

## Housing Element Update: Upcoming Online Workshops

During the month of June, the Citywide Housing Policy Unit and the Housing + Community Investment Department will facilitate three public webinars for the update to the [Housing Element](#) of the General Plan.

The Housing Element is one of the State-mandated chapters, or elements, of the General Plan. This long-range planning document will play a pivotal role in future housing discussions, informing policies and goals from 2021 through 2029.

Each webinar follows the same format. It will start off with an opening presentation by City Planning, followed by a question and answer portion. Included below is the relevant information for each of the upcoming webinars, along with a link to register.

In addition to the upcoming webinars, a self-guided digital workshop is now also available on City Planning's website in both [English](#) and [Spanish](#). Users can access online housing data relative to the update to the Housing Element, along reviewing current goals, objectives, and policies. There is even a survey at the end of the online workshop to give local stakeholders the opportunity to provide feedback.

**June 2 & 3 workshops rescheduled: 6/9 6pm Spanish, 6/17 1 pm English**

Sign up at: <https://www.eventbrite.com/e/the-plan-to-house-la-webinar-tickets-105041349504>

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**Amendment to City's Home-Sharing Ordinance [CPC-2020-2762-CA](#)** would permit the use of a limited number of owner-occupied units in Rent Stabilized buildings. Send written comments to [cally.hardy@lacity.org](mailto:cally.hardy@lacity.org) prior to July 10, 2020 and to [cpc@lacity.org](mailto:cpc@lacity.org) after. [Subscribe to the interested parties list](#) for updates from City Planning. **Telephone Hearing postponed from 6/4 to TBA check with Planning**

On May 14, City Planning released a draft amendment to Los Angeles's Home-Sharing Ordinance to permit and regulate the limited home-sharing of owner-occupied units that are subject to the Rent Stabilization Ordinance (RSO). This amendment was drafted in response to Council instruction (Council File No. [18-1245](#)).

As proposed, the program would add a new provision to the Home-Sharing Ordinance that would extend home-sharing to owner-occupied RSO units, where the unit is the host's primary residence. Units in a tenancy-in-common (TIC) or condominiums subject to the Rent Stabilization Ordinance would not be eligible under the proposed amendment.

A staff level public hearing will be held on \_\_\_\_TBA\_\_\_\_, 2020. In light of COVID-19, the hearing will be conducted telephonically. All interested persons are encouraged to participate in the public hearing and provide verbal comments and information relating to the proposed project.

[Draft Ordinance](#) / [Fact Sheet](#) / [Public Hearing Notice](#)

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## Restaurant Beverage Program

Planning Commission June 11th – 8:30 am CPC-2018-4660-CA

City Planning is proposing a program to permit eligible sit-down restaurants to serve alcohol through an administrative clearance process. The Restaurant Beverage Program (RBP) is intended to save applicants time and money. Largely as a result of community input, the ordinance incorporates nearly 50 operating standards. The standards are to be applied citywide.

Westwood CC Chair has submitted a series of questions and is awaiting response. There are issues related to overconcentration of alcohol in communities.

## COUNCIL ACTIVITIES

### WEDNESDAY, Remote Meeting, June 3, 10am:

- **Items 2,3,& 4** [20-0614](#), [20-0616](#), [20-0617](#) Various motions supporting legislation to allow the use of public streets and adjacent sidewalks for outdoor dining in response to COVID-19. Additional notes: Councilmember Ryu’s amending motion [#16](#) on CF [20-0496](#), adopted on May 13, 2020 includes similar provisions and on Friday May 29 Mayor Garcetti announced an executive action to create the [LA Al Fresco](#) program which is currently [accepting applications](#). Eligible applications will receive immediate approval.

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## Affordable Housing Linkage Fee: Adjusted Fee Schedule

On May 19, City Planning released a new memo summarizing the updated fee schedule for the Affordable Housing Linkage Fee (Linkage Fee). The revised fee schedule incorporates the latest change to the Consumer Price Index (CPI) for the greater Los Angeles area, adjusted to account for annual inflation.

The updated fee schedule will take effect on July 1, 2020 and will result in a 0.7 percent increase across each market area as specified in the [Linkage Fee Ordinance](#). Development projects subject to the Linkage Fee would pay the applicable fee amount that is in place at the time of building permit issuance.

The Linkage Fee Ordinance was adopted by the City Council on December 13, 2017. It established a fee for qualifying new market-rate residential and commercial development. The revenues from this ordinance have generated local funding for affordable units, in addition to supporting the City’s overall housing needs.

[Updated Fee Schedule](#) / [Adopted Ordinance](#) / [Implementation Memo](#)

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## Cannabis Regulations: Technical Amendment

Last fall, City Planning released technical amendments to Los Angeles’s existing cannabis

regulations to further clarify the definitions for certain uses, in addition to making minor modifications to the grandfathering rules for Existing Medical Marijuana Dispensaries.

The draft ordinance expands the definition of “Public Park” to include open spaces operated, managed, or controlled by a parks and recreation agency of an adjacent city or county. The new definition excludes, however, Open Space-zoned sites with no park or recreational facility (such as medians or flood control channels) from being potentially eligible sites. The technical amendment also clarifies that grandfathered dispensaries are not subject to the City’s current sensitive site distancing requirements for commercial cannabis activity until after December 31, 2022.

The technical amendments will be considered at an upcoming City Planning Commission hearing. The hearing will be conducted telephonically in keeping with the Mayor’s directives on COVID-19. Click [here](#) for instructions on how to participate using remote meeting technology.

[Draft Ordinance](#)

[Fact Sheet](#)

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## COMMUNITY PLAN UPDATES

### Westside

- Concepts Workshops planned for Summer 2020
- EIR Scoping Meetings planned for Fall 2020

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FYI: Sherman Oaks NC “Vision for Sherman Oaks”: [https://ce637eae-6797-43c1-8f0f-6d5843c33b36.filesusr.com/ugd/efc386\\_e167d13bd6bb44bdb755e05eb6412d67.pdf](https://ce637eae-6797-43c1-8f0f-6d5843c33b36.filesusr.com/ugd/efc386_e167d13bd6bb44bdb755e05eb6412d67.pdf)

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City Planning is Making the Process Accessible and Transparent

### Project Submissions

Beginning this month, as soon as a new case is created in our internal tracking system, applicant materials will be uploaded immediately to the Planning Document Information System (PDIS) — City Planning’s database for case summary information and documentation.

PLANNING DOCUMENT INFORMATION SYSTEM: <https://planning.lacity.org/pdiscaseinfo/>

Making these materials immediately available online means customers no longer have to travel to City Hall to view them in person.

### Hearing Notices and Letters of Determination

PDIS continues to be a central source of information for cases under review by City Planning. With just one click, users can obtain useful information, including the project description, name of the applicant, and hearing status.

Over the course of the last few weeks, City Planning has moved toward posting all public hearing notices and Letters of Determination (LODs) online as soon as they are mailed out. Posting hearing notices and LODs online makes it faster and easier to obtain certain project file

#### Email Notifications

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In addition to meeting mandated requirements for the physical mail-out of hearing notices and LODs, City Planning is developing new protocols for emailing hearing notices and determination letters. These standardized protocols will ensure that applicants, interested parties, relevant council offices, and certified neighborhood councils are notified by email anytime a hearing notice and/or determination letter has been mailed out for a project.

The Department is also working to standardize the sign-up process for its interested parties lists. Whether for a project inquiry or the submission of a new case filing, City Planning is continuously exploring ways to improve its accessibility in order to keep the public apprised of project-related consideration.

#### New Weekly Completed Case Reports and Web Mapping

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To ensure that people can stay informed, City Planning has developed a new notification report focused on reporting out completed discretionary cases. These are projects that have either been approved or denied upon further review by the Department.

Much like the Department's Case Filing Reports, these electronic reports will be sent to neighborhood councils, relevant council offices, and any individual who signs up to receive them. The Completed Case Reports will be posted on City Planning's website.

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#### **Council Motions being heard**

**CD 20-0617 AT CITY COUNCIL 06/03/2020**

MOTION (BONIN – RODRIGUEZ) relative to a new affordable program that permits restaurants to provide dine-in service within the public right-of-way to meet the needs of the restaurant industry.

Motion: [http://clkrep.lacity.org/onlinedocs/2020/20-0617\\_mot\\_05-19-2020.pdf](http://clkrep.lacity.org/onlinedocs/2020/20-0617_mot_05-19-2020.pdf)

Recommendations for Council action:

DIRECT the Los Angeles Department of Transportation and the Bureau of Engineering to report back with a streamlined and affordable program for permitting restaurants to provide dine-in service within the public right-of-way that can be launched as soon as allowed by public health rules.

DIRECT the Department of City Planning to report back with recommended actions to temporarily suspend parking requirements and other applicable codes to allow for the conversion of private parking lots to dining space at existing restaurants.

Community Impact Statement: None submitted.

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Public Right-of-Way / Outdoor Dining / Restaurant Social Distancing Safety Guidelines / COVID-19  
Pandemic / Reopen Economy

MOTION (RODRIGUEZ – BONIN) relative to the development of a program to allow for deployment of the public right-of-way for use by restaurants for as long as social distancing is necessary.

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Recommendations for Council action:

INSTRUCT the Bureau of Engineering (BOE), the Bureau of Street Services, and the Los Angeles Department of Transportation, with the assistance of any other necessary departments, to report on the feasibility of allowing restaurants to use the public right-of-way, including sidewalk, alley, and street space, to ensure that customers can safely practice social distancing during the current public health crisis.

INSTRUCT the BOE to coordinate with any necessary departments or agencies to develop standard operating guidelines that determine the number of diners who can safely be accommodated for outdoor dining.

INSTRUCT the City Administrative Officer to report on the eligibility of City costs for this program for reimbursement by the Federal or State government.

Community Impact Statement: None submitted.

Council File:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=20-0614>

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**Introduced 5/21/20 Council File: 20-0600-S28**



**Title: Funding for the Urban Forest Management Plan**

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=20-0600-S28>

Budget Motion / Mayors Proposed 2020-21 Budget / Resolution Authority and Funding / Eight Positions / Bureau of Street Services, Urban Forestry Division / Board of Public Works / Funding / Urban Forest Management Plan / City Administrative Officer

**Pending in Committee:** Budget and Finance Committee

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Council File 19-0401:

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=19-0401>

**Title:** Licensed and Unlicensed Addiction Rehabilitation Facilities / Mitigation of Adverse Impacts / Residential City Neighborhoods

To PLUM (As of 6/2/20, NO CIS Statements have been filed)

LAFD report, dated 5/21/20, relative to supplementing recommendations in the Dept. of City Planning report, dated 2/20/20, with regard to sober living homes, community care facilities, group homes, and other alcohol and drug rehab facilities See report: [http://clkrep.lacity.org/onlinedocs/2019/19-0401\\_rpt\\_LAFD\\_05-21-2020.pdf](http://clkrep.lacity.org/onlinedocs/2019/19-0401_rpt_LAFD_05-21-2020.pdf)

Planning Dept report to PLUM, dated 2/20/20: [http://clkrep.lacity.org/onlinedocs/2019/19-0401\\_rpt\\_PLAN\\_02-20-2020.pdf](http://clkrep.lacity.org/onlinedocs/2019/19-0401_rpt_PLAN_02-20-2020.pdf)

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#### Council Motions Introduced/Referred 5/27

20-0600-S49 Wildlife Pilot Study. To Budget and Finance Committee Motion (Ryu-Koretz) relative to the amending the Mayor's Proposed Budget for 2020-21 to instructing the City Administrative Officer, with the assistance of the Chief Legislative Analyst, to report with recommended deletions of position authority from departments whose operations may be reduced in light of the COVID-19 State of Emergency, in order to restore resolution authority for one Environmental Specialist II and one City Planning Associate for the Wildlife Pilot Study. TO BUDGET & FINANCE COMMITTEE

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FYI: Thought piece related to changes in the workplace/urban development/return to the suburbs:

[https://www.globest.com/2020/06/02/boston-fed-president-says-downtown-multifamily-could-be-at-risk-as-suburbs-beckon/?kw=Boston%20Fed%20President%20Says%20Downtown%20Multifamily%20Could%20Be%20at%20Risk%20as%20Suburbs%20Beckon&utm\\_source=email&utm\\_medium=enl&utm\\_campaign=nationalamalert&utm\\_content=20200602&utm\\_term=rem&enlcmp=nltrplt4](https://www.globest.com/2020/06/02/boston-fed-president-says-downtown-multifamily-could-be-at-risk-as-suburbs-beckon/?kw=Boston%20Fed%20President%20Says%20Downtown%20Multifamily%20Could%20Be%20at%20Risk%20as%20Suburbs%20Beckon&utm_source=email&utm_medium=enl&utm_campaign=nationalamalert&utm_content=20200602&utm_term=rem&enlcmp=nltrplt4)

Boston Fed President Says Downtown Multifamily Could Be at Risk as Suburbs Beckon

**If they didn't have to commute, people may well prefer living in the suburbs with more space, says Eric Rosengren.**

By **Erika Morphy** | June 02, 2020 at 07:53 AM

Last week Boston Fed President Eric Rosengren [was interviewed by Bloomberg](#) for his thoughts on how the pandemic will affect commercial real estate. The Fed, as it happens, already weighed in on the subject last month, noting in its bi-annual Financial Stability Report that [CRE may undergo substantial repricing](#) due to the economic disruption caused by the pandemic.

In his interview Rosengren spoke of the major shift the industry is expected to see as a result of the pandemic, honing in on the changes that will result from [an expected permanent shift to remote work](#) for many companies.

The office sector, obviously, is expected to feel the effects, but Rosengren raises another asset class that could find itself struggling with this trend as well: downtown multifamily.

"I do think some multifamily housing in downtown areas will be more challenged as Americans rethink whether they want to live downtown or in the suburbs," he told *Bloomberg*.

Many could well prefer, he said, to live in larger homes that had room for home offices in the suburbs if they don't have to commute.

The suburbs are clearly on their way to becoming a favored asset class for offices for similar reasons. Companies that don't want to cram employees into headquarter offices are considering smaller, satellite offices in the suburbs closer to where their employees live. Microsoft, to name one example, recently signed a 400,000-square foot lease in Reston, Va., with Boston Properties in an expansion of its smaller nearby space.

And, of course, many companies have already gone public with their plans to allow some, if not all, of their workforce to continue working from home now that it is clear that this doesn't hurt productivity.

Meanwhile, there is supporting data for Rosengren's prediction about workers' preference for home offices. Most Americans working from home say they'd consider a move if allowed to work remotely long-term, according to a new Zillow survey, with many saying that having a dedicated office—or at least more space to help find a quiet spot to work—at the top of their wishlist. Listings mentioning a home office have jumped about 10% since April 2019, according to Zillow.

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[https://therealdeal.com/la/2020/06/01/looting-devastates-las-prime-retail-corridors/?utm\\_source=Sailthru&utm\\_medium=email&utm\\_campaign=LA%20Daily%20%7C%2006.02.2020&utm\\_term=Los%20Angeles%20Daily](https://therealdeal.com/la/2020/06/01/looting-devastates-las-prime-retail-corridors/?utm_source=Sailthru&utm_medium=email&utm_campaign=LA%20Daily%20%7C%2006.02.2020&utm_term=Los%20Angeles%20Daily)

Looting devastates LA's prime retail corridors

## *Emerging and established enclaves in Long Beach, Santa Monica hit hard*

**TRD** LOS ANGELES / June 01, 2020 05:42 PM

By [Matthew Blake](#) Research by [Sasha Jones](#) and [Jerome Dineen](#)

Michael Bohn opened his architecture firm Studio One Eleven not in Silver Lake or another trendy part of Los Angeles County, but downtown Long Beach.

Studio One Eleven was part of an emerging art and commerce hub, and his landlord, Tony Shooshani, **boasted** of "The creation of a new downtown."

On Sunday afternoon, the looting began at Studio One Eleven.

"We could watch on our cameras as businesses around us were looted," Bohn said. "Then looters broke into our office, breaking monitors, stealing computers, and graffitiing our walls with no police response for close to an hour. Our firm is about building community, so this was terribly painful to experience."

Downtown Long Beach is one of a handful of L.A. County pockets impacted by vandalism on Saturday and Sunday, part of a **larger movement of unrest** that resulted in demonstrations in 140 U.S. cities.

What started as protests against the systemic issues that led to a white Minneapolis police officer who is charged with murdering a black man in custody, morphed into damage of L.A.'s most vibrant commercial corridors. At least three-dozen L.A. County stores were looted in the past 72 hours, according to an analysis of interviews, news reports and social media messages by The Real Deal.

The damage is a dramatic setback for retail landlords and tenants in Long Beach, the Miracle Mile, Santa Monica, and also Rodeo Drive in Beverly Hills. The destruction of property came as much of L.A. County's retail was **set to re-open** after a shutdown amid the coronavirus pandemic.

"Retail was having trouble before Covid," said Gary Weiss, a commercial real estate broker at LA Realty Partners. "The outbreak and then the looting doesn't help."

The weekend chaos harkened other racially charged incidents in L.A. history, including the 1992 riots, which followed the acquittal of police officers charged with assaulting Rodney King.

But those riots were both on a much larger scale and barely touched the more affluent parts of L.A., while decimating neighborhoods including Watts and Koreatown.

“The rioters in 1992 didn’t hit anything west of LaBrea Avenue,” Weiss noted.

By contrast the Nordstrom Rack, Ray Ban’s sunglasses, and Apple store at the Grove shopping center, a few blocks west of LaBrea, were looted and vandalized on Saturday.

Destruction at the Grove happened four days after mall owner Rick Caruso announced plans to reopen the property with “**social distancing ambassadors**” who would replace valet parkers and shoe shiners, and reassure customers that the mall was spick-and-span.

Messages left with Caruso’s eponymous company Monday were not returned.

Caruso and Shoshooni were not the only major landlords who suffered damages from the looting.

Federal Realty Investment Trust, a **Maryland real estate outfit**, has reconfigured Santa Monica’s 3rd Street Promenade over the past two years. Converse and Patagonia stores at the Promenade were vandalized Sunday amid widespread property damage close to the Santa Monica Pier.

Observers noted Monday that most chain stores and medium- and large-scale landlords have insurance to cover theft and property damage.

Perhaps the tenants and landlords who felt the most damage are from independent shops north of the Grove on Melrose Avenue.

These include the Record Collector, Petty Cash Restaurant, Mozza Restaurant, Paper Bag Princess, and Reloaded LA, stores that have generated little revenue since **shelter-in-place orders** went into effect, and may not have the insurance of their chain competitors.

“If you’re a small store owner on Melrose Avenue, how do you come out of this?” Weiss said. “I feel terrible for those people.”