




DEPARTMENT OF CITY PLANNING

City Hall • 200 N. Spring Street, Room 525 • Los Angeles, CA 90012

December 13, 2016

TO: All Staff
Other Interested Parties

FROM: Vincent P. Bertoni, AICP 
Director
Department of City Planning

SUBJECT: CLARIFICATION OF DEVELOPMENT PROJECTS SUBJECT TO MEASURE JJJ

On November 8, 2016, voters in the City of Los Angeles approved and passed Measure JJJ, the *Build Better LA* initiative. Among other provisions, this ballot initiative will impose minimum affordable housing requirements and labor regulations on certain development projects requiring certain General Plan Amendments, Zone Changes, and Height District Changes. As a result of the Council's action on December 13, 2016 to certify the election results, the provisions of the initiative are now in effect.

The purpose of this memorandum is to clarify which development projects are subject to the affordable housing and labor requirements specified in Sections 3 and 5 of Measure JJJ. A subsequent memorandum will provide details on the implementation of the measure's other provisions.

Any development project that 1) will result in ten or more residential dwelling units, and 2) requires a General Plan Amendment, Zone Change, and/or Height District Change that results in increased allowable residential floor area, density, height, or allows a residential use where previously not allowed, is subject to the provisions of Measure JJJ, with the exception of a project with a Vesting Zone Change, Vesting Tentative Map, or Vesting Conditional Use Permit, the applications for which were deemed complete by the Department of City Planning as of December 13, 2016. A project with approved entitlements as of December 13, 2016 may be exempt depending upon the facts.

Projects not exempt shall comply with all the housing, labor, and wage requirements detailed in Section 3 and 5 of the Measure JJJ initiative as codified in LAMC Sections 11.5.6 and 11.5.11.