

# SITE PLAN REVIEW CODE AMENDMENT

Questions & Answers | April 2017

CPC-2017-1240-CA | ENV-2017-1241-EAF



## Why is this Site Plan Review Code Amendment necessary?

The proposed amendment to the Site Plan Review Ordinance is a minor technical revision to the Los Angeles Municipal Code (LAMC) to better align provisions of this section of the LAMC with changes to state law in recent years, involving revisions to the California Environmental Quality Act (CEQA) (SB226, SB743, and SB375) and the dissolution of redevelopment agencies statewide (ABx1 26). The amendment will also bring Site Plan Review time limits into consistency with those applicable to other similar types of cases.

## What would the proposed Site Plan Review Code Amendment do?

The proposed Site Plan Review Code Amendment Ordinance acknowledges the ability to use the range of environmental clearances as allowed by CEQA for projects subject to Site Plan Review and creates consistency among time limits in the LAMC.

## What is the relationship of this Code Amendment to other City Council Motions related to Site Plan Review?

The City Council adopted a motion (Council File No. 15-1003) on August 25, 2015 instructing the Department of City Planning to study the feasibility of amending the site plan review thresholds in order to increase housing production and supply. This broader policy discussion is not the focus of this targeted code amendment.

## What are the next steps?

The City Planning Commission (CPC) will hold a public hearing and consider the proposed amendment to the Site Plan Review Code ordinance at one of its future regularly scheduled meetings. The City Planning Commission will make a recommendation, which will then be considered by the Planning and Land Use Management (PLUM) Committee of the City Council, and the matter will subsequently go to the full City Council for final adoption.

When available, the agenda and staff recommendation report will be online on the Department of City Planning's website at <http://planning.lacity.org/>. To view CPC agendas please click on the "Commissions & Hearings" tab and scroll to the "City Planning Commission" button. Once on the "Agendas, Audios and Minutes" page, click on the agenda icon to view the agenda. Click on the case number text in the agenda to view the staff recommendation report.

## How can I get more information or share my input?

For questions regarding the Site Plan Review Code Amendment Ordinance please email Christine Saponara at [christine.saponara@lacity.org](mailto:christine.saponara@lacity.org). When the staff recommendation report is available, please direct comments to [CPC@lacity.org](mailto:CPC@lacity.org). When emailing questions or comments please include the corresponding case numbers in the subject header: Site Plan Review Code Amendment: **CPC-2017-1240-CA**; Environmental: **ENV-2017-1241-EAF**.

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

An ordinance amending Section 16.05 of the Los Angeles Municipal Code to align the Site Plan Review ordinance with recent changes to state law, involving revisions to the California Environmental Quality Act (CEQA) and the dissolution of redevelopment agencies statewide, and to make other cleanup amendments to the Municipal Code.

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

**Sec. 1.** Subdivision 4 of Subsection E of Section 16.05 of the Los Angeles Municipal Code is amended to read as follows:

**E. Directors Authority.**

The Director shall not approve or conditionally approve a site plan review for a development project unless ~~he or she does one of the following~~ an appropriate environmental review clearance has been prepared, in accordance with the requirements of CEQA ~~and the State and City CEQA Guidelines:~~

- ~~a. Approve a proposed Negative Declaration or Mitigated Negative Declaration.~~
- ~~b. Certify completion of an EIR.~~

**Sec. 2.** Subdivision 2 of Subsection G of Section 16.05 of the Los Angeles Municipal Code is amended to read as follows:

**G. Procedure**

2. **Environmental Review Clearance.** As part of the application for site plan review, the applicant shall file necessary forms and information for environmental review clearance as prescribed by the Director. The Director, or his/her designee, shall cause to be prepared, concurrently with the review and approval of the site plan, the required environmental studies and notices for the project. ~~except that in the adopted Redevelopment project areas, the CRA shall assume lead Agency responsibilities for environmental review of all projects subject to the provisions of this section and shall prepare the required environmental studies and notices.~~

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

**H. Appeals.**

3. **Hearing Notice.** (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) Upon receipt of the appeal application, the Area Planning Commission Secretary shall set the matter for a public hearing to be held within ~~30~~ 75 days of the filing of the appeal. The Secretary shall give notice of the hearing to the appellant and to all the other parties specified in Subsection G.3.(b) above, within the time and in the manner specified in that subsection.

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