

Olympic and Paralympic Planning and Zoning Exemption Ordinance

Summary

In response to Council Motion ([Council File No. 15-0989-S47](#)), Los Angeles City Planning has drafted a proposed ordinance designed to streamline the approval process for projects directly related to the 2028 Olympic and Paralympic Games. Under the proposed ordinance, the City would grant planning and zoning relief to eligible Games-related projects that are essential to the coordination and execution of the Games. The proposed ordinance defines clear eligibility criteria and a public process through which such projects may apply for the planning and zoning exemption.

Background

[Council File No. 15-0989-S47](#) instructed the Department to report back on the development of an ordinance that would expedite certain projects essential to the 2028 Games. On Sept. 24, 2025, the Department reported back on several options for exempting Games-related projects from planning and zoning entitlement reviews. The scope of eligible projects could include both temporary and permanent projects, and may include projects such as installation of ticketing booths, pop-up informational facilities, fan zones, wayfinding signage, hospitality facilities, medical facilities, and security perimeter fencing.

The City of Los Angeles will host 15 competition venues including events at LA Live, LA Coliseum, and Dodger Stadium. A key feature of Los Angeles hosting the 2028 Games is that no new construction of stadiums, arenas, or other large-scale competition



facilities will take place, instead relying on the existing stock of sporting facilities throughout the region. However, some new temporary and permanent support facilities and uses will still be required to accommodate the necessary logistics, operations and visitor needs leading up to and during the Games.

Key Provisions

The proposed ordinance includes the following provisions:

- Eligible Olympic and Paralympic Projects are exempt from all planning and zoning regulations, with some specific limitations on temporary signage.
- Prohibitions on eligibility for certain projects, including:
 - Large-scale permanent cable-guided transportation projects and aerial mobility projects,
 - Hotel Development Projects pursuant to LAMC Sec. 12.03,
 - LA Metro 28 by 28 Light Rail projects,
 - Projects that result in the loss or reduction of dwelling units,
 - Modification of housing projects with existing covenants,
 - Previously disapproved projects,
 - Demolition or removal of designated historic resources and,
 - Alteration of a designated historic resource without the proper planning clearance.
- Eligibility and Process
 - Defines an Olympic and/or Paralympic Project, Temporary Project, and Permanent Project.
 - Outlines an administrative process for Temporary Project approval.
 - Outlines a discretionary approval process for Permanent Projects with mandatory findings.
 - Requires the City's Games Liaisons to provide clearances for Temporary Projects outside of official competition venues.
 - Sets a fixed application window for both Temporary and Permanent Projects.

- Notification Protocols
 - All resolutions and permit filings to be uploaded to the Council File Management System (CFMS).
 - Notice to affected Council Office(s) upon DBS application filing.
 - No permits shall be issued until the project filing is transmitted and posted to the CFMS for at least 5 calendar days.
- Effective Dates
 - The provisions of the proposed ordinance will terminate six months after the conclusion of the 2028 Games.
 - Temporary Projects will be dismantled and/or removed by the termination date of the proposed ordinance.
 - All off-site signs are temporary and shall revert to their pre-project entitlement status and/or site condition.

Frequently Asked Questions

What is the Olympic and Paralympic Planning and Zoning Relief Ordinance?

The Olympic and Paralympic Planning and Zoning Relief Ordinance is a proposed ordinance that exempts certain Olympic and Paralympic-related projects from standard planning and zoning regulations to ensure the successful execution of the 2028 Olympic and Paralympic Games, per Council instruction.

This proposed ordinance bypasses planning and zoning review for eligible projects that are essential to the 2028 Games so they can be built or modified in a timely manner to successfully execute and deliver the Games. For this reason, the proposed ordinance is only proposed to be in force and effect for a limited time and will not be in effect or have any authority after Feb. 27, 2029.

Who is eligible to apply under this new ordinance?

Only projects that are essential to the planning, execution, and/or successful delivery of the 2028 Olympic and Paralympic Games—whether temporary or permanent—are eligible to apply for the regulatory relief under the proposed ordinance. These projects



must meet strict criteria, undergo appropriate administrative clearance or legislative approval, and demonstrate their alignment with the successful delivery of the Games.

What are the eligibility requirements?

Eligibility to apply for regulatory relief is limited to projects that meet specific definitions and criteria related to the planning and execution of the 2028 Olympic and Paralympic Games. Eligible applicants must propose projects that qualify as “Olympic and Paralympic Projects,” which are defined as any supporting facilities, installations, uses, and/or activities that serve athletes, officials, spectators, visitors, and/or residents at approved competition venues or non-competition venues. These projects may be located on either public or private property and must be directly associated with the hosting of the Games.

Who is ineligible to apply under this proposed ordinance?

Several types of projects are explicitly excluded from eligibility under the proposed ordinance. This includes ineligibility of large-scale cable-guided transportation projects or aerial mobility projects, hotel development projects, LA Metro’s 28 by 28 light rail projects, projects that result in the loss or reduction of dwelling units, previously disapproved projects, any demolition or substantial alteration of designated historic resource, and alteration of a designated historic resource without proper planning clearance.

What is a temporary project under this ordinance?

Under the proposed ordinance, a *Temporary Project* is defined as a project developed or implemented solely for the duration of the Games, with the intent that it will be dismantled or removed shortly after their conclusion, and no later than Feb. 27, 2029. These projects are intended to support Olympic and Paralympic operations and may include a variety of facilities, installations, or uses, such as temporary structures, wayfinding systems, hospitality areas, security infrastructure, or other event-related enhancements located at either competition or non-competition venues.

What is a permanent project under this ordinance?

A *Permanent Project*, as defined in the proposed ordinance for the 2028 Olympic and Paralympic Games, refers to an Olympic and Paralympic-related project that is constructed or implemented specifically for the Games but is intended to remain in



place and continue serving the community after the conclusion of the event. Unlike Temporary Projects, Permanent Projects are designed to provide long-term benefits, whether through enhanced infrastructure, improved public services, or sustained community amenities. These projects must be approved by the City Council through a formal resolution process that involves a public hearing where the City Council must make a set of findings to determine eligibility for permanent regulatory relief.

Does the ordinance have an expiration or termination date?

Yes, the proposed ordinance includes an expiration clause six months after the conclusion of the Games. The provisions of the proposed ordinance will no longer be in effect six months after the completion of the 2028 Olympic and Paralympic Games. Once that period has elapsed, all exemptions and regulatory relief granted under this proposed ordinance will expire, and the standard planning and zoning regulations of the Los Angeles Municipal Code will resume full effect.

Will there be any opportunities for public comment?

Yes! The public comment period is now open. City Planning invites you to provide your comments by emailing planning.olympics@lacity.org.

Los Angeles City Planning is tentatively scheduled to present the proposed ordinance to the City Planning Commission (CPC) in Winter 2025-26. At the CPC hearing, Planning staff will present the proposed ordinance, respond to public comments and questions, and provide another opportunity for members of the public to offer official testimony to the CPC. Details regarding the hearing date, time, and location will be announced soon.

Please stay informed by subscribing through the email sign-up page [here](https://planning.lacity.gov/about/email-sign-up) (planning.lacity.gov/about/email-sign-up) by selecting the 'Olympics and Paralympic Ordinance' box under current planning initiatives and checking for updates and official postings [here](https://planning.lacity.gov/plans-policies/proposed-land-use-regulations) (planning.lacity.gov/plans-policies/proposed-land-use-regulations).

What are the next steps in terms of the legislative process?

Staff will prepare a Recommendation Report for consideration by the CPC. Following review and recommendation action by the CPC the proposed ordinance will proceed to the City Council's Planning and Land Use Management (PLUM) Committee, and any other Committee before ultimately advancing to the full City Council for final consideration and potential adoption.



Who can I contact for additional information?

For questions — and to be added to City Planning’s email notification list, please contact planning.olympics@lacity.org.