

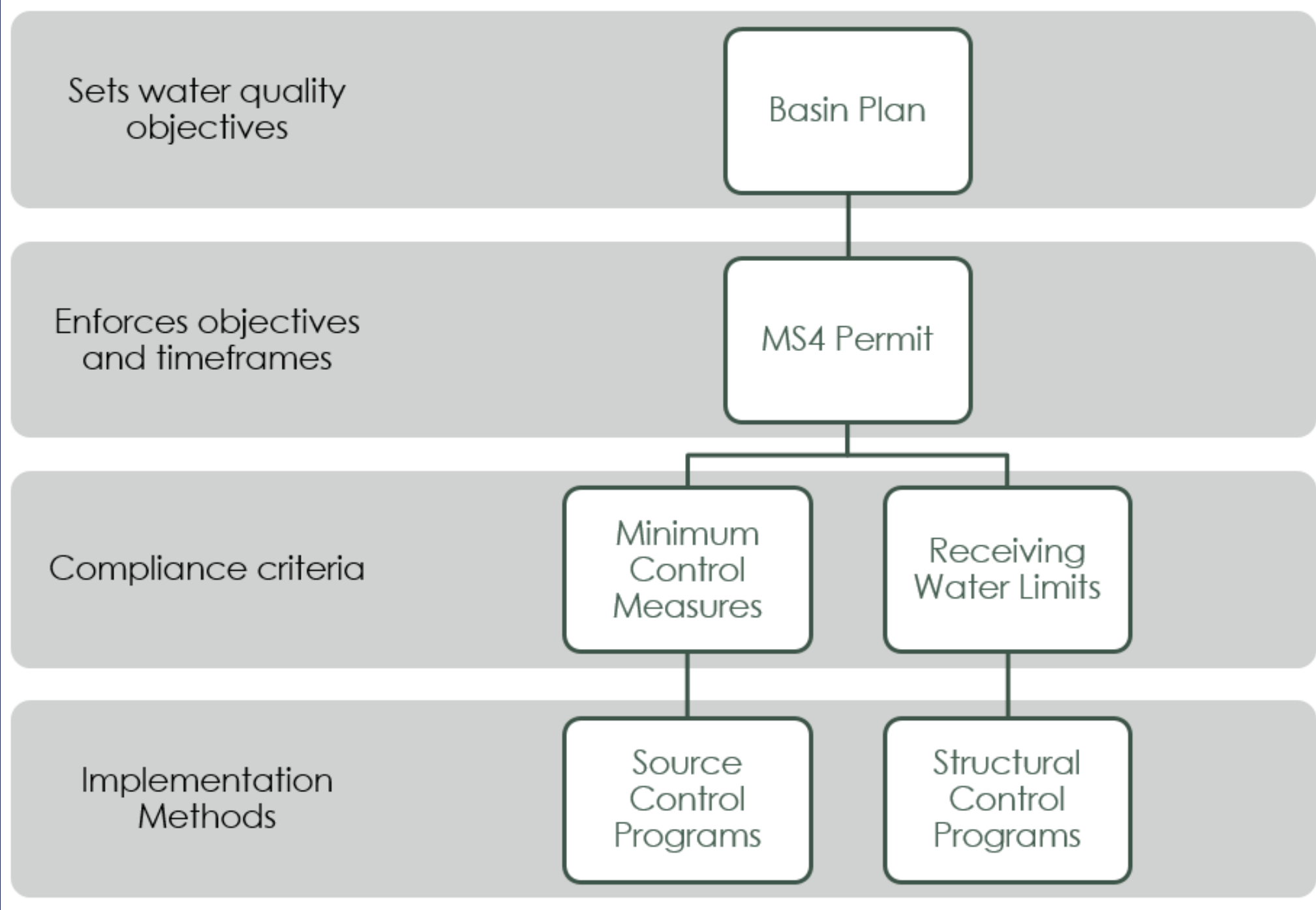


Low Impact Development (LID)

Council File 22-0600-S54 LID Ordinance Revision

Background – Municipal Separate Storm Sewer Systems (MS4) Permit (Stormwater Permit)

- Protection of our local water bodies (i.e., Santa Monica Bay, LA River, Ballona Creek, Echo Park and Machado Lakes, etc.) from pollutants such as bacteria, toxics, trash, and nutrients for beneficial uses by the public.
- Issued by the LA Regional Water Quality Control Board (LARWQCB). Current permit issued in 2021
- Permit elements grouped into two categories: Minimum Control Measures (MCM) and Receiving Water Limits. LID considered an MCM.
- Permit compliance of MCMs shown by annual reporting, while Receiving Water Limits are through water quality monitoring based on Total Maximum Daily Load (TMDL) compliance milestones.
- LASAN responsible for implementation and annual reporting of stormwater permit for the entire City.
- LASAN implements the permit’s MCM Planning and Land Development Program element (i.e., LID)



LID Strategy and Elements

LID is a stormwater management strategy that seeks to mitigate the impacts of increases in runoff and stormwater pollution as close to its source as possible. LID incorporates site design approaches and Best Management Practices (BMPs) that promote the use of natural systems for infiltration, evapotranspiration, and use of stormwater. These LID practices can effectively remove nutrients, bacteria, and metals from stormwater while reducing the volume and intensity of stormwater flows. The MS4 permit requires municipalities to incorporate these requirements into development projects through our building permit process.



LID Ordinance History

2011, City Council adopted the initial LID Ordinance; CF 09-1554

- The Ordinance required LID measures to be incorporated into the design of all development and redevelopment projects that have a land disturbance activity and add, create, or replace 500 square feet or more of impervious area.

2015, LID Ordinance Amendment; CF 14-0994

- The LID Ordinance was amended to meet new requirements on the MS4 Permit and to ensure consistency with other existing ordinances

Proposed LID Ordinance Amendment

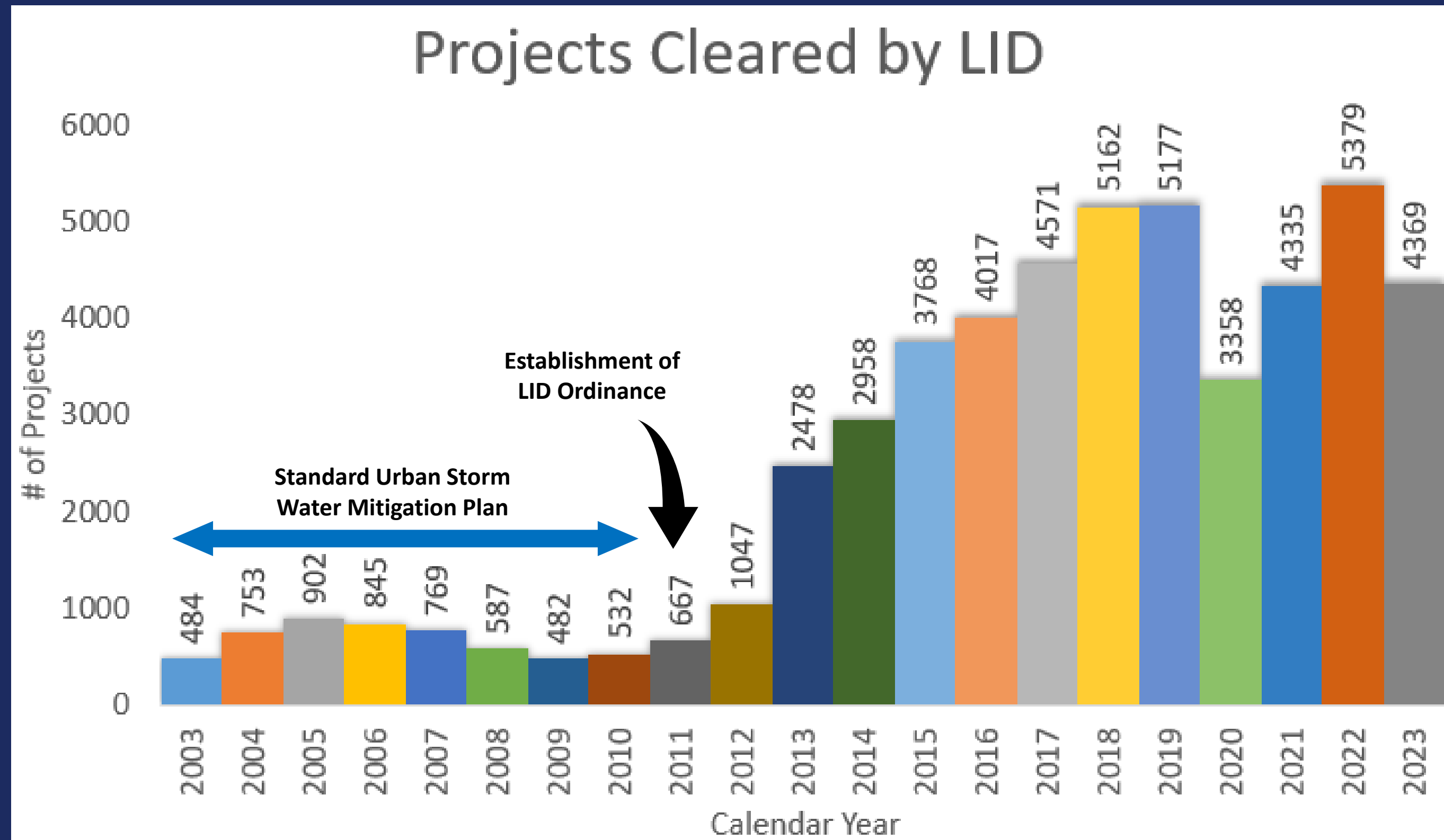
- To conform with the requirements of the MS4 Permit and streamline LID plan review processes to support development, including affordable housing, while still meeting water quality requirements and goals

Background

On December 9, 2022, the City Council Adopted a Report from the Energy, Climate Change, Environmental Justice, and River Committee relative to LID to support housing construction and other development projects. The report included 4 recommendations:

- **Request City Attorney to draft an ordinance to amend the LAMC Section 64.70 to align the City's stormwater and urban runoff pollution control requirements LID Ordinance to conform with MS4 Permit requirements, including the type and size of projects subject to LID review.**
- DIRECT BOS to perform a fee study to evaluate the appropriate development services fees for LID plan check review, to achieve full cost recovery and the necessary staffing levels to optimize the delivery of development services.
- DIRECT BOS in coordination with the Bureau of Engineering, to evaluate the benefits and feasibility of consolidating the LID plan check review services into the Bureau of Engineering's Development Services and Permits Program.
- DIRECT BOS to continue to implement further LID plan check improvements as needed to improve customer service delivery and wait time, including the development of standard plans for Accessory Dwelling Units.

LID Metrics: 2003 to 2023



Draft Ordinance

- The existing LID Ordinance establishes thresholds for development projects subject to LID requirements that are more stringent than what is required in the MS4 Permit. The projects that are not subject to MS4 Permit requirements but are regulated by the existing LID Ordinance are classified as **small scale** projects.
- Draft ordinance will:
 - Raise the minimum threshold for the LID clearance from 500 square feet of impervious area to 2,500 square feet, then apply the criteria required by the MS4 Permit to determine the required improvements for each development project.
 - Reduce LID review times to support housing and development projects
 - Support Executive Directives 1 and 4 for affordable housing and small businesses
- **Note that since the development of the LID Ordinance, residents of LA County voted for the Measure W Safe Clean Water measure to implement regional storm water capture and treatment projects, reducing the need for small scale projects.**

Benefits: Alignment of LID Ordinance with Stormwater Permit

ED1 Projects

- Some ED1 Projects will no longer be subject to LID Requirements depending on the size of the lot
- Accessory Dwelling Unit (ADU) projects under 2,500 SF of impervious area will not be subject to LID requirements

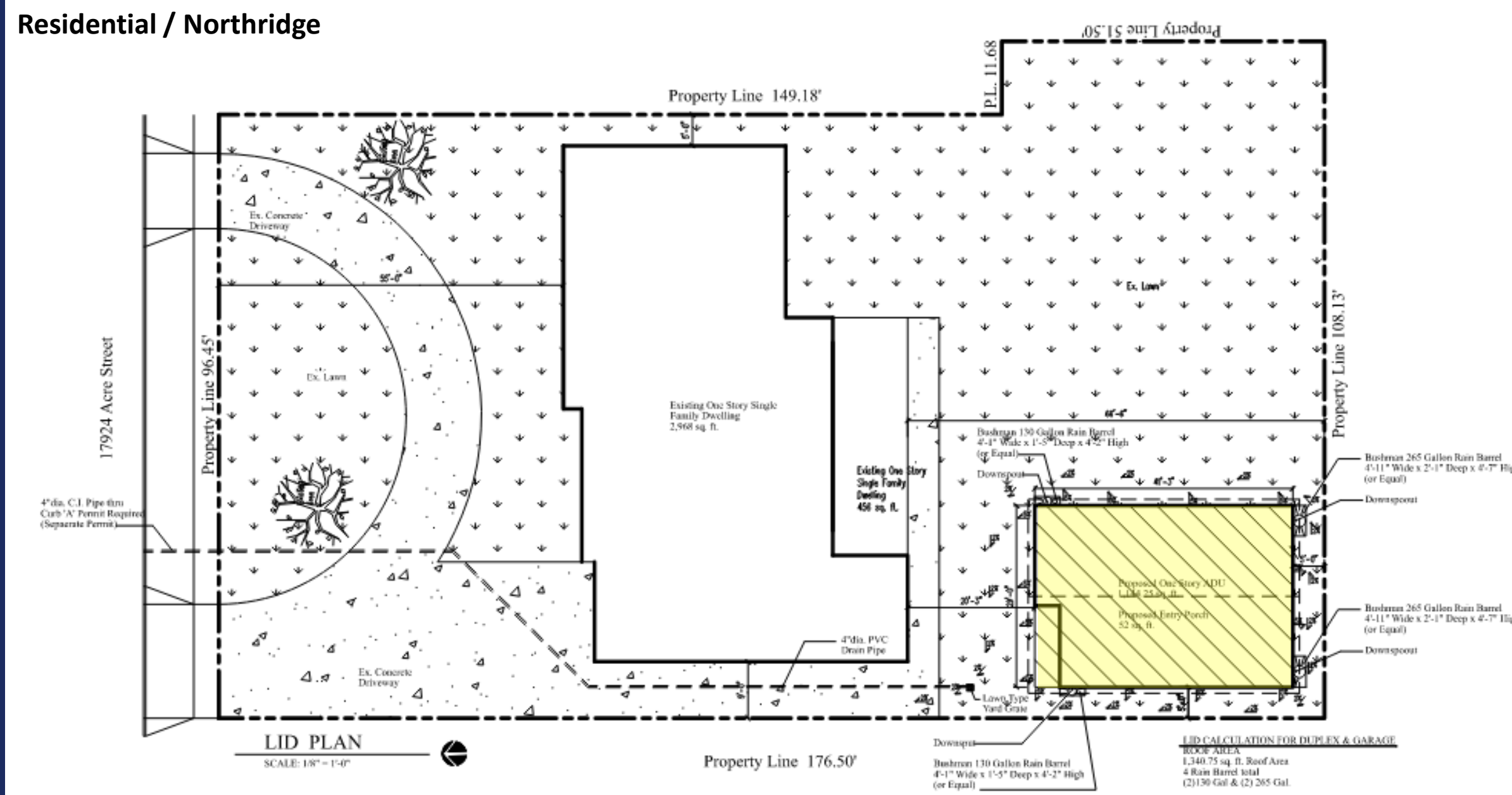
ED4 Projects

- Commercial Development (i.e., small businesses) that redevelop less than 5,000 SF of impervious areas will not be subject to LID Requirements

ED1 Project Example

Accessory Dwelling Unit (ADU)

- ADU Projects under 2,500 SF of impervious areas will not be subject to LID Requirements



THANK YOU