential
- Transitional Housing
- Supportive Housing
Discretionary Housing Development Project Work Flow - 2019

**Discretionary Housing Development Project Work Flow - 2019**

1. **DCP Application submittal (Applicant)**
2. **Application deemed complete Y/N (DCP)**
   - **No**
     - **All missing, incomplete materials provided until it is able to be Deemed Complete Y/N (Applicant)**
   - **Yes**
     - **Conformance Review and Entitlement Processing (DCP)**
       - **Final Decision (DCP)**
         - **Permit Plan Check (DBS)**
           - **Construction Commences (Applicant)**
3. **Zoning Plan Check submittal (Applicant)**
4. **Zoning Plan Check Corrections Issued (DBS)**
5. **DB/TOC AB2556 Application Filed with HCID (Applicant)**
6. **DB/TOC AB2556 Determination Complete (HCID)**

**Legend**
- **Discretionary Process**
- **Zoning Plan Check (DBS)**
- **DB/TOC AB2556 Determination (HCID)**

**Hold covenant issuance during entitlement processing**
Discretionary Project Review Work Flow - 2020

**FOOTNOTES**
1. An optional Preliminary Application may only be filed with City Planning prior to filing an application for a discretionary action.

2. An application filed with City Planning for a discretionary action must be filed within 180 days of the date that the Preliminary Application is deemed complete.

3. If the City Planning application is deemed incomplete after filing, the applicant must submit all missing or incomplete items to City Planning within 90 days of being notified in writing by City Planning staff.

4. Construction of the project must commence within two and one-half years following the date that the project receives final approval.
City of Los Angeles

Optional Vesting SB 330 Preliminary Application

- Project proponents must meet timeline
  - File within 180 days
  - If application is deemed incomplete, return all materials within 90 days
  - Commence construction within 2.5 years of final decision

- Project scope may change by up to 20% of base unit count and Building Area

- If used, this would supersede local vesting options
Preliminary Zoning Assessment
Preliminary Zoning Assessment

- Helps get discretionary requests right upfront
- Reduces time spent figuring out zoning conformance during process
- Reduces late zoning hits
- Compliance and consistency with State housing, zoning and planning law
- A zoning-only Plan Check is initiated for Housing Development Projects at all scales before entitlement submittal
- Completed prior to application for discretionary requests being deemed complete
As part of the planning entitlement process, City Planning requires a completion of the preliminary zoning assessment form. Section 1 and 2 of the PZA form shall be completed prior to submitting to LADBS. Submit the PZA along with the architectural plans to LADBS for a zoning plan check review. Submittal requirements (P/GI 2020-031).
**AFFORDABLE HOUSING STREAMLINED APPROVAL PROCESS**

Under the direction of the Mayor’s Executive Directive 13 – Support for Affordable Housing and due to the recent State Housing Crisis Act (SB330), LADBS has developed the Affordable Housing Streamlined Approval Process (ASAP) to prioritize the plan check and permitting of qualified affordable housing developments consisting of:

1. New construction or rehabilitation of ten or more units that contain (per ED 13):
   - at least 20% of on-site rental units that have rents restricted so as to be affordable to and occupied by low-income households
   - at least 30% of on-site for-sale units that have sales prices restricted so as to be affordable to and occupied by low- or moderate-income households

2. Housing Development Projects per SB 330 that are referred over from City Planning to have a Preliminary Zoning Assessment Report form completed by LADBS as part of the discretionary action filed.

As part of the Streamlined Approval Process, developers are typically required to submit complete sets of architectural plans and/or structural plans for permit approval. Revised plans are submitted to LADBS for plan check review. ASAP allows for the partial submittal of building plans for these qualified projects so that the design team may obtain plan check corrections early on. They will also be able to understand any red flags in the design and be given a clearance sheet listing the other city agency approvals required for their permit. This will allow for a concurrent path of design and permitting and provide for a more streamlined process.

The following is allowed for partial submittal of plans:

<table>
<thead>
<tr>
<th>DESIGN TEAM</th>
<th>LADBS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Request assistance from Development Services Case Management by submitting a Service Request Form (OPTIONAL)</td>
<td>Development Services Case Management offers services such as zoning feasibility studies, pre-development meetings with other city agencies, and preliminary review meetings to answer specific code questions based on a project’s scope and site case. (See description of services costs for more information)</td>
</tr>
<tr>
<td>Submit complete architectural plans sufficient to show compliance with the LA Zoning Code</td>
<td>Assign Plan Check Engineer to the project.</td>
</tr>
<tr>
<td>Pay 30% of the plan check fees based on the entire project vacation.</td>
<td>Review the architectural plans for compliance with the LA Zoning Code.</td>
</tr>
<tr>
<td>Review plans to correct the code violations.</td>
<td>Generate plan check correction comments identifying code violations for zoning.</td>
</tr>
<tr>
<td>Design team meets with the Plan Check Engineer to address corrections.</td>
<td>Generate a Clearance Summary Worksheet identifying clearances required by other agencies.</td>
</tr>
<tr>
<td>Submit complete architectural plans sufficient to show compliance with fire life safety, disabled access and green building codes.</td>
<td>Complete the Preliminary Zoning Assessment Report if project is per SB 330.</td>
</tr>
<tr>
<td>Pay 40% of the plan check fees based on the entire project vacation.</td>
<td>Review architectural for compliance with the LA Building Codes for compliance with fire life safety requirements, grading, disabled access and green building codes.</td>
</tr>
<tr>
<td>Review plans to correct the code violations.</td>
<td>Review the design professionals to verify compliance.</td>
</tr>
<tr>
<td>Design team meets with the Plan Check Engineer to address correction comments.</td>
<td></td>
</tr>
<tr>
<td>Submit complete structural and civil plans and calculations with detailed information.</td>
<td>Review structural and civil plans and calculations.</td>
</tr>
<tr>
<td>Pay the remaining 30% plan check fees.</td>
<td>Generate plan check correction comments identifying code violations.</td>
</tr>
<tr>
<td>Review plans to correct the code violations.</td>
<td></td>
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<tr>
<td>Complete obtaining clearance approvals.</td>
<td>Meet with the design professionals to verify compliance and approved clearances and issue the building permit.</td>
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<td>Design professionals to meet with the Plan Check Engineer to address correction comments and issuance of the building permit.</td>
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</table>

1. A Zoning submittal shall be a complete set of architectural plans showing compliance with the Zoning requirements such as floor area, building heights, part setbacks and parking layout design. This will consist of fully dimensioned site plan, floor plans and elevations.

2. Each phase of the submittal shall include complete package with all of the information needed to provide complete plan check. Disabled Access and Green Building Code plans may be submitted separately, but not later than the Structural submittal.

To initiate ASAP, please email ladbs.ASAP@lacity.org.

All covered entities under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request will provide reasonable accommodation to ensure equal access to its programs, services and activities.
Under the direction of the Mayor’s Executive Directive 13 – Support for Affordable Housing and due to the recent State Housing Crisis Act (SB330), LADBS has developed the Affordable Housing Streamlined Approval Process (ASAP) to prioritize the plan check and permitting of qualified affordable housing developments consisting of:

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2. Housing Development Projects per SB 330 that are referred over from City Planning to have a Preliminary Zoning Assessment Report form completed by LADBS as part of the discretionary action filing
**AFFORDABLE HOUSING STREAMLINED APPROVAL PROCESS**

Under the direction of the Mayor’s Executive Directive 12 – Support for Affordable Housing and due to the recent State Housing Crisis Act (SB330), LADBS has developed the Affordable Housing Streamlined Approval Process (ASAP) to prioritize the plan check and permitting of qualified affordable housing developments consisting of:

1. New construction or rehabilitation of ten or more units that contain (per ED 12):
   a. at least 20% of on-site rental units that have rents restricted so as to be affordable to and occupied by low-income households or
   b. at least 30% of on-site for-sale units that have sales prices restricted so as to be affordable to and occupied by low- or moderate-income households

2. Housing Development Projects per SB 330 that are referred over from City Planning to have a Preliminary Zoning Assessment Report form completed by LADBS as part of the discretionary action filing

As part of the building permit process, it is typically required that a complete set of architectural and structural plans are submitted to LADBS for plan check review. ASAP allows for the partial submittal of building plans for these qualified projects so that the design team may obtain plan check corrections early on. They will also be able to understand any red flags in the design and be given a clearance sheet listing the other city agency approvals required for their permit. This will allow for a concurrent path of design and permitting and provide for a more streamlined process.

The following is allowed for partial submittal of plans:

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<tbody>
<tr>
<td>Submit complete architectural plans sufficient to show compliance with the LA Zoning Code.</td>
<td>Assign Plan-Check Engineer to the project.</td>
</tr>
<tr>
<td>Pay $30% of the plan check fees based on the entire project valuation.</td>
<td>Review the architectural plans for compliance with the LA Zoning Code.</td>
</tr>
<tr>
<td>Review plans to correct the code violations.</td>
<td>Generate plan check correction comments identifying code violations for zoning.</td>
</tr>
<tr>
<td>Submit complete structural plans sufficient to show compliance with fire life safety, disabled access and green building codes.</td>
<td>Generate a Clearance Summary Worksheet identifying clearances required by other agencies.</td>
</tr>
<tr>
<td>Pay 40% of the plan check fees based on the entire project valuation.</td>
<td>Complete the Preliminary Zoning Assessment Report if project is per SB 330.</td>
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<tr>
<td>Review the design professionals to verify compliance.</td>
<td>Review architectural for compliance with the LA Building Codes for compliance with fire life safety requirements, grading, disabled access and green building codes.</td>
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<td>Submit complete structural and civil plans and calculations with detailed information.</td>
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<td>Pay the remaining 30% plan check fees.</td>
<td>Generate plan check correction comments identifying code violations.</td>
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<td>Review plans to correct the code violations.</td>
<td>Complete obtaining clearance approvals.</td>
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<tr>
<td>Design professionals to meet with the Plan Check Engineer to address correction comments and issuance of the building permit.</td>
<td>Meet with the design professionals to verify compliance and approved clearances and issue the building permit.</td>
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</table>

1. A zoning violation that is a complete set of architectural plans showing compliance with the zoning regulations such as lot size, building height, setback, and parking/lots design. This will consist of fully dimensioned site plans, floor plans, and elevations.
2. Each phase of the submittal shall include complete package with all of the information needed to provide complete plan check. Disabled Access and Green Building Code plans may be submitted separately but not later that the structural submittal.

To initiate ASAP, please email ladbs.ASAP@lacity.org.
## Design Team

### Conceptual Design Phase
- Request assistance from Development Services Case Management by submitting a [Service Request Form](#) (optional).

### Architectural Zoning Plans Submittal
- Submit complete architectural plans sufficient to show compliance with the LA Zoning Code. Pay 30% of the plan check fees based on the entire project valuation.
- Revise plans to correct the code violations.
- Start obtaining clearance approvals from various development services agencies.
- Design team meets with the Plan Check Engineer to address corrections.

### Architectural Building Plans Submittal
- Submit complete architectural plans sufficient to show compliance with fire life safety, disabled access and green building codes. Pay 40% of the plan check fees based on the entire project valuation.
- Revise plans to correct the code violations.
- Design team meets with the Plan Check Engineer to address correction comments.

### Structural Building Plans Submittal
- Submit complete structural and civil plans and calculations with detailed information. Pay the remaining 30% plan check fees.
- Revise plans to correct the code violations.
- Complete obtaining clearance approvals.
- Design professionals to meet with the Plan Check Engineer to address correction comments and issuance of the building permit.

## LADBS

### Development Services Case Management
- Assign a Plan Check Engineer to the project.
- Review the architectural plans for compliance with the LA Zoning Code.
- Generate plan check correction comments identifying code violations for zoning.
- Generate a Clearance Summary Worksheet identifying clearances required by other agencies.
- Complete the Preliminary Zoning Assessment Report if project is per SB 330.
- Review structural and civil plans and calculations.
- Generate plan check correction comments identifying code violations.
- Meet with the design professionals to verify compliance and approved clearances and issue the building permit.
- **Submittal Option (Time Frames)**
  - Regular or Expedite – No change
  - If your project qualifies for SB 330 and ED 13 then your project wait time will be reduced by 25%

- **Fees**
  - No change
  - Plan check fees will always be charged at the percent of submittal for the total project valuation.
DOCUMENT SUBMITTAL REQUIREMENTS FOR ZONING PLAN REVIEW FOR A NEW MULTI-FAMILY DWELLING

This Information Bulletin contains the minimum document submittal requirements, for zoning plan review of a "NEW MULTI-FAMILY DWELLING".

For additional information regarding specific document submittal requirements, please contact:

- Metro Office
  201 N. Figueroa St.
  4th Floor
- Van Nuys Office
  6282 Van Nuys Blvd.
  2nd Floor
- West Los Angeles Office
  1829 Sawtelle Blvd.
  2nd Floor

For telephone inquiries, call 311, or 213-473-3231 for calls originating from outside the City of Los Angeles.

I. SUBMITTAL REQUIREMENTS:

A. General Information

1. Plans prepared with ink or indelible pencil or by a reproduction process, drawn to scale, fully dimensioned, and a minimum size of 24" x 36". Plans shall be of sufficient clarity to indicate the nature and extent of the proposed work and to show in detail that the project will conform to the provisions of all applicable codes and of relevant laws, ordinances, rules, regulations, and orders.

2. Signature and stamp on all documents by a California licensed architect or engineer (only the final set of plans is required to be signed and sealed).

3. Name, title, registration (if applicable), address, and telephone number of the architect or engineer on cover sheet of the plans.

4. Project name and address, as well as the project owner’s name, address, and telephone number.

5. Cover sheet information:
   a. Applicable codes and editions
   b. Description detailing scope of all work
   c. Gross area per floor and building height
   d. Index of all sheets of plans and attachments

B. Architectural Plans

1. Plot plan including:
   a. Vicinity Map and North Arrow
   b. Lot dimensions, property lines, street, and alley locations
   c. Building footprint showing all projections and dimensions to property lines and adjacent structures
   d. Fully dimensioned parking lot layout, driveway locations, and sidewalks
   e. Easements and visible utilities on site
   f. Locations of existing fire hydrants within 500 feet of the project

2. Fully dimensioned floor plans, including room sizes and uses

3. Fully dimensioned roof plans, including roof eaves, overhangs, rakes, and gables

4. Exterior elevations detailing all exterior walls and cross sections in each direction

5. Door and window locations and door and window schedules

C. Landscaping Plans

1. Show all structures, including accessory structures, swimming pools, walkways, etc.

II. MISCELLANEOUS PLANS AND PERMITS

A. Proposed accessory structures, including pools and spas

B. Demolition of structures on site

NOTE:
(1) Additional information may be required after plan review.
(2) Review and approval from other departments and agencies, such as City Planning and Housing Department, may be required.
Protected Unit Replacement and Tenant Protections
Protected Unit Replacement and Renter Protections

- Existing units to be replaced by new units equivalent in bedroom count
- Occupants can live in units up to six months prior to demolition
- Relocation assistance
- Occupants have first right-of-return
- Occupants can move back in at an affordable rate
- Provisions apply to discretionary Housing Development Projects deemed complete on or after January 1, 2020
HCIDLA’s Role Implementing SB 330

- **Verify Existing/Demolished Housing:**
  - Check whether any protected units need to be replaced – tenant’s income as the basis
  - Look back period: 5 years, 10 years (Ellised)
  - Replacement units must be equivalent bedroom size as the demolished units
  - Submit SB 330 Application
  - Fee: AB 2556 fee/ unit - existing units
  - Timeline: 6 to 8 weeks (approximate)

- **Expand Tenant Protection: TBD**
  - Right to Return
  - Relocation

- **Process Land Use Covenants:**
  - Land Use Unit = draft, execution and record
  - Replacement units and required set-aside units = dispersed, proportionality and size per AHIG
  - Submit Covenant application with all required documents
  - Covenant Fee
  - Timeline: 8 to 12 weeks (approximate)
  - Term: 55 years

- **Monitor and Enforce Covenant:**
  - Ensure qualified tenants occupy restricted units for term of the covenant
## Replacement Requirements for Protected Units

<table>
<thead>
<tr>
<th>TYPE OF UNIT</th>
<th>COMPARISON WITH EXISTING DB LAW (AB 2556 vs SB 330)</th>
<th>REPLACEMENT REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units that are, or were within the past 5 years, subject to a recorded covenant, ordinance, or law restricting rents to levels affordable to lower- or very low-income households.</td>
<td>Same as existing DB Law</td>
<td>A unit affordable at the same or lower income level. One for One.</td>
</tr>
<tr>
<td>Units that are, or were with the past 5 years, occupied by lower- or very low-income households.</td>
<td>Same as existing DB Law</td>
<td>A unit affordable at the same or lower income level as the household that is or last was in occupancy. If the income of the current or past occupant is unknown, income levels are determined using HUD’s CHAS database. For units that are or were occupied by a household above 80% AMI, EITHER a low-income unit with a 55-year deed restriction or a rent-controlled unit. The city, not the developer, decides which.</td>
</tr>
<tr>
<td>Units that are, or were within the past 5 years, rent-controlled under a local rent control policy.</td>
<td>Same as existing DB Law</td>
<td>Same as above.</td>
</tr>
<tr>
<td>Units that were withdrawn from the rental market pursuant to the Ellis Act within the past 10 years.</td>
<td>New</td>
<td>For units that were withdrawn within the last 5 years, the above for rent-controlled units would apply. Not clear what the requirement is for units withdrawn earlier than 5 years.</td>
</tr>
</tbody>
</table>
Replacement of Existing or Demolished Protected Units

- Subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income
- Subject to and form of rent or price control through a public entity’s valid exercise of its police power within the 5 past years
- Occupied by lower or very low income households (an affordable Protected Units)
- Units withdrawn from rent or lease per the Ellis Act, within in the past 10 years
Tenant Requirements

- Copies of two (2) most recent payroll stubs
- Signed copies of two (2) Most recent income tax returns and W-2 forms
- Bank statements for the six (6) most recent months
- Lease agreement
- Tenant statement
Owner Requirements

- Application
- Owner’s Affidavit
- Grant Deed
- Signature documents
- Unit/Tenant information
- Ellis documents (if applicable)
- Additional documents
## LOS ANGELES HOUSING & COMMUNITY INVESTMENT DEPARTMENT

2019 Income and Rent Limit - Land Use Schedule VI
Effective Date: July 1, 2019

2018 AMI $66,200 ➤ 2019 AMI $70,950 Change in the Adjusted Area Median Income = 7.18%

### Table I: Qualifying Maximum Income Levels Based on Family Size

<table>
<thead>
<tr>
<th>Income Level</th>
<th>One</th>
<th>Two</th>
<th>Three</th>
<th>Four</th>
<th>Five</th>
<th>Six</th>
<th>Seven</th>
<th>Eight</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low (30%)</td>
<td>$21,950</td>
<td>$25,050</td>
<td>$28,200</td>
<td>$31,300</td>
<td>$33,850</td>
<td>$36,350</td>
<td>$39,010</td>
<td>$43,430</td>
</tr>
<tr>
<td>Very Low (50%)</td>
<td>$36,550</td>
<td>$41,800</td>
<td>$47,000</td>
<td>$52,200</td>
<td>$56,400</td>
<td>$60,600</td>
<td>$64,750</td>
<td>$68,950</td>
</tr>
<tr>
<td>Low (80%):[1]</td>
<td>$58,450</td>
<td>$66,800</td>
<td>$75,150</td>
<td>$83,500</td>
<td>$90,200</td>
<td>$96,900</td>
<td>$103,550</td>
<td>$110,250</td>
</tr>
<tr>
<td>Median (100%)</td>
<td>$51,150</td>
<td>$58,500</td>
<td>$65,800</td>
<td>$73,100</td>
<td>$78,950</td>
<td>$84,800</td>
<td>$90,650</td>
<td>$96,500</td>
</tr>
<tr>
<td>Moderate (120%)</td>
<td>$61,400</td>
<td>$70,150</td>
<td>$78,950</td>
<td>$87,700</td>
<td>$94,700</td>
<td>$101,750</td>
<td>$108,750</td>
<td>$115,750</td>
</tr>
<tr>
<td>Workforce (150%)</td>
<td>$76,750</td>
<td>$87,750</td>
<td>$98,700</td>
<td>$109,650</td>
<td>$118,450</td>
<td>$127,200</td>
<td>$135,000</td>
<td>$144,750</td>
</tr>
</tbody>
</table>

[1] 80% income exceeding median income is an anomaly just for this county due to HUD historical high cost adjustments to median.

### Table II: Maximum Allowable Rent Levels

<table>
<thead>
<tr>
<th>Rent Level</th>
<th>0BR</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
<th>4BR</th>
<th>5BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low (30%)</td>
<td>$372</td>
<td>$429</td>
<td>$479</td>
<td>$532</td>
<td>$575</td>
<td>$617</td>
</tr>
<tr>
<td>Very Low (50%)</td>
<td>$621</td>
<td>$710</td>
<td>$798</td>
<td>$867</td>
<td>$958</td>
<td>$1,029</td>
</tr>
<tr>
<td>Low (60%)</td>
<td>$745</td>
<td>$851</td>
<td>$958</td>
<td>$1,064</td>
<td>$1,149</td>
<td>$1,235</td>
</tr>
<tr>
<td>Moderate (110%)</td>
<td>$1,386</td>
<td>$1,561</td>
<td>$1,756</td>
<td>$1,951</td>
<td>$2,107</td>
<td>$2,263</td>
</tr>
<tr>
<td>Workforce (150%)</td>
<td>$1,862</td>
<td>$2,129</td>
<td>$2,395</td>
<td>$2,661</td>
<td>$2,873</td>
<td>$3,086</td>
</tr>
</tbody>
</table>

Affordable Rent for an extremely low-income (0% to 30% AMI) household is the product of 30% of 30% of Adjusted Area Median Income
Affordable Rent for a very low-income (0% to 50% AMI) household is the product of 30% of 50% of Adjusted Area Median Income
Affordable Rent for a low-income (50% to 80% AMI) household is the product of 30% of 60% of Adjusted Area Median Income
Affordable Rent for a moderate-income (80% to 120% AMI) household is the product of 30% of 110% of Adjusted Area Median Income
Affordable Rent for a workforce-income (120% to 150% AMI) household is the product of 30% of 150% of Adjusted Area Median Income

- Land Use Schedule 6
- Income and Rents
Discretionary Project Review
Work Flow - 2020

REQUIRED
Preliminary Zoning Assessment submittal (Applicant)

OPTIONAL
SB330 Preliminary Application¹ (Applicant)

REQUIRED
SB330 Unit Replacement Determination submitted (Applicant)

180 days²

Preliminary Zoning Assessment completed (DBS)

DCP Application submittal (Applicant)

180 days²

Preliminary Zoning Assessment completed (DBS)

Application deemed complete Y/N (DCP)

No

All missing, incomplete materials provided until it is able to be Deemed Complete Y/N (Applicant)

Final Decision (DCP)

Permit Plan Check (DBS)

Construction Commences (Applicant)

FOOTNOTES
1. The Preliminary Application must be filed with City Planning prior to filing an application for a discretionary action.

2. An application filed with City Planning for a discretionary action must be filed within 180 days of the date that the Preliminary Application is deemed complete.

3. If the City Planning application is deemed incomplete after filing, the applicant must submit all missing or incomplete items to City Planning within 90 days of being notified in writing by City Planning staff.

4. Construction of the project must commence within two and one-half years following the date that the project receives final approval.
Implementation
Implementation Milestones

- **Mid-December:**
  - Optional vesting SB330 Preliminary Application filing appointments can be scheduled online
  - DCP application forms, instructions created, updated
  - Announcements of new process features and contacts

- **January 2020:**
  - Interdepartmental Implementation Memo released
  - Optional SB330 Preliminary Application filing appointments begin
  - HCID and DBS determinations required
  - HCA and VHCA suffixes
Forms

- NEW Optional Vesting SB330 Preliminary Application Forms
- NEW Required Preliminary Zoning Assessment Form
- REVISED Master Forms
Contacts

- City Planning: planning.PARP@lacity.org
- HCIDLA: hcidla.SB330@lacity.org
- LADBS: ladbs.ASAP@lacity.org
Listening Session