



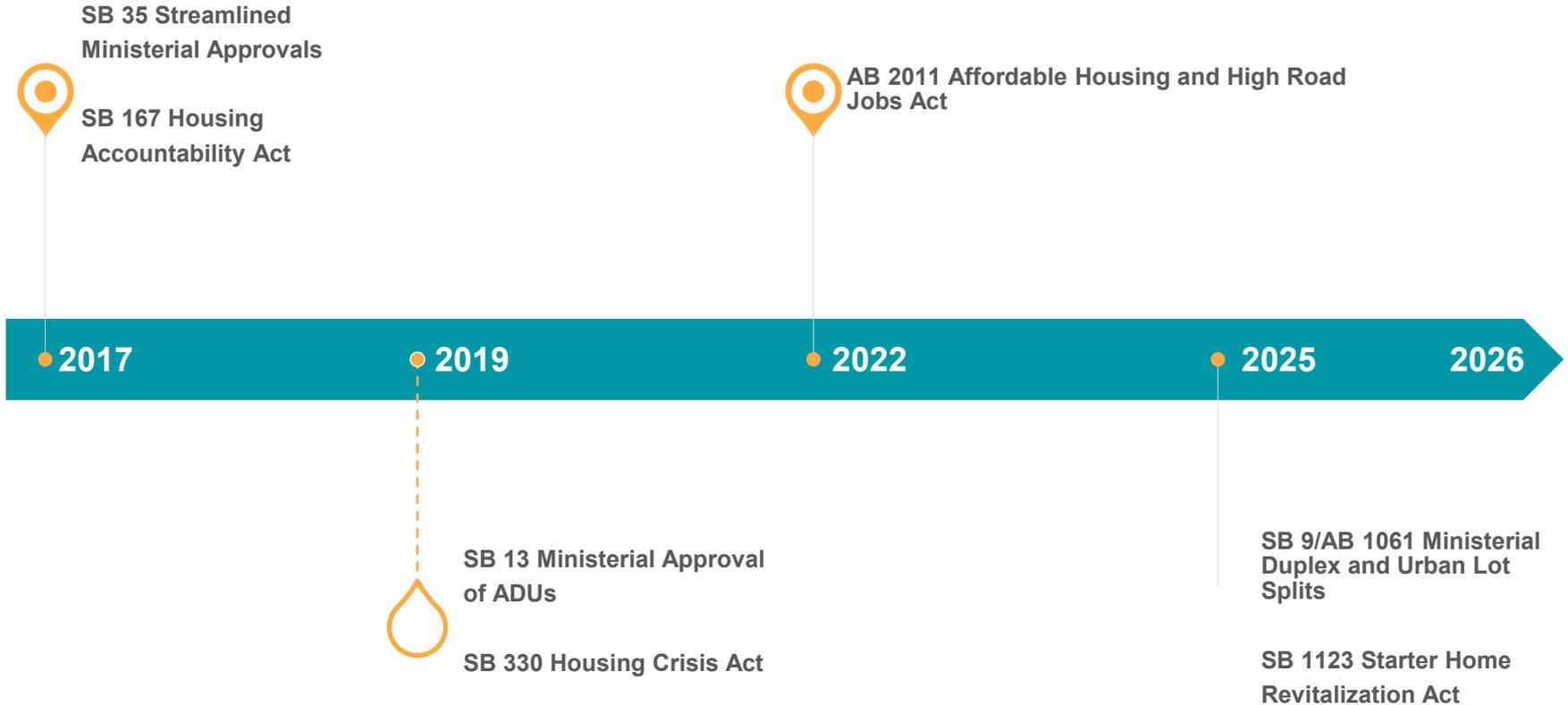
Session 2:

Crafting Objective Standards for Infill Development in Historic Districts

State Housing Regulations

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with various apartment buildings and houses. In the background, there are rolling hills and mountains under a clear sky. The image is overlaid with a gradient that transitions from a warm orange on the left to a cool blue on the right. The title 'State Housing Regulations' is written in a large, white, sans-serif font across the middle of the image. A short white horizontal line is positioned above the first few letters of the title.

CA State Housing Crisis





- **Remove** discretionary review
- **Require** the application of objective design standards
- **Prohibit** the denial of a housing project that complies with objective standards
- **Restrict** conditions that reduce density

Objective Standard Definition:

- “Involving no personal or subjective judgment by a public official and being **uniformly verifiable** by reference to an external and **uniform benchmark** or criterion available and knowledgeable by both the development applicant or proponent and the public official.” (Gov. Code Section 65589.5(h)(8).)
- Objective standards are **fixed, quantifiable,** and **involve no personal or subjective judgement**
- **No room** for interpretation



- HPOZ Preservation Plans crafted with flexible language for a variety of preservation outcomes
 - **Limited design review** for ministerial projects
 - Strongest objective language includes “should” and “inappropriate”, with no qualifiers
 - Most guidelines are not “objective, quantifiable, written” standards



What

The City of Los Angeles must adopt **objective design standards** for infill housing, mixed-use infill, and ADUs in Historic Preservation Overlay Zones

Why

- To be **proactive** in responding to state mandates
- To provide **protection** to local historic districts

How

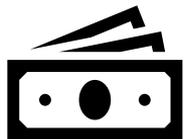
Secured funding to:

- **Support** community engagement
- **Develop** objective standards
- **Assist** planning staff through the adoption process

Project Overview

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with various apartment buildings and houses. In the background, there are rolling hills and mountains under a clear sky. The image is overlaid with a gradient that transitions from orange on the left to blue on the right. The text 'Project Overview' is written in a large, white, sans-serif font across the middle of the image. A short white horizontal line is positioned above the text on the left side.

Project Background



Regional Early Action
Planning (**REAP**) grant

Southern California
Association of
Governments (**SCAG**)



Grant deadline
extended to
December 2026

(originally June 2026)



Architectural Resources
Group
+
Stratiscope



Component of
Missing Middle LA
program

Project Scope



Community Engagement



Focus Groups



Conference Session



Informational Sessions



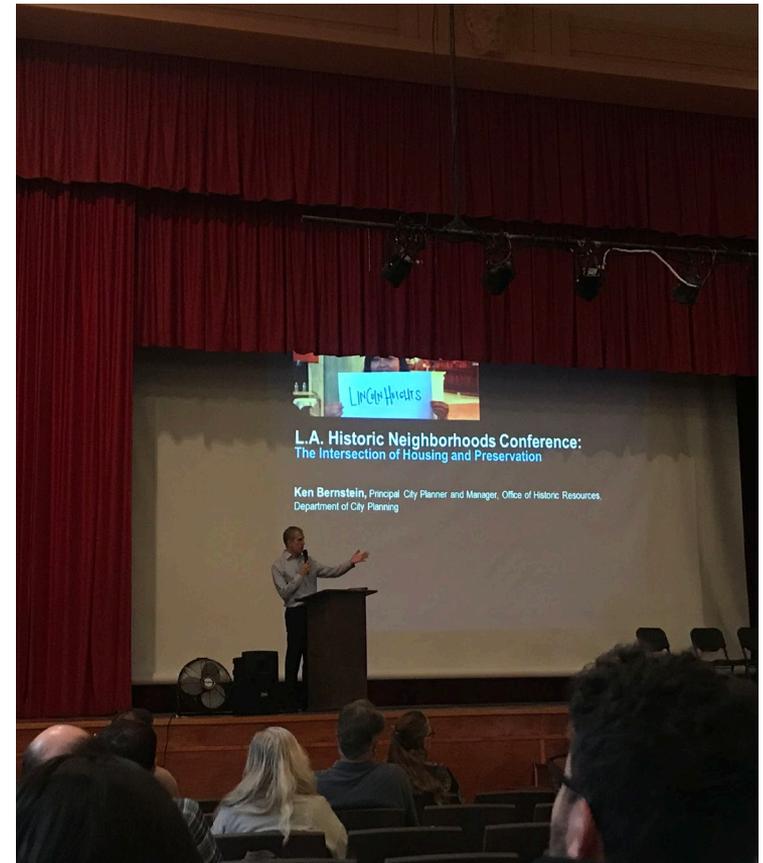
Public Workshops



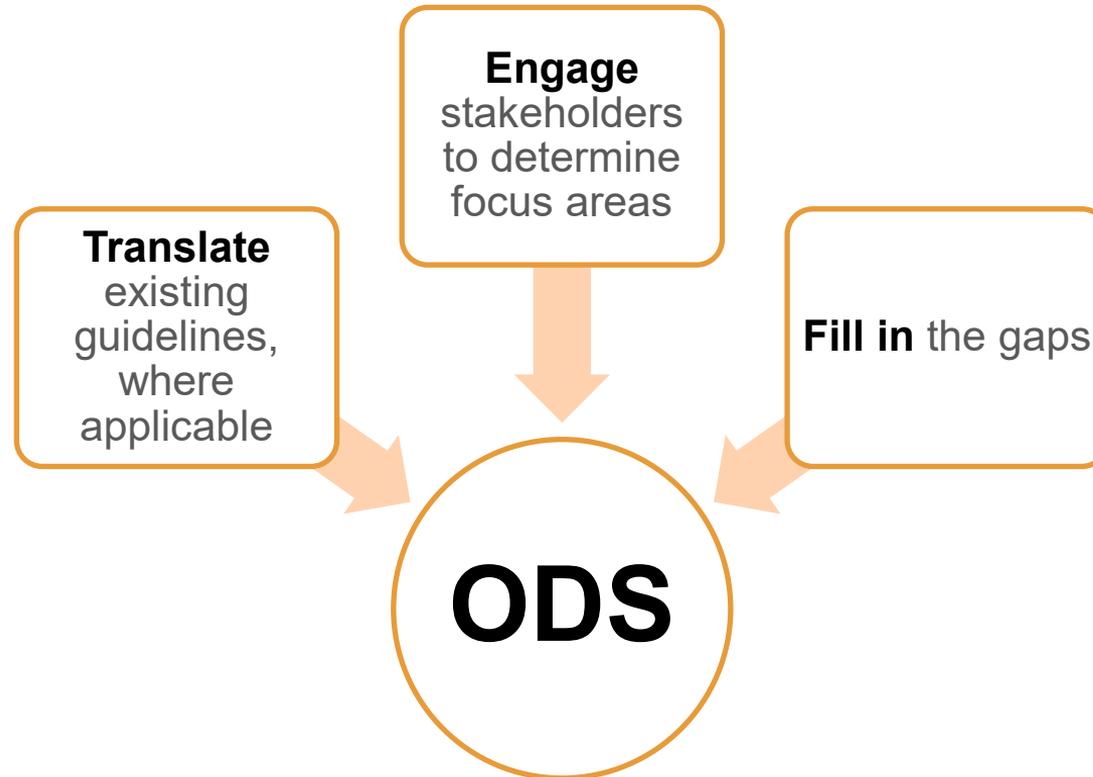
Online Survey



Public Hearings



Development of ODS



Development of ODS

SUBJECTIVE

Provide **ample** width and design for **universal access** along pathways and walks.



OBJECTIVE

The **paved** section of sidewalks **shall be** at least **8 feet** in width

Adoption Components



Technical
Ordinance
Amendments

ODS for Infill
Housing in
HPOZs

ADU Ordinance
(LAMC Section
12.22.A.33)

HPOZ Ordinance
(LAMC Section 13.B.8
of Chapter 1A)

- Review rehabilitation projects, per the Ordinance and PP
- Make recommendations for infill projects as allowed by State housing laws
- Minimize procedural changes to the Board's role

Board's Role



- New multi-family residential infill (including eligible streamlined affordable housing projects)
- New mixed-use infill
- New ADUs

Eligible Projects



- Grant scope limited to HPOZs
- Will expand to other historic resources in the future

Other Historic Resources



Project Timeline

2025



2026



Q & A

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with numerous multi-story apartment buildings. The buildings are mostly light-colored with flat roofs. In the background, there are rolling hills and mountains under a clear sky. The image has a color gradient overlay, transitioning from a warm orange on the left to a cool blue on the right. The text 'Q & A' is prominently displayed in the lower-left quadrant, with a thin white horizontal line above it.

Breakout Sessions

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with various apartment buildings and houses. In the background, there are rolling hills and mountains under a clear sky. The image is overlaid with a gradient that transitions from a warm orange on the left to a cool blue on the right. The text 'Breakout Sessions' is written in a large, white, sans-serif font across the middle of the image. A short white horizontal line is positioned above the text on the left side.



Norwood Learning Village, University Park HPOZ



Norwood Learning Village, University Park HPOZ



859. S Lucerne Blvd., Windsor Village HPOZ



859. S Lucerne Blvd., Windsor Village HPOZ





Architectural Resources Group



City of South Pasadena Design Guidelines for ADU Development on Historic Properties

Prepared for
City of South Pasadena

Prepared by
Architectural Resources Group



**SAN FRANCISCO
DESIGN STANDARDS**

SAN JOSÉ EICHLER NEIGHBORHOODS OBJECTIVE DESIGN STANDARDS

PREPARED FOR:
City of San José
Planning Division
200 E. Santa Clara St.
San José, CA 95113

PREPARED BY:
Page & Turnbull
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

FINAL
August 2025



OCTOBER



Report Backs

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with various apartment buildings and houses. In the background, there are rolling hills and mountains under a clear sky. The image is overlaid with a gradient that transitions from orange on the left to blue on the right. The text 'Report Backs' is written in a large, white, sans-serif font across the middle of the image. A short white horizontal line is positioned above the text on the left side.

Resources

➤ **Contact:**

Mickie Torres-Gil – Micaela.torres-gil@lacity.org

Christina Park – christina.park@lacity.org

➤ **Online Survey:**

https://docs.google.com/forms/d/e/1FAIpQLSePA5Weec9wr7_VkRD962OQKtGNxG3Ohc8FBfTjqAm-NUZU9A/viewform

