

ORDINANCE NO. _____

A proposed ordinance relocating Section 11.5.14 of Chapter 1 of the Los Angeles Municipal Code (LAMC) to a newly established Division 13B.12 to instate the Redevelopment Plan procedures in Chapter 1A of the LAMC and amendments to Sections 13A.2.2, 13A.2.4, and 13A.2.10 of Article 13 of Chapter 1A of the LAMC to make technical corrections to reflect the newly established Division 13B.12 in the Zoning Code.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Sec. 1. Section 11.5.14 of Article 1.5 of Chapter 1 of the LAMC shall be amended in its entirety to read as follows:

See Div. 13B.12. (Redevelopment Plan Procedures) of Chapter 1A of this Code.

~~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 Modification, Project Adjustments, and Redevelopment Plan Amendments in accordance with applicable provisions of the Charter, this Code, City ordinances, state law, 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 or are amended.~~

~~C.—Definitions. For purposes of this chapter, 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 where there is a conflict between the Redevelopment Plan and this Code):~~

~~“Community Redevelopment Agency” or “GRA” or “GRA/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.~~

~~“GRA/LA, a Designated Local Authority” or “GRA/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 GRA.~~

~~—“Historic Resource” shall mean designated or surveyed resources including properties listed in or formally determined eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, locally designated Historic Cultural Monuments (HCMs) and Historic Preservation Overlay Zones (HPOZs); and properties identified as significant per eligibility criteria in SurveyLA and the Community Redevelopment Agency surveys or any subsequent City sanctioned or accepted surveys.~~

~~“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 GRA on June 15, 2006.~~

~~“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 City Center Redevelopment Plan, as adopted by Ordinance No. 174,593, and as amended; (v) the Council District 9 Corridors Redevelopment Plan, as adopted by Ordinance No. 170,807, and as amended; (vi) the Grenshaw Redevelopment Plan, as adopted by Ordinance No. 158,933, and as amended; (vii) the Grenshaw/Slauson Redevelopment Plan, as adopted by Ordinance No. 170,734, and as amended; (viii) the Exposition/University Park Redevelopment Plan, as adopted by Ordinance No. 131,730, and as amended; (ix) the Hollywood Redevelopment Plan, as adopted by Ordinance No. 175,236, and as amended; (x) the Laurel Canyon Commercial Corridor Redevelopment Plan, as adopted by Ordinance No. 180,695, and as amended; (xi) the Mid-City Redevelopment Plan, as adopted by Ordinance No. 171,064, and as amended; (xii) the Pacific Corridor Redevelopment Plan, as adopted by Ordinance No. 174,549, and as amended; (xiii) the Vermont/Manchester Redevelopment Plan, as adopted by Ordinance No. 171,065, and as amended; (xiv) the Watts Corridors Redevelopment Plan, as adopted by Ordinance No. 170,769 and as amended; (xv) the Western/Slauson Redevelopment Plan, as adopted by Ordinance No. 171,063, and as amended; (xvi) the Westlake Redevelopment Plan, as adopted by Ordinance No. 172,597, and as amended; and (xvii) 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 this ordinance.~~

~~“Redevelopment Plan Project” shall mean any proposed development activity within a Redevelopment Project Area with an Unexpired Redevelopment Plan that includes the issuance of a building, grading, demolition, sign or change of use permit. A Redevelopment Plan Project shall not include activity that consists solely of interior remodeling, interior rehabilitation or interior repair work. Notwithstanding the forgoing, the following types of projects shall be considered a Redevelopment Plan Project: (i) development activity involving an Historic Resource, including any interior~~

~~remodeling, interior rehabilitation, or interior repair work that affects the exterior; and/or (ii) development activity involving a Residential Hotel/Single Room Occupancy Hotel (SRO), vacant Dwelling Unit, or a Dwelling Unit housing Lower Income Households in the City Center Project Area and the Central Industrial Project Area, including any interior remodeling, interior rehabilitation or interior repair work that may result in the loss of a dwelling unit.~~

~~“Redevelopment Plan Project Adjustment” shall mean the same as a “minor variation” or “variation” as these terms are used in each Redevelopment Plan and is a decision by the Director that a Redevelopment Plan Project substantially complies with the relevant Redevelopment Regulations except for a minor deviation therefrom, either as submitted or with conditions imposed to achieve substantial compliance with the applicable Redevelopment Regulations.~~

~~“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 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 Regulations” shall mean all the land use provisions of the Redevelopment Plans and design for development guidelines adopted pursuant to such Redevelopment Plans that govern land use or development that were transferred to the City pursuant to California Health and Safety Code Section 34173(i).~~

~~“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. All projects involving a Residential Hotel/SRO shall be considered a Redevelopment Plan Project and subject to all provisions required unless otherwise stated.~~

~~“Unexpired” shall mean that the applicable Redevelopment Regulations are still in effect on 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, including applications for Redevelopment Plan Project Administrative Review, Project Compliance, and Modification of Entitlement for a Redevelopment Plan Project 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)—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.~~

~~(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 Sec. 13A.2.10 of Chapter 1A of the LAMC.~~

~~(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. Nothing herein shall be construed to prohibit the Director or the Director's designee from promulgating administrative guidelines to interpret and implement the Redevelopment Regulations.~~

~~3. Notice and Hearing. Notice shall be given and public hearings shall be held as required by the LAMC.~~

~~4. Review Procedures for Redevelopment Plan Project Administrative Review.~~

~~(a) Eligibility. Any project involving a Residential Hotel/SRO, vacant Dwelling Unit, or a Dwelling Unit housing Lower Income Households in the City Center Project Area and the Central Industrial Project Area, or any project involving construction that consists of interior remodeling, interior~~

~~rehabilitation or interior repair work that results in the loss of Dwelling Units shall not be eligible for an administrative review. Projects that do not qualify for a Redevelopment Plan Project Administrative Review may apply for a Redevelopment Plan Project Compliance or a Redevelopment Plan Project Adjustment.~~

~~(b) Initiation. A Project Administrative Review is initiated by filing an application with the Department of City Planning or by following the LAMC's procedures to obtain a building permit.~~

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

~~(d) Clearance. Clearance shall be issued pursuant to the applicable ordinance or building permit requirement.~~

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

~~(f) Scope of Action. Once a project's Administrative Review is complete, any subsequent development activity (including but not limited to the erection, enlargement or maintenance of buildings, development or construction work, and issuance of a grading, building or change of use permit) shall comply with the plans approved by the Department of City Planning in the Administrative Review for the project~~

~~(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 this subdivision.~~

~~5.—Review Procedures for Redevelopment Plan Project Compliance.~~

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

~~(b) Notice of Public Hearing. The Director shall provide notice as required by the LAMC.~~

~~(c) 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 or other CEQA document is required, the date the EIR or other CEQA document is certified or adopted.~~

~~(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 Sec. 13B.4.2.D.3.b. of Chapter 1A of the LAMC.~~

~~(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 (when 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 for notice with the City Planning Department.~~

~~(d) Standards for Review and Required Findings. The Director shall grant a Project Compliance upon written findings that the project:~~

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

~~(2) Is subject to all conditions required by the relevant Redevelopment Regulations; and~~

~~(3) Complies with CEQA; and~~

~~(4) Any other findings that are required in the relevant Redevelopment Plan.~~

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

~~(f) 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.~~

~~(g) 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:~~

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

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

~~(iii) The decision to approve or deny an appeal must contain the same findings required by the original decision maker, supported by substantial evidence.~~

~~(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 not be upheld.~~

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

~~(5) Time Limits for Appeal. Appeals must be filed within 15 days after the date on the letter of determination to the applicant.~~

~~(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 transmits 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.~~

~~(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 with the project applicant to another date if there is cause to do so. No notice of continuance need be given if the continuance is announced at a public meeting at the time for which the hearing was originally set.~~

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

~~(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, including any additional CEQA analysis, the hearing may be continued by mutual agreement with the project applicant. The appellate body shall provide notice of the continued hearing before such hearing is held. The time period required for additional notice is at least the time required for posted notice on the original application.~~

~~(vii) The appellate body shall hear the matter de novo. It may take additional evidence, and shall base its decision on the record before it. In making its decision, the appellate body shall make the same findings as required by the initial decision maker, supported by substantial evidence.~~

~~(7) Modification of Entitlement. A Project Compliance may be modified pursuant to Subdivision 6. below.~~

~~6. Modification of Entitlement for a Redevelopment Plan Project.~~

~~(a) Applicability:~~

~~(1) Original Action. This subdivision applies to the modification of a previously approved entitlement (referred to in this subdivision as the "original action") that substantially conforms to the original approval.~~

~~(2) Modification:~~

~~(i) For purposes of this subdivision, 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” and “variations” as those terms are used in the Redevelopment Plans) to exceed the maximum deviation allowed by the relevant Redevelopment Plan or LAMC.~~

~~(3) Maximum Deviation.~~

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

~~(ii) Any modification that 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 Subparagraph (3) (Maximum Deviation) above requires a new project application.~~

~~(b) Initiation.~~

~~(1) A 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 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 decision maker on a Modification of Entitlement is the initial decision maker on the original action. In the event that the initial decision maker was the CRA, the Director of Planning shall be the decision maker.~~

~~(ii) If the original action was subject to multiple approvals, the initial decision maker is the initial decision maker assigned pursuant to Sec. 13A.2.10 of Chapter 1A of the LAMG (Multiple Approvals).~~

~~(iii) If the original action was subject to an appeal, the decision maker on the Modification of Entitlement is the appellate body on the original action.~~

~~(2) Public Hearing. The initial decision maker may conduct a public hearing after providing the notice required Section 11.5.14 D.6.(c) (Notice of Public Hearing) above. A hearing need not be held if the initial decision maker~~

~~makes a written finding that the requested Modification of Entitlement:~~

~~(i) will not have a significant effect on adjoining properties or on the immediate neighborhood; or~~

~~(ii) is not likely to evoke public controversy.~~

~~(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 as allowed by the regulations governing 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 notice with the Department of City Planning.~~

~~(e) Standard of Review and Required Findings:~~

~~(1) A 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 application for Modification of Entitlement is for only a portion of a development project, the decision maker's review and decision shall be limited to only that~~

~~portion of the project. However, the decision maker may consider the entire project to the extent that the approved project and the portion for which the Modification of Entitlement is requested are indistinct.~~

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

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

~~7. Review Procedures for Redevelopment Plan Project Adjustment.~~

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

~~(b) Notice of Public Hearing. The Director shall provide any notice required by the LAMC.~~

~~(c) Decision.~~

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

~~(2) Time Limit.~~

~~(i) 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~~

~~Sec. 13B.4.2.D.3.b. of Chapter 1A of the LAMC.~~

~~(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 (when 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 to receive notice with the City Planning Department.~~

~~(d) 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 GEQA; and~~

~~(3) All findings for variations and minor variations, as required by the applicable Redevelopment Plan, are met.~~

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

~~(f) 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 an appeal, the Area Planning Commission shall set the matter for hearing. The following notice is required for the public hearing on an appeal:~~

~~Type of Notice~~

~~When~~

~~Where / To Whom / Additional Requirements~~

~~Mail~~

~~21 days~~

- ~~• The applicant;~~
- ~~• Owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property;~~
- ~~• The Councilmember(s) having jurisdiction over the Redevelopment Project area in which the property is located;~~
- ~~• The Department of Neighborhood Empowerment;~~
- ~~and~~
- ~~• Interested parties who have requested notice in writing.~~

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

~~(iii) The decision to approve or deny an appeal must contain the same findings required by the original decision maker.~~

~~supported by substantial evidence.~~

~~(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 not be upheld.~~

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

~~(5) Time Limits for Appeal. Appeals must be filed within 15 days after the date on the letter of determination to the applicant.~~

~~(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 transmits 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.~~

~~(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 with the project applicant to another date if there is cause to do so. No notice of continuance need be given if the continuance is announced at a~~

~~public meeting at the time for which the hearing was originally set.~~

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

~~(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, including any additional CEQA analysis, the hearing may be continued by mutual agreement with the project applicant. The appellate body shall provide notice of the continued hearing before such hearing is held. The time period required for additional notice is at least the time required for posted notice on the original application.~~

~~(vii) The appellate body shall hear the matter de novo. It may take additional evidence, and shall base its decision on the record before it. In making its decision, the appellate body shall make the same findings as required by the initial decision maker, supported by substantial evidence.~~

~~(g) The decision of the appellate body is final.~~

~~(h) Modification of Entitlement. No modification is available.~~

~~8.—Initiation of Redevelopment Plan Amendment(s). The City Council, the City Planning Commission or the Director of Planning may initiate consideration of an amendment to any Redevelopment Plan, subject to the requirements and limitations of the Charter and state law. The fee for a Redevelopment Plan Amendment shall be as set forth in Section 19.01 G. of this Code.~~

~~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 Sec. 13A.2.10 of Chapter 1A of the LAMC shall apply.~~

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Sec. 2. Table 2 - Process Summary of Subsection A. (Overview) of Section 2. (Process Elements) of Division 13A.2. (General Procedural Elements) of Part A. (General Administration Provisions) of Article 13 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Entitlement Review	Ministerial	Director	Zoning Administrator	Subdivision Committee	City Engineer	Hearing Officer	Area Planning Commission	City Planning Commission	City Council	Mayor	Design Review Board	HPOZ Board	Cultural Heritage Commission
Legislative Action													
General Plan Adoption / Amendment		R †						[R] †	[D] †	R/SV †			
Specific Plan Adoption / Amendment		R						[R] †	[D] †	SV †			
Zoning code Amendment		R						[R] †	D †	SV †			
Zone change		R					[R]	[R]*	[D] †	SV †			
Guidelines or Standards Adoption / Amendment		R						[D]					
land for Public Use								R	D				
Quasi-Judicial Review													
class 1 conditional Use Permit			<D>				[A]						
class 2 conditional Use Permit			[D] †				[A] †						
class 3 conditional Use Permit		[R] †						[D] †	[A]				
Project review		<D>					[A]						
Director Determination		D					[A]	[A]					
Ministerial Action													
Administrative review		D											
Specific Plan Implementation													
Project compliance		<D>					[A]						
Project compliance (Design review Board)		D					[A]				[R]		

Project Adjustment	<D>				[A]				
Project exception					[D]		[A]		
Specific Plan interpretation	<D>				[A]	[A]			
Alternative compliance	D				[A]				
Adjustment	<D>				[A]				
Variance		[D] ‡			[A] ‡		[A]		
Modification of entitlement		↔			↔		↔		
reasonable Accommodation	D						[A]		
Non-Compliance									
evaluation of Non-compliance		[D]			[A]	[D]	[A]		
Nuisance Abatement/revocation		[D]					[A] ‡		
Division of Land									
Parcel Map exemption/ lot line Adjustment	D				[A]	[A]			
tentative tract Map	[D]		R		[A]	[A]			
Final tract Map				C			D		
Preliminary Parcel Map	[D]		R		[A]	[A]			
Final Parcel Map				C			D		
Private Street Map	<D>		R		[A]	[A]			
Subdivision Appeal					[D]	[D]			
Historic Preservation									
Historic Preservation Overlay Zone Designation						[R]	[D]		C
Preservation Plan Adoption / Amendment	R				[R] ‡	[D]			[R]
review of conforming Work	D								D
certificate of Appropriateness (construction, Addition, Alteration, or reconstruction)	D				[A]				[R]
certificate of Appropriateness (Demolition, removal, or relocation)					D		[A]		[R]

Sec. 3. Table 4 - Summary of Notice Requirements of Subsection F. (Notice Requirements of Each Process) of Section 4. (Notice of Public Hearing) of Division 13A.2. (General Procedural Elements) of Part A. (General Administration Provisions) of Article 13 of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

Action	Reference	Publication	Mail	Posting
Legislative Action	Div. 13B.1.			
General Plan Adoption / Amendment	Sec. 13B.1.1.	■	■	●
Specific Plan Adoption / Amendment	Sec. 13B.1.2.	■	●	●
Zoning code Amendment	Sec. 13B.1.3.	■		
Zone change	Sec. 13B.1.4.	■	●	●
Guidelines or Standards Adoption / Amendment	Sec. 13B.1.5.	■		
land for Public Use	Sec. 13B.1.6.			
Quasi-Judicial Review	Div. 13B.2.			
class 1 conditional Use Permit	Sec. 13B.2.1.		■	■
class 2 conditional Use Permit	Sec. 13B.2.2.	■	■	■
class 3 conditional Use Permit	Sec. 13B.2.3.	■	■	■
Project review	Sec. 13B.2.4.		■	■
Director Determination	Sec. 13B.2.5.		○	○
Ministerial Action	Div. 13B.3.			
Administrative review	Sec. 13B.3.1.			
Specific Plan Implementation	Div. 13B.4.			
Project compliance	Sec. 13B.4.2.		○	
Project compliance (Design review Board)	Sec. 13B.4.3.		■	■
Project Adjustment	Sec. 13B.4.4.		○	
Project exception	Sec. 13B.4.5.	■	■	■
Specific Plan interpretation	Sec. 13B.4.6.		○	
Quasi-Judicial Relief	Div. 13B.5.			
Alternative compliance	Sec. 13B.5.1.		○	

Adjustment	Sec. 13B.5.2.		■	■
Variance	Sec. 13B.5.3.		■	■
Modification of entitlement	Sec. 13B.5.4.		❖	❖
reasonable Accommodation	Sec. 13B.5.5.	○	○	○
Non-Compliance	Div. 13B.6.			
evaluation of Non-compliance	Sec. 13B.6.1.		■	■
Nuisance Abatement/revocation	Sec. 13B.6.2.		■	■
Division of Land	Div. 13B.7.			
Parcel Map exemption/ lot line Adjustment	Div. 13B.7.2.			
tentative tract Map	Div. 13B.7.3.	■	■	■
Final tract Map	Div. 13B.7.4.			
Preliminary Parcel Map	Div. 13B.7.5.	■	■	■
Final Parcel Map	Div. 13B.7.6.			
Private Street Map	Div. 13B.7.7.	■	■	■
Subdivision Appeal	Div. 13B.7.8.		■	
Historic Preservation	Div. 13B.8.			
Historic Preservation Overlay Zone Designation	Sec. 13B.8.2.	■	■	●
Preservation Plan Adoption / Amendment	Sec. 13B.8.3.		■	
review of conforming Work	Sec. 13B.8.4.			
certificate of Appropriateness (construction, Addition, Alteration, or reconstruction)	Sec. 13B.8.5.		■	■
certificate of Appropriateness (Demolition, removal, or relocation)	Sec. 13B.8.6.		■	■
certificate of compatibility for Non-contributing elements	Sec. 13B.8.7.		■	■
Coastal Development	Div. 13B.9.			

coastal Development Permit (Pre-certification)	Div. 13B.9.1.		■	❖
coastal Development Permit (Post-certification)	Div. 13B.9.2.		■	❖
Department of Building and Safety	Div. 13B.10.			
Appeals from LADBS Determination	Div. 13B.10.2.		■	
California Environmental Quality Act (CEQA) Provisions	Div. 13B.11.			
CEQA Appeal	Div. 13B.11.1.		■	
Redevelopment Plan Procedures	Div. 13B.12.			
Redevelopment Plan Project Administrative Review	Sec. 13B.12.2.			
Redevelopment Plan Project Compliance	Sec. 13B.12.3.		○	
Modification of Entitlement for a Redevelopment Plan Project	Sec. 13B.12.4.		❖	❖
Redevelopment Plan Project Adjustment	Sec. 13B.12.5.		○	
Redevelopment Plan Amendment	Sec. 13B.12.6.	■		

Key: ■ = initial decision ● site specific only (not city-initiated) ○ = appeal only
 ❖ = varies with underlying application

Sec 4. Table 5 - Classification of Actions for Multiple Approvals of Paragraph 2. (Terms) of Subsection A. (Applicability) of Section 10. (Multiple Approvals) of Division 13A.2. (General Procedural Elements) of Part A. (General Administration Provisions) of Article 13 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Action	Reference	Legislative	Quasi-judicial	Subdivision	Ministerial
Legislative Action					
General Plan Adoption / Amendment	Sec. 13B.1.1.	■			
Specific Plan Adoption / Amendment	Sec. 13B.1.2.	■			
Zoning code Amendment	Sec. 13B.1.3.	■			
Zone change	Sec. 13B.1.4.	■			
Guidelines or Standards Adoption/Amendment	Sec. 13B.1.5.	■			
land for Public Use	Sec. 13B.1.6.	■			
Quasi-Judicial Review					
class 1 conditional Use Permit	Sec. 13B.2.1.		■		
class 2 conditional Use Permit	Sec. 13B.2.2.		■		
class 3 conditional Use Permit	Sec. 13B.2.3.		■		
Project review	Sec. 13B.2.4.		■		
Director Determination	Sec. 13B.2.5.		■		
Ministerial Action					
Administrative review	Sec. 13B.3.1.				—
Specific Plan Implementation					
Project compliance	Sec. 13B.4.2.		■		
Project compliance (Design review Board)	Sec. 13B.4.3.		■		
Project Adjustment	Sec. 13B.4.4.		■		
Project exception	Sec. 13B.4.5.		■		
Specific Plan interpretation	Sec. 13B.4.6.		—		
Quasi-Judicial Relief					
Alternative compliance	Sec. 13B.5.1.		■		
Adjustment	Sec. 13B.5.2.		■		
Variance	Sec. 13B.5.3.		■		
Modification of entitlement	Sec. 13B.5.4.		■		
reasonable Accommodation	Sec. 13B.5.5.		—		
Non-Compliance					
evaluation of Non-compliance	Sec. 13B.6.1.		—		
Nuisance Abatement/revocation	Sec. 13B.6.2.		—		

Division of Land	<i>Div. 13B.7.</i>				
Parcel Map exemption/ lot line Adjustment	<i>Sec. 13B.7.2.</i>			—	
tentative tract Map	<i>Sec. 13B.7.3.</i>			■	
Final tract Map	<i>Sec. 13B.7.4.</i>			—	
Preliminary Parcel Map	<i>Sec. 13B.7.5.</i>			■	
Final Parcel Map	<i>Sec. 13B.7.6.</i>			—	
Private Street Map	<i>Sec. 13B.7.7.</i>			■	
Subdivision Appeal	<i>Sec. 13B.7.8.</i>			—	
Historic Preservation	<i>Div. 13B.8.</i>				
Historic Preservation Overlay Zone Designation	<i>Sec. 13B.8.2.</i>	—			
Preservation Plan Adoption / Amendment	<i>Sec. 13B.8.3.</i>	■			
review of conforming Work	<i>Sec. 13B.8.4.</i>				—
certificate of Appropriateness (construction, Addition,	<i>Sec. 13B.8.5.</i>		■		
certificate of Appropriateness (Demolition, removal, or	<i>Sec. 13B.8.6.</i>		■		
certificate of compatibility for Non-contributing elements	<i>Sec. 13B.8.7.</i>		■		
Coastal Development	<i>Div. 13B.9.</i>				
coastal Development Permit (Pre-certification)	<i>Sec. 13B.9.1.</i>		■		
coastal Development Permit (Post-certification)	<i>Sec. 13B.9.2.</i>		■		
Department of Building and Safety	<i>Div. 13B.10.</i>				
Appeals from LADBS Determination	<i>Sec. 13B.10.2.</i>			—	
Annual inspection Monitoring (recycling)	<i>Sec. 13B.10.3.</i>			—	
Annual inspection Monitoring (Automotive)	<i>Sec. 13B.10.4.</i>			—	
California Environmental Quality Act (CEQA) Provisions	<i>Div. 13B.11.</i>				
CEQA Appeal	<i>Sec. 13B.11.1.</i>			—	
Redevelopment Plan Procedures	<i>Div. 13B.12.</i>				
Redevelopment Plan Project Administrative Review	<i>Sec. 13B.12.2.</i>				—
Redevelopment Plan Project Compliance	<i>Sec. 13B.12.3.</i>			■	
Modification of Entitlement for a Redevelopment Plan Project	<i>Sec. 13B.12.4.</i>			■	
Redevelopment Plan Project Adjustment	<i>Sec. 13B.12.5.</i>			■	
Redevelopment Plan Amendment	<i>Sec. 13B.12.6.</i>	■			

Key: ■ = qualifies for multiple approval — = varies with underlying application

Sec. 5. A new Division 13B.12. (Redevelopment Plan Procedures) is added to Part B. (Processes & Procedures) of Article 13 of Chapter 1A of the LAMC to read as follows:

DIV. 13B.12. **REDEVELOPMENT PLAN PROCEDURES**

SEC. 13B.12.1. **GENERAL PROVISIONS**

A. Purpose

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 Modification, Project Adjustments, and Redevelopment Plan Amendments in accordance with applicable provisions of the Charter, this Code, City Ordinances, state law, and any applicable specific plan, supplemental use district, or other land use regulation adopted by the City.

1. This Division applies to the following redevelopment plans:

- a.** The Adelante Eastside Redevelopment Project Redevelopment Plan, as adopted by Ordinance No. 172,514, and as amended;
- b.** The Broadway/Manchester Redevelopment Plan, as adopted by Ordinance No. 170,175, and as amended;
- c.** The Central Industrial Redevelopment Plan, as adopted by Ordinance No. 174,978, and as amended;
- d.** The City Center Redevelopment Plan, as adopted by Ordinance No. 174,593, and as amended;
- e.** The Council District 9 Corridors Redevelopment Plan, as adopted by Ordinance No. 170,807, and as amended;
- f.** The Crenshaw Redevelopment Plan, as adopted by Ordinance No. 158,933, and as amended;
- g.** The Crenshaw/Slauson Redevelopment Plan, as adopted by Ordinance No. 170,734, and as amended;

- h.** The Exposition/University Park Redevelopment Plan, as adopted by Ordinance No. 131,730, and as amended;
- i.** The Hollywood Redevelopment Plan, as adopted by Ordinance No. 175,236, and as amended;
- j.** The Laurel Canyon Commercial Corridor Redevelopment Plan, as adopted by Ordinance No. 180,695, and as amended;
- k.** The Mid-City Redevelopment Plan, as adopted by Ordinance No. 171,064, and as amended;
- l.** The Pacific Corridors Redevelopment Plan, as adopted by Ordinance No. 174,549, and as amended;
- m.** The Vermont/Manchester Redevelopment Plan, as adopted by Ordinance No. 171,065, and as amended;
- n.** The Watts Corridor Redevelopment Plan, as adopted by Ordinance No. 170,769 and as amended;
- o.** The Western/Slauson Redevelopment Plan, as adopted by Ordinance No. 171,063, and as amended;
- p.** The Westlake Redevelopment Plan, as adopted by Ordinance No. 172,597, and as amended; and
- q.** The Wilshire Center/Koreatown Redevelopment Plan, as adopted by Ordinance No. 170,806, and as amended.

B. Relationship of the Redevelopment Regulations to City Ordinances

- 1.** The Redevelopment Regulations are in addition to the provisions of Chapter 1 and Chapter 1A of this Code and any other relevant City ordinances.
- 2.** Whenever the Redevelopment Regulations conflict with provisions contained in Chapter 1 or Chapter 1A of this Code or any other relevant City ordinances, the Redevelopment Regulations shall supersede those provisions, except in the following circumstances:
 - a.** If the Redevelopment Regulations provide for the relationship between the Redevelopment Regulations and the Code, City Community Plan, or other City ordinance or regulation when there is a conflict (for example, Section 502

- within given Redevelopment Plans), then the relationship established in the Redevelopment Regulations shall control;
- b.** If a City Community Plan expressly provides for the relationship between the Redevelopment Regulations and the Code, City Community Plan, or other City ordinance or regulation, then the relationship established in the City Community Plan shall control; and/or
 - c.** The conflict is between Redevelopment Regulations and LAMC Sections 12.22 A.31 or 12.24 U.26, or any other Code or City ordinance, which is intended to provide development incentives for affordable housing and, in such a conflict, the Code shall supersede the Redevelopment Regulations.

“Conflict” as used in this paragraph shall mean if the Redevelopment Regulation is more permissive or more restrictive than the regulation in the Code or any other relevant City ordinance. Conflict does not mean where Redevelopment Regulations are silent.

- 3.** Whenever a City Community Plan is updated and the parcels in the City Community Plan boundaries have been zoned with Chapter 1A zoning classifications, the Redevelopment Regulations shall be of no further force and effect in the Community Plan area unless expressly provided otherwise in the City Community Plan or an ordinance adopted to implement the City Community Plan.

C. Definitions

The following words and phrases are defined for the purposes of this Division. Words and phrases contained in this Division and not defined below shall have the meanings set forth in the applicable Redevelopment Plan or Section 12.03 of Chapter 1 and Article 14 of Chapter 1A with priority given to definitions in the applicable Redevelopment Plan where there is a conflict between the Redevelopment Plan and Chapter 1 and Chapter 1A:

Community Redevelopment Agency or **CRA** or **CRA/LA**. The former Community Redevelopment Agency of the City of Los Angeles, which was dissolved on February 1, 2012.

Community Redevelopment Law. 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**. The public body formed pursuant to Health and Safety Code Section 34173(c)(3) to serve as the successor agency to the former CRA.

Historic Resource. Designated or surveyed resources including properties listed in or formally determined eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, locally designated Historic-Cultural Monuments (HCMs) and Historic Preservation Overlay Zones (HPOZs); and properties identified as significant per eligibility criteria in SurveyLA and the Community Redevelopment Agency surveys or any subsequent City sanctioned or accepted surveys.

Lower Income Household. 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.

Redevelopment Plan Amendment. An amendment to a Redevelopment Plan adopted by the City Council by ordinance after the effective date of Ordinance No. 186,325.

Redevelopment Plan Project. Any proposed development activity within a Redevelopment Project Area with an Unexpired Redevelopment Plan that

includes the issuance of a building, grading, demolition, sign or change of use permit. A Redevelopment Plan Project shall not include activity that consists solely of interior remodeling, interior rehabilitation or interior repair work. Notwithstanding the forgoing, the following types of projects shall be considered a Redevelopment Plan Project: (i) development activity involving an Historic Resource, including any interior remodeling, interior rehabilitation, or interior repair work that affects the exterior; and/or (ii) development activity involving a Residential Hotel/Single Room Occupancy Hotel (SRO), vacant Dwelling Unit, or a Dwelling Unit housing Lower Income Households in the City Center Project Area and the Central Industrial Project Area, including any interior remodeling, interior rehabilitation or interior repair work that may result in the loss of a dwelling unit.

Redevelopment Plan Project Adjustment. A “minor variation” or “variation” as these terms are used in each Redevelopment Plan and is a decision by the Director that a Redevelopment Plan Project substantially complies with the relevant Redevelopment Regulations except for a minor deviation therefrom, either as submitted or with conditions imposed to achieve substantial compliance with the applicable Redevelopment Regulations.

Redevelopment Plan Project Administrative Review. The issuance of a ministerial approval by the Director for a Redevelopment Plan Project that complies with the applicable Redevelopment Regulations.

Redevelopment Plan Project Compliance. 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. The area included within the

specific geographic boundaries identified as a project area in a Redevelopment Plan and shall be referred to as “Redevelopment Plan Area”.

Redevelopment Regulations. All the land use provisions of the Redevelopment Plans and design for development guidelines adopted pursuant to such Redevelopment Plans that govern land use or development that were transferred to the City pursuant to California Health and Safety Code Section 34173(i).

Residential Hotel/SRO. 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. The applicable Redevelopment Regulations are still in effect on the date of approval of a Redevelopment Plan Project or Redevelopment Plan Amendment.

D. Decision Makers and Appellate Bodies for Other Redevelopment Plan Provisions

1. The individual Sections in this Division assign initial decision-making authority for an Redevelopment Plan Project, Redevelopment Plan Project Administrative Review, Redevelopment Plan Project Compliance, Redevelopment Plan Project Modification, Redevelopment Plan Project Adjustments, and Redevelopment Plan Amendments. For Redevelopment Plan provisions that are not addressed in this Division, the initial decision maker and appellate bodies responsible for implementing those provisions are the Area Planning Commission and City Council, respectively, unless otherwise stated in a Redevelopment Plan.
2. The level of appeal for a specific Redevelopment Plan Project is determined by the project type as defined in this Division.

E. Administration of Redevelopment Plan Projects

Applications for approval of Redevelopment Plan Projects, including applications for Redevelopment Plan Project Administrative Review, Redevelopment Plan Project Compliance, and Modification of Entitlement for a Redevelopment Plan Project shall be filed and processed as follows:

1. Applications

a. General Requirements

- i. 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.
- ii. Applications shall include all fees required by Article 9 of Chapter 1 of the LAMC.

b. Application Completeness

- i. An application is not complete until all required items are submitted and all required application fees are paid.
- ii. 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

- i. In order to facilitate the development process, applications for multiple entitlements for the same project shall be submitted and processed concurrently as provided in Sec. 13A.2.10.

d. Withdrawal of Application

- i. 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.

- ii. 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.

SEC. 13B.12.2. REDEVELOPMENT PLAN PROJECT

ADMINISTRATIVE REVIEW

A. Applicability

Any Redevelopment Plan Project involving the following shall not be eligible for a Redevelopment Plan Project Administrative Review. Projects that do not qualify for a Redevelopment Plan Project Administrative Review may apply for a Redevelopment Plan Project Compliance or a Redevelopment Plan Project Adjustment.

1. A Residential Hotel/SRO, including any vacant Dwelling Unit, or a Dwelling Unit housing Lower Income Households in the City Center Project Area and the Central Industrial Project Area, or
2. Any project involving construction that consists of interior remodeling, interior rehabilitation or interior repair work that results in the loss of Dwelling Units.

B. Initiation

See Sec. 13B.3.1.B. (*Ministerial Action; Administrative Review; Initiation*).

C. Notice

See Sec. 13B.3.1.C. (*Ministerial Action; Administrative Review; Notice*).

D. Review

See Sec. 13B.3.1.D. (*Ministerial Action; Administrative Review; Review*).

E. Criteria for Compliance Review

See Sec. 13B.3.1.E. (*Ministerial Action; Administrative Review; Criteria for Compliance Review*).

F. Scope of Action

Once a project's Administrative Review is complete, any subsequent development activity (including but not limited to erection, enlargement or maintenance of buildings, development or construction work, and

issuance of a grading, building or change of use permit) shall comply be consistent with the approval of the Department of City Planning in the Administrative Review for the project, including any plans approved.

G. Appeals

See Sec. 13B.3.1.G. (Ministerial Action; Administrative Review; Appeals).

H. Modification Procedures

Any change to the scope of the application requires review by the Department of City Planning as provided in this Section.

SEC. 13B.12.3. REDEVELOPMENT PLAN PROJECT COMPLIANCE

A. Applicability

1. This section applies to the review of applications for projects within Redevelopment Plan Areas in accordance with applicable Redevelopment Plan requirements and the City Charter.
2. The Director may determine the type of projects exempt from this Section based on exemption provisions and other regulations contained in individual Redevelopment Plans.



B. Initiation

An application for a Redevelopment Plan Project Compliance is filed with the Department.

C. Notice

1. Notice of Public Hearing

- a. There is no public hearing required for the initial decision on a Redevelopment Plan Project Compliance, and therefore no notice of a public hearing is required.
- b. However, a public information meeting may be held and notice may be given pursuant to *Sec. 13B.4.1.D. (General Provisions; Public Information Meetings)*.

2. Notice of Public Hearing on Appeal

- a. The following notice is required for the public hearing on the appeal:

Type of Notice	When	Where / To Whom / Additional Requirements
Mail	24 days	<ul style="list-style-type: none"> • The applicant; • The owner(s) of the property involved; • The owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property; • The Councilmember(s) having jurisdiction over the Redevelopment Plan area in which the property is located; • The Department of Neighborhood empowerment; • The Certified Neighborhood Council representing the area in which the property is located; and • Interested parties who have requested in writing to be notified

D. Decision

1. General Procedures

See *Sec. 13A.2.5. (General Procedural Elements; Decisions)*.

2. Decision Maker

The Director is the initial decision maker.

3. Decision

- a.** The Director shall render the initial decision within 75 days of the date the application is deemed complete or, when an Environmental Impact Report (EIR) or other CEQA document is required, the date the EIR or other CEQA document is certified or adopted..
- b.** 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 *Sec. 13B.4.2.D.3.b. of Chapter 1A of the LAMC*.

4. Transmittal

The Director shall transmit a copy of the decision 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

In approving a Redevelopment Plan Project Compliance, the Director or Area Planning Commission (on appeal) shall find that the project:

- 1.** Substantially complies with the relevant Redevelopment Regulations, findings, standards, and provisions of the Redevelopment Plan; and
- 2.** Is subject to all conditions required by the relevant Redevelopment Regulations; and
- 3.** Complies with CEQA.

F. Scope of Decision

1. See Sec. 13A.2.7. (*General Procedural Elements; Scope of Decision*).

2. Limitations

The granting of a Redevelopment Plan Project Compliance shall not imply compliance with any other applicable provisions of this Code. Any corrections and/or modifications to project plans made subsequent to a Redevelopment Plan 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 ingress, egress, circulation, 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.

3. Applicant's Compliance With Project Compliance Terms and Conditions

Once a Redevelopment Plan Project Compliance is utilized, the applicant shall comply with the terms and conditions of the Redevelopment Plan Project Compliance that affect the construction and/or operational phases of the project. For purposes of this Subsection, utilization of a Redevelopment Plan Project Compliance shall mean that a building permit has been issued and construction work has begun and been carried on diligently.

G. Appeals

1. General Procedures

See Sec. 13A.2.8. (*General Procedural Elements; Appeals*).

2. Decision Maker

The Area Planning Commission is the appellate decision maker.

3. Filing

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

4. Appellate Decision

- a. Before acting on any appeal, the Area Planning Commission shall set the matter for hearing, giving notice in the manner specified in Subsection C. (Notice) of this Section.
- b. The Area Planning Commission shall act within 75 days after the expiration of the appeal period.

H. Modification Procedures

See Sec. 13B.12.4. (*Project Modification for a Redevelopment Plan Project*).

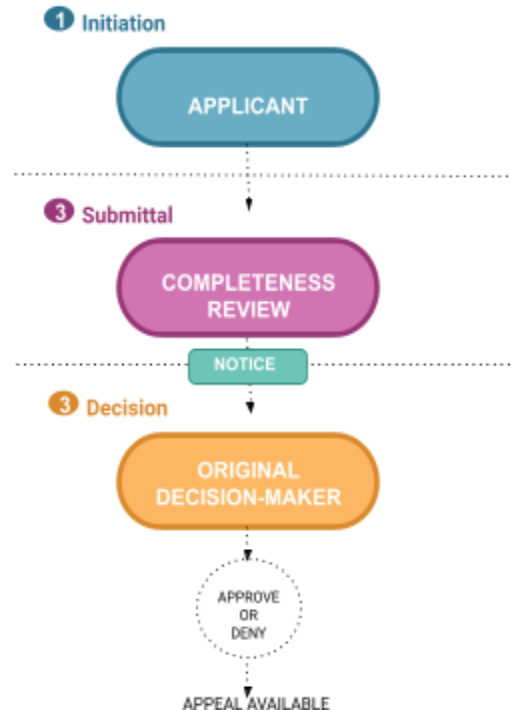
SEC. 13B.12.4. MODIFICATION OF ENTITLEMENT FOR A REDEVELOPMENT PLAN PROJECT

A. Applicability

1. Original Action

This section applies to the modification of a previously approved entitlement (referred to in this subdivision as the “original action”) that substantially conforms to the original approval.

Sec. 13B.12.4. Project Modification for a Redevelopment Plan Project



2. Modification

- a. For the purposes of this section, a “modification” means any changes in the proposed physical development, planned operation, or conditions of approval.
- b. 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 deviations” and “variations” as those terms are used in the Redevelopment Plans) to exceed the maximum deviation allowed by the relevant Redevelopment Plan or LAMC.

3. Maximum Deviation

- a. Use, single deviation, or series of deviations from the LAMC or Redevelopment Plan which was not approved as part of the original action; or
- b. Any modification that 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 *Subsection 3. (Maximum Deviation)* above requires a new project application.

B. Initiation

See Sec. 13B.5.4.B. (*Quasi-Judicial Relief; Modification Procedures; Initiation*).

C. Notice

See Sec. 13B.5.4.C. (*Quasi-Judicial Relief; Modification Procedures; Notice*).

D. Decision

1. General Procedures

See Sec. 13A.2.5. (*General Procedural Elements; Decisions*).

2. Decision Maker

- a. The initial decision maker on a Modification of Entitlement for a Redevelopment Plan Project is the initial decision maker on the original action. In the event that the initial decision maker was the CRA, the Director of Planning shall be the decision maker.
- b. If the original action was subject to multiple approvals, the initial decision maker is the initial decision maker assigned pursuant to Sec. 13A.2.10. (*General Procedural Elements; Multiple Approvals*), unless otherwise delegated.

3. Public Hearing

The initial decision maker may conduct a public hearing after providing the notice in the same manner as required on the appeal of the original action. A hearing need not be held if the initial decision maker makes a written finding that the requested Modification of Entitlement for a Redevelopment Plan Project:

- a. Will not have a significant effect on adjoining properties or on the immediate neighborhood; or
- b. Is not likely to evoke public controversy.

4. Decision

- a. See Sec. 13B.5.4.D.4. (*Quasi-Judicial Relief; Modification Procedures; Decision*).

5. Conditions

- a. See Sec. 13B.5.4.D.5. (*Quasi-Judicial Relief; Modification Procedures; Decision*).

6. Transmittal

- a. See Sec. 13B.5.4.D.6. (*Quasi-Judicial Relief; Modification Procedures; Decision*).

E. Standards for Review and Required Findings

1. A Modification of Entitlement for a Redevelopment Plan Project 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 application for Modification of Entitlement for a Redevelopment Plan Project is for only a portion of a development project, the decision maker's review and decision shall be limited to only that portion of the project. However, the decision maker may consider the entire project to the extent that the approved project and the portion for which the Modification of Entitlement for a Redevelopment Plan Project is requested are indistinct.
3. The initial decision on a Modification of Entitlement for a Redevelopment Plan Project is appealable in the same manner as the original action.

F. Scope of Decision

1. See Sec. 13A.2.7. (*General Procedural Elements; Scope of Decision*).
2. See Sec. 13B.5.4.F.2. (*Quasi-Judicial Relief; Modification Procedures; Scope of Decision*).

G. Appeals

1. General Procedures

See Sec. 13A.2.8. (*General Procedural Elements; Appeals*).

2. Appealable in Same Manner as original Action

See Sec. 13B.5.4.G.2. (*Quasi-Judicial Relief; Modification Procedures; Appeals*).

3. Scope of Appeal

See Sec. 13B.5.4.G.3. (*Quasi-Judicial Relief; Modification Procedures; Appeals*).

H. Modification Procedures

See Sec. 13B.5.4.H. (*Quasi-Judicial Relief; Modification Procedures; Modification Procedures*).

SEC. 13B.12.5. REDEVELOPMENT PLAN PROJECT ADJUSTMENT

A. Applicability

1. This Section applies to requests for minor variations from certain Redevelopment Regulations.

B. Initiation

An application for a Redevelopment Plan Project Adjustment is filed with the Department.

C. Notice

1. Notice of Public Hearing

- a. There is no public hearing required for the initial decision on a Redevelopment Plan Project Compliance, and therefore no notice of a public hearing is required.
- b. However, a public information hearing may be held and notice given pursuant to Sec. 13B4.1.D. (*General Provisions; Public Information Meetings*).

Sec. 13B.12.5. Redevelopment Plan Project Adjustment

1 Initiation



2 Submittal



3 Decision



APPEAL AVAILABLE

2. Notice of Public Hearing on Appeal

- a. The following notice is required for the public hearing on the appeal:

Type of Notice	When	Where / To Whom / Additional Requirements
Mail	24 days	<ul style="list-style-type: none"> • The applicant; • The owner(s) of the property involved; • The owners and occupants of all properties abutting, across the street or alley from, or having a common corner with the subject property; • The Councilmember(s) having jurisdiction over the Redevelopment Plan area in which the property is located; • The Department of Neighborhood Empowerment; • The Certified Neighborhood Council representing the area in which the property is located; and • Interested parties who have requested in writing to be notified

D. Decision

1. General Procedures

See Sec. 13A.2.5. (*General Procedural Elements; Decisions*).

2. Decision Maker

The Director is the initial decision maker.

3. Decision

- a. The Director shall render the initial decision within 75 days of the date the application is deemed complete.
- b. 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 Sec. 13A.2.6. (*General Procedural Elements; Transfer of Jurisdiction*).

4. 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

1. In approving a Redevelopment Plan Project Project Adjustment, the Director or Area Planning Commission (on appeal) shall find that:
 - a. Substantially complies with the applicable Redevelopment Regulations; and
 - b. Complies with CEQA; and
 - c. All findings for variations and minor variations, as required by the applicable Redevelopment Plan, are met.

F. Scope of Decision

1. See Sec. 13A.2.7. (*General Procedural Elements; Scope of Decision*).

G. Appeals

1. General Procedures

See Sec. 13A.2.8. (*General Procedural Elements; Appeals*).

2. Decision Maker

The Area Planning Commission is the appellate decision maker.

3. Filing

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

4. Appellate Decision

- a. Before acting on any appeal, the Area Planning commission shall set the matter for hearing, giving notice in the manner specified in Subsection C. (Notice) of this Section.
- b. The Area Planning commission shall act within 75 days after the expiration of the appeal period.
- c. The decision to approve or deny an appeal must contain the same findings required by the original decision maker, supported by substantial evidence.
- d. The decision of the appellate body is final.

H. Modification Procedures

No modification is available.

SEC. 13B.12.6. REDEVELOPMENT PLAN AMENDMENT(S)

A. Applicability

1. General

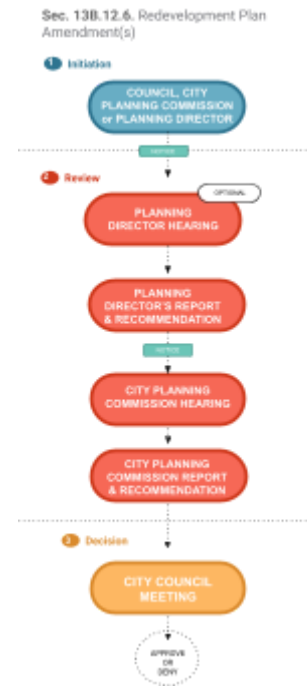
This Section applies to any amendment to any Redevelopment Plan, subject to the requirements and limitations of the Charter and state law.

2. Fee

The fee for a Redevelopment Plan Amendment shall be set forth in Section 19.01 G. of Chapter 1 of the LAMC.

B. Initiation

Only the City Council, the City Planning Commission, or the Director of Planning may



initiate a Redevelopment Plan Amendment. An action to initiate a Redevelopment Plan Amendment by the City Council or the City Planning Commission requires a majority vote.

C. Notice

1. Notice of Public Hearing

See Sec. 13B.1.3.C.1. (*Zoning Code Amendment; Notice of Public Hearing*).

D. Decision

See Sec. 13B.1.3.D. (*Zoning Code Amendment; Decision*).

E. Standards for Review and Required Findings

See Sec. 13B.1.3.E. (*Zoning Code Amendment; Standards for Review and Required Findings*).

F. Scope of Decision

See Sec. 13A.2.7. (*General Procedural Elements; Scope of Decision*).

G. Appeals

There is no appeal.

H. Modification of Redevelopment Plan Amendment

A Redevelopment Plan Amendment may be modified by following the same procedures established above for the original action.

Sec. 6. SEVERABILITY. If any provision of this ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions of this ordinance that can be implemented without the invalid provisions. To this end, the provisions of this ordinance are severable.