

## FOR MORE INFORMATION

Contact: Will Wright, Hon. AIALA  
Director, Government & Public Affairs  
t: 213.639.0764  
e: [will@aialosangeles.org](mailto:will@aialosangeles.org)  
[www.aialosangeles.org](http://www.aialosangeles.org)

# 2022 AIA LA Advocacy Summary Report

## Active Local Advocacy Initiatives:

On behalf of the regional LA architecture and design community, AIA Los Angeles (AIA LA) has been actively involved in advancing (or opposing) numerous initiatives that will impact the built and natural environment of our communities. A status summary can be found below:

## Increasing the capacity for more housing and urban infill development:

1. [Local Implementation of SB 9](#) = The California Housing Opportunity and More Efficiency (HOME) Act.
  - a. Status: SB 9 was signed into law and went into effect on January 1, 2022. Shortly after, Los Angeles City Planning (LACP) issued a memo on February 10, 2022, to help clarify how property owners can implement SB 9, which allows two-unit developments and urban lot splits on single-family parcels.
  - b. **Impact & Results:** After coordinating a series of roundtable discussions to analyze impacts & opportunities, AIA LA shared with LACP a [set of recommendations](#) on how to better leverage SB 9 to achieve greater project feasibility, as well as, ways to help preserve the character of existing neighborhoods by allowing for more flexibility in how to utilize back-yards without the unintended consequence of demolishing the primary housing unit.
  - c. Next Steps: To continue to monitor SB 9 development opportunities and share an updated set of recommendations if local zoning constraints prevent [effective utilization](#).
  - d. # of meetings: 5
  - e. # of AIA members involved: 8
  - f. With special thanks to: Tracy Stone, AIA, Daniel Gehman, AIA, Michael Anderson, AIA, Casey Hughes, AIA, Rick Corsini, AIA & Chava Danielson, AIA
2. [DTLA 2040 & The New Zoning Code](#)
  - a. Status: AIA LA has been deeply engaged with this effort since inception. After nearly ten years of community outreach, discussion, and design leadership input, the community plan update for Downtown LA is ready to be adopted by City Council. LA City Planning Commission approved [DTLA 2040](#) on September 23, 2021, but Councilmember Keven DeLeon requested LACP to further analyze the feasibility of adding inclusionary zoning requirements in lieu of certain aspects of the community benefits program.

- b. **Impact & Results:** AIA LA shared [specific recommendations](#) on how to improve the draft plan and zoning code. On September 27, 2022 LACP issued a final [letter of determination](#) for the community plan including DCP recommendations and CPC Action.
  - c. Next Steps: AIA LA will continue to advocate for the LA City Council approve the community plan with [urgency](#) and swift action. The community plan will benefit the entire city by adding much needed housing capacity to our urban core and helping the city meets the goals of its housing element update.
  - d. # of meetings: 20+
  - e. # of AIA members involved: 18
  - f. With special thanks to: John Kaliski, FAIA, Simon Ha, AIA, Joey Shimoda, AIA, Nathan Bishop, AIA, Tracy Stone, AIA, Casey Hughes, AIA, Rick Corsini, AIA & Chava Danielson, AIA
3. **[Housing Element Update](#)** (City of Los Angeles)
- a. Status: The 2021 – 2029 Housing Element was adopted by the City Council in November 2021. However, the California Department of Housing and Community Development (HCD) issued a [memo](#) asking for additional revisions to comply with the new Affirmatively Furthering Fair Housing (AFFH) requirements. In response, LACP worked on [targeted amendments](#), which were then approved by Council on June 14, 2022.
  - b. **Impact & Results:** AIA LA was involved in the housing element task force since 2019 to provide feedback and recommendations, which directly helped to shape the success of the program. We coordinated numerous [roundtables](#) and meetings to discuss best-practices, etc., especially focused on adding housing capacity to job-rich areas of the city.
  - c. Next Steps: In 2023 AIA LA will continue to advocate for policies and programs that will streamline and expedite the production and preservation of housing capacity within the city, such as an citywide Adaptive Reuse 2.0 initiative and higher density along our commercial corridors, etc.
  - d. # of meetings: 10+
  - e. # of AIA members involved: 20+
  - f. With special thanks to: Simon Ha, AIA, Tom Steidl, AIA, Tracy Stone, AIA, Casey Hughes, AIA, Rick Corsini, AIA & Chava Danielson, AIA & Amy Anderson
4. **[Community Plan Updates](#)** - Los Angeles City Planning
- a. Status: in addition to Downtown LA, AIA LA has been advocating for the adoption to community plan updates for Hollywood, Boyle Heights, Harbor LA, and Westside Community. All of these community plans are in the queue to be considered and adopted by the City Planning Commission and LA City Council.
  - b. **Impact & Results:**
  - c. Next Steps: We will continue to monitor and support these initiatives in 2023, and will coordinate roundtables for further discussion of each plan on an as-needed basis.
  - d. # of meetings: 5+
  - e. # of AIA members involved: 12
5. **[Livable Communities Initiative](#)** / Transit-Rich Corridors / Analogous Citywide Regulations / Mid-Scale Development ([Council File: 21-1230-S2](#))
- a. Status: on December 7, 2022 Los Angeles City Council moved to adopt a [motion](#) directing LACP, LADBS, and LADOT to report back within 180 with strategies to establish the Livable Communities Initiative (LCI), which was outlined in [Program 131](#) in the recently adopted Housing Element.
  - b. **Impact & Results:** Many of the “pro-housing/ complete community” ideas advanced by the AIA LA GO! Committee are integrated into the LCI including: complete streets, transit-rich corridors,

mid-scale development, increasing floor area ratio (FAR) allowances, and reduced parking requirements, etc.

- c. Next Steps: AIA LA to more deeply connect with the [LCI working group](#) and to help inform the strategies in the report-back from LACP and LADBS.
- d. # of meetings: 1
- e. # of AIA members involved: 3
- f. With special thanks to: Gerhard Mayer, AIA

#### 6. Opposition to Expansion of Fire District #1

- a. Status: The Build With Strength Coalition is working with Councilmember Blumenfield to attempt to expand the boundaries of Fire District #1, which would place regulations on certain building typologies.
- b. **Impact & Results:** AIA LA and several other organizations including LABC, CCA, and SCANPH have shared their [strong opposition](#) to this initiative. We have also encouraged architecture firms to also share position letters, as well. Steinberg Hart prepared this [letter](#) stating their opposition.
- c. Next Steps: We will continue to monitor this proposal and will re-iterate our opposition if and when the matter is next scheduled at the Council's Planning and Land Use Committee.
- d. # of meetings: 8
- e. # of AIA members involved: 10
- f. With special thanks to: Simon Ha, AIA & Ismar Enriquez, AIA & Chris James

#### 7. Adaptive Reuse (Citywide)

- a. Status: Article IX of the Community Benefits program included in the DTLA 2040 community plan advances updated adaptive reuse regulations. The City of LA anticipates expanding adaptive reuse to other areas of the city as each community plan for that area is updated. However, there is also an opportunity to expand adaptive reuse regulations citywide vis-à-vis the Housing Element process. This effort is referred to as Adaptive Reuse 2.0
- b. **Impact & Results:** AIA LA GO! Is working with Roberto Vazquez, AIA and Karin Liljegren, FAIA of Omgivning on a [set of recommendations](#) for how to make Adaptive Reuse 2.0 more effective and applicable to more projects. There is also the opportunity to advocate for an incentive program modelled after Calgary's [Downtown Development Incentive Program](#), which offers a grant of \$75 per sq ft for office to residential conversions.
- c. Next Steps: AIA LA to finalize the set of recommendations and to advocate for more support by leading a coalition of industry partners. This will become one of our top priorities for 2023.
- d. # of meetings: 4
- e. # of AIA members involved: 7
- f. With special thanks to: Karin Liljegren, FAIA & Roberto Vasquez, AIA

## Improving Development Services and promoting a healthy, functional, equitable and more inclusive city:

#### 8. City of LA Mayoral Candidate Forums

- a. Status: AIA LA coordinated a series of moderated Q&A forums with each of the nine City of LA mayoral candidates.
- b. **Impact & Results:** Moderated by Frances Anderton, Hon. AIA LA, these forums served as an opportunity to learn more about the priorities and campaign initiatives of each candidate. These

sessions also allowed AIA LA to help shape their campaign narratives and influence talking points by advancing a set of shared priorities and recommendations.

- c. Next Steps: AIA LA will schedule follow up meetings with
- d. <https://www.aialosangeles.org/roundtables-and-forums/>
- e. # of meetings: 9
- f. # of AIA members involved: 8
- g. With special thanks to: Frances Anderton, Hon. AIALA, Tracy Stone, AIA, Casey Hughes, AIA, Rick Corsini, AIA & Chava Danielson, AIA

#### 9. LADWP Development Services

- a. Status: Certain standards and regulations from LADWP impact project & site feasibility, detract from best-practices in urban design, and prevent healthy, robust urban canopy.
- b. **Impact & Results:** AIA LA has been leading a series of quarterly roundtables with LADWP to explore alternatives and reforms to these standards and regulations, especially with regards to the on-site staging area requirements for transformers, and other utility infrastructure. We shared a letter of [recommendations](#) that we continue to negotiate and discuss with LADWP leadership.
- c. Next Steps: For 2023, we will coordinate another series of quarterly meetings and will add these meetings to our calendar once confirmed.
- d. # of meetings: 6
- e. # of AIA members involved: 12
- f. With special thanks to: Brian Lane, FAIA, John Kaliski, FAIA, Michael Lehrer, FAIA, Angie Brooks, FAIA, Tracy Stone, AIA, Casey Hughes, AIA, Rick Corsini, AIA & Chava Danielson, AIA

#### 10. [BUILD LA](#) // LADBS & BOE Permit Streamlining

- a. Status: BOE and their client PSOMAS recently completed the task of establishing the scope and functional criteria of the online Build LA portal.
- b. **Impact & Results:** For 10+ years, AIA LA has been advocating for the funding and resources required to complete the BUILD LA online portal, which will serve as a dashboard to coordinate all inter-departmental clearances and permits and help to clarify and streamline the permitting and plan-check process by creating more accountability and transparency.
- c. Next Steps: AIA LA to work with BOE in early 2023 and test-out the system and share helpful input to improve operational efficiency, etc.
- d. # of meetings: 5
- e. # of AIA members involved: 15
- f. With special thanks to: Brian Lane, FAIA, Michael Lehrer, FAIA, Tracy Stone, AIA, Casey Hughes, AIA, Rick Corsini, AIA & Chava Danielson, AIA
- g.

#### 11. Zoning Code / Reorganization of Administration Provisions (Processes and Procedures Ordinance)

/ Los Angeles Municipal Code (LAMC) Amendment ([Council File: 12-0460-S4](#))

- a. Status: LA City Council voted to approve the ordinance on December 7, 2022. It will go into effect in the Summer of 2023. An [implementation plan](#) has been prepared by LACP. A line-by-line [processes comparison table](#) has also been shared, which helps to explain with greater clarity the various administrative procedures available when pursuing zoning code entitlements.
- b. **Impact & Results:** Over the course of the last 6+ years, AIA LA advocated to support adoption of the process & procedures ordinance. It will help architects navigate the entitlement process with greater clarity and provide for more predictable outcomes, and help to ensure that more resources are channeled into design outcomes rather than in interpreting a set of complex regulations spread through-out a multitude of policy documents.

- c. Next Steps: In 2023, AIA LA can work with LACP to organize workshops to help expand awareness of the new step-by-step procedures available to seek entitlements and zoning amendments, etc.
- d. # of meetings: 3
- e. # of AIA members involved: 5

**12. [Design Review Sessions w/ LACP Urban Design Studio](#)**

- a. Status: For 10+ years, AIA LA and LACP have been organizing opportunities for architects and landscape architects to participate in the Professional Volunteer Program, which meets up to three times per month to review projects that are scheduled to appear before the City Planning Commission. These projects typically involve 50+ units of housing or 50,000 sq ft of commercial development.
- b. **Impact & Results:** These forums allow AIA members to gain a better understanding of how LACP staff reviews projects during the entitlement process. These sessions also allow AIA members to help improve the outcomes of projects with specific ideas for how improve pedestrian-first design and climate adaptability.
- c. Next Steps: We will coordinate three sessions each month for 2023 and collect RSVPs via our website.
- d. # of meetings: 36
- e. # of AIA members involved: 100+
- f. With special thanks to: Marc Leotta, AIA, Michael Sweeney, AIA, Michael Anderson, AIA, Nathan Bishop, AIA & Babak Azimi, AIA

**13. [Healthy Buildings, Healthy Places Program](#)**

- a. Status: [The LACP Urban Design Studio](#) is working to develop a set of updates to the City's Landscape Ordinance, which will help promote guidelines to respond to our climate emergency.
- b. **Impact & Results:** AIA LA GO! has been working with LACP to review their prospective updates and share input on how to incentive design guidelines that will help advance the principals of sustainability, wellness, and health. Scoring criteria and a point system will be developed so that project applicants can utilize a flexible approach to ensuring successful design outcomes.
- c. Next Steps: As the program further develops, we will coordinate additional outreach sessions.
- d. # of meetings: 2
- e. # of AIA members involved: 5

**14. Building Decarbonization and All-electric new construction. ([CF 22-0151](#))**

- a. Status: on December 7, 2022 LA City Council voted to approve an [ordinance](#) that will require all new construction to be 100% electric. Specific exemptions have also been included to ensure
- b. **Impact & Results:** AIA LA has been advocating in support of this initiative since 2020, when we included support for the Zero Code for California. Although the new ordinance doesn't go as far as the Zero Code, which would have established provisions to ensure that projects either produce renewable energy on-site or procure 100% renewable energy via procurement contracts with utility companies, the new ordinance finally places the City of LA on the same map with near 70 other municipalities to adopt requirements for 100% electric new construction.
- c. Next Steps: In 2023, AIA LA will work with City of LA to explore opportunities to electrify existing buildings in a cost-effective, equitable way.
- d. # of meetings: 8
- e. # of AIA members involved: 12
- f. With special thanks to: Ismar Enriquez, AIA, Avideh Haghighi, AIA & Simone Barth, Assoc. AIA & Winston Thorne, AIA

### 15. Embodied Carbon Motion

- a. Status: AIA LA presented a [draft motion](#) for further development and consideration to lower embodied carbon and introduce whole building life-cycle cost analysis.
- b. **Impact & Results:** An ad-hoc working group from AIA LA COTE, AIA CA COTE, SEAOSC, and the Carbon Leadership Forum have met numerous times with Council District 4's legislative director to discuss feasibility.
- c. Next Steps: To build a coalition of supporting organizations and subject-matter experts to address equity and cost concerns and leverage opportunity.
- d. # of meetings: 4
- e. # of AIA members involved: 6
- f. With special thanks to: Ismar Enriquez, AIA, Avidah Haghighi, AIA & Simone Barth, Assoc. AIA & Scott Morris

### 16. Low Carbon Concrete Motion

- a. Status: AIA LA presented a [draft motion](#) for further analysis and discussion to lower the carbon footprint of concrete as a building material.
- b. **Impact & Results:** Working with the [Low Carbon Initiative](#) and AIA CA's Committee on the Environment to bring together more subject-matter experts and integrate the successful outcomes of Marin County's low carbon concrete ordinance.
- c. Next Steps: To continue to work with Councilmember Raman and coordinate with potential collaborative partners.
- d. # of meetings: 3
- e. # of AIA members involved: 6
- f. With special thanks to: Ismar Enriquez, AIA, Avidah Haghighi, AIA & Simone Barth, Assoc. AIA & Scott Morris

### 17. [AIA LA Legislative Day\(s\) at City Hall](#)

- a. Status: in early December, AIA LA met with 8 of our 15 City Councilmembers and leadership from 4 departments (BOE, LADBS, LACP, and LAHD) to discuss the [2022 AIA LA Advocacy Platform](#) and identify how we can help support shared priorities & initiatives.
- b. **Impact & Results:** AIA LA will collaborate with....
  - i. BOE, LAHD, and LACP on the roll-out of the Build LA portal and on the Shelter & Housing Program.
  - ii. Councilmembers on affordable housing overlay zones, streamlining motions, embodied carbon, Adaptive Reuse 2.0, and a motion to update street tree spacing guidelines and sidewalk design and construction specifications.
  - iii. LADBS on a database of build code modifications, and an update into the inter-departmental clearance handbook.
- c. Next Steps: The AIA LA Government Outreach (GO!) Committee will coordinate opportunities to advance key findings in 2023 and calendar more follow up meetings with city officials to advance the recommendations set forth in the advocacy platform.
- d. # of meetings: 15
- e. # of AIA members involved: 50+
- f. With special thanks to: Michael Anderson, AIA, Christiana Kyrillou, AIA, Michael Lehrer, FAIA, Rick Gunter, AIA, Ethel Rubio, Assoc. AIA, Tracy Stone, AIA, Casey Hughes, AIA, & Chava Danielson, AIA

## Advocacy Reports:

- [December 21, 2022](#)
- [November 8, 2022](#)
- [August 16, 2022](#)
- [July 14, 2022](#)
- [July 5, 2022](#)
- [June 14, 2022](#)
- [May 3, 2022](#)
- [March 8, 2022](#)
- [February 22, 2022](#)
- [February 8, 2022](#)

## Letters, Editorials, and Policy Statements:

- An Open Letter to the Next Mayor of Los Angeles (Brian Lane, FAIA)
  - <https://www.aialosangeles.org/news/news-and-blogs/an-open-letter-to-mayoral-candidates-from-brian-lane/>
- An Open Letter to the Mayoral Candidates of Los Angeles (Rick Corsini, AIA)
  - <https://www.aialosangeles.org/news/news-and-blogs/letter-to-la-mayoral-candidates/>
- Statement on Racism at City Hall
  - <https://www.aialosangeles.org/news/news-and-blogs/aiala-statement-on-racism-at-city-hall/>
- AIA LA Supports The Position of the Chief Design Officer
  - <https://www.aialosangeles.org/news/news-and-blogs/we-support-the-position-of-a-chief-design-officer-for-city-of-los-angeles/>
- AIA LA Statement on the Invasion of Ukraine
  - <https://www.aialosangeles.org/news/news-and-blogs/aiala-board-statement-on-invasion-of-ukraine/>
- AIA LA Letter on SB 9 Implementation
  - [https://www.aialosangeles.org/wp-content/uploads/2022/04/AIA-LA-Memo-on-SB-9-Implementation\\_042622.pdf](https://www.aialosangeles.org/wp-content/uploads/2022/04/AIA-LA-Memo-on-SB-9-Implementation_042622.pdf)
- AIA Statement on SCOTUS EPA Decision
  - <https://www.aia.org/pages/6522198-aia-statement-on-scotus-decision-in-west-v>
- AIA Supports City of Glendale Electrification Initiative
  - <https://www.aialosangeles.org/news/news-and-blogs/aia-supports-city-of-glendales-building-electrification-initiative/>
- 2022 AIA LA Advocacy Platform
  - <https://www.aialosangeles.org/wp-content/uploads/2022/12/THE-2022-AIALA-ADVOCACY-PLATFORM-120222.pdf>