

FACT SHEET


Redevelopment Plan Procedures Chapter 1A Transition Ordinance

Summary

The Redevelopment Plan Procedures Chapter 1A Transition Ordinance (proposed Ordinance) will relocate the Redevelopment Plan Procedures from Section 11.5.14 (Redevelopment Plan Procedures) in Chapter 1 of the Los Angeles Municipal Code (LAMC) to a newly established Division 13B.12. in Article 13 of Chapter 1A of the LAMC. Through this proposed 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.

Background

For the past several years, Los Angeles City Planning has been undertaking a comprehensive update to the City's Zoning Code establishing Chapter 1A of the LAMC to create the new Zoning Code. The new Zoning Code will be applied to all City parcels incrementally on a geographic basis through the update of the Community Plans, eventually serving as the only Zoning Code for the City. The Downtown Community Plan will be the first Plan to implement the new Zoning Code beginning early 2025.




The original Redevelopment Plan Procedures Ordinance No. 186,325 (original Ordinance) was adopted on September 20, 2019 as a result of the transfer of land use authority for Redevelopment Plans to the City of Los Angeles from the former State of California agency titled “the Community Redevelopment Agency” or CRA. The original Ordinance created Section 11.5.14 of Chapter 1 of the LAMC and set uniform citywide procedures, standards, and criteria for processing applications for Redevelopment Plan projects. However, the Redevelopment Plan procedures currently only apply to the properties that are subject to the existing Zoning Code.

The proposed Redevelopment Plan Procedures Chapter 1A Transition Ordinance will relocate existing Redevelopment Plan Procedures from Section 11.5.14 of Chapter 1 to a newly established Division 13B.12. in Article 13 of Chapter 1A. The Redevelopment Plan Procedures are being relocated to Article 13 of Chapter 1A specifically, because Article 13 acts as a bridge as it is the only Article in Chapter 1A that applies to both the existing Zoning Code in Chapter 1 as well as the new Zoning Code in Chapter 1A. This bridge is essential for several reasons. First, it allows the City to seamlessly integrate existing Redevelopment Plans into the new Chapter 1A framework. Second, it ensures that as we update other Community Plans across the City, the same, clear procedures will apply to Redevelopment projects within them.

To ensure a smooth transition and maintain consistency across both the current and new Zoning Codes, the City is transitioning from Chapter 1 to Chapter 1A gradually, starting with the Downtown Los Angeles 2040 Community Plan Update (DTLA CPU). With the DTLA CPU update set to launch in early 2025, this transition is particularly timely so that the Redevelopment Plan Procedures are applied to the active Redevelopment Plans that will remain in effect with the new Zoning Code.

The proposed Ordinance follows the streamlined organization structure established by the Processes and Procedures Ordinance (Ordinance No. 187,712), which comprehensively reorganized the administrative provisions related to zoning and land use entitlements in LAMC Chapter 1 and Article 13 of Chapter 1A. The proposed Ordinance will clearly define the types of Redevelopment Plan Projects that are eligible for certain review and appeal procedures, and provides clear definitions in relation to the Redevelopment Plans.

As such, the proposed Ordinance ensures a smooth transition for Redevelopment projects as we move to implementing the new Zoning Code. It allows current projects to continue without interruption while providing a clear framework for future projects under the new Zoning Code. This approach reaffirms the City’s commitment to equitable




development and effective planning processes, ensuring that all communities can benefit from the revitalization efforts embodied in the Redevelopment Plans.

Key Provisions

The proposed Code amendments in the Redevelopment Plan Procedures Chapter 1A Transition Ordinance are sorted into five main categories:

- **Alignment with Article 13 of Chapter 1A in LAMC** - changes that are necessary to relocate Redevelopment Plan procedures in Chapter 1 of LAMC into Chapter 1A, Article 13 of LAMC and to provide consistent procedural requirements. These changes involve reorganizing and streamlining ministerial and discretionary processes and procedures related to Redevelopment Plan procedures and referencing existing provisions in Article 13 that are relevant to the Redevelopment Plan procedures. The public hearing notice period and list of interested parties to be notified are updated to provide consistent requirements as other entitlements in Chapter 1A, Article 13 of LAMC.
- **Clarifications and Readability Improvements** - changes to help make the Code text easier to understand and implement without changing the intent of the policy. These changes include but are not limited to the deletion of repetitive provisions and unnecessary reference to public hearings and rewording the Administrative Review Applicability Section to clarify the types of Redevelopment Plan Projects that do not qualify for a ministerial approval process.
- **Changes to the Relationship Clause** - Amends the relationship clause between the Redevelopment Plan regulations and the City's Community Plan, Zoning Code, and other ordinances or regulations. The proposed Ordinance clarifies the meaning of "conflict" between Redevelopment Regulations and the City's Zoning Code and other ordinances or regulations. The proposed amendment maintains that whenever Redevelopment Regulations conflict with the provisions in the Zoning Code or other City ordinances, the Redevelopment Regulations supersede except in the following circumstances: 1) when a Redevelopment Plan provides for the relationship between the Redevelopment Regulations and City requirements, such as Section 502 within given Redevelopment Plans; 2) when a City Community Plan expressly establishes the relationship between Redevelopment Regulations and City requirements; and 3) when the conflict is between Redevelopment Regulations and City regulations intended to provide development incentives for affordable housing. The proposed Ordinance also




amends the relationship clause to clarify that whenever a Community Plan is updated and parcels in Community Plan boundaries are zoned with Chapter 1A zoning classifications, Redevelopment Plans will no longer be effective within the location of the updated Community Plan unless stated otherwise.

- **Changes to the Redevelopment Plan Amendment Procedures** - amend the Redevelopment Plan Amendment procedures to clarify that it follows the same procedures as the Zoning Code Amendment procedures in Chapter 1A, Article 13 of LAMC. Existing language in LAMC Section 11.5.14 does allow for Redevelopment Plan Amendments but lacks clarity as to which procedures to follow.
- **Changes to the Modification of Entitlement for a Redevelopment Plan Project Compliance** - amends appeal procedures of the Modification of Entitlement for Redevelopment Plan Project Compliance to delete the provision that erroneously requires the Area Planning Commission (APC) to be both the initial decision maker and the appellate body on the Modification of Entitlement if the original Redevelopment Plan Project Compliance is appealed. The amendment adds a reference to an existing Article 13 Section that requires Modifications of Entitlement to have the same initial and appellate decision makers as the original entitlement. This eliminates the loop that requires the APC to be the appellate decision maker for their own initial decision in which APC could enforce the same ruling as the initial ruling and requires the appeal of Modifications of Entitlement to be impartially considered by a higher decision making body.

Public Participation and Next Steps

As part of the adoption process, Planning staff released a draft proposed Ordinance on June 20, 2024 for public comment. A joint virtual webinar with a live Q&A and public hearing was held on July 24, 2024 for those seeking more information, questions, and wishing to provide public testimony on the proposed Ordinance. On September 12, 2024, the City Planning Commission (CPC) approved a revised version of the proposed Ordinance that included non-policy related, technical amendments to further clarify and improve the readability of the proposed Ordinance.

Next, the proposed Ordinance will be considered by the Planning and Land Use Management Committee (PLUM), which has been tentatively scheduled to be held on November 5th, 2024. Public comments may be submitted via email to Tyler Currie at



tyler.currie@lacity.org or directly to the [Council File No. 24-1321](#). The meeting agenda will be provided no later than 72 hours before the PLUM meeting at <https://clerk.lacity.gov/calendar> and will include instructions for submitting comments directly to the PLUM.

Frequently Asked Questions

What are Redevelopment Plans?

Redevelopment Plans outline a community vision for and identify revitalization opportunities within particular neighborhoods. The Plans were established by the CRA/LA which was an entity that addressed more aspects of community revitalization beyond land use and standards for development projects. However, once the CRA/LA was dissolved, the City adopted the Redevelopment Plan Procedures Ordinance No. 186,325 in 2019 to transfer only the land use regulations and policy purview to the City. (see [Staff Report for Ordinance No. 186,325](#) for background information)

What is the intent of the proposed Ordinance?

Currently, Redevelopment Plans Procedures are set forth in the existing Zoning Code, Chapter 1 of the LAMC and therefore will not apply to properties that have been updated with the zoning classifications of the new Zoning Code in Chapter 1A of the LAMC through Community Plan updates. The intent of the proposed Ordinance is to relocate existing Redevelopment Plan Procedures from Chapter 1 to Chapter 1A. Specifically, these regulations will be placed into Article 13 of Chapter 1A of the LAMC, because processes and procedures in Article 13 apply to properties in both existing Community Plan Areas and Community Plan Areas that will be updated with the New Zoning Code. This relocation is crucial as the City transitions to a new Zoning Code, starting with the Downtown Community Plan, and aims to maintain consistency and clarity in Redevelopment Plan procedures across the City.

Why was a revised Ordinance completed and presented to the CPC?

In order to continue to apply the Redevelopment Plan procedures citywide, the Department of City Planning drafted the initial draft of the proposed Ordinance. After the release of the initial draft for public comment in June, Planning staff made some non-policy related, technical amendments which were incorporated into the version that was before the CPC (Exhibit A of the Staff Recommendation Report dated September 12, 2024), which can be accessed [here](#).



Are there any land use provisions of any existing Redevelopment Plans changing?

No, the proposed Ordinance does not change or amend any land use provisions of any existing Redevelopment Plans. The proposed Ordinance translates the procedures established for the implementation of the Redevelopment Plans and for the most part mirrors the processes as established by Redevelopment Plan Procedures (Ordinance No. 186,325), effective in 2019, for Chapter 1 of the LAMC. Changes include those necessary to clarify and improve readability as well as changes that are needed to ensure that the procedures of the current Zoning Code (Chapter 1 of the LAMC) conform in both format and style of the new Zoning Code (Chapter 1A of the LAMC).

Why are amendments needed in certain components of the Redevelopment Plan Procedures?

The amendments to the Redevelopment Procedures are driven by the need for consistency with the City's New Zoning Code, improving efficiency, transparency, and user-friendliness for readers of the procedures for Redevelopment Plans. By aligning the Redevelopment Plan Procedures with Article 13, the City ensures a coherent regulatory framework that reduces delays and clarifies project requirements with the rest of the New Zoning Code. These changes clarify the process for Redevelopment Plan projects, making the development review system more clear to stakeholders. This also continues to support the City's broader goals of housing production, economic growth, and sustainable urban development.

How are expiration dates for the redevelopment plans affected by this Ordinance?

The expiration dates will not be affected by the proposed Ordinance. The Department is not proposing to remove or rescind existing Redevelopment Plans as they reach their expiration date. The Redevelopment Plans just simply expire on their own and the policies and regulations are no longer in effect.

How to identify if your property is within a Redevelopment Plan Area?

Please visit the ZIMAS website at <https://zimas.lacity.org> to identify if your property is located under a Redevelopment Plan. Under the Planning and Zoning section on the property description, a line item should indicate whether your property is located in any of the following Redevelopment Plans:

- The Adelante Eastside Redevelopment Project Redevelopment Plan
- The Broadway/Manchester Redevelopment Plan
- The Central Industrial Redevelopment Plan

- The City Center Redevelopment Plan
- The Council District 9 Corridors Redevelopment Plan
- The Crenshaw Redevelopment Plan
- The Crenshaw/Slauson Redevelopment Plan
- The Exposition/University Park Redevelopment Plan
- The Hollywood Redevelopment Plan
- The Laurel Canyon Commercial Corridor Redevelopment Plan
- The Mid-City Redevelopment Plan
- The Pacific Corridors Redevelopment Plan
- The Vermont/Manchester Redevelopment Plan
- The Watts Corridor Redevelopment Plan
- The Western/Slauson Redevelopment Plan
- The Westlake Redevelopment Plan
- The Wilshire Center/Koreatown Redevelopment Plan

Is my current project affected by this change?

If you have an existing entitlement case with the Planning Department that has been vested through a vesting application (for example, Vesting Tentative Tract Maps or Vesting Zone Changes) or if your building permit application with the Department of Building and Safety (DBS) has reached a point where the proposed scope of work is vested under the existing policies and regulations as determined by DBS, your project will not be subject to the changes proposed in this Ordinance. Otherwise, your project will be subject to all changes in the proposed Ordinance, if adopted, and you may need to modify existing applications.

What is the legislative adoption process and how long will it take?

Under the legislative process, the Redevelopment Plan Procedures Chapter 1A Transition Ordinance commenced with the release of the draft proposed Ordinance for public review in June of 2024. This legislative process includes the following milestones:

- June 20, 2024 - City Planning releases the proposed draft Ordinance, starting the public comment period
- July 24, 2024 - City Planning hosts a joint Virtual Informational Webinar and Hearing Office Hearing
- July 31, 2024 - Public comment period ends
- September 12, 2024 - City Planning Commission approved the proposed draft Ordinance
- (Tentative) Fall/Winter 2024 - Planning & Land Use Management (PLUM) Committee & City Council to consider the proposed draft Ordinance