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DATE : JUL 01 2011

Planning and Land Use Management Committee
Council of the City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

ATTN: Michael Espinosa, Legislative Assistant

CITY PLAN CASE NO. 2010-1495-CA

CORRECTED DETERMINATION**

Transmitted herewith is a proposed ordinance amending Sections 11.5.7, 12.20.3, 12.22, 12.24, 12.25, 12.26, 12.27, 12.28, 12.32, 12.36, 14.00, 16.05, 16.50, 17.02, 17.07, 17.56, and 18.08 of the Los Angeles Municipal Code to create consistent procedures for review of projects requiring multiple approvals, synchronize the expiration periods of multiple approvals granted to a single project, clarify language regarding utilization of approvals, eliminate the redundancy of extensions of time for quasi-judicial land use approvals, extend the life of previously-granted approvals following the dates specified in the state legislation SB-1185 and AB-333, and make minor technical corrections.**

On June 9, 2011, following a public hearing, the City Planning Commission approved the proposed ordinance (attached) and recommended its adoption by the City Council. Adopted the Findings; adopted the Negative Declaration (ENV-2010-1496-ND); and adopted the staff report as its report on the subject.

This action was taken by the following vote:

Moved: Roschen
Seconded: Burton
Ayes: Freer, Hovaguimian, Kim, Lessin, Romero, Woo
Absent: Cardoso

Vote: 8-0


James K. Williams, Commission Executive Assistant II
City Planning Commission

Attachments: Proposed Ordinance, Findings
City Planner: Tanner Blackman
cc: Amy Brothers, Michael Bostrom, Deputy City Attorneys, Land Use Division

APPENDIX A

ORDINANCE NO. _____

A proposed ordinance amending Sections 11.5.7, 12.20.3, 12.22, 12.24, 12.25, 12.26, 12.27, 12.28, 12.32, 12.36, 14.00, 16.05, 16.50, 17.02, 17.07, 17.56, and 18.08 of the Los Angeles Municipal Code to create consistent procedures for review of projects requiring multiple approvals, synchronize the expiration periods of multiple approvals granted to a single project, clarify language regarding utilization of approvals, eliminate the redundancy of extensions of time for quasi-judicial land use approvals, extend the life of previously-granted approvals following the dates specified in the state legislation SB-1185 and AB-333, and make minor technical corrections.

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

Section 1. Paragraph (e) of Subdivision 4 of Subsection C of Section 11.5.7 of the Los Angeles Municipal code is deleted:

~~(e) **Expiration.** If a Project Permit Compliance is not utilized within two years after its effective date, the Project Permit Compliance shall become null and void, unless the Director approves an extension of time pursuant to an application filed by the applicant. An application for an extension may be filed in any public office of the Department of City Planning, accompanied by payment of a fee equal to that specified in Section 19.01 M. The application shall set forth the reasons for the request and shall be filed prior to the expiration date. Based on this request, the Director may grant an extension of the expiration date for a period of up to one year if the Director decides that good and reasonable cause exists.~~

Sec. 2. Subdivision 5 of Subsection F of Section 11.5.7 of the Los Angeles Municipal Code is deleted:

~~5. **Expiration.** If a specific plan exception is not utilized within two years after its effective date, the specific plan exception shall become null and void, unless the Director approves an extension of time pursuant to the same procedures for extending the expiration date of a Project Permit Compliance, as set forth in Paragraph (e) of Subdivision 4. of Subsection C. of this section.~~

Sec. 3. Subsection S of Section 12.20.3 of the Los Angeles Municipal Code is deleted:

~~S. Termination. Any Certificate of Appropriateness, Certificate of Compatibility, or Conforming Work which has been approved under the provisions of this section shall expire 24 months from the date of issuance if the work authorized is not commenced within this time period. Further, the Certificate of Appropriateness, Certificate of Compatibility, or Conforming Work will expire if the work authorized is not completed within five years of the date of issuance.~~

Sec. 4. Sub-sub-subparagraph b of Sub-subparagraph (i) of Subparagraph (2) of Paragraph (g) of Subdivision 25 of Subsection A of Section 12.22 of the Los Angeles Municipal Code is amended to read:

b. **Director's Authority.** The Director shall have the initial decision-making authority to determine whether an application for Density Bonus is consistent with this subdivision and the Affordable Housing Incentives Guidelines.

EXCEPTION: Notwithstanding the above, when the application is filed as part of a project requiring multiple approvals, the authority set forth in Section 12.36 of this Code shall govern. When the application is filed in conjunction with a subdivision and no other approval, the Advisory Agency shall have the initial decision-making authority.

Sec. 5. Sub-sub-subparagraph f of Sub-subparagraph (i) of Subparagraph (2) of Paragraph (g) of Subdivision 25 of Subsection A of Section 12.22 of the Los Angeles Municipal Code is amended to read:

f. **Appeals.** An applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property aggrieved by the Director's decision may appeal the decision to the City Planning Commission pursuant to applicable procedures set forth in Section 11.5.7 C.6. of this Code that are not in conflict with the provisions of this paragraph (g)(2)(i). The appeal shall include a filing fee pursuant to Section 19.01 B. of this Code. Before acting on any appeal, the City Planning Commission shall set the matter for hearing, with written notice of the hearing sent by First Class Mail at least ten days prior to the meeting date to: the applicant; the owner(s) of the property involved; and interested parties who have requested notice in writing. The appeal shall be placed on the agenda for

the first available meeting date of the City Planning Commission and acted upon within 60 days from the last day of the appeal period. The City Planning Commission may reverse or modify, in whole or in part, a decision of the Director. The City Planning Commission shall make the same findings required to be made by the Director, supported by facts in the record, and indicate why the Director erred making the determination. The appellate decision of the City Planning Commission shall be final and effective as provided in Charter Section 245.

EXCEPTION: Notwithstanding the above, when the application is filed as part of a project requiring multiple approvals, the appeals procedures set forth in Section 12.36 of this Code shall govern. When the application is filed in conjunction with a subdivision and no other approval, the appeals procedures set forth in Article 7 of Chapter 1 of this Code shall govern.

Sec. 6. Subsection J of Section 12.24 of the Los Angeles Municipal Code is amended to read:

J. Requirement for Utilization of Approval. Exceptions to Time Limitations (LAMC 12.25). Where a lot or lots have been approved for use as a governmental enterprise, place of worship, hospital, educational institution or private school, including elementary and high schools, no time limit to utilize the privileges shall apply provided that all of the following conditions are met:

1. Any use permitted by the Zoning Administrator or by an Area Planning Commission or the City Planning Commission as initial decision-makers, pursuant to the provisions of this section, is conditional on the privileges being utilized within two years after the effective date of the permit authorizing the use. However, if the decision is made by the City Planning Commission, it may specify another time in the grant.

2. In either case, if the privileges granted are not utilized or construction work is not begun within that time and carried on diligently without substantial suspension or abandonment of work, then the decision authorizing the use shall become void. In addition, all the conditions of the approval must be fulfilled before the use can be established, unless the approval itself expressly provides otherwise.

3. Prior to the expiration of the time period to utilize the privileges, the applicant may file a written request with the initial decision-maker for an

~~extension of the termination period. Pursuant to the written request or on its own, the decision maker may extend the termination period for up to one additional year based on a finding that good and reasonable cause exists to grant the extension of time.~~

~~**EXCEPTION:** Where a lot or lots have been approved for use as a governmental enterprise, place of worship, hospital, educational institution or private school, including elementary and high schools, no time limit to utilize the privileges shall apply provided that all of the following conditions are met:~~

~~(a) 1. The property involved is acquired or legal proceedings for its acquisition is are commenced within one year of the effective date of the decision approving the conditional use.~~

~~(b) 2. A sign is immediately placed on the property indicating its ownership and the purpose to which it is to be developed, as soon as legally possible after the effective date of the decision approving the conditional use. This sign shall have a surface area of at least 20 square feet.~~

~~(c) 3. The sign is maintained on the property and in good condition until the conditional use privileges are utilized.~~

Sec. 7. Paragraph (d) of Subdivision 3 of Subsection T of Section 12.24 of the Los Angeles Municipal Code is deleted:

~~(d) **Expiration.** The approval or conditional approval of a vesting conditional use permit shall expire at the end of a three year time period. However, if a vesting conditional use permit application is filed simultaneously with a vesting zone change application and both are approved, then the vesting conditional use permit shall expire at the end of a four year time period. Upon application to the Director of Planning and after recommendation of the Director, the City Council shall have the authority to approve or disapprove the extension of the termination date for the vesting conditional use permit for one year. The City Council may so extend the termination date one year at a time, for two extensions, with a life of the conditional use permit not to exceed a total of six years.~~

Sec. 8. Section 12.25 of the Los Angeles Municipal Code is amended to read:

SEC. 12.25. EXTENSION AND SUSPENSION OF TIME LIMITATIONS.

A. Preparation and Processing of Environmental Impact Reports – Notwithstanding any provision contained in Articles 1.5, 2, 3, 4, 5, 6, 7, and 8 of Chapter 1 of the Los Angeles Municipal Code, which establish time limits for certain actions to be taken the time limits so specified shall be extended for such a period of time, not to

exceed ~~six months~~ one year, as may be necessary to prepare and process an Environmental Impact Report required under Section 21151 of the Public Resources Code. If the required report cannot be completed before the expiration of the ~~six-month~~ one-year extension, a request for additional time may be made to the City Council, and the applicable time limit may be further extended for such a period of time as the Council shall specify.

B. Planning and Zoning Matters in Litigation. ~~— Any applicable time limit established by regulations contained within Chapter 1 of this Code shall not include any time period during which a lawsuit in which the City is named as a party has been filed and is pending in a court of competent jurisdiction involving any approval or conditional approval pursuant to such regulations so long as within 10 days of the service of the initial petition or complaint in such a lawsuit upon the subdivider or applicant, such subdivider or applicant applies to the Department of City Planning for a suspension of time. Such application shall be filed in duplicate in a public office of the Department of City Planning on forms provided for such purpose and shall be accompanied with a fee as required in Section 19.01 M. of this Code. The decision making authority for suspension of time applications shall be the same authority that granted the original Department approval that is, either the Director of Planning or the Chief Zoning Administrator. Within 40 days of receipt of such an application, the Director of Planning or Chief Zoning Administrator shall either grant a Suspension of Time for up to five years or deny the application and make findings which are not inconsistent with the regulations of Chapter 1 of this Code.~~ Time limits established by regulations within Chapter 1 of this Code shall not include any time period during which a lawsuit in which the City is named as a party has been filed and is pending in a court of competent jurisdiction involving any approval or conditional approval pursuant to such regulations or certification of an environmental document pursuant to the California Environmental Quality Act. Within 10 days of the service, if served, of the initial petition or complaint in such a lawsuit, the subdivider or applicant shall inform the Department of City Planning in writing that a lawsuit has been filed. The subdivider or applicant shall attach a copy of the petition or complaint to this notification letter. Suspensions of time for planning, subdivision, and zoning matters in litigation shall be automatically granted until final resolution of the lawsuit, including the conclusion of all appeal periods. The subdivider or applicant shall submit a copy of documentation resolving the lawsuit to the Department of City Planning. Failure of the subdivider or applicant to notify the Department of City Planning within 10 days of the service of the initial petition or complaint shall result in a reduction of the tolling period equal to the amount of time such notification has been delayed.

C. California Coastal Commission Approvals.

1. Time limits established by regulations within Chapter 1 of this Code for any approval or conditional approval pursuant to such regulations shall not include any time period during which the subdivider or applicant is awaiting a land use approval from the California Coastal Commission. The subdivider or applicant shall submit a written request for a suspension of time and a copy of

the submitted California Coastal Commission application for such approval to the Department of City Planning within 10 days of filing the application with the California Coastal Commission. Suspensions of time shall be automatically granted until the California Coastal Commission has rendered a final decision on the application, including during the pendency of any appeal period. The subdivider or applicant shall submit a copy of the California Coastal Commission's final action to the Department of City Planning within 10 days of the final decision.

2. Time limits established by regulations within Chapter 1 of this Code shall not include any time period during which a lawsuit has been filed and is pending in a court of competent jurisdiction involving any approval or conditional approval pursuant to such regulations or certification of an environmental document pursuant to the California Environmental Quality Act involving any approval or permit granted by the California Coastal Commission. Within 10 business days of the service, if served, of the initial petition or complaint in such a lawsuit, the subdivider or applicant shall inform the Department of City Planning in writing that a lawsuit has been filed. The subdivider or applicant shall attach a copy of the petition or complaint to this notification letter. Suspensions of time for these matters in litigation shall be automatically granted until final resolution of the lawsuit, including the conclusion of all appeal periods. The subdivider or applicant shall submit a copy of documentation resolving the lawsuit to the Department of City Planning. Failure of the subdivider or applicant to notify the Department of City Planning within 10 days of the service of the initial petition or complaint shall result in a reduction of the tolling period equal to the amount of time such notification has been delayed.

D. Utilization of Approvals.

1. Expiration. Any approval by the Zoning Administrator, Director of Planning, an Area Planning Commission, or the City Planning Commission as initial decision-makers, pursuant to the provisions of Chapter 1 of this Code or any ordinance adopted pursuant to Chapter 1 of this Code, that has not been utilized within three years of its effective date shall become null and void. However, when approvals are granted as part of a project requiring multiple approvals, the expiration periods set forth in Section 12.36 of this Code shall govern.

EXCEPTION: Notwithstanding the above:

(a) the expiration period of any approval by the Zoning Administrator, Director of Planning, an Area Planning Commission, or the City Planning Commission as initial decision-makers, pursuant to the provisions of Chapter 1 of this Code or any ordinance adopted pursuant to Chapter 1 of this Code, shall automatically be increased by 36 months if such approval has expired or may expire on or after July 15, 2008 and

before January 1, 2014 and if such approval had not previously qualified for a one-time extension of time pursuant to Ordinance Nos. 180,647 and/or 181,269; and

(b) any previously-granted approval of any of the following for which the applicant had not been granted an applicable one-year extension of time at the date of adoption of this ordinance shall automatically be granted such extension of time.

(1) coastal development permits, as set forth in Section 12.20.2 of the Code;

(2) conditional use permits and other similar quasi-judicial approvals, as set forth in Section 12.24 of the Code;

(3) variances, as set forth in Section 12.27 of the Code;

(4) adjustments and slight modifications, as set forth in Section 12.28 of the Code;

(5) specific plan project permit compliance reviews, adjustments and exceptions, as set forth in Section 11.5.7 of the Code; and

(6) other discretionary land use entitlements, as determined by the Director.

2. Utilization. An approval shall be considered utilized when a valid permit from the Department of Building and Safety has been issued and construction work has begun and been carried on diligently without substantial suspension or abandonment of work. An approval not requiring permits for construction or alteration from the Department of Building and Safety shall be considered utilized when operations of the use authorized have commenced.

3. Conditions of Approval. All conditions of approval must be fulfilled for approvals granted pursuant to the provisions of Chapter 1 of this Code or any ordinance adopted pursuant to Chapter 1 of this Code before an approved use may be established, unless the approval itself expressly provides otherwise.

Sec. 9. Subdivision 3 of Subsection A of Section 12.26 of the Los Angeles Municipal Code is amended to read:

3. **Vesting of Development Plan.** Whenever plans sufficient for a complete plan check are accepted by the Department of Building and Safety and a fee is paid, a vested right is granted to the project to proceed with its development in substantial compliance with the zoning, and development rules,

regulations, ordinances and adopted policies of the City of Los Angeles in force on the date that the plan check fee is paid as indicated on a valid building permit application. These rights shall not include exemption from other applications or approvals that may be necessary to entitle the project to proceed (*i.e.*, subdivision, zone variance, design review board review, *etc.*) and from subsequent changes in the Building and Safety and Fire regulations found necessary by the City Council to protect the public health and safety and which are applicable on a citywide basis, contained in Chapters V and IX of this Code and policies and standards relating to those chapters or from citywide programs enacted after the application is deemed complete to implement State or Federal mandates.

These rights shall end when a building permit is issued, or 18 months after the plan check fee is paid whichever comes first or if, after issuance, the building permit terminates pursuant to Section 98.0602. These rights shall end if subsequent changes are made to those plans which increase or decrease the height, floor area, or occupant load of the proposed-structure by more than five percent or change the use or if changes exceed or violate the Zoning Code regulations in force on the date that the plan check fee is paid. These rights shall also end if the ~~zone change or conditional use permit~~ discretionary land use approval for which permitted the project terminates under the provisions of Sections ~~12.21 F.3.(b)(4), 12.32 G.1., or 12.32 G.2~~ Chapter 1 of this Code or any ordinance adopted pursuant to Chapter 1 of this Code.

Sec. 10. Subsection Q of Section 12.27 of the Los Angeles Municipal Code is deleted:

~~**Q. Requirement for Utilization of Variance.** Any variance granted by the provisions of this section is conditional upon the privileges being utilized within two years after the effective date of the approval and, if the privileges granted in the permit are not utilized or construction work is not begun within that time and carried on diligently without substantial suspension or abandonment of work, then the authorization to establish the use shall become void. In addition, all the conditions of the approval must be fulfilled before the use can be established, unless the approval itself expressly provides otherwise.~~

~~A Zoning Administrator may extend any applicable termination date for one additional period, not to exceed one year, prior to the termination date of the period, if a written request is filed with the Office of Zoning Administration setting forth the reasons for the request and a Zoning Administrator determines that good and reasonable cause exists. A public hearing shall be held and notice given in the same manner as described in Subsection C.~~

~~A Zoning Administrator may determine that the time limit for any variance or exception listed in this section, which is filed simultaneously with a vesting application as allowed~~

~~by Section 12.24T, may have the same time limit as the approval granted pursuant to Section 12.24T.~~

Sec. 11. Paragraph (h) of Subdivision 1 of Subsection G of Section 12.32 of the Los Angeles Municipal Code is amended to read:

(h) **Expiration of T.** Except as provided for in Subdivision 2 of this subsection, as to those properties placed in the T classification subsequent to March 26, 1973, whenever property remains in the T Tentative classification for a period of six years after the effective date of the ordinance creating it without the recording of a Final Tract Map or a Final Parcel Map, or a decision by the Department that all required dedications, payments and improvements have been made or assured to the satisfaction of the appropriate City agencies, the T Tentative Zone classification and the zoning authorized thereby shall become null and void, the rezoning proceeding shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of the rezoning proceedings and shall be so redesignated.

EXCEPTION: Notwithstanding the above, T Tentative classification periods for previously-approved projects shall automatically be increased by 36 months if such a T Tentative classification has expired or may expire on or after July 15, 2008 and before January 1, 2014.

Sec. 12. Paragraph (f) of Subdivision 2 of Subsection G of Section 12.32 of the Los Angeles Municipal Code is amended to read:

(f) **Time Limit.** Except as provided below and in Subsection I, no Q Qualified classification shall be granted for more than six years unless:

(i) (1) substantial physical development of the property for one or more of the uses first permitted by the Q has taken place within that time; or

(ii) (2) if no physical development is necessary, but the property is being used for one or more of the purposes first permitted by the Q, then the Qualified classification and the authority contained there shall become null and void, the rezoning proceedings shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of the rezoning proceedings; or

(3) such a Q Qualified classification that has expired or may expire on or after July 15, 2008 and before January 1, 2014, which shall automatically be granted a 36-month increase in time.

In addition, the Director may determine that the development has not been continuously and expeditiously carried on to completion, but that one or more usable units has been completed and that the partial development will meet the requirements for the utilization of the (Q) classification. The Director may impose conditions on the partial development to meet the intent of this subdivision. The Director shall advise the Department of Building and Safety of his or her decision. Thereafter, a Certificate of Occupancy may be issued after compliance with the Director's decision, and the temporary (Q) classification shall be permanent on that portion of the property determined by the Director to be appropriate to the completed portion of the development. The Qualified classification and the authority contained there shall become null and void as to the remainder of the property. Notwithstanding any other provision of this Code to the contrary, no public hearing need be held nor notice be given before terminating the (Q) Qualified classification and restricting the property to its previously permitted uses.

Sec. 13. Section 12.36 of the Los Angeles Municipal Code is amended to read:

SEC. 12.36. PROCEDURES FOR PROJECTS REQUIRING MULTIPLE APPROVALS. (CHARTER § 564).

~~A. Applications. If a project involves more than one discretionary land use approval, the applicant shall file applications for all of the approvals the applicant reasonably believes are necessary at the same time. If the applicant does not file a single application form for all of the approvals, the applicant shall make reference on each application to each of the other applications filed for the project.~~

~~B. Projects Requiring Multiple Quasi Judicial Approvals. If a project requires more than one quasi-judicial approval by the Zoning Administrator, the Area Planning Commission or the City Planning Commission, those approvals that otherwise would be considered by the Zoning Administrator shall be decided by either the Area Planning Commission or the City Planning Commission, whichever has jurisdiction over at least one of the approvals. If both the Area Planning Commission and the City Planning Commission have jurisdiction over approvals, all of the applications shall be considered by the City Planning Commission. The procedures used for consideration of initial decisions and any appeals of all of the required approvals shall be those set forth in Section 12.24B through Q. If the Area Planning Commission is the initial decision-maker, and there are not at least three members of the Area Planning Commission who have been appointed and taken the oath of office at the time the application is deemed complete, the City Planning Commission shall have initial decision-making authority.~~

~~C. Projects Requiring Both Quasi-Judicial and Legislative Approvals.~~

~~(1) Except as provided in Subdivision 2. below, if a project requires at least one quasi-judicial approval and at least one legislative approval, all of the applications shall be considered by the City Planning Commission. The procedures used for consideration of initial decisions and any appeals of all of the required approvals will be those set forth in Section 12.32 B. through D. However, if the Commission fails to act on a quasi-judicial application or appeal, which is a part of a multiple approval, then the quasi-judicial action shall be transferred to the City Council without a recommendation for a decision. If a project requires a plan amendment, notwithstanding the time limits set forth in Section 12.32 B. through D., the time limit in which the Council must act on all applications shall run from the time the Council receives the Mayor's recommendation or the time for the mayor to act expires.~~

~~(2) Notwithstanding Subdivision 1 above, if a project requires at least one quasi-judicial approval and at least one legislative approval and the City Planning Commission has delegated consideration of those legislative approvals to the Area Planning Commission pursuant to Charter Section 565, all of the applications shall be considered by the Area Planning Commission. The procedures used for consideration of initial decisions and any appeals of all of the required approvals shall be those set forth in Section 12.32 Subsections B through D. However, if the Commission fails to act on a quasi-judicial application or appeal, which is a part of a multiple approval, then the quasi-judicial action shall be transferred to the City Council without a recommendation for a decision. If the Area Planning Commission is the initial decision-maker, and there are not at least three members of the Area Planning Commission who have been appointed and taken the oath of office at the time the application is deemed complete, the City Planning Commission shall have initial decision-making authority.~~

~~D. Projects Requiring Multiple Approvals, Including Subdivision Approval. If a project subject to Subsections B. or C. of this section also requires a tract map or parcel map approval by the Advisory Agency, that subdivision approval and any appeals shall be decided and governed by the rules applicable to subdivision approvals as set forth in Article 7 of this chapter. Hearings for and consideration of appeals of subdivision approvals by the Advisory Agency shall be scheduled for the same time as the hearing and decision by the Area Planning Commission or City Planning Commission, whichever has jurisdiction over the other approvals. Any time limit within which the Area Planning Commission or City Planning Commission must act on the applications before it are extended by the number of days required by this Code for hearings to be held and decisions made on a subdivision appeal and other discretionary approvals at the same time.~~

~~E. Projects Requiring Multiple Approvals, Including Director Approval. If a project requires more than one approval by the Zoning Administrator and the Area~~

~~Planning Commission or the City Planning Commission and also requires an approval by the Director, all the applications shall be decided by either the Area Planning Commission or the City Planning Commission, whichever Commission has jurisdiction over at least one of the approvals, as provided in Subsections B., C. or D. of this section. The procedure used for consideration of initial decisions and any appeals of the required approvals shall be those set forth in Subsections B., C. or D. of this section. However, if a public benefit approval is combined with a quasi-judicial approval, but neither a legislative nor a subdivision approval is also required, then the initial decision-maker shall be the City Planning Commission and the appellate body shall be the City Council.~~

A. Purpose. The purpose of this Section is to create clear, consistent procedures for the review of projects requiring multiple, related approvals, including appropriate hearing and appeal routes, in order to promote efficiency in case processing, provide certainty in the development review process, and establish procedures for the comprehensive consideration of project benefits and impacts.

B. Definitions. Notwithstanding any provision of this Code to the contrary, the following definitions shall apply to this Section:

Legislative Approval. Any approval that requires an action by the City Council, as set forth in Sections 11.5.6, 11.5.7 G, 12.20.3 E-F, and 12.32 of this Code.

Quasi-judicial Approval. Any approval for which the initial decision becomes final unless appealed, as set forth in Sections 11.5.7 C-F,H, 12.20.2, 12.20.2.1, 12.20.3.I-L, 12.21 A.2, 12.21 G.3, 12.22 A.25, 12.24, 12.24.1, 12.26 K, 12.27, 12.28, 12.30 H, 12.30 J, 12.32 H, 12.32 R, 13.08 E, 14.00 B, 16.05, 16.50, and Article 8 of this Code.

Subdivision Approval. Any approval involving a Division of Land as set forth in Article 7 of this Code.

C. Filing Requirement. If an applicant files for a project that requires two or more approvals, then the procedures set forth in this section shall govern, subject to Charter Section 245 regarding appeals. Applicants shall file applications at the same time for all approvals reasonably related and necessary to complete the project. The procedures and time limits set forth in this section shall only apply to multiple applications filed concurrently for one project.

D. Decision-makers. Notwithstanding any provision of this Code to the contrary, the following shall apply for projects requiring multiple approvals.

1. **City Planning Commission.** If a project requires any approval separately decided by an Area Planning Commission, the Zoning Administrator, or the Director, as the initial decision-maker, and also requires any approval or

recommendation by the City Planning Commission as the initial decision-maker, then the City Planning Commission shall have initial decision-making authority for all of the approvals.

(a). **Appellate Body.** The City Council shall decide all appeals of the City Planning Commission's decisions or recommendations as the initial decision-maker on projects requiring multiple approvals, including a related Subdivision Approval.

(b). **Procedures.** If all of the applications are for Quasi-judicial Approvals, then the procedures for consideration and appeal of all the applications shall be those set forth in Section 12.24 B through Q. However, if any Legislative Approval is included, then the procedures for consideration and appeal of all the applications shall be those set forth in Section 12.32 B through D.

2. **Area Planning Commission.** If a project requires any approval separately decided by the Zoning Administrator or the Director, as the initial decision-maker, and also requires any approval by an Area Planning Commission as the initial decision-maker, then the Area Planning Commission where the project is located shall have initial decision-making authority for all of the approvals.

(a). **Appellate Body.** The City Council shall decide all appeals of the Area Planning Commission's decisions as initial decision-maker for projects requiring multiple approvals, including a related Subdivision Approval.

(b). **Procedures.** If all of the applications are for Quasi-judicial Approvals, then the procedures for consideration and appeal of all the applications shall be those set forth in Section 12.24 B through Q. However, if any Legislative Approval is included, then the procedures for consideration and appeal of all the approvals shall be those set forth in Section 12.32 B through D.

3. **Zoning Administrator.** If a project requires approvals separately decided by the Zoning Administrator or the Director, as the initial decision-maker, then the Zoning Administrator shall have initial decision-making authority for all of the approvals.

(a). **Appellate Body.** The Area Planning Commission where the project is located shall decide all appeals of decisions of the Zoning Administrator as initial decision-maker on projects requiring multiple approvals. However, if regulations within Chapter 1 of this Code require any of the approvals to be heard by the City Planning Commission or City Council on appeal, including a related Subdivision Approval, the City

Planning Commission or City Council, as appropriate, shall decide all appeals of decisions of the Zoning Administrator as initial decision-maker.

(b). **Procedures.** The procedures for consideration and appeal of all related applications for Quasi-Judicial Approvals of the Zoning Administrator as initial decision-maker shall be those set forth in Section 12.24 B through Q.

4. **Director of Planning.** If a project requires multiple approvals decided by the Director, the following shall apply.

(a). **Appellate Body.** The Area Planning Commission where the project is located shall decide all appeals of decisions of the Director as initial decision-maker on projects requiring multiple approvals. However, if regulations within Chapter 1 of this Code require any of the approvals to be heard by the City Planning Commission or City Council on appeal, including a related Subdivision Approval, the City Planning Commission or City Council, as appropriate, shall decide all appeals of decisions of the Director as initial decision-maker.

(b). **Procedures.** The procedures for consideration and appeal of all related applications for Quasi-Judicial Approvals of the Director as initial decision-maker shall be those set forth in Section 11.5.7 C. However, when the City Planning Commission is the appellate body, the procedures for the approval that required appeal to the City Planning Commission shall govern for all applications.

5. **Advisory Agency.** The Advisory Agency shall have separate initial decision-making authority for any Subdivision Approval filed concurrently with any Quasi-judicial Approval or Legislative Approval in accordance with the procedures set forth in Article 7 of Chapter 1 of this Code.

F. **Separate Decisions Findings.** When acting on multiple applications for a project, the initial decision-maker or appellate body shall separately make all required findings for each application. When appropriate, the initial decision-maker or appellate body may make findings by reference to findings made for another application involving the same project.

G. **Appeals No New Appeal Rights.** This section is not intended to create any additional appeal or level of appeal in connection with any application for a land use approval under this Code. When regulations within Chapter 1 of this Code provide for further appeal beyond the appellate body of any approval filed as part of a project requiring multiple approvals, only that approval otherwise eligible for a secondary appeal shall be subject to further appeal. This section also does not limit who may file an appeal as identified in each discretionary land use application process.

H. Time to Act. Notwithstanding any other provision of the Code to the contrary, an extension of time to act on applications or initiations under the multiple approval provisions may be agreed upon between the applicant and the decision-maker or the appellate body.

I. Expiration. Notwithstanding any other provisions of this Code:

1. Any Quasi-judicial Approval granted in conjunction with a Legislative Approval shall expire with the Legislative Approval, not to exceed six years.

2. Any Quasi-judicial Approval granted in conjunction with a Subdivision Approval shall expire with the Subdivision Approval. The expiration period of such Quasi-Judicial Approvals may be extended with the Subdivision Approval pursuant to Article 7 of this Code.

3. Any Legislative Approval granted in conjunction with a Subdivision Approval may be extended for the full time limit of the Subdivision Approval, including time extensions pursuant to Article 7 of this Code, for the purpose of recordation of an approved map.

Sec. 14. Subdivision 10 of Subsection B of Section 14.00 of the Los Angeles Municipal Code is deleted:

~~10. **Approval Expiration.** Alternative compliance measures approved pursuant to the provisions of this section are conditional on the privileges being utilized within two years after the effective date of the approval or other time specified in the grant.~~

~~The alternative compliance measure approval to permit establishment of the public benefit project shall become void if the privileges granted are not utilized or construction work is not begun within that time and carried on diligently without substantial suspension or abandonment of work. In addition, the conditions of the approval which guarantee compliance with the performance standards and any alternative methods of compliance shall be fulfilled before the use can be established, unless the approval itself expressly provides otherwise.~~

~~Prior to the expiration of the time period, the applicant may file a written request with the Director for an extension of the termination period set forth above. Pursuant to the written request or on his or her own, the Director may extend the termination time for a period up to one year based on a finding that good and reasonable cause exists to grant the extension of time.~~

Sec. 15. Subdivision 6 of Subsection G of Section 16.05 of the Los Angeles Municipal Code is deleted:

~~6. Expiration. If an approval is not utilized within three (3) years after this effective date, i.e., if building permits are not issued and construction work is not begun within such time, and carried on diligently so that building permits do not lapse, such an approval shall become void.~~

Sec. 16. Subdivision 4 or Subsection E of Section 16.50 of the Los Angeles Municipal Code is amended to read:

~~4. Duration of Design Review Board Preliminary Review and the Director's Decision or the Area Planning Commission's Decision on Appeal. A design review board's advice on an optional preliminary application shall be valid for 24 months.~~

~~A final decision of the Director or Area Planning Commission on appeal shall be valid for a period of two years, so long as all necessary building permits are obtained within that two years. In the event a building permit is obtained in a timely manner but subsequently expires, the Director's decision or Area Planning Commission's decision on appeal shall expire with the building permit.~~

Sec. 17. Section 17.02 of the Los Angeles Municipal Code is amended to read:

Appeal Board

~~(a) The City Planning Commission, for the purpose of hearing and making decisions upon appeals from actions of the Advisory Agency with respect to any parcel map or tentative map which creates or results in (a) 50,000 or more gross square feet of nonresidential floor area; or (b) 65,000 or more gross square feet of lot area; or (c) 50 or more dwelling units or guest rooms or combination of dwelling units and guest rooms; and/or the kind, nature and extent of improvements required in connection with these actions.~~

~~(b) The Area Planning Commission, for the purpose of hearing and making decisions upon appeals from actions of the Advisory Agency with respect to any parcel map or tentative map which creates or results in (a) less than 50,000 gross square feet of nonresidential floor area; or (b) less than 65,000 gross square feet of lot area; or (c) fewer than 50 dwelling units or guest rooms or combination of dwelling units and guest rooms; and/or the kind, nature and extent of improvements required in connection with these actions. The Area Planning Commission which hears the matter shall be the Area Planning Commission in the area in which the parcel map or tentative map is located.~~

The Area Planning Commission where the map is located for any parcel map or tentative map that: (a) creates or results in less than 50,000 gross square feet of nonresidential floor area; or (b) creates or results in fewer than 50 dwelling

units, guest rooms, or combination of dwelling units and guest rooms; or (c) involves a lot with fewer than 65,000 square feet of lot area. Otherwise, the City Planning Commission.

Sec. 18. Subdivision 3 of Subsection A of Section 17.07 of the Los Angeles Municipal Code is deleted:

~~3. Notwithstanding the provisions of Sections 11.5.7, 12.20.2, 12.24, 12.27, 12.28, 12.32, 16.05, and 16.50 of this Code to the contrary, the initial expiration period for the following discretionary land use entitlements shall automatically be increased by 12 months if approved in conjunction with a Tentative Tract or Vesting Tentative Tract Map that expires on or after July 15, 2008 and before July 15, 2009, or by 36 months if approved in conjunction with a Tentative Tract or Vesting Tentative Tract that expires on or after July 15, 2009 and before January 1, 2011, or by 24 months if approved in conjunction with a Tentative Tract or Vesting Tentative Tract that expires in 2011:~~

~~(a) coastal development permits, as set forth in Section 12.20.2 of this Code;~~

~~(b) conditional use permits, plan approvals, and other similar quasi-judicial approvals, as set forth in Section 12.24 of this Code;~~

~~(c) variances and plan approvals, as set forth in Section 12.27 of this Code;~~

~~(d) adjustments and slight modifications, as set forth in Section 12.28 of this Code;~~

~~(e) specific plan project permit compliance reviews, adjustments and exceptions, as set forth in Section 11.5.7 of this Code;~~

~~(f) zone and height district changes, as set forth in Section 12.32 of this Code;~~

~~(g) site plan review, as set forth in Section 16.05 of this Code;~~
and

~~(h) other discretionary land use entitlements, as determined by the Director.~~

Sec. 19. Subdivision 3 of Subsection A of Section 17.56 of the Los Angeles Municipal Code is deleted:

~~3. Notwithstanding the provisions of Sections 11.5.7, 12.20.2, 12.24, 12.27, 12.28, 12.32, 16.05, and 16.50 of this Code to the contrary, the initial~~

~~expiration period for the following discretionary land use entitlements shall automatically be increased by 12 months if approved in conjunction with a Parcel Map or a Tentative Map filed pursuant to the requirements of Section 17.50 C. of this Code that expires on or after July 15, 2008 and before July 15, 2009, or by 36 months if approved in conjunction with a Parcel Map or Tentative Map filed pursuant to the requirements of Section 17.50 C. of this Code that expires on or after July 15, 2009, and before January 1, 2011, or by 24 months if approved in conjunction with a Parcel Map or a Tentative Map filed pursuant to the requirements of Section 17.50 C. of this Code that expires in 2011:~~

~~(a) coastal development permits, as set forth in Section 12.20.2 of this Code;~~

~~(b) conditional use permits, plan approvals, and other similar quasi-judicial approvals, as set forth in Section 12.24 of this Code;~~

~~(c) variances and plan approvals, as set forth in Section 12.27 of this Code;~~

~~(d) adjustments and slight modifications, as set forth in Section 12.28 of this Code;~~

~~(e) specific plan project permit compliance reviews, adjustments and exceptions, as set forth in Section 11.5.7 of this Code;~~

~~(f) zone and height district changes, as set forth in Section 12.32 of this Code;~~

~~(g) site plan review, as set forth in Section 16.05 of this Code;~~
and

~~(h) other discretionary land use entitlements, as determined by the Director.~~

Sec. 20. Subsection D of Section 18.08 of the Los Angeles Municipal Code is amended to read:

D. Requirements for Utilization of Private Street. The private street approval shall be void unless all conditions of approval are completed or fulfilled within three six years from the date of approval, except that grading and improvement condition shall be considered as fulfilled if the required work is begun during that time limit and diligently carried on to completion. ~~The time limit for completing or fulfilling the conditions of approval may be extended by the Director or, upon appeal, by the Board for a period not exceeding three years.~~

Sec. 21. Urgency Clause. The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health, and safety for the following reason: In order for the City of Los Angeles to preserve development applications that may expire or cannot be presently processed due to current adverse economic conditions impacting the City's budget and to streamline and create predictability in the development review process for the benefit of economic development during distressed times, it is necessary to immediately create consistent procedures for review of projects requiring multiple approvals, synchronize the expiration periods of multiple approvals granted to a single project, clarify language regarding utilization of approvals, eliminate the redundancy of extensions of time for quasi-judicial land use approvals, extend the life of previously-granted approvals following the dates specified in the state legislation SB-1185 (CA Gov't Code Sections 66442.6, 66452.14, 66425.15, 66452.21, and 66463.5) and AB-333 (CA Gov't Code Sections 65961 and 66452.22), and make minor technical corrections. The Council, therefore, with the Mayor's concurrence, adopts this ordinance to become effective upon publication pursuant to Los Angeles City Charter Section 253.

Section 22. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles by a vote of not less than three-fourths of all of its members, at its meeting of

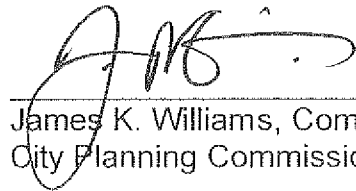
JUNE LAGMAY, City Clerk

By _____
Deputy

Approved _____

Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on June 9, 2011,
recommended this ordinance be adopted by the City Council.



James K. Williams, Commission Executive Assistant II
City Planning Commission

File No. _____

LAND USE FINDINGS

The City Planning Department recommends that the City Planning Commission, in accordance with Charter Sections 556 and 558, find:

1. In accordance with Charter Section 556, that the proposed ordinance (Appendix A) is in substantial conformance with the purposes, intent, and provisions of the General Plan in that it supports several of the Goals and Objectives outlined in the Economic Development chapter of the Framework Element of the General Plan, including:

Goal 7A of the Framework Element of the General Plan, "A vibrant economically revitalized City" – Appendix A specifically addresses Framework Element Objective 7.1, "Focus available resources on a coordinated ... effort to promote economic activity in Los Angeles," through implementation of Policy 7.1.1, which aims to "[r]eorganize local government as needed to coordinate economic development" by creating consistent procedures for the review of projects requiring multiple approvals;

Goal 7D of the Framework Element of the General Plan, "A City able to attract and maintain new land uses and businesses" – Appendix A addresses Framework Element Objective 7.3, "Improve the provision of governmental services, expedite the administrative processing of development applications, and minimize public and private development application costs," through implementation of Policy 7.4.1 which prompts the Department to "[d]evelop and maintain a streamlined development review process to assure the City's competitiveness within the Southern California region"; and

Goal 7F of the Framework Element of the General Plan, "A fiscally stable City" – Appendix A further addresses, Framework Element Objective 7.1, "Maintain and improve municipal service levels throughout the City to ... enable Los Angeles to be competitive when attracting desirable new development," through implementation of Policy 7.8.2 by creating "proactive policies to attract development that enhances the City's fiscal balance" through the consolidation of processes and synchronization of the expiration of related entitlements.

2. In accordance with Charter Section 558 (b)(2), the proposed ordinance (Appendix A) will be in conformity with the public necessity, convenience, general welfare, and good zoning practice in that it supports:

Goal 3A of the Framework Element of the General Plan, "A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, ... and achievement of the vision for a more liveable city", by specifically addressing Objective 3.4, "Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards," through implementation of Policy 3.4.3d, which instructs the Department to create "[s]treamlined development review processes"; and

Goal 4A of the Framework Element of the General Plan, "An equitable distribution of housing opportunities by type and cost accessible to all residents of the City," and

Goal 1 of the Housing Element of the General Plan, "A City where housing production and preservation result in an adequate supply of ownership and rental housing" specifically addressing:

- Framework Element Objective 4.4, "Reduce regulatory and procedural barriers to increase housing production and capacity in appropriate locations," through implementation of Policy 4.4.1b by streamlining "procedures for securing building permits, inspections, and other clearances needed to construct housing," and
- Housing Element Objective 1.5, "Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs" by effectuating Program E, Zoning Code Reform, identified under Policy 1.5.1, "Streamline the land use entitlement, environmental review, and building permit processes."

ENVIRONMENTAL FINDING

A Negative Declaration, ENV-2010-1496-ND, was published on this matter on June 17, 2010, and it was determined that this project will not have a significant effect on the environment. Subsequent to the publication of ENV-2010-1496-ND, an Addendum (Reconsideration), ENV-2010-1496-ND-REC1, was published to recirculate the revised project description. Again, it was determined that this project will not have a significant effect on the environment (see Attachment 3 for both documents).



DEPARTMENT OF CITY PLANNING
RECOMMENDATION REPORT



Los Angeles
Department
of City Planning

CITY PLANNING COMMISSION

Date: June 9, 2011
Time: After 8:30 a.m.*
Place: Room 350, City Hall
200 North Spring Street
Los Angeles, CA 90012

Case No.: CPC 2010-1495-CA
CEQA No.: ENV-2010-1496-ND
Location: Citywide
Council No.: All
Plan Area: All

PUBLIC HEARING REQUIRED

SUMMARY: The proposed ordinance (Appendix A) amends Sections 11.5.7, 12.20.2, 12.20.2.1, 12.20.3, 12.22, 12.24, 12.25, 12.26, 12.27, 12.28, 12.36, 14.00, 16.05, 16.50, 17.02, 17.07, 17.56, and 18.08 of the Los Angeles Municipal Code (LAMC) to create consistent procedures for review of projects requiring multiple approvals, synchronize the expiration periods of multiple approvals granted to a single project, clarify language regarding utilization of approvals, eliminate the redundancy of extensions of time for quasi-judicial land use approvals, extend the life of previously-granted approvals following the dates specified in the state legislation SB-1185 and AB-333, and make minor technical corrections.

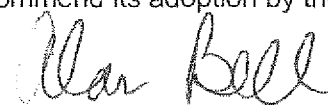
RECOMMENDED ACTIONS:

1. **Adopt** the staff report as its report on the subject;
2. **Adopt** the findings in Attachment 1;
3. **Adopt** the Negative Declaration (ENV-2010-1496-ND) as the CEQA clearance on the subject; and
4. **Approve** the proposed ordinance (Appendix A) and recommend its adoption by the City Council.


MICHAEL LOGRANDE
Director of Planning


LINN K. WYATT
Chief Zoning Administrator


THOMAS ROTHMANN
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Senior City Planner


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Project Planner, Code Studies Section
Telephone: (213) 978-1195

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, 200 North Spring Street, Room 532, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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SUMMARY

The proposed ordinance (Appendix A) updates Chapter 1 (the "Zoning Code") of the Los Angeles Municipal Code (LAMC) with clear and consistent procedures for the processing of multiple discretionary land use approvals for a single development project. It focuses on establishing uniform procedures for the consideration and appeal of projects requiring multiple approvals. Further, it synchronizes the expiration periods of such approvals, clarifies language regarding utilization and expiration of approvals, and eliminates the redundancy of administrative extensions of time of approved projects. These changes will free up case-processing staff time to better implement the goals of the City's General Plan, the City Planning Commission's strategic directions, DO REAL PLANNING, and the Planning Department's BLUEPRINT 2010-11. As such, the changes will improve the quality of development citywide by providing clear, streamlined processes for analyzing the merits of proposed projects requiring multiple discretionary approvals.

The proposed changes will not substantively alter the review processes for development projects. The proposed ordinance will not lessen the ability of stakeholders to participate in the public process nor eliminate any criteria that protects the citizenry from inappropriate land uses.

STAFF REPORT

Initiation

Pursuant to Charter Section 558 and Section 12.32 A of the Los Angeles Municipal Code, the Director of Planning has initiated the development of six recommended zoning code amendments intended to streamline and simplify the Department's case processing functions. The attached Appendix A is the second of these six proposed ordinances to be presented to the City Planning Commission.

Background

In March 1946, the City of Los Angeles consolidated its various land use ordinances into the City's first-ever complete Zoning Code. This slim volume of just 67 pages contained provisions for only a handful of discretionary approval processes (conditional use permits, variances, exceptions, zone changes, and code amendments) with simple and clear decision-maker and appeal hierarchies. Over the years, state law has created new regulatory processes (e.g. the Subdivision Map Act, density bonus, etc.) and added new decision-making bodies (e.g. the California Coastal Commission and the Advisory Agency) with specific requirements that the Planning Department must implement. In addition, several new discretionary permit types have been created as new planning tools carved the city up into an array of specific plans, historic preservation overlay zones, and supplemental use districts, each requiring discretionary development permits. The list of uses requiring a conditional use permit or public benefit permit has expanded. New citywide entitlements, such as Site Plan Review, have also been created. These planning tools and additional regulations have been continually added, piecemeal, to an ever-expanding Zoning Code that now contains nearly 600 pages.

At the turn of the 21st Century, the City of Los Angeles underwent Charter Reform. Prior to establishment of the new Charter, each discretionary land use approval required its own separate hearing. For example, a restaurant requesting a conditional use for alcohol sales that also happened to be in a Specific Plan would require separate hearings with the Zoning Administrator and the Director of Planning. This requirement for multiple, independent hearings created an unnecessarily protracted review process that affected project applicants and community stakeholders as well placing a burden on limited Planning staff resources.

The Charter revisions of 1999 changed this by allowing for concurrent hearings of "projects requiring multiple approvals." LAMC Section 12.36 was added in the year 2000 to implement this charter provision. As currently written, LAMC Section 12.36 identifies the initial decision-maker for projects requiring multiple approvals but falls short of both coordinating the appeal routes for related approvals and synchronizing the expiration periods of those approvals. These omissions are the cause of frequent confusion concerning procedural provisions for appeal routes through several layers of

land use decision-makers and create delays in case processing and uncertainty regarding the expiration date of related approvals.

In an effort to resolve such issues in Los Angeles' Planning and Zoning Code, establishing clear and consistent procedures for the processing and review of projects requiring multiple approvals is necessary. Further, a stable, predictable land use regulatory system, including clear review processes, simple decision-making hierarchies, and synchronized expiration periods, is essential to creating both a business-friendly environment and a project review process easily understood and accessible to the general public.

Issues with the current provisions for projects requiring multiple approvals

In reviewing the language and application of the *Procedures for Multiple Approvals* section of the LAMC for this report, City Planning staff conducted an extensive program of outreach and workshops to identify issues and solicit solutions. Such efforts include:

- a series of three Zoning Code Reform workshops in the fall of 2007 with resident stakeholders, land use professionals, and community leaders;
- a series three of *Multiple Approvals*-specific focus groups in the fall of 2009, comprised of land use consultants, attorneys, and business groups, to identify problems with the construction and implementation of the *Multiple Approvals* provisions of the LAMC from the private sector perspective;
- frequent updates throughout 2010 by Code Studies staff to community groups and business organizations, including PlancheckNC, the Los Angeles Neighborhood Councils Coalition, the Los Angeles Chamber of Commerce, and the Valley Industrial and Commerce Association;
- two Director's Reports to the City Planning Commission, on September 11, 2008 and June 24, 2010, outlining the scope and direction of the *Multiple Approvals* code amendment;
- extensive internal review through a series of meetings with senior staff of the Department of City Planning and the City Attorney's Office;
- a series of four Zoning Code Simplification workshops held in locations throughout the City in November 2010;
- a 60-day circulation period of the draft ordinance from February 15, 2011 until April 19, 2011; and
- a public hearing conducted by staff on March 23, 2011.

Attachment 2 of this report contains acknowledgements identifying the various contributors to this proposed ordinance and report. The *Multiple Approvals Procedural Revisions* project benefited from the committed efforts of a broad cross-section of Angelenos who offered their knowledge and experience.

From this outreach, analysis, and research garnered from dozens of other municipalities' zoning codes, staff identified the following issues related to *Multiple Approvals* (next page):

<p>Issues with the Procedures for Multiple Approvals (LAMC 12.36):</p>	<ul style="list-style-type: none"> • Does not account for all possible combinations of case types • Does not address all possible appeal routes (i.e. does not expressly consolidate all appeal routes and authorities, resulting in circular and bifurcated appeal routes • Lack of clear procedural hierarchy of decision-making authorities
<p>Issues with other LAMC Sections related to Multiple Approvals:</p>	<ul style="list-style-type: none"> • Vague or unclear decision-maker authority, not matching other sections of LAMC • No synchronization of life of related entitlements • Opportunities to consolidate language repeated throughout LAMC
<p>Other related issues in conflict with DO REAL PLANNING:</p>	<ul style="list-style-type: none"> • Opportunity to "Eliminate Department Bottlenecks" with clear procedural language and cut redundancy by eliminating administrative extensions of time for stand-alone approvals • Clarifying utilization and tolling language provides an opportunity to provide stability & predictability in development review process • Previously adopted SB-1185 and AB-333 implementation ordinances (Ordinance Nos. 180,647 and 181,269) do not benefit all development projects

Impact on development in the City of Los Angeles

The numerous issues and opportunities identified above highlight the many inconsistencies within the Planning and Zoning Code, especially as it applies to complex development projects requiring numerous separate approvals. Absent a clear, simple set of procedures applicable to all potential approval types and combinations, procedures are devised *ad hoc*, on a case-by-case basis. The current processes create an uncertain and challenging development climate for both applicants and stakeholders.

Proposed Ordinance

The proposed changes to existing language in the Planning and Zoning Code may be organized into four primary categories. These are:

- edits to the *Multiple Approvals* Section (LAMC 12.36);
- clarification of language regarding Utilization and Expiration;
- Density Bonus "fixes"; and
- a revision to the definition of the Advisory Agency "Appeal Board."

The following sections briefly summarize each of these changes, explaining the potential impacts and benefits of the proposed revisions.

Multiple Approvals

A history of confusing and conflicting interpretations of the proper implementation of the *Multiple Approvals* Section of the Planning & Zoning Code provide the basis for this proposed code amendment. As documented above, extensive outreach efforts have led to the language proposed in Attachment 1.¹

The Los Angeles City Charter authorizes the Planning Department to combine the hearings of related approvals required for a single project. However, the Charter is silent on how to combine the individual processes, time limits to act, appeal processes, and requirements for utilization of multiple related approvals. The current *Multiple Approvals* Section attempts to account for various approval types, indicating the initial decision-maker for bundled cases and funneling the various approval processes found throughout the LAMC into just a few procedures. However, because new entitlements have been added to the LAMC in recent years, the Zoning Code lacks clear definitions of all approval types and simplified processes applicable across case types and decision-makers. Further, the provisions of numerous application processes require individualized procedures, and LAMC 12.36 as currently written does not account for all possible approval types and combinations.

At times, due to the particular requirements of specific approvals, appeals of different aspects of the same project must be split between different appeal bodies. For example, when a project applicant seeks both a density bonus and an adjustment for a reduced side yard setback, one approval is appealable only to the City Planning Commission while the other approval is appealable only to the relevant Area Planning Commission, even though both applications are for the same development project. Such peculiarities may also result in circuitous appeal routes, meaning that the City Planning Commission or City Council must hear an appeal of one approval comprising a project it had previously approved. Further, supplemental agendas must often be made at the last minute to hear items separately at the same commission hearing. Applicants have even been known to "game the system" by purposefully lobbying for a preferred appeal body, either APC or CPC, when the *Multiple Approvals* Section is vague or silent. Such idiosyncrasies of the LAMC result in a system of development regulation that is too often slow, confusing, and unpredictable. These deficiencies only worsen Los Angeles' economic progress during the current, prolonged recession.

The proposed ordinance completely rewrites much of the *Multiple Approvals* Section in order to reformat for clarity and ease of understanding as well as improve upon existing language. The current format organizes provisions around both case type and decision-maker, making it unclear which may apply in certain cases. The following paragraphs outline recommended changes in the draft ordinance in order.

¹ Edits to the text of LAMC 12.36 begin with Section 14 of the draft ordinance, page A-10.

The proposed ordinance adds an introductory "Purpose" subsection to clarify the intent and applicability of the *Multiple Approvals* Section. The changes proposed in this draft ordinance will help move staff toward the "comprehensive review of project benefits and impacts" of a whole project and beyond looking at development as simply a collection of entitlements.

Next, the proposed ordinance introduces three definitions ("Legislative Approval," "Quasi-judicial Approval," and "Subdivision Approval") to avoid confusion by the undefined use of such terms in other sections of Code. For example, the current language refers to "Director Approvals" as a case type, although such cases are technically quasi-judicial in nature. Because of special requirements in the State Subdivision Map Act, staff defined "Subdivision Approval" as an independent case type. These definitions clarify the use of these terms as they relate to the various approval processes administered by the Department

Further, the proposed ordinance introduces a filing requirement, stipulating that all applications must be filed concurrently for projects to benefit from *Multiple Approvals* provisions. This language intends to stop applicants from "piecemealing" projects by only granting the streamlined hearing, appeal, and expiration provisions to projects when all applications are filed concurrently.

The largest subsection of the proposed *Multiple Approvals* revision focuses on the procedural language for specific combinations of approvals. It organizes the procedural language around decision-maker rather than case type to avoid confusion and coordinates the expiration period of related approvals. The rewrite establishes a clear hierarchy of decision-makers, accounts for all application types and combinations, and clarifies appeal bodies and routes. It funnels all related approvals associated with a project into one of a few, simple review processes existing in the LAMC, requires that separate hearings be made for each application, and respects the specified decision-makers and appellate bodies established in other sections of the code. Most important, the proposed language will be applicable across all discretionary permit case types found in the Planning and Zoning Code, offering clear, consistent procedural provisions. The confusion, contention, and case-by-case interpretation of vague language in the current *Multiple Approvals* language will be over.

Utilization and Expiration

While the revisions to the Section 12.36 are the most important changes to the LAMC proposed in Appendix A, language addressing utilization and expiration of approvals make up the bulk of the ordinance. However, the majority of these draft ordinance sections are actually deletions, with the language on expiration and utilization consolidated into one section. The following draft ordinance sections (next page) are all deletions or partial deletions, and the revised LAMC Section 12.25 contains provisions applicable across all quasi-judicial case types:

Deletions

<i>Draft Ordinance Section(s)</i>	<i>LAMC Section(s)</i>	<i>Notes</i>
1 & 2	11.5.7 C.4(e) & 11.5.7 F.5	"Expiration" language for Specific Plan Project Permits and Exceptions consolidated in LAMC 12.25
3	12.20.3 S	"Termination" language for HPOZ permits consolidated in LAMC 12.25
7	12.24 T.3(d)	"Expiration" language for vesting CUPs consolidated in LAMC 12.25
10	12.27 Q	"Utilization" language for variances consolidated in LAMC 12.25
14	14.00 B.10	"Expiration" language for Public Benefits Alternative Compliance permits consolidated in LAMC 12.25
15	16.05 G.6	"Expiration" language for Site Plan Review consolidated in LAMC 12.25
18 & 19	17.07 A.3 & 17.56 A.3	SB-1185 and AB-333 extension of time language regarding quasi-judicial and legislative approvals consolidated in LAMC 12.25

Partial Deletions

<i>Draft Ordinance Section(s)</i>	<i>LAMC Section(s)</i>	<i>Notes</i>
6	12.24 J	Exceptions for expiration period for conditional use permits maintained in this section
16	16.50 E.4	DRB recommendation language maintained in this section
20	18.08 D	Specific requirements of utilization pertinent to private streets maintained in this section

The draft ordinance renames LAMC 12.25 (Section 8, page A-4 of Appendix A), simply, "Time Limitations," allowing the consolidation of all these sections into this one place in the Code. This simplified, centralized approach also fixes differences in the expiration periods granted to different approval types and various requirements for utilization of approvals. However, whenever any specific approval type contained specialized requirements or exceptions, such provisions remain while the general expiration and utilization language are centralized.

In recent years, most quasi-judicial land use permits have been granted for a period of two years with an opportunity to extend the expiration period by one year. More recent permits added to the LAMC have omitted the extension of time provision, notably Site Plan Review permits are good for three years with no opportunity for an extension of time. In order to remove an unnecessary bureaucratic burden and drain on staff time, the proposed expiration language omits extensions of time, granting a three-year expiration period for stand-alone quasi-judicial permits. This revision contains a transition provision that automatically grants one-year extensions of time to previously-granted approvals that have not yet applied for an applicable extension of time.

Also regarding expiration, the proposed revisions broadly implement state-mandated extensions of time for subdivision approvals, granting a three-year extension to all approvals with initial expiration dates between July 1, 2008 and January 1, 2014. The City recently adopted ordinances that implemented Senate Bill 1185² and Assembly Bill 333³, which allow up to a three-year extension for subdivision approvals with initial expirations through January 1, 2012. The City's ordinances also grant extensions to approvals linked to subdivision maps. Currently, Assembly Bill 208 has been proposed, which would further extend the subdivisions valid through January 2014. The attached proposals ensure that all previously-granted approvals valid within the specified dates benefit from the broadest implementation of extensions of time. The draft ordinance further offers this one-time extension of time to previously-approved legislative actions. Implementation of such extensions consistent with the intent of State law will position the economy of Los Angeles to more quickly rebound from the recession.

Finally, the draft ordinance also simplifies language regarding "tolling" of approvals and "vesting" of development plans. Currently, the LAMC allows for tolling of approvals (i.e. pausing the expiration period) if the subject property is involved in a lawsuit involving the City. The draft ordinance makes automatic the granting of requests for tolling. This change will eliminate another unnecessary drain on staff time. A new subsection has been added to allow the same sort of tolling for applicants awaiting approvals from the California Coastal Commission. Further, Section 9 of the draft ordinance (page A-5) offers a slight technical edit to LAMC 12.26, which clarifies that vesting of development plans applies to all permit types administered by the Planning Department. These changes will help give clarity and certainty to applicants on when exactly the clock is ticking, again creating more stable and predictable development review in the City of Los Angeles.

Density Bonus "fixes"

Sections 4 and 5 of Appendix A (page A-2) offer two small exceptions to the decision-maker authority and appeal language for Density Bonus cases. Since adoption of the Density Bonus Ordinance in 2008, the authority and appeal language have caused issues with how these cases bundle with other, related applications. The proposed revisions maintain the current language but insert two exceptions. The first revision explicitly allows the Advisory Agency to be the initial decision-maker when a Density Bonus application is filed in conjunction with a subdivision map. Second, essentially the same exception is also inserted into the "Appeals" language for Density Bonus cases. These two exceptions will allow Density Bonuses to be bundled and processed with other applications under all circumstances without substantially altering the review process for stand-alone Density Bonus cases.

² CA Gov't Code Sections 66452.14, 66425.15, 66452.21, and 66463.5.

³ CA Gov't Code Sections 65961 and 66452.22.

Advisory Agency "Appeal Board"

Another simple but impactful correction in Appendix A involves the definition of "Appeal Board" as it relates to subdivision maps. The current wording attempts to mirror a threshold established in other sections of the Zoning Code. This threshold differentiates between projects creating or adding 50 or more units of residential, 50,000 or more square feet of development, or taking place on a lot containing 65,000 or more square feet of lot area. However, the current definition of "Appeal Board" in LAMC 17.02 uses "or" where "and" might be intended, creating an ambiguous overlap, not consistent with other sections of the Code. The rephrasing offers an easy fix of a problematic issue that has allowed applicants to influence the system by choosing their preferred appellate body. The new wording ensures that subdivision maps will be processed in similar course along with related entitlements.

Anticipated impact of draft changes

At first glance, these numerous proposed revisions to the existing LAMC language may seem disparate and confounding. However, taken together, the individual changes will reign in the various unwieldy and incomprehensible processes throughout the Zoning Code and guide projects requiring multiple approvals into clear, defined decision-making and appellate routes. These changes alone represent a strong step toward simplifying Los Angeles' over-complicated Zoning Code, making it more accessible, transparent, and sensible. The centralization of previously separate Sections creates a precedent for future code simplification projects, wherein other procedural provisions may be further consolidated. The new definitions and codified hierarchies align with the Department's recent re-organization and strategic changes in its BLUEPRINT 2010-11. All effort has been made to coordinate case processing functions in line with the DO REAL PLANNING directives that the Department's re-organization promotes.

Additionally, several of the provisions remove unnecessary bureaucratic paperwork, freeing up staff time to devote toward thorough review of projects and plans. Other provisions clarify difficult vague or confusing language regarding "Utilization," "Expiration," "Vesting," and "Tolling," all of which reinforce certainty and stability in the development review process. Such efforts will make Los Angeles a more business-friendly city where applicants are not afraid to invest in new development to better the built environment and grow the local economy.

CONCLUSION

The proposed ordinance provides the Zoning Code with clear and consistent procedures for the processing of multiple discretionary land use approvals for a single development project. It focuses on establishing uniform procedures for the consideration and appeal of projects requiring multiple approvals. Further, it synchronizes the expiration period of such approvals, clarifies language regarding utilization and expiration of approvals, and eliminates the redundancy of administrative extensions of time of approved projects. These changes will free up case-processing staff time to better implement the goals of the City's General Plan and the Planning Department's and the City Planning Commission's strategic directions. As such, the changes will improve the quality of development citywide by providing clear, streamlined processes for analyzing the merits of proposed projects requiring multiple discretionary approvals.

APPENDIX A

DRAFT ORDINANCE

APPENDIX A

ORDINANCE NO. _____

A proposed ordinance amending Sections 11.5.7, 12.20.3, 12.22, 12.24, 12.25, 12.26, 12.27, 12.28, 12.32, 12.36, 14.00, 16.05, 16.50, 17.02, 17.07, 17.56, and 18.08 of the Los Angeles Municipal Code to create consistent procedures for review of projects requiring multiple approvals, synchronize the expiration periods of multiple approvals granted to a single project, clarify language regarding utilization of approvals, eliminate the redundancy of extensions of time for quasi-judicial land use approvals, extend the life of previously-granted approvals following the dates specified in the state legislation SB-1185 and AB-333, and make minor technical corrections.

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

Section 1. Paragraph (e) of Subdivision 4 of Subsection C of Section 11.5.7 of the Los Angeles Municipal code is deleted:

~~(e) — Expiration. If a Project Permit Compliance is not utilized within two years after its effective date, the Project Permit Compliance shall become null and void, unless the Director approves an extension of time pursuant to an application filed by the applicant. An application for an extension may be filed in any public office of the Department of City Planning, accompanied by payment of a fee equal to that specified in Section 19.01 M. The application shall set forth the reasons for the request and shall be filed prior to the expiration date. Based on this request, the Director may grant an extension of the expiration date for a period of up to one year if the Director decides that good and reasonable cause exists.~~

Sec. 2. Subdivision 5 of Subsection F of Section 11.5.7 of the Los Angeles Municipal Code is deleted:

~~5. — Expiration. If a specific plan exception is not utilized within two years after its effective date, the specific plan exception shall become null and void, unless the Director approves an extension of time pursuant to the same procedures for extending the expiration date of a Project Permit Compliance, as set forth in Paragraph (e) of Subdivision 4. of Subsection C. of this section.~~

Sec. 3. Subsection S of Section 12.20.3 of the Los Angeles Municipal Code is deleted:

~~S. Termination. Any Certificate of Appropriateness, Certificate of Compatibility, or Conforming Work which has been approved under the provisions of this section shall expire 24 months from the date of issuance if the work authorized is not commenced within this time period. Further, the Certificate of Appropriateness, Certificate of Compatibility, or Conforming Work will expire if the work authorized is not completed within five years of the date of issuance.~~

Sec. 4. Sub-sub-subparagraph b of Sub-subparagraph (i) of Subparagraph (2) of Paragraph (g) of Subdivision 25 of Subsection A of Section 12.22 of the Los Angeles Municipal Code is amended to read:

b. **Director's Authority.** The Director shall have the initial decision-making authority to determine whether an application for Density Bonus is consistent with this subdivision and the Affordable Housing Incentives Guidelines.

EXCEPTION: Notwithstanding the above, when the application is filed as part of a project requiring multiple approvals, the authority set forth in Section 12.36 of this Code shall govern. When the application is filed in conjunction with a subdivision and no other approval, the Advisory Agency shall have the initial decision-making authority.

Sec. 5. Sub-sub-subparagraph f of Sub-subparagraph (i) of Subparagraph (2) of Paragraph (g) of Subdivision 25 of Subsection A of Section 12.22 of the Los Angeles Municipal Code is amended to read:

f. **Appeals.** An applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property aggrieved by the Director's decision may appeal the decision to the City Planning Commission pursuant to applicable procedures set forth in Section 11.5.7 C.6. of this Code that are not in conflict with the provisions of this paragraph (g)(2)(i). The appeal shall include a filing fee pursuant to Section 19.01 B. of this Code. Before acting on any appeal, the City Planning Commission shall set the matter for hearing, with written notice of the hearing sent by First Class Mail at least ten days prior to the meeting date to: the applicant; the owner(s) of the property involved; and interested parties who have requested notice in writing. The appeal shall be placed on the agenda for

the first available meeting date of the City Planning Commission and acted upon within 60 days from the last day of the appeal period. The City Planning Commission may reverse or modify, in whole or in part, a decision of the Director. The City Planning Commission shall make the same findings required to be made by the Director, supported by facts in the record, and indicate why the Director erred making the determination. The appellate decision of the City Planning Commission shall be final and effective as provided in Charter Section 245.

EXCEPTION: Notwithstanding the above, when the application is filed as part of a project requiring multiple approvals, the appeals procedures set forth in Section 12.36 of this Code shall govern. When the application is filed in conjunction with a subdivision and no other approval, the appeals procedures set forth in Article 7 of Chapter 1 of this Code shall govern.

Sec. 6. Subsection J of Section 12.24 of the Los Angeles Municipal Code is amended to read:

J. Requirement for Utilization of Approval. Exceptions to Time Limitations (LAMC 12.25). Where a lot or lots have been approved for use as a governmental enterprise, place of worship, hospital, educational institution or private school, including elementary and high schools, no time limit to utilize the privileges shall apply provided that all of the following conditions are met:

~~1. Any use permitted by the Zoning Administrator or by an Area Planning Commission or the City Planning Commission as initial decision-makers, pursuant to the provisions of this section, is conditional on the privileges being utilized within two years after the effective date of the permit authorizing the use. However, if the decision is made by the City Planning Commission, it may specify another time in the grant.~~

~~2. In either case, if the privileges granted are not utilized or construction work is not begun within that time and carried on diligently without substantial suspension or abandonment of work, then the decision authorizing the use shall become void. In addition, all the conditions of the approval must be fulfilled before the use can be established, unless the approval itself expressly provides otherwise.~~

~~3. Prior to the expiration of the time period to utilize the privileges, the applicant may file a written request with the initial decision maker for an~~

~~extension of the termination period. Pursuant to the written request or on its own, the decision-maker may extend the termination period for up to one additional year based on a finding that good and reasonable cause exists to grant the extension of time.~~

~~**EXCEPTION:** Where a lot or lots have been approved for use as a governmental enterprise, place of worship, hospital, educational institution or private school, including elementary and high schools, no time limit to utilize the privileges shall apply provided that all of the following conditions are met:~~

~~(a) 1. The property involved is acquired or legal proceedings for its acquisition is are commenced within one year of the effective date of the decision approving the conditional use.~~

~~(b) 2. A sign is immediately placed on the property indicating its ownership and the purpose to which it is to be developed, as soon as legally possible after the effective date of the decision approving the conditional use. This sign shall have a surface area of at least 20 square feet.~~

~~(c) 3. The sign is maintained on the property and in good condition until the conditional use privileges are utilized.~~

Sec. 7. Paragraph (d) of Subdivision 3 of Subsection T of Section 12.24 of the Los Angeles Municipal Code is deleted:

~~(d) **Expiration.** The approval or conditional approval of a vesting conditional use permit shall expire at the end of a three year time period. However, if a vesting conditional use permit application is filed simultaneously with a vesting zone change application and both are approved, then the vesting conditional use permit shall expire at the end of a four year time period. Upon application to the Director of Planning and after recommendation of the Director, the City Council shall have the authority to approve or disapprove the extension of the termination date for the vesting conditional use permit for one year. The City Council may so extend the termination date one year at a time, for two extensions, with a life of the conditional use permit not to exceed a total of six years.~~

Sec. 8. Section 12.25 of the Los Angeles Municipal Code is amended to read:

SEC. 12.25. EXTENSION AND SUSPENSION OF TIME LIMITATIONS.

A. Preparation and Processing of Environmental Impact Reports – Notwithstanding any provision contained in Articles 1.5, 2, 3, 4, 5, 6, 7, and 8 of Chapter 1 of the Los Angeles Municipal Code, which establish time limits for certain actions to be taken the time limits so specified shall be extended for such a period of time, not to

exceed ~~six months~~ one year, as may be necessary to prepare and process an Environmental Impact Report required under Section 21151 of the Public Resources Code. If the required report cannot be completed before the expiration of the ~~six-month~~ one-year extension, a request for additional time may be made to the City Council, and the applicable time limit may be further extended for such a period of time as the Council shall specify.

B. Planning and Zoning Matters in Litigation. ~~—Any applicable time limit established by regulations contained within Chapter 1 of this Code shall not include any time period during which a lawsuit in which the City is named as a party has been filed and is pending in a court of competent jurisdiction involving any approval or conditional approval pursuant to such regulations so long as within 10 days of the service of the initial petition or complaint in such a lawsuit upon the subdivider or applicant, such subdivider or applicant applies to the Department of City Planning for a suspension of time. Such application shall be filed in duplicate in a public office of the Department of City Planning on forms provided for such purpose and shall be accompanied with a fee as required in Section 19.01 M. of this Code. The decision making authority for suspension of time applications shall be the same authority that granted the original Department approval that is, either the Director of Planning or the Chief Zoning Administrator. Within 40 days of receipt of such an application, the Director of Planning or Chief Zoning Administrator shall either grant a Suspension of Time for up to five years or deny the application and make findings which are not inconsistent with the regulations of Chapter 1 of this Code. Time limits established by regulations within Chapter 1 of this Code shall not include any time period during which a lawsuit in which the City is named as a party has been filed and is pending in a court of competent jurisdiction involving any approval or conditional approval pursuant to such regulations or certification of an environmental document pursuant to the California Environmental Quality Act. Within 10 days of the service, if served, of the initial petition or complaint in such a lawsuit, the subdivider or applicant shall inform the Department of City Planning in writing that a lawsuit has been filed. The subdivider or applicant shall attach a copy of the petition or complaint to this notification letter. Suspensions of time for planning, subdivision, and zoning matters in litigation shall be automatically granted until final resolution of the lawsuit, including the conclusion of all appeal periods. The subdivider or applicant shall submit a copy of documentation resolving the lawsuit to the Department of City Planning. Failure of the subdivider or applicant to notify the Department of City Planning within 10 days of the service of the initial petition or complaint shall result in a reduction of the tolling period equal to the amount of time such notification has been delayed.~~

C. California Coastal Commission Approvals.

1. Time limits established by regulations within Chapter 1 of this Code for any approval or conditional approval pursuant to such regulations shall not include any time period during which the subdivider or applicant is awaiting a land use approval from the California Coastal Commission. The subdivider or applicant shall submit a written request for a suspension of time and a copy of

the submitted California Coastal Commission application for such approval to the Department of City Planning within 10 days of filing the application with the California Coastal Commission. Suspensions of time shall be automatically granted until the California Coastal Commission has rendered a final decision on the application, including during the pendency of any appeal period. The subdivider or applicant shall submit a copy of the California Coastal Commission's final action to the Department of City Planning within 10 days of the final decision.

2. Time limits established by regulations within Chapter 1 of this Code shall not include any time period during which a lawsuit has been filed and is pending in a court of competent jurisdiction involving any approval or conditional approval pursuant to such regulations or certification of an environmental document pursuant to the California Environmental Quality Act involving any approval or permit granted by the California Coastal Commission. Within 10 business days of the service, if served, of the initial petition or complaint in such a lawsuit, the subdivider or applicant shall inform the Department of City Planning in writing that a lawsuit has been filed. The subdivider or applicant shall attach a copy of the petition or complaint to this notification letter. Suspensions of time for these matters in litigation shall be automatically granted until final resolution of the lawsuit, including the conclusion of all appeal periods. The subdivider or applicant shall submit a copy of documentation resolving the lawsuit to the Department of City Planning. Failure of the subdivider or applicant to notify the Department of City Planning within 10 days of the service of the initial petition or complaint shall result in a reduction of the tolling period equal to the amount of time such notification has been delayed.

D. Utilization of Approvals.

1. Expiration. Any approval by the Zoning Administrator, Director of Planning, an Area Planning Commission, or the City Planning Commission as initial decision-makers, pursuant to the provisions of Chapter 1 of this Code or any ordinance adopted pursuant to Chapter 1 of this Code, that has not been utilized within three years of its effective date shall become null and void. However, when approvals are granted as part of a project requiring multiple approvals, the expiration periods set forth in Section 12.36 of this Code shall govern.

EXCEPTION: Notwithstanding the above:

(a) the expiration period of any approval by the Zoning Administrator, Director of Planning, an Area Planning Commission, or the City Planning Commission as initial decision-makers, pursuant to the provisions of Chapter 1 of this Code or any ordinance adopted pursuant to Chapter 1 of this Code, shall automatically be increased by 36 months if such approval has expired or may expire on or after July 15, 2008 and

before January 1, 2014 and if such approval had not previously qualified for a one-time extension of time pursuant to Ordinance Nos. 180,647 and/or 181,269; and

(b) any previously-granted approval of any of the following for which the applicant had not been granted an applicable one-year extension of time at the date of adoption of this ordinance shall automatically be granted such extension of time.

(1) coastal development permits, as set forth in Section 12.20.2 of the Code;

(2) conditional use permits and other similar quasi-judicial approvals, as set forth in Section 12.24 of the Code;

(3) variances, as set forth in Section 12.27 of the Code;

(4) adjustments and slight modifications, as set forth in Section 12.28 of the Code;

(5) specific plan project permit compliance reviews, adjustments and exceptions, as set forth in Section 11.5.7 of the Code; and

(6) other discretionary land use entitlements, as determined by the Director.

2. Utilization. An approval shall be considered utilized when a valid permit from the Department of Building and Safety has been issued and construction work has begun and been carried on diligently without substantial suspension or abandonment of work. An approval not requiring permits for construction or alteration from the Department of Building and Safety shall be considered utilized when operations of the use authorized have commenced.

3. Conditions of Approval. All conditions of approval must be fulfilled for approvals granted pursuant to the provisions of Chapter 1 of this Code or any ordinance adopted pursuant to Chapter 1 of this Code before an approved use may be established, unless the approval itself expressly provides otherwise.

Sec. 9. Subdivision 3 of Subsection A of Section 12.26 of the Los Angeles Municipal Code is amended to read:

3. **Vesting of Development Plan.** Whenever plans sufficient for a complete plan check are accepted by the Department of Building and Safety and a fee is paid, a vested right is granted to the project to proceed with its development in substantial compliance with the zoning, and development rules,

regulations, ordinances and adopted policies of the City of Los Angeles in force on the date that the plan check fee is paid as indicated on a valid building permit application. These rights shall not include exemption from other applications or approvals that may be necessary to entitle the project to proceed (*i.e.*, subdivision, zone variance, design review board review, *etc.*) and from subsequent changes in the Building and Safety and Fire regulations found necessary by the City Council to protect the public health and safety and which are applicable on a citywide basis, contained in Chapters V and IX of this Code and policies and standards relating to those chapters or from citywide programs enacted after the application is deemed complete to implement State or Federal mandates.

These rights shall end when a building permit is issued, or 18 months after the plan check fee is paid whichever comes first or if, after issuance, the building permit terminates pursuant to Section 98.0602. These rights shall end if subsequent changes are made to those plans which increase or decrease the height, floor area, or occupant load of the proposed-structure by more than five percent or change the use or if changes exceed or violate the Zoning Code regulations in force on the date that the plan check fee is paid. These rights shall also end if the ~~zone change or conditional use permit~~ discretionary land use approval for which permitted the project terminates under the provisions of Sections 12.21 F.3.(b)(4), 12.32 G.1., or 12.32 G.2 Chapter 1 of this Code or any ordinance adopted pursuant to Chapter 1 of this Code.

Sec. 10. Subsection Q of Section 12.27 of the Los Angeles Municipal Code is deleted:

~~**Q. Requirement for Utilization of Variance.** Any variance granted by the provisions of this section is conditional upon the privileges being utilized within two years after the effective date of the approval and, if the privileges granted in the permit are not utilized or construction work is not begun within that time and carried on diligently without substantial suspension or abandonment of work, then the authorization to establish the use shall become void. In addition, all the conditions of the approval must be fulfilled before the use can be established, unless the approval itself expressly provides otherwise.~~

~~A Zoning Administrator may extend any applicable termination date for one additional period, not to exceed one year, prior to the termination date of the period, if a written request is filed with the Office of Zoning Administration setting forth the reasons for the request and a Zoning Administrator determines that good and reasonable cause exists. A public hearing shall be held and notice given in the same manner as described in Subsection C.~~

~~A Zoning Administrator may determine that the time limit for any variance or exception listed in this section, which is filed simultaneously with a vesting application as allowed~~

~~by Section 12.24T, may have the same time limit as the approval granted pursuant to Section 12.24T.~~

Sec. 11. Paragraph (h) of Subdivision 1 of Subsection G of Section 12.32 of the Los Angeles Municipal Code is amended to read:

(h) **Expiration of T.** Except as provided for in Subdivision 2 of this subsection, as to those properties placed in the T classification subsequent to March 26, 1973, whenever property remains in the T Tentative classification for a period of six years after the effective date of the ordinance creating it without the recording of a Final Tract Map or a Final Parcel Map, or a decision by the Department that all required dedications, payments and improvements have been made or assured to the satisfaction of the appropriate City agencies, the T Tentative Zone classification and the zoning authorized thereby shall become null and void, the rezoning proceeding shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of the rezoning proceedings and shall be so redesignated.

EXCEPTION: Notwithstanding the above, T Tentative classification periods for previously-approved projects shall automatically be increased by 36 months if such a T Tentative classification has expired or may expire on or after July 15, 2008 and before January 1, 2014.

Sec. 12. Paragraph (f) of Subdivision 2 of Subsection G of Section 12.32 of the Los Angeles Municipal Code is amended to read:

(f) **Time Limit.** Except as provided below and in Subsection I, no Q Qualified classification shall be granted for more than six years unless:

(i) (1) substantial physical development of the property for one or more of the uses first permitted by the Q has taken place within that time; or

(ii) (2) if no physical development is necessary, but the property is being used for one or more of the purposes first permitted by the Q, then the Qualified classification and the authority contained there shall become null and void, the rezoning proceedings shall be terminated, and the property thereafter may only be utilized for those purposes permitted prior to the commencement of the rezoning proceedings; or

(3) such a Q Qualified classification that has expired or may expire on or after July 15, 2008 and before January 1, 2014, which shall automatically be granted a 36-month increase in time.

In addition, the Director may determine that the development has not been continuously and expeditiously carried on to completion, but that one or more usable units has been completed and that the partial development will meet the requirements for the utilization of the (Q) classification. The Director may impose conditions on the partial development to meet the intent of this subdivision. The Director shall advise the Department of Building and Safety of his or her decision. Thereafter, a Certificate of Occupancy may be issued after compliance with the Director's decision, and the temporary (Q) classification shall be permanent on that portion of the property determined by the Director to be appropriate to the completed portion of the development. The Qualified classification and the authority contained there shall become null and void as to the remainder of the property. Notwithstanding any other provision of this Code to the contrary, no public hearing need be held nor notice be given before terminating the (Q) Qualified classification and restricting the property to its previously permitted uses.

Sec. 13. Section 12.36 of the Los Angeles Municipal Code is amended to read:

SEC. 12.36. PROCEDURES FOR PROJECTS REQUIRING MULTIPLE APPROVALS.
(CHARTER § 564).

~~A. Applications. If a project involves more than one discretionary land use approval, the applicant shall file applications for all of the approvals the applicant reasonably believes are necessary at the same time. If the applicant does not file a single application form for all of the approvals, the applicant shall make reference on each application to each of the other applications filed for the project.~~

~~B. Projects Requiring Multiple Quasi-Judicial Approvals. If a project requires more than one quasi-judicial approval by the Zoning Administrator, the Area Planning Commission or the City Planning Commission, those approvals that otherwise would be considered by the Zoning Administrator shall be decided by either the Area Planning Commission or the City Planning Commission, whichever has jurisdiction over at least one of the approvals. If both the Area Planning Commission and the City Planning Commission have jurisdiction over approvals, all of the applications shall be considered by the City Planning Commission. The procedures used for consideration of initial decisions and any appeals of all of the required approvals shall be those set forth in Section 12.24B through Q. If the Area Planning Commission is the initial decision-maker, and there are not at least three members of the Area Planning Commission who have been appointed and taken the oath of office at the time the application is deemed complete, the City Planning Commission shall have initial decision making authority.~~

~~C. Projects Requiring Both Quasi-Judicial and Legislative Approvals.~~

~~(1) Except as provided in Subdivision 2. below, if a project requires at least one quasi-judicial approval and at least one legislative approval, all of the applications shall be considered by the City Planning Commission. The procedures used for consideration of initial decisions and any appeals of all of the required approvals will be those set forth in Section 12.32 B. through D. However, if the Commission fails to act on a quasi-judicial application or appeal, which is a part of a multiple approval, then the quasi-judicial action shall be transferred to the City Council without a recommendation for a decision. If a project requires a plan amendment, notwithstanding the time limits set forth in Section 12.32 B. through D., the time limit in which the Council must act on all applications shall run from the time the Council receives the Mayor's recommendation or the time for the mayor to act expires.~~

~~(2) Notwithstanding Subdivision 1 above, if a project requires at least one quasi-judicial approval and at least one legislative approval and the City Planning Commission has delegated consideration of those legislative approvals to the Area Planning Commission pursuant to Charter Section 565, all of the applications shall be considered by the Area Planning Commission. The procedures used for consideration of initial decisions and any appeals of all of the required approvals shall be those set forth in Section 12.32 Subsections B through D. However, if the Commission fails to act on a quasi-judicial application or appeal, which is a part of a multiple approval, then the quasi-judicial action shall be transferred to the City Council without a recommendation for a decision. If the Area Planning Commission is the initial decision-maker, and there are not at least three members of the Area Planning Commission who have been appointed and taken the oath of office at the time the application is deemed complete, the City Planning Commission shall have initial decision-making authority.~~

~~D. Projects Requiring Multiple Approvals, Including Subdivision Approval. If a project subject to Subsections B. or C. of this section also requires a tract map or parcel map approval by the Advisory Agency, that subdivision approval and any appeals shall be decided and governed by the rules applicable to subdivision approvals as set forth in Article 7 of this chapter. Hearings for and consideration of appeals of subdivision approvals by the Advisory Agency shall be scheduled for the same time as the hearing and decision by the Area Planning Commission or City Planning Commission, whichever has jurisdiction over the other approvals. Any time limit within which the Area Planning Commission or City Planning Commission must act on the applications before it are extended by the number of days required by this Code for hearings to be held and decisions made on a subdivision appeal and other discretionary approvals at the same time.~~

~~E. Projects Requiring Multiple Approvals, Including Director Approval. If a project requires more than one approval by the Zoning Administrator and the Area~~

~~Planning Commission or the City Planning Commission and also requires an approval by the Director, all the applications shall be decided by either the Area Planning Commission or the City Planning Commission, whichever Commission has jurisdiction over at least one of the approvals, as provided in Subsections B., C. or D. of this section. The procedure used for consideration of initial decisions and any appeals of the required approvals shall be those set forth in Subsections B., C. or D. of this section. However, if a public benefit approval is combined with a quasi-judicial approval, but neither a legislative nor a subdivision approval is also required, then the initial decision-maker shall be the City Planning Commission and the appellate body shall be the City Council.~~

A. Purpose. The purpose of this Section is to create clear, consistent procedures for the review of projects requiring multiple, related approvals, including appropriate hearing and appeal routes, in order to promote efficiency in case processing, provide certainty in the development review process, and establish procedures for the comprehensive consideration of project benefits and impacts.

B. Definitions. Notwithstanding any provision of this Code to the contrary, the following definitions shall apply to this Section:

Legislative Approval. Any approval that requires an action by the City Council, as set forth in Sections 11.5.6, 11.5.7 G, 12.20.3 E-F, and 12.32 of this Code.

Quasi-judicial Approval. Any approval for which the initial decision becomes final unless appealed, as set forth in Sections 11.5.7 C-F,H, 12.20.2, 12.20.2.1, 12.20.3.I-L, 12.21 A.2, 12.21 G.3, 12.22 A.25, 12.24, 12.24.1, 12.26 K, 12.27, 12.28, 12.30 H, 12.30 J, 12.32 H, 12.32 R, 13.08 E, 14.00 B, 16.05, 16.50, and Article 8 of this Code.

Subdivision Approval. Any approval involving a Division of Land as set forth in Article 7 of this Code.

C. Filing Requirement. If an applicant files for a project that requires two or more approvals, then the procedures set forth in this section shall govern, subject to Charter Section 245 regarding appeals. Applicants shall file applications at the same time for all approvals reasonably related and necessary to complete the project. The procedures and time limits set forth in this section shall only apply to multiple applications filed concurrently for one project.

D. Decision-makers. Notwithstanding any provision of this Code to the contrary, the following shall apply for projects requiring multiple approvals.

1. City Planning Commission. If a project requires any approval separately decided by an Area Planning Commission, the Zoning Administrator, or the Director, as the initial decision-maker, and also requires any approval or

recommendation by the City Planning Commission as the initial decision-maker, then the City Planning Commission shall have initial decision-making authority for all of the approvals.

(a). **Appellate Body.** The City Council shall decide all appeals of the City Planning Commission's decisions or recommendations as the initial decision-maker on projects requiring multiple approvals, including a related Subdivision Approval.

(b). **Procedures.** If all of the applications are for Quasi-judicial Approvals, then the procedures for consideration and appeal of all the applications shall be those set forth in Section 12.24 B through Q. However, if any Legislative Approval is included, then the procedures for consideration and appeal of all the applications shall be those set forth in Section 12.32 B through D.

2. **Area Planning Commission.** If a project requires any approval separately decided by the Zoning Administrator or the Director, as the initial decision-maker, and also requires any approval by an Area Planning Commission as the initial decision-maker, then the Area Planning Commission where the project is located shall have initial decision-making authority for all of the approvals.

(a). **Appellate Body.** The City Council shall decide all appeals of the Area Planning Commission's decisions as initial decision-maker for projects requiring multiple approvals, including a related Subdivision Approval.

(b). **Procedures.** If all of the applications are for Quasi-judicial Approvals, then the procedures for consideration and appeal of all the applications shall be those set forth in Section 12.24 B through Q. However, if any Legislative Approval is included, then the procedures for consideration and appeal of all the approvals shall be those set forth in Section 12.32 B through D.

3. **Zoning Administrator.** If a project requires approvals separately decided by the Zoning Administrator or the Director, as the initial decision-maker, then the Zoning Administrator shall have initial decision-making authority for all of the approvals.

(a). **Appellate Body.** The Area Planning Commission where the project is located shall decide all appeals of decisions of the Zoning Administrator as initial decision-maker on projects requiring multiple approvals. However, if regulations within Chapter 1 of this Code require any of the approvals to be heard by the City Planning Commission or City Council on appeal, including a related Subdivision Approval, the City

Planning Commission or City Council, as appropriate, shall decide all appeals of decisions of the Zoning Administrator as initial decision-maker.

(b). Procedures. The procedures for consideration and appeal of all related applications for Quasi-Judicial Approvals of the Zoning Administrator as initial decision-maker shall be those set forth in Section 12.24 B through Q.

4. Director of Planning. If a project requires multiple approvals decided by the Director, the following shall apply.

(a). Appellate Body. The Area Planning Commission where the project is located shall decide all appeals of decisions of the Director as initial decision-maker on projects requiring multiple approvals. However, if regulations within Chapter 1 of this Code require any of the approvals to be heard by the City Planning Commission or City Council on appeal, including a related Subdivision Approval, the City Planning Commission or City Council, as appropriate, shall decide all appeals of decisions of the Director as initial decision-maker.

(b). Procedures. The procedures for consideration and appeal of all related applications for Quasi-Judicial Approvals of the Director as initial decision-maker shall be those set forth in Section 11.5.7 C. However, when the City Planning Commission is the appellate body, the procedures for the approval that required appeal to the City Planning Commission shall govern for all applications.

5. Advisory Agency. The Advisory Agency shall have separate initial decision-making authority for any Subdivision Approval filed concurrently with any Quasi-judicial Approval or Legislative Approval in accordance with the procedures set forth in Article 7 of Chapter 1 of this Code.

F. Separate Decisions Findings. When acting on multiple applications for a project, the initial decision-maker or appellate body shall separately make all required findings for each application. When appropriate, the initial decision-maker or appellate body may make findings by reference to findings made for another application involving the same project.

G. Appeals No New Appeal Rights. This section is not intended to create any additional appeal or level of appeal in connection with any application for a land use approval under this Code. When regulations within Chapter 1 of this Code provide for further appeal beyond the appellate body of any approval filed as part of a project requiring multiple approvals, only that approval otherwise eligible for a secondary appeal shall be subject to further appeal. This section also does not limit who may file an appeal as identified in each discretionary land use application process.

H. Time to Act. Notwithstanding any other provision of the Code to the contrary, an extension of time to act on applications or initiations under the multiple approval provisions may be agreed upon between the applicant and the decision-maker or the appellate body.

I. Expiration. Notwithstanding any other provisions of this Code:

1. Any Quasi-judicial Approval granted in conjunction with a Legislative Approval shall expire with the Legislative Approval, not to exceed six years.

2. Any Quasi-judicial Approval granted in conjunction with a Subdivision Approval shall expire with the Subdivision Approval. The expiration period of such Quasi-Judicial Approvals may be extended with the Subdivision Approval pursuant to Article 7 of this Code.

3. Any Legislative Approval granted in conjunction with a Subdivision Approval may be extended for the full time limit of the Subdivision Approval, including time extensions pursuant to Article 7 of this Code, for the purpose of recordation of an approved map.

Sec. 14. Subdivision 10 of Subsection B of Section 14.00 of the Los Angeles Municipal Code is deleted:

~~10. **Approval Expiration.** Alternative compliance measures approved pursuant to the provisions of this section are conditional on the privileges being utilized within two years after the effective date of the approval or other time specified in the grant.~~

~~The alternative compliance measure approval to permit establishment of the public benefit project shall become void if the privileges granted are not utilized or construction work is not begun within that time and carried on diligently without substantial suspension or abandonment of work. In addition, the conditions of the approval which guarantee compliance with the performance standards and any alternative methods of compliance shall be fulfilled before the use can be established, unless the approval itself expressly provides otherwise.~~

~~Prior to the expiration of the time period, the applicant may file a written request with the Director for an extension of the termination period set forth above. Pursuant to the written request or on his or her own, the Director may extend the termination time for a period up to one year based on a finding that good and reasonable cause exists to grant the extension of time.~~

Sec. 15. Subdivision 6 of Subsection G of Section 16.05 of the Los Angeles Municipal Code is deleted:

~~6. Expiration. If an approval is not utilized within three (3) years after this effective date, i.e., if building permits are not issued and construction work is not begun within such time, and carried on diligently so that building permits do not lapse, such an approval shall become void.~~

Sec. 16. Subdivision 4 or Subsection E of Section 16.50 of the Los Angeles Municipal Code is amended to read:

~~4. Duration of Design Review Board Preliminary Review and the Director's Decision or the Area Planning Commission's Decision on Appeal. A design review board's advice on an optional preliminary application shall be valid for 24 months.~~

~~A final decision of the Director or Area Planning Commission on appeal shall be valid for a period of two years, so long as all necessary building permits are obtained within that two years. In the event a building permit is obtained in a timely manner but subsequently expires, the Director's decision or Area Planning Commission's decision on appeal shall expire with the building permit.~~

Sec. 17. Section 17.02 of the Los Angeles Municipal Code is amended to read:

Appeal Board

~~(a) The City Planning Commission, for the purpose of hearing and making decisions upon appeals from actions of the Advisory Agency with respect to any parcel map or tentative map which creates or results in (a) 50,000 or more gross square feet of nonresidential floor area; or (b) 65,000 or more gross square feet of lot area; or (c) 50 or more dwelling units or guest rooms or combination of dwelling units and guest rooms; and/or the kind, nature and extent of improvements required in connection with these actions.~~

~~(b) The Area Planning Commission, for the purpose of hearing and making decisions upon appeals from actions of the Advisory Agency with respect to any parcel map or tentative map which creates or results in (a) less than 50,000 gross square feet of nonresidential floor area; or (b) less than 65,000 gross square feet of lot area; or (c) fewer than 50 dwelling units or guest rooms or combination of dwelling units and guest rooms; and/or the kind, nature and extent of improvements required in connection with these actions. The Area Planning Commission which hears the matter shall be the Area Planning Commission in the area in which the parcel map or tentative map is located.~~

The Area Planning Commission where the map is located for any parcel map or tentative map that: (a) creates or results in less than 50,000 gross square feet of nonresidential floor area; or (b) creates or results in fewer than 50 dwelling

units, guest rooms, or combination of dwelling units and guest rooms; or (c) involves a lot with fewer than 65,000 square feet of lot area. Otherwise, the City Planning Commission.

Sec. 18. Subdivision 3 of Subsection A of Section 17.07 of the Los Angeles Municipal Code is deleted:

~~3. Notwithstanding the provisions of Sections 11.5.7, 12.20.2, 12.24, 12.27, 12.28, 12.32, 16.05, and 16.50 of this Code to the contrary, the initial expiration period for the following discretionary land use entitlements shall automatically be increased by 12 months if approved in conjunction with a Tentative Tract or Vesting Tentative Tract Map that expires on or after July 15, 2008 and before July 15, 2009, or by 36 months if approved in conjunction with a Tentative Tract or Vesting Tentative Tract that expires on or after July 15, 2009 and before January 1, 2011, or by 24 months if approved in conjunction with a Tentative Tract or Vesting Tentative Tract that expires in 2011:~~

~~(a) coastal development permits, as set forth in Section 12.20.2 of this Code;~~

~~(b) conditional use permits, plan approvals, and other similar quasi-judicial approvals, as set forth in Section 12.24 of this Code;~~

~~(c) variances and plan approvals, as set forth in Section 12.27 of this Code;~~

~~(d) adjustments and slight modifications, as set forth in Section 12.28 of this Code;~~

~~(e) specific plan project permit compliance reviews, adjustments and exceptions, as set forth in Section 11.5.7 of this Code;~~

~~(f) zone and height district changes, as set forth in Section 12.32 of this Code;~~

~~(g) site plan review, as set forth in Section 16.05 of this Code;~~
and

~~(h) other discretionary land use entitlements, as determined by the Director.~~

Sec. 19. Subdivision 3 of Subsection A of Section 17.56 of the Los Angeles Municipal Code is deleted:

~~3. Notwithstanding the provisions of Sections 11.5.7, 12.20.2, 12.24, 12.27, 12.28, 12.32, 16.05, and 16.50 of this Code to the contrary, the initial~~

~~expiration period for the following discretionary land use entitlements shall automatically be increased by 12 months if approved in conjunction with a Parcel Map or a Tentative Map filed pursuant to the requirements of Section 17.50 C. of this Code that expires on or after July 15, 2008 and before July 15, 2009, or by 36 months if approved in conjunction with a Parcel Map or Tentative Map filed pursuant to the requirements of Section 17.50 C. of this Code that expires on or after July 15, 2009, and before January 1, 2011, or by 24 months if approved in conjunction with a Parcel Map or a Tentative Map filed pursuant to the requirements of Section 17.50 C. of this Code that expires in 2011:~~

~~(a) — coastal development permits, as set forth in Section 12.20.2 of this Code;~~

~~(b) — conditional use permits, plan approvals, and other similar quasi-judicial approvals, as set forth in Section 12.24 of this Code;~~

~~(c) — variances and plan approvals, as set forth in Section 12.27 of this Code;~~

~~(d) — adjustments and slight modifications, as set forth in Section 12.28 of this Code;~~

~~(e) — specific plan project permit compliance reviews, adjustments and exceptions, as set forth in Section 11.5.7 of this Code;~~

~~(f) — zone and height district changes, as set forth in Section 12.32 of this Code;~~

~~(g) — site plan review, as set forth in Section 16.05 of this Code;~~
and

~~(h) — other discretionary land use entitlements, as determined by the Director.~~

Sec. 20. Subsection D of Section 18.08 of the Los Angeles Municipal Code is amended to read:

D. Requirements for Utilization of Private Street. The private street approval shall be void unless all conditions of approval are completed or fulfilled within ~~three~~ six years from the date of approval, except that grading and improvement condition shall be considered as fulfilled if the required work is begun during that time limit and diligently carried on to completion. ~~The time limit for completing or fulfilling the conditions of approval may be extended by the Director or, upon appeal, by the Board for a period not exceeding three years.~~

Sec. 21. Urgency Clause. The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health, and safety for the following reason: In order for the City of Los Angeles to preserve development applications that may expire or cannot be presently processed due to current adverse economic conditions impacting the City's budget and to streamline and create predictability in the development review process for the benefit of economic development during distressed times, it is necessary to immediately create consistent procedures for review of projects requiring multiple approvals, synchronize the expiration periods of multiple approvals granted to a single project, clarify language regarding utilization of approvals, eliminate the redundancy of extensions of time for quasi-judicial land use approvals, extend the life of previously-granted approvals following the dates specified in the state legislation SB-1185 (CA Gov't Code Sections 66442.6, 66452.14, 66425.15, 66452.21, and 66463.5) and AB-333 (CA Gov't Code Sections 65961 and 66452.22), and make minor technical corrections. The Council, therefore, with the Mayor's concurrence, adopts this ordinance to become effective upon publication pursuant to Los Angeles City Charter Section 253.

Sec. 22. The City Clerk shall certify ...

ATTACHMENT 1

LAND USE FINDINGS

LAND USE FINDINGS

The City Planning Department recommends that the City Planning Commission, in accordance with Charter Sections 556 and 558, find:

1. In accordance with Charter Section 556, that the proposed ordinance (Appendix A) is in substantial conformance with the purposes, intent, and provisions of the General Plan in that it supports several of the Goals and Objectives outlined in the Economic Development chapter of the Framework Element of the General Plan, including:

Goal 7A of the Framework Element of the General Plan, "A vibrant economically revitalized City" – Appendix A specifically addresses Framework Element Objective 7.1, "Focus available resources on a coordinated ... effort to promote economic activity in Los Angeles," through implementation of Policy 7.1.1, which aims to "[r]eorganize local government as needed to coordinate economic development" by creating consistent procedures for the review of projects requiring multiple approvals;

Goal 7D of the Framework Element of the General Plan, "A City able to attract and maintain new land uses and businesses" – Appendix A addresses Framework Element Objective 7.3, "Improve the provision of governmental services, expedite the administrative processing of development applications, and minimize public and private development application costs," through implementation of Policy 7.4.1 which prompts the Department to "[d]evelop and maintain a streamlined development review process to assure the City's competitiveness within the Southern California region"; and

Goal 7F of the Framework Element of the General Plan, "A fiscally stable City" – Appendix A further addresses, Framework Element Objective 7.1, "Maintain and improve municipal service levels throughout the City to ... enable Los Angeles to be competitive when attracting desirable new development," through implementation of Policy 7.8.2 by creating "proactive policies to attract development that enhances the City's fiscal balance" through the consolidation of processes and synchronization of the expiration of related entitlements.

2. In accordance with Charter Section 558 (b)(2), the proposed ordinance (Appendix A) will be in conformity with the public necessity, convenience, general welfare, and good zoning practice in that it supports:

Goal 3A of the Framework Element of the General Plan, "A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, ... and achievement of the vision for a more liveable city", by specifically addressing Objective 3.4, "Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards," through implementation of Policy 3.4.3d, which instructs the Department to create "[s]treamlined development review processes"; and

Goal 4A of the Framework Element of the General Plan, "An equitable distribution of housing opportunities by type and cost accessible to all residents of the City," and

Goal 1 of the Housing Element of the General Plan, "A City where housing production and preservation result in an adequate supply of ownership and rental housing" specifically addressing:

- Framework Element Objective 4.4, "Reduce regulatory and procedural barriers to increase housing production and capacity in appropriate locations," through implementation of Policy 4.4.1b by streamlining "procedures for securing building permits, inspections, and other clearances needed to construct housing," and
- Housing Element Objective 1.5, "Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs" by effectuating Program E, Zoning Code Reform, identified under Policy 1.5.1, "Streamline the land use entitlement, environmental review, and building permit processes."

ENVIRONMENTAL FINDING

A Negative Declaration, ENV-2010-1496-ND, was published on this matter on June 17, 2010, and it was determined that this project will not have a significant effect on the environment. Subsequent to the publication of ENV-2010-1496-ND, an Addendum (Reconsideration), ENV-2010-1496-ND-REC1, was published to recirculate the revised project description. Again, it was determined that this project will not have a significant effect on the environment (see Attachment 3 for both documents).

ATTACHMENT 2

ACKNOWLEDGEMENTS

ACKNOWLEDGEMENTS

The Code Studies Section of the Department of City Planning would like to sincerely thank the numerous Angelenos who have graciously offered their time and expertise in contributing to the proposed *Multiple Approvals Procedural Revisions* ordinance. The following individuals and organizations (listed in no particular order) have all substantively informed these efforts by attending workshops, participating in focus groups, submitting written commentary, or offering input at the March 23, 2011 public hearing:

*Lucille Saunders
Kathy Delle Donne
Jack Allen
Don Keller
Brad Rosenheim
Edgar Khalatian
Will Wright
Cary Brazeman
David Thompson
Beverly Kenworthy
Michael Gonzales
Craig Lawson
Keith Nakata
Arthur Hernandez
Kevin McDonnell
Laura Lake
Fran Reichenbach
Sandy Brown
DJ Moore
Jennifer Malaret
Nancy Freedman
Stephanie White
Jim Ries
Anh Nguyen
Loren Montgomery
Joel Miller
Dan Green
Doug Arsenault
Frank Wada
David Solis
Liz Herron
Glenn Bailey*

*Gary Leigh
Linda Romney
Karen Kanter
Tom Freeman
Jay Ross
Yuval Bar-Zemer
Chris Spitz
Barbara Kohn
Kathline King
Greg Yerazamian
Ted Rozmer
Lydia Mather
Jessica Pakdaman
Sigrid Acosta Ramos
Roger Lovil
John Whittaker
Bob Anderson
Don D. Wiggins
Michael Cohen
August Steurer
Maria Scherzer
Dennis Chew
Joyce Dillard
Rosemary DeMonte
Cindy Cleghorn
Mark Seigel
Pacific Palisades Community Council
Los Angeles Chamber of Commerce
Valley Industry & Commerce Association
Central City Association
Hollywood Hospitality Association
Building Industry Association*

ATTACHMENT 3

ENVIRONMENTAL CLEARANCE

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

WILLIAM ROSCHEN
PRESIDENT
REGINA M. FREER
VICE-PRESIDENT
SEAN O. BURTON
DIEGO CARDOSO
MATT EPSTEIN
FR. SPENCER T. KEZIOS
YOLANDA OROZCO
BARBARA ROMERO
MICHAEL K. WOO
JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
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INFORMATION
www.planning.lacity.org

December 9, 2010

ATTN: James Williams
Los Angeles City Planning Commission
200 N. Spring St., Room 272
Los Angeles, CA 90012

RE: **Addendum to ENV-2010-1496-ND; Single and Multiple Approvals Ordinance;
Citywide**

Commissioners,

Pursuant to Section 15164 of the State CEQA Guidelines, the Department of City Planning has issued an Addendum (Reconsideration) to the previously issued Negative Declaration (ENV-2010-1496-ND), which supplements the City Planning Commission Case No. CPC-2010-1495-CA, a proposed code amendment with the following project description:

"A proposed ordinance amending Sections 11.5.7, 12.03, 12.20.2, 12.20.2.1, 12.20.3, 12.22, 12.24, 12.25, 12.27, 12.28, 12.36, 14.00, 16.05, 16.50, 17.02, and 18.08 of the Los Angeles Municipal Code to create consistent procedures for review of projects requiring multiple approvals, clarify language regarding utilization of approvals, synchronize the expiration periods of multiple approvals granted to a single project, extend the expiration periods of quasi-judicial land use approvals, and establish clear procedures for the review of requests for extensions of time of approvals.

"No development is proposed as part of the project. No change in land use, density, or intensity is proposed as part of this project."

Subsequent to the original publication of this ND, from ongoing staff research and consultation with relevant stakeholders, the Department of City Planning has altered some provisions in the draft ordinance than those originally assessed in ENV-2010-1496-ND. These changes include the elimination of extensions of time for quasi-judicial land use permits from the Los Angeles Municipal Codes, a one-time extension of time for all previously-granted approvals consistent with the dates specified in extensions granted to subdivision maps by state law per SB-1185 and AB-333, and clarifying edits on language regarding utilization and expiration of approvals. Relevant documents are included in the administrative record and available for review in the Environmental Case File.

As such, the project description has been changed to read:

"A proposed ordinance amending Sections 11.5.7, 12.20.3, 12.22, 12.24, 12.25, 12.26, 12.27, 12.28, 12.36, 14.00, 16.05, 16.50, 17.02, 17.07, 17.56, and 18.08 of the Los Angeles Municipal Code to create consistent procedures for review of projects requiring multiple approvals,

synchronize the expiration periods of multiple approvals granted to a single project, clarify language regarding utilization of approvals, eliminate the redundancy of extensions of time for quasi-judicial land use approvals, extend the life of previously-granted approvals following the dates specified in the state legislation SB-1185 and AB-333, and make minor technical corrections.

"No development is proposed as part of the project. No change in land use, density, or intensity is proposed as part of this project."

Since the physical nature and scale of the project has not significantly changed from the original scope of the proposed code amendment, the Department of City Planning considers this request to be a minor technical change to the original ND for the proposed code amendment. The revision does not create any new substantial impacts beyond what has been previously analyzed in the original environmental clearance and does not represent any increase or substantial change to the originally proposed project.

Pursuant to Section 15073.5 of CEQA, The Department of City Planning is recirculate the revised project description, the ND, and this Addendum (Reconsideration) for a period of 20 days.

Sincerely,



Michael J. LoGrande
Director
Department of City Planning

Tom Rothmann
City Planner
TR:TB

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
 NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT CITYW
---	---------------------------

PROJECT TITLE ENV-2010-1496-ND	CASE NO. CPC-2010-1495-CA
-----------------------------------	------------------------------

PROJECT LOCATION
N/A N/A

PROJECT DESCRIPTION
 A proposed ordinance amending Sections 11.5.7, 12.03, 12.20.2, 12.20.2.1, 12.20.3, 12.22, 12.24, 12.25, 12.27, 12.28, 12.36, 14.00, 16.05, 16.50, 17.02, and 18.08 of the Los Angeles Municipal Code to create consistent procedures for review of projects requiring multiple approvals, clarify language regarding utilization of approvals, synchronize the expiration periods of multiple approvals granted to a single project, extend the expiration periods of quasi-judicial land use approvals, and establish clear procedures for the review of requests of extensions of time of approvals.

No development is proposed as part of the project. No change in land use, density, or intensity is proposed as part of this project.


NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 City of Los Angeles, Department of City Planning
 200 N. Spring Street, Room 763
 Los Angeles, CA 90012

FINDING:
 The City Planning Department of the City of Los Angeles has Proposed that a negative declaration be adopted for this project. The Initial Study indicates that no significant impacts are apparent which might result from this project's implementation. This action is based on the project description above.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
TANVER BLACKMAN	City Planning Assistant	(213) 978-1353

ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	SIGNATURE (Official) 	DATE 6/11/2010
--	--	-----------------------

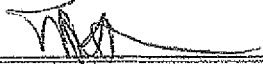
CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CITYW	DATE: 06/11/2010
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2010-1496-ND	RELATED CASES: CPC-2010-1495-CA	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: SINGLE AND MULTIPLE APPROVALS		
ENV PROJECT DESCRIPTION: A proposed ordinance amending Sections 11.5.7, 12.03, 12.20.2, 12.20.2.1, 12.20.3, 12.22, 12.24, 12.25, 12.27, 12.28, 12.36, 14.00, 16.05, 16.50, 17.02, and 18.08 of the Los Angeles Municipal Code to create consistent procedures for review of projects requiring multiple approvals, clarify language regarding utilization of approvals, synchronize the expiration periods of multiple approvals granted to a single project, extend the expiration periods of quasi-judicial land use approvals, and establish clear procedures for the review of requests of extensions of time of approvals.		
No development is proposed as part of the project. No change in land use, density, or intensity is proposed as part of this project.		
ENVIRONMENTAL SETTINGS: The City of Los Angeles is the second largest city in the United States by population with an estimated 4 million residents. The city's boundaries cover a total area of 498.3 square miles (1,291 km ²), comprising 469.1 square miles (1,214.9 km ²) of land and 29.2 square miles (75.7 km ²) of water, reflecting a diverse terrain of urbanized areas, beaches, mountains, and valleys. The City of Los Angeles is divided into 15 City Council districts and 35 Community Plan Areas.		
PROJECT LOCATION: N/A N/A		
COMMUNITY PLAN AREA: CITYWIDE STATUS: <input type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: CITYWIDE	CERTIFIED NEIGHBORHOOD COUNCIL: CITYWIDE
EXISTING ZONING:	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: N/A	LA River Adjacent: NO
GENERAL PLAN LAND USE:	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: N/A	
	PROPOSED PROJECT DENSITY: N/A	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

	City Planning Assistant	(213) 978-1353
Signature	Title	Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> AESTHETICS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/TRAFFIC
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

City of Los Angeles, Department of City Planning

PHONE NUMBER:

(213) 978-1353

APPLICANT ADDRESS:

200 N. Spring Street, Room 763
Los Angeles, CA 90012

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

06/04/2010

PROPOSAL NAME (if Applicable):

Single and Multiple Approvals Ordinance

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS			
a.	Have a substantial adverse effect on a scenic vista?		✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?		✓
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	✓	
II. AGRICULTURE AND FOREST RESOURCES			
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?		✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?		✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?		✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?		✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?		✓
III. AIR QUALITY			
a.	Conflict with or obstruct implementation of the applicable air quality plan?		✓
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		✓
d.	Expose sensitive receptors to substantial pollutant concentrations?		✓
e.	Create objectionable odors affecting a substantial number of people?		✓
IV. BIOLOGICAL RESOURCES			
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?		✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		✓
V. CULTURAL RESOURCES			

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				✓
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d.	Disturb any human remains, including those interred outside of formal cemeteries?				✓
VI. GEOLOGY AND SOILS					
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?				✓
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?				✓
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				✓
e.	Result in substantial soil erosion or the loss of topsoil?				✓
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
VII. GREEN HOUSE GAS EMISSIONS					
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				✓
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓
VIII. HAZARDS AND HAZARDOUS MATERIALS					
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✓
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
IX. HYDROLOGY AND WATER QUALITY					
a.	Violate any water quality standards or waste discharge requirements?				✓
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				✓
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f.	Otherwise substantially degrade water quality?				✓
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓
X. LAND USE AND PLANNING					
a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✓
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
XI. MINERAL RESOURCES					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
XII. NOISE					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				✓
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				✓
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
XIII. POPULATION AND HOUSING					
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
XIV. PUBLIC SERVICES					
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?				✓
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?				✓
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?				✓
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?				✓
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?				✓
XV. RECREATION					
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓
XVI. TRANSPORTATION/TRAFFIC					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				✓
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
e.	Result in inadequate emergency access?				✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓
XVII. UTILITIES AND SERVICE SYSTEMS					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✓
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?				✓
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE					
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description will not cause potentially significant impacts on the environment. Therefore, this environmental analysis concludes that a Negative Declaration shall be issued for the environmental case file known as ENV-2010-1496-N ENV-2010-1496-ND and the associated case(s), CPC-2010-1495-CA .

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763.

Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/>

Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or

City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE: City Planning Assistant	TELEPHONE NO.: (213) 978-1353	DATE: 06/11/2010
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Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	<p>The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. The code amendment project itself does not include any specific physical development. The proposed code amendment would not change existing City regulations governing building heights, nor would it change allowed land uses or development intensity within the City of Los Angeles. As this code amendment only alters zoning code language relevant to discretionary approvals applicants may request, all future development projects to which the proposed code amendment would apply will require CEQA review, including an assessment of the project's visual impacts upon existing neighborhood character. Implementation of the proposed regulations through future development projects would not represent any change in how future development would affect scenic vistas. No adverse impact would result.</p>
b.	NO IMPACT	<p>Scenic resources including trees (inclusive of street trees and other landscape trees) and historic buildings are found throughout the City of Los Angeles. However, the proposed code amendment project itself does not include any specific physical development that would affect these resources. The proposed regulations would not encourage tree removal, damage to historic structures, or any increase in development intensity or distribution in the project area. No adverse impact would result.</p>

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	<p>The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. The code amendment project itself does not include any specific physical development. The proposed code amendment would not change existing City regulations governing building heights, nor would it change allowed land uses or development intensity within the City of Los Angeles. As this code amendment only alters zoning code language relevant to discretionary approvals applicants may request, all future development projects to which the proposed ordinance would apply will require CEQA review, which would include an assessment of the project's visual impacts. No adverse impact would result.</p>	
d.	LESS THAN SIGNIFICANT IMPACT	<p>Future development approved within the City of Los Angeles has the potential to create new sources of substantial light or glare that could adversely affect day or nighttime views. However, this proposed code amendment project does not include any specific development and does not encourage more lighting or glare-generating architectural features than are allowed under existing regulations. Impacts would be less than significant.</p>	

II. AGRICULTURE AND FOREST RESOURCES

a.	NO IMPACT	<p>The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. The proposed regulations themselves do not</p>	
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Impact?	Explanation	Mitigation Measures
	include any specific development and do not encourage conversion of agricultural land to non-agricultural uses or impacts to land under Williamson Act contract. No impacts to agricultural resources would occur.	
b. NO IMPACT	The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. The proposed regulations themselves do not include any specific development and do not encourage conversion of agricultural land to non-agricultural uses or impacts to land under Williamson Act contract. No impacts to agricultural resources would occur.	
c. NO IMPACT	The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. The proposed regulations themselves do not include any specific development and do not encourage conversion of agricultural land to non-agricultural uses or impacts to land under Williamson Act contract. No impacts to agricultural resources would occur.	
d. NO IMPACT	Commercial and industrial uses of the type that would result in substantial pollutant concentrations or objectionable odors would not be facilitated by the proposed code amendment project. No changes in land use designations or allowed uses are proposed, and no development would be directly approved by the project. No adverse impacts would occur.	

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	<p>The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. The proposed regulations themselves do not include any specific development and do not encourage conversion of agricultural land to non-agricultural uses or impacts to land under Williamson Act contract. No impacts to agricultural resources would occur.</p>	
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III. AIR QUALITY

a.	NO IMPACT	<p>Implementation of the code amendment project would not increase population levels or net density in the City of Los Angeles. As the project would not contribute to population growth in excess of that forecasted in the AQMP, no impact would occur.</p>	
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b.	NO IMPACT	<p>No development is proposed as part of or would be facilitated by the code amendment project, and no increases in land use density, intensity, or distribution are proposed. Thus, no impact is anticipated from new stationary sources of pollutants, such as generators or household uses (stoves, heaters, fireplaces etc). As no construction is proposed, impacts from construction emissions would not be increased. Thus, overall air quality would be unaffected by project implementation. The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. The code amendment project itself does not include any specific physical development. No</p>	
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Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	<p>adverse impacts would occur.</p> <p>No development is proposed as part of or would be facilitated by the code amendment project, and no increases in land use density, intensity, or distribution are proposed. Thus, no impact is anticipated from new stationary sources of pollutants, such as generators or household uses (stoves, heaters, fireplaces etc). As no construction is proposed, impacts from construction emissions would not be increased. Thus, overall air quality would be unaffected by project implementation. The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. The code amendment project itself does not include any specific physical development. No adverse impacts would occur.</p>	
d.	NO IMPACT	<p>and industrial uses of the type that would result in substantial pollutant concentrations or objectionable odors would not be facilitated by the proposed code amendment project. No changes in land use designations or allowed uses are proposed, and no development would be directly approved by the project. No adverse impacts would occur.</p>	
e.	NO IMPACT	<p>Commercial and industrial uses of the type that would result in substantial pollutant concentrations or objectionable odors would not be facilitated by the proposed code amendment project. No changes in land use designations or allowed uses are proposed, and no development would be directly approved by the project. No adverse impacts would occur.</p>	
IV. BIOLOGICAL RESOURCES			
a.	NO IMPACT	<p>Biological resources may be found throughout the City of Los Angeles. However, the proposed code amendment project itself does not include any physical development that would affect these resources, and the proposed regulations</p>	

Impact?	Explanation	Mitigation Measures
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	<p>would not encourage tree removal, damage to identified species, riparian communities, or sensitive natural habitats, or any increase in development intensity or distribution in the project area. As this code amendment only alters zoning code language relevant to discretionary approvals applicants may request, all future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's' biological impacts. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.</p>	
b.	<p>NO IMPACT</p> <p>Biological resources may be found throughout the City of Los Angeles. However, the proposed code amendment project itself does not include any physical development that would affect these resources, and the proposed regulations would not encourage tree removal, damage to identified species, riparian communities, or sensitive natural habitats, or any increase in development intensity or distribution in the project area. As this code amendment only alters zoning code language relevant to discretionary approvals applicants may request, all future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's' biological impacts. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.</p>	
c.	<p>NO IMPACT</p> <p>Biological resources may be found throughout the City of Los Angeles. However, the proposed code amendment project itself does not include any physical development that would affect these resources, and the proposed regulations would not encourage tree removal, damage to identified species, riparian communities, or sensitive natural habitats, or any increase in development intensity or distribution in the project area. As this code amendment only alters zoning code language relevant to</p>	

Impact?	Explanation	Mitigation Measures
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		discretionary approvals applicants may request, all future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's' biological impacts. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.	
d.	NO IMPACT	Biological resources may be found throughout the City of Los Angeles. However, the proposed code amendment project itself does not include any physical development that would affect these resources, and the proposed regulations would not encourage tree removal, damage to identified species, riparian communities, or sensitive natural habitats, or any increase in development intensity or distribution in the project area. As this code amendment only alters zoning code language relevant to discretionary approvals applicants may request, all future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's' biological impacts. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.	
e.	NO IMPACT	Biological resources may be found throughout the City of Los Angeles. However, the proposed code amendment project itself does not include any physical development that would affect these resources, and the proposed regulations would not encourage tree removal, damage to identified species, riparian communities, or sensitive natural habitats, or any increase in development intensity or distribution in the project area. As this code amendment only alters zoning code language relevant to discretionary approvals applicants may request, all future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's' biological impacts. No adverse impacts to biological resources, including	

Impact?	Explanation	Mitigation Measures
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		<p>identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.</p>	
f.	NO IMPACT	<p>Biological resources may be found throughout the City of Los Angeles. However, the proposed code amendment project itself does not include any physical development that would affect these resources, and the proposed regulations would not encourage tree removal, damage to identified species, riparian communities, or sensitive natural habitats, or any increase in development intensity or distribution in the project area. As this code amendment only alters zoning code language relevant to discretionary approvals applicants may request, all future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's' biological impacts. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.</p>	

V. CULTURAL RESOURCES

a.	NO IMPACT	<p>The proposed project involves regulatory changes and does not include any specific physical development. The proposed standards would not facilitate nor encourage new development projects, but would affect procedures for processing cases, expiration periods, and requirements for utilization. As this code amendment only alters zoning code language relevant to discretionary approvals applicants may request, all future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's' potential impacts to historic and cultural resources and would be subject to the City's existing policies and procedures, designed to evaluate and protect such resources. Because no construction or physical changes to existing buildings is proposed as part of the project and because of the existing regulations and protections in place, including required CEQA review for projects with potential impacts to historic resources, adoption of</p>	
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Impact?	Explanation	Mitigation Measures
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		the proposed code amendment is not anticipated to have any adverse impacts to historic resources.	
b.	NO IMPACT	The proposed project involves regulatory changes and does not include any specific physical development. As this code amendment only alters zoning code language relevant to discretionary approvals applicants may request, all future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's potential impacts to archaeological resources and would be subject to the City's existing policies and procedures, designed to evaluate and protect such resources. In addition, California Health and Safety Code Section 7050.5 et seq. require that if human remains are discovered the Coroner shall be contacted and an investigation undertaken. If the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she must contact the Native American Heritage Commission. No adverse impacts to archaeological or paleontological resources associated with implementation of the proposed code amendment are anticipated.	
c.	NO IMPACT	The proposed project involves regulatory changes and does not include any specific physical development. As this code amendment only alters zoning code language relevant to discretionary approvals applicants may request, all future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's potential impacts to archaeological resources and would be subject to the City's existing policies and procedures, designed to evaluate and protect such resources. In addition, California Health and Safety Code Section 7050.5 et seq. require that if human remains are discovered the Coroner shall be contacted and an investigation undertaken. If the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she must contact the Native American Heritage Commission. No adverse	

Impact?	Explanation	Mitigation Measures
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		impacts to archaeological or paleontological resources associated with implementation of the proposed code amendment are anticipated.	
d.	NO IMPACT	The proposed project involves regulatory changes and does not include any specific physical development. As this code amendment only alters zoning code language relevant to discretionary approvals applicants may request, all future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's potential impacts to archaeological resources and would be subject to the City's existing policies and procedures, designed to evaluate and protect such resources. In addition, California Health and Safety Code Section 7050.5 et seq. require that if human remains are discovered the Coroner shall be contacted and an investigation undertaken. If the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she must contact the Native American Heritage Commission. No adverse impacts to archaeological or paleontological resources associated with implementation of the proposed code amendment are anticipated.	

VI. GEOLOGY AND SOILS

a.	NO IMPACT	Los Angeles County, like most of Southern California, is a region of high seismic activity and is therefore subject to risk and hazards associated with earthquakes. Several active faults within the region are considered capable of affecting property throughout the City of Los Angeles. The proposed project involves regulatory changes and does not include any specific physical development. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the project. Individual future development projects, to which the proposed regulations would be applicable, would be subject to the requirements of the International Building Code and the California Building Code, which would ensure that the design and construction of new structures are engineered to	
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Impact?	Explanation	Mitigation Measures
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		withstand the expected ground acceleration, liquefaction, or other hazards that may occur on-site. Because no new development is proposed and due to required compliance with applicable building codes, no impacts related to seismic hazards are anticipated.	
b.	NO IMPACT	Los Angeles County, like most of Southern California, is a region of high seismic activity and is therefore subject to risk and hazards associated with earthquakes. Several active faults within the region are considered capable of affecting property throughout the City of Los Angeles. The proposed project involves regulatory changes and does not include any specific physical development. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the project. Individual future development projects, to which the proposed regulations would be applicable, would be subject to the requirements of the International Building Code and the California Building Code, which would ensure that the design and construction of new structures are engineered to withstand the expected ground acceleration, liquefaction, or other hazards that may occur on-site. Because no new development is proposed and due to required compliance with applicable building codes, no impacts related to seismic hazards are anticipated.	
c.	NO IMPACT	Los Angeles County, like most of Southern California, is a region of high seismic activity and is therefore subject to risk and hazards associated with earthquakes. Several active faults within the region are considered capable of affecting property throughout the City of Los Angeles. The proposed project involves regulatory changes and does not include any specific physical development. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the project. Individual future development projects, to which the proposed regulations would be applicable, would be subject to the requirements of the International Building Code and the	

Impact?	Explanation	Mitigation Measures
	California Building Code, which would ensure that the design and construction of new structures are engineered to withstand the expected ground acceleration, liquefaction, or other hazards that may occur on-site. Because no new development is proposed and due to required compliance with applicable building codes, no impacts related to seismic hazards are anticipated.	
d. NO IMPACT	Landslides are often triggered by earthquakes or torrential rainstorms. As noted throughout this document, no specific development is proposed as part of nor would any individual development be approved by the project, and no increases in land use density, intensity, or distribution are proposed. No landslide impacts are anticipated.	
e. NO IMPACT	Erosion potential from site preparation for larger projects would be largely addressed through standard erosion control BMPs that are typically required during project construction; for example, projects with greater than one acre of ground disturbance require State Water Resources Control Board Storm Water Pollution Prevention Plans. In addition, no specific development is proposed as part of this code amendment project, no individual development would be approved by the code amendment, and no increases in land use density, intensity, or distribution are proposed. No impacts resulting from soil erosion or loss of topsoil are anticipated.	
f. NO IMPACT	No specific development is proposed as part of the code amendment project, no individual development would be approved by the code amendment, and no increases in land use density, intensity, or distribution are proposed. In addition, compliance with California Building Code standards for safe construction generally ensures that no impacts related to expansive soils would occur.	
g. NO IMPACT	No specific development is proposed as part of the code amendment project, no individual development would be approved by the code amendment, and no increases in land use density, intensity, or distribution are proposed. In addition, compliance with California Building Code standards for safe construction generally ensures that no impacts related to expansive soils would occur.	

Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	No specific development is proposed as part of the code amendment project, no individual development would be approved by the code amendment, and no increases in land use density, intensity, or distribution are proposed. No impacts would occur related to septic capability.	
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VII. GREEN HOUSE GAS EMISSIONS

a.	NO IMPACT	No development is proposed as part of or would be facilitated by the code amendment project, and no increases in land use density, intensity, or distribution are proposed. Thus, no impact is anticipated, directly or indirectly, regarding generation of greenhouse gas emissions. As no construction is proposed, impacts from construction emissions would not be increased. The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. The code amendment project itself does not include any specific physical development. No adverse impacts would occur.	
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b.	NO IMPACT	No development is proposed as part of or would be facilitated by the code amendment project, and no increases in land use density, intensity, or distribution are proposed. Thus, adoption of the code amendment is not anticipated to conflict with applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions. As no construction is proposed, impacts from construction emissions would not be increased. The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use	
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Impact?	Explanation	Mitigation Measures
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	<p>approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. The code amendment project itself does not include any specific physical development. No adverse impacts would occur.</p>	
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VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	<p>Individual future development projects that may apply for discretionary land use approvals in the City of Los Angeles may be located on or near sites that could raise concerns regarding hazardous materials use, contamination, or other hazards. However, no increases in land use density, intensity or distribution, are proposed as part of the proposed code amendment. No specific development is proposed, and no individual development would be approved by adoption of the code amendment. In addition, a number of existing state and federal laws and programs apply to hazards and hazardous materials and would apply to subsequent future individual development projects. These include the Resource Conservation and Recovery Act, California Fire Codes, Senate Bill 1082 (Facilities Subject to Corrective Action), Department of Health Services regulations, and Department of Housing regulations. Finally, Municipal Code Section 54.05 requires that a hazardous substance clearance report, including provisions for site remediation if warranted, be approved by the County Health Department and recorded with the County for sale or transfer of any property, upon which there has been an unauthorized disposal or release of a hazardous substance.</p>	
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b.	NO IMPACT	<p>Individual future development projects that may apply for discretionary land use approvals in the City of Los Angeles may be located on or near sites that could raise concerns regarding hazardous materials use, contamination, or other hazards. However, no increases in land use density, intensity or distribution, are proposed as part of the proposed code amendment. No specific development is proposed, and no individual development would be approved by adoption of the code amendment. In addition, a number of existing state and federal laws and programs apply to hazards and hazardous materials and would apply to subsequent future individual development projects.</p>	
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Impact?	Explanation	Mitigation Measures
	<p>These include the Resource Conservation and Recovery Act, California Fire Codes, Senate Bill 1082 (Facilities Subject to Corrective Action), Department of Health Services regulations, and Department of Housing regulations. Finally, Municipal Code Section 54.05 requires that a hazardous substance clearance report, including provisions for site remediation if warranted, be approved by the County Health Department and recorded with the County for sale or transfer of any property, upon which there has been an unauthorized disposal or release of a hazardous substance.</p>	
c. NO IMPACT	<p>Individual future development projects that may apply for discretionary land use approvals in the City of Los Angeles may be located on or near sites that could raise concerns regarding hazardous materials use, contamination, or other hazards. However, no increases in land use density, intensity or distribution, are proposed as part of the proposed code amendment. No specific development is proposed, and no individual development would be approved by adoption of the code amendment. In addition, a number of existing state and federal laws and programs apply to hazards and hazardous materials and would apply to subsequent future individual development projects. These include the Resource Conservation and Recovery Act, California Fire Codes, Senate Bill 1082 (Facilities Subject to Corrective Action), Department of Health Services regulations, and Department of Housing regulations. Finally, Municipal Code Section 54.05 requires that a hazardous substance clearance report, including provisions for site remediation if warranted, be approved by the County Health Department and recorded with the County for sale or transfer of any property, upon which there has been an unauthorized disposal or release of a hazardous substance.</p>	
d. NO IMPACT	<p>Individual future development projects that may apply for discretionary land use approvals in the City of Los Angeles may be located on or near sites that could raise concerns regarding hazardous materials use, contamination, or other hazards. However, no increases in land use density, intensity or distribution, are</p>	

Impact?	Explanation	Mitigation Measures
	<p>proposed as part of the proposed code amendment. No specific development is proposed, and no individual development would be approved by adoption of the code amendment. In addition, a number of existing state and federal laws and programs apply to hazards and hazardous materials and would apply to subsequent future individual development projects. These include the Resource Conservation and Recovery Act, California Fire Codes, Senate Bill 1082 (Facilities Subject to Corrective Action), Department of Health Services regulations, and Department of Housing regulations. Finally, Municipal Code Section 54.05 requires that a hazardous substance clearance report, including provisions for site remediation if warranted, be approved by the County Health Department and recorded with the County for sale or transfer of any property, upon which there has been an unauthorized disposal or release of a hazardous substance.</p>	
e.	<p>NO IMPACT</p> <p>The City of Los Angeles contains the Los Angeles International Airport, the Van Nuys Airport, and Whiteman Airport. No safety hazard impacts would occur because no new individual development or increases in land use density, intensity, or distribution are proposed as part of the proposed code amendment. No adverse impacts are anticipated.</p>	
f.	<p>NO IMPACT</p> <p>The City of Los Angeles contains the Los Angeles International Airport, the Van Nuys Airport, and Whiteman Airport. No safety hazard impacts would occur because no new individual development or increases in land use density, intensity, or distribution are proposed as part of the proposed code amendment. No adverse impacts are anticipated.</p>	
g.	<p>NO IMPACT</p> <p>The circulation network would remain unchanged under the proposed regulations. Access to and from existing structures and to and through the project area would remain unchanged. Existing requirements for fire and other emergency access would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.</p>	

Impact?	Explanation	Mitigation Measures
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h.	NO IMPACT	<p>The City of Los Angeles is highly urbanized but contains large areas of undeveloped lands adjacent to urban areas, where the possibility of wildfires exist at the wildland-urban interface. However, no specific development is proposed by the code amendment project, and no increases in land use density, intensity, or distribution are proposed. Individual future development projects that may apply for discretionary land use approvals in the City of Los Angeles will be subject to requirements of the International Building Code and the California Building Code. No impacts would occur.</p>	
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IX. HYDROLOGY AND WATER QUALITY

a.	NO IMPACT	<p>No specific development is proposed as part of the code amendment project, no individual development will be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are anticipated.</p>	
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Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	No development is proposed as part of the code amendment project, no individual development would be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed. Adoption of the proposed code amendment would not result in a measurable increase in the demand for water. No impacts are anticipated.	
c.	NO IMPACT	No specific development is proposed as part of the code amendment project, no individual development will be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are anticipated.	
d.	NO IMPACT	No specific development is proposed as part of the code amendment project, no individual development will be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a	

Impact?	Explanation	Mitigation Measures
	<p>NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are anticipated.</p>	
<p>e. NO IMPACT</p>	<p>No specific development is proposed as part of the code amendment project, no individual development will be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation</p>	

Impact?	Explanation	Mitigation Measures
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		Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are anticipated.	
f.	NO IMPACT	No specific development is proposed as part of the code amendment project, no individual development will be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are anticipated.	
g.	NO IMPACT	No development is proposed as part of the code amendment project, no individual development would be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed. Existing requirements for flood management and mitigation would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.	
h.	NO IMPACT	No development is proposed as part of the code amendment project, no individual development would be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed.	

Impact?	Explanation	Mitigation Measures
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		Existing requirements for flood management and mitigation would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.	
i.	NO IMPACT	No development is proposed as part of the code amendment project, no individual development would be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed. Existing requirements for flood management and mitigation would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.	
j.	NO IMPACT	No development is proposed as part the code amendment project, no individual development would be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed. Coastal areas of the City of Los Angeles could potentially be subject to tsunami or seiche, and existing requirements for mitigation, including the Coastal Development Permitting process administered by the Coastal Development Commission, would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.	

X. LAND USE AND PLANNING

a.	NO IMPACT	The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed, and no individual development would be approved by adoption of the code amendment. No changes in land use designations are proposed, and no major infrastructure or other projects or changes that would divide existing communities are proposed or would be	
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Impact?	Explanation	Mitigation Measures
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		directly facilitated. No impacts would occur.	
b.	NO IMPACT	The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed, and no individual development would be approved by adoption of the code amendment. Implementation of the proposed changes to existing conditional use regulations through future requested projects within the City of Los Angeles would be consistent with the General Plan, applicable Community Plans, and Zoning Ordinance as amended by this code amendment project. No impacts would occur.	
c.	NO IMPACT	The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed, and no development would be specifically approved by adoption of the program. Therefore, No habitat conservation plans or natural community conservation plans would be impacted.	
XI. MINERAL RESOURCES			

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed, and no development would be specifically approved by adoption of the program. Therefore, no impacts to mineral resources would occur.	
b.	NO IMPACT	The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed, and no development would be specifically approved by adoption of the program. Therefore, no impacts to mineral resources would occur.	

XII. NOISE

a.	NO IMPACT	The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. No increases in land use density, intensity, or distribution are proposed. No specific	
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Impact?	Explanation	Mitigation Measures
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		development is proposed, and no development would be specifically approved by adoption of the proposed code amendment. Because the proposed project does not include any development proposals or entitlements, adoption of the proposed code amendment would not place sensitive receptors in areas, subject to noise that exceeds noise standards.	
b.	NO IMPACT	The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed, and no development would be specifically approved by adoption of the proposed code amendment. Because the proposed project does not include any development proposals or entitlements, adoption of the proposed code amendment would not place sensitive receptors in areas, subject to noise that exceeds noise standards.	
c.	NO IMPACT	The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed, and no development would be specifically approved by adoption of the proposed code amendment. Because the proposed project does not include any development proposals or entitlements, adoption of the proposed code amendment would not place sensitive receptors in areas, subject to noise that exceeds noise standards.	

Impact?	Explanation	Mitigation Measures
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d.	NO IMPACT	<p>No specific development is proposed and no development would be specifically approved by adoption of the proposed code amendment. The proposed regulations do not involve any development proposals or entitlements. All future applications requesting discretionary approvals for development projects in the City of Los Angeles will comply with Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible. Therefore, no impacts related to temporary construction noise would occur.</p>	
e.	NO IMPACT	<p>The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. No specific development is proposed, and no individual development would be approved by adoption of the program. If adopted, the proposed code amendment will not impact any existing or planned airport plans. Therefore, the project would not expose people to excessive noise levels associated with airport operations.</p>	
f.	NO IMPACT	<p>The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. No specific development is proposed, and no individual development would be approved by adoption of the program. If adopted, the proposed code amendment will not impact any existing or planned airport plans. Therefore, the project would</p>	

Impact?	Explanation	Mitigation Measures
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not expose people to excessive noise levels associated with airport operations.

XIII. POPULATION AND HOUSING

a.	NO IMPACT	<p>No specific development is proposed as part of the code amendment project, no individual development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. No housing is proposed for construction or removal, and no population inducing development or regulations are proposed. The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. However, these regulatory changes to discretionary approval processes will not allow any increase in net density above what has been planned. Therefore, no population and housing impacts would occur.</p>	
b.	NO IMPACT	<p>No specific development is proposed as part of the code amendment project, no individual development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. No housing is proposed for construction or removal, and no population inducing development or regulations are proposed. The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. However, these regulatory changes to discretionary approval processes will not allow any increase in net density above what has been planned. Therefore, no population and housing impacts would occur.</p>	

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	<p>No specific development is proposed as part of the code amendment project, no individual development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. No housing is proposed for construction or removal, and no population inducing development or regulations are proposed. The proposed code amendment would alter the regulations applied to future discretionary land use applications by creating consistent procedures for review of projects requiring multiple approvals, clarifying language regarding utilization of approvals, synchronizing the expiration periods of multiple approvals granted to a single project, extending the expiration periods of quasi-judicial land use approvals, and establishing clear procedures for the review of requests for extensions of time of approvals. However, these regulatory changes to discretionary approval processes will not allow any increase in net density above what has been planned. Therefore, no population and housing impacts would occur.</p>	
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XIV. PUBLIC SERVICES

a.	NO IMPACT	<p>Because no development is proposed as part of or would be facilitated by the code amendment project, and no increases in land use density, intensity, or distribution are proposed, the code amendment project would not increase the demand for fire or police protection services, schools, parks, or other public services. No new facilities would be required, and no alterations to existing facilities would result from adoption of the proposed code amendment. No adverse impacts related to public services or public services facilities would occur from adoption of the proposed code amendment.</p>	
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b.	NO IMPACT	<p>Because no development is proposed as part of or would be facilitated by the code amendment project, and no increases in land use density, intensity, or distribution are proposed, the code amendment project would not increase the demand for fire or police protection services, schools, parks, or other public services. No new facilities would be required, and no alterations to existing facilities would result from adoption of the proposed code amendment. No adverse impacts related to public services or public services</p>	
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Impact?	Explanation	Mitigation Measures
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		facilities would occur from adoption of the proposed code amendment.	
c.	NO IMPACT	Because no development is proposed as part of or would be facilitated by the code amendment project, and no increases in land use density, intensity, or distribution are proposed, the code amendment project would not increase the demand for fire or police protection services, schools, parks, or other public services. No new facilities would be required, and no alterations to existing facilities would result from adoption of the proposed code amendment. No adverse impacts related to public services or public services facilities would occur from adoption of the proposed code amendment.	
d.	NO IMPACT	Because no development is proposed as part of or would be facilitated by the code amendment project, and no increases in land use density, intensity, or distribution are proposed, the code amendment project would not increase the demand for fire or police protection services, schools, parks, or other public services. No new facilities would be required, and no alterations to existing facilities would result from adoption of the proposed code amendment. No adverse impacts related to public services or public services facilities would occur from adoption of the proposed code amendment.	
e.	NO IMPACT	Because no development is proposed as part of or would be facilitated by the code amendment project, and no increases in land use density, intensity, or distribution are proposed, the code amendment project would not increase the demand for fire or police protection services, schools, parks, or other public services. No new facilities would be required, and no alterations to existing facilities would result from adoption of the proposed code amendment. No adverse impacts related to public services or public services facilities would occur from adoption of the proposed code amendment.	
XV. RECREATION			
a.	NO IMPACT	No development is proposed as part of the code amendment project, no specific development would be approved by the code amendment, and no increases in land use density, intensity, or distribution are proposed. No housing or other uses are proposed or would be specifically approved that would result in increased	

Impact?	Explanation	Mitigation Measures
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		demand for recreational facilities, and no population-inducing development or regulations are proposed. No adverse impacts related to recreation would occur.	
b.	NO IMPACT	No development is proposed as part of the code amendment project, no specific development would be approved by the code amendment, and no increases in land use density, intensity, or distribution are proposed. No housing or other uses are proposed or would be specifically approved that would result in increased demand for recreational facilities, and no population-inducing development or regulations are proposed. No adverse impacts related to recreation would occur.	

XVI. TRANSPORTATION/TRAFFIC

a.	NO IMPACT	No development is proposed nor would any specific development be approved by the proposed code amendment. Implementation of the proposed code amendment, which would not change the land use designations or density in the project area, would not be expected to affect traffic or circulation. Therefore, and because no specific development, changes in land use, or increases in allowed land use intensity are proposed as part of the proposed code amendment, project implementation would not increase traffic volumes within the City of Los Angeles. It should also be noted that future development projects would be subject to individual review for potential traffic impacts and those impacts would be addressed on a case-by-case basis. No adverse impacts would result.	
b.	NO IMPACT	No development is proposed nor would any specific development be approved by the proposed code amendment. Implementation of the proposed code amendment, which would not change the land use designations or density in the project area, would not be expected to affect traffic or circulation. Therefore, and because no specific development, changes in land use, or increases in allowed land use intensity are proposed as part of the proposed code amendment, project implementation would not increase traffic volumes within the City of Los Angeles. It should also be noted that future development projects would be subject to individual review for potential traffic impacts and those impacts would be addressed on a case-by-case basis.	

Impact?	Explanation	Mitigation Measures
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		No adverse impacts would result.	
c.	NO IMPACT	No development is proposed nor would any specific development be approved by the proposed code amendment. Therefore, no change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks would result. Building heights would not be increased, nor would projects regulated by the proposed code amendment increase airport traffic levels. No adverse impacts would result.	
d.	NO IMPACT	No sharp curves, dangerous intersections or other hazardous traffic or intersection configurations are proposed or would be facilitated by implementation of the code amendment project. Major changes in road engineering, alignment or intersection controls that could affect traffic safety are not proposed. Farm equipment and other incompatible vehicular or transportation uses would not be introduced or facilitated by the project. No adverse impacts would result.	
e.	NO IMPACT	The circulation network would remain unchanged under the proposed regulations. Access to and from existing structures and to and through the project area would remain unchanged. Existing requirements for fire and other emergency access would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.	
f.	NO IMPACT	No development is proposed nor would any specific development be approved by the proposed code amendment. Therefore, no change in parking capacity is anticipated from adoption of the proposed project. The project would not conflict with adopted policies, plans, or programs supporting alternative transportation. No adverse impact would result.	

XVII. UTILITIES AND SERVICE SYSTEMS

a.	LESS THAN SIGNIFICANT IMPACT	No development is proposed as part of the code amendment project, no specific development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. The project would not result in a measurable increase in the demand for water nor in an increase in wastewater generation. No new or expanded facilities are proposed or would be required in	
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Impact?	Explanation	Mitigation Measures
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		order to implement the proposed code amendment. Impacts would be less than significant.	
b.	NO IMPACT	No development is proposed as part of the code amendment project, no specific development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. The project would not result in a measurable increase in the demand for water nor in an increase in wastewater generation. No new or expanded facilities are proposed or would be required in order to implement the proposed code amendment. No adverse impacts are anticipated.	
c.	LESS THAN SIGNIFICANT IMPACT	No new development or increases in potential development are proposed, and no wastewater facilities are proposed for alteration or expansion. New development built subject to the proposed regulations would be subject to various water conservation measures in the citywide landscape ordinance and other regulations. Impacts would be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	No development is proposed as part of the code amendment project, no specific development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. The project would not result in a measurable increase in the demand for water nor in an increase in wastewater generation. No new or expanded facilities are proposed or would be required in order to implement the proposed code amendment. Impacts would be less than significant.	
e.	NO IMPACT	No development is proposed as part of the code amendment project, no specific development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. The project would not result in a measurable increase in the demand for water nor in an increase in wastewater generation. No new or expanded facilities are proposed or would be required in order to implement the proposed code amendment. No adverse impacts are anticipated.	

Impact?	Explanation	Mitigation Measures
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f.	LESS THAN SIGNIFICANT IMPACT	No development is proposed as part of the code amendment project, no specific development would be approved, and no increases in land use density or intensity are proposed. Implementation of the proposed code amendment would not result in a measurable increase in solid waste generation. Impacts would be less than significant.	
g.	NO IMPACT	No development is proposed as part of the code amendment project, no specific development would be approved, and no increases in land use density or intensity are proposed. Implementation of the proposed code amendment would not result in a measurable increase in solid waste generation. No adverse impacts are anticipated.	

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	The proposed code amendment project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, or threaten to eliminate a plant or animal community.	
b.	LESS THAN SIGNIFICANT IMPACT	The cumulative impacts associated with the proposed code amendment project will result in a less than significant impact.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed code amendment project does not pose significant impacts to humans.	