



**DEPARTMENT OF CITY PLANNING**  
**RECOMMENDATION REPORT**

**CITY PLANNING COMMISSION**

<b>DATE:</b>	September 12, 2024	<b>CASE NO.:</b>	CPC-2024-2616-CA
<b>TIME:</b>	After 8:30 AM*	<b>CEQA NO.:</b>	ENV-2024-2617-CE
<b>PLACE:</b>	Los Angeles City Hall, Council Chamber, 3rd Floor, Room 340 200 North Spring Street, Los Angeles, CA 90012	<b>COUNCIL FILE NO.:</b>	N/A
		<b>LOCATION:</b>	Citywide
		<b>COUNCIL DISTRICT:</b>	All
		<b>PLAN AREA:</b>	All

**PUBLIC HEARING:** July 24, 2024

**SUMMARY:**


The proposed Redevelopment Plan Procedures Chapter 1A Transition Ordinance (Ordinance) would relocate Section 11.5.14 in Chapter 1 of the Los Angeles Municipal Code (LAMC) to a newly established Division 13B.12. of Article 13 in Chapter 1A of the LAMC. Through this Ordinance, the Redevelopment Plan Procedures will be made available in Chapter 1A of the LAMC to projects within both the existing community plan areas as well as newly adopted community plan areas. The proposed Ordinance also amends Sections 13A.2.2., 13A.2.4., and 13A.2.10. of Article 13 to add Redevelopment Plan procedures to existing processes and procedures summary tables and Section 15.2.2. of Article 15 to add the existing Redevelopment Plan Amendment fee to Chapter 1A. As part of the relocation of the Redevelopment Plan procedures from Chapter 1 to Chapter 1A of the LAMC, the proposed Ordinance includes amendments that fall within three categories: 1) policy changes to Redevelopment Plan procedures, 2) standardization of procedures to follow the Article 13 conventions, and 3) clarifications and readability improvements to the Redevelopment Plan procedures.

**RECOMMENDED ACTIONS:**

1. **Determine** based on the whole of the administrative record, that the proposed Ordinance is not a project under CEQA pursuant to Section 15378(b)(5) of the California Public Resource Code and is exempt from CEQA pursuant to Section 15061(b)(3) of the California Public Resource Code;

2. **Approve and Recommend** that the City Council adopt the proposed Zoning Code Amendment Ordinance (Exhibit A) pursuant to Section 13B.1.3.D.3. of Chapter 1A of the Los Angeles Municipal Code (LAMC);
3. **Adopt** the Staff Recommendation Report as the Commission's report on the subject; and
4. **Adopt** the attached Findings.

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**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 agendized 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 Redevelopment Plan Procedures Chapter 1A Transition Ordinance (Ordinance) (Exhibit A) recommends relocation of existing Redevelopment Plan Procedures from Section 11.5.14 of Chapter 1 of the Los Angeles Municipal Code (LAMC) (existing Zoning Code) to a newly established Division 13B.12. in Article 13 of Chapter 1A of the LAMC (new Zoning Code). This relocation to Article 13 creates a bridge that would make the Redevelopment Plan procedures available to projects in both existing Community Plans and newly updated Community Plans.

In addition to the relocation, the proposed Ordinance contains amendments to the Redevelopment Plan procedures that fall within the following three categories: 1) policy changes to Redevelopment Plan procedures, 2) standardization of procedures to follow the conventions of Article 13, and 3) clarifications and readability improvements to the Redevelopment Plan procedures.

### Background

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

The Redevelopment Plan Procedures Ordinance (Exhibit B) was originally adopted on September 20, 2019 by the City Council to effectuate the transfer of the land use related plans and functions of the former Community Redevelopment Agency (CRA/LA) to the City of Los Angeles (City). The Redevelopment Plan Procedures Ordinance established Section 11.5.14 in Chapter 1 of the LAMC, incorporating Redevelopment Plan Procedures into the LAMC. The Redevelopment Plan Procedures Ordinance provides for the relationship between Redevelopment Regulations and the City's Code and ordinances and establishes 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.

#### Chapter 1A of the LAMC (New Zoning Code)

For over a decade, City Planning has been undertaking a comprehensive revision of the City's Zoning Code, a historic effort to completely overhaul the zoning system for the first time since 1946. The overarching goal of creating the new Zoning Code is to create a modern, efficient and easy-to-use land use and development regulations that meet the varied needs of Los Angeles' diverse communities, tailoring the built environment to different unique geographic areas throughout the City.



The new Zoning Code has been established in Chapter 1A of the LAMC and will be applied to all City parcels incrementally on a geographic basis through the update of the Community Plans. Eventually, Chapter 1A will serve as the only Zoning Code for the City of Los Angeles. However, in the interim, existing Community Plans will continue to implement the current Zoning Code in Chapter 1 of the LAMC.

The first Community Plan to be updated to implement the new Zoning Code in Chapter 1A of the LAMC is the Downtown Community Plan. In May 2023, the City Council voted unanimously to approve the Downtown Community Plan and the New Zoning Code with several amendments. After the City Attorney's Office completes its Form and Legality review of the implementing ordinances, the Downtown Community Plan and the new Zoning Code will be presented before the City Council again for final adoption. Both the Downtown Community Plan and the new Zoning Code are proposed to be in effect in early 2025.

#### Article 13 (Administration) of Chapter 1A of the LAMC

The Processes and Procedures Ordinance (Ordinance No. 187,712), which has been operative since January 2024 and established Article 13 of Chapter 1A of the LAMC, contains reorganized and streamlined administrative provisions for the review of projects and requests. While all of the remaining 14 Articles in Chapter 1A will only apply to the newly updated Community Plans, the processes and procedures in Article 13 will apply to both the existing Zoning Code in Chapter 1 and the new Zoning Code in Chapter 1A of the LAMC in order to ensure that City Planning has a consistent set of administrative procedures for all Community Plans.

#### Redevelopment Plan Procedures in Downtown Los Angeles

As the Downtown Community Plan and the new Zoning Code are anticipated to become operative in early 2025, it is imperative to ensure that relevant land use and zoning regulations in the existing Zoning Code are also applicable to the properties within the Downtown Community Plan Area. As previously mentioned, the Redevelopment Plan procedures are currently set forth in Section 11.5.14 of Chapter 1 and only apply to the properties that are subject to the existing Zoning Code. There are two Redevelopment Plans - City Center Redevelopment Plan and Central Industrial Redevelopment Plan - as well as the Development Guidelines and Controls for Residential Hotels that will continue to apply to properties in the Downtown Community Plan Area after the adoption of the new Community Plan and the new Zoning Code. City Planning and applicants will need the Redevelopment Plan procedures to be applicable to the properties in Downtown that are subject to the new Zoning Code.

To ensure the Redevelopment Plan procedures will be made available to projects within both the existing Community Plan areas as well as newly adopted Community Plan areas, such as the Downtown Community Plan, the Director of Planning initiated a Zoning Code Amendment to prepare the proposed Ordinance to move the Redevelopment Plan procedures from Section 11.5.14 of Chapter 1 to a newly established Division 13B.12 in Article 13 of Chapter 1A.

In addition to the relocation, the proposed Ordinance contains amendments to the provisions in Redevelopment Plan procedures that are categorized as policy changes, Article 13 standardization and clarifications and readability improvements. Detailed information on these amendments are provided in the following *Proposed Ordinance Section*.

### **Proposed Ordinance**

An initial draft of this Ordinance was released on June 20, 2024 for public review and comment (Exhibit C). The proposed Ordinance aims not only to move the existing Redevelopment Plan Procedures from Section 11.5.14 of Chapter 1 of the LAMC to a newly established Division 13B.12. of Article 13 in Chapter 1A of the LAMC, but it also includes amendments that are sorted into three main categories:

- Policy Changes - Changes to the Redevelopment Plan Procedures that clarify the relationship between the Redevelopment Regulations and the City's Code, Community Plans and ordinances as well as Redevelopment Plan procedures related to the Modification of Entitlements and Redevelopment Plan Amendments.
- Article 13 Standardization - Necessary non-policy related changes to standardize existing Redevelopment Plan Procedures in Chapter 1 to conform to the conventions of Article 13 in Chapter 1A as part of the relocation.
- Clarifications and Readability Improvements - Changes to clarify the policy intent and make the text of the Code easier to understand and implement without changing policy.

Since the release of the initial draft proposed Ordinance, additional non-policy related, technical amendments have been identified by City Planning for inclusion in a revised draft of the proposed Redevelopment Plan Procedures Chapter 1A Transition Ordinance (Exhibit A). All of the proposed amendments are described in detail below.

### **Policy Changes**

The amendments in the proposed Ordinance includes policy changes to clarify: 1) the relationship between the Redevelopment Regulations and the City's Community Plans, Code, and ordinances; 2) the initial and appellate decision makers for a Modification of Entitlement for a Redevelopment Plan Project; and 3) the legislative process and procedures for Redevelopment Plan Amendments as outlined below.

- 1) *Relationship between the Redevelopment Regulations and the City's Community Plans, Code, and Ordinances*

LAMC Section 11.5.14 B. in the existing Zoning Code establishes the relationship between Redevelopment Regulations and the City's Code and ordinances, as follows:

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.*

The City is currently undergoing a comprehensive review and update to the Community Plans to establish the City's goals, policies and programs and implement the City's vision for the development of each Community Plan area, consistent with other General Plan Elements. The City is also reviewing and updating relevant zoning ordinances, specific plans and other applicable land use plans to implement the updated Community Plans. The updated Community Plans will include contemporary land use and zoning strategies to address various needs and desires of Angelenos, ranging from economic development and employment opportunities to housing and built environment to public and social services. As part of the update efforts, City Planning is learning that many of the provisions in the Redevelopment Plans are in conflict with the new vision, goals, policies and regulations in the proposed updates to Community Plans as the Redevelopment Plans: 1) prohibit what is allowed under the Community Plan Update and its implementing ordinances; or 2) allow what is prohibited under the Community Plan update and its implementing ordinances; or 3) add undesirable additional regulations, processes, costs and burdens on the City, property owners and developers that lead to prevention of beneficial and urgently needed housing and other types of development in the City<sup>1</sup>. As such, there is a need to revisit the relationship clause in the Redevelopment Plan Ordinance and add exceptions to the second relationship clause identified above in order to reflect more modern and contemporary land use policies and regulations established in the updated Community Plans and the new Zoning Code, respectively.

Additionally, the City's Zoning Code contains density bonus and affordable housing development incentive programs that promote the production and maintenance of both market-rate and affordable housing units and aim to address the City's homelessness and housing crisis. However, this relationship clause does not allow development projects in certain Redevelopment Plan areas to utilize the incentive programs because of vague and unclear conflicting provisions in the Redevelopment Plans. This results in unnecessary delays and prevention of urgently needed housing, including affordable housing in the City. As such, City Planning recommends making a policy change to the Redevelopment Plan Ordinance to add an exception to the relationship clause that would allow the City's local density bonus and affordable housing incentive provisions to supersede Redevelopment Regulations whenever there is a conflict.

Consequently, the proposed Ordinance contains amendments that clarify when Redevelopment Plans would supersede City's requirements or vice versa. Additionally, the proposed Ordinance includes policy changes to add exceptions to the general rule of Redevelopment Plans

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<sup>1</sup> See Draft Downtown Community Plan and Hollywood Community Plan Update CPC Staff Recommendation Report - Exhibit I Draft Ordinance to Amend the Hollywood Redevelopment Plan

superseding the City's requirements while also clarifying what "conflict" means in the context of the relationship clause.

- The first change to the second relationship clause involves the addition of clarifying language stating that when a Redevelopment Plan text has language that expressly outlines the relationship between the Community Plan and Redevelopment Plan Procedures, then the relationship established in the Redevelopment Plan shall control.
- The second change to the second relationship clause is in relation to the City's continued effort to update Community Plans and apply the New Zoning Code to those Community Plan areas. As these Community Plans get updated, they will expressly provide language on the relationship between the Community Plans and the Redevelopment Plans. This will address or reduce conflict with the vision, goals and regulatory scheme identified in Redevelopment Plans that are in conflict with the City's contemporary land use and zoning strategies. Community Plans may expressly provide for the relationship between the Redevelopment Regulations, the Code, and new Chapter 1A zoning classifications. In such a case, the relationship established in the City's Community Plan shall control. This exception to the relationship clause is proposed to clarify which provisions would supersede when newly updated Community Plans do specify the relationship with applicable Redevelopment Plans.
- The third change to the second relationship clause pertains to conflicts between Redevelopment Plans and the City's Code and Ordinances involving the City's local affordable housing development incentives. The City has its own local affordable housing density bonus and development incentive programs, such as the Transit-Oriented Communities (TOC) Guidelines per LAMC Section 12.22 A.31 and the Value-Capture Ordinance in LAMC Section 12.24 U.26. In an effort to further the City and the State's goals to address the housing crisis and homelessness, and increase housing and affordable unit production, an amendment is proposed to allow the City Code to supersede Redevelopment Regulations, whenever there is a conflict between Redevelopment Regulations and any City Code or ordinance that is intended to provide development incentives for affordable housing.
- The fourth change to the second relationship clause involves clarification of the word "conflict" to mean whenever the Redevelopment Regulation is more permissive or more restrictive than the regulation in the Code or any other relevant City ordinance. The amendment further clarifies that "conflict" does not mean where Redevelopment Regulations are silent.
- A new relationship clause is added, stating that whenever a Community Plan is updated and the parcels in the Community Plan boundaries have been zoned with Chapter 1A zoning classifications, the Redevelopment Regulations shall be of no further force and effect in the Community Plan area unless expressly provided otherwise in the Community Plan or an ordinance adopted to implement the Community Plan. This

amendment is consistent with the other changes to the second relationship clause where whenever the City updates its Community Plan and the new Zoning Code is applied to the properties within the updated Community Plan, it is the intent of the new modern and contemporary zoning regulations and policies set forth by the City after receiving public feedback to supersede the existing Redevelopment Regulations.

## *2) Modification of Entitlement for a Redevelopment Plan Project Compliance*

Per LAMC Sections 11.5.14 D.6(d)(iii) and 11.5.14 D.6(g) in Chapter 1, the Area Planning Commission (APC) is both the initial decision maker and the appellate body on a Modification of Entitlement for a Redevelopment Plan Project Compliance if the original Redevelopment Plan Project Compliance is appealed. This is an error that needs to be corrected, as the APC should not be the appellate body for its own initial decision on an application. The proposed Ordinance includes amendments to delete such provisions and add a reference to an existing Article 13 Section that requires Modifications to have the same initial and appellate decision makers as the original entitlement. These amendments change the process of review to where the appeal can be impartially considered by a higher body. This will eliminate the loop that requires APC to be the appellate decision maker for their own initial decision in which APC could enforce the same ruling as the initial ruling. For example, an application for a Modification of Entitlement for a Redevelopment Plan Project Compliance will now have the Director as the initial decision maker, and if the decision is appealed it will then go to APC, closing the previous loop where APC was the initial and the appellate decision maker.

## *3) Redevelopment Plan Amendments*

The last policy change involves clarifying the review and approval process for Redevelopment Plan Amendments. While the existing Zoning Code states that the City Council, the City Planning Commission or the Director of Planning may initiate consideration of an amendment to any Redevelopment Plan, it does not specify the legislative process and procedure the City can use to process Redevelopment Plan Amendments. In order to clarify the Amendment process and procedure, the proposed Ordinance adds provisions and procedures for notice of public hearing, decision, standards for the review and required findings, scope of decision, and appeal and modification for Redevelopment Plan Amendments. These provisions and procedures mirror the existing Zoning Code Amendment procedures in Article 13, as land use policies and regulations in Redevelopment Plans are similar to the City's Code and ordinances. These changes are not meant to change the Redevelopment Plans' initial intent. Instead, these changes are intended to make the approval process more straightforward and the language in the Code easier to understand and implement.

## Article 13 Standardization

To align with the standardized format established in Article 13 by the Processes and Procedures Ordinance, the proposed Ordinance reorganizes and updates the Redevelopment Plan Procedures. By creating dedicated sections for each Redevelopment Plan procedure and

entitlement within the new Division 13B.12. (Redevelopment Plan Procedures) in Chapter 1A, City Planning aims to improve clarity, consistency, and efficiency. Article 13 standardization is achieved in the proposed Ordinance by referencing existing Article 13 processes and procedures for Redevelopment Plan Procedures and by making minor changes to the Redevelopment Plan Procedures outlined in Section 11.5.14 of Chapter 1 of the LAMC to align with Article 13's format and style conventions.

*1) References to Existing Article 13 Processes and Procedures: This category effectively captures how the new Division 13B.12. (Redevelopment Plan Procedures) of Chapter 1A is incorporating existing Article 13 procedures. By directing users to existing, well-defined procedures outlined in Article 13, the proposed Ordinance establishes consistency and efficiency.*

- Section 13B.12.2. (Redevelopment Plan Procedures; Redevelopment Plan Project Administrative Review):
  - Subsections B. (Initiation), C. (Notice), D. (Review), E. (Criteria for Compliance Review), and G. (Appeals) of Section 13B.12.2. (Redevelopment Plan Procedures; Redevelopment Plan Project Administrative Review) reference existing procedures found in Section 13B.3.1. (Ministerial Action; Administrative Review) to point to an established streamlined approval process for projects that clearly meet all the applicable regulations and standards. Fundamentally, this process is designed for straightforward projects that clearly follow existing rules, eliminating the need for lengthy public hearings and appeals.
- Section 13B.12.3. (Redevelopment Plan Procedures; Redevelopment Plan Project Compliance):
  - Section 13B.12.3.D. (Redevelopment Plan Project Compliance; Decision; General Procedures) references Section 13A.2.5. (General Procedure Elements; Decisions) to point to the established section of Article 13 that provides the procedural framework for how decisions are made on applications, including the timeline, criteria, potential outcomes, and notification process.
  - Section 13B.12.3.F.1. (Redevelopment Plan Project Compliance; Scope of Decision) references Section 13A.2.7. (General Procedure Elements; Scope of Decision) to point to the rules governing the lifespan and utilization of discretionary project approvals as established by Article 13. This section ensures that approved projects are developed in a timely manner and that the approval process is fair and efficient.

- Section 13B.12.3.F.3. (Redevelopment Plan Project Compliance; Scope of Decision; Applicant's Compliance with Project Compliance Terms and Conditions) was added to align with the framework set forth by the rest of the Article 13 provisions and the guidance of the Specific Plan Implementation process. This standard procedure requires applicants to follow the rules and conditions as outlined in the Project Compliance decision letter for both building and operating the project and provides that utilization of a Project Compliance grant is when a building permit is issued and construction work actively begins.
- Section 13B.12.3.G.1. (Redevelopment Plan Project Compliance; Appeals; General Procedures) references Section 13A.2.8 (General Procedure Elements; Appeals) to point to the standard rules and procedures for challenging decisions made by city officials, as established by Article 13.
- Section 13B.12.3.H. (Redevelopment Plan Project Compliance; Modification Procedures) references the newly established Section 13B.12.4. (Redevelopment Plan Procedures; Project Modification for a Redevelopment Plan Project) which outlines the rules for changing an already approved redevelopment project. Section 13B.12.4. (Redevelopment Plan Procedures; Project Modification for a Redevelopment Plan Project) ensures that approved projects don't deviate too much from their original plans without going through the full approval process again.
- Section 13B.12.4. (Redevelopment Plan Procedures; Modification of Entitlement for a Redevelopment Plan Project):
  - 13B.12.4.B (Initiation) references Section 13B.5.4.B. (Quasi-Judicial Relief; Modification Procedures; Initiation) to point to the established modification procedures that already exist in Article 13 which outlines the steps involved in starting the process to change an already approved project. The steps include providing clear plans of the modifications and submitting the request before the original approval becomes invalid.
  - Section 13B.12.4.C (Notice) references Section 13B.5.4.B (Quasi-Judicial Relief; Modification Procedures; Notice) to point to the existing notice procedures of Article 13 which outlines how the public is informed about meetings related to modifying an approved project. This ensures that the public is aware of any changes to an approved project and has the opportunity to provide input.

- Section 13B.12.4.D.1 (Decisions; General Procedures) references Section 13A.2.5. (General Procedural Elements; Decisions) to point to the established section of Article 13 that provides the procedural framework for how decisions are made on applications, including the timeline, criteria, potential outcomes, and notification process.
- Section 13B.12.4.D.4.a. (Decision; Decision) references Section 13B.5.4.D.4. (Quasi-Judicial Relief; Modification Procedures; Decision) to point to existing processes for modifying an approved project in Article 13. Essentially, it breaks down who makes the decision, how long decision-makers have to make a decision, and how the public is involved.
- Section 13B.12.4.D.4.a. (Decision; Conditions) references Section 13B.5.4.D.4. (Quasi-Judicial Relief; Modification Procedures; Conditions) to point to existing Article 13 processes that allow the City to add new conditions to the project when it's modified as long as the new conditions are related to the original purpose of the project and consistent with the overall intent of the original action.
- Section 13B.12.4.D.4.a. (Decision; Transmittal) references Section 13B.5.4.D.4. (Quasi-Judicial Relief; Modification Procedures; Transmittal) to have the transmittal process for a Modification of Entitlement for a Redevelopment Plan Project to follow the transmittal procedures of Article 13. This means that the City is required to send a written notice about the decision to modify the project to several parties to ensure that those directly affected by the project are informed about the decision to allow or deny the requested changes.
- Section 13B.12.4.F (Modification of Entitlement for a Redevelopment Plan Project; Scope of Decision) references Sections 13A.2.7. (General Procedural Elements; Scope of Decision) and 13B.5.4.F.2. (Quasi-Judicial Relief; Modification Procedures; Scope of Decision) to point to the rules governing the lifespan and utilization of discretionary project approvals for modifications as established by Article 13. This section ensures that modifications to existing projects only occur if the original permits/approvals are still valid and that the approval process for a modified project is done in a timely manner.
- Section 13B.12.4.G.1 (Appeals; General Procedures) references Section 13A.2.8. (General Procedural Elements; Appeals) to point to the standard rules and procedures for challenging decisions made by city officials, as established by Article 13.



- 13B.12.4.G.2 (Appeals; Appealable in Same Manner as original Action) references 13B.5.4.G.2. (Quasi-Judicial Relief; Modification Procedures; Appeals) to point to the standard rules and procedures for challenging decisions made by city officials, as established by Article 13.
- Section 13B.12.4.G.3 (Appeals; Scope of Appeal) references 13B.5.4.G.3. (Quasi-Judicial Relief; Modification Procedures; Appeals) to point to the standard rules and procedures for challenging decisions made by city officials, as established by Article 13.
- 13B.12.4.H. (Modification Procedures) references Sec. 13B.5.4.H. (Quasi-Judicial Relief; Modification Procedures; Modification Procedures) to point to existing procedures in Article 13 that indicates that if an applicant has already modified a project and now wants to modify it again, the applicant must go through the same steps and procedures as done during the first modification.
- Section 13B.12.5. (Redevelopment Plan Procedures; Redevelopment Plan Project Adjustment):
  - Section 13B.12.5.D. (Decision General Procedures) references Section 13A.2.5. General Procedure Elements; Decisions) to point to existing processes for issuing a decision for a project in Article 13. This section outlines the general procedures for making decisions on applications and provides the framework for how decisions are made, including the timeline, bases of the decision, and how the public is informed.
  - Section 13B.12.5.F.1. (Scope of Decision) references Section 13A.2.7. (General Procedure Elements; Scope of Decision) to point to the general provisions of Article 13 that sets the rules about how long a project approval is valid for and which outlines the timeframe in which an approval can be used by the applicant.
  - Section 13B.12.5.G.1 (Appeals; General Procedures) references Section 13A.2.8 (General Procedure Elements; Appeals) to point to existing appeal procedures of Article 13 which outlines the process for challenging decisions made by city officials.
- Section 13B.12.6. (Redevelopment Plan Procedures; Redevelopment Plan Amendments):
  - Subsections C. (Notice), D. (Decision), E. (Standards for Review and Required Findings), F. (Scope of Decision), G. (Appeals) of Section 13B.12.6. (Redevelopment Plan Procedures; Redevelopment Plan

Amendments) contain references to Section 13B.1.3. (Zoning Code Amendment) to align with the established process of Article 13 for changing zoning laws. The existing Zoning Code Amendment process in Article 13 provides the framework for how zoning laws can be modified to accommodate changes in land use and development needs. While the existing Zoning Code states that a Redevelopment Plan Amendment may be initiated by the City Council, City Planning Commission or the Director of Planning and establishes a fee for a Redevelopment Plan Amendment, it does not specify the legislative processes and procedures related to public hearings, decisions, standards for review and required findings, scope of decision, appeal and modification. As land use policies and regulations in Redevelopment Plans are considered as similar to City's Code and ordinances, the Redevelopment Plan Amendment procedures now mirror the Zoning Code Amendment processes and procedures in Article 13.

2) *Minor Changes for Alignment with Article 13 Conventions: This category accurately reflects the minor changes that are made to both the existing General Procedural Elements in Section 13A.2. of Article 13 and the Redevelopment Plan Procedures as outlined in Section 11.5.14 of Chapter 1 of the LAMC to align with the formatting and organizational standards of Article 13. These changes primarily involve reorganizing content, modifying headings, and making minor adjustments for improved clarity and consistency with the new Zoning Code.*

- Section 13A.2.2. (General Procedural Elements; Process Elements):
  - Table 2 - Process Summary in Section 13A.2.2. (General Procedural Elements; Process Elements) has been amended to include the Redevelopment Plan Procedures to show the general summary of all the different procedures for each type of Redevelopment Plan applications. This change aligns with the format and structure of Article 13.
  - Table 4 - Summary of Notice Requirements in Section 13A.2.4. (General Procedural Elements; Notice of Public Hearing) has been amended to include a summary of the notice type and requirements for each Redevelopment Plan application process. This change aligns with the format and structure of Article 13.
  - Table 5 - Classification of Action for Multiple Approvals in Section 13A.2.10. (General Procedural Elements; Multiple Approvals) has been amended to include a summary of which Redevelopment Plan entitlements qualify for a multiple approval. This change aligns with the format and structure of Article 13.

- Section 13B.12.1. (Redevelopment Plan Procedures; General Provisions):
  - The Objectives of Section 11.5.14 A. (Redevelopment Plan Procedures; Objectives) of Chapter 1 were moved to Section 13B.12.1.A. (General Provisions; Purpose). This move is intended to provide a one-to-one translation while reflecting organizational changes to align with Article 13's format conventions.
  - Section 13B.12.1.A. (General Provisions; Purpose) has moved to the beginning of Division 13B.12. (Redevelopment Plan Procedures) to give the reader the initial first glance at the intention of the provisions in the section. This change is intended to align with the format and style of Article 13.
  - The relationship clause is relocated from Section 11.5.14 B. (Redevelopment Plan Procedures; Relationship of the Redevelopment Regulations to City Ordinances) of Chapter 1 to Section 13B.12.1.B. (General Provisions; Relationship of the Redevelopment Regulations to City Ordinances) of Chapter 1A to provide a one-to-one translation while adapting to Article 13's structure and organization conventions.
  - Definitions have moved from Section 11.5.14 C. (Redevelopment Plan Procedures; Definitions) of Chapter 1 to Section 13B.12.1.C. (General Provisions; Definitions) of Chapter 1A to align with the format and structure of Article 13.
  - Section 13B.12.1.D. (General Provisions; Decision Makers and Appellate Bodies for Other Redevelopment Plan Provisions) was created in Chapter 1A to outline who makes decisions about redevelopment projects and who can appeal those decisions. In essence, this new subsection D. (Decision Makers and Appellate Bodies for Other Redevelopment Plan Provisions) establishes the hierarchy for decision-making and appeals related to redevelopment projects.
  - Applications have moved from Section 11.5.14 D. (Redevelopment Plan Procedures; Administration of Redevelopment Plan Projects) of Chapter 1 to Section 13B.12.1.E. (General Provisions; Administration of Redevelopment Plan Projects) of Chapter 1A. This section continues to outline the basic rules and process for submitting and processing applications for redevelopment projects.

- Section 13B.12.3. (Redevelopment Plan Procedures; Redevelopment Plan Project Compliance):
  - Sections 13B.12.3.C.2.a. (Redevelopment Plan Project Compliance; Notice; Notice of Public Hearing on Appeal) and 13B.12.5.C.2.a. (Redevelopment Plan Procedures; Redevelopment Plan Project Adjustment) reflect the standardized public hearing notice period of 24 days for appeals as reflected in Article 13 for similar procedures. By aligning the notification requirements to those already established by Article 13, the proposed Ordinance enhances efficiency and consistency to the conventions of Article 13. Additionally both Sections ensure greater community involvement by requiring notification of public hearings to the owner(s) of the property involved and to the Certified Neighborhood Councils. These changes replace and expand on the previous notice requirements outlined in the Redevelopment Plan Project Compliance and Redevelopment Plan Project Adjustment Sections 11.5.14 D.5.(g)(3)(i) and 11.5.14 D.7.(f)(3)(i) of Chapter 1 of the LAMC.

#### Clarifications and Readability Improvements

Clarifications and readability improvements made on the proposed Ordinance consist of changes to reduce confusion and help make the Code text easier to understand and implement without changing the intent of the policy, making the code more comprehensible to a wider audience. As shown below, this involves organizing information logically, eliminating redundancies, and replacing complex or ambiguous terms with clearer language.

- Section 13B.12. (Redevelopment Plan Procedures; General Provisions):
  - Section 13B.12.1.B. (General Provisions; Relationship of the Redevelopment Regulations to City Ordinances) of Chapter 1A adds “Chapter 1A” to the first relationship clause to clarify that the Redevelopment Regulations are in addition to the provisions of both Chapter 1 and Chapter 1A of the LAMC and any other relevant City ordinances rather than just Chapter 1 of the LAMC.
  - Section 13B.12.1.C. (General Provisions; Definitions) of Chapter 1A adds “Chapter 1A” to clarify that the words and phrases that are defined in this Section apply to both Chapter 1 and Chapter 1A of the LAMC wherever these words and phrases are defined rather than just Chapter 1 of the LAMC.
  - Redevelopment Plan Project Administrative Review definition in Section 13B.12.1.C. (General Provisions; Definitions) of Chapter 1A does not carry forward “and does not require the imposition of conditions or the making of findings” from Section 11.5.14 C. of Chapter 1 as the City does not have the authority to impose conditions or make findings for ministerial decisions.

- Redevelopment Plan Amendment definition in Section 13B.12.1.C. (General Provisions; Definitions) of Chapter 1A replaces “this ordinance” with “Ordinance No. 186,325” to eliminate a vague reference and clarify the specific Ordinance Number.
- Residential Hotel/SRO definition in Section 13B.12.1.C. (General Provisions; Definitions) of Chapter 1A does not carry forward “All projects involving a Residential Hotel/SRO shall be considered a Redevelopment Plan Project and subject to all provisions required unless otherwise stated.” from Section 11.5.14 C of Chapter 1, as this information is duplicative and already covered by the Redevelopment Plan Project definition.
- Section 13B.12.2. (Redevelopment Plan Procedures; Redevelopment Plan Project Administrative Review):
  - Section 13B.12.2.A. (Redevelopment Plan Project; Administrative Review Applicability) of Chapter 1A reorganizes the wording and structure of the Eligibility criteria currently set forth in Section 11.5.14 D.4(a) of Chapter 1 to improve readability and clarify the types of project that are not eligible for an administrative review.
  - Section 13B.12.2.A. (Redevelopment Plan Project; Administrative Review Applicability) of Chapter 1A reorganizes the wording of Scope of Action currently set forth in Section 11.5.14 D.4(f) to improve readability and accurately reflect current implementation process for Administrative Review requests. Based on the feedback from City Planning’s Redevelopment Plan Unit, the way the Scope of Work provision is currently written in Chapter 1 implies that City Planning must approve plans in order for subsequent development activity to comply with the approval of the Administrative Review for the proposed project. However, the existing Administrative Review approval process does not necessarily involve approval of plans and could simply be a clearance on a building permit clearance worksheet. As such, the Scope of Work provision in Chapter 1A is updated to require subsequent development activity to comply with City Planning’s approval of the Administrative Review which may include plans approved.
- Sections 13B.12.3. (Redevelopment Plan Procedures; Redevelopment Plan Project Compliance) and 13B.12.5. (Redevelopment Plan Procedures; Redevelopment Plan Project Adjustment):
  - Sections 11.5.14 D.5(b) and 11.5.14 D.7(b) in Chapter 1 currently have notice of public hearing provisions stating that the Director shall provide notice as required by the LAMC for the initial decision on a Redevelopment Plan Project Compliance and a Development Plan Project Adjustment, which are unclear and

confusing, because the initial decision for these entitlements do not require a public hearing and therefore no noticing is required. These provisions are not carried forward in new Division 13B.12. Instead, Sections 13B.12.3.C.1. (Redevelopment Plan Project Compliance; Notice; Notice of Public Hearing) and 13B.12.5.C.1. (Redevelopment Plan Project Adjustment; Notice; Notice of Public Hearing) of Chapter 1A clarify that no public hearing is required for the initial decision on a Redevelopment Plan Project Compliance and a Redevelopment Plan Project Adjustment, and therefore no notice of a public hearing is required.

### **Revised Draft Ordinance**

A revised draft of the proposed Ordinance was released on September 3, 2024 in conjunction with this Staff Recommendation Report and incorporates technical modifications. City Planning staff identified additional necessary refinements and inadvertent omissions to the initial proposed Ordinance. These proposed changes will not result in any policy changes and are detailed below:

- Section 13B.12.1.B.2.c. (General Provisions; Relationship of the Redevelopment Regulations to City Ordinances) of Chapter 1A is amended to add the words “or City ordinance” to further specify that both City Code and ordinance will supersede the Redevelopment Regulations in a conflict between Redevelopment Regulations and LAMC Sections 12.22 A.31 or 12.24 U.26, or any other Code or City ordinance, which is intended to provide development incentives for affordable housing.
- Section 13B.12.1.E. (General Provisions; Administration of Redevelopment Plan Projects) of Chapter 1A adds Redevelopment Plan Project Adjustment as one of the entitlements that are subject to the administration provisions set forth in this Section.
- Section 13B.12.1.E.2. (General Provisions; Administration of Redevelopment Plan Projects) of Chapter 1A adds “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.” This is an existing provision in Section 11.5.14 D.2 of Chapter 1 that was inadvertently omitted as part of the relocation from Chapter 1 to Chapter 1A.
- Section 13B.12.2.A.2. (Redevelopment Plan Project Administrative Review; Applicability) of Chapter 1A is amended to replace “Any project” with “A Residential Hotel/SRO” to narrow the type of projects that are excluded from being eligible for a Redevelopment Plan Project Administrative Review and clarify that only a Residential Hotel/SRO project involving construction that consists of interior remodeling, interior rehabilitation or interior repair work that results in the loss of Dwelling Units is ineligible for a Redevelopment Plan Project Administrative Review. This is an existing policy that has been reworded to clarify the intent.

- Unnecessary text “be consistent” in Section 13B.12.2.F. (Redevelopment Plan Project Administrative Review; Scope of Action) is deleted to address a typographical error.
- Optional public information meeting provisions in Section 13B.12.3.C.1.b. (Redevelopment Plan Project; Notice; Notice of Public Hearing) and Section 13B.12.5.C.1.b. (Redevelopment Plan Project Adjustment; Notice; Notice of Public Hearing) are deleted as these provisions were inadvertently included in the initial draft Ordinance. Article 13 currently allows an optional public information meeting to be held for certain entitlements related to specific plans and not Redevelopment Plans. This optional public information meeting is meant for instances where specific plans allow for such meetings. Additionally, the original Redevelopment Plan procedures in Chapter 1 do not have provisions related to this optional meeting, therefore it is removed in the revised Ordinance.
- Section 13B.12.4.D.5.a. (Modification of Entitlement for a Redevelopment Plan Project; Decision; Conditions) and Section 13B.12.4.D.6.a. (Modification of Entitlement for a Redevelopment Plan Project; Decision; Transmittal) are amended to correct typographical errors that reference wrong Section titles.
- Section 13B.12.4.E.3. (Modification of Entitlement for a Redevelopment Plan Project; Standards for Review and Required Findings) stating that the initial decision on a Modification of Entitlement for a Redevelopment Plan Project is appealable in the same manner as the original action was deleted because this language is already addressed in Section 13B.12.4.G.2. (Modification of Entitlement for a Redevelopment Plan Project; Appeals) which states that it's appealable in the same manner as the original Action.
- Section 13B.12.6.A.2. (Redevelopment Plan Amendment(s); Applicability; Fee) was amended to clarify that the fee for a Redevelopment Plan Amendment in Chapter 1A is set forth in Section 15.2.2. (Fees; General Provisions; Establishment or Change of Zones and Other Related Actions) of Chapter 1A of the LAMC and the fee for a Redevelopment Plan Amendment in Chapter 1 is set forth in Section 19.01 G. of Chapter 1. The fee for Redevelopment Plan Amendment is \$35,417, which is the same for both Chapter 1 and Chapter 1A projects.
- The fee table in Section 15.2.2. (Fees; General Provisions; Establishment or Change of Zones and Other Related Actions) is amended to add the \$35,417 fee for a Redevelopment Plan Amendment.
- The phrase “City Community Plan” is amended to “Community Plan” in Section 13B.12.1.B.2.a, Section 13B.12.1.B.2.b and Section 13B.12.1.B.3. to keep consistent reference to the City's Community Plans as does the Zoning Code and other ordinances.

### Urgency Clause

City Planning is enacting the Urgency Clause to this Ordinance due to the potential for inconsistency in the application of the development regulations throughout the City and interruption in the implementation of the City's Redevelopment Plans which could be injurious to the health, safety, and general welfare of the City. Any lapse in the administration of permits for development projects within the Redevelopment Project Areas creates uncertainty in terms of public health and economic development, and 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 the quality of life, health, safety, and public welfare. With this Urgency Clause applied the Ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

### **Conclusion**

The proposed Redevelopment Plan Procedures Chapter 1A Transition Ordinance is a complementary amendment to the City's goal to update its processes and procedures for the existing Zoning Code and new Zoning Code. City Planning prepared the revised draft Ordinance in an effort to continue to implement all the active Redevelopment Plans in both the existing Zoning Code and the new Zoning Code and to prevent any lapse in the City's ability to process development applications within the Redevelopment Project Areas as the new Zoning Code starts to be implemented in the newly updated Community Plans. The proposed Ordinance ensures that the Redevelopment Plan Procedures continue to be applicable in both Chapters 1 and 1A of the LAMC. Therefore, based on all information provided herein, City Planning recommends that the City Planning Commission approve and recommend that the City Council adopt the proposed Redevelopment Plan Procedures Chapter 1A Transition Ordinance.



## **PUBLIC HEARING AND COMMUNICATIONS**

On June 20, 2024, the Department of City Planning released the proposed Redevelopment Plan Procedures Chapter 1A Transition Ordinance and sent an email to various interested parties, including neighborhood councils.

On July 24, 2024, staff hosted a joint virtual informational webinar and a public hearing. The informational webinar portion was held to provide information and answer questions. The public hearing portion was held to gather public testimony for the proposed Ordinance. A hearing notice for the public hearing was published in the Los Angeles Times per requirements outlined in Chapter 1A of the LAMC, Section 13B.1.3.C.1 (Zoning Code Amendment; Notice; Notice of Hearing). The notice was also posted on the Department of City Planning's website on Friday, June 28th, 2024 and sent via email to interested parties. The joint webinar and public hearing meeting had no attendees. Staff accepted written comments for consideration in this Staff Recommendation Report through July 31st, 2024. Staff did not receive any correspondence regarding the proposed Ordinance

## FINDINGS

### Land Use Findings

City Charter Finding 556 (General Plan). In accordance with City Charter Section 556, the proposed Redevelopment Plan Procedures Chapter 1A Transition 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 is complimentary in its provision to support and maintain the original effort of the Processes and Procedures Ordinance (Ordinance 187,712) where the City originally reorganized Zoning Code processes and procedures. The proposed Ordinance improves and simplifies the Redevelopment Plan processes and procedures into a structure where the intent is to make the zoning regulations user friendly and transparent. This proposal also ensures that Redevelopment Plans are also able to be used in both Chapter 1 and Chapter 1A of the Los Angeles Municipal Code (LAMC), supporting the continued effort of transferring all zoning provisions to Chapter 1A of the LAMC and preventing any lapse in the City's ability to process development applications within Redevelopment Project Areas as future Community Plans continue to be updated.

City Charter Finding 558 and LAMC Section 12.32 (Public Necessity, Convenience, General Welfare, and 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 Redevelopment Plan Procedures Chapter 1A Transition Ordinance is in substantial conformance with public necessity, convenience, general welfare, and good zoning practice because it supports and maintains the purpose of the Processes 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. This update will also ensure that Redevelopment Plans are able to be used in both Chapter 1 and Chapter 1A of the LAMC in a timely manner before future Community Plans are updated to Chapter 1A which Redevelopment Plans previously did not obtain any regulatory authority.

## **Environmental Findings**

The Department of City Planning has determined, based on the whole of the administrative record, that the proposed Redevelopment Plan Procedures Chapter 1A Transition Ordinance is exempt from the California Environmental Quality Act (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 D). The proposed Ordinance solely modifies administrative procedures for the processing of entitlement requests and has 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. Furthermore, the proposed Ordinance does not change the zoning of any properties. The proposed changes are limited to policy changes that resolve conflicts within the Redevelopment Plans, Community Plans, the Code, and other City ordinances as well as include technical corrections and clarification of administrative procedures 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 (September 2024)**

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

A proposed ordinance relocating Section 11.5.14 of Chapter 1 of the Los Angeles Municipal Code (LAMC) to a newly established Division 13B.12. to instate the Redevelopment Plan procedures in Chapter 1A of the LAMC, amendments to Sections 13A.2.2. 13A.2.4. and 13A.2.10. of Article 13 of Chapter 1A of the LAMC, and amendments to Sections 15.2.2. of Chapter 15 of Chapter 1A of the LAMC to make technical corrections to reflect the newly established Division 13B.12. in the Zoning Code.

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

**Sec. 1.** Section 11.5.14 of Article 1.5 of Chapter 1 of the LAMC shall be amended in its entirety to read as follows:

See Div. 13B.12. (Redevelopment Plan Procedures) of Chapter 1A of this Code.

~~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 “GRA” or “GRA/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.~~

~~“GRA/LA, a Designated Local Authority” or “GRA/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 GRA.~~

~~—“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 GRA 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 City Center Redevelopment Plan, as adopted by Ordinance No. 174,593, and as amended; (v) the Council District 9 Corridors Redevelopment Plan, as adopted by Ordinance No. 170,807, and as amended; (vi) the Grenshaw Redevelopment Plan, as adopted by Ordinance No. 158,933, and as amended; (vii) the Grenshaw/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; (x) the Laurel Canyon Commercial Corridor Redevelopment Plan, as adopted by Ordinance No. 180,695, and as amended; (xi) the Mid-City Redevelopment Plan, as adopted by Ordinance No. 171,064, 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; (xiv) the Watts Corridors Redevelopment Plan, as adopted by Ordinance No. 170,769 and as amended; (xv) the Western/Slauson Redevelopment Plan, as adopted by Ordinance No. 171,063, and as amended; (xvi) the Westlake Redevelopment Plan, as adopted by Ordinance No. 172,597, and as amended; and (xvii) 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 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 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 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:~~

~~(1) 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.~~

~~(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.~~

~~(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><del>• The applicant;</del></li> <li><del>• Owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property;</del></li> <li><del>• The Councilmember(s) having jurisdiction over the Redevelopment Plan area in which the property is located;</del></li> <li><del>• The Department of Neighborhood Empowerment; and</del></li> <li><del>• Interested parties who have requested notice in writing.</del></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 (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.~~

~~(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:~~

~~Type of Notice~~

~~When~~

~~Where / To Whom / Additional Requirements~~

~~Mail~~

~~21 days~~

- ~~• The applicant;~~
- ~~• Owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property;~~
- ~~• The Councilmember(s) having jurisdiction over the Redevelopment Project area in which the property is located;~~
- ~~• The Department of Neighborhood Empowerment;~~
- ~~and~~
- ~~• Interested parties who have requested notice in writing.~~

~~(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 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 Sec. 13A.2.10 of Chapter 1A of the LAMC shall apply.~~

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**Sec. 2.** Table 2 - Process Summary of Subsection A. (Overview) of Section 2. (Process Elements) of Division 13A.2. (General Procedural Elements) of Part A. (General Administration Provisions) of Article 13 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Entitlement Review	Ministerial Director	Zoning Administrator Subdivision Committee	City Engineer Hearing Officer	Area Planning Commission City Planning Commission	City Council	Mayor	Design Review Board HPOZ Board	Cultural Heritage Commission
Legislative Action								
General Plan Adoption / Amendment	R †			[R] †	[D] †	R/ SV †		
Specific Plan Adoption / Amendment	R			[R] †	[D] †	SV †		
Zoning code Amendment	R			[R] †	D †	SV †		
Zone change	R			[R] †	[R]* †	[D] †	SV †	
Guidelines or Standards Adoption / Amendment	R			[D]				
land for Public Use				R	D			
Quasi-Judicial Review								
class 1 conditional Use Permit		<D>		[A]				
class 2 conditional Use Permit		[D] †		[A] †				
class 3 conditional Use Permit	[R] ‡				[D] †	[A]		
Project review	<D>			[A]				
Director Determination	D			[A]	[A]			
Ministerial Action								
Administrative review	D							
Specific Plan Implementation								
Project compliance	<D>			[A]				
Project compliance (Design review Board)	D			[A]			[R]	

Project Adjustment	<D>				[A]								
Project exception					[D]		[A]						
Specific Plan interpretation	<D>				[A]	[A]							
Alternative compliance	D				[A]								
Adjustment	<D>				[A]								
Variance		[D] †			[A] †		[A]						
Modification of entitlement		↔			↔			↔					
reasonable Accommodation	D						[A]						
Non-Compliance													
evaluation of Non-compliance		[D]			[A]	[D]	[A]						
Nuisance Abatement/revocation		[D]					[A] †						
Division of Land													
Parcel Map exemption/ lot line Adjustment	D				[A]	[A]							
tentative tract Map	[D]		R		[A]	[A]							
Final tract Map				C			D						
Preliminary Parcel Map	[D]		R		[A]	[A]							
Final Parcel Map				C			D						
Private Street Map	<D>		R		[A]	[A]							
Subdivision Appeal					[D]	[D]							
Historic Preservation													
Historic Preservation Overlay Zone Designation						[R]	[D]					C	
Preservation Plan Adoption / Amendment	R				[R] ‡	[D]						[R]	
review of conforming Work	D											D	
certificate of Appropriateness (construction, Addition, Alteration, or reconstruction)	D					[A]						[R]	
certificate of Appropriateness (Demolition, removal, or relocation)						D	[A]					[R]	

Key		
C	Certification	‡ Optional or where directed by decision maker
R	Review & recommendation	Blank Cell Not required
D	Decision or Acceptance	† Required by city charter
SV	Signature / Veto	Action only under certain conditions (such as project size, type, or transfer from another agency, etc.)
A	Appeal	↔ Varies with underlying process
[ ]	Public Hearing	* If filed by application and CPC recommends disapproval, its decision is appealable to cc.
<	Public Hearing optional or	
>	waivable	

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**Sec. 3.** Table 4 - Summary of Notice Requirements of Subsection F. (Notice Requirements of Each Process) of Section 4. (Notice of Public Hearing) of Division 13A.2. (General Procedural Elements) of Part A. (General Administration Provisions) of Article 13 of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

Action	Reference	Publication	Mail	Posting
Legislative Action	Div. 13B.1.			
General Plan Adoption / Amendment	Sec. 13B.1.1.	■	■	●
Specific Plan Adoption / Amendment	Sec. 13B.1.2.	■	●	●
Zoning code Amendment	Sec. 13B.1.3.	■		
Zone change	Sec. 13B.1.4.	■	●	●
Guidelines or Standards Adoption / Amendment	Sec. 13B.1.5.	■		
land for Public Use	Sec. 13B.1.6.			
Quasi-Judicial Review	Div. 13B.2.			
class 1 conditional Use Permit	Sec. 13B.2.1.		■	■
class 2 conditional Use Permit	Sec. 13B.2.2.	■	■	■
class 3 conditional Use Permit	Sec. 13B.2.3.	■	■	■
Project review	Sec. 13B.2.4.		■	■
Director Determination	Sec. 13B.2.5.		○	○
Ministerial Action	Div. 13B.3.			
Administrative review	Sec. 13B.3.1.			
Specific Plan Implementation	Div. 13B.4.			
Project compliance	Sec. 13B.4.2.		○	
Project compliance (Design review Board)	Sec. 13B.4.3.		■	■
Project Adjustment	Sec. 13B.4.4.		○	
Project exception	Sec. 13B.4.5.	■	■	■
Specific Plan interpretation	Sec. 13B.4.6.		○	
Quasi-Judicial Relief	Div. 13B.5.			
Alternative compliance	Sec. 13B.5.1.		○	



Adjustment	Sec. 13B.5.2.		■	■
Variance	Sec. 13B.5.3.		■	■
Modification of entitlement	Sec. 13B.5.4.		❖	❖
reasonable Accommodation	Sec. 13B.5.5.	○	○	○
Non-Compliance	Div. 13B.6.			
evaluation of Non-compliance	Sec. 13B.6.1.		■	■
Nuisance Abatement/revocation	Sec. 13B.6.2.		■	■
Division of Land	Div. 13B.7.			
Parcel Map exemption/ lot line Adjustment	Div. 13B.7.2.			
tentative tract Map	Div. 13B.7.3.	■	■	■
Final tract Map	Div. 13B.7.4.			
Preliminary Parcel Map	Div. 13B.7.5.	■	■	■
Final Parcel Map	Div. 13B.7.6.			
Private Street Map	Div. 13B.7.7.	■	■	■
Subdivision Appeal	Div. 13B.7.8.		■	
Historic Preservation	Div. 13B.8.			
Historic Preservation Overlay Zone Designation	Sec. 13B.8.2.	■	■	●
Preservation Plan Adoption / Amendment	Sec. 13B.8.3.		■	
review of conforming Work	Sec. 13B.8.4.			
certificate of Appropriateness (construction, Addition, Alteration, or reconstruction)	Sec. 13B.8.5.		■	■
certificate of Appropriateness (Demolition, removal, or relocation)	Sec. 13B.8.6.		■	■
certificate of compatibility for Non-contributing elements	Sec. 13B.8.7.		■	■
Coastal Development	Div. 13B.9.			

coastal Development Permit (Pre-certification)	Div. 13B.9.1.		■	❖
coastal Development Permit (Post-certification)	Div. 13B.9.2.		■	❖
Department of Building and Safety	Div. 13B.10.			
Appeals from LADBS Determination	Div. 13B.10.2.		■	
California Environmental Quality Act (CEQA) Provisions	Div. 13B.11.			
CEQA Appeal	Div. 13B.11.1.		■	
Redevelopment Plan Procedures	Div. 13B.12.			
Redevelopment Plan Project Administrative Review	Sec. 13B.12.2.			
Redevelopment Plan Project Compliance	Sec. 13B.12.3.		○	
Modification of Entitlement for a Redevelopment Plan Project	Sec. 13B.12.4.		❖	❖
Redevelopment Plan Project Adjustment	Sec. 13B.12.5.		○	
Redevelopment Plan Amendment	Sec. 13B.12.6.	■		

Key: ■ = initial decision • site specific only (not city-initiated) ○ = appeal only  
❖ = varies with underlying application

**Sec 4.** Table 5 - Classification of Actions for Multiple Approvals of Paragraph 2. (Terms) of Subsection A. (Applicability) of Section 10. (Multiple Approvals) of Division 13A.2. (General Procedural Elements) of Part A. (General Administration Provisions) of Article 13 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Action	Reference	Legislative	Quasi-judicial	Subdivision	Ministerial
Legislative Action	<i>Div. 13B.1.</i>				
General Plan Adoption / Amendment	<i>Sec. 13B.1.1.</i>	■			
Specific Plan Adoption / Amendment	<i>Sec. 13B.1.2.</i>	■			
Zoning code Amendment	<i>Sec. 13B.1.3.</i>	■			
Zone change	<i>Sec. 13B.1.4.</i>	■			
Guidelines or Standards Adoption/Amendment	<i>Sec. 13B.1.5.</i>	■			
land for Public Use	<i>Sec. 13B.1.6.</i>	■			
Quasi-Judicial Review	<i>Div. 13B.2.</i>				
class 1 conditional Use Permit	<i>Sec. 13B.2.1.</i>		■		
class 2 conditional Use Permit	<i>Sec. 13B.2.2.</i>		■		
class 3 conditional Use Permit	<i>Sec. 13B.2.3.</i>		■		
Project review	<i>Sec. 13B.2.4.</i>		■		
Director Determination	<i>Sec. 13B.2.5.</i>		■		
Ministerial Action	<i>Div. 13B.3.</i>				
Administrative review	<i>Sec. 13B.3.1.</i>				—
Specific Plan Implementation	<i>Div. 13B.4.</i>				
Project compliance	<i>Sec. 13B.4.2.</i>		■		
Project compliance (Design review Board)	<i>Sec. 13B.4.3.</i>		■		
Project Adjustment	<i>Sec. 13B.4.4.</i>		■		
Project exception	<i>Sec. 13B.4.5.</i>		■		
Specific Plan interpretation	<i>Sec. 13B.4.6.</i>		—		
Quasi-Judicial Relief	<i>Div. 13B.5.</i>				
Alternative compliance	<i>Sec. 13B.5.1.</i>		■		
Adjustment	<i>Sec. 13B.5.2.</i>		■		
Variance	<i>Sec. 13B.5.3.</i>		■		
Modification of entitlement	<i>Sec. 13B.5.4.</i>		■		
reasonable Accommodation	<i>Sec. 13B.5.5.</i>		—		
Non-Compliance	<i>Div. 13B.6.</i>				
evaluation of Non-compliance	<i>Sec. 13B.6.1.</i>		—		
Nuisance Abatement/revocation	<i>Sec. 13B.6.2.</i>		—		



Division of Land	<i>Div. 13B.7.</i>				
Parcel Map exemption/ lot line Adjustment	<i>Sec. 13B.7.2.</i>			—	
tentative tract Map	<i>Sec. 13B.7.3.</i>			■	
Final tract Map	<i>Sec. 13B.7.4.</i>			—	
Preliminary Parcel Map	<i>Sec. 13B.7.5.</i>			■	
Final Parcel Map	<i>Sec. 13B.7.6.</i>			—	
Private Street Map	<i>Sec. 13B.7.7.</i>			■	
Subdivision Appeal	<i>Sec. 13B.7.8.</i>			—	
Historic Preservation	<i>Div. 13B.8.</i>				
Historic Preservation Overlay Zone Designation	<i>Sec. 13B.8.2.</i>	—			
Preservation Plan Adoption / Amendment	<i>Sec. 13B.8.3.</i>	■			
review of conforming Work	<i>Sec. 13B.8.4.</i>				—
certificate of Appropriateness (construction, Addition,	<i>Sec. 13B.8.5.</i>		■		
certificate of Appropriateness (Demolition, removal, or	<i>Sec. 13B.8.6.</i>		■		
certificate of compatibility for Non-contributing elements	<i>Sec. 13B.8.7.</i>		■		
Coastal Development	<i>Div. 13B.9.</i>				
coastal Development Permit (Pre-certification)	<i>Sec. 13B.9.1.</i>		■		
coastal Development Permit (Post-certification)	<i>Sec. 13B.9.2.</i>		■		
Department of Building and Safety	<i>Div. 13B.10.</i>				
Appeals from LADBS Determination	<i>Sec. 13B.10.2.</i>		—		
Annual inspection Monitoring (recycling)	<i>Sec. 13B.10.3.</i>		—		
Annual inspection Monitoring (Automotive)	<i>Sec. 13B.10.4.</i>		—		
California Environmental Quality Act (CEQA) Provisions	<i>Div. 13B.11.</i>				
CEQA Appeal	<i>Sec. 13B.11.1.</i>		—		
Redevelopment Plan Procedures	<i>Div. 13B.12.</i>				
Redevelopment Plan Project Administrative Review	<i>Sec. 13B.12.2.</i>				—
Redevelopment Plan Project Compliance	<i>Sec. 13B.12.3.</i>		■		
Modification of Entitlement for a Redevelopment Plan Project	<i>Sec. 13B.12.4.</i>		■		
Redevelopment Plan Project Adjustment	<i>Sec. 13B.12.5.</i>		■		
Redevelopment Plan Amendment	<i>Sec. 13B.12.6.</i>	■			

Key: ■ = qualifies for multiple approval — = varies with underlying application

**Sec. 5.** A new Division 13B.12. (Redevelopment Plan Procedures) is added to Part B. (Processes & Procedures) of Article 13 of Chapter 1A of the LAMC to read as follows:

## DIV. 13B.12. **REDEVELOPMENT PLAN PROCEDURES**

### SEC. 13B.12.1. **GENERAL PROVISIONS**

#### **A. Purpose**

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.

#### **1. This Division applies to the following redevelopment plans:**

- a.** The Adelante Eastside Redevelopment Project Redevelopment Plan, as adopted by Ordinance No. 172,514, and as amended;
- b.** The Broadway/Manchester Redevelopment Plan, as adopted by Ordinance No. 170,175, and as amended;
- c.** The Central Industrial Redevelopment Plan, as adopted by Ordinance No. 174,978, and as amended;
- d.** The City Center Redevelopment Plan, as adopted by Ordinance No. 174,593, and as amended;
- e.** The Council District 9 Corridors Redevelopment Plan, as adopted by Ordinance No. 170,807, and as amended;
- f.** The Crenshaw Redevelopment Plan, as adopted by Ordinance No. 158,933, and as amended;

- g.** The Crenshaw/Slauson Redevelopment Plan, as adopted by Ordinance No. 170,734, and as amended;
- h.** The Exposition/University Park Redevelopment Plan, as adopted by Ordinance No. 131,730, and as amended;
- i.** The Hollywood Redevelopment Plan, as adopted by Ordinance No. 175,236, and as amended;
- j.** The Laurel Canyon Commercial Corridor Redevelopment Plan, as adopted by Ordinance No. 180,695, and as amended;
- k.** The Mid-City Redevelopment Plan, as adopted by Ordinance No. 171,064, and as amended;
- l.** The Pacific Corridors Redevelopment Plan, as adopted by Ordinance No. 174,549, and as amended;
- m.** The Vermont/Manchester Redevelopment Plan, as adopted by Ordinance No. 171,065, and as amended;
- n.** The Watts Corridor Redevelopment Plan, as adopted by Ordinance No. 170,769 and as amended;
- o.** The Western/Slauson Redevelopment Plan, as adopted by Ordinance No. 171,063, and as amended;
- p.** The Westlake Redevelopment Plan, as adopted by Ordinance No. 172,597, and as amended; and
- q.** The Wilshire Center/Koreatown Redevelopment Plan, as adopted by Ordinance No. 170,806, and as amended.

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

- 1.** The Redevelopment Regulations are in addition to the provisions of Chapter 1 and Chapter 1A of this Code and any other relevant City ordinances.
- 2.** Whenever the Redevelopment Regulations conflict with provisions contained in Chapter 1 or Chapter 1A of this Code or any other relevant City ordinances, the Redevelopment Regulations shall supersede those provisions, except in the following circumstances:
  - a.** If the Redevelopment Regulations provide for the relationship between the Redevelopment Regulations and

the Code, City Community Plan, or other City ordinance or regulation when there is a conflict (for example, Section 502 within given Redevelopment Plans), then the relationship established in the Redevelopment Regulations shall control;

- b. If a City Community Plan expressly provides for the relationship between the Redevelopment Regulations and the Code, City Community Plan, or other City ordinance or regulation, then the relationship established in the City Community Plan shall control; and/or
- c. The conflict is between Redevelopment Regulations and LAMC Sections 12.22 A.31 or 12.24 U.26, or any other Code or City ordinance, which is intended to provide development incentives for affordable housing and, in such a conflict, the Code or City ordinance shall supersede the Redevelopment Regulations.

“Conflict” as used in this paragraph shall mean if the Redevelopment Regulation is more permissive or more restrictive than the regulation in the Code or any other relevant City ordinance. Conflict does not mean where Redevelopment Regulations are silent.

- 3. Whenever a City Community Plan is updated and the parcels in the City Community Plan boundaries have been zoned with Chapter 1A zoning classifications, the Redevelopment Regulations shall be of no further force and effect in the Community Plan area unless expressly provided otherwise in the City Community Plan or an ordinance adopted to implement the City Community Plan.

### C. Definitions

The following words and phrases are defined for the purposes of this Division. Words and phrases contained in this Division and not defined below shall have the meanings set forth in the applicable Redevelopment Plan or Section 12.03 of Chapter 1 and Article 14 of Chapter 1A with priority given to definitions in the

applicable Redevelopment Plan where there is a conflict between the Redevelopment Plan and Chapter 1 and Chapter 1A:

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

**Community Redevelopment Law.** 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.** 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.** 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.** 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 Amendment.** An amendment to a Redevelopment Plan adopted by the City Council by ordinance after the effective date of Ordinance No. 186,325.

**Redevelopment Plan Project.** 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 Adjustment.** 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 Administrative Review.** The issuance of a ministerial approval by the Director for a Redevelopment Plan Project that complies with the applicable Redevelopment Regulations.

**Redevelopment Plan Project Compliance.** 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**. The area included within the specific geographic boundaries identified as a project area in a Redevelopment Plan and shall be referred to as “Redevelopment Plan Area”.

**Redevelopment Regulations.** 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.** 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.

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

**D. Decision Makers and Appellate Bodies for Other Redevelopment Plan Provisions**

1. The individual Sections in this Division assign initial decision-making authority for an Redevelopment Plan Project, Redevelopment Plan Project Administrative Review, Redevelopment Plan Project Compliance, Redevelopment Plan Project Modification, Redevelopment Plan Project Adjustments, and Redevelopment Plan Amendments. For Redevelopment Plan provisions that are not addressed in this Division, the initial decision maker and appellate bodies responsible for implementing those provisions are the Area



Planning Commission and City Council, respectively, unless otherwise stated in a Redevelopment Plan.

2. The level of appeal for a specific Redevelopment Plan Project is determined by the project type as defined in this Division.

#### **E. Administration of Redevelopment Plan Projects**

Applications for approval of Redevelopment Plan Projects, including applications for Redevelopment Plan Project Administrative Review, Redevelopment Plan Project Adjustment, Redevelopment Plan Project Compliance, and Modification of Entitlement for a Redevelopment Plan Project shall be filed and processes as follows:

##### **1. Applications**

###### **a. General Requirements**

- i. 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.
- ii. Applications shall include all fees required by Article 9 of Chapter 1 of the LAMC.

###### **b. Application Completeness**

- i. An application is not complete until all required items are submitted and all required application fees are paid.
- ii. 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**

- i. 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.

###### **d. Withdrawal of Application**



- i. 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.
  - ii. 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.

## SEC. 13B.12.2. REDEVELOPMENT PLAN PROJECT

### ADMINISTRATIVE REVIEW

#### A. Applicability

Any Redevelopment Plan Project involving the following shall not be eligible for a Redevelopment Plan Project 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.

1. A Residential Hotel/SRO, including any vacant Dwelling Unit, or a Dwelling Unit housing Lower Income Households in the City Center Project Area and the Central Industrial Project Area, or
2. A Residential Hotel/SRO. ~~Any project~~ involving construction that consists of interior remodeling, interior rehabilitation or interior repair work that results in the loss of Dwelling Units.

#### B. Initiation

See Sec. 13B.3.1.B. (*Ministerial Action; Administrative Review; Initiation*).

#### C. Notice

See Sec. 13B.3.1.C. (*Ministerial Action; Administrative Review; Notice*).

#### D. Review

See Sec. 13B.3.1.D. (*Ministerial Action; Administrative Review; Review*).

**E. Criteria for Compliance Review**

See Sec. 13B.3.1.E. (Ministerial Action; Administrative Review; Criteria for Compliance Review).

**F. Scope of Action**

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

**G. Appeals**

See Sec. 13B.3.1.G. (Ministerial Action; Administrative Review; Appeals).

**H. Modification Procedures**

Any change to the scope of the application requires review by the Department of City Planning as provided in this Section.

## SEC. 13B.12.3. REDEVELOPMENT PLAN PROJECT COMPLIANCE

**A. Applicability**

1. This section applies to the review of applications for projects within Redevelopment Plan Areas in accordance with applicable Redevelopment Plan requirements and the City Charter.
2. The Director may determine the type of projects exempt from this Section based on exemption provisions and other regulations contained in

Sec. 13B.12.3. Redevelopment Plan Project Compliance



individual Redevelopment Plans.

**B. Initiation**

An application for a Redevelopment Plan Project Compliance is filed with the Department.

**C. Notice**

**1. Notice of Public Hearing**

a. There is no public hearing required for the initial decision on a Redevelopment Plan Project Compliance, and therefore no notice of a public hearing is required.

~~b. However, a public information meeting may be held and notice may be given pursuant to Sec. 13B.4.1.D. (General Provisions; Public Information Meetings).~~

**2. Notice of Public Hearing on Appeal**

a. The following notice is required for the public hearing on the appeal:

Type of Notice	When	Where / To Whom / Additional Requirements
Mail	24 days	<ul style="list-style-type: none"><li>• The applicant;</li><li>• The owner(s) of the property involved;</li><li>• The 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;</li><li>• The Certified Neighborhood Council representing the area in which the property is located; and</li><li>• Interested parties who have requested in writing to be notified</li></ul>

**D. Decision**

**1. General Procedures**

See Sec. 13A.2.5. (*General Procedural Elements; Decisions*).

**2. Decision Maker**

The Director is the initial decision maker.

**3. Decision**

- a.** The Director shall render the initial decision within 75 days of the date the application is deemed complete or, when an Environmental Impact Report (EIR) or other CEQA document is required, the date the EIR or other CEQA document is certified or adopted..
- b.** 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.

**4. Transmittal**

The Director shall transmit a copy of the decision 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 (where 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 with the City Planning Department.

**E. Standards for Review and Required Findings**

In approving a Redevelopment Plan Project Compliance, the Director or Area Planning Commission (on appeal) shall find 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.

**F. Scope of Decision**

1. See Sec. 13A.2.7. (*General Procedural Elements; Scope of Decision*).

2. **Limitations**

The granting of a Redevelopment Plan Project Compliance shall not imply compliance with any other applicable provisions of this Code. Any corrections and/or modifications to project plans made subsequent to a Redevelopment Plan 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 ingress, egress, circulation, 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.

3. **Applicant's Compliance with Project Compliance Terms and Conditions**

Once a Redevelopment Plan Project Compliance is utilized, the applicant shall comply with the terms and conditions of the Redevelopment Plan Project Compliance that affect the construction and/or operational phases of the project. For purposes of this Subsection, utilization of a Redevelopment Plan Project Compliance shall mean that a building permit has been

issued and construction work has begun and been carried on diligently.

**G. Appeals**

**1. General Procedures**

See Sec. 13A.2.8. (*General Procedural Elements; Appeals*).

**2. Decision Maker**

The Area Planning Commission is the appellate decision maker.

**3. Filing**

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

**4. Appellate Decision**

- a. Before acting on any appeal, the Area Planning Commission shall set the matter for hearing, giving notice in the manner specified in Subsection C. (Notice) of this Section.
- b. The Area Planning Commission shall act within 75 days after the expiration of the appeal period.

**H. Modification Procedures**

See Sec. 13B.12.4. (*Project Modification for a Redevelopment Plan Project*).

SEC. 13B.12.4. **MODIFICATION OF ENTITLEMENT FOR A  
REDEVELOPMENT PLAN PROJECT**

**A. Applicability**

**1. Original Action**

This section 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

- a. For the purposes of this section, a “modification” means any changes in the proposed physical development, planned operation, or conditions of approval.
- b. 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 deviations” 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

- a. Use, single deviation, or series of deviations from the LAMC or Redevelopment Plan which was not approved as part of the original action; or
- b. 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

### Sec. 13B.12.4. Project Modification for a Redevelopment Plan Project

#### 1 Initiation

APPLICANT

#### 3 Submittal

COMPLETENESS REVIEW

NOTICE

#### 3 Decision

ORIGINAL DECISION-MAKER

APPROVE  
OR  
DENY

APPEAL AVAILABLE

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

**B. Initiation**

See Sec. 13B.5.4.B. (*Quasi-Judicial Relief; Modification Procedures; Initiation*).

**C. Notice**

See Sec. 13B.5.4.C. (*Quasi-Judicial Relief; Modification Procedures; Notice*).

**D. Decision**

**1. General Procedures**

See Sec. 13A.2.5. (*General Procedural Elements; Decisions*).

**2. Decision Maker**

a. The initial decision maker on a Modification of Entitlement for a Redevelopment Plan Project 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.

b. 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. (*General Procedural Elements; Multiple Approvals*), unless otherwise delegated.

**3. Public Hearing**

The initial decision maker may conduct a public hearing after providing the notice in the same manner as required on the appeal of the original action. A hearing need not be held if the initial decision maker makes a written finding that the requested Modification of Entitlement for a Redevelopment Plan Project:



- a. Will not have a significant effect on adjoining properties or on the immediate neighborhood; or
- b. Is not likely to evoke public controversy.

**4. Decision**

- a. See Sec. 13B.5.4.D.4. (*Quasi-Judicial Relief; Modification Procedures; Decision*).

**5. Conditions**

- a. See Sec. 13B.5.4.D.5. (*Quasi-Judicial Relief; Modification Procedures; ~~Decision~~ Conditions*).

**6. Transmittal**

- a. See Sec. 13B.5.4.D.6. (*Quasi-Judicial Relief; Modification Procedures; ~~Decision~~ Transmittal*).

**E. Standards for Review and Required Findings**

- 1. A Modification of Entitlement for a Redevelopment Plan Project 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 for a Redevelopment Plan Project 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 for a Redevelopment Plan Project is requested are indistinct.
- ~~3. The initial decision on a Modification of Entitlement for a Redevelopment Plan Project is appealable in the same manner as the original action.~~

**F. Scope of Decision**

1. See Sec. 13A.2.7. (*General Procedural Elements; Scope of Decision*).
2. See Sec. 13B.5.4.F.2. (*Quasi-Judicial Relief; Modification Procedures; Scope of Decision*).

**G. Appeals**

**1. General Procedures**

See Sec. 13A.2.8. (*General Procedural Elements; Appeals*).

**2. Appealable in Same Manner as original Action**

See Sec. 13B.5.4.G.2. (*Quasi-Judicial Relief; Modification Procedures; Appeals*).

**3. Scope of Appeal**

See Sec. 13B.5.4.G.3. (*Quasi-Judicial Relief; Modification Procedures; Appeals*).

**H. Modification Procedures**

See Sec. 13B.5.4.H. (*Quasi-Judicial Relief; Modification Procedures; Modification Procedures*).

**SEC. 13B.12.5. REDEVELOPMENT PLAN PROJECT ADJUSTMENT**

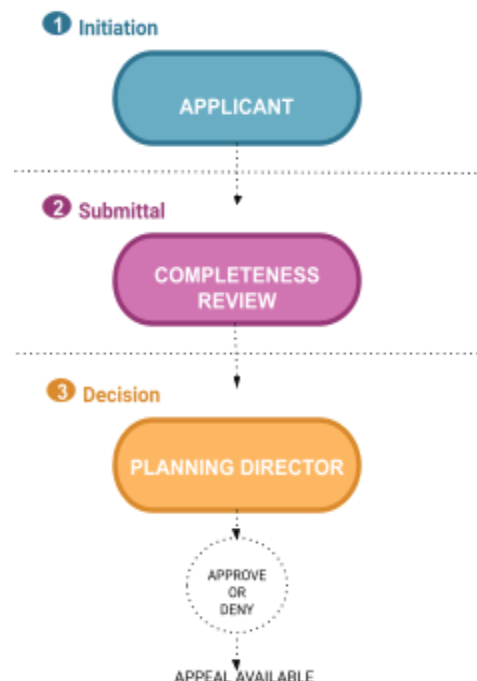
**A. Applicability**

1. This Section applies to requests for minor variations from certain Redevelopment Regulations.

**B. Initiation**

An application for a Redevelopment Plan Project

**Sec. 13B.12.5. Redevelopment Plan Project Adjustment**



Adjustment is filed with the Department.

C. Notice

1. Notice of Public Hearing

- a. There is no public hearing required for the initial decision on a Redevelopment Plan Project Compliance, and therefore no notice of a public hearing is required.
- ~~b. However, a public information hearing may be held and notice given pursuant to Sec. 13B4.1.D. (General Provisions; Public Information Meetings).~~

2. Notice of Public Hearing on Appeal

- a. The following notice is required for the public hearing on the appeal:

Type of Notice	When	Where / To Whom / Additional Requirements
Mail	24 days	<ul style="list-style-type: none"><li>• The applicant;</li><li>• The owner(s) of the property involved;</li><li>• The 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;</li><li>• The Certified Neighborhood Council representing the area in which the property is located; and</li><li>• Interested parties who have requested in writing to be notified</li></ul>

D. Decision

1. General Procedures

See Sec. 13A.2.5. (General Procedural Elements; Decisions).

**2. Decision Maker**

The Director is the initial decision maker.

**3. Decision**

- a. The Director shall render the initial decision within 75 days of the date the application is deemed complete.
- b. 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. 13A.2.6. (*General Procedural Elements; Transfer of Jurisdiction*).

**4. 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 (where 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 with the City Planning Department.

**E. Standards for Review and Required Findings**

- 1. In approving a Redevelopment Plan Project Project Adjustment, the Director or Area Planning Commission (on appeal) shall find that:
  - a. Substantially complies with the applicable Redevelopment Regulations; and
  - b. Complies with CEQA; and
  - c. All findings for variations and minor variations, as required by the applicable Redevelopment Plan, are met.

**F. Scope of Decision**

- 1. See Sec. 13A.2.7. (*General Procedural Elements; Scope of Decision*).

**G. Appeals****1. General Procedures**

See Sec. 13A.2.8. (*General Procedural Elements; Appeals*).

**2. Decision Maker**

The Area Planning Commission is the appellate decision maker.

**3. Filing**

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

**4. Appellate Decision**

- a. Before acting on any appeal, the Area Planning commission shall set the matter for hearing, giving notice in the manner specified in Subsection C. (Notice) of this Section.
- b. The Area Planning commission shall act within 75 days after the expiration of the appeal period.
- c. The decision to approve or deny an appeal must contain the same findings required by the original decision maker, supported by substantial evidence.
- d. The decision of the appellate body is final.

**H. Modification Procedures**

No modification is available.

**SEC. 13B.12.6. REDEVELOPMENT PLAN AMENDMENT(S)****A. Applicability****1. General**

This Section applies to any amendment to any Redevelopment Plan, subject to the requirements and limitations of the Charter and state law.

**2. Fee**

The fee for a Redevelopment Plan Amendment shall be set forth in Section 19.01 G. of Chapter 1 and Section 15.2.2. (Fees; Establishment or Change of Zones and Other Related Actions) of Chapter 1A of the LAMC.

**B. Initiation**

Only the City Council, the City Planning Commission, or the Director of Planning may initiate a Redevelopment Plan Amendment. An action to initiate a Redevelopment Plan Amendment by the City Council or the City Planning Commission requires a majority vote.

**C. Notice**

**1. Notice of Public Hearing**

See Sec. 13B.1.3.C.1. (Zoning Code Amendment; Notice of Public Hearing).

**D. Decision**

See Sec. 13B.1.3.D. (Zoning Code Amendment; Decision).

**E. Standards for Review and Required Findings**

See Sec. 13B.1.3.E. (Zoning Code Amendment; Standards for Review and Required Findings).

**F. Scope of Decision**

See Sec. 13A.2.7. (General Procedural Elements; Scope of Decision).



**G. Appeals**

There is no appeal.

**H. Modification of Redevelopment Plan Amendment**

A Redevelopment Plan Amendment may be modified by following the same procedures established above for the original action.

**Sec. 6.** Section 2. (Establishment or Change of Zones and Other Related Actions) of Division 15.2. (Legislative Action Fees) of Article 15 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

## DIV. 15.2. LEGISLATIVE ACTION FEES

### Sec. 15.2.2. FEES FOR ESTABLISHMENT OR CHANGE OF ZONES, SUPPLEMENTAL DISTRICTS, OR SPECIAL DISTRICTS AND OTHER RELATED ACTIONS

The following fees shall be charged for a zone change, supplemental district, or special district when that action is consistent with the General Plan. (See Sec. 15.2.1. for zone change requests that are not consistent with the General Plan.)

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Specific Plan Adoption/Amendment</b> (Sec. 13B.1.2.) <b>Redevelopment Plan Amendment</b> (Sec. 13B.12.6)	\$35,417	●	●
<b>Zone Change</b> (Sec. 1.5.2.C.1.; Sec. 13B.1.4.)			
No New Construction	\$26,062	●	●
With New Construction	\$30,912	●	●
<b>Zone Boundary Line Adjustment</b> (Sec. 1.5.2.C.2.; Sec. 13B.5.2.)	\$11,050	●	●

Application Type	Base Fee	Annual Inflation Adjustment	Multiple Applications
<b>Supplemental District</b> (Sec. 1.5.2.C.1.; Sec. 13B.1.4.)			
Establishment	\$142,533	●	●
Boundary Change or Repeal	\$72,601	●	●

**Sec. 7. SEVERABILITY.** If any provision of this ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions of this ordinance that can be implemented without the invalid provisions. To this end, the provisions of this ordinance are severable.

**Sec. 8. 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 Redevelopment Plans 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 Redevelopment Project Areas creates uncertainty in terms of public health and economic development, and 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 the quality of life, health, safety, and public welfare. For all these reasons, this ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.



## **EXHIBIT B**

# **Redevelopment Plan Procedures 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.

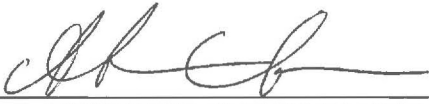
**Major cases** are all other projects not falling into the categories of Minor or Standard projects.

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

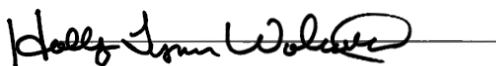
Date 9-9-19

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]

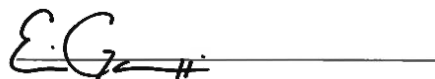
The Clerk of the City of Los Angeles  
hereby certifies that the foregoing  
ordinance was passed by the Council  
of the City of Los Angeles.

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 C**

### **Initial Draft Proposed Ordinance (June 2024)**

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

A proposed ordinance relocating Section 11.5.14 of Chapter 1 of the Los Angeles Municipal Code (LAMC) to a newly established Division 13B.12 to instate the Redevelopment Plan procedures in Chapter 1A of the LAMC and amendments to Sections 13A.2.2. 13A.2.4. and 13A.2.10 of Article 13 of Chapter 1A of the LAMC to make technical corrections to reflect the newly established Division 13B.12 in the Zoning Code.

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

**Sec. 1.** Section 11.5.14 of Article 1.5 of Chapter 1 of the LAMC shall be amended in its entirety to read as follows:

See Div. 13B.12. (Redevelopment Plan Procedures) of Chapter 1A of this Code.

~~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.~~

~~G.—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 “GRA” or “GRA/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.~~

~~“GRA/LA, a Designated Local Authority” or “GRA/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 GRA.~~

~~—“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 GRA 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 City Center Redevelopment Plan, as adopted by Ordinance No. 174,593, and as amended; (v) the Council District 9 Corridors Redevelopment Plan, as adopted by Ordinance No. 170,807, and as amended; (vi) the Grenshaw Redevelopment Plan, as adopted by Ordinance No. 158,933, and as amended; (vii) the Grenshaw/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; (x) the Laurel Canyon Commercial Corridor Redevelopment Plan, as adopted by Ordinance No. 180,695, and as amended; (xi) the Mid-City Redevelopment Plan, as adopted by Ordinance No. 171,064, 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; (xiv) the Watts Corridors Redevelopment Plan, as adopted by Ordinance No. 170,769 and as amended; (xv) the Western/Slauson Redevelopment Plan, as adopted by Ordinance No. 171,063, and as amended; (xvi) the Westlake Redevelopment Plan, as adopted by Ordinance No. 172,597, and as amended; and (xvii) 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 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 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 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.~~

~~(1) 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.~~

~~(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.~~

~~(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	<del><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></del>

~~(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 (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.~~

~~(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:~~

~~Type of Notice~~

~~When~~

~~Where / To Whom / Additional Requirements~~

~~Mail~~

~~21 days~~

- ~~• The applicant;~~
- ~~• Owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property;~~
- ~~• The Councilmember(s) having jurisdiction over the Redevelopment Project area in which the property is located;~~
- ~~• The Department of Neighborhood Empowerment;~~
- ~~and~~
- ~~• Interested parties who have requested notice in writing.~~

~~(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 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 Sec. 13A.2.10 of Chapter 1A of the LAMC shall apply.~~

DRAFT

**Sec. 2.** Table 2 - Process Summary of Subsection A. (Overview) of Section 2. (Process Elements) of Division 13A.2. (General Procedural Elements) of Part A. (General Administration Provisions) of Article 13 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Entitlement Review	Ministerial Director	Zoning Administrator	Subdivision Committee	City Engineer	Hearing Officer	Area Planning Commission	City Planning Commission	City Council	Mayor	Design Review Board	HPOZ Board	Cultural Heritage Commission
Legislative Action												
General Plan Adoption / Amendment	R †						[R] †	[D] †	R/ SV †			
Specific Plan Adoption / Amendment	R						[R] †	[D] †	SV †			
Zoning code Amendment	R						[R] †	D †	SV †			
Zone change	R					[R]	[R]*	[D] †	SV †			
Guidelines or Standards Adoption / Amendment	R						[D]					
land for Public Use							R	D				
Quasi-Judicial Review												
class 1 conditional Use Permit		<D>				[A]						
class 2 conditional Use Permit		[D] †				[A] †						
class 3 conditional Use Permit	[R] ‡						[D] †	[A]				
Project review	<D>					[A]						
Director Determination	D					[A]	[A]					
Ministerial Action												
Administrative review	D											
Specific Plan Implementation												
Project compliance	<D>					[A]						
Project compliance (Design review Board)	D					[A]				[R]		

Project Adjustment	<D>				[A]								
Project exception					[D]		[A]						
Specific Plan interpretation	<D>				[A]	[A]							
Alternative compliance	D				[A]								
Adjustment	<D>				[A]								
Variance		[D] †			[A] †		[A]						
Modification of entitlement		↔			↔			↔					
reasonable Accommodation	D						[A]						
Non-Compliance													
evaluation of Non-compliance		[D]			[A]	[D]	[A]						
Nuisance Abatement/revocation		[D]					[A] †						
Division of Land													
Parcel Map exemption/ lot line Adjustment	D				[A]	[A]							
tentative tract Map	[D]		R		[A]	[A]							
Final tract Map				C			D						
Preliminary Parcel Map	[D]		R		[A]	[A]							
Final Parcel Map				C			D						
Private Street Map	<D>		R		[A]	[A]							
Subdivision Appeal					[D]	[D]							
Historic Preservation													
Historic Preservation Overlay Zone Designation						[R]	[D]					C	
Preservation Plan Adoption / Amendment	R				[R] ‡	[D]						[R]	
review of conforming Work	D											D	
certificate of Appropriateness (construction, Addition, Alteration, or reconstruction)	D					[A]						[R]	
certificate of Appropriateness (Demolition, removal, or relocation)						D	[A]					[R]	

Certificate of compatibility for Non-contributing elements		D			[A]					[R]
Coastal Development										
Coastal Development Permit (Pre-certification)	↔	↔	↔							
Coastal Development Permit (Post-certification)		<D>			<D>	[A]				
Department of Building and Safety										
Appeals from LADBS Determination		<D>				[A]	[A]			
California Environmental Quality Act (CEQA) Provisions										
CEQA Appeal							D			
Redevelopment Plan Procedures										
Redevelopment Plan Project Administrative Review		<D>								
Redevelopment Plan Project Compliance		<D>				[A]				
Modification of Entitlement for a Redevelopment Plan Project		↔								
Redevelopment Plan Project Adjustment		<D>				[A]				
Redevelopment Plan Amendment		R					[R] †	D †	SV †	

### Key

<b>C</b>	Certification	‡	Optional or where directed by decision maker
<b>R</b>	Review & recommendation	Blank Cell	Not required
<b>D</b>	Decision or Acceptance	†	Required by city charter
<b>SV</b>	Signature / Veto	<i>Italics</i>	Action only under certain conditions (such as project size, type, or transfer from another agency, etc.)
<b>A</b>	Appeal	↔	Varies with underlying process
<b>[ ]</b>	Public Hearing	*	If filed by application and CPC recommends disapproval, its decision is appealable to cc.
<b>&lt;</b>	Public Hearing optional or		
<b>&gt;</b>	waivable		

Note: this table is a general summary. refer to Div. 13B.1. through Div. 13B.11. for the specific procedure. if there is any conflict between this table and the text in Div. 13B.1. through Div. 13B.11. relating to the procedure, the text in the applicable Division prevails.

**Sec. 3.** Table 4 - Summary of Notice Requirements of Subsection F. (Notice Requirements of Each Process) of Section 4. (Notice of Public Hearing) of Division 13A.2. (General Procedural Elements) of Part A. (General Administration Provisions) of Article 13 of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

Action	Reference	Publication	Mail	Posting
Legislative Action	Div. 13B.1.			
General Plan Adoption / Amendment	Sec. 13B.1.1.	■	■	●
Specific Plan Adoption / Amendment	Sec. 13B.1.2.	■	●	●
Zoning code Amendment	Sec. 13B.1.3.	■		
Zone change	Sec. 13B.1.4.	■	●	●
Guidelines or Standards Adoption / Amendment	Sec. 13B.1.5.	■		
land for Public Use	Sec. 13B.1.6.			
Quasi-Judicial Review	Div. 13B.2.			
class 1 conditional Use Permit	Sec. 13B.2.1.		■	■
class 2 conditional Use Permit	Sec. 13B.2.2.	■	■	■
class 3 conditional Use Permit	Sec. 13B.2.3.	■	■	■
Project review	Sec. 13B.2.4.		■	■
Director Determination	Sec. 13B.2.5.		○	○
Ministerial Action	Div. 13B.3.			
Administrative review	Sec. 13B.3.1.			
Specific Plan Implementation	Div. 13B.4.			
Project compliance	Sec. 13B.4.2.		○	
Project compliance (Design review Board)	Sec. 13B.4.3.		■	■
Project Adjustment	Sec. 13B.4.4.		○	
Project exception	Sec. 13B.4.5.	■	■	■
Specific Plan interpretation	Sec. 13B.4.6.		○	
Quasi-Judicial Relief	Div. 13B.5.			
Alternative compliance	Sec. 13B.5.1.		○	

Adjustment	Sec. 13B.5.2.		■	■
Variance	Sec. 13B.5.3.		■	■
Modification of entitlement	Sec. 13B.5.4.		❖	❖
reasonable Accommodation	Sec. 13B.5.5.	○	○	○
Non-Compliance	Div. 13B.6.			
evaluation of Non-compliance	Sec. 13B.6.1.		■	■
Nuisance Abatement/revocation	Sec. 13B.6.2.		■	■
Division of Land	Div. 13B.7.			
Parcel Map exemption/ lot line Adjustment	Div. 13B.7.2.			
tentative tract Map	Div. 13B.7.3.	■	■	■
Final tract Map	Div. 13B.7.4.			
Preliminary Parcel Map	Div. 13B.7.5.	■	■	■
Final Parcel Map	Div. 13B.7.6.			
Private Street Map	Div. 13B.7.7.	■	■	■
Subdivision Appeal	Div. 13B.7.8.		■	
Historic Preservation	Div. 13B.8.			
Historic Preservation Overlay Zone Designation	Sec. 13B.8.2.	■	■	●
Preservation Plan Adoption / Amendment	Sec. 13B.8.3.		■	
review of conforming Work	Sec. 13B.8.4.			
certificate of Appropriateness (construction, Addition, Alteration, or reconstruction)	Sec. 13B.8.5.		■	■
certificate of Appropriateness (Demolition, removal, or relocation)	Sec. 13B.8.6.		■	■
certificate of compatibility for Non-contributing elements	Sec. 13B.8.7.		■	■
Coastal Development	Div. 13B.9.			

coastal Development Permit (Pre-certification)	Div. 13B.9.1.		■	❖
coastal Development Permit (Post-certification)	Div. 13B.9.2.		■	❖
Department of Building and Safety	Div. 13B.10.			
Appeals from LADBS Determination	Div. 13B.10.2.		■	
California Environmental Quality Act (CEQA) Provisions	Div. 13B.11.			
CEQA Appeal	Div. 13B.11.1.		■	
Redevelopment Plan Procedures	Div. 13B.12.			
Redevelopment Plan Project Administrative Review	Sec. 13B.12.2.			
Redevelopment Plan Project Compliance	Sec. 13B.12.3.		○	
Modification of Entitlement for a Redevelopment Plan Project	Sec. 13B.12.4.		❖	❖
Redevelopment Plan Project Adjustment	Sec. 13B.12.5.		○	
Redevelopment Plan Amendment	Sec. 13B.12.6.	■		

Key: ■ = initial decision • site specific only (not city-initiated) ○ = appeal only  
❖ = varies with underlying application



**Sec 4.** Table 5 - Classification of Actions for Multiple Approvals of Paragraph 2. (Terms) of Subsection A. (Applicability) of Section 10. (Multiple Approvals) of Division 13A.2. (General Procedural Elements) of Part A. (General Administration Provisions) of Article 13 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Action	Reference	Legislative	Quasi-Judicial	Subdivision	Ministerial
Legislative Action	<i>Div. 13B.1.</i>				
General Plan Adoption / Amendment	<i>Sec. 13B.1.1.</i>	■			
Specific Plan Adoption / Amendment	<i>Sec. 13B.1.2.</i>	■			
Zoning code Amendment	<i>Sec. 13B.1.3.</i>	■			
Zone change	<i>Sec. 13B.1.4.</i>	■			
Guidelines or Standards Adoption/Amendment	<i>Sec. 13B.1.5.</i>	■			
land for Public Use	<i>Sec. 13B.1.6.</i>	■			
Quasi-Judicial Review	<i>Div. 13B.2.</i>				
class 1 conditional Use Permit	<i>Sec. 13B.2.1.</i>		■		
class 2 conditional Use Permit	<i>Sec. 13B.2.2.</i>		■		
class 3 conditional Use Permit	<i>Sec. 13B.2.3.</i>		■		
Project review	<i>Sec. 13B.2.4.</i>		■		
Director Determination	<i>Sec. 13B.2.5.</i>		■		
Ministerial Action	<i>Div. 13B.3.</i>				
Administrative review	<i>Sec. 13B.3.1.</i>				—
Specific Plan Implementation	<i>Div. 13B.4.</i>				
Project compliance	<i>Sec. 13B.4.2.</i>		■		
Project compliance (Design review Board)	<i>Sec. 13B.4.3.</i>		■		
Project Adjustment	<i>Sec. 13B.4.4.</i>		■		
Project exception	<i>Sec. 13B.4.5.</i>		■		
Specific Plan interpretation	<i>Sec. 13B.4.6.</i>		—		
Quasi-Judicial Relief	<i>Div. 13B.5.</i>				
Alternative compliance	<i>Sec. 13B.5.1.</i>		■		
Adjustment	<i>Sec. 13B.5.2.</i>		■		
Variance	<i>Sec. 13B.5.3.</i>		■		
Modification of entitlement	<i>Sec. 13B.5.4.</i>		■		
reasonable Accommodation	<i>Sec. 13B.5.5.</i>		—		
Non-Compliance	<i>Div. 13B.6.</i>				
evaluation of Non-compliance	<i>Sec. 13B.6.1.</i>		—		
Nuisance Abatement/revocation	<i>Sec. 13B.6.2.</i>		—		



Division of Land	<i>Div. 13B.7.</i>				
Parcel Map exemption/ lot line Adjustment	<i>Sec. 13B.7.2.</i>			—	
tentative tract Map	<i>Sec. 13B.7.3.</i>			■	
Final tract Map	<i>Sec. 13B.7.4.</i>			—	
Preliminary Parcel Map	<i>Sec. 13B.7.5.</i>			■	
Final Parcel Map	<i>Sec. 13B.7.6.</i>			—	
Private Street Map	<i>Sec. 13B.7.7.</i>			■	
Subdivision Appeal	<i>Sec. 13B.7.8.</i>			—	
Historic Preservation	<i>Div. 13B.8.</i>				
Historic Preservation Overlay Zone Designation	<i>Sec. 13B.8.2.</i>	—			
Preservation Plan Adoption / Amendment	<i>Sec. 13B.8.3.</i>	■			
review of conforming Work	<i>Sec. 13B.8.4.</i>				—
certificate of Appropriateness (construction, Addition,	<i>Sec. 13B.8.5.</i>		■		
certificate of Appropriateness (Demolition, removal, or	<i>Sec. 13B.8.6.</i>		■		
certificate of compatibility for Non-contributing elements	<i>Sec. 13B.8.7.</i>		■		
Coastal Development	<i>Div. 13B.9.</i>				
coastal Development Permit (Pre-certification)	<i>Sec. 13B.9.1.</i>		■		
coastal Development Permit (Post-certification)	<i>Sec. 13B.9.2.</i>		■		
Department of Building and Safety	<i>Div. 13B.10.</i>				
Appeals from LADBS Determination	<i>Sec. 13B.10.2.</i>		—		
Annual inspection Monitoring (recycling)	<i>Sec. 13B.10.3.</i>		—		
Annual inspection Monitoring (Automotive)	<i>Sec. 13B.10.4.</i>		—		
California Environmental Quality Act (CEQA) Provisions	<i>Div. 13B.11.</i>				
CEQA Appeal	<i>Sec. 13B.11.1.</i>		—		
Redevelopment Plan Procedures	<i>Div. 13B.12.</i>				
Redevelopment Plan Project Administrative Review	<i>Sec. 13B.12.2.</i>				—
Redevelopment Plan Project Compliance	<i>Sec. 13B.12.3.</i>		■		
Modification of Entitlement for a Redevelopment Plan Project	<i>Sec. 13B.12.4.</i>		■		
Redevelopment Plan Project Adjustment	<i>Sec. 13B.12.5.</i>		■		
Redevelopment Plan Amendment	<i>Sec. 13B.12.6.</i>	■			

Key: ■ = qualifies for multiple approval — = varies with underlying application

**Sec. 5.** A new Division 13B.12. (Redevelopment Plan Procedures) is added to Part B. (Processes & Procedures) of Article 13 of Chapter 1A of the LAMC to read as follows:

## DIV. 13B.12. **REDEVELOPMENT PLAN PROCEDURES**

### SEC. 13B.12.1. **GENERAL PROVISIONS**

#### **A. Purpose**

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.

#### **1. This Division applies to the following redevelopment plans:**

- a.** The Adelante Eastside Redevelopment Project Redevelopment Plan, as adopted by Ordinance No. 172,514, and as amended;
- b.** The Broadway/Manchester Redevelopment Plan, as adopted by Ordinance No. 170,175, and as amended;
- c.** The Central Industrial Redevelopment Plan, as adopted by Ordinance No. 174,978, and as amended;
- d.** The City Center Redevelopment Plan, as adopted by Ordinance No. 174,593, and as amended;
- e.** The Council District 9 Corridors Redevelopment Plan, as adopted by Ordinance No. 170,807, and as amended;
- f.** The Crenshaw Redevelopment Plan, as adopted by Ordinance No. 158,933, and as amended;
- g.** The Crenshaw/Slauson Redevelopment Plan, as adopted by Ordinance No. 170,734, and as amended;

- h.** The Exposition/University Park Redevelopment Plan, as adopted by Ordinance No. 131,730, and as amended;
- i.** The Hollywood Redevelopment Plan, as adopted by Ordinance No. 175,236, and as amended;
- j.** The Laurel Canyon Commercial Corridor Redevelopment Plan, as adopted by Ordinance No. 180,695, and as amended;
- k.** The Mid-City Redevelopment Plan, as adopted by Ordinance No. 171,064, and as amended;
- l.** The Pacific Corridors Redevelopment Plan, as adopted by Ordinance No. 174,549, and as amended;
- m.** The Vermont/Manchester Redevelopment Plan, as adopted by Ordinance No. 171,065, and as amended;
- n.** The Watts Corridor Redevelopment Plan, as adopted by Ordinance No. 170,769 and as amended;
- o.** The Western/Slauson Redevelopment Plan, as adopted by Ordinance No. 171,063, and as amended;
- p.** The Westlake Redevelopment Plan, as adopted by Ordinance No. 172,597, and as amended; and
- q.** The Wilshire Center/Koreatown Redevelopment Plan, as adopted by Ordinance No. 170,806, and as amended.

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

- 1.** The Redevelopment Regulations are in addition to the provisions of Chapter 1 and Chapter 1A of this Code and any other relevant City ordinances.i
- 2.** Whenever the Redevelopment Regulations conflict with provisions contained in Chapter 1 or Chapter 1A of this Code or any other relevant City ordinances, the Redevelopment Regulations shall supersede those provisions, except in the following circumstances:
  - a.** If the Redevelopment Regulations provide for the relationship between the Redevelopment Regulations and the Code, City Community Plan, or other City ordinance or regulation when there is a conflict (for example, Section 502

within given Redevelopment Plans), then the relationship established in the Redevelopment Regulations shall control;

- b.** If a City Community Plan expressly provides for the relationship between the Redevelopment Regulations and the Code, City Community Plan, or other City ordinance or regulation, then the relationship established in the City Community Plan shall control; and/or
- c.** The conflict is between Redevelopment Regulations and LAMC Sections 12.22 A.31 or 12.24 U.26, or any other Code or City ordinance, which is intended to provide development incentives for affordable housing and, in such a conflict, the Code shall supersede the Redevelopment Regulations.

“Conflict” as used in this paragraph shall mean if the Redevelopment Regulation is more permissive or more restrictive than the regulation in the Code or any other relevant City ordinance. Conflict does not mean where Redevelopment Regulations are silent.

- 3.** Whenever a City Community Plan is updated and the parcels in the City Community Plan boundaries have been zoned with Chapter 1A zoning classifications, the Redevelopment Regulations shall be of no further force and effect in the Community Plan area unless expressly provided otherwise in the City Community Plan or an ordinance adopted to implement the City Community Plan.

### **C. Definitions**

The following words and phrases are defined for the purposes of this Division. Words and phrases contained in this Division and not defined below shall have the meanings set forth in the applicable Redevelopment Plan or Section 12.03 of Chapter 1 and Article 14 of Chapter 1A with priority given to definitions in the applicable Redevelopment Plan where there is a conflict between the Redevelopment Plan and Chapter 1 and Chapter 1A:

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

**Community Redevelopment Law.** 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.** 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.** 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.** 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 Amendment.** An amendment to a Redevelopment Plan adopted by the City Council by ordinance after the effective date of Ordinance No. 186,325.

**Redevelopment Plan Project.** 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 Adjustment.** 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 Administrative Review.** The issuance of a ministerial approval by the Director for a Redevelopment Plan Project that complies with the applicable Redevelopment Regulations.

**Redevelopment Plan Project Compliance.** 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.** The area included within the

specific geographic boundaries identified as a project area in a Redevelopment Plan and shall be referred to as “Redevelopment Plan Area”.

**Redevelopment Regulations.** 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.** 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.

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

**D. Decision Makers and Appellate Bodies for Other Redevelopment Plan Provisions**

1. The individual Sections in this Division assign initial decision-making authority for an Redevelopment Plan Project, Redevelopment Plan Project Administrative Review, Redevelopment Plan Project Compliance, Redevelopment Plan Project Modification, Redevelopment Plan Project Adjustments, and Redevelopment Plan Amendments. For Redevelopment Plan provisions that are not addressed in this Division, the initial decision maker and appellate bodies responsible for implementing those provisions are the Area Planning Commission and City Council, respectively, unless otherwise stated in a Redevelopment Plan.
2. The level of appeal for a specific Redevelopment Plan Project is determined by the project type as defined in this Division.



**E. Administration of Redevelopment Plan Projects**

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

**1. Applications**

**a. General Requirements**

- i. 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.
- ii. Applications shall include all fees required by Article 9 of Chapter 1 of the LAMC.

**b. Application Completeness**

- i. An application is not complete until all required items are submitted and all required application fees are paid.
- ii. 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**

- i. 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.

**d. Withdrawal of Application**

- i. 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.



- ii. 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.

## SEC. 13B.12.2. REDEVELOPMENT PLAN PROJECT

### ADMINISTRATIVE REVIEW

#### A. Applicability

Any Redevelopment Plan Project involving the following shall not be eligible for a Redevelopment Plan Project 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.

1. A Residential Hotel/SRO, including any vacant Dwelling Unit, or a Dwelling Unit housing Lower Income Households in the City Center Project Area and the Central Industrial Project Area, or
2. Any project involving construction that consists of interior remodeling, interior rehabilitation or interior repair work that results in the loss of Dwelling Units.

#### B. Initiation

See Sec. 13B.3.1.B. (*Ministerial Action; Administrative Review; Initiation*).

#### C. Notice

See Sec. 13B.3.1.C. (*Ministerial Action; Administrative Review; Notice*).

#### D. Review

See Sec. 13B.3.1.D. (*Ministerial Action; Administrative Review; Review*).

#### E. Criteria for Compliance Review

See Sec. 13B.3.1.E. (*Ministerial Action; Administrative Review; Criteria for Compliance Review*).

#### F. Scope of Action

Once a project's Administrative Review is complete, any subsequent development activity (including but not limited to erection, enlargement or maintenance of buildings, development or construction work, and

issuance of a grading, building or change of use permit) shall comply be consistent with the approval of the Department of City Planning in the Administrative Review for the project, including any plans approved.

**G. Appeals**

See Sec. 13B.3.1.G. (*Ministerial Action; Administrative Review; Appeals*).

**H. Modification Procedures**

Any change to the scope of the application requires review by the Department of City Planning as provided in this Section.

**SEC. 13B.12.3. REDEVELOPMENT PLAN PROJECT COMPLIANCE**

**A. Applicability**

1. This section applies to the review of applications for projects within Redevelopment Plan Areas in accordance with applicable Redevelopment Plan requirements and the City Charter.
2. The Director may determine the type of projects exempt from this Section based on exemption provisions and other regulations contained in individual Redevelopment Plans.



**B. Initiation**

An application for a Redevelopment Plan Project Compliance is filed with the Department.

**C. Notice**

**1. Notice of Public Hearing**

- a. There is no public hearing required for the initial decision on a Redevelopment Plan Project Compliance, and therefore no notice of a public hearing is required.
- b. However, a public information meeting may be held and notice may be given pursuant to *Sec. 13B.4.1.D. (General Provisions; Public Information Meetings)*.

**2. Notice of Public Hearing on Appeal**

- a. The following notice is required for the public hearing on the appeal:

Type of Notice	When	Where / To Whom / Additional Requirements
Mail	24 days	<ul style="list-style-type: none"> <li>• The applicant;</li> <li>• The owner(s) of the property involved;</li> <li>• The 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;</li> <li>• The Certified Neighborhood Council representing the area in which the property is located; and</li> <li>• Interested parties who have requested in writing to be notified</li> </ul>

**D. Decision**

**1. General Procedures**

See *Sec. 13A.2.5. (General Procedural Elements; Decisions)*.

**2. Decision Maker**

The Director is the initial decision maker.

**3. Decision**

- a.** The Director shall render the initial decision within 75 days of the date the application is deemed complete or, when an Environmental Impact Report (EIR) or other CEQA document is required, the date the EIR or other CEQA document is certified or adopted..
- b.** 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*.

**4. Transmittal**

The Director shall transmit a copy of the decision 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 (where 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 with the City Planning Department.

**E. Standards for Review and Required Findings**

In approving a Redevelopment Plan Project Compliance, the Director or Area Planning Commission (on appeal) shall find 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.

**F. Scope of Decision**

1. See Sec. 13A.2.7. (*General Procedural Elements; Scope of Decision*).

**2. Limitations**

The granting of a Redevelopment Plan Project Compliance shall not imply compliance with any other applicable provisions of this Code. Any corrections and/or modifications to project plans made subsequent to a Redevelopment Plan 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 ingress, egress, circulation, 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.

**3. Applicant's Compliance With Project Compliance Terms and Conditions**

Once a Redevelopment Plan Project Compliance is utilized, the applicant shall comply with the terms and conditions of the Redevelopment Plan Project Compliance that affect the construction and/or operational phases of the project. For purposes of this Subsection, utilization of a Redevelopment Plan Project Compliance shall mean that a building permit has been issued and construction work has begun and been carried on diligently.

**G. Appeals**

**1. General Procedures**

See Sec. 13A.2.8. (*General Procedural Elements; Appeals*).

**2. Decision Maker**

The Area Planning Commission is the appellate decision maker.

**3. Filing**

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

**4. Appellate Decision**

- a. Before acting on any appeal, the Area Planning Commission shall set the matter for hearing, giving notice in the manner specified in Subsection C. (Notice) of this Section.
- b. The Area Planning Commission shall act within 75 days after the expiration of the appeal period.

**H. Modification Procedures**

See Sec. 13B.12.4. (*Project Modification for a Redevelopment Plan Project*).

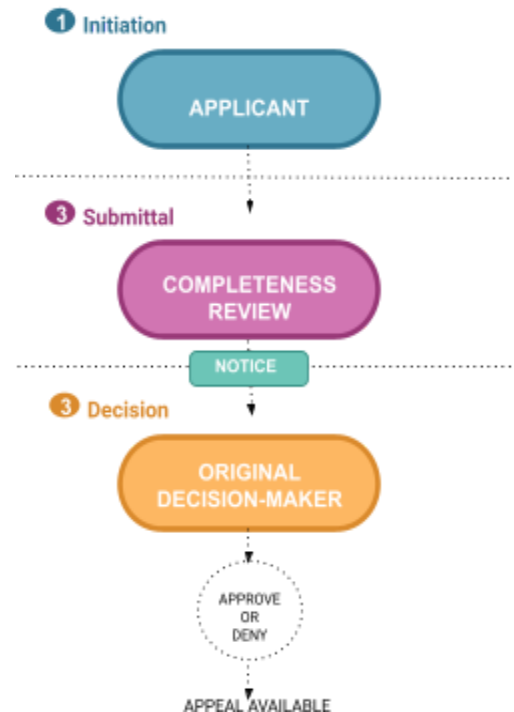
**SEC. 13B.12.4. MODIFICATION OF ENTITLEMENT  
FOR A REDEVELOPMENT PLAN PROJECT**

**A. Applicability**

**1. Original Action**

This section 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.

**Sec. 13B.12.4. Project Modification for a Redevelopment Plan Project**



**2. Modification**

- a.** For the purposes of this section, a “modification” means any changes in the proposed physical development, planned operation, or conditions of approval.
- b.** 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 deviations” 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**

- a.** Use, single deviation, or series of deviations from the LAMC or Redevelopment Plan which was not approved as part of the original action; or
- b.** 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 *Subsection 3. (Maximum Deviation)* above requires a new project application.

**B. Initiation**

See Sec. 13B.5.4.B. (*Quasi-Judicial Relief; Modification Procedures; Initiation*).

**C. Notice**

See Sec. 13B.5.4.C. (*Quasi-Judicial Relief; Modification Procedures; Notice*).

**D. Decision**

**1. General Procedures**

See Sec. 13A.2.5. (*General Procedural Elements; Decisions*).

## **2. Decision Maker**

- a. The initial decision maker on a Modification of Entitlement for a Redevelopment Plan Project 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.
- b. 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. (*General Procedural Elements; Multiple Approvals*), unless otherwise delegated.

## **3. Public Hearing**

The initial decision maker may conduct a public hearing after providing the notice in the same manner as required on the appeal of the original action. A hearing need not be held if the initial decision maker makes a written finding that the requested Modification of Entitlement for a Redevelopment Plan Project:

- a. Will not have a significant effect on adjoining properties or on the immediate neighborhood; or
- b. Is not likely to evoke public controversy.

## **4. Decision**

- a. See Sec. 13B.5.4.D.4. (*Quasi-Judicial Relief; Modification Procedures; Decision*).

## **5. Conditions**

- a. See Sec. 13B.5.4.D.5. (*Quasi-Judicial Relief; Modification Procedures; Decision*).

## **6. Transmittal**



- a. See Sec. 13B.5.4.D.6. (*Quasi-Judicial Relief; Modification Procedures; Decision*).

#### **E. Standards for Review and Required Findings**

1. A Modification of Entitlement for a Redevelopment Plan Project 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 for a Redevelopment Plan Project 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 for a Redevelopment Plan Project is requested are indistinct.
3. The initial decision on a Modification of Entitlement for a Redevelopment Plan Project is appealable in the same manner as the original action.

#### **F. Scope of Decision**

1. See Sec. 13A.2.7. (*General Procedural Elements; Scope of Decision*).
2. See Sec. 13B.5.4.F.2. (*Quasi-Judicial Relief; Modification Procedures; Scope of Decision*).

#### **G. Appeals**

##### **1. General Procedures**

See Sec. 13A.2.8. (*General Procedural Elements; Appeals*).

##### **2. Appealable in Same Manner as original Action**

See Sec. 13B.5.4.G.2. (*Quasi-Judicial Relief; Modification Procedures; Appeals*).

##### **3. Scope of Appeal**

See Sec. 13B.5.4.G.3. (*Quasi-Judicial Relief; Modification Procedures; Appeals*).

#### H. Modification Procedures

See Sec. 13B.5.4.H. (*Quasi-Judicial Relief; Modification Procedures; Modification Procedures*).

### SEC. 13B.12.5. REDEVELOPMENT PLAN PROJECT ADJUSTMENT

#### A. Applicability

1. This Section applies to requests for minor variations from certain Redevelopment Regulations.

#### B. Initiation

An application for a Redevelopment Plan Project Adjustment is filed with the Department.

#### C. Notice

##### 1. Notice of Public Hearing

- a. There is no public hearing required for the initial decision on a Redevelopment Plan Project Compliance, and therefore no notice of a public hearing is required.
- b. However, a public information hearing may be held and notice given pursuant to Sec. 13B4.1.D. (*General Provisions; Public Information Meetings*).

Sec. 13B.12.5. Redevelopment Plan Project Adjustment

##### 1 Initiation

APPLICANT

##### 2 Submittal

COMPLETENESS  
REVIEW

##### 3 Decision

PLANNING DIRECTOR

APPROVE  
OR  
DENY

APPEAL AVAILABLE

## 2. Notice of Public Hearing on Appeal

- a. The following notice is required for the public hearing on the appeal:

Type of Notice	When	Where / To Whom / Additional Requirements
Mail	24 days	<ul style="list-style-type: none"> <li>• The applicant;</li> <li>• The owner(s) of the property involved;</li> <li>• The 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;</li> <li>• The Certified Neighborhood Council representing the area in which the property is located; and</li> <li>• Interested parties who have requested in writing to be notified</li> </ul>

## D. Decision

### 1. General Procedures

See Sec. 13A.2.5. (*General Procedural Elements; Decisions*).

### 2. Decision Maker

The Director is the initial decision maker.

### 3. Decision

- a. The Director shall render the initial decision within 75 days of the date the application is deemed complete.
- b. 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. 13A.2.6. (*General Procedural Elements; Transfer of Jurisdiction*).

**4. 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 (where 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 with the City Planning Department.

**E. Standards for Review and Required Findings**

1. In approving a Redevelopment Plan Project Adjustment, the Director or Area Planning Commission (on appeal) shall find that:
  - a. Substantially complies with the applicable Redevelopment Regulations; and
  - b. Complies with CEQA; and
  - c. All findings for variations and minor variations, as required by the applicable Redevelopment Plan, are met.

**F. Scope of Decision**

1. See Sec. 13A.2.7. (*General Procedural Elements; Scope of Decision*).

**G. Appeals**

**1. General Procedures**

See Sec. 13A.2.8. (*General Procedural Elements; Appeals*).

**2. Decision Maker**

The Area Planning Commission is the appellate decision maker.

**3. Filing**

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

#### 4. Appellate Decision

- a. Before acting on any appeal, the Area Planning commission shall set the matter for hearing, giving notice in the manner specified in Subsection C. (Notice) of this Section.
- b. The Area Planning commission shall act within 75 days after the expiration of the appeal period.
- c. The decision to approve or deny an appeal must contain the same findings required by the original decision maker, supported by substantial evidence.
- d. The decision of the appellate body is final.

#### H. Modification Procedures

No modification is available.

### SEC. 13B.12.6. REDEVELOPMENT PLAN AMENDMENT(S)

#### A. Applicability

##### 1. General

This Section applies to any amendment to any Redevelopment Plan, subject to the requirements and limitations of the Charter and state law.

##### 2. Fee

The fee for a Redevelopment Plan Amendment shall be set forth in Section 19.01 G. of Chapter 1 of the LAMC.

#### B. Initiation

Only the City Council, the City Planning Commission, or the Director of Planning may



initiate a Redevelopment Plan Amendment. An action to initiate a Redevelopment Plan Amendment by the City Council or the City Planning Commission requires a majority vote.

**C. Notice**

**1. Notice of Public Hearing**

See Sec. 13B.1.3.C.1. (*Zoning Code Amendment; Notice of Public Hearing*).

**D. Decision**

See Sec. 13B.1.3.D. (*Zoning Code Amendment; Decision*).

**E. Standards for Review and Required Findings**

See Sec. 13B.1.3.E. (*Zoning Code Amendment; Standards for Review and Required Findings*).

**F. Scope of Decision**

See Sec. 13A.2.7. (*General Procedural Elements; Scope of Decision*).

**G. Appeals**

There is no appeal.

**H. Modification of Redevelopment Plan Amendment**

A Redevelopment Plan Amendment may be modified by following the same procedures established above for the original action.

**Sec. 6. SEVERABILITY.** If any provision of this ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions of this ordinance that can be implemented without the invalid provisions. To this end, the provisions of this ordinance are severable.

## **EXHIBIT D**

### **Notice of Exemption and Justification ENV-2024-2617-CE**

COUNTY CLERK'S USE

**CITY OF LOS ANGELES**

OFFICE OF THE CITY CLERK

200 NORTH SPRING STREET, ROOM 395

LOS ANGELES, CALIFORNIA 90012

**CALIFORNIA ENVIRONMENTAL QUALITY ACT****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-2024-2616-CA

LEAD CITY AGENCY

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

CASE NUMBER

ENV-2024-2617-CE

PROJECT TITLE

Redevelopment Plan Procedures Chapter 1A Transition Ordinance

COUNCIL DISTRICT

All

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

☐ Map attached.

Citywide

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

A proposed ordinance relocating Section 11.5.14 of Chapter 1 of the Los Angeles Municipal Code (LAMC) to a newly established Division 13B.12. to instate the Redevelopment Plan procedures in Chapter 1A of the LAMC, amendments to Sections 13A.2.2. 13A.2.4. and 13A.2.10. of Article 13 of Chapter 1A of the LAMC, and amendments to Sections 15.2.2. of Chapter 15 of Chapter 1A of the LAMC.

NAME OF APPLICANT / OWNER:

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

CONTACT PERSON (If different from Applicant/Owner above)

Tyler Currie

(AREA CODE) TELEPHONE NUMBER

(213) 978-1431

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

Tyler Currie



STAFF TITLE

Planning Assistant

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 Redevelopment Plan Procedures Chapter 1A Transition Ordinance is exempt from the California Environmental Quality Act (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 solely modifies administrative procedures for the processing of entitlement requests and has 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. Furthermore, the proposed Ordinance does not change the zoning of any properties. The proposed changes are limited to policy changes that resolve conflicts within the Redevelopment Plans, Community Plans, the Code, and other City ordinances as well as include technical corrections and clarification of administrative procedures 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.