County of Los Angeles

ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING

DATE: Thursday, March 3, 2022
TIME: 9:00 a.m.

THIS MEETING WILL CONTINUE TO BE CONDUCTED VIRTUALLY TO ENSURE THE SAFETY OF MEMBERS OF THE PUBLIC AND EMPLOYEES AS PERMITTED UNDER STATE LAW.
TO PARTICIPATE IN THE MEETING CALL TELECONFERENCE NUMBER:
tel:+1-323-776-6996, access code: 918 840 874#
Link to Microsoft Teams meeting:
Join Virtual Meeting Here

AGENDA

Members of the Public may address the Economic Development Policy Committee on any agenda item by submitting awritten request prior to the meeting. Two (2) minutes are allowed per person in total for each item.

1. CALL TO ORDER

2. GENERAL PUBLIC COMMENT

3. PRESENTATION/DISCUSSION ITEM(S):

A. Budget Request Overview
- Economic & Workforce Development, Kelly LoBianco, Executive Director
- Department of Consumer and Business Affairs, Rafael Carbajal, Director

B. Regional Planning 101: Land Use Impacts on Economic Development
- Mitch Glaser, Regional Planning
- Ed Rojas, Regional Planning

C. Local Targeted Worker Hire Policy – Status Report
- Robert Murphy, Public Works

4. PUBLIC COMMENT

5. STANDING ITEMS

A. Progress on American Rescue Plan Act Program Implementation and Outcomes

B. Economic Development Optimization: New Department Transition

C. Poverty Alleviation Initiative

6. ADJOURNMENT

Los Angeles County Economic Development Objectives:

- Attract, develop and retain businesses that provide quality jobs in high growth industries
- Increase employment opportunities by improving workforce development skills and employer partnerships
- Invest in infrastructure needs to improve and maintain competitiveness of LA County Region
- Coordinate across multiple County agencies to ensure that services to workers, businesses and entrepreneurs are coordinated and streamlined to facilitate a “no wrong door approach” to serving our constituents
- Work to balance jobs with housing

IF YOU WOULD LIKE TO EMAIL A COMMENT ON AN ITEM ON THE ECONOMIC DEVELOPMENT POLICY COMMITTEE AGENDA, PLEASE USE THE FOLLOWING EMAIL AND INCLUDE THE AGENDA NUMBER YOU ARE COMMENTING ON:

DKELLEHER@CEO.LACOUNTY.GOV

Regional Planning 101

Land Use Impacts on Economic Development

Economic Development Policy Committee Meeting
March 3, 2022
Mitch Glaser and Ed Rojas

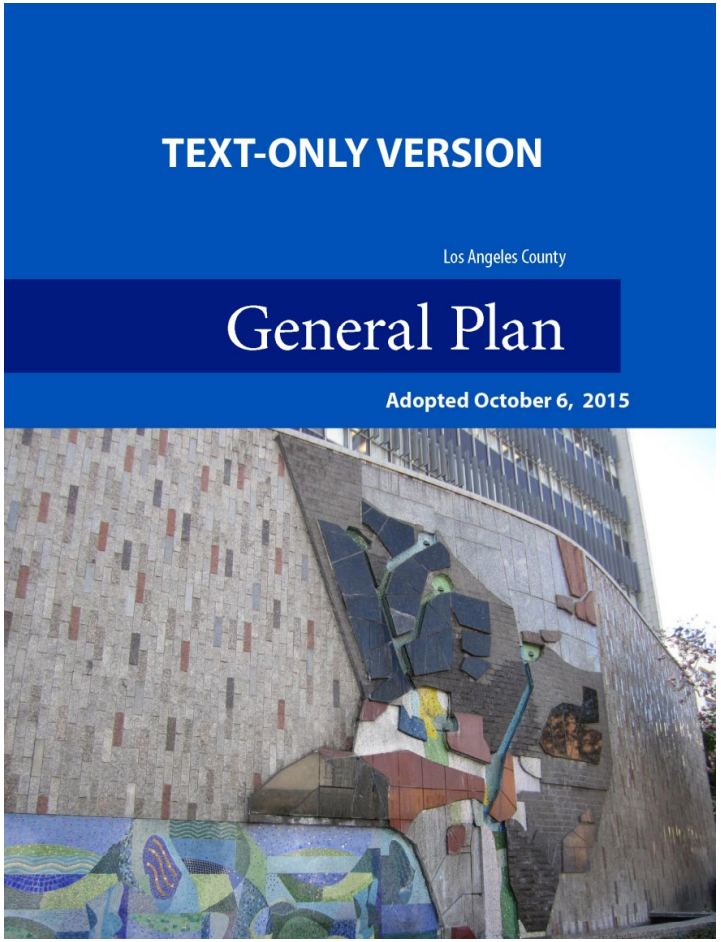
Today's Presentation

- Introduction to the Department
- Policy Framework
- Regulatory Framework
- Permitting
- Emerging Trends
- How We Provide Services (CP 2.0)

Introduction to the Department

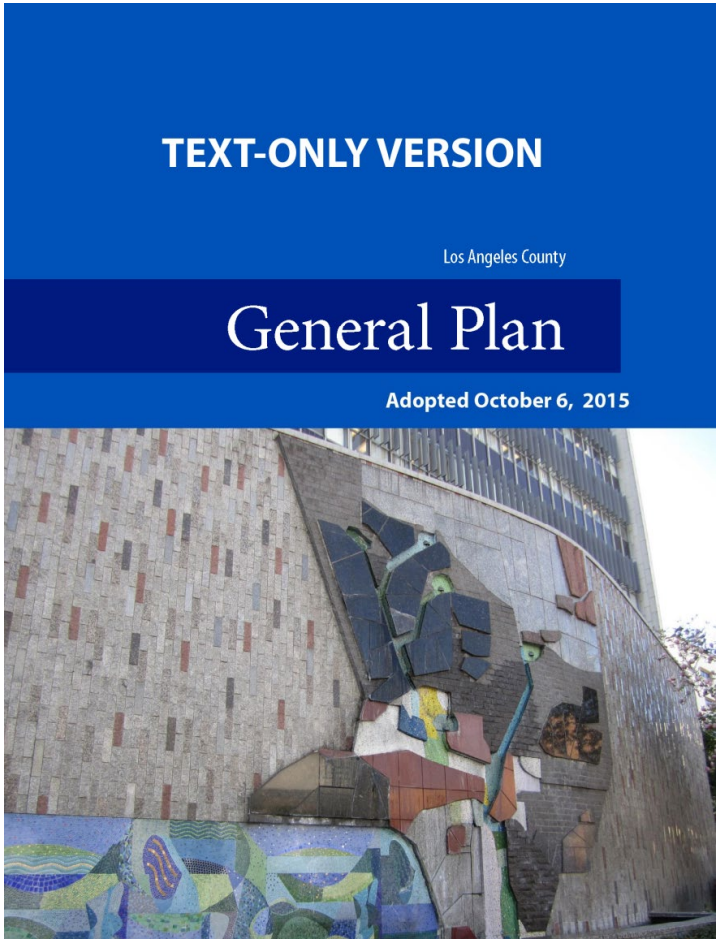
- **Approximately 175 Staff**
- **Four Divisions:**
  - Advance Planning
  - Current Planning
  - Information and Fiscal Services
  - Land Use Regulation
- **We Support the Regional Planning Commission**
- **100th Anniversary Coming Soon: January 17, 2023**

General Plan: Overview



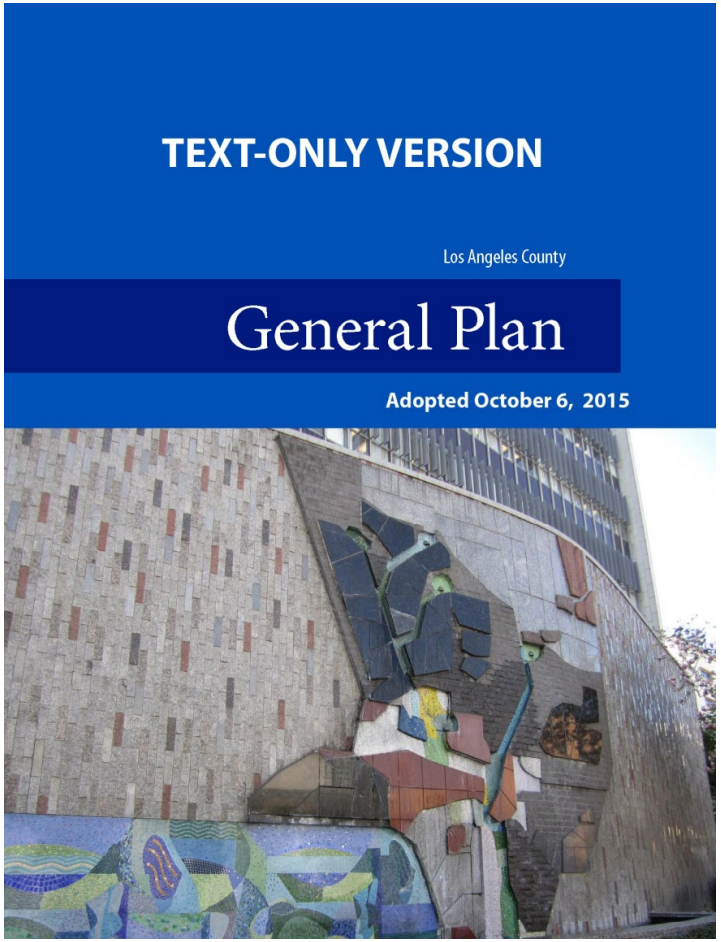
- Comprehensive Plan Required for all Jurisdictions in California
- "Constitution" for Future Growth and Development
- Adopted on October 6, 2015

General Plan: Mandatory Elements



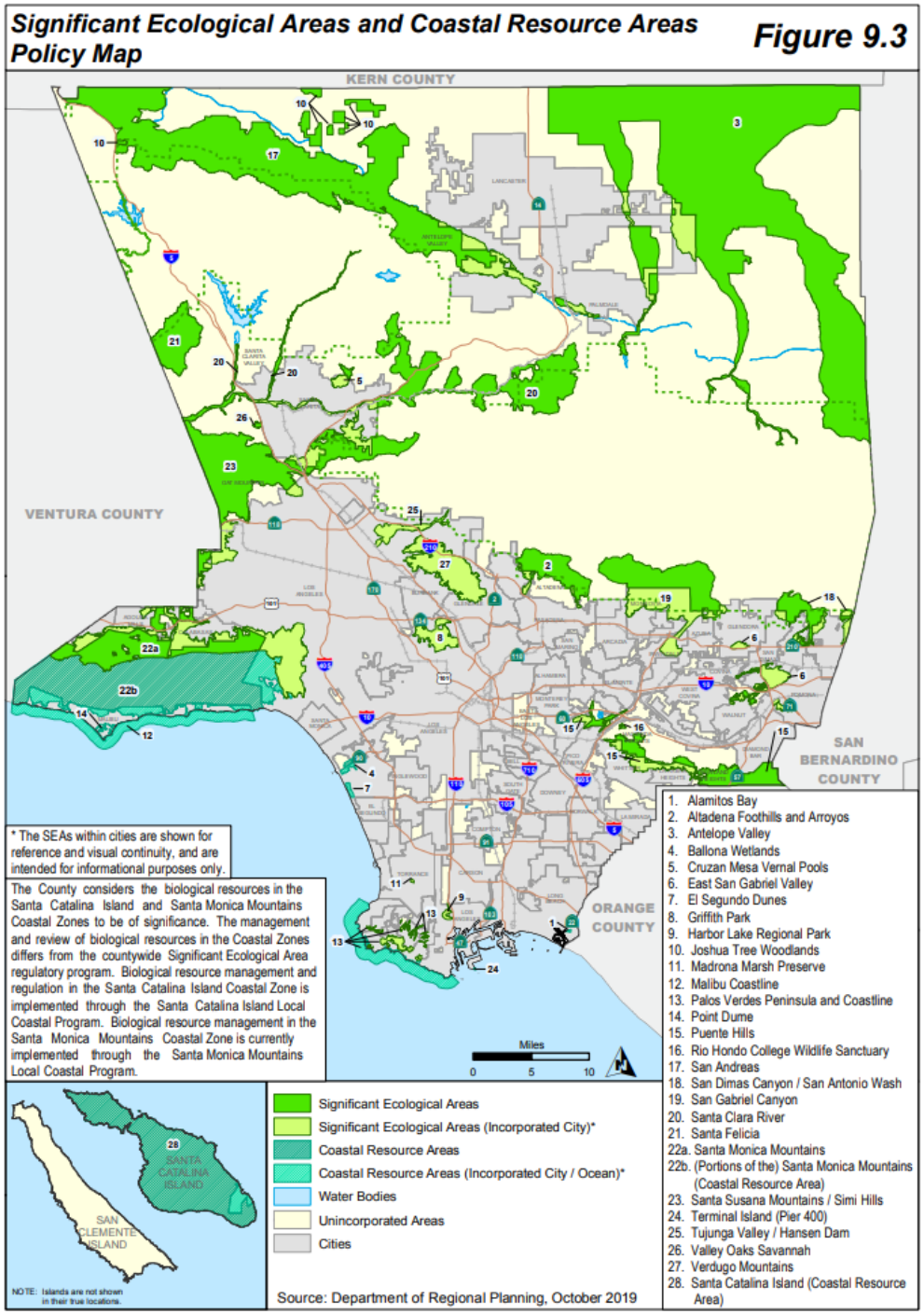
- Land Use
- Mobility
- Conservation and Natural Resources
- Noise
- Safety
- Housing

General Plan: Optional Elements

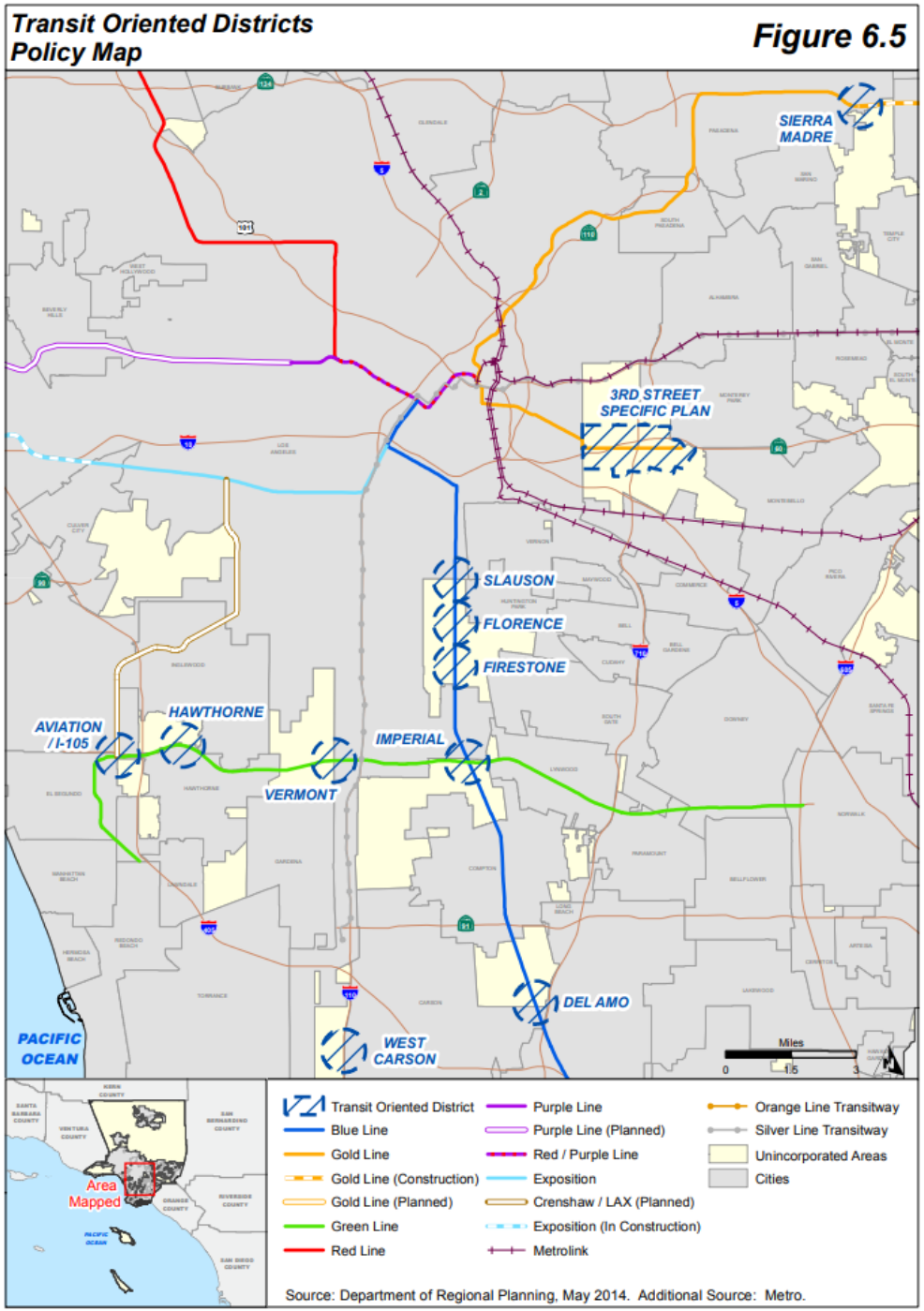


- Air Quality
- Parks and Recreation
- Public Services and Facilities
- Economic Development

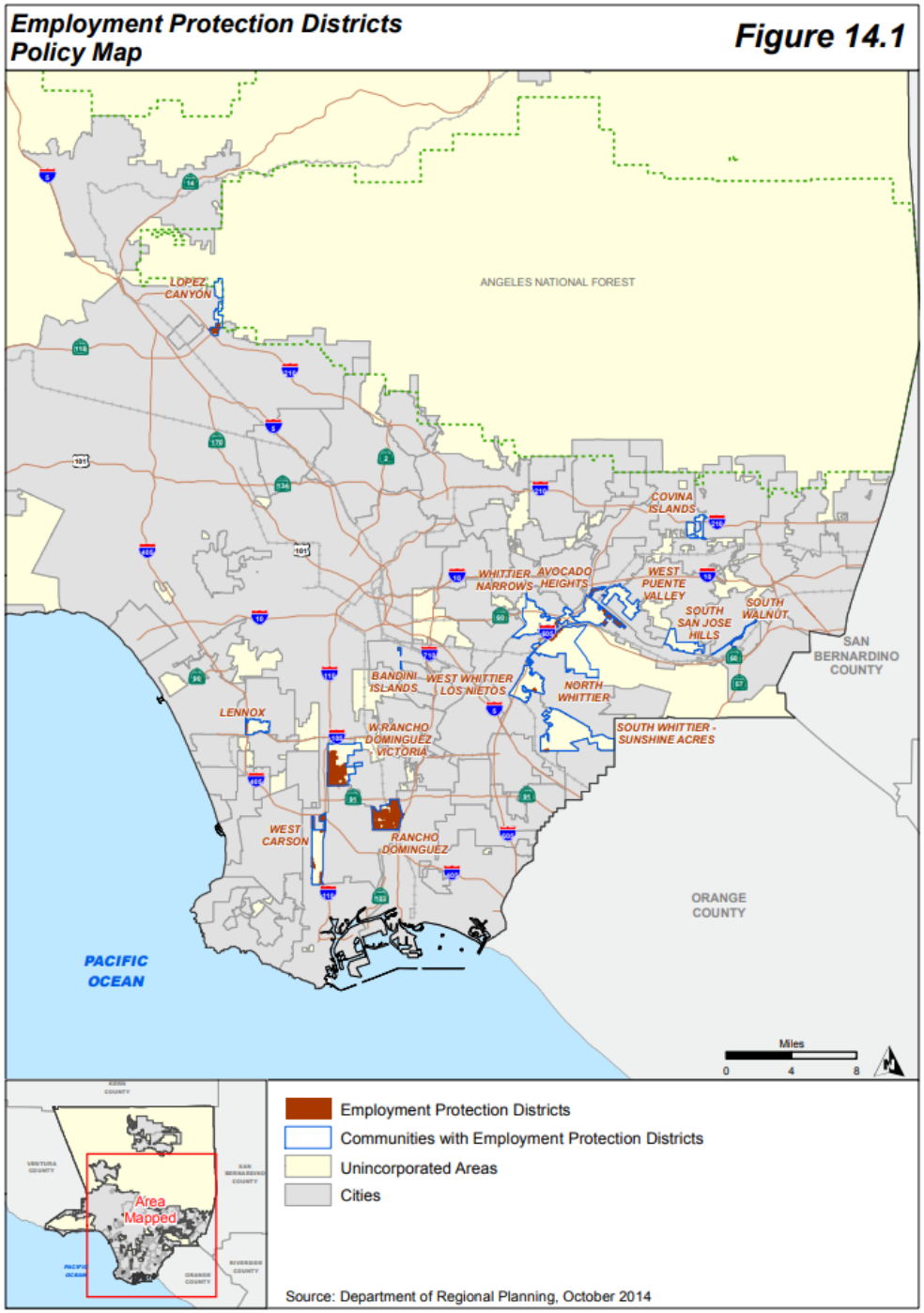
Significant Ecological Areas



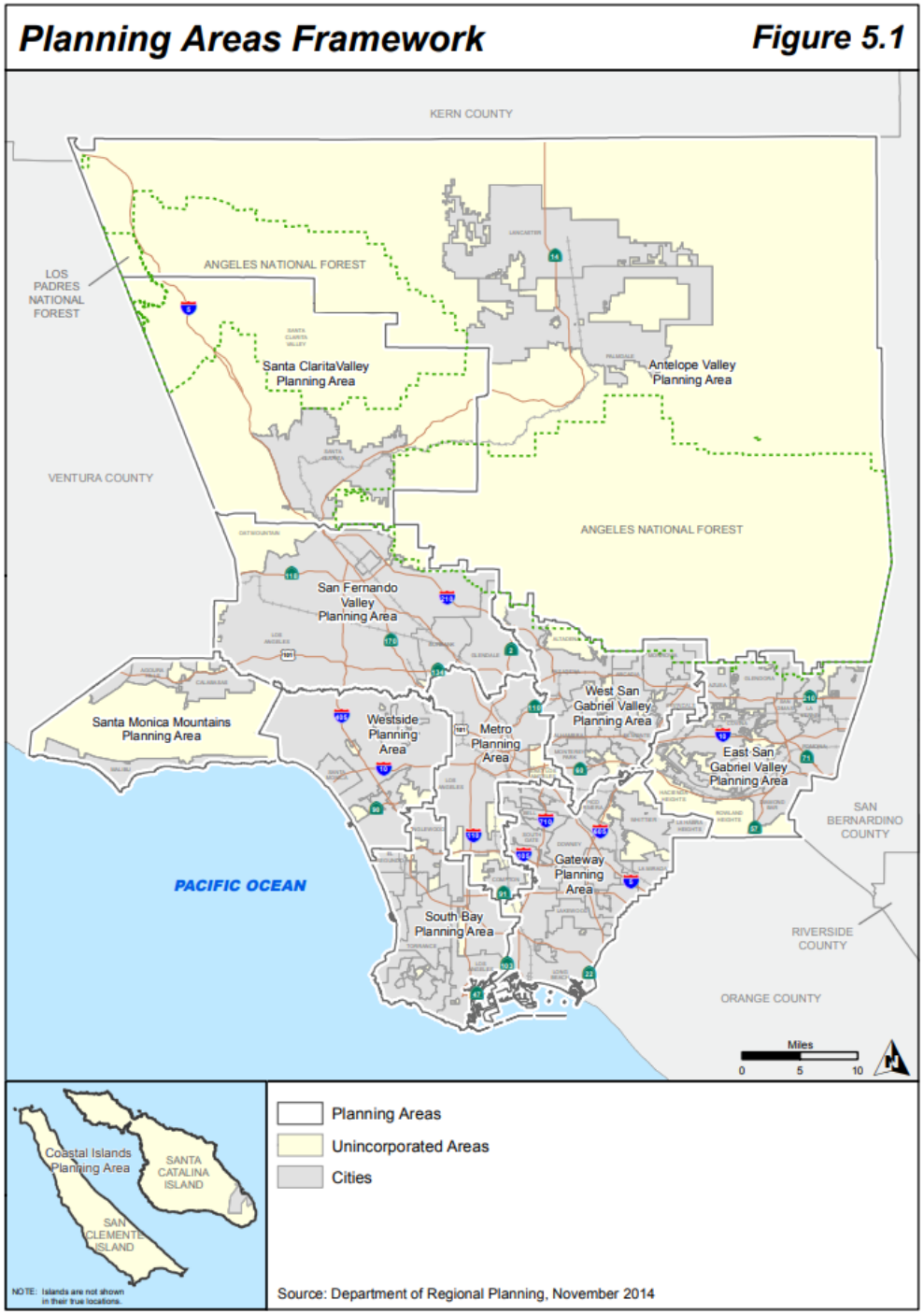
Transit Oriented Districts



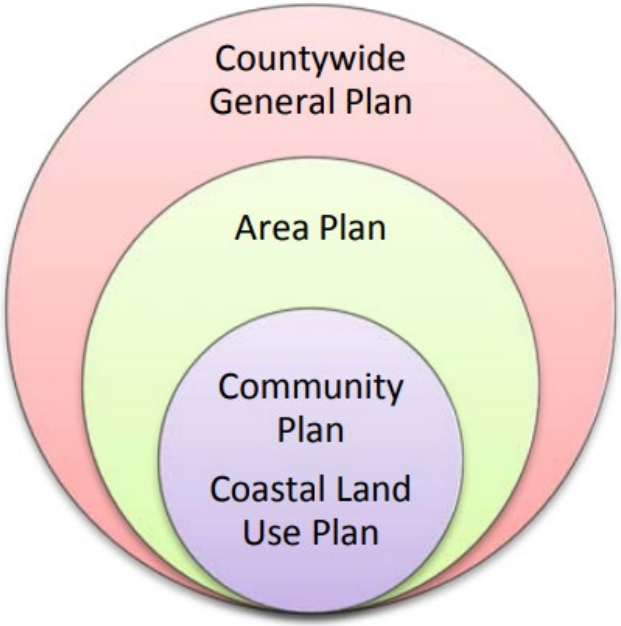
Employment Protection Districts



Planning Areas Framework

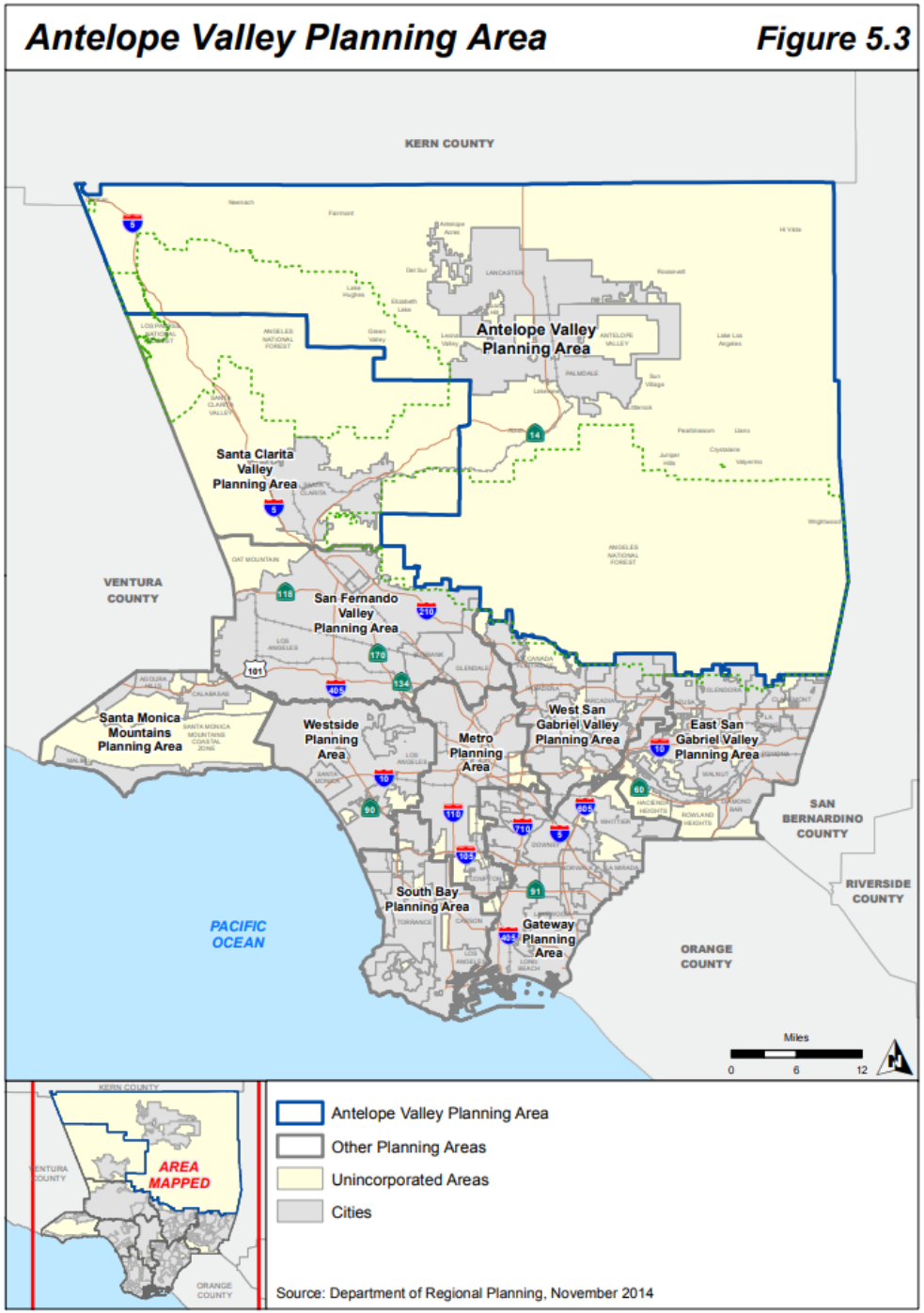


Local Plans

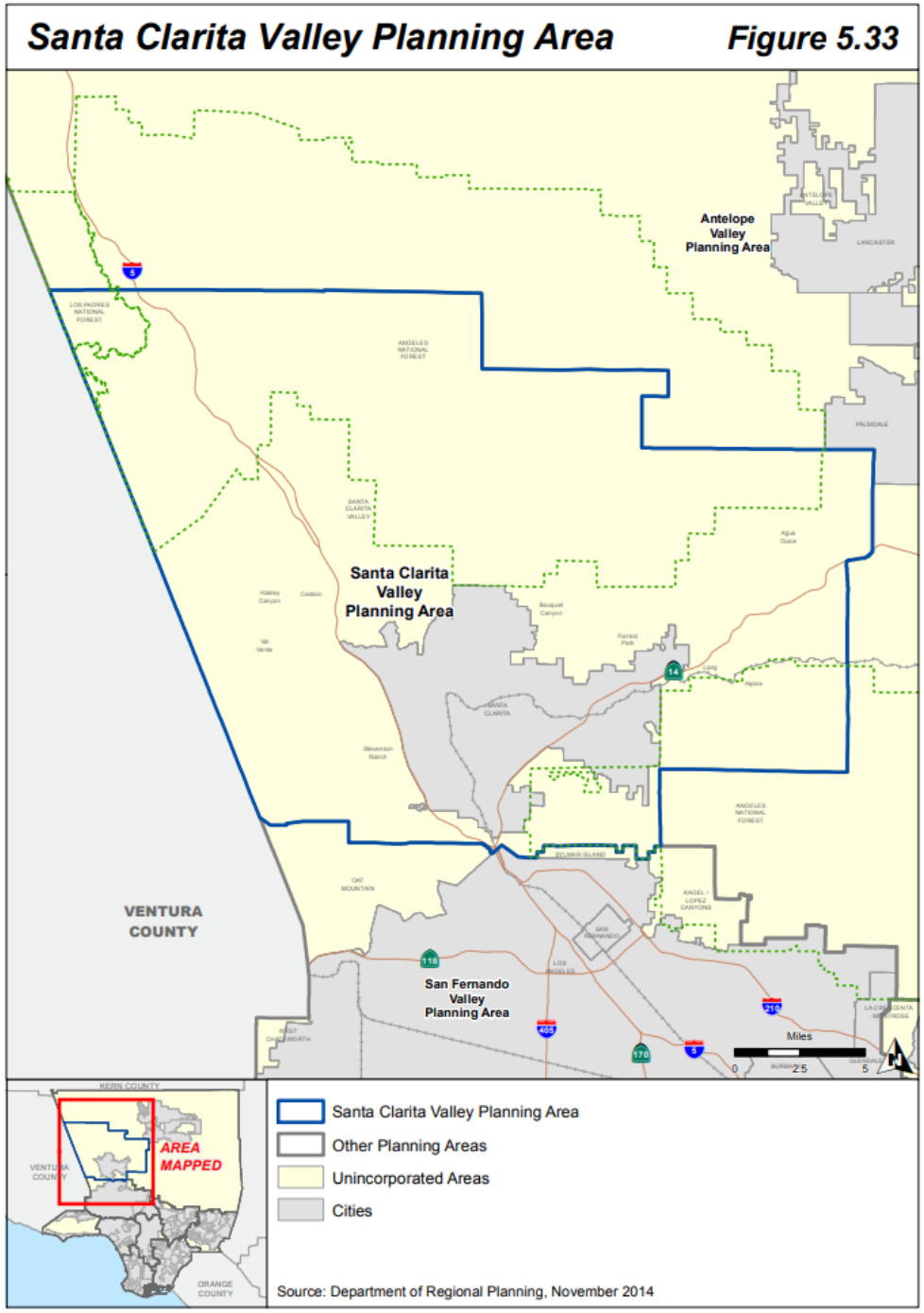


- Area Plans
- Community Plans
- Coastal Plans
- Specific Plans

Antelope Valley Area Plan Adopted in 2015

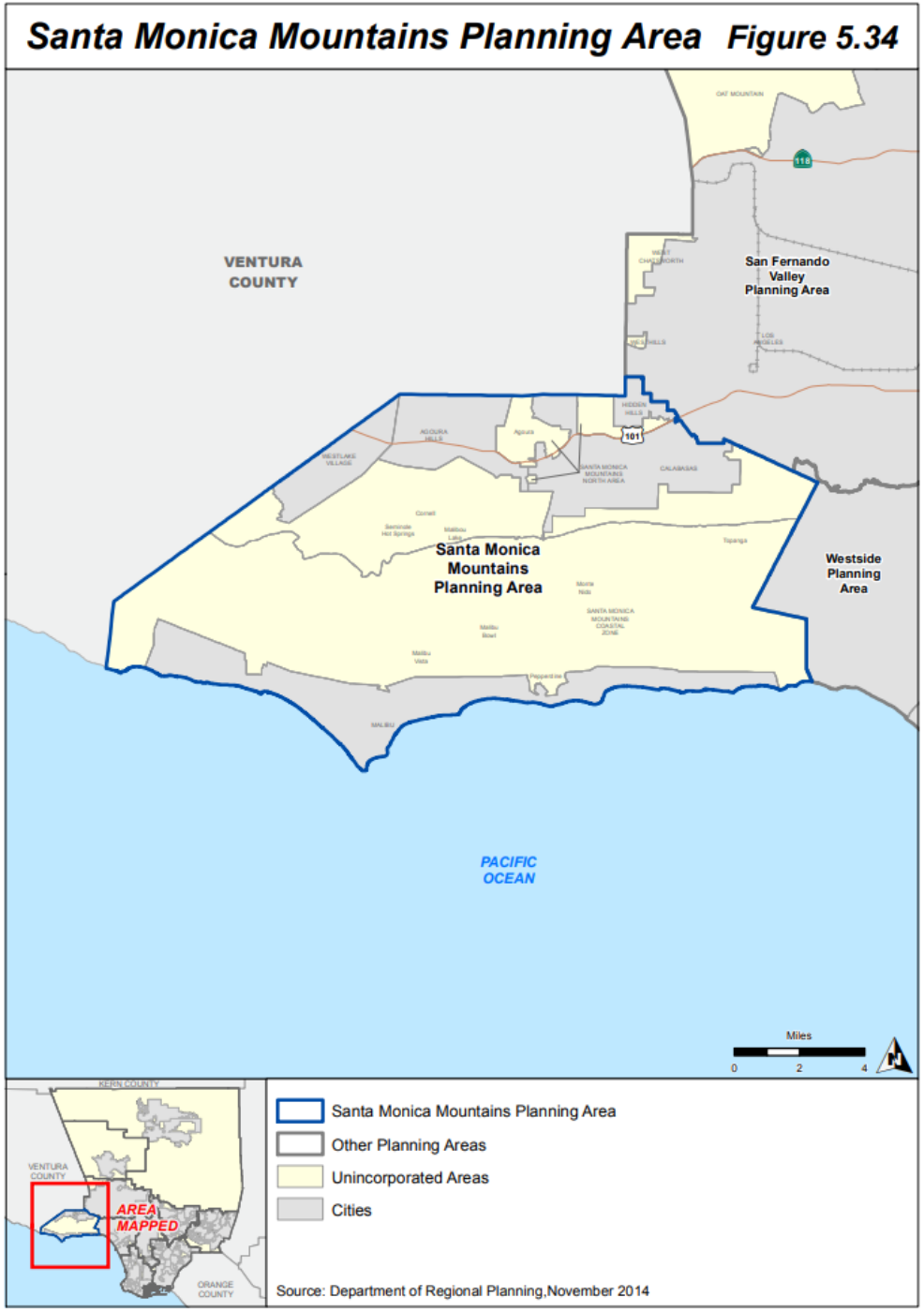


Santa Clarita Valley Area Plan Adopted in 2012

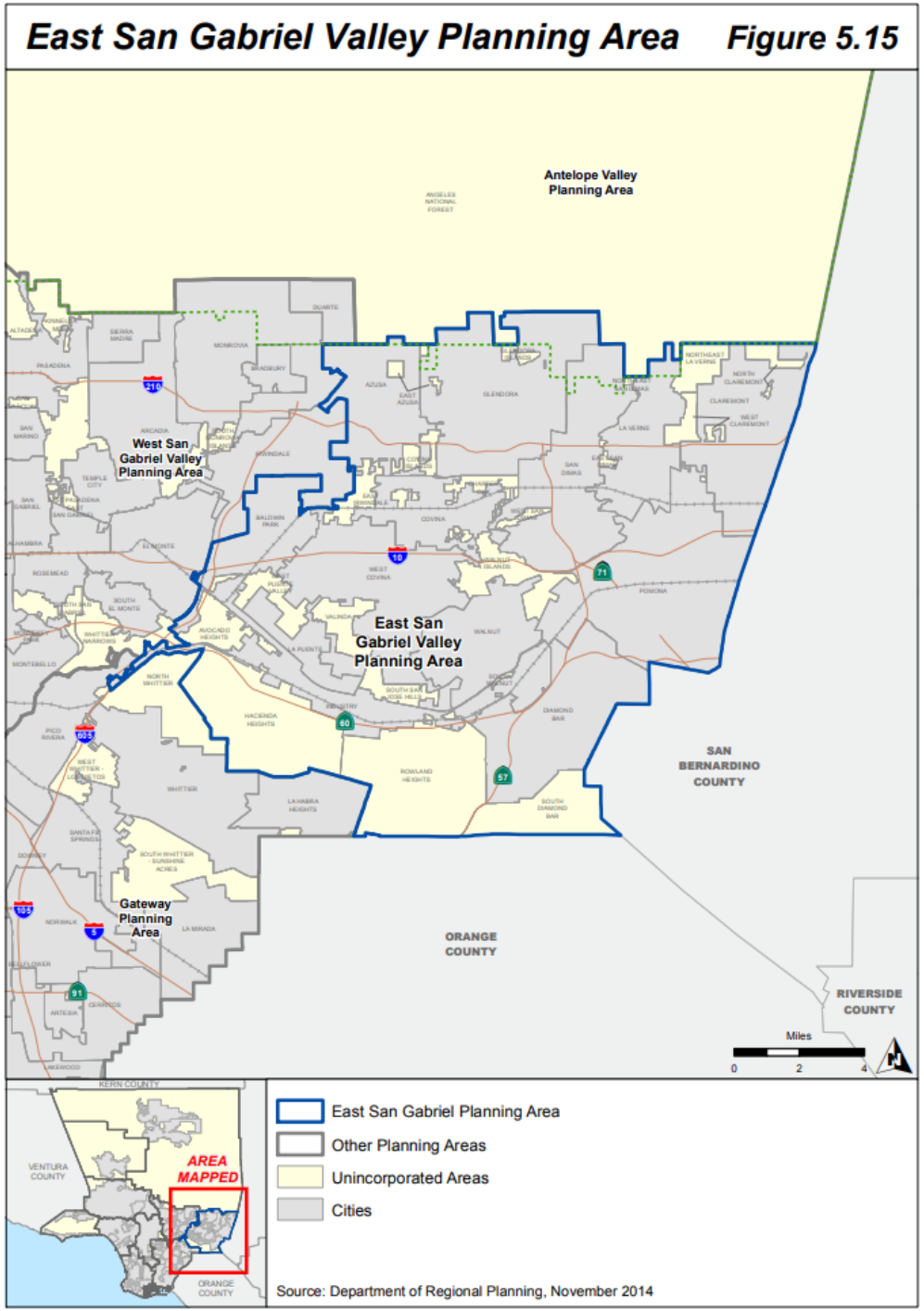


Santa Monica Mountains North Area Plan Adopted in 2021

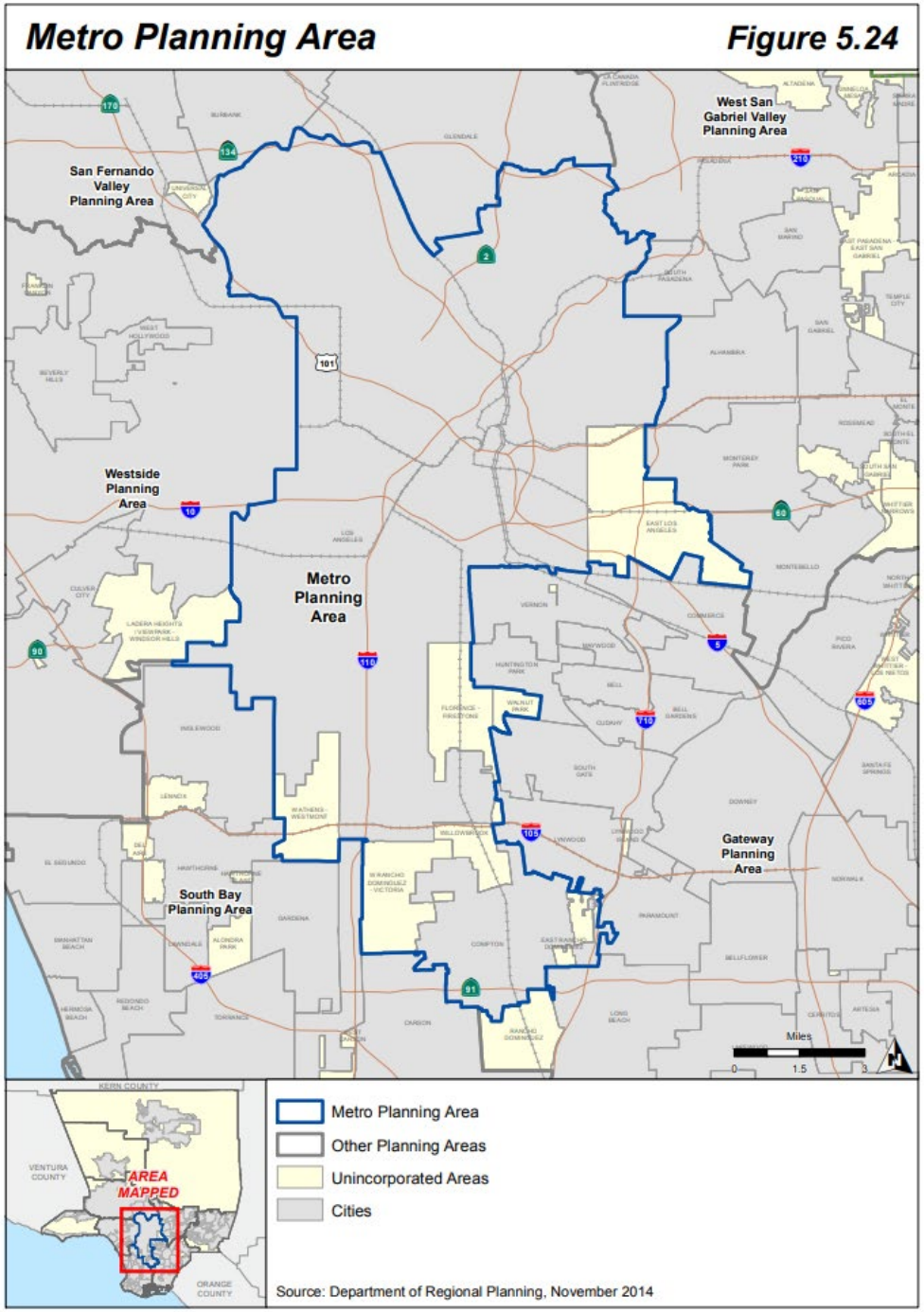
Santa Monica Mountains Coastal Plan Adopted in 2014



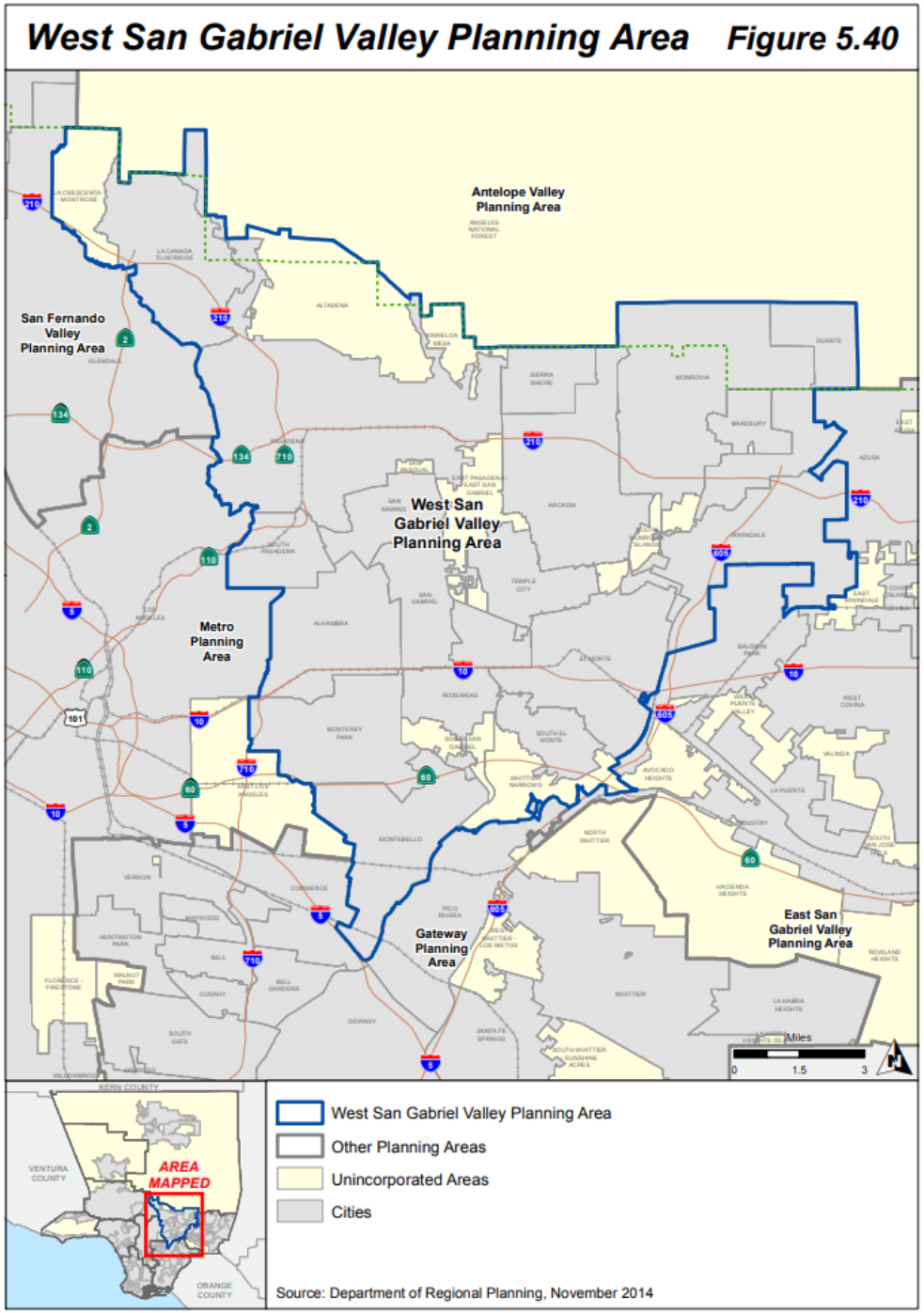
East San Gabriel Valley Area Plan Underway



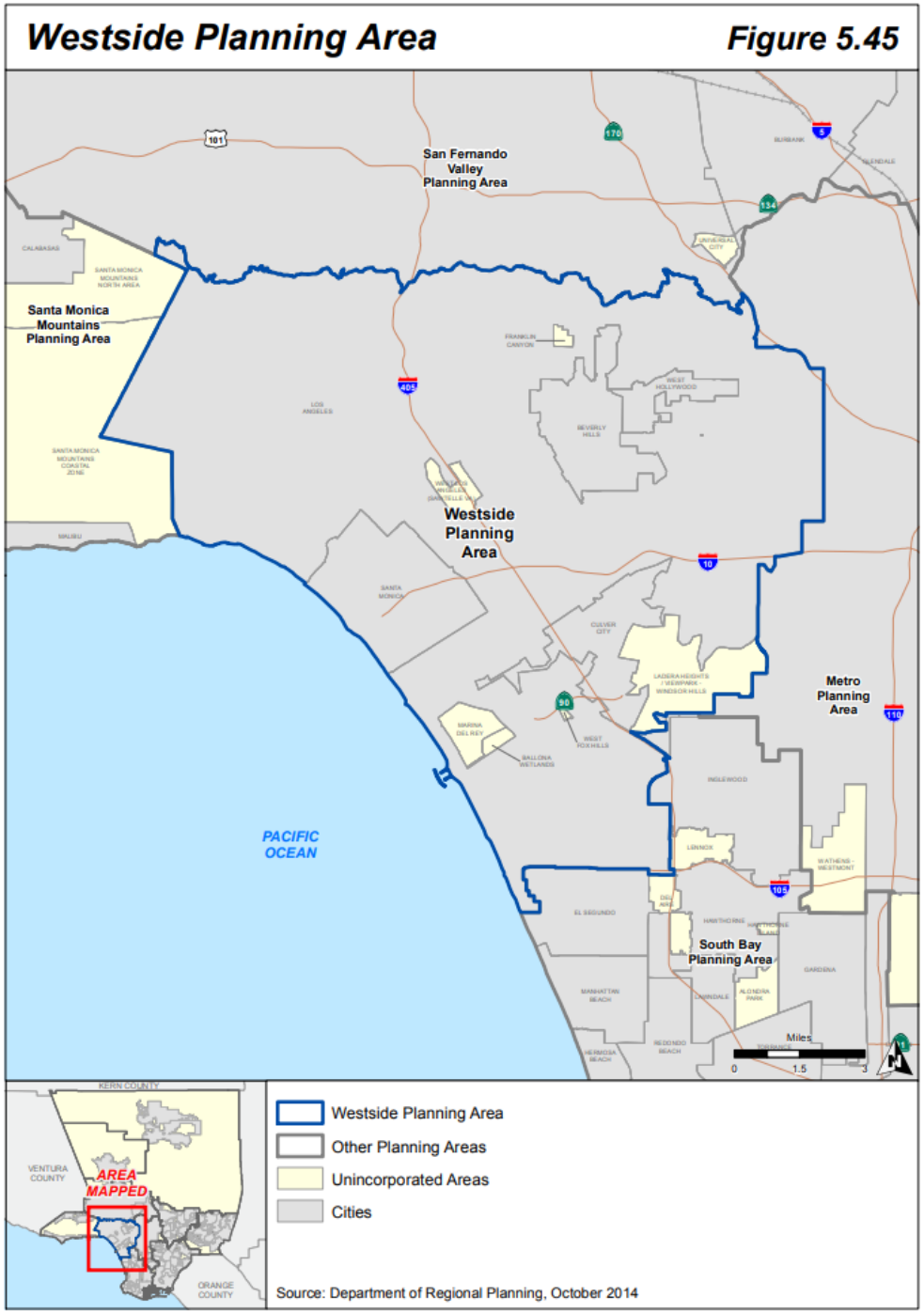
Metro Area Plan Underway



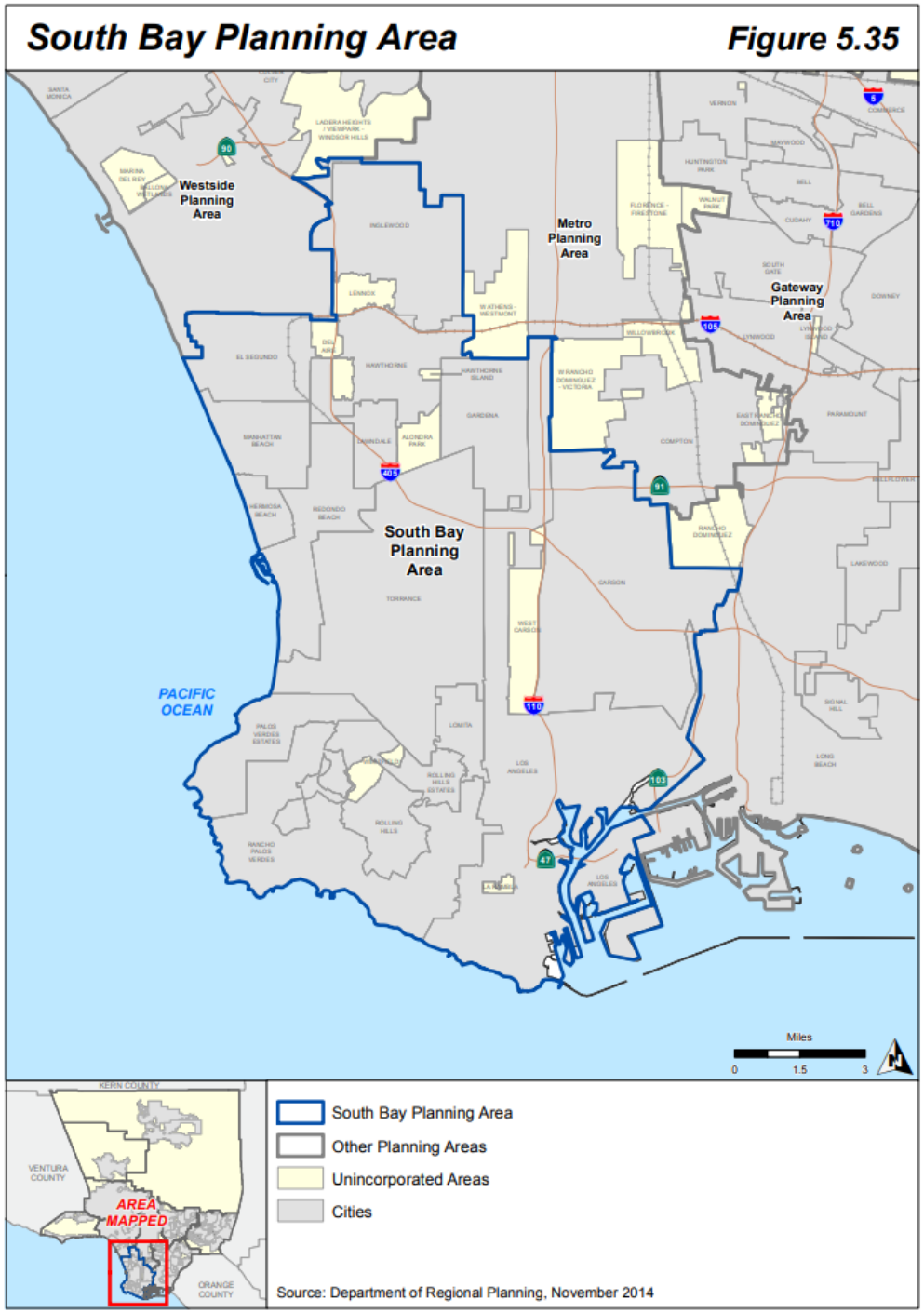
West San Gabriel Valley Area Plan Coming Soon



Westside Area Plan Coming Soon



South Bay Area Plan Coming Soon



Zoning

- Implements the General Plan and Local Plans
- Our Zoning Code (Title 22) Received a Comprehensive Update in 2019
- Basic Zone Types: Agricultural, Residential, Commercial, and Industrial
- Community Standards Districts
- Other Overlay Zones: Special Management Areas, Historic District, Equestrian Districts, and More

Zoning

- Development Standards
- Performance Standards
- Zone-Specific Standards
- Land Use-Specific Standards
- Permitting and Administrative Procedures

Permitting: Ministerial ("By Right")

- Zoning Conformance Reviews and Site Plan Reviews
- Staff-Level Review
- May Require Review by Other Departments
- Exempt from California Environmental Quality Act
- No Public Hearing Required

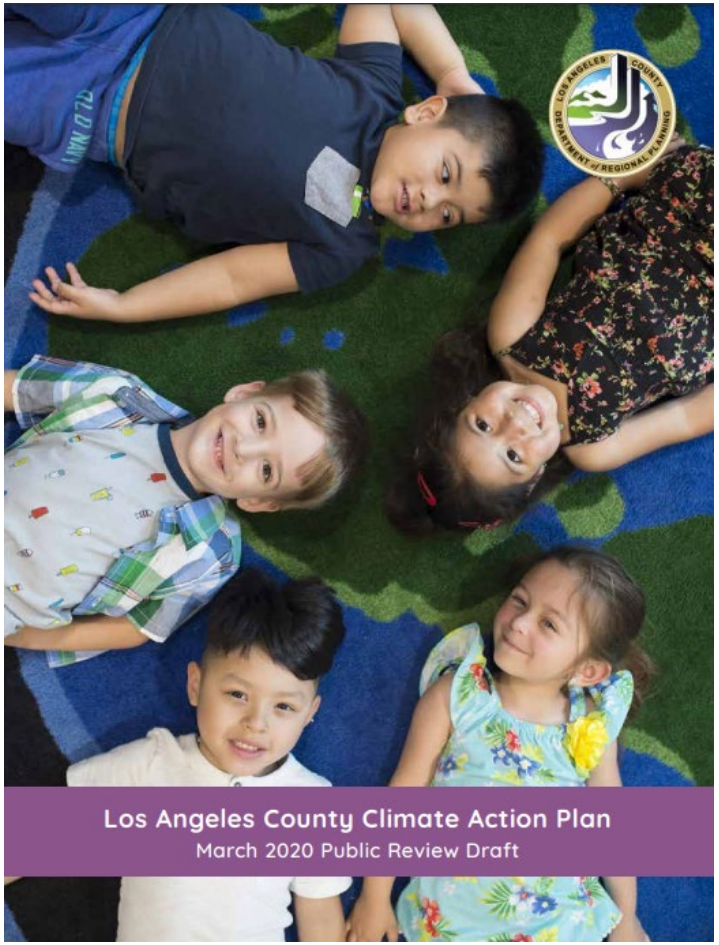
Permitting: Discretionary

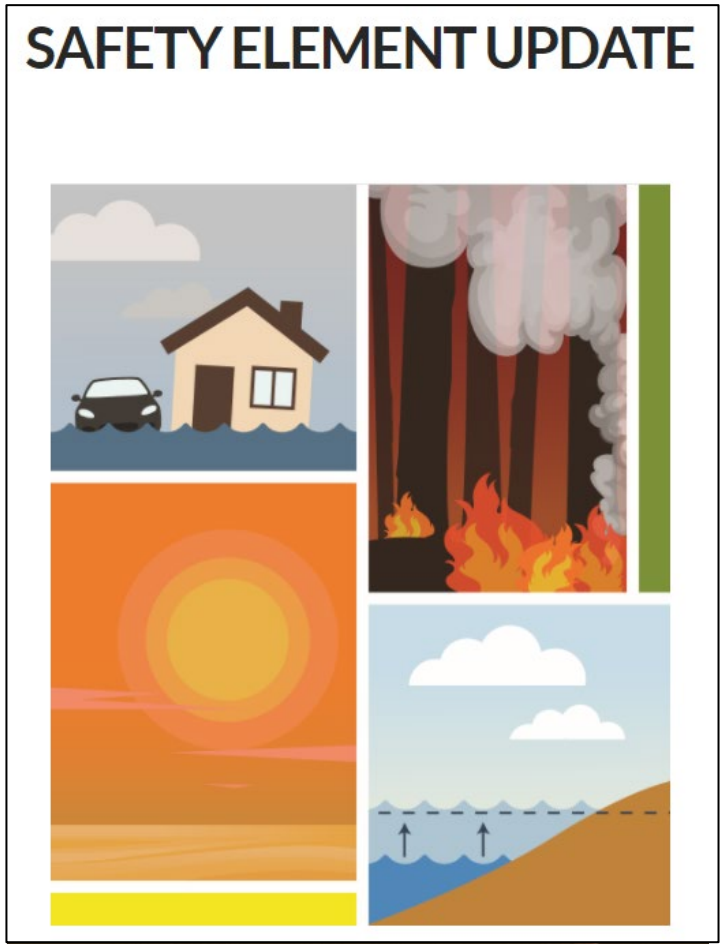
- Conditional Use Permits, Oak Tree, Parking Permits, Most Subdivisions, and More
- Able to Impose Conditions and Expiration Dates
- Usually Require Review by Other Departments
- Subject to California Environmental Quality Act
- Public Hearing Required

Permitting: Legislative

- Zone Changes and Plan Amendments
- Usually Require Review by other Departments
- Subject to California Environmental Quality Act
- Public Hearing Required
- Must be Considered by the Board of Supervisors

Emerging Trends: Sustainability



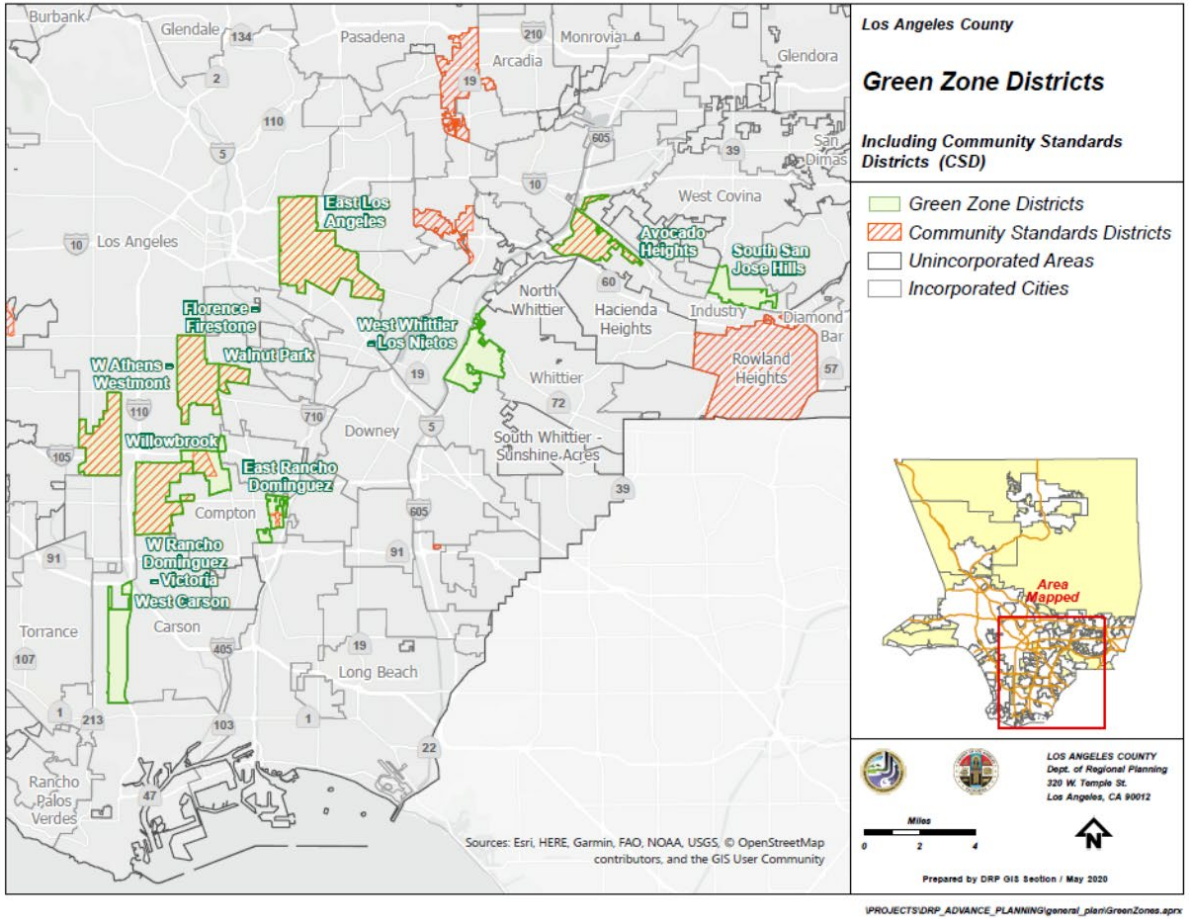


Emerging Trends: Housing

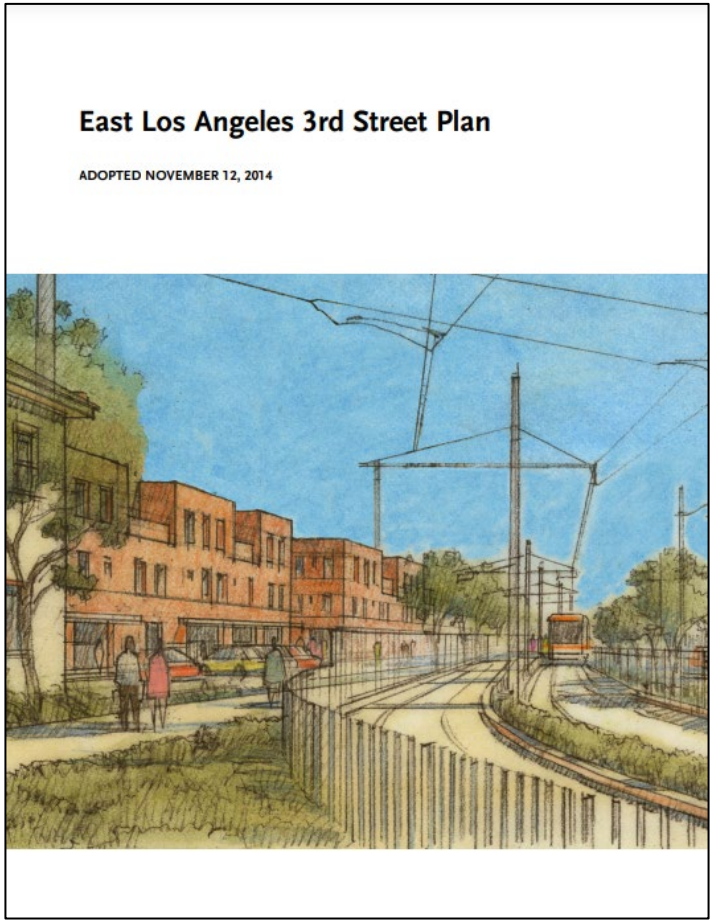
Accessory Dwelling Units

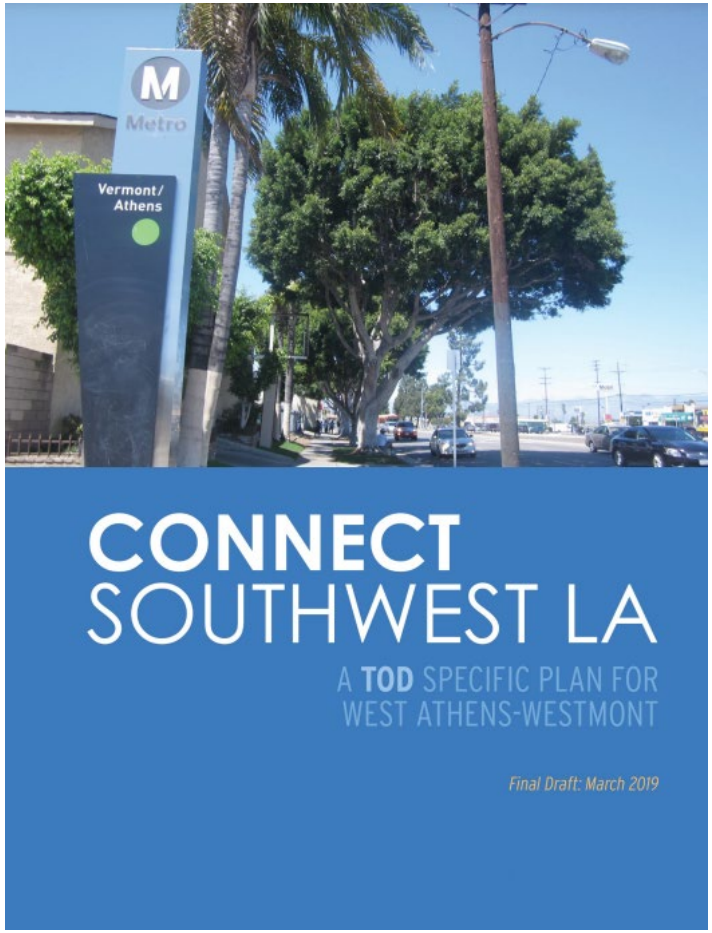
Emerging Trends: Green Zones

- Avocado Heights
- East Los Angeles
- East Rancho Dominguez
- Florence-Firestone
- South San Jose Hills
- Walnut Park
- West Athens-Westmont
- West Carson
- West Rancho Dominguez-Victoria
- West Whittier-Los Nietos
- Willowbrook



Emerging Trends: TOD Specific Plans





Other Emerging Trends

- More Ministerial "By Right" Land Uses
- Making Zoning More Flexible: Form-Based Codes, Performance-Based Zoning, Mixed-Use Zoning
- Parking Reform
- Design Emphasis
- Going Paperless: Digital Case Processing

CP 2.0: Previous Organization

Ministerial Permitting

- Land Development Coordinating Center (LDCC)
- Field Offices

Discretionary and Legislative Permitting

- Permits
- Subdivisions

CP 2.0: Reorganization

Development Service Areas

- Coastal
- Foothills
- Metro
- North
- Puente Whittier

Subdivisions

Operations and Major Projects (OMP)

CP 2.0: Development Service Areas

Coastal

- Calabasas

Foothills

- San Gabriel Valley

Metro

- East Los Angeles
- Southwest

North County

- Antelope Valley
- Santa Clarita

Puente Whittier

- La Puente

CP 2.0: OMP

Provides support to Current Planning Division

- Commission Services
- CEQA Coordination
- EPIC-LA (EnerGov) Coordination
- Communications
- Data Collection and Analysis
- Clerical Support

CP 2.0: OMP

Responsible for reviewing and supporting priority projects

- County Projects
- Board Motions
- Affordable Housing
- Early Childcare Education
- TTC Business License Liaison

Thank You!

planning.lacounty.gov

Mitch Glaser: mglaser@planning.lacounty.gov
Ed Rojas: erojas@planning.lacounty.gov

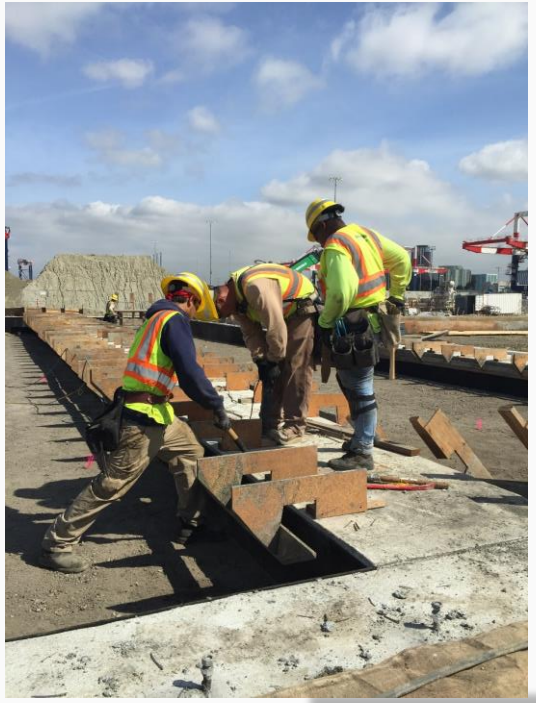
Public Works
LOS ANGELES COUNTY

County of Los Angeles
Local and Targeted Worker Hiring Policy

Business Relations and Contracts Division
March 3, 2022

AGENDA

- Local and Targeted Worker Hiring Policy (LTWHP)
- LTWHP Hiring Goals
- Local Resident Impact
- Targeted Worker Impact
- History
- Evolution of LTWHP
- Tracking and Reporting



Public Works
LOS ANGELES COUNTY

LOCAL AND TARGETED WORKER HIRING POLICY

- The Local and Targeted Worker Hiring Policy (LTWHP) was approved to:
  - Invest in Los Angeles County's public works.
  - Create jobs through County-financed affordable housing projects and developer-financed economic development projects on County property.
  - Provide construction careers training.
  - Reinvest construction dollars into local communities.

- LTWHP establishes a pathway for the County to enhance employment opportunities, particularly within economically-challenged communities and for residents who face multiple barriers to employment.

LTWHP HIRING GOALS

- Hiring goals are determined by the total project budget:
  - **Mandatory** hiring goals apply to projects with total project budget of $2.5M and above.
  - **Best Efforts** hiring goals apply to projects with total project budget of $500K to $2.5M.

- For projects under LTWHP, there shall be a hiring goal of at least 30% of California construction hours performed by either Tier 1 or Tier 2 Local Residents.

- For mandatory hiring goals, an additional 10% of California construction hours shall be performed by identified Targeted Workers. A Jobs Coordinator is required to facilitate implementation of the targeted hiring requirement.

LOCAL RESIDENT IMPACT

- A Local Resident is an individual living within qualifying zip codes where the average percentage of households living below 200% of the Federal Poverty Level is greater than the County average.

- Qualifying zip codes are broken down in two tiers:
  - Tier 1: Zip codes that are located within five miles of the project site.
  - Tier 2: Zip codes within is greater than the County average.

- Hiring within the qualifying zip codes ensures that County residents have employment opportunities within their own communities
- LTWHP supports the mission to create a local workforce that reflects the population surrounding the projects

Public Works
LOS ANGELES COUNTY

TARGETED WORKER IMPACT

- A Targeted Worker is an individual who is both an LA County resident and faces one or more of the following barriers to employment:

  - ❑ Has a documented annual income at or below 100% of the Federal Poverty Level
  - ❑ Has no high school diploma or GED
  - ❑ Has a history of involvement with the criminal justice system
  - ❑ Is experiencing protracted unemployment
  - ❑ Is a current recipient of government cash or food assistance benefits
  - ❑ Is homeless or has been homeless within the last year
  - ❑ Is a custodial single parent
  - ❑ Is a former foster youth
  - ❑ Is a veteran, or is the eligible spouse of a veteran of the United States armed forces, under Section 2(a) of the Jobs for Veterans Act
  - ❑ Is an eligible migrant and seasonal farmworker
  - ❑ Is currently an English Language Learner
  - ❑ Is an older individual (55+)
  - ❑ Is disabled
  - ❑ Is an individual with a low level of literacy

TARGETED WORKER IMPACT

- LTWHP ensures jobs with pathways to careers in construction are available to local community members and targeted vulnerable populations.

- Inclusive hiring practices demonstrate a commitment to equity and builds trust within the community

HISTORY

- Prior to LTWHP, the County implemented a variety of local or targeted worker hire approaches with different standards and requirements, which made it difficult to track efficacy and costs.
- On September 6, 2016, the Board approved a motion to create a uniform approach to Countywide LTWHP with clear and consistent definitions across County projects.
- On June 11, 2019, the Board approved the updated policy to reflect lessons learned, best practices and recently adopted Board motions. The first Program Implementation Guidelines was published.
- Revisions to the Implementation Guidelines are made as needed.

EVOLUTION OF LTWHP

- The LTWHP was updated in 2019 to reflect lessons learned, best practices, and recently adopted Board Motions. Updates included:

  - Additional Targeted Worker qualifications
  - Additional Tier 2 Zip Codes
  - Required Jobs Coordinator to facilitate Mandatory hiring goals
  - Increased Mandatory Compliance Withholdings to a maximum of one percent of the total construction contract amount, but not to exceed $500K

TRACKING AND REPORTING

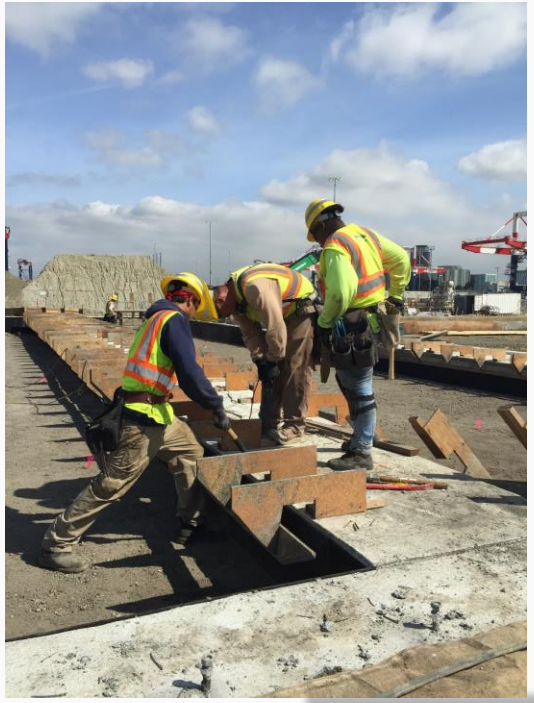
- Public Works takes an active approach to tracking and reporting LTWHP compliance. Efforts include:
  - Leading the implementation of a new database to be used Countywide
  - Implementing and providing best practices to be adopted Countywide
  - Streamlining procedures and use of system for inputting data
  - Creating reporting tools to facilitate active monitoring
  - Engaging with contractors through proactive communication and education

- CEO provides a consolidated quarterly report to the Board and the Economic Development Policy Committee on LTWHP compliance for departments' applicable construction projects for the quarter.

CONTACT INFORMATION

For questions or clarification, please contact:

- Robert Murphy RMurphy@dpw.lacounty.gov
- Amy Le ALe@dpw.lacounty.gov



Public Works
LOS ANGELES COUNTY