



## DEPARTMENT OF CITY PLANNING STAFF RECOMMENDATION REPORT

### CITY PLANNING COMMISSION

<b>DATE:</b>	October 26, 2023	<b>CASE NO.:</b>	CPC-2016-3182-CA-AMDT2
<b>TIME:</b>	After 8:30 A.M.	<b>CEQA NO.:</b>	ENV-2023-6040-CE
<b>PLACE:</b>	Van Nuys City Hall Council Chamber 200 North Spring Street Los Angeles, CA 90012	<b>COUNCIL FILE NO.:</b>	None
		<b>COUNCIL DISTRICT:</b>	ALL
		<b>PLAN AREA:</b>	ALL

**PUBLIC HEARING:** None

### SUMMARY:

A proposed ordinance amending the Processes and Procedures Ordinance (Ordinance No. 187,712) to reinstate Section 11.5.14 (Redevelopment Plan Procedures) in Chapter 1 of the Los Angeles Municipal Code (LAMC), remove references to the North Hollywood and Chinatown Redevelopment Plans that have expired, and make minor technical modifications. The Processes and Procedures Ordinance, adopted in 2022, amended Chapter 1 of the LAMC and established Chapter 1A of the LAMC to reorganize the administrative processes and procedures relative to zoning and land use entitlements. As part of this comprehensive update, Section 11.5.14 (Redevelopment Plan Procedures) was inadvertently removed from Chapter 1 of the LAMC. The proposed ordinance, known as the Redevelopment Plan Procedures Reinstatement Ordinance, is a technical and administrative correction to reinstate and make technical modifications to Section 11.5.14 in Chapter 1 of LAMC and does not propose any policy changes.

### RECOMMENDED ACTIONS:

1. **Recommend** that the City Council determine, based on the whole of the administrative record, that the proposed ordinance is exempt from CEQA pursuant to CEQA Guidelines, Section 15061(b)(3) and Section 15378(b)(5), and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approve** and **Recommend** that the City Council adopt the proposed ordinance;
3. **Adopt** the Staff Recommendation Report as the Commission's Report on the subject; and
4. **Adopt** the Findings.

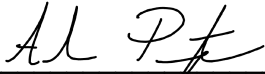
VINCE BERTONI, AICP  
Director of Planning

*Hagerenesh Solomon-Cary*

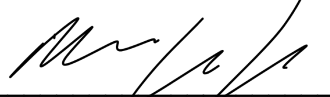
Hagu Solomon-Cary, AICP, Principal City Planner

*Nuri Cho*

Nuri Cho, Senior City Planner



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Andrew Pennington, City Planner

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Roberto Luna, City Planning Associate

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1299) or emailed to [cpc@lacity.org](mailto:cpc@lacity.org). While all written communications are given to the Commission for consideration, the initial packets are sent to Commission the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1299.

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## PROJECT ANALYSIS

### Project Summary

The proposed ordinance (Exhibit A), known as the Redevelopment Plan Procedures Reinstatement Ordinance, is a technical and administrative correction to the Processes and Procedures Ordinance (Exhibit B, Ordinance No. 187,712) to reinstate Section 11.5.14 (Redevelopment Plan Procedures) in Chapter 1 of Los Angeles Municipal Code (LAMC) and make minor technical modifications to this Section. These modifications consist of: 1) removing references to the North Hollywood and Chinatown Redevelopment Plans that have expired; and 2) updating citations referencing Sections in LAMC Chapter 1 (current Zoning Code) to citations that reference LAMC Chapter 1A (new Zoning Code) that have been updated by the Processes and Procedures Ordinance.

### Background

#### Community Redevelopment Agency of the City of Los Angeles

The Community Redevelopment Agency of the City of Los Angeles (CRA/LA) was established in 1948 after the California Legislature enacted the Community Redevelopment Act. The CRA/LA reviewed development projects and enforced the land use provisions found in the Redevelopment Plans adopted by the City Council, which contain more nuanced provisions for Redevelopment Project Areas that can be more permissive or restrictive than the LAMC. Redevelopment Plans contain additional land use regulations intended to provide increased protections for communities and more certainty for development projects. The intention of the CRA/LA and the Redevelopment Plans was to guide the revitalization of economically disadvantaged communities.

In 2011, the California State Legislature approved Assembly Bill (AB) X1 26 to dissolve the State's Redevelopment Agencies, including the CRA/LA, effective February 1, 2012. This was part of an overall restructuring of economic development and redevelopment programs at the state level in response to fiscal constraints stemming from the Great Recession. At the time, the City of Los Angeles elected not to become the Successor Agency for the CRA/LA. As a result, the Governor appointed a three-member governing board of the Successor Agency, which became known as the Community Redevelopment Agency of the City of Los Angeles, Designated Local Authority (CRA/LA-DLA). While it prohibited the issuance of debt and other financial commitments, AB X1 26 did not dissolve the existing Redevelopment Plans or Redevelopment Project Areas, which will remain in effect until their respective expiration dates as adopted by the City Council.

#### Redevelopment Plan Procedures Ordinance (Ordinance No. 186,325)

On September 20, 2019, the City Council adopted the Redevelopment Plan Procedures Ordinance (Exhibit C, Ordinance No. 186,325 and Exhibit D, CPC Recommendation Report) that amended LAMC Chapter 1 to effectuate the transfer of land use related plans and functions from the CRA/LA-DLA to the City of Los Angeles. The ordinance established Section 11.5.14 in LAMC Chapter 1, incorporating Redevelopment Plan Procedures into the LAMC, and amended Sections 11.5.9, 11.5.10, 12.04, 12.22, 12.24 16.05, 16.11, and 19.01, also in LAMC Chapter 1, to reference these procedures. The procedures established by the Redevelopment Plan Procedures Ordinance mirror the processes used by the former CRA/LA and CRA/LA-DLA. A



Redevelopment Plan Unit (RDU) within the Department of City Planning was established to implement the Redevelopment Plans and carry out these functions. The ordinance did not change or amend any land use provisions of any of the existing Redevelopment Plans.

#### Deletion of Two Expired Redevelopment Plans

Since the adoption of the Redevelopment Plan Procedures Ordinance (Exhibit C, Ordinance No. 186,325), two Redevelopment Plans have expired: 1) North Hollywood Redevelopment Plan on February 21, 2021 (see Exhibit E, Inter-Departmental Correspondence) and 2) Chinatown Redevelopment Plan on January 23, 2022 (see Exhibit F, Inter-Departmental Correspondence). The proposed ordinance removes references to these two expired Redevelopment Plans for clarity.

#### Processes and Procedures Ordinance (Ordinance No. 187,930)

On December 6, 2022, the City Council adopted the Processes and Procedures Ordinance (Exhibit B, Ordinance No. 187,712) to systematically reorganize the administrative provisions of the Zoning Code. To accomplish this, the Processes and Procedures Ordinance amends various Sections of the existing Zoning Code, known as Chapter 1 of the LAMC. It also establishes the new Zoning Code which includes the Administration article and the Table of Contents for the remainder of the new Code, known as Chapter 1A of the LAMC. While Chapter 1A will contain 15 Articles, the Processes and Procedures Ordinance creates the new Article 13 – Administration, which will contain the administration provisions for the review of projects and legislative requests. The remaining Articles outlined in the Table of Contents will be adopted and populated alongside the adoption of the Downtown Community Plan, in that it's the first Community Plan to be adopted under the new Zoning Code. Chapters 1 and 1A will coexist until all the remaining Articles are fully established and all 35 Community Plans have been updated to reference Chapter 1A. In order to ensure that the Department of City Planning has a consistent set of administrative procedures, Article 13 – Administration will apply to both Chapters 1 and 1A when the Processes and Procedures Ordinance goes into effect.

The intent of the Processes and Procedures Ordinance is to maintain long-standing opportunities for public participation and make it easier for both applicants and the public to clearly understand how the Department considers land use and development proposals and how to navigate the decision-making process. The ordinance achieves this by consolidating and standardizing the processes and procedures for project review, locating these processes and procedures in one central location (Article 13 of Chapter 1A of the LAMC), and establishing a standard visual format with flowcharts and tables. The Department compared processes and procedures and identified which ones could be consolidated while still retaining the opportunity for public participation. These efforts started with a comparison between processes that had key similarities in procedures, such as sharing the same initial decision maker and appellate decision maker. Some of the differences in procedures included the standards for notification of public hearing, the time to act, and the appeal period. By identifying inconsistencies in procedures, or the steps in the path, the Department was able to consolidate approximately 120 similar but slightly different possible paths to about 60 unique paths instead. Standardized notification timelines and times to act help support a more predictable and transparent system of project review and decision making. At the time of adoption, the Processes and Procedures Ordinance was set to become operative on July 22, 2023.

#### Extension of the Operative Date for the Processes and Procedures Ordinance

In addition to other provisions, the Processes and Procedures Ordinance includes provisions specific to development applications and approvals in the City's Coastal Zone. The City's authority to issue a coastal development permit (CDP) was originally certified by the California Coastal Commission in 1978. Because the Processes and Procedures Ordinance amended provisions specific to coastal development permit applications and approvals under Chapter 1A of LAMC, the Ordinance required certification by the California Coastal Commission pursuant to Public Resources Code Section 30600 (b) (1).

On May 16, 2023, a motion was introduced by the City Council requesting the City Attorney to prepare and present an ordinance to extend the operative date of the Processes and Procedures Ordinance from July 22, 2023 to January 22, 2024 to give the Department of City Planning time to take the ordinance to the California Coastal Commission for their certification and give City Planning Commission and Council time to take action on any amendments made to the CDP provisions by the California Coastal Commission. Additionally, the delayed operative date would avoid any lapse in the application of City regulations and permit authority in the Coastal Zone.

On June 8, 2023, the California Coastal Commission approved the CDP provisions of the Processes and Procedures Ordinance that apply to the Coastal Zone with amendments, and on June 27, 2023, Ordinance No. 187,930 (Exhibit G) was adopted by the City Council extending the operative date to January 22, 2024. The amendments by the California Coastal Commission are currently in form and legality review with the City Attorney and pending final adoption by the City Council.

#### Inadvertent Omission of the Redevelopment Plan Procedures

As part of the comprehensive update to the Zoning Code, the Processes and Procedures Ordinance inadvertently removed Section 11.5.14 (Redevelopment Plan Procedures) from Chapter 1 of the LAMC. The Processes and Procedures Ordinance will become operative on January 22, 2024, and if the proposed ordinance does not get adopted by the operative date, Section 11.5.14 would be removed from Chapter 1 of LAMC. This would result in the City not having necessary procedures in the Zoning Code to process ministerial and discretionary projects that are subject to active Redevelopment Plans. Therefore, the proposed ordinance to amend the Processes and Procedures Ordinance to reinstate Section 11.5.14 (Redevelopment Plan Procedures) back to Chapter 1 of the LAMC must be adopted by the City Council prior to January 22, 2024 to prevent any lapse in the City's ability to process development applications within Redevelopment Project Areas.

#### **Proposed Ordinance**

The Department of City Planning released an initial draft of the proposed ordinance (Exhibit H) on October 2, 2023. The initial proposed ordinance amends Section 1 of the Processes and Procedures Ordinance (Exhibit B, Ordinance No. 187,712) to reincorporate the text of Section 11.5.14 as it was established in the original Redevelopment Plan Procedures Ordinance (Exhibit C, Ordinance No. 186,325) and which is currently in Chapter 1 of the LAMC, with the exception of two technical modifications explained below. These are technical modifications and will not result in any policy changes.

- A minor technical amendment to the list of Sections of Article 1.5 of Chapter 1 of the LAMC. The Processes and Procedures Ordinance accidentally omitted Section 11.5.13 (CEQA Procedures) from this list. However, Section 11.5.13 is currently in the LAMC and

remains unchanged in the Processes and Procedures Ordinance. As such, the proposed ordinance updated the list of Sections of Article 1.5 to include both Sections 11.5.13 and 11.5.14.

- The definition of “Redevelopment Plan” in Subsection C of Section 11.5.14 was amended to remove reference of two Redevelopment Plans that have expired since the adoption of the Redevelopment Plan Procedures Ordinance in September 2019. The North Hollywood Redevelopment Plan expired on February 21, 2021 (see Exhibit E, Inter-Departmental Correspondence) and the Chinatown Redevelopment Plan expired on January 23, 2022 (see Exhibit F, Inter-Departmental Correspondence). Development projects are no longer required to comply with the provisions of either expired Redevelopment Plan.

A revised draft of the proposed ordinance was released on October 16, 2023 in conjunction with this Staff Recommendation Report and incorporates two additional technical modifications. These are technical modifications and will not result in any policy changes.

- Update to the citation of the Multiple Approvals procedures from Section 12.36 of Chapter 1 to Sec. 13A.2.10 of Chapter 1A. Following the operative date of the Processes and Procedures Ordinance, these procedures will now only be found in Sec. 13A.2.10 of Chapter 1A.
- Update the citation of the Failure to Act - Transfer of Jurisdiction procedures from Section 11.5.7 C.5 of Chapter 1 to Sec. 13B.4.2.D.3.b. of Chapter 1A. Following the operative date of the Processes and Procedures Ordinance, these procedures will now only be found in Sec. 13B.4.2.D.3.b.

## **Conclusion**

The proposed Redevelopment Plan Procedures Reinstatement Ordinance is a necessary technical and administrative correction to the Processes and Procedures Ordinance (Ordinance No. 187,712) to allow the City to continue implementing its 17 active Redevelopment Plans. Therefore, based on all information provided herein, the Department of City Planning recommends that the City Planning Commission approve and recommend that the City Council adopt the proposed ordinance.

## **PUBLIC COMMUNICATIONS**

On October 2, 2023, the Department of City Planning released the proposed Redevelopment Plan Procedures Reinstatement Ordinance and sent an email to various interested parties, including neighborhood councils.

On October 10, 2023 and October 12, 2023, staff offered office hours open to the public to gather input and written correspondence from individuals and organizations expressing interest in the proposed ordinance. Interested parties were notified via email and the office hours sign-up link was made available both via email and on the Department of City Planning's website. No stakeholders attended the office hours.

Staff accepted written comments for consideration in this Staff Recommendation Report through October 12, 2023. Staff did not receive any correspondence regarding the proposed ordinance.

The required public hearing to receive public testimony for the proposed ordinance will be held during the City Planning Commission meeting on October 26, 2023 before consideration by the CPC. A hearing notice for the public hearing was published on the Department of City Planning's website on October 2, 2023 and sent via email to interested parties.

## FINDINGS

### Land Use Findings

#### Charter Finding 556 (General Plan).

In accordance with City Charter Section 556, the proposed ordinance is in substantial conformance with the purposes, intent, and provisions of the General Plan in that it would further accomplish the goals, objectives, and policies of the General Plan as outlined below:

<b>Framework Element - Economic Development (<a href="#">Chapter 7</a>)</b>
<p><b>Objective 7.4</b> Improve the provision of governmental services, expedite the administrative processing of development applications, and minimize public and private development application costs.</p> <p><b>Objective 7.8</b> Maintain and improve municipal service levels throughout the City to support current residents' quality of life and enable Los Angeles to be competitive when attracting desirable new development.</p>

The proposed ordinance supports and maintains the purpose of the Processes and Procedures Ordinance (Ordinance 187,712, Exhibit B) to comprehensively reorganize Zoning Code processes and procedures, with the intention of laying the groundwork for a more user-friendly, transparent, and predictable set of zoning regulations. The proposed ordinance supports improvements to the provision of governmental services and processing of development applications by making it easier for both applicants and the public to clearly understand how the Department of City Planning considers land use and development proposals and how to navigate the decision-making process. Furthermore, the proposed ordinance will allow the City to continue the implementation of the remaining 17 active Redevelopment Plans.

#### City Charter Finding 558 and Section 12.32 of the LAMC (Public Necessity, Convenience, General Welfare, Good Zoning Practice).

In accordance with City Charter Section 558 (b)(2) and Section 12.32 C.2 and C.7 of the LAMC, the proposed ordinance is in substantial conformance with public necessity, convenience, general welfare, and good zoning practice because it supports and maintains the purpose of the Policies and Procedures Ordinance (Ordinance 187,712) to comprehensively reorganize Zoning Code processes and procedures, with the intention of laying the groundwork for a more user-friendly, transparent, and predictable set of zoning regulations. In addition, the proposed ordinance will prevent any lapse in the City's ability to review projects subject to Redevelopment Plan provisions, and further ensure that all updated zoning regulations are operated simultaneously throughout the City, thereby supporting public necessity, convenience, general welfare and good zoning practice.

### Environmental Findings

The Department of City Planning has determined, based on the whole of the administrative record, that the proposed ordinance is exempt from CEQA pursuant to CEQA Guidelines, Section 15061(b)(3) and Section 15378(b)(5), and there is no substantial evidence

demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies (Exhibit G).

The proposed ordinance consists of reinstating administrative procedures for Redevelopment Plans, as well as minor technical modifications, which include the removal of two Redevelopment Plans that have expired (the North Hollywood Redevelopment Plan, as adopted by Ordinance No. 171,745; and the Chinatown Redevelopment Plan, as adopted by Ordinance No. 153,365). These actions have no effect on the physical environment.

Pursuant to Section 15061(b)(3), the proposed ordinance is not a project under CEQA, because “the activity is covered by the common sense exception that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

The proposed ordinance is also not a project under CEQA pursuant to Section 15378(b)(5) because “organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment” are not considered a project. The proposed ordinance does not change any discretionary actions into non-discretionary actions. Therefore, the proposed ordinance will continue to ensure that projects meet all procedural requirements of CEQA, and that impacts are analyzed and environmental mitigations are imposed where necessary and appropriate. Furthermore, the proposed ordinance does not change the zoning of any properties and is limited to administrative provisions for processing Redevelopment Project Area approval requests and appeals. Therefore, the proposed ordinance does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment and is not considered a project under CEQA.

## **EXHIBIT A**

**Revised Draft Proposed Ordinance, Dated  
October 16, 2023**

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Ordinance 187,712 to amend Article 1.5 of Chapter 1 of the Los Angeles Municipal Code and reinstate Section 11.5.14 (Redevelopment Plan Procedures).

THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:

**Section 1.** Section 1 of Ordinance 187,712 shall be amended to read as follows:

**ARTICLE 1.5**  
**PLANNING COMPREHENSIVE PLANNING PROGRAM**

Section	Title.
11.5.1	Title.
11.5.2	Area Planning Commissions.
11.5.3	Director of Planning (Director).
11.5.4	City Planning Commission.
11.5.5	Mandatory Referrals – Authority of Commission – Requirements.
11.5.6	General Plan.
11.5.7	Specific Plan Procedures.
11.5.8	General Plan Review.
11.5.9	Withdrawal of Application.
11.5.10	Withdrawal of Appeal.
11.5.11	Affordable Housing.
11.5.12	Delegation of Council's Authority to Consent to Extensions of Time for Council Action.
<u>11.5.13</u>	<u>CEQA Procedures.</u>
<u>11.5.14</u>	<u>Redevelopment Plan Procedures.</u>

**SEC. 11.5.14. REDEVELOPMENT PLAN PROCEDURES.**

A. **Objectives.** The objectives of this section are to establish uniform citywide procedures, standards, and criteria for reviewing and processing Redevelopment Plan Projects, including Administrative Review, Project Compliance, Project Modification, Project Adjustments, and Redevelopment Plan Amendments in accordance with applicable provisions of the Charter, this Code, City ordinances, state law, and any applicable specific plan, supplemental use district, or other land use regulation adopted by the City.

B. **Relationship of the Redevelopment Regulations to City Ordinances.**



1. The Redevelopment Regulations are in addition to the provisions of Chapter 1 of this Code and any other relevant City ordinances.

2. Whenever the Redevelopment Regulations conflict with provisions contained in Chapter 1 of this Code or any other relevant City ordinances, the Redevelopment Regulations shall supersede those provisions, unless the applicable Redevelopment Regulations specifically provide otherwise or are amended.

C. **Definitions.** For purposes of this chapter, certain terms and words are defined below. Words and phrases contained in this section and not defined below shall have the meanings set forth in the applicable Redevelopment Plan or Section 12.03 of this Code (with priority given to definitions in the applicable Redevelopment Plan where there is a conflict between the Redevelopment Plan and this Code):

**"Community Redevelopment Agency" or "CRA" or "CRA/LA"** shall mean the former Community Redevelopment Agency of the City of Los Angeles, which was dissolved on February 1, 2012.

**"Community Redevelopment Law"** shall mean the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 et seq.), as amended.

**"CRA/LA, a Designated Local Authority" or "CRA/LA-DLA"** shall mean the public body formed pursuant to Health and Safety Code Section 34173(c)(3) to serve as the successor agency to the former CRA.

**"Historic Resource"** shall mean designated or surveyed resources including properties listed in or formally determined eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, locally designated Historic-Cultural Monuments (HCMs) and Historic Preservation Overlay Zones (HPOZs); and properties identified as significant per eligibility criteria in SurveyLA and the Community Redevelopment Agency surveys or any subsequent City sanctioned or accepted surveys.

**"Lower Income Household"** shall have the meaning ascribed thereto in the Development Guidelines and Controls for Residential Hotels in the City Center and Central Industrial Redevelopment Project Areas, adopted by the former CRA on June 15, 2006.

**"Redevelopment Plan"** shall mean any of the following redevelopment plans: (i) the Adelante Eastside Redevelopment Project Redevelopment Plan, as adopted by Ordinance No. 172,514, and as amended; (ii) the Broadway/Manchester Redevelopment Plan, as adopted by Ordinance No. 170,175, and as amended; (iii) the Central Industrial Redevelopment Plan, as adopted by Ordinance No. 174,978, and as amended; ~~(iv) the~~

Chinatown Redevelopment Plan, as adopted by Ordinance No. 153,365, and as amended; (iv) the City Center Redevelopment Plan, as adopted by Ordinance No. 174,593, and as amended; (vi) the Council District 9 Corridors Redevelopment Plan, as adopted by Ordinance No. 170,807, and as amended; (vii) the Crenshaw Redevelopment Plan, as adopted by Ordinance No. 158,933, and as amended; (viii) the Crenshaw/Slauson Redevelopment Plan, as adopted by Ordinance No. 170,734, and as amended; (viii) the Exposition/University Park Redevelopment Plan, as adopted by Ordinance No. 131,730, and as amended; (ix) the Hollywood Redevelopment Plan, as adopted by Ordinance No. 175,236, and as amended; (xi) the Laurel Canyon Commercial Corridor Redevelopment Plan, as adopted by Ordinance No. 180,695, and as amended; (xii) the Mid-City Redevelopment Plan, as adopted by Ordinance No. 171,064, and as amended; (xiii) the North Hollywood Redevelopment Plan, as adopted by Ordinance No. 171,745, and as amended; (xii) the Pacific Corridor Redevelopment Plan, as adopted by Ordinance No. 174,549, and as amended; (xiii) the Vermont/Manchester Redevelopment Plan, as adopted by Ordinance No. 171,065, and as amended; (xvi) the Watts Corridors Redevelopment Plan, as adopted by Ordinance No. 170,769 and as amended; (xvii) the Western/Slauson Redevelopment Plan, as adopted by Ordinance No. 171,063, and as amended; (xviii) the Westlake Redevelopment Plan, as adopted by Ordinance No. 172,597, and as amended; and (xviii) the Wilshire Center/Koreatown Redevelopment Plan, as adopted by Ordinance No. 170,806, and as amended.

**"Redevelopment Plan Amendment"** shall mean an amendment to a Redevelopment Plan adopted by the City Council by ordinance after the effective date of this ordinance.

**"Redevelopment Plan Project"** shall mean any proposed development activity within a Redevelopment Project Area with an Unexpired Redevelopment Plan that includes the issuance of a building, grading, demolition, sign or change of use permit. A Redevelopment Plan Project shall not include activity that consists solely of interior remodeling, interior rehabilitation or interior repair work. Notwithstanding the forgoing, the following types of projects shall be considered a Redevelopment Plan Project: (i) development activity involving an Historic Resource, including any interior remodeling, interior rehabilitation, or interior repair work that affects the exterior; and/or (ii) development activity involving a Residential Hotel/Single Room Occupancy Hotel (SRO), vacant Dwelling Unit, or a Dwelling Unit housing Lower Income Households in the City Center Project Area and the Central Industrial Project Area, including any interior remodeling, interior rehabilitation or interior repair work that may result in the loss of a dwelling unit.

**"Redevelopment Plan Project Administrative Review"** shall mean the issuance of a ministerial approval by the Director for a Redevelopment Plan Project that complies with the applicable Redevelopment Regulations, and does not require the imposition of conditions or the making of findings.

**"Redevelopment Plan Project Adjustment"** shall mean the same as a "minor variation" or "variation" as these terms are used in each Redevelopment Plan and is a decision by the Director that a Redevelopment Plan Project substantially complies with the relevant Redevelopment Regulations except for a minor deviation therefrom, either as submitted or with conditions imposed to achieve substantial compliance with the applicable Redevelopment Regulations.

**"Redevelopment Plan Project Compliance"** shall mean a decision by the Director that a Redevelopment Plan Project complies with the applicable Redevelopment Regulations, either as submitted or with conditions imposed to achieve compliance with the Redevelopment Regulations.

**"Redevelopment Project Area" or "Redevelopment Plan Area" or "Community Redevelopment Plan Area"** shall here and after be referred to as "Redevelopment Project Area" and shall mean the area included within the specific geographic boundaries identified as a project area in a Redevelopment Plan.

**"Redevelopment Regulations"** shall mean all the land use provisions of the Redevelopment Plans and design for development guidelines adopted pursuant to such Redevelopment Plans that govern land use or development that were transferred to the City pursuant to California Health and Safety Code Section 34173(i).

**"Residential Hotel/SRO"** shall have the meaning ascribed thereto in the Development Guidelines and Controls for Residential Hotels in the City Center and Central Industrial Redevelopment Project Areas, adopted by the former CRA on June 15, 2006, and/or the Residential Hotel Ordinance (Ordinance No. 179,868) of the City of Los Angeles. All projects involving a Residential Hotel/SRO shall be considered a Redevelopment Plan Project and subject to all provisions required unless otherwise stated.

**"Unexpired"** shall mean that the applicable Redevelopment Regulations are still in effect on the date of approval of a Redevelopment Plan Project or Redevelopment Plan Amendment.

D. **Administration of Redevelopment Plan Projects.** Applications for approval of Redevelopment Plan Projects, including applications for Redevelopment Plan Project Administrative Review, Project Compliance, and Modification of Entitlement for a Redevelopment Plan Project shall be filed and processed as follows:

1. **Applications.**

(a) **General Requirements.**

(1) Applications filed under this Article must include all the information required by the Department of City Planning. All applications shall be made on forms prepared by the Department of City Planning.

(2) Applications shall include all fees required by Article 9 of Chapter 1 of the LAMC.

**(b) Application Completeness.**

(1) An application is not complete until all required items are submitted and all required application fees are paid.

(2) The City will not process incomplete applications. Applications will be reviewed for completeness in accordance with the Permit Streamlining Act (California Government Code Title 7, Division 1, Chapter 4.5, as may be amended from time to time).

**(c) Multiple Entitlement Requests.**

In order to facilitate the development process, applications for multiple entitlements for the same project shall be submitted and processed concurrently as provided in Sec. 13A.2.10 of Chapter 1A of the LAMC ~~Section 12.36~~.

**(d) Withdrawal of Application.**

(1) At any time before the initial decision maker or appellate body on appeal makes a final decision on an application, the applicant may withdraw the application.

(2) The withdrawal of the application must be in writing and does not require the decision maker to concur. The withdrawal of the application shall be permanent and any associated authorizations shall be void.

2. Nothing herein shall be construed to prohibit the Director or the Director's designee from promulgating administrative guidelines to interpret and implement the Redevelopment Regulations.

3. **Notice and Hearing.** Notice shall be given and public hearings shall be held as required by the LAMC.

4. **Review Procedures for Redevelopment Plan Project Administrative Review.**

(a) **Eligibility.** Any project involving a Residential Hotel/SRO, vacant Dwelling Unit, or a Dwelling Unit housing Lower Income Households in the City Center Project Area and the Central Industrial Project Area, or any project involving construction that consists of interior remodeling, interior rehabilitation or interior repair work that results in the loss of Dwelling Units shall not be eligible for an administrative review. Projects that do not qualify for a Redevelopment Plan Project Administrative Review may apply for a Redevelopment Plan Project Compliance or a Redevelopment Plan Project Adjustment.

(b) **Initiation.** A Project Administrative Review is initiated by filing an application with the Department of City Planning or by following the LAMC's procedures to obtain a building permit.

(c) **Notice of Public Hearing.** There is no public hearing.

(d) **Clearance.** Clearance shall be issued pursuant to the applicable ordinance or building permit requirement.

(e) **Criteria for Compliance Review.** The Department shall review the application for compliance with the relevant standards of this Code and the appropriate Redevelopment Plan, including the zone standards, established development standards, and any supplemental use regulations.

(f) **Scope of Action.** Once a project's Administrative Review is complete, any subsequent development activity (including but not limited to the erection, enlargement or maintenance of buildings, development or construction work, and issuance of a grading, building or change of use permit) shall comply with the plans approved by the Department of City Planning in the Administrative Review for the project

(g) **Appeals.** There is no appeal.

(h) **Modification of Action.** Any change to the scope of the application requires review by the Department of City Planning as provided in this subdivision.

**5. Review Procedures for Redevelopment Plan Project Compliance.**

(a) **Initiation.** A property owner files an application for Project Compliance Review with the Department of City Planning.

(b) **Notice of Public Hearing.** The Director shall provide notice as required by the LAMC.

(c) **Decision.**

(1) **Decision Maker.** The Director is the initial decision maker and may approve, conditionally approve, or deny the Project Compliance.

(2) **Decision.**

(i) The Director shall render the initial decision within 75 days of the date the application is deemed complete or, when an EIR or other CEQA document is required, the date the EIR or other CEQA document is certified or adopted.

(ii) If the Director fails to make a timely decision, the applicant may file a request for transfer of jurisdiction to the Area Planning Commission in accordance with the procedures set forth in Sec. 13B.4.2.D.3.b. of Chapter 1A of the LAMC-Section 11.5.7 C.5. of this Code.

(3) **Transmittal.** The Director shall transmit a copy of the decision by email, electronic transmission, or mail to the applicant, the Department of Building and Safety, the Councilmember(s) having jurisdiction over the Redevelopment Project Area in which the property is located, the Department of Transportation (when appropriate), owners of all properties abutting, across the street or alley from, or having a common corner with the subject property; and interested parties who have filed written requests for notice with the City Planning Department.

(d) **Standards for Review and Required Findings.** The Director shall grant a Project Compliance upon written findings that the project:

(1) Substantially complies with the relevant Redevelopment Regulations, findings, standards and provisions of the Redevelopment Plan; and

(2) Is subject to all conditions required by the relevant Redevelopment Regulations; and

(3) Complies with CEQA; and

(4) Any other findings that are required in the relevant Redevelopment Plan.

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(e) **Scope of Decision / Utilization of Approvals.** See Section 12.25 of Chapter 1 of the LAMC.

(f) **Limitations.** The granting of a Project Compliance shall not imply compliance with any other applicable provisions of the Los Angeles Municipal Code. Any corrections and/or modifications to project plans made subsequent to a Project Compliance that are deemed necessary by the Department of Building and Safety for Building Code compliance, and which involve a change in floor area, parking, building height, yards or setbacks, building separation or lot coverage, shall require a referral of the revised plans back to the Department of City Planning (and the Department of Transportation in cases where there are corrections and/or modifications that may affect the calculation of vehicle trips generated, project floor area or parking) for additional review and sign-off prior to the issuance of any permit in connection with those plans.

(g) **Appeals.**

(1) **Decision Maker.** The Area Planning Commission is the appellate decision maker.

(2) **Filing.** An applicant or any other person aggrieved by the Director's decision may file an appeal.

(3) **Appellate Decision.**

(i) Before acting on any appeal, the Area Planning Commission shall set the matter for hearing. The following notice is required for the public hearing on an appeal.

<u>Type of Notice</u>	<u>When</u>	<u>Where / To Whom / Additional Requirements</u>
<u>Mail</u>	<u>21 days</u>	<ul style="list-style-type: none"> <li>• <u>The applicant;</u></li> <li>• <u>Owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property;</u></li> <li>• <u>The Councilmember(s) having jurisdiction over the Redevelopment Plan area in which the property is located;</u></li> <li>• <u>The Department of Neighborhood Empowerment; and</u></li> <li>• <u>Interested parties who have requested notice in writing.</u></li> </ul>

(ii) The Area Planning Commission shall act within 75 days after the expiration of the appeal period.



(iii) The decision to approve or deny an appeal must contain the same findings required by the original decision maker, supported by substantial evidence.

**(4) Filing of Appeals.**

(i) Appeals shall be in writing and filed on forms maintained by the Department.

(ii) An appeal shall specifically state the points at issue and the reasons why the decision should not be upheld.

(iii) An appeal not properly or timely filed shall not be accepted.

**(5) Time Limits for Appeal.** Appeals must be filed within 15 days after the date on the letter of determination to the applicant.

**(6) Appeal Procedures.**

(i) An appeal stays proceedings in the matter until the appellate body makes a decision.

(ii) After an appeal is filed, the initial decision maker transmits the appeal and the file to the appellate body, together with any report, if one was prepared by staff, responding to the points raised made in the appeal.

(iii) When the appellate body receives the appeal, the initial decision maker loses jurisdiction.

(iv) Upon the date set for the hearing, the appellate body shall either hear the appeal, or continue the matter by mutual agreement with the project applicant to another date if there is cause to do so. No notice of continuance need be given if the continuance is announced at a public meeting at the time for which the hearing was originally set.

(v) The appellate body shall conduct a public hearing. After the public hearing, the appellate body shall render a decision.

(vi) The appellate body may extend the time period for deciding an appeal to allow the consideration of changes to the



project requested by the applicant. If the appellate body finds that the changes are substantial, including any additional CEQA analysis, the hearing may be continued by mutual agreement with the project applicant. The appellate body shall provide notice of the continued hearing before such hearing is held. The time period required for additional notice is at least the time required for posted notice on the original application.

(vii) The appellate body shall hear the matter de novo. It may take additional evidence, and shall base its decision on the record before it. In making its decision, the appellate body shall make the same findings as required by the initial decision maker, supported by substantial evidence.

(7) **Modification of Entitlement.** A Project Compliance may be modified pursuant to Subdivision 6. below.

**6. Modification of Entitlement for a Redevelopment Plan Project.**

**(a) Applicability.**

(1) **Original Action.** This subdivision applies to the modification of a previously approved entitlement (referred to in this subdivision as the "original action") that substantially conforms to the original approval.

**(2) Modification.**

(i) For purposes of this subdivision, a "modification" means any changes in the proposed physical development, planned operation, or conditions of approval.

(ii) In no event can any modification or series of modifications allow a use, single deviation, or series of deviations (including but not limited to "minor variations" and "variations" as those terms are used in the Redevelopment Plans) to exceed the maximum deviation allowed by the relevant Redevelopment Plan or LAMC.

**(3) Maximum Deviation.**

(i) Use, single deviation, or series of deviations from the LAMC or Redevelopment Plan which was not approved as part of the original action; or

(ii) Any modification that would result in an increase or reduction of the physical development, planned operation, or conditions of approval on the original action by more than 20%.

(4) **New Application.** Any deviation that does not substantially conform to the original action or exceeds the maximum deviation prescribed in Subparagraph (3) (Maximum Deviation) above requires a new project application.

(b) **Initiation.**

(1) A Modification of Entitlement is initiated by filing an application with the Department of City Planning.

(2) The application must include development plans showing the requested modifications.

(3) A Modification of Entitlement shall be filed and approved before the original action expires.

(c) **Notice of Public Hearing.** Notice of the public hearing on an initial decision and appeal is provided in the same manner as the original action or appeal.

(d) **Decision.**

(1) **Decision Maker.**

(i) The decision maker on a Modification of Entitlement is the initial decision maker on the original action. In the event that the initial decision maker was the CRA, the Director of Planning shall be the decision maker.

(ii) If the original action was subject to multiple approvals, the initial decision maker is the initial decision maker assigned pursuant to Sec. 13A.2.10 of Chapter 1A of the LAMC ~~Section 12.36~~ (Multiple Approvals).

(iii) If the original action was subject to an appeal, the decision maker on the Modification of Entitlement is the appellate body on the original action.

(2) **Public Hearing.** The initial decision maker may conduct a public hearing after providing the notice required Section 11.5.14 D.6.(c) (Notice of Public Hearing) above. A hearing need not be held if the initial decision maker makes a written finding that the requested Modification of Entitlement:

(i) will not have a significant effect on adjoining properties or on the immediate neighborhood; or

(ii) is not likely to evoke public controversy.

(3) **Decision.** The initial decision maker shall approve, conditionally approve, or deny the request within 75 days after the application is deemed complete.

(4) **Conditions.** The initial decision maker may impose conditions on the modification as allowed by the regulations governing the original action.

(5) **Transmittal.** The initial decision maker shall transmit a copy of the decision by mail to the applicant, all owners and occupants of properties abutting, across the street or alley from, or having a common corner with the subject property, and persons who have filed a written request for notice with the Department of City Planning.

(e) **Standard of Review and Required Findings.**

(1) A Modification of Entitlement shall not be granted unless the decision maker finds that the modification complies with all of the findings that apply to the original action.

(2) If the application for Modification of Entitlement is for only a portion of a development project, the decision maker's review and decision shall be limited to only that portion of the project. However, the decision maker may consider the entire project to the extent that the approved project and the portion for which the Modification of Entitlement is requested are indistinct.

(f) **Scope of Decision / Utilization of Approvals.** See Section 12.25 of Chapter 1 of the LAMC.

(g) **Appeals.** The initial decision on a Modification of Entitlement is appealable in the same manner as the original action.

7. **Review Procedures for Redevelopment Plan Project Adjustment.**

(a) **Initiation.** A property owner files an application for Project Adjustment with the Department of City Planning.

(b) **Notice of Public Hearing.** The Director shall provide any notice required by the LAMC.

(c) **Decision.**

(1) **Decision Maker.** The Director is the initial decision maker, and may approve, conditionally approve, or deny the Project Adjustment.

(2) **Time Limit.**

(i) The Director shall render the initial decision within 75 days of the date the application is deemed complete.

(ii) If the Director fails to make a timely decision, the applicant may file a request for transfer of jurisdiction to the Area Planning Commission pursuant to Sec. 13B.4.2.D.3.b. of Chapter 1A of the LAMC ~~Section 11.5.7 C.5. of this Code.~~

(3) **Transmittal.** The Director shall transmit a copy of the decision by email, electronic transmission, or mail to the applicant, the Department of Building and Safety, the Councilmember(s) having jurisdiction over the Redevelopment Plan Area in which the property is located, the Department of Transportation (when appropriate), owners of all properties abutting, across the street or alley from, or having a common corner with the subject property; and interested parties who have filed written requests to receive notice with the City Planning Department.

(d) **Standards for Review and Required Findings.** The Director shall approve, or approve with conditions, a Project Adjustment if the Director finds in writing that:

(1) Substantially complies with the applicable Redevelopment Regulations; and

(2) Complies with CEQA; and

(3) All findings for variations and minor variations, as required by the applicable Redevelopment Plan, are met.

(e) Scope of Decision / Utilization of Approvals. See Section 12.25 of Chapter 1 of the LAMC.

(f) Appeals.

(1) Decision Maker. The Area Planning Commission is the appellate decision maker.

(2) Filing. An applicant or any other person aggrieved by the Director's decision may file an appeal.

(3) Appellate Decision.

(i) Before acting on an appeal, the Area Planning Commission shall set the matter for hearing. The following notice is required for the public hearing on an appeal.

<u>Type of Notice</u>	<u>When</u>	<u>Where / To Whom / Additional Requirements</u>
Mail	21 days	<ul style="list-style-type: none"> <li>• <u>The applicant;</u></li> <li>• <u>Owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property;</u></li> <li>• <u>The Councilmember(s) having jurisdiction over the Redevelopment Project area in which the property is located;</u></li> <li>• <u>The Department of Neighborhood Empowerment; and</u></li> <li>• <u>Interested parties who have requested notice in writing.</u></li> </ul>

(ii) The Area Planning Commission shall act within 75 days after the expiration of the appeal period.

(iii) The decision to approve or deny an appeal must contain the same findings required by the original decision maker, supported by substantial evidence.

(4) Filing of Appeals.

(i) Appeals shall be in writing and filed on forms maintained by the Department.

(ii) An appeal shall specifically state the points at issue and the reasons why the decision should not be upheld.

(iii) An appeal not properly or timely filed shall not be accepted.

(5) **Time Limits for Appeal.** Appeals must be filed within 15 days after the date on the letter of determination to the applicant.

(6) **Appeal Procedures.**

(i) An appeal stays proceedings in the matter until the appellate body makes a decision.

(ii) After an appeal is filed, the initial decision maker transmits the appeal and the file to the appellate body, together with any report, if one was prepared by staff, responding to the points raised made in the appeal.

(iii) When the appellate body receives the appeal, the initial decision maker loses jurisdiction.

(iv) Upon the date set for the hearing, the appellate body shall either hear the appeal, or continue the matter by mutual agreement with the project applicant to another date if there is cause to do so. No notice of continuance need be given if the continuance is announced at a public meeting at the time for which the hearing was originally set.

(v) The appellate body shall conduct a public hearing. After the public hearing, the appellate body shall render a decision.

(vi) The appellate body may extend the time period for deciding an appeal to allow the consideration of changes to the project requested by the applicant. If the appellate body finds that the changes are substantial, including any additional CEQA analysis, the hearing may be continued by mutual agreement with the project applicant. The appellate body shall provide notice of the continued hearing before such hearing is held. The time period required for additional notice is at least the time required for posted notice on the original application.

(vii) The appellate body shall hear the matter de novo. It may take additional evidence, and shall base its decision on the record before it. In making its decision, the appellate body shall

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make the same findings as required by the initial decision maker, supported by substantial evidence.

(g) The decision of the appellate body is final.

(h) **Modification of Entitlement.** No modification is available.

8. **Initiation of Redevelopment Plan Amendment(s).** The City Council, the City Planning Commission or the Director of Planning may initiate consideration of an amendment to any a Redevelopment Plan, subject to the requirements and limitations of the Charter and state law.n The fee for a Redevelopment Plan Amendment shall be as set forth in Section 19.01 G. of this Code.

9. **Multiple Approvals.** When an application is filed pursuant to this Section for a Redevelopment Plan Project requiring multiple approvals, the process set forth in Sec. 13A.2.10 of Chapter 1A of the LAMC ~~Section 12.36~~ shall apply.

**Sec. 2.** The City Clerk shall certify...

## **EXHIBIT B**

### **Processes and Procedures Ordinance (Ordinance No. 187,712)**



**Processes and Procedures Ordinance  
(Ordinance No. 187,712)**

**[https://clkrep.lacity.org/online/docs/2012/12-0460-S4\\_ord\\_187712\\_1-23-2023.pdf](https://clkrep.lacity.org/online/docs/2012/12-0460-S4_ord_187712_1-23-2023.pdf)**

## **EXHIBIT C**

### **Redevelopment Plan Procedures Ordinance (Ordinance No. 186,325)**

## **ORDINANCE NO. 186325**

An ordinance adding Sections 11.13 and 11.5.14 and amending Sections 11.5.9, 11.5.10, 12.04, 12.22, 12.24, 16.05, 16.11 and 19.01 of the Los Angeles Municipal Code (LAMC) to effectuate the transfer of land use related plans and functions of the former local Community Redevelopment Agency (CRA) to the City of Los Angeles pursuant to California Health and Safety Code Section 34173(i).

### **THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:**

Section 1. Section 11.13 is added to Article 1 of Chapter 1 of the Los Angeles Municipal Code to read as follows:

#### **SEC. 11.13. RECOMMENDATION, ACTION OR APPROVAL BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES (CRA/LA), A DESIGNATED LOCAL AUTHORITY SUCCESSOR TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES (CRA/LA-DLA)**

As of the effective date of this ordinance, the City shall review and take action regarding any Redevelopment Plan Amendment or land use approval or entitlement pursuant to Section 11.5.14 and other applicable provisions of this Code. Notwithstanding any contrary provision of this Code, the Community Redevelopment Law, the Redevelopment Regulations, or any applicable specific plan, supplemental use district, or other land use regulation adopted by the City, the City shall not be required to consult with or provide notice to the former Community Redevelopment Agency of the City of Los Angeles (CRA/LA) or the CRA/LA, a Designated Local Authority Successor to the Community Redevelopment Agency of the City of Los Angeles (CRA/LA-DLA). In addition, CRA/LA-DLA shall have no further authority or responsibility to perform related land use functions including, but not limited to: preparing staff reports pertaining to land use decisions; making findings; making interpretations; imposing conditions; making recommendations; reviewing, granting or denying land use approvals or entitlements; hearing appeals; and/or amending Redevelopment Regulations.

Sec. 2. Subsection C of Section 11.5.9 of Article 1.5 of Chapter 1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

C. **Code Sections.** This section applies to applications filed pursuant to Sections 11.5.6, 11.5.7, 11.5.14, 12.20.2, 12.20.3, 12.21, 12.22, 12.23, 12.24, 12.25, 12.26, 12.27, 12.28, 12.30, 12.32, 12.36, 12.50, 13.01 H., 14.00, 14.5.6, 16.01, 16.02, 16.04, 16.05, 16.50, and Articles 7 and 8 of Chapter 1 of this Code.

Sec. 3. Subsection C of Section 11.5.10 of Article 1.5 of Chapter 1 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

C. **Application to Specific Appeal Provisions.** This section applies to appeals filed pursuant to Sections 11.5.6, 11.5.7, 11.5.14, 12.20.2, 12.20.3, 12.21, 12.22, 12.23, 12.24, 12.25, 12.26, 12.28, 12.30, 12.32, 12.36, 12.50, 13.01 H., 14.00, 14.5.6, 16.01, 16.02, 16.04, 16.05, 16.50, and Articles 7 and 8 of Chapter 1 of this Code.

Sec. 4. Section 11.5.14 is added to Article 1.5 of Chapter 1 of the Los Angeles Municipal Code to read as follows:

#### **SEC.11.5.14. REDEVELOPMENT PLAN PROCEDURES.**

A. **Objectives.** The objectives of this section are to establish uniform citywide procedures, standards, and criteria for reviewing and processing Redevelopment Plan Projects, including Administrative Review, Project Compliance, Project Modification, Project Adjustments, and Redevelopment Plan Amendments in accordance with applicable provisions of the Charter, this Code, City ordinances, state law, and any applicable specific plan, supplemental use district, or other land use regulation adopted by the City.

#### **B. Relationship of the Redevelopment Regulations to City Ordinances.**

1. The Redevelopment Regulations are in addition to the provisions of Chapter 1 of this Code and any other relevant City ordinances.

2. Whenever the Redevelopment Regulations conflict with provisions contained in Chapter 1 of this Code or any other relevant City ordinances, the Redevelopment Regulations shall supersede those provisions, unless the applicable Redevelopment Regulations specifically provide otherwise or are amended.

C. **Definitions.** For purposes of this chapter, certain terms and words are defined below. Words and phrases contained in this section and not defined below shall have the meanings set forth in the applicable Redevelopment Plan or Section 12.03 of this Code (with priority given to definitions in the applicable Redevelopment Plan where there is a conflict between the Redevelopment Plan and this Code):

**“Community Redevelopment Agency” or “CRA” or “CRA/LA”** shall mean the former Community Redevelopment Agency of the City of Los Angeles, which was dissolved on February 1, 2012.

**“Community Redevelopment Law”** shall mean the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 et seq.), as amended.

**“CRA/LA, a Designated Local Authority” or “CRA/LA-DLA”** shall mean the public body formed pursuant to Health and Safety Code Section 34173(c)(3) to serve as the successor agency to the former CRA.

**“Historic Resource”** shall mean designated or surveyed resources including properties listed in or formally determined eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, locally designated Historic-Cultural Monuments (HCMs) and Historic Preservation Overlay Zones (HPOZs); and properties identified as significant per eligibility criteria in SurveyLA and the Community Redevelopment Agency surveys or any subsequent City sanctioned or accepted surveys.

**“Lower Income Household”** shall have the meaning ascribed thereto in the Development Guidelines and Controls for Residential Hotels in the City Center and Central Industrial Redevelopment Project Areas, adopted by the former CRA on June 15, 2006.

**“Redevelopment Plan”** shall mean any of the following redevelopment plans: (i) the Adelante Eastside Redevelopment Project Redevelopment Plan, as adopted by Ordinance No. 172,514, and as amended; (ii) the Broadway/Manchester Redevelopment Plan, as adopted by Ordinance No. 170,175, and as amended; (iii) the Central Industrial Redevelopment Plan, as adopted by Ordinance No. 174,978, and as amended; (iv) the Chinatown Redevelopment Plan, as adopted by Ordinance No. 153,365, and as amended; (v) the City Center Redevelopment Plan, as adopted by Ordinance No. 174,593, and as amended; (vi) the Council District 9 Corridors Redevelopment Plan, as adopted by Ordinance No. 170,807, and as amended; (vii) the Crenshaw Redevelopment Plan, as adopted by Ordinance No. 158,933, and as amended; (viii) the Crenshaw/Slauson Redevelopment Plan, as adopted by Ordinance No. 170,734, and as amended; (ix) the Exposition/University Park Redevelopment Plan, as adopted by Ordinance No. 131,730, and as amended; (x) the Hollywood Redevelopment Plan, as adopted by Ordinance No. 175,236, and as amended; (xi) the Laurel Canyon Commercial Corridor Redevelopment Plan, as adopted by Ordinance No. 180,695, and as amended; (xii) the Mid-City Redevelopment Plan, as adopted by Ordinance No. 171,064, and as amended; (xiii) the North Hollywood Redevelopment Plan, as adopted by Ordinance No. 171,745, and as amended; (xiv) the Pacific Corridor Redevelopment Plan, as adopted by Ordinance No. 174,549, and as amended; (xv) the Vermont/Manchester Redevelopment Plan, as adopted by Ordinance No. 171,065, and as amended; (xvi) the Watts Corridors Redevelopment Plan, as adopted by Ordinance No. 170,769 and as amended; (xvii) the Western/Slauson Redevelopment Plan, as adopted by Ordinance No. 171,063, and as amended; (xviii) the Westlake Redevelopment Plan, as adopted by Ordinance No. 172,597, and as amended; and (xix) the Wilshire Center/Koreatown Redevelopment Plan, as adopted by Ordinance No. 170,806, and as amended.

**“Redevelopment Plan Amendment”** shall mean an amendment to a Redevelopment Plan adopted by the City Council by ordinance after the effective date of this ordinance.

**“Redevelopment Plan Project”** shall mean any proposed development activity within a Redevelopment Project Area with an Unexpired Redevelopment Plan that includes the issuance of a building, grading, demolition, sign or change of use permit. A Redevelopment Plan Project shall not include activity that consists solely of interior remodeling, interior rehabilitation or interior repair work. Notwithstanding the forgoing, the following types of projects shall be considered a Redevelopment Plan Project: (i) development activity involving an Historic Resource, including any interior remodeling, interior rehabilitation, or interior repair work that affects the exterior; and/or (ii) development activity involving a Residential Hotel/Single Room Occupancy Hotel (SRO), vacant Dwelling Unit, or a Dwelling Unit housing Lower Income Households in the City Center Project Area and the Central Industrial Project Area, including any interior remodeling, interior rehabilitation or interior repair work that may result in the loss of a dwelling unit.

**“Redevelopment Plan Project Administrative Review”** shall mean the issuance of a ministerial approval by the Director for a Redevelopment Plan Project that complies with the applicable Redevelopment Regulations, and does not require the imposition of conditions or the making of findings.

**“Redevelopment Plan Project Adjustment”** shall mean the same as a “minor variation” or “variation” as these terms are used in each Redevelopment Plan and is a decision by the Director that a Redevelopment Plan Project substantially complies with the relevant Redevelopment Regulations except for a minor deviation therefrom, either as submitted or with conditions imposed to achieve substantial compliance with the applicable Redevelopment Regulations.

**“Redevelopment Plan Project Compliance”** shall mean a decision by the Director that a Redevelopment Plan Project complies with the applicable Redevelopment Regulations, either as submitted or with conditions imposed to achieve compliance with the Redevelopment Regulations.

**“Redevelopment Project Area” or “Redevelopment Plan Area” or “Community Redevelopment Plan Area”** shall here and after be referred to as “Redevelopment Project Area” and shall mean the area included within the specific geographic boundaries identified as a project area in a Redevelopment Plan.

**“Redevelopment Regulations”** shall mean all the land use provisions of the Redevelopment Plans and design for development guidelines adopted pursuant to such Redevelopment Plans that govern land use or development that

were transferred to the City pursuant to California Health and Safety Code Section 34173(i).

**“Residential Hotel/SRO”** shall have the meaning ascribed thereto in the Development Guidelines and Controls for Residential Hotels in the City Center and Central Industrial Redevelopment Project Areas, adopted by the former CRA on June 15, 2006, and/or the Residential Hotel Ordinance (Ordinance No. 179,868) of the City of Los Angeles. All projects involving a Residential Hotel/SRO shall be considered a Redevelopment Plan Project and subject to all provisions required unless otherwise stated.

**“Unexpired”** shall mean that the applicable Redevelopment Regulations are still in effect on the date of approval of a Redevelopment Plan Project or Redevelopment Plan Amendment.

**D. Administration of Redevelopment Plan Projects.** Applications for approval of Redevelopment Plan Projects, including applications for Redevelopment Plan Project Administrative Review, Project Compliance, and Modification of Entitlement for a Redevelopment Plan Project shall be filed and processed as follows:

**1. Applications.**

**(a) General Requirements.**

(1) Applications filed under this Article must include all the information required by the Department of City Planning. All applications shall be made on forms prepared by the Department of City Planning.

(2) Applications shall include all fees required by Article 9 of Chapter 1 of the LAMC.

**(b) Application Completeness.**

(1) An application is not complete until all required items are submitted and all required application fees are paid.

(2) The City will not process incomplete applications. Applications will be reviewed for completeness in accordance with the Permit Streamlining Act (California Government Code Title 7, Division 1, Chapter 4.5, as may be amended from time to time).



(c) **Multiple Entitlement Requests.**

In order to facilitate the development process, applications for multiple entitlements for the same project shall be submitted and processed concurrently as provided in Section 12.36.

(d) **Withdrawal of Application.**

(1) At any time before the initial decision maker or appellate body on appeal makes a final decision on an application, the applicant may withdraw the application.

(2) The withdrawal of the application must be in writing and does not require the decision maker to concur. The withdrawal of the application shall be permanent and any associated authorizations shall be void.

2. Nothing herein shall be construed to prohibit the Director or the Director's designee from promulgating administrative guidelines to interpret and implement the Redevelopment Regulations.

3. **Notice and Hearing.** Notice shall be given and public hearings shall be held as required by the LAMC.

4. **Review Procedures for Redevelopment Plan Project Administrative Review.**

(a) **Eligibility.** Any project involving a Residential Hotel/SRO, vacant Dwelling Unit, or a Dwelling Unit housing Lower Income Households in the City Center Project Area and the Central Industrial Project Area, or any project involving construction that consists of interior remodeling, interior rehabilitation or interior repair work that results in the loss of Dwelling Units shall not be eligible for an administrative review. Projects that do not qualify for a Redevelopment Plan Project Administrative Review may apply for a Redevelopment Plan Project Compliance or a Redevelopment Plan Project Adjustment.

(b) **Initiation.** A Project Administrative Review is initiated by filing an application with the Department of City Planning or by following the LAMC's procedures to obtain a building permit.

(c) **Notice of Public Hearing.** There is no public hearing.

(d) **Clearance.** Clearance shall be issued pursuant to the applicable ordinance or building permit requirement.



(e) **Criteria for Compliance Review.** The Department shall review the application for compliance with the relevant standards of this Code and the appropriate Redevelopment Plan, including the zone standards, established development standards, and any supplemental use regulations.

(f) **Scope of Action.** Once a project's Administrative Review is complete, any subsequent development activity (including but not limited to the erection, enlargement or maintenance of buildings, development or construction work, and issuance of a grading, building or change of use permit) shall comply with the plans approved by the Department of City Planning in the Administrative Review for the project

(g) **Appeals.** There is no appeal.

(h) **Modification of Action.** Any change to the scope of the application requires review by the Department of City Planning as provided in this subdivision.

5. **Review Procedures for Redevelopment Plan Project Compliance.**

(a) **Initiation.** A property owner files an application for Project Compliance Review with the Department of City Planning.

(b) **Notice of Public Hearing.** The Director shall provide notice as required by the LAMC.

(c) **Decision.**

(1) **Decision Maker.** The Director is the initial decision maker and may approve, conditionally approve, or deny the Project Compliance.

(2) **Decision.**

(i) The Director shall render the initial decision within 75 days of the date the application is deemed complete or, when an EIR or other CEQA document is required, the date the EIR or other CEQA document is certified or adopted.

(ii) If the Director fails to make a timely decision, the applicant may file a request for transfer of jurisdiction to the Area Planning Commission in accordance with the procedures set forth in Section 11.5.7 C.5 of this Code.

(3) **Transmittal.** The Director shall transmit a copy of the decision by email, electronic transmission, or mail to the applicant, the Department of Building and Safety, the Councilmember(s) having jurisdiction over the Redevelopment Project Area in which the property is located, the Department of Transportation (when appropriate), owners of all properties abutting, across the street or alley from, or having a common corner with the subject property; and interested parties who have filed written requests for notice with the City Planning Department.

(d) **Standards for Review and Required Findings.** The Director shall grant a Project Compliance upon written findings that the project:

(1) Substantially complies with the relevant Redevelopment Regulations, findings, standards and provisions of the Redevelopment Plan; and

(2) Is subject to all conditions required by the relevant Redevelopment Regulations; and

(3) Complies with CEQA; and

(4) Any other findings that are required in the relevant Redevelopment Plan.

(e) **Scope of Decision/Utilization of Approvals.** See Section 12.25 of Chapter 1 of the LAMC.

(f) **Limitations.** The granting of a Project Compliance shall not imply compliance with any other applicable provisions of the Los Angeles Municipal Code. Any corrections and/or modifications to project plans made subsequent to a Project Compliance that are deemed necessary by the Department of Building and Safety for Building Code compliance, and which involve a change in floor area, parking, building height, yards or setbacks, building separation or lot coverage, shall require a referral of the revised plans back to the Department of City Planning (and the Department of Transportation in cases where there are corrections and/or modifications that may affect the calculation of vehicle trips generated, project floor area or parking) for additional review and sign-off prior to the issuance of any permit in connection with those plans.

(g) **Appeals.**

(1) **Decision Maker.** The Area Planning Commission is the appellate decision maker.

(2) **Filing.** An applicant or any other person aggrieved by the Director's decision may file an appeal.

(3) **Appellate Decision.**

(i) Before acting on any appeal, the Area Planning Commission shall set the matter for hearing. The following notice is required for the public hearing on an appeal.

Type of Notice	When	Where/To Whom/ Additional Requirements
Mail	21 days	<ul style="list-style-type: none"><li>• The applicant;</li><li>• Owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property;</li><li>• The Councilmember(s) having jurisdiction over the Redevelopment Plan area in which the property is located;</li><li>• The Department of Neighborhood Empowerment; and</li><li>• Interested parties who have requested notice in writing.</li></ul>

(ii) The Area Planning Commission shall act within 75 days after the expiration of the appeal period.

(iii) The decision to approve or deny an appeal must contain the same findings required by the original decision maker, supported by substantial evidence.

(4) **Filing of Appeals.**

(i) Appeals shall be in writing and filed on forms maintained by the Department.

(ii) An appeal shall specifically state the points at issue and the reasons why the decision should not be upheld.

(iii) An appeal not properly or timely filed shall not be accepted.

(5) **Time Limits for Appeal.** Appeals must be filed within 15 days after the date on the letter of determination to the applicant.

(6) **Appeal Procedures.**

(i) An appeal stays proceedings in the matter until the appellate body makes a decision.

(ii) After an appeal is filed, the initial decision maker transmits the appeal and the file to the appellate body, together with any report, if one was prepared by staff, responding to the points raised made in the appeal.

(iii) When the appellate body receives the appeal, the initial decision maker loses jurisdiction.

(iv) Upon the date set for the hearing, the appellate body shall either hear the appeal, or continue the matter by mutual agreement with the project applicant to another date if there is cause to do so. No notice of continuance need be given if the continuance is announced at a public meeting at the time for which the hearing was originally set.

(v) The appellate body shall conduct a public hearing. After the public hearing, the appellate body shall render a decision.

(vi) The appellate body may extend the time period for deciding an appeal to allow the consideration of changes to the project requested by the applicant. If the appellate body finds that the changes are substantial, including any additional CEQA analysis, the hearing may be continued by mutual agreement with the project applicant. The appellate body shall provide notice of the continued hearing before such hearing is held. The time period required for additional notice is at least the time required for posted notice on the original application.

(vii) The appellate body shall hear the matter de novo. It may take additional evidence, and shall base its decision on the record before it. In making its decision, the appellate body shall make the same findings as required by the initial decision maker, supported by substantial evidence.

(7) **Modification of Entitlement.** A Project Compliance may be modified pursuant to Subdivision 6 below.

6. **Modification of Entitlement for a Redevelopment Plan Project**

(a) **Applicability.**

(1) **Original Action.** This subdivision applies to the modification of a previously approved entitlement (referred to in this subdivision as the "original action") that substantially conforms to the original approval.

(2) **Modification.**

(i) For purposes of this subdivision, a "modification" means any changes in the proposed physical development, planned operation, or conditions of approval.

(ii) In no event can any modification or series of modifications allow a use, single deviation, or series of deviations (including but not limited to "minor variations" and "variations" as those terms are used in the Redevelopment Plans) to exceed the maximum deviation allowed by the relevant Redevelopment Plan or LAMC.

(3) **Maximum Deviation.**

(i) Use, single deviation, or series of deviations from the LAMC or Redevelopment Plan which was not approved as part of the original action; or

(ii) Any modification that would result in an increase or reduction of the physical development, planned operation, or conditions of approval on the original action by more than 20%.

(4) **New Application.** Any deviation that does not substantially conform to the original action or exceeds the maximum deviation prescribed in Subparagraph 3 (Maximum Deviation) above requires a new project application.

(b) **Initiation.**

(1) A Modification of Entitlement is initiated by filing an application with the Department of City Planning.

(2) The application must include development plans showing the requested modifications.

(3) A Modification of Entitlement shall be filed and approved before the original action expires.

(c) **Notice of Public Hearing.** Notice of the public hearing on an initial decision and appeal is provided in the same manner as the original action or appeal.

(d) **Decision.**

(1) **Decision Maker.**

(i) The decision maker on a Modification of Entitlement is the initial decision maker on the original action. In the event that the initial decision maker was the CRA, the Director of Planning shall be the decision maker.

(ii) If the original action was subject to multiple approvals, the initial decision maker is the initial decision maker assigned pursuant to Section 12.36 (Multiple Approvals).

(iii) If the original action was subject to an appeal, the decision maker on the Modification of Entitlement is the appellate body on the original action.

(2) **Public Hearing.** The initial decision maker may conduct a public hearing after providing the notice required Section 11.5.14 D.6(c) (Notice of Public Hearing) above. A hearing need not be held if the initial decision maker makes a written finding that the requested Modification of Entitlement:

(i) will not have a significant effect on adjoining properties or on the immediate neighborhood; or

(ii) is not likely to evoke public controversy.

(3) **Decision.** The initial decision maker shall approve, conditionally approve, or deny the request within 75 days after the application is deemed complete.

(4) **Conditions.** The initial decision maker may impose conditions on the modification as allowed by the regulations governing the original action.

(5) **Transmittal.** The initial decision maker shall transmit a copy of the decision by mail to the applicant, all owners and

occupants of properties abutting, across the street or alley from, or having a common corner with the subject property, and persons who have filed a written request for notice with the Department of City Planning.

(e) **Standard of Review and Required Findings.**

(1) A Modification of Entitlement shall not be granted unless the decision maker finds that the modification complies with all of the findings that apply to the original action.

(2) If the application for Modification of Entitlement is for only a portion of a development project, the decision maker's review and decision shall be limited to only that portion of the project. However, the decision maker may consider the entire project to the extent that the approved project and the portion for which the Modification of Entitlement is requested are indistinct.

(f) **Scope of Decision/Utilization of Approvals.** See Section 12.25 of Chapter 1 of the LAMC.

(g) **Appeals.** The initial decision on a Modification of Entitlement is appealable in the same manner as the original action.

**7. Review Procedures for Redevelopment Plan Project Adjustment.**

(a) **Initiation.** A property owner files an application for Project Adjustment with the Department of City Planning.

(b) **Notice of Public Hearing.** The Director shall provide any notice required by the LAMC.

(c) **Decision.**

(1) **Decision Maker.** The Director is the initial decision maker, and may approve, conditionally approve, or deny the Project Adjustment.

(2) **Time Limit.**

(i) The Director shall render the initial decision within 75 days of the date the application is deemed complete.

(ii) If the Director fails to make a timely decision, the applicant may file a request for transfer of jurisdiction to the Area Planning Commission pursuant to Section 11.5.7 C.5 of this Code.

(3) **Transmittal.** The Director shall transmit a copy of the decision by email, electronic transmission, or mail to the applicant, the Department of Building and Safety, the Councilmember(s) having jurisdiction over the Redevelopment Plan Area in which the property is located, the Department of Transportation (when appropriate), owners of all properties abutting, across the street or alley from, or having a common corner with the subject property; and interested parties who have filed written requests to receive notice with the City Planning Department.

(d) **Standards for Review and Required Findings.** The Director shall approve, or approve with conditions, a Project Adjustment if the Director finds in writing that:

(1) Substantially complies with the applicable Redevelopment Regulations; and

(2) Complies with CEQA; and

(3) All findings for variations and minor variations, as required by the applicable Redevelopment Plan, are met.

(e) **Scope of Decision/Utilization of Approvals.** See Section 12.25 of Chapter 1 of the LAMC.

(f) **Appeals.**

(1) **Decision Maker.** The Area Planning Commission is the appellate decision maker.

(2) **Filing.** An applicant or any other person aggrieved by the Director's decision may file an appeal.

(3) **Appellate Decision.**

(i) Before acting on an appeal, the Area Planning Commission shall set the matter for hearing. The following notice is required for the public hearing on an appeal.



<b>Type of Notice</b>	<b>When</b>	<b>Where/To Whom/ Additional Requirements</b>
Mail	21 days	<ul style="list-style-type: none"> <li>• The applicant;</li> <li>• Owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property;</li> <li>• The Councilmember(s) having jurisdiction over the Redevelopment Project area in which the property is located;</li> <li>• The Department of Neighborhood Empowerment; and</li> <li>• Interested parties who have requested notice in writing.</li> </ul>

(ii) The Area Planning Commission shall act within 75 days after the expiration of the appeal period.

(iii) The decision to approve or deny an appeal must contain the same findings required by the original decision maker, supported by substantial evidence.

**(4) Filing of Appeals.**

(i) Appeals shall be in writing and filed on forms maintained by the Department.

(ii) An appeal shall specifically state the points at issue and the reasons why the decision should not be upheld.

(iii) An appeal not properly or timely filed shall not be accepted.

**(5) Time Limits for Appeal.** Appeals must be filed within 15 days after the date on the letter of determination to the applicant.

**(6) Appeal Procedures.**

(i) An appeal stays proceedings in the matter until the appellate body makes a decision.

(ii) After an appeal is filed, the initial decision maker transmits the appeal and the file to the appellate body, together with any report, if one was prepared by staff, responding to the points raised made in the appeal.

(iii) When the appellate body receives the appeal, the initial decision maker loses jurisdiction.

(iv) Upon the date set for the hearing, the appellate body shall either hear the appeal, or continue the matter by mutual agreement with the project applicant to another date if there is cause to do so. No notice of continuance need be given if the continuance is announced at a public meeting at the time for which the hearing was originally set.

(v) The appellate body shall conduct a public hearing. After the public hearing, the appellate body shall render a decision.

(vi) The appellate body may extend the time period for deciding an appeal to allow the consideration of changes to the project requested by the applicant. If the appellate body finds that the changes are substantial, including any additional CEQA analysis, the hearing may be continued by mutual agreement with the project applicant. The appellate body shall provide notice of the continued hearing before such hearing is held. The time period required for additional notice is at least the time required for posted notice on the original application.

(vii) The appellate body shall hear the matter de novo. It may take additional evidence, and shall base its decision on the record before it. In making its decision, the appellate body shall make the same findings as required by the initial decision maker, supported by substantial evidence.

(g) The decision of the appellate body is final.

(h) **Modification of Entitlement.** No modification is available.

8. **Initiation of Redevelopment Plan Amendment(s).** The City Council, the City Planning Commission or the Director of Planning may initiate consideration of an amendment to any a Redevelopment Plan, subject to the requirements and limitations of the Charter and state law. The fee for a Redevelopment Plan Amendment shall be as set forth in Section 19.01 G of this Code.

9. **Multiple Approvals.** When an application is filed pursuant to this Section for a Redevelopment Plan Project requiring multiple approvals, the process set forth in Section 12.36 shall apply.

Sec. 5. Subsection E of Section 12.04 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

**E.** The boundaries of Redevelopment Project Areas, as geographically defined in Section 12.21.3 and 11.5.14 and as specifically designated on Map A; Enterprise Zones, as defined in Section 12.21.4 and as specifically designated on Maps numbered 48 through 50; and Centers Study Areas, as defined in Section 12.21.5, shall be shown on the “**Zoning Map**.”

Sec. 6. Paragraph (b) of Subdivision 30 of Subsection A of Section 12.22 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

(b) **Definition of Project.** For the purposes of this Subdivision, a Project is the construction, erection, addition to or alteration, of any building or structure, or a use of land or change of use on a lot located in whole or in part within the Downtown Design Guide Project Area, as defined in Section 12.03 and shown on the adopted ordinance map, which requires the issuance of a grading permit, foundation permit, building permit, sign permit or use of land permit.

A Project does not include any of the following: (1) demolition; (2) adaptive reuse of an existing building which conforms to Section 12.22 A.26 of this Code; (3) remodeling of designated historic resources; (4) alterations of or additions to any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50% of the Building or Structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety; and (5) interior remodeling of any other existing Building, unless the interior alterations are to the ground floor and will result in the alteration of windows, display windows, entrances, storefronts or otherwise minimize ground floor transparency.

Sec. 7. Paragraph (a) of Subdivision 3 of Subsection C of Section 12.22 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

(a) No yard requirements shall apply except as required by the Downtown Design Guide as approved by the City Planning Commission. The Director of Planning or his/her designee shall stamp and sign the plans showing the required yards. The applicant shall submit the stamped and signed plans to the Department of Building and Safety along with the plans submitted for a building permit

Sec. 8. The sentence beginning with “Mixed use developments” in Paragraph (b) of Subdivision 3 of Subsection T of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

**Mixed use developments** in the R5 Zone located in an approved redevelopment project area.

Sec. 9. The definition of “**Economic Assistance Areas**” in Paragraph (a) of Subdivision 14 of Subsection U of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

**Economic Assistance Areas** means the existing geographically defined areas: State Enterprise Zones, Federal Empowerment Zone, Federal Renewal Community Zone, Redevelopment Project Areas with Unexpired Community Redevelopment Plans, and Earthquake Project Areas, and a one-mile buffer surrounding each of the above-identified zones, as identified by the Economic & Workforce Development Department and as shown on the "Los Angeles Economic Assistance Areas" Map, dated January 2004, which is attached to Council File No. 00-1675 S2 and is on file in the Economic & Workforce Development Department, and which may be amended from time to time.

Sec. 10. Paragraph (d) of Subdivision 14 of Subsection U of Section 12.24 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

(d) **Superstores in Economic Assistance Areas.**

(1) **Additional Findings.** In addition to the findings otherwise required by this Section and set forth in Paragraph (b) of this Subdivision, prior to approval of a Superstore that is located in an Economic Assistance Area, the City Planning Commission or the City Council on appeal shall find, after consideration of all economic benefits and costs, that the Superstore would not materially adversely affect the economic welfare of the Impact Area, based upon information contained in an economic impact analysis report submitted by the applicant, any other information received or obtained by the Economic & Workforce Development Department, a recommendation by the Economic & Workforce Development Department, pursuant to Subparagraph (3) below, and any other information received before or at a public hearing required by this Section. The phrase "Impact Area" refers to a three mile radius surrounding the proposed location of the Superstore.

(2) **Procedures.** An application for approval of a Superstore pursuant to this Paragraph shall follow the procedures for conditional use permits otherwise required by this Section. In addition, the applicant shall prepare and submit the economic impact analysis report referenced in Subparagraph (1) to the Economic & Workforce Development Department for review in conjunction with its application to the Department of Planning. The economic

impact analysis report shall be reviewed by the Department and/or a consultant, if deemed necessary by the Department and paid for in full by the applicant. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify whether:

(i) Efforts to establish a market larger than 20,000 square feet within the Impact Area have been unsuccessful or whether the proposed use will have an adverse impact or economic benefit on grocery or retail shopping centers in the Impact Area;

(ii) The Superstore would result in the physical displacement of any businesses, and, if so, the nature of the displaced businesses or would create economic stimulation in the Impact Area;

(iii) The Superstore would require the demolition of housing, or any other action or change that results in a decrease of extremely low, very low, low or moderate income housing on site;

(iv) The Superstore would result in the destruction or demolition of any park or other green space, playground, childcare facility, community center;

(v) The Superstore would provide lower in cost and/or higher in quality goods and services to residents than currently available or that are currently unavailable from a cost benefit perspective within the Impact Area in which the Project is proposed to be located;

(vi) The Superstore would displace jobs within the Impact Area or provide economic revitalization and/or job creation. For purposes of determining this impact, the applicant must identify the number of jobs displaced or created, the quality of the jobs, whether the jobs are temporary or permanent, and the employment sector in which the lost jobs are located;

(vii) The Superstore would have a fiscal impact either positive or negative on City tax revenue;

(viii) Any restrictions exist on the subsequent use of the property on which the Superstore is proposed to be located, including the provisions of a lease if applicable, which, in the event the owner or operator of the Superstore vacates the premises, would require the premises to remain vacant for a significant amount of time;

(ix) The Superstore will result in any materially adverse or positive economic impacts or blight on the Impact Area; and

(x) Any measures are available which will mitigate any materially adverse economic impacts, if any, identified by the applicant, if necessary.

(3) **Recommendation.** The Economic & Workforce Development Department, shall review the economic impact analysis report and, after consideration of economic benefits and costs, make a written recommendation as to whether the proposed Superstore will result in a materially adverse economic impact on the Impact Area and, if so, whether conditions are available which will mitigate the economic impact. The written recommendation, including proposed mitigation measures, if any, shall be submitted to the Department of Planning by the Economic & Workforce Development Department, in accordance with the written procedures on file with the Department.

Sec. 11. Paragraph (c) of Subdivision 4 of Subsection V of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

(c) within a Redevelopment Project Plan Area, an Enterprise Zone or a Centers Study Area, as described in Sections 11.5.14, 12.21.4, and 12.21.5.

Sec. 12. Subdivision 7 of Subsection W of Section 12.24 of the Los Angeles Municipal Code is deleted.

Sec. 13. Subdivision 11 of Subsection W of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

11. **CM uses** in the C1, C1.5, C2, C4, and C5 Zones where located within the boundaries of a Redevelopment Project Area, as that term is defined by Section 11.5.14, and when the uses conform to the provisions of the applicable Redevelopment Plan, as that term is defined by Section 11.5.14.



Sec. 14. Paragraph (e) of Subdivision (1) of Subsection C of Section 16.05 of the Los Angeles Municipal Code is deleted.

Sec. 15. Subdivision 3 of Subsection D of Section 16.05 of the Los Angeles Municipal Code is amended to read as follows:

3. Any development project located within the boundaries of a Redevelopment Project Area with an Unexpired Redevelopment Plan, as defined in Section 11.5.14, shall be exempt from site plan review when:

(a) The Community Redevelopment Agency of the City of Los Angeles (CRA) and the City Council approved an owner participation agreement, a disposition and development agreement, a loan agreement, a cooperation agreement or other discretionary agreement for the development project prior to February 1, 2012; and

(b) The project was considered during a public hearing prior to February 1, 2012, conducted in accordance with the CRA's adopted policies and procedures for public hearings.

Sec. 16. Paragraphs (a) and (b) of Subdivision 3 of Subsection G of Section 16.05 of the Los Angeles Municipal Code are amended to read as follows:

(a) The Director shall refer all completed applications for site plan review to affected City departments for their review and report. Responses shall be returned within fifteen (15) days after receipt, or such other period agreed to by the Director and the affected department.

(b) If the Director finds that the matter may have a significant effect on neighboring properties, the Director shall set the matter for public hearing. If the application is set for public hearing, written notice of the hearing shall be sent by First Class Mail at least fifteen (15) days prior to the hearing to the applicant, owners and tenants of the property involved, owners and tenants of all property within 100 feet of the boundary of the subject site, the City Councilmembers representing the area in which the property is located, and any organization representing property owners or the community in the project vicinity if they request in writing to be notified. Notice shall also be given by at least one publication in a newspaper of general circulation in the City, designated for that purpose by the City Clerk, not less than fifteen (15) days prior to the date of the hearing.

Sec. 17. Subsection A of Section 16.11 of the Los Angeles Municipal code is amended in its entirety to read as follows:

A. **Composition.** The Green Building Team shall be composed of the following officers of the City or their duly authorized representatives:

The Mayor's Office, as Chairperson;

City Council President, as co-chairperson;

Chairperson, Energy and Environment Committee of the City Council, as co-chairperson;

Chairperson, Planning and Land Use Management Committee of the City Council, as co-chairperson;

Chief Legislative Analyst;

The Director of Planning;

The City Engineer;

The Superintendent of Building;

The Chief Engineer of the Department of Fire;

The Chief Executive Officer and General Manager of the Department of Water and Power;

The General Manager of the Housing & Community Investment Department; and

The Director of the Bureau of Sanitation of the Department of Public Works.

Officers or their authorized representatives from additional departments shall participate as needed and may include:

The City Attorney;

The General Manager of the Department of Transportation;

The Director of the Bureau of Street Services of the Department of Public Works;



The Director of the Division of Urban Forestry of the Bureau of Street Services of the Department of Public Works;

The General Manager of the Harbor; and

The General Manager of the Los Angeles World Airport.

Sec. 18. Subsection G of Section 19.01 of the Los Angeles Municipal code is amended in its entirety to read as follows:

**G. Commission or Director Approvals.**

<b>Type of Application</b>	<b>Fee*</b>
Project Permit Compliance, Design Overlay Plan Approvals or other Director's Determination (DIR) cases - Minor (Sections 11.5.7 and 11.5.14 and Article 3, Ch. 1)	\$1,619
Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Standard (Sections 11.5.7 and 11.5.14 and Article 3, Ch. 1)	\$4,326
Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Standard (Single Family) (Sections 11.5.7 and 11.5.14 and Article 3, Ch. 1)	\$3,782
Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major (Sections 11.5.7 and 11.5.14 and Article 3, Ch. 1)	\$6,500
Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major (Single Family) (Sections 11.5.7 and 11.5.14 and Article 3, Ch. 1)	\$6,500
Project Permit Compliance with Design Review Board - Minor (Sections 11.5.7 and 11.5.14 and Article 3, Ch. 1)	\$2,842
Project Permit Compliance with Design Review Board - Standard (Sections 11.5.7 and 11.5.14 and Article 3, Ch. 1)	\$6,500
Project Permit Compliance and with Design Review Board - Standard (Single Family) (Sections 11.5.7 and 11.5.14 and Article 3, Ch. 1)	\$2,500
Project Permit Compliance with Design Review Board - Major (Sections 11.5.7 and 11.5.14 and Article 3, Ch. 1)	\$8,403
Project Permit Compliance and with Design Review Board - Major (Single Family) (Sections 11.5.7 and 11.5.14 and Article 3, Ch. 1)	\$7,859
Design Review Board - Preliminary (Section 16.50 E.3.)	\$4,482
Design Review Board - Preliminary for single- family residential dwelling (Section 16.50 E.3.)	\$1,827
Project Permit Modification (Sections 11.5.7 D. and 11.5.14)	\$4,482
Project Permit Adjustment (Sections 11.5.7 E. and 11.5.14)	\$4,890
Specific Plan Exception (Section 11.5.7 F.)	\$14,350

Specific Plan Amendment (Section 11.5.7), Redevelopment Plan Amendment (Section 11.5.14)	\$21,227
Specific Plan Interpretation (Section 11.5.7)	\$2,921

\* See Section 19.01 Q. for multiple applications.

The following definitions shall be used in the categories for Project Permit Compliance:

**Minor cases** are defined as three signs or less or a change of use.

**Standard cases** are defined as more than three signs, wireless cases, or projects with additions of less than 200 square feet.

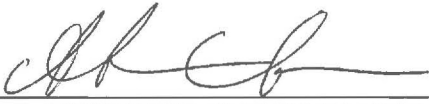
**Major cases** are all other projects not falling into the categories of Minor or Standard projects.

Sec. 19. **SEVERABILITY.** If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 20. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

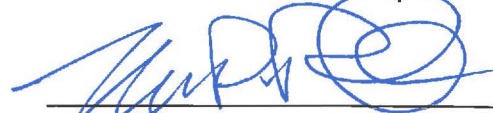
By 

ADRIENNE KHORASANEE  
Deputy City Attorney

Date 9.5.19

File No. 13-1482-S3

Pursuant to Charter Section 559, I  
**approve** this ordinance on behalf  
of the City Planning Commission and  
recommend that it be adopted.



VINCENT P. BERTONI, AICP  
Director of Planning

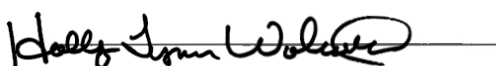
Date 9-9-19

m:\real prop\_env\_land use\land use\adrienne khorasane\ordinances\cra transfer\cra land transfer draft ordinance - final with corrections approved by plum.docx[Document file path]

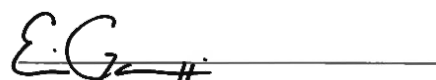
The Clerk of the City of Los Angeles  
hereby certifies that the foregoing  
ordinance was passed by the Council  
of the City of Los Angeles.

CITY CLERK

MAYOR



Ordinance Passed 09/20/2019



Approved 09/27/2019

Ordinance Effective Date: 11/11/2019  
Council File No.: 13-1482-S3

## DECLARATION OF POSTING ORDINANCE

I, **Ottavia Smith** state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

**Ordinance No.** **186325** - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **09/20/2019**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, I conspicuously posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records beginning on **10/01/2019** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.



Deputy Clerk

Date: 10/01/2019

Ordinance Effective Date: 11/11/2019

Council File No.: 13-1482-S3

## **EXHIBIT D**

### **CPC Recommendation Report for the Redevelopment Plan Procedures Ordinance (CPC-2018-6005-CA)**

**CPC Recommendation Report for the  
Redevelopment Plan Procedures Ordinance  
(CPC-2018-6005-CA)**

**[https://clkrep.lacity.org/online/docs/2013/13-1482-S3\\_misc\\_4\\_12-21-2018.pdf](https://clkrep.lacity.org/online/docs/2013/13-1482-S3_misc_4_12-21-2018.pdf)**

## **EXHIBIT E**

### **Inter-Departmental Correspondence: Expiration of the North Hollywood Redevelopment Plan February 21, 2021**



**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

February 25, 2021

TO: Department of City Planning Staff;  
Plan Check Engineers; Interested Parties

FROM: Robert Z. Duenas <sup>RZD</sup>  
Principal City Planner  
Department of City Planning

SUBJECT: **EXPIRATION OF THE NORTH HOLLYWOOD REDEVELOPMENT  
PLAN FEBRUARY 21, 2021**

On September 30, 2019, under the authority granted in the Redevelopment Dissolution statutes, the Los Angeles City Council and Mayor approved a resolution and accompanying Ordinance No. 186,325, transferring the land use authority from the CRA/LA, Designated Local Authority (CRA/LA-DLA) to the City of Los Angeles (City). The City is now responsible for implementing and enforcing the unexpired Redevelopment Plans and associated Design for Development Guidelines and Development Guidelines (collectively known as "DFDs"). Since the transfer of land use authority, the City has been the presiding agency for all land use approvals within the Redevelopment Project Areas. All projects within a Redevelopment Project Area require review for compliance with the associated Redevelopment Plan and DFD by the City Planning Department.

Each Redevelopment Plan has a unique set of provisions which are effective until the date of the plan's expiration. On April 15, 2011, the Los Angeles City Council approved and adopted Ordinance 181,671, which extended the effectiveness of the North Hollywood Redevelopment Plan by one year. Per Ordinance 181,671, the North Hollywood Redevelopment Plan expires on February 21, 2021.

This memorandum explains how projects within the North Hollywood Redevelopment Plan are affected by the expiration of the plan.

**New Projects within the North Hollywood Redevelopment Plan**

- Development projects do not need to comply with any of the land use provisions of the North Hollywood Redevelopment Plan or North Hollywood DFD. Development projects are only subject to the Los Angeles Municipal Code,



Community Plan standards, any other applicable zoning ordinance or City Specific Plan or City Plan Overlay.

- No Redevelopment Project Area clearances will be required of building, grading, demolition, sign or change of use permits.

### **Projects with Redevelopment Plan entitlements pursuant to LAMC 11.5.14**

- Development projects that have not yet completed the discretionary review process should withdraw the Redevelopment Plan entitlement. Please speak to the Project Planner assigned to the City Planning case for further instructions.
- Development projects that have been issued a North Hollywood Redevelopment Plan Determination do not have to utilize the entitlement.
- Development projects that have a vested approval granted under the North Hollywood Redevelopment Plan may utilize the vested approval but cannot modify their project.

### **Updates to ZIMAS and the Online Application Portal**

ZI-2488 Redevelopment Project Area: North Hollywood, has been removed to expedite permit clearances. Plan Checkers will no longer need to add the Redevelopment Project Area or Historic Verification clearances. Additionally, the North Hollywood Referral or Permit Clearance will no longer be one of the options in the [Online Application Portal](#). If the project has a pending building, grading, demolition, sign, or change of use North Hollywood Redevelopment Project Area clearance and it is not associated with a discretionary case, please email [planning.redevelopment@lacity.org](mailto:planning.redevelopment@lacity.org) to obtain a “N/A” clearance.

### **Additional Questions**

For general questions on how your project will be affected by the expiration of the North Hollywood Redevelopment Plan, please contact Giselle Corella in the City Planning Department at (213) 202-5413 or at [giselle.corella@lacity.org](mailto:giselle.corella@lacity.org). Project specific questions for City Planning cases are best answered by the assigned Project Planner.

## **EXHIBIT F**

### **Inter-Departmental Correspondence: Expiration of the Chinatown Redevelopment Plan - Effective January 23, 2022**

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: January 21, 2022

TO: Department of City Planning Staff; Plan Check Engineers; Interested Parties

FROM: Maya Zaitzevsky  
Principal City Planner  
Department of City Planning

SUBJECT: **EXPIRATION OF THE CHINATOWN REDEVELOPMENT PLAN -  
EFFECTIVE JANUARY 23, 2022**

On September 30, 2019, under the authority granted in the Redevelopment Dissolution statutes, the Los Angeles City Council and Mayor approved a resolution and accompanying Ordinance No. 186,325, transferring the land use authority from the CRA/LA, Designated Local Authority (CRA/LA-DLA) to the City of Los Angeles (City). The City is now responsible for implementing and ensuring compliance with the unexpired Redevelopment Plans and associated Design for Development Guidelines and Development Guidelines (collectively known as “DFDs”). Each Redevelopment Plan has a unique set of land use regulations which are effective until the date of the plan’s expiration. Since the transfer of land use authority, the City has been the presiding agency for all land use approvals within the Redevelopment Project Areas. All projects within a Redevelopment Project Area require review for compliance with the associated Redevelopment Plan and DFD by the Los Angeles City Planning Department.

On April 15, 2011, the Los Angeles City Council approved and adopted Ordinance No. 181,670, which extended the effectiveness of the Chinatown Redevelopment Plan by one year. Per Ordinance No. 181,670, the Chinatown Redevelopment Plan expires on January 23, 2022.

This memorandum explains how projects within the Chinatown Redevelopment Plan are affected by expiration of the Plan.

**New Projects within the Chinatown Redevelopment Plan**

- Development projects do not need to comply with any of the land use provisions of the Chinatown Redevelopment Plan. Development projects are only subject to the Los Angeles Municipal Code, Community Plan standards, and any other applicable zoning ordinance, Specific Plan or Plan Overlay.

- No Redevelopment Project Area clearances will be required for building, grading, demolition, sign or change of use permits issued by Los Angeles Department of Building and Safety (LADBS).

**Projects with approved or pending Redevelopment Plan entitlements pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.14**

- Development projects that have not yet completed the discretionary review process should request to terminate the Redevelopment Plan entitlement. Please speak to the Project Planner assigned to the City Planning case for further instructions.
- Development projects that have been issued a Chinatown Redevelopment Plan Letter of Determination are not required to utilize the approved entitlement.
- Development projects that have a vested approval granted under the Chinatown Redevelopment Plan may utilize the vested approval but cannot modify their project.

ZIMAS will be updated to remove any references to the Chinatown Redevelopment Plan. In addition, the Online Application Portal ZI-2488 Redevelopment Project Area: Chinatown, has been removed to expedite permit clearances. Plan check engineers from LADBS will no longer need to add the Redevelopment Project Area or Historic Verification clearances. If the project has a pending building, grading, demolition, sign, or change of use Chinatown Redevelopment Project Area clearance that is not associated with a discretionary case with City Planning, please email [planning.redevelopment@lacity.org](mailto:planning.redevelopment@lacity.org) to obtain a “N/A” clearance or request that your assigned plan check engineer remove the clearance.

**Additional Questions**

For general questions on how your project will be affected by the expiration of the Chinatown Redevelopment Plan, please contact Susan Wong from City Planning at [planning.redevelopment@lacity.org](mailto:planning.redevelopment@lacity.org). Project specific questions for City Planning entitlement cases should be directed to the assigned Project Planner.

## **EXHIBIT G**

### **Extension of the Operative Date of the Processes and Procedures Ordinance (Ordinance No. 187,930)**

187930

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Ordinance 187,712 to extend its operative date to January 22, 2024.

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

Section 1. Section 137 of Ordinance 187,712 shall be amended in its entirety to read as follows:

**OPERATIVE DATE.** The operative date for this ordinance shall be January 22, 2024.

Sec. 2. **URGENCY.** The City finds that inconsistency in the application of the development regulations throughout the City and interruption in the implementation of the City's coastal development permit program, consistent with the requirements of the California Coastal Act, will be injurious to the health, safety, and general welfare of the City. Any lapse in the administration of permits for development projects within the coastal zone creates uncertainty in terms of public health and economic development, and immediate action is necessary to ensure no loss in permitting authority. The immediate enactment of these provisions will minimize loss of employment, closure of businesses, loss of redevelopment potential, curtailment of City revenues and subsequent curtailment of vital services, and will prevent negative impacts to quality of life, health, safety, and public welfare. For all of these reasons, this ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By   
ADRIENNE S. KHORASANEE  
Assistant City Attorney

Date June 15, 2023

File No. 12-0460-S4

Pursuant to Charter Section 559, I  
**disapprove** this ordinance on behalf  
of the City Planning Commission and  
recommend that it **not** be adopted.

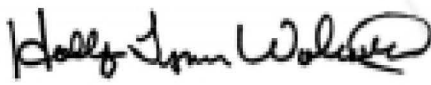
  
VINCENT P. BERTONI, AICP  
Director of Planning

Date June 15, 2023

m:\real prop\_env\_land use\land use\adrienne khorasane\ordinances\form and legality draft\operative date amendment\operative date amendment - ordinance.docx

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than three-fourths** of all its members.

CITY CLERK

  
\_\_\_\_\_

MAYOR

  
\_\_\_\_\_

Ordinance Passed June 27, 2023

Approved 06/30/2023

Published Date: 07/07/2023  
Ordinance Effective Date: 07/07/2023

## **EXHIBIT H**

**Initial Draft Proposed Ordinance, Dated October  
2, 2023**



**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Ordinance 187,712 to amend Article 1.5 of Chapter 1 of the Los Angeles Municipal Code and reinstate Section 11.5.14 (Redevelopment Plan Procedures).

**THE PEOPLE OF THE CITY OF LOS ANGELES  
DO ORDAIN AS FOLLOWS:**

**Section 1.** Section 1 of Ordinance 187,712 shall be amended to read as follows:

**ARTICLE 1.5  
PLANNING COMPREHENSIVE PLANNING PROGRAM**

Section	Title.
11.5.1	Title.
11.5.2	Area Planning Commissions.
11.5.3	Director of Planning (Director).
11.5.4	City Planning Commission.
11.5.5	Mandatory Referrals – Authority of Commission – Requirements.
11.5.6	General Plan.
11.5.7	Specific Plan Procedures.
11.5.8	General Plan Review.
11.5.9	Withdrawal of Application.
11.5.10	Withdrawal of Appeal.
11.5.11	Affordable Housing.
11.5.12	Delegation of Council's Authority to Consent to Extensions of Time for Council Action.
<u>11.5.13</u>	<u>CEQA Procedures.</u>
<u>11.5.14</u>	<u>Redevelopment Plan Procedures.</u>

**SEC. 11.5.14. REDEVELOPMENT PLAN PROCEDURES.**

A. **Objectives.** The objectives of this section are to establish uniform citywide procedures, standards, and criteria for reviewing and processing Redevelopment Plan Projects, including Administrative Review, Project Compliance, Project Modification, Project Adjustments, and Redevelopment Plan Amendments in accordance with applicable provisions of the Charter, this Code, City ordinances, state law, and any applicable specific plan, supplemental use district, or other land use regulation adopted by the City.

B. **Relationship of the Redevelopment Regulations to City Ordinances.**

1. The Redevelopment Regulations are in addition to the provisions of Chapter 1 of this Code and any other relevant City ordinances.

2. Whenever the Redevelopment Regulations conflict with provisions contained in Chapter 1 of this Code or any other relevant City ordinances, the Redevelopment Regulations shall supersede those provisions, unless the applicable Redevelopment Regulations specifically provide otherwise or are amended.

C. **Definitions.** For purposes of this chapter, certain terms and words are defined below. Words and phrases contained in this section and not defined below shall have the meanings set forth in the applicable Redevelopment Plan or Section 12.03 of this Code (with priority given to definitions in the applicable Redevelopment Plan where there is a conflict between the Redevelopment Plan and this Code):

**"Community Redevelopment Agency" or "CRA" or "CRA/LA"** shall mean the former Community Redevelopment Agency of the City of Los Angeles, which was dissolved on February 1, 2012.

**"Community Redevelopment Law"** shall mean the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 et seq.), as amended.

**"CRA/LA, a Designated Local Authority" or "CRA/LA-DLA"** shall mean the public body formed pursuant to Health and Safety Code Section 34173(c)(3) to serve as the successor agency to the former CRA.

**"Historic Resource"** shall mean designated or surveyed resources including properties listed in or formally determined eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, locally designated Historic-Cultural Monuments (HCMs) and Historic Preservation Overlay Zones (HPOZs); and properties identified as significant per eligibility criteria in SurveyLA and the Community Redevelopment Agency surveys or any subsequent City sanctioned or accepted surveys.

**"Lower Income Household"** shall have the meaning ascribed thereto in the Development Guidelines and Controls for Residential Hotels in the City Center and Central Industrial Redevelopment Project Areas, adopted by the former CRA on June 15, 2006.

**"Redevelopment Plan"** shall mean any of the following redevelopment plans: (i) the Adelante Eastside Redevelopment Project Redevelopment Plan, as adopted by Ordinance No. 172,514, and as amended; (ii) the Broadway/Manchester Redevelopment Plan, as adopted by Ordinance No. 170,175, and as amended; (iii) the Central Industrial Redevelopment Plan, as adopted by Ordinance No. 174,978, and as amended; ~~(iv) the~~

Chinatown Redevelopment Plan, as adopted by Ordinance No. 153,365, and as amended; (iv) the City Center Redevelopment Plan, as adopted by Ordinance No. 174,593, and as amended; (vi) the Council District 9 Corridors Redevelopment Plan, as adopted by Ordinance No. 170,807, and as amended; (vii) the Crenshaw Redevelopment Plan, as adopted by Ordinance No. 158,933, and as amended; (viii) the Crenshaw/Slauson Redevelopment Plan, as adopted by Ordinance No. 170,734, and as amended; (viii) the Exposition/University Park Redevelopment Plan, as adopted by Ordinance No. 131,730, and as amended; (ix) the Hollywood Redevelopment Plan, as adopted by Ordinance No. 175,236, and as amended; (xi) the Laurel Canyon Commercial Corridor Redevelopment Plan, as adopted by Ordinance No. 180,695, and as amended; (xii) the Mid-City Redevelopment Plan, as adopted by Ordinance No. 171,064, and as amended; (xiii) the North Hollywood Redevelopment Plan, as adopted by Ordinance No. 171,745, and as amended; (xii) the Pacific Corridor Redevelopment Plan, as adopted by Ordinance No. 174,549, and as amended; (xiii) the Vermont/Manchester Redevelopment Plan, as adopted by Ordinance No. 171,065, and as amended; (xvi) the Watts Corridors Redevelopment Plan, as adopted by Ordinance No. 170,769 and as amended; (xvii) the Western/Slauson Redevelopment Plan, as adopted by Ordinance No. 171,063, and as amended; (xviii) the Westlake Redevelopment Plan, as adopted by Ordinance No. 172,597, and as amended; and (xviii) the Wilshire Center/Koreatown Redevelopment Plan, as adopted by Ordinance No. 170,806, and as amended.

**"Redevelopment Plan Amendment"** shall mean an amendment to a Redevelopment Plan adopted by the City Council by ordinance after the effective date of this ordinance.

**"Redevelopment Plan Project"** shall mean any proposed development activity within a Redevelopment Project Area with an Unexpired Redevelopment Plan that includes the issuance of a building, grading, demolition, sign or change of use permit. A Redevelopment Plan Project shall not include activity that consists solely of interior remodeling, interior rehabilitation or interior repair work. Notwithstanding the forgoing, the following types of projects shall be considered a Redevelopment Plan Project: (i) development activity involving an Historic Resource, including any interior remodeling, interior rehabilitation, or interior repair work that affects the exterior; and/or (ii) development activity involving a Residential Hotel/Single Room Occupancy Hotel (SRO), vacant Dwelling Unit, or a Dwelling Unit housing Lower Income Households in the City Center Project Area and the Central Industrial Project Area, including any interior remodeling, interior rehabilitation or interior repair work that may result in the loss of a dwelling unit.

**"Redevelopment Plan Project Administrative Review"** shall mean the issuance of a ministerial approval by the Director for a Redevelopment Plan Project that complies with the applicable Redevelopment Regulations, and does not require the imposition of conditions or the making of findings.

**"Redevelopment Plan Project Adjustment"** shall mean the same as a "minor variation" or "variation" as these terms are used in each Redevelopment Plan and is a decision by the Director that a Redevelopment Plan Project substantially complies with the relevant Redevelopment Regulations except for a minor deviation therefrom, either as submitted or with conditions imposed to achieve substantial compliance with the applicable Redevelopment Regulations.

**"Redevelopment Plan Project Compliance"** shall mean a decision by the Director that a Redevelopment Plan Project complies with the applicable Redevelopment Regulations, either as submitted or with conditions imposed to achieve compliance with the Redevelopment Regulations.

**"Redevelopment Project Area" or "Redevelopment Plan Area" or "Community Redevelopment Plan Area"** shall here and after be referred to as "Redevelopment Project Area" and shall mean the area included within the specific geographic boundaries identified as a project area in a Redevelopment Plan.

**"Redevelopment Regulations"** shall mean all the land use provisions of the Redevelopment Plans and design for development guidelines adopted pursuant to such Redevelopment Plans that govern land use or development that were transferred to the City pursuant to California Health and Safety Code Section 34173(i).

**"Residential Hotel/SRO"** shall have the meaning ascribed thereto in the Development Guidelines and Controls for Residential Hotels in the City Center and Central Industrial Redevelopment Project Areas, adopted by the former CRA on June 15, 2006, and/or the Residential Hotel Ordinance (Ordinance No. 179,868) of the City of Los Angeles. All projects involving a Residential Hotel/SRO shall be considered a Redevelopment Plan Project and subject to all provisions required unless otherwise stated.

**"Unexpired"** shall mean that the applicable Redevelopment Regulations are still in effect on the date of approval of a Redevelopment Plan Project or Redevelopment Plan Amendment.

**D. Administration of Redevelopment Plan Projects.** Applications for approval of Redevelopment Plan Projects, including applications for Redevelopment Plan Project Administrative Review, Project Compliance, and Modification of Entitlement for a Redevelopment Plan Project shall be filed and processed as follows:

**1. Applications.**

**(a) General Requirements.**

(1) Applications filed under this Article must include all the information required by the Department of City Planning. All applications shall be made on forms prepared by the Department of City Planning.

(2) Applications shall include all fees required by Article 9 of Chapter 1 of the LAMC.

**(b) Application Completeness.**

(1) An application is not complete until all required items are submitted and all required application fees are paid.

(2) The City will not process incomplete applications. Applications will be reviewed for completeness in accordance with the Permit Streamlining Act (California Government Code Title 7, Division 1, Chapter 4.5, as may be amended from time to time).

**(c) Multiple Entitlement Requests.**

In order to facilitate the development process, applications for multiple entitlements for the same project shall be submitted and processed concurrently as provided in Section 12.36.

**(d) Withdrawal of Application.**

(1) At any time before the initial decision maker or appellate body on appeal makes a final decision on an application, the applicant may withdraw the application.

(2) The withdrawal of the application must be in writing and does not require the decision maker to concur. The withdrawal of the application shall be permanent and any associated authorizations shall be void.

2. Nothing herein shall be construed to prohibit the Director or the Director's designee from promulgating administrative guidelines to interpret and implement the Redevelopment Regulations.

3. **Notice and Hearing.** Notice shall be given and public hearings shall be held as required by the LAMC.

4. **Review Procedures for Redevelopment Plan Project Administrative Review.**

(a) **Eligibility.** Any project involving a Residential Hotel/SRO, vacant Dwelling Unit, or a Dwelling Unit housing Lower Income Households in the City Center Project Area and the Central Industrial Project Area, or any project involving construction that consists of interior remodeling, interior rehabilitation or interior repair work that results in the loss of Dwelling Units shall not be eligible for an administrative review. Projects that do not qualify for a Redevelopment Plan Project Administrative Review may apply for a Redevelopment Plan Project Compliance or a Redevelopment Plan Project Adjustment.

(b) **Initiation.** A Project Administrative Review is initiated by filing an application with the Department of City Planning or by following the LAMC's procedures to obtain a building permit.

(c) **Notice of Public Hearing.** There is no public hearing.

(d) **Clearance.** Clearance shall be issued pursuant to the applicable ordinance or building permit requirement.

(e) **Criteria for Compliance Review.** The Department shall review the application for compliance with the relevant standards of this Code and the appropriate Redevelopment Plan, including the zone standards, established development standards, and any supplemental use regulations.

(f) **Scope of Action.** Once a project's Administrative Review is complete, any subsequent development activity (including but not limited to the erection, enlargement or maintenance of buildings, development or construction work, and issuance of a grading, building or change of use permit) shall comply with the plans approved by the Department of City Planning in the Administrative Review for the project

(g) **Appeals.** There is no appeal.

(h) **Modification of Action.** Any change to the scope of the application requires review by the Department of City Planning as provided in this subdivision.

**5. Review Procedures for Redevelopment Plan Project Compliance.**

(a) **Initiation.** A property owner files an application for Project Compliance Review with the Department of City Planning.

(b) **Notice of Public Hearing.** The Director shall provide notice as required by the LAMC.

(c) **Decision.**

(1) **Decision Maker.** The Director is the initial decision maker and may approve, conditionally approve, or deny the Project Compliance.

(2) **Decision.**

(i) The Director shall render the initial decision within 75 days of the date the application is deemed complete or, when an EIR or other CEQA document is required, the date the EIR or other CEQA document is certified or adopted.

(ii) If the Director fails to make a timely decision, the applicant may file a request for transfer of jurisdiction to the Area Planning Commission in accordance with the procedures set forth in Section 11.5.7 C.5. of this Code.

(3) **Transmittal.** The Director shall transmit a copy of the decision by email, electronic transmission, or mail to the applicant, the Department of Building and Safety, the Councilmember(s) having jurisdiction over the Redevelopment Project Area in which the property is located, the Department of Transportation (when appropriate), owners of all properties abutting, across the street or alley from, or having a common corner with the subject property; and interested parties who have filed written requests for notice with the City Planning Department.

(d) **Standards for Review and Required Findings.** The Director shall grant a Project Compliance upon written findings that the project:

(1) Substantially complies with the relevant Redevelopment Regulations, findings, standards and provisions of the Redevelopment Plan; and

(2) Is subject to all conditions required by the relevant Redevelopment Regulations; and

(3) Complies with CEQA; and

(4) Any other findings that are required in the relevant Redevelopment Plan.

(e) **Scope of Decision / Utilization of Approvals.** See Section 12.25 of Chapter 1 of the LAMC.



(f) **Limitations.** The granting of a Project Compliance shall not imply compliance with any other applicable provisions of the Los Angeles Municipal Code. Any corrections and/or modifications to project plans made subsequent to a Project Compliance that are deemed necessary by the Department of Building and Safety for Building Code compliance, and which involve a change in floor area, parking, building height, yards or setbacks, building separation or lot coverage, shall require a referral of the revised plans back to the Department of City Planning (and the Department of Transportation in cases where there are corrections and/or modifications that may affect the calculation of vehicle trips generated, project floor area or parking) for additional review and sign-off prior to the issuance of any permit in connection with those plans.

(g) **Appeals.**

(1) **Decision Maker.** The Area Planning Commission is the appellate decision maker.

(2) **Filing.** An applicant or any other person aggrieved by the Director's decision may file an appeal.

(3) **Appellate Decision.**

(i) Before acting on any appeal, the Area Planning Commission shall set the matter for hearing. The following notice is required for the public hearing on an appeal.

<b><u>Type of Notice</u></b>	<b><u>When</u></b>	<b><u>Where / To Whom / Additional Requirements</u></b>
<u>Mail</u>	<u>21 days</u>	<ul style="list-style-type: none"> <li>• <u>The applicant;</u></li> <li>• <u>Owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property;</u></li> <li>• <u>The Councilmember(s) having jurisdiction over the Redevelopment Plan area in which the property is located;</u></li> <li>• <u>The Department of Neighborhood Empowerment; and</u></li> <li>• <u>Interested parties who have requested notice in writing.</u></li> </ul>

(ii) The Area Planning Commission shall act within 75 days after the expiration of the appeal period.

(iii) The decision to approve or deny an appeal must contain the same findings required by the original decision maker, supported by substantial evidence.



**(4) Filing of Appeals.**

(i) Appeals shall be in writing and filed on forms maintained by the Department.

(ii) An appeal shall specifically state the points at issue and the reasons why the decision should not be upheld.

(iii) An appeal not properly or timely filed shall not be accepted.

**(5) Time Limits for Appeal.** Appeals must be filed within 15 days after the date on the letter of determination to the applicant.

**(6) Appeal Procedures.**

(i) An appeal stays proceedings in the matter until the appellate body makes a decision.

(ii) After an appeal is filed, the initial decision maker transmits the appeal and the file to the appellate body, together with any report, if one was prepared by staff, responding to the points raised made in the appeal.

(iii) When the appellate body receives the appeal, the initial decision maker loses jurisdiction.

(iv) Upon the date set for the hearing, the appellate body shall either hear the appeal, or continue the matter by mutual agreement with the project applicant to another date if there is cause to do so. No notice of continuance need be given if the continuance is announced at a public meeting at the time for which the hearing was originally set.

(v) The appellate body shall conduct a public hearing. After the public hearing, the appellate body shall render a decision.

(vi) The appellate body may extend the time period for deciding an appeal to allow the consideration of changes to the project requested by the applicant. If the appellate body finds that the changes are substantial, including any additional CEQA analysis, the hearing may be continued by mutual agreement with

the project applicant. The appellate body shall provide notice of the continued hearing before such hearing is held. The time period required for additional notice is at least the time required for posted notice on the original application.

(vii) The appellate body shall hear the matter de novo. It may take additional evidence, and shall base its decision on the record before it. In making its decision, the appellate body shall make the same findings as required by the initial decision maker, supported by substantial evidence.

(7) **Modification of Entitlement.** A Project Compliance may be modified pursuant to Subdivision 6. below.

**6. Modification of Entitlement for a Redevelopment Plan Project.**

**(a) Applicability.**

(1) **Original Action.** This subdivision applies to the modification of a previously approved entitlement (referred to in this subdivision as the "original action") that substantially conforms to the original approval.

**(2) Modification.**

(i) For purposes of this subdivision, a "modification" means any changes in the proposed physical development, planned operation, or conditions of approval.

(ii) In no event can any modification or series of modifications allow a use, single deviation, or series of deviations (including but not limited to "minor variations" and "variations" as those terms are used in the Redevelopment Plans) to exceed the maximum deviation allowed by the relevant Redevelopment Plan or LAMC.

**(3) Maximum Deviation.**

(i) Use, single deviation, or series of deviations from the LAMC or Redevelopment Plan which was not approved as part of the original action; or

(ii) Any modification that would result in an increase or reduction of the physical development, planned operation, or conditions of approval on the original action by more than 20%.

(4) **New Application.** Any deviation that does not substantially conform to the original action or exceeds the maximum deviation prescribed in Subparagraph (3) (Maximum Deviation) above requires a new project application.

(b) **Initiation.**

(1) A Modification of Entitlement is initiated by filing an application with the Department of City Planning.

(2) The application must include development plans showing the requested modifications.

(3) A Modification of Entitlement shall be filed and approved before the original action expires.

(c) **Notice of Public Hearing.** Notice of the public hearing on an initial decision and appeal is provided in the same manner as the original action or appeal.

(d) **Decision.**

(1) **Decision Maker.**

(i) The decision maker on a Modification of Entitlement is the initial decision maker on the original action. In the event that the initial decision maker was the CRA, the Director of Planning shall be the decision maker.

(ii) If the original action was subject to multiple approvals, the initial decision maker is the initial decision maker assigned pursuant to Section 12.36 (Multiple Approvals).

(iii) If the original action was subject to an appeal, the decision maker on the Modification of Entitlement is the appellate body on the original action.

(2) **Public Hearing.** The initial decision maker may conduct a public hearing after providing the notice required Section 11.5.14 D.6.(c) (Notice of Public Hearing) above. A hearing need not be held if the initial

decision maker makes a written finding that the requested Modification of Entitlement:

(i) \_\_\_\_\_ will not have a significant effect on adjoining properties or on the immediate neighborhood; or

(ii) \_\_\_\_\_ is not likely to evoke public controversy.

(3) \_\_\_\_\_ **Decision.** The initial decision maker shall approve, conditionally approve, or deny the request within 75 days after the application is deemed complete.

(4) \_\_\_\_\_ **Conditions.** The initial decision maker may impose conditions on the modification as allowed by the regulations governing the original action.

(5) \_\_\_\_\_ **Transmittal.** The initial decision maker shall transmit a copy of the decision by mail to the applicant, all owners and occupants of properties abutting, across the street or alley from, or having a common corner with the subject property, and persons who have filed a written request for notice with the Department of City Planning.

(e) \_\_\_\_\_ **Standard of Review and Required Findings.**

(1) \_\_\_\_\_ A Modification of Entitlement shall not be granted unless the decision maker finds that the modification complies with all of the findings that apply to the original action.

(2) \_\_\_\_\_ If the application for Modification of Entitlement is for only a portion of a development project, the decision maker's review and decision shall be limited to only that portion of the project. However, the decision maker may consider the entire project to the extent that the approved project and the portion for which the Modification of Entitlement is requested are indistinct.

(f) \_\_\_\_\_ **Scope of Decision / Utilization of Approvals.** See Section 12.25 of Chapter 1 of the LAMC.

(g) \_\_\_\_\_ **Appeals.** The initial decision on a Modification of Entitlement is appealable in the same manner as the original action.

7. \_\_\_\_\_ **Review Procedures for Redevelopment Plan Project Adjustment.**

(a) **Initiation.** A property owner files an application for Project Adjustment with the Department of City Planning.

(b) **Notice of Public Hearing.** The Director shall provide any notice required by the LAMC.

(c) **Decision.**

(1) **Decision Maker.** The Director is the initial decision maker, and may approve, conditionally approve, or deny the Project Adjustment.

(2) **Time Limit.**

(i) The Director shall render the initial decision within 75 days of the date the application is deemed complete.

(ii) If the Director fails to make a timely decision, the applicant may file a request for transfer of jurisdiction to the Area Planning Commission pursuant to Section 11.5.7 C.5. of this Code.

(3) **Transmittal.** The Director shall transmit a copy of the decision by email, electronic transmission, or mail to the applicant, the Department of Building and Safety, the Councilmember(s) having jurisdiction over the Redevelopment Plan Area in which the property is located, the Department of Transportation (when appropriate), owners of all properties abutting, across the street or alley from, or having a common corner with the subject property; and interested parties who have filed written requests to receive notice with the City Planning Department.

(d) **Standards for Review and Required Findings.** The Director shall approve, or approve with conditions, a Project Adjustment if the Director finds in writing that:

(1) Substantially complies with the applicable Redevelopment Regulations; and

(2) Complies with CEQA; and

(3) All findings for variations and minor variations, as required by the applicable Redevelopment Plan, are met.

(e) **Scope of Decision / Utilization of Approvals.** See Section 12.25 of Chapter 1 of the LAMC.

(f) **Appeals.**

(1) **Decision Maker.** The Area Planning Commission is the appellate decision maker.

(2) **Filing.** An applicant or any other person aggrieved by the Director's decision may file an appeal.

(3) **Appellate Decision.**

(i) Before acting on an appeal, the Area Planning Commission shall set the matter for hearing. The following notice is required for the public hearing on an appeal.

<u><b>Type of Notice</b></u>	<u><b>When</b></u>	<u><b>Where / To Whom / Additional Requirements</b></u>
<u>Mail</u>	<u>21 days</u>	<ul style="list-style-type: none"> <li>• <u>The applicant;</u></li> <li>• <u>Owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property;</u></li> <li>• <u>The Councilmember(s) having jurisdiction over the Redevelopment Project area in which the property is located;</u></li> <li>• <u>The Department of Neighborhood Empowerment; and</u></li> <li>• <u>Interested parties who have requested notice in writing.</u></li> </ul>

(ii) The Area Planning Commission shall act within 75 days after the expiration of the appeal period.

(iii) The decision to approve or deny an appeal must contain the same findings required by the original decision maker, supported by substantial evidence.

(4) **Filing of Appeals.**

(i) Appeals shall be in writing and filed on forms maintained by the Department.

(ii) An appeal shall specifically state the points at issue and the reasons why the decision should not be upheld.

(iii) An appeal not properly or timely filed shall not be accepted.

(5) **Time Limits for Appeal.** Appeals must be filed within 15 days after the date on the letter of determination to the applicant.

(6) **Appeal Procedures.**

(i) An appeal stays proceedings in the matter until the appellate body makes a decision.

(ii) After an appeal is filed, the initial decision maker transmits the appeal and the file to the appellate body, together with any report, if one was prepared by staff, responding to the points raised made in the appeal.

(iii) When the appellate body receives the appeal, the initial decision maker loses jurisdiction.

(iv) Upon the date set for the hearing, the appellate body shall either hear the appeal, or continue the matter by mutual agreement with the project applicant to another date if there is cause to do so. No notice of continuance need be given if the continuance is announced at a public meeting at the time for which the hearing was originally set.

(v) The appellate body shall conduct a public hearing. After the public hearing, the appellate body shall render a decision.

(vi) The appellate body may extend the time period for deciding an appeal to allow the consideration of changes to the project requested by the applicant. If the appellate body finds that the changes are substantial, including any additional CEQA analysis, the hearing may be continued by mutual agreement with the project applicant. The appellate body shall provide notice of the continued hearing before such hearing is held. The time period required for additional notice is at least the time required for posted notice on the original application.

(vii) The appellate body shall hear the matter de novo. It may take additional evidence, and shall base its decision on the record before it. In making its decision, the appellate body shall

make the same findings as required by the initial decision maker, supported by substantial evidence.

(g) The decision of the appellate body is final.

(h) **Modification of Entitlement.** No modification is available.

8. **Initiation of Redevelopment Plan Amendment(s).** The City Council, the City Planning Commission or the Director of Planning may initiate consideration of an amendment to any a Redevelopment Plan, subject to the requirements and limitations of the Charter and state law.n The fee for a Redevelopment Plan Amendment shall be as set forth in Section 19.01 G. of this Code.

9. **Multiple Approvals.** When an application is filed pursuant to this Section for a Redevelopment Plan Project requiring multiple approvals, the process set forth in Section 12.36 shall apply.



## **EXHIBIT I**

### **Notice of Exemption (ENV-2023-6040-CE)**

**NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CPC-2016-3182-CA-AMDT2

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

ENV-2023-6040-CE

PROJECT TITLE

Redevelopment Plan Procedures Reinstatement Ordinance

COUNCIL DISTRICT

All

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

Citywide

☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

An Ordinance amending the provisions of Ord. 187,712 that reinstates the regulations for development applications and approvals in the City's Redevelopment Plan Areas, namely Sec. 11.5.14 of Chapter 1 of the Los Angeles Municipal Code (LAMC). Section 11.5.14 was inadvertently removed from Ord. 187,712 and must now be reinstated through a legislative action pursuant to the LAMC to be operative in alignment with Ord. 187,712.

NAME OF APPLICANT / OWNER:

CONTACT PERSON (If different from Applicant/Owner above)

Roberto Luna

(AREA CODE) TELEPHONE NUMBER

(213) 473-9701

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

## STATE CEQA STATUTE &amp; GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

☐ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) \_\_\_\_\_

☒ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )State CEQA Guidelines Sec. 15061(b)(3) and/or Sec. 15378(b)(5)

JUSTIFICATION FOR PROJECT EXEMPTION:

☒ Additional page(s) attached

See attached.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Roberto Luna

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Code Amendment

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

## **JUSTIFICATION FOR CEQA EXEMPTION**

The Department of City Planning has determined, based on the whole of the administrative record, that the proposed Ordinance is exempt from CEQA pursuant to CEQA Guidelines, Section 15061(b)(3) and Section 15378(b)(5), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The proposed Ordinance consists of reinstating administrative procedures for Redevelopment Plan Area project requests as well as the removal of two Redevelopment Plans that have expired (the Chinatown Redevelopment Plan, as adopted by Ordinance No. 153,365; and the North Hollywood Redevelopment Plan, as adopted by Ordinance No. 171,745) both of which have no effect on the physical environment.

Pursuant to Section 15061(b)(3), the proposed Ordinance is not a project under CEQA, because “the activity is covered by the common sense exception that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

The proposed Ordinance is also not a project under CEQA pursuant to Section 15378(b)(5) because “organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment” are not considered a project. The proposed Ordinance does not change any discretionary actions into non-discretionary actions. Therefore, the proposed Ordinance will continue to ensure that projects meet all procedural requirements of CEQA, and that impacts are analyzed and environmental mitigations are imposed where necessary and appropriate. Furthermore, the proposed Ordinance does not change the zoning of any properties and is limited to administrative provisions for processing Redevelopment Plan Area approval requests and appeals. Therefore, the proposed Ordinance does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment and is not considered a project under CEQA.