

Special Instructions for:

NONCONFORMING USE – LAMC 12.24 X 16 AND 12.24 X 27

City of Los Angeles – Department of City Planning

**CONTINUED MAINTENANCE OR RECONSTRUCTION OF
NONCONFORMING STRUCTURE OR USE**

ZONE CODE SECTIONS: Continued maintenance of nonconforming building (12.23) and reconstruction of nonconforming building to be demolished as a result of Earthquake Safety Ordinance (12.24 X 16), and continuation of nonconforming use of building (12.24 X 27).

The **MASTER LAND USE APPLICATION INSTRUCTION SHEET–ABUTTING OWNERS, 500 FEET RADIUS MAP, AND LABELS** should also be followed.

ADDITIONAL INFORMATION/FINDINGS: Answer the following questions. You may attach additional sheets if there is not enough room in the spaces provided.

a. This is an application for:

continued maintenance
of nonconforming bldg.
or use

reconstruction due to
earthquake ordinance

b. From your Deed or Policy of Title, determine what date you first acquired the property.

c. From your records provide as much of the following information as possible:

- 1) Year the building was first constructed _____
- 2) Type of building as defined in the Building Code _____
- 3) Year the building or land was first used for commercial or agricultural purposes _____
- 4) Year the building or land was first used as presently occupied _____
- 5) Total number of persons employed in the business _____
- 6) Number of office or clerical employees _____
- 7) Number employed in sales and production _____
- 8) Days of operation _____
- 9) Hours of operation _____
- 10) If property is leased, state expiration date of lease _____

d. **FINDINGS.** Provide the following information either on the form or on additional sheets. In order to grant your request, the following findings/questions must be addressed. Please try to explain as best as possible, how your request conforms to the following requirements:

1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region;

2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety;
3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan;

Complete the following finding nos. 4 ~ 6 if this application is for code section 12.24 X 16 reconstruction of a nonconforming building demolished as a result of the earthquake safety ordinance.

4. The affected building is to be demolished as a result of the enforcement of the Earthquake Safety Ordinance (Division 68, Article 1, Chapter IX of the Los Angeles Municipal Code).
5. That neither the footing nor any portion of the replacement building encroach into any area planned for widening or extension of existing or future streets.
6. That the continued nonconforming use of the property or the continued maintenance of nonconforming yards will not be materially detrimental to the public welfare and will not have a substantial adverse impact on or be injurious to properties or improvements in the vicinity.

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