

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: January 21, 2022

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

FROM:  Maya Zaitzevsky *SMP for*
Principal City Planner
Department of City Planning

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

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

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

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

New Projects within the Chinatown Redevelopment Plan

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

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

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

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

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

Additional Questions

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