

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

An ordinance adding or amending Sections 11.5.9, 11.5.10, 11.5.13, 11.13, 12.03, 12.04, 12.21, 12.22, 12.24, 12.32, 13.11, 16.05, 16.11 and 19.01 of the Los Angeles Municipal Code to remove references to the former Community Redevelopment Agency of the City of Los Angeles (CRA), which was dissolved on February 1, 2012, and to implement the transfer to the City of Los Angeles of the unexpired land use related plans and functions of the former CRA pursuant to Health and Safety Code Section 34173(i), to make other cleanup amendments to the Municipal Code, and to impose fees for processing various applications.

**The People of the City of Los Angeles Do Ordain As Follows:**

**SECTION 1.** Section 11.13 is added to 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) OR 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 Ordinance No. XXX,XXX, the City shall review and take action regarding any Redevelopment Plan Amendment or land use approval or entitlement pursuant to Section 11.5.13 of this Code and other applicable provisions of this Code. Notwithstanding any contrary provision of this Code, City ordinances, 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, neither the CRA/LA nor the CRA/LA-DLA, including the board, staff and officers of the CRA/LA or CRA/LA-DLA, shall be required to prepare reports, hear appeals, make findings, impose conditions or make recommendations or approvals in connection with the amendment, modification or repeal of Redevelopment Regulations or the review and granting or denying of land use approvals or entitlements.

**SECTION 2.** Section 11.5.13 is added to the Los Angeles Municipal Code to read as follows:

**SEC.11.5.13 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

Adjustments, and Amendments in Redevelopment Plans in accordance with applicable provisions of the Charter, this Code, City ordinances, the Community Redevelopment Law, the Redevelopment Regulations, 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.

**C. Definitions.** For purposes of this Section and Section 11.13, 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 when 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.

**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.

**Owner Participation Agreement** shall mean, prior to the effective date of Ordinance No. XXX,XXX, an agreement between a property owner and the former CRA entered into pursuant to the applicable Redevelopment Regulations, and, after the effective date of Ordinance No. XXX,XXX, shall mean an agreement between a property owner and the City entered into pursuant to the applicable Redevelopment Regulations.

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 East Hollywood/Beverly-Normandie Redevelopment Plan, as adopted by Ordinance No. 170,176, and as amended; (x) the Exposition/University Park Redevelopment Plan, as adopted by Ordinance No. 131,730, and as amended; (xi) the Hollywood Redevelopment Plan, as adopted by Ordinance No. 175,236, and as amended; (xii) the Laurel Canyon Commercial Corridor Redevelopment Plan, as adopted by Ordinance No. 180,695, and as amended; (xiii) the Mid-City Redevelopment Plan, as adopted by Ordinance No. 171,064, and as amended; (xiv) the North Hollywood Redevelopment Plan, as adopted by Ordinance No. 152,030, and as amended; (xv) the Pacific Corridor Redevelopment Plan, as adopted by Ordinance No. 174,549, and as amended; (xvi) the Pico Union 2 Redevelopment Plan, as adopted by Ordinance No. 149,040, and as amended; (xvii) the Vermont/Manchester Redevelopment Plan, as adopted by Ordinance No. 171,065, and as amended; (xviii) the Watts Corridors Redevelopment Plan, as adopted by Ordinance No. 170,769 and as amended; (xix) the Western/Slauson Redevelopment Plan, as adopted by Ordinance No. 171,063, and as amended; (xx) the Westlake Redevelopment Plan, as adopted by Ordinance No. 172,597, and as amended; and (xxi) 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 Ordinance No. XXXXXX, which transferred land use related plans and functions of the former CRA to the City.

Redevelopment Plan Project shall mean any proposed project within a Redevelopment Project Area with an Unexpired Redevelopment Plan that includes (i) the erection, construction, demolition, addition to, or exterior structural alteration of any Building or Structure, including, but not limited to, pole signs and/or monument signs; provided that a Redevelopment Plan Project shall not include alterations of, including structural repairs, 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 percent of the Building's or Structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the project involves a Residential Hotel/SRO, vacant Dwelling Unit, or a Dwelling Unit housing Lower Income Households in the City Center Project Area or the Central Industrial Project Area; or (ii) construction that consists of interior remodeling, interior rehabilitation or interior repair work for projects that involve a Residential Hotel/SRO, a vacant Dwelling Unit, or a Dwelling Unit housing Lower Income Households in the City Center Project Area or the Central Industrial Project Area.

**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 in the applicable Redevelopment Plan and is a decision by the Director that a Redevelopment Plan Project complies with the applicable Redevelopment Regulations except for a minor deviation therefrom, either as submitted or with conditions imposed to achieve compliance with the Redevelopment Regulations as defined by the applicable Redevelopment Plan.

**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 Project Areas are shown as the shaded portion of Map A.

**Redevelopment Regulations** shall mean all the land use provisions of the Redevelopment Plans and design or development guidelines adopted pursuant to such Redevelopment Plans that govern land use or development that were transferred to the City pursuant to Ordinance No. XXX,XXX. (e.g., provisions that establish required or allowable land uses, density, lot area, floor area ratio, height of Buildings or Structures, setbacks, yards, buffers, parking, drainage, fences, landscaping, lighting, trash enclosures, and signage), including required processes or procedures (e.g., requirements regarding the imposition of conditions, the making of findings or the holding of hearings).

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.

Unexpired shall mean that the applicable Redevelopment Regulations are effective as of 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 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) The Council may establish fees for all applications required by this Article by ordinance. 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 (see Chapter I Article 9 [Fees]).

(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 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. Notice and Hearing.** The Director shall provide any notice required by the applicable Redevelopment Regulations. If a Redevelopment Plan Project requires approval of another application that is being processed concurrently by the City, which also requires notice and a hearing, then that notice also shall include the notice required by the Redevelopment Regulations so all the hearings on the project can be held concurrently.

### **3. Review Procedures for Project Administrative Review.**

#### (a) Applicability

(1) An Administrative Review is a ministerial approval for applications that comply with all requirements of the Redevelopment Plan and do not require the making of findings pursuant to the Redevelopment Regulations.

(2) Projects that do not qualify for a Project Administrative Review may apply for a Project Compliance or a Project Adjustment. Any project involving a Residential Hotel/SRO, vacant Dwelling Unit, or a Dwelling Unit housing Lower Income Households in the City Center Project Area or the Central Industrial Project Area or construction that consists of interior remodeling, interior rehabilitation or interior repair work for projects that involve a Residential Hotel/SRO, a vacant Dwelling Unit, or a Dwelling Unit housing Lower Income Households in the City Center Project Area or the Central Industrial Project Area shall not be processed pursuant to this paragraph 3.

(b) Initiation. An Administrative Review is initiated by filing an application with the Department of City Planning or as required in order to obtain a building permit.

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

(d) Review

(1) Review. The Department of City Planning shall determine compliance with the applicable standards for projects requiring an Administrative Review.

(2) Clearance. Clearance shall be issued as required pursuant to the applicable ordinance or building permit requirement.

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

(f) Scope of Action. After the Administrative Review determines that the application is in compliance with the applicable standards, the following actions must comply with the approved plans:

(1) The erection, enlargement or maintenance of buildings.

(2) Any development or construction work.

(3) Issuance of a grading, building or change of use permit.

(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

(d) Review above.

#### **4. Review Procedures for Project Compliance.**

(a) Applicability. This Section applies to the review of applications for Redevelopment Plan Projects within Redevelopment Project Areas in accordance with applicable Redevelopment Plan requirements and the State law.

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

(c) Notice of Public Hearing. The Director shall provide any notice required by the applicable Redevelopment Regulations.

(d) 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 is required, the date the EIR is certified.

(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 (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. The Director shall grant a Project Compliance upon written findings that the project:

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

(2) Complies with CEQA; and

(3) Any other findings that are required in the applicable Redevelopment Plan.

(f) Conditions. The Director shall issue a Project Compliance only upon imposing all conditions required by the applicable Redevelopment Regulations.

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



(h) 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.

(i) Appeals

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

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

(3) Appellate Decision.

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

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

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

(iii) The appeal action must contain the same findings required to be made by the Director, supported by facts in the record.

(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 be upheld.

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

(5). Time Limits for Appeal

(i). Appeals must be filed within 15 days after the date on the letter of determination to the applicant.

(ii). Any appeal that is filed late will not be considered by the appellate body.

(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 will transmit 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. The Department of City Planning will make investigations and furnish any reports requested by the body to which the matter is transferred.

(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 to another date if there is cause to do so. No notice of continuance need be given if the continuance is announced at the time for which the hearing was set.

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

(a). Affirming the initial decision in whole or in part; or

(b). Reversing the initial decision in whole or in part, after which it may render its own decision or remand the decision to the initial decision maker for further proceedings.

(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, the hearing may be continued by mutual agreement after additional posted notice is provided. The time period required for additional notice is at least the time required for post a notice on the original application. If no posted notice was required on the original application, the time period is the longest period required for mailed or published notice as applicable.

(vii). The appellate body may take additional evidence, make its own record, or base its decision on the record created by the initial decision maker.

(7) Modification of Entitlement. A Project Compliance may be modified pursuant to Subsection D.5 below.

## 5. Review or Modification of Entitlement for a Redevelopment Plan Project

### (a) Applicability

(1) Original Action. This Section applies to the review or modification of an approved entitlement (referred to in this Section as the “original action”) that substantially conforms to the original approval.

### (2) Modification

(i) For purposes of this Section, 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, Variances, etc.) to exceed the maximum deviation allowed by the Redevelopment Plan or Zoning Code.

(3) Maximum Deviation

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

(ii) Any modifications which 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 Paragraph 3 (Maximum Deviation) above requires a new application.

(b) Initiation

(1) A Review or 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 Review or 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 initial decision maker on a Review or Modification of Entitlement is the initial decision maker on the original action.

(ii) If the project was subject to multiple approvals, the initial decision maker is the initial decision maker assigned pursuant to Section 12.36 (Multiple Approvals), unless otherwise delegated.

(iii) If the project was subject to an appeal, the decision maker on the Review or Modification of Entitlement is the appellate body on the original action, unless otherwise delegated.

(2) Public Hearing. The initial decision maker may conduct a public hearing after providing the notice required by Notice by Public Hearing Paragraph (c) of Subdivision (2) of Subsection (a) of Section 5 above.

(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 on the same basis as provided for in connection with 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 the notice with the Department of City Planning.

(e) Standards for Review and Required Findings

(1) A Review or 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 modification is a discrete development, the finding above shall consider only the requested modification and not the entire project. However, the decision maker may consider the entire project to the extent that the approved project and the modification are integrated.

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

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

(h) Modification of Entitlement. A Review or Modification of Entitlement may be modified by following the same procedures established above for the original Review or Modification of Entitlement.

## **6. Review Procedures for Project Adjustment.**

(a) Applicability. Variation from the limits, restrictions, and controls established from the applicable Redevelopment Plan.

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

(c) Notice of Public Hearing. The Director shall provide any notice required by the applicable Redevelopment Regulations.

### (d) Decision

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

### (2) Decision

(i) The Director shall review and approve, disapprove or approve with conditions the project

(ii) 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 (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. 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 are met as determined by the applicable Redevelopment Plan. See Redevelopment Plan for applicable Minor Variation findings.

(f). Conditions. The Director shall grant a Project Adjustment only upon imposing all conditions required by the applicable Redevelopment Regulations.

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

(h) Appeals

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

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

(3) Appellate Decision

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

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

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

(iii) The resolution to approve must contain the same findings required to be made by the Director, supported by facts in the record.

(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 be upheld.

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

(5) Time Limits for Appeal

(i). Appeals must be filed within 15 days after the date on the letter of determination to the applicant.

(ii). Any appeal that is filed late will not be considered by the appellate body.

(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 will transmit 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. The Department of City Planning will make investigations and furnish any reports requested by the body to which the matter is transferred.

(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 to another date if there is cause to do so. No notice of continuance need be given if the continuance is announced at the time for which the hearing was set.

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

a. Affirming the initial decision in whole or in part; or

b. Reversing the initial decision in whole or in part, after which it may render its own decision or remand the decision to the initial decision maker for further proceedings.

(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, the hearing may be continued by mutual agreement after additional posted notice is provided. The time period required for additional notice is at least the time required for post a notice on the original application. If no posted notice was required on the original application, the time period is the longest period required for mailed or published notice as applicable.

(vii). The appellate body may take additional evidence, make its own record, or base its decision on the record created by the initial decision maker.

(i) Modification of Entitlement. No modification is available.

(7) Initiation of Redevelopment Plan Amendment(s). The City Council, the City Planning Commission or the Director of Planning may initiate consideration of a proposed amendment(s) to the applicable Redevelopment Plan. Any initiation by the Council or the City Planning Commission shall be by majority vote. The Council or City Planning Commission shall forward the proposed amendment(s) to the Director of Planning for a report and recommendation. The fee for a Redevelopment Plan Amendment shall be as set forth in Section 19.01 G of this Code. The fee in Section 19.01 G shall be charged at the Discretion of the Director of City Planning.

(8) Owner Participation Agreement. The Director shall have the initial decision-making authority to determine that an Owner Participation Agreement is required by the Redevelopment Regulations. The Director shall have the initial decision-making authority to determine that the contents of an Owner Participation Agreement are in conformance with the applicable Redevelopment Regulations.

When the Director or the Area Planning Commission requires an Owner Participation Agreement in connection with the approval of a Redevelopment Plan Project Permit Compliance or Redevelopment Plan Project Minor Variation, the Director or the Area Planning Commission, as applicable, shall require the applicant to record a covenant which requires compliance with the Owner Participation Agreement. The Director or the Area Planning Commission, as applicable, has the authority to approve and execute an Owner Participation Agreement on behalf of the City, provided that the Owner Participation Agreement does not impose obligations on the City. If an Owner Participation Agreement imposes obligation on the City, the Owner Participation Agreement must be approved by the City Council.

(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.

**SECTION 3.** Subsection C of Section 11.5.9 of the Los Angeles Municipal Code is amended to read as follows:

C. Code Sections. This section applies to applications filed pursuant to Sections 11.5.6, 11.5.7, 11.5.13, 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, ~~12.39\*~~, 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.

~~\* Section 12.39 was repealed by Ord. No. 180,308 Eff. 12/7/08.~~

**SECTION 4.** Subsection C of Section 11.5.10 of the Los Angeles Municipal Code is amended 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, [11.5.13](#), 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, ~~12.39\*~~, 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.

~~\* Section 12.39 was repealed by Ord. No. 180,308 Eff. 12/7/08.~~

**SECTION 5.** Subsection E of Section 12.04 of the Los Angeles Municipal Code is amended to read as follows:

E. The boundaries of **Community** Redevelopment [Project](#) Areas, as [geographically designated on](#) defined in Section 12.21.3 [and 11.5.13](#) and as specifically designated on Maps 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**.”

**SECTION 6.** Paragraph (b) of Subdivision 30 of Subsection A of Section 12.22 of the Los Angeles Municipal Code are amended 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 areas described in Subparagraph (b) of this Subdivision~~ 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.

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

(a) No yard requirements shall apply except as required by the Urban Downtown Design Guide as Standards ~~and Guidelines, prepared by the Community Redevelopment Agency and~~ 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.

**SECTION 8.** Paragraph (a) of Subdivision 3 of Subsection C of Section 12.22 of the Los Angeles Municipal Code is amended to read as follows:

(a) No yard requirements shall apply except as required by the Urban Design Standards and Guidelines ~~as prepared by the Community Redevelopment Agency and~~ 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

**SECTION 9.** 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:

(b) Vesting conditional use permits may be filed for the following conditional uses under the authority of the City Planning Commission, Area Planning Commission, and Zoning Administrator as described in Subsections U, V and W:

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

**SECTION 10.** 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:

(a) **Definitions.** For purposes of this Subdivision the following words and phrases are defined as follows:

**Economic Assistance Areas** means the existing geographically defined areas: ~~Five~~ State Enterprise Zones, Federal Empowerment Zone, Federal Renewal Community Zone, Redevelopment ~~Agency~~ Project Areas with ~~thirty-seven~~ Unexpired Community Redevelopment Plans, and Earthquake Project Areas, and a one-mile buffer surrounding each of the above-identified zones, as identified by the Community 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 Community Development Department, and which may be amended from time to time.

**SECTION 11.** Paragraph (d) of Subdivision 14 of Subsection U of Section 12.24 of the Los Angeles Municipal Code is amended 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 Community Development Department ~~or the Community Redevelopment Agency~~, a recommendation by the Community Development Department, ~~or the Community Redevelopment Agency~~ 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 Community Development Department ~~or to the Community Redevelopment Agency, where appropriate,~~ for review in conjunction with its application to the Department of Planning. The economic impact analysis report shall be reviewed by the Department ~~or Agency~~ and/or a consultant, if deemed necessary by the Department and paid for in full by the applicant. The Community Development Department ~~and the Community Redevelopment Agency~~ 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 Community Development Department, ~~or the staff of the Community Redevelopment Agency if the Superstore is proposed to be located in a former Redevelopment Project Area or in the surrounding one-mile buffer zone,~~ 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 Community Development Department, in accordance with the written procedures on file with the Department and the Agency.

**SECTION 12.** Subparagraph (3) of Paragraph (d) of Subdivision 2 of Subsection V of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

(1) in Height District Nos. 2, 3 or 4; or

- (2) not more than 1,500 feet distant from the portal of a fixed rail transit or bus station or other similar transit facility; or
- (3) within a **Community** Redevelopment Project Plan Area, an Enterprise Zone or a Centers Study Area, as described in Sections ~~12.21.3, 12.21.4, 12.21.5~~

**SECTION 13.** Subdivision 7 of Subsection W of Section 12.24 of the Los Angeles Municipal Code is deleted.

~~7. The change of use of the whole or part of any Building for which the original certificate of occupancy was issued prior to September 17, 1971, and used in whole or in part for any use permitted in a C Zone to any residential use permitted in the R4 or R5 Zones, provided that the Building is located in whole or in part on any Lot located within the former Central Business District Redevelopment Project Area, and provided that the density of the residential uses shall not exceed one dwelling unit per 125 square feet of Lot area.~~

**SECTION 14.** 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 Community Redevelopment Project Area and when the uses conform to the provisions of the applicable Redevelopment Plan.

**SECTION 15.** Subdivision 1 (e) of Subsection C of Section 16.05 of the Los Angeles Municipal Code is deleted:

C. Requirements

1. Site Plan Review. **(Amended by Ord. No. 172,489, Eff. 4/16/99.)** No grading permit, foundation permit, building permit, or use of land permit shall be issued for any of the following development projects unless a site plan approval has first been obtained pursuant to this section. This provision shall apply to individual projects for which permits are sought and also to the cumulative sum of related or successive permits which are part of a larger project, such as piecemeal additions to a building, or multiple buildings on a lot, as determined by the Director.

~~(e) Any residential (including Apartment Hotel or mixed-use) building located within the Greater Downtown Housing Incentive Area. (Added by Ord. No. 179,076, Eff. 9/23/07.)~~



**SECTION 16.** Subdivision 3 of Subsection D of Section 16.05 of the Los Angeles Municipal Code is amended to read as follows:

D. Exemptions

3. Any development Project located within the boundaries of a Redevelopment Project Area with an ~~adopted~~ Unexpired Redevelopment Plan shall be exempt from site plan review when:

(a) The Community Redevelopment Agency of the City of Los Angeles (CRA) and the City Council have 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 has been considered during a public hearing prior to February 1, 2012 conducted in accordance with the CRA's adopted policies and procedures for public hearings.

~~(c) The residential (including Apartment Hotel or mixed-use) building is within the Greater Downtown Housing Incentive Area and has been determined by the Community Redevelopment Agency (CRA) to comply with the Urban Design Standards and Guidelines, prepared by the CRA and approved by the City Planning Commission when the City Planning Commission finds that the guidelines are consistent with the applicable community plans.~~

~~Prior to the issuance of any building permit, the CRA shall certify to the Director and the Department of Building and Safety that the required notification, hearing and agreement have been completed.~~

**SECTION 17.** Subdivisions 3 (a) and 3 (b) of Subsection G of Section 16.05 of the Los Angeles Municipal Code are amended to read as follows:

3. **Notice – Hearing – Time Limits.**

(a) The Director shall refer all completed applications for site plan review to affected City departments for their review and report. ~~For projects in adopted Redevelopment project areas, the completed applications shall be sent to the Administrator of the CRA for review and report as to conformity with the~~

~~adopted Redevelopment Plan applicable to the project.~~  
Responses shall be returned within fifteen (15) days after receipt, or such other period agreed to by the Director and the affected ~~Agency or~~ 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 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, ~~the Administrator of the CRA for projects within an adopted Redevelopment project area,~~ 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 15 days prior to the date of the hearing.

**SECTION 18.** Subsection A of Section 16.11 of the Los Angeles Municipal code is amended 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;

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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 Environmental Affairs Department;

The General Manager of the Housing Department;

The Director of the Bureau of Sanitation of the Department of Public Works; and

~~The Chief Executive Officer of the Community Redevelopment Agency of the City of Los Angeles.~~

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.

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**SECTION 19.** Subsection G of Section 19.01 of the Los Angeles Municipal code is amended to read as follows:

G. Commission or Director Approvals.

[Filing Fee]

Type of Application	Fee*
Project Permit Compliance, <a href="#">Redevelopment Plan Project Compliance</a> , Design Overlay Plan Approvals or other Director's Determination (DIR) cases - Minor (Section 11.5.7, <a href="#">11.5.13</a> and Article 3 Chapter 1)	\$1,619
Project Permit Compliance, <a href="#">Redevelopment Plan Project Compliance</a> , Design Overlay Plan Approvals or other Director's Determination (DIR) cases - Standard (Single Family) (Section 11.5.7, <a href="#">11.5.13</a> and Article 3 Chapter 1)	\$4,326
Project Permit Compliance, <a href="#">Redevelopment Plan Project Compliance</a> , Design Overlay Plan Approvals or other Director's Determination (DIR) cases - Standard (Single Family) (Section 11.5.7, <a href="#">11.5.13</a> and Article 3 Chapter 1)	\$3,782
Project Permit Compliance, <a href="#">Redevelopment Plan Project Compliance</a> , Design Overlay Plan Approvals or other Director's Determination (DIR) cases – Major (Section 11.5.7, <a href="#">11.5.13</a> and Article 3 Chapter 1)	\$6,500
Project Permit Compliance, <a href="#">Redevelopment Plan Project Compliance</a> , Design Overlay Plan Approvals or other Director's Determination (DIR) cases - Major (Single Family) (Section 11.5.7, <a href="#">11.5.13</a> and Article 3 Chapter 1)	\$6,500
Project Permit Compliance, <a href="#">Redevelopment Plan Project Compliance</a> with Design Review Board – Minor (Section 11.5.7, <a href="#">11.5.13</a> and Article 3 Chapter 1)	\$2,842
Project Permit Compliance and <a href="#">Redevelopment Plan Project Compliance</a> with Design Review Board – Standard (Section 11.5.7, <a href="#">11.5.13</a> and Article 3 Chapter 1)	\$6,500
Project Permit Compliance and <a href="#">Redevelopment Plan Project Compliance</a> with Design Review Board - Standard (Single Family) (Section 11.5.7, <a href="#">11.5.13</a> and Article 3 Chapter 1)	\$2,500
Project Permit Compliance and <a href="#">Redevelopment Plan Project Compliance</a> with Design Review Board – Major (Section 11.5.7, <a href="#">11.5.13</a> and Article 3 Chapter 1)	\$8,403
Project Permit Compliance and <del><a href="#">Redevelopment Plan Project Permit Compliance</a></del> with Design Review Board - Major (Single Family) (Section 11.5.7, <a href="#">11.5.13</a> and Article 3 Chapter 1)	\$7,859
Design Review Board – Preliminary (Section 16.50 E.3.)	\$4,482
Design Review Board - Preliminary for Single Family residential dwelling	\$1,827

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(Section 16.50 E.3.)	
Project Permit Modification and <a href="#">Redevelopment Plan Project Modification</a> (Section 11.5.7 D.) ( <a href="#">Section 11.5.13</a> )	\$4,482
Project Permit Adjustment (Section 11.5.7 E.), <a href="#">Redevelopment Plan Minor Variation (Section 11.5.13)</a> or Community Plan Implementation Overlay Adjustment (Section 13.14 G.3.)	\$4,890
Specific Plan Exception (Section 11.5.7 F.) or Community Plan Implementation Overlay Exception (Section 13.14 G.4.)	\$14,350
Specific Plan Amendment (Section 11.5.7), <a href="#">Redevelopment Plan Amendment (Section 11.5.13)</a> .	\$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 or Redevelopment Plan 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.

**SECTION 20.** The transfer of land use related plans and functions set forth herein shall constitute a change in the organization or reorganization of local governmental agencies for the purposes of the California Environmental Quality Act, and therefore, such request and the transfer shall be exempt from environmental review, pursuant to Section 15320 of Title 14 of the California Code of Regulations.

**SECTION 21. 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.

**SECTION 22.** This Ordinance shall become effective on the effective date of Ordinance No. XXXXXX, transferring the land use related plans and functions of the Former CRA/LA to the City of Los Angeles.

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**SECTION 23.** 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.

I hereby certify that this Ordinance was passed by the Council of the City of Los Angeles, at its meeting of \_\_\_\_\_.

HOLLY WOLCOTT, City Clerk

By \_\_\_\_\_  
Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Approved as to Form and Legality

MICHAEL N. FUER, City Attorney

By \_\_\_\_\_  
Deputy City Attorney

Date \_\_\_\_\_