ORDINANCE NO. _______

An ordinance adding or amending Sections 11.13, 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 16.05, and 16.11 of the Los Angeles Municipal Code to remove references to the Community Redevelopment Agency (CRA), which was dissolved on February 1, 2012.

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

Sec. 1. Section 11.13 of the Los Angeles Municipal Code is added to read:

SEC. 11.13 RECOMMENDATION OR APPROVAL BY THE COMMUNITY REDEVELOPMENT AGENCY

A recommendation or approval by the CRA is not required for entitlements notwithstanding any contrary provision of the Code, any applicable specific plan, supplemental use district, or other land use regulation.

Sec. 2. The definition of "Downtown Design Guide Project Area" in Section 12.03 of the Los Angeles Municipal Code is amended to read as follows:

DOWNTOWN DESIGN GUIDE PROJECT AREA. Those portions of the Central City Community Plan Area as shown in the shaded portion of Map A, dated April 30, 2014, and attached to Council File No. 10-1496, generally bounded by: U.S. Highway 101 on the north, Alameda Street on the east, Second Street on the south, and Harbor Freeway (110 Freeway) on the west; Fourth and Fifth Streets on the north, the alley easterly of Hill Street (Lindley Place), Grand Avenue, and Olive Street on the east, Olympic Boulevard and James M. Wood Boulevard on the south, and Harbor Freeway (110 Freeway) on the west; Olympic Boulevard and Eleventh Street on the north, Figueroa Street on the east, Santa Monica Freeway (Interstate 10) on the south, and the Harbor Freeway (110 Freeway) on the west; Ninth Street on the north, Crocker Street on the east, Twelfth Street on the south, and Main Street on the west.

Sec. 3. Section 12.03 of the Los Angeles Municipal Code is amended to add a new definition of “Enterprise Zone” as follows:

ENTERPRISE ZONE. An Enterprise Zone shall be that area designated by City Council resolution and which has received approval as such from the California
Sec. 4. The definition of “Greater Downtown Housing Incentive Area” in Section 12.03 of the Los Angeles Municipal Code is amended to read as follows:

GREATER DOWNTOWN HOUSING INCENTIVE AREA. Those portions of the Central City and Southeast Community Plan Areas generally bounded by the 101 Freeway on the north, the 110 freeway and Figueroa Street (south of Adams Blvd) on the west, Alameda and Grand Avenue (south of 21st Street) on the east, and Washington Boulevard and Martin Luther King Jr. Blvd (west of Broadway) on the south as shown in the shaded portions of Map AB, dated January 23, 2007, attached to Council File No. 05-1473. The map is maintained by the Department of City Planning as part of its Geographic Information Systems database.

Sec. 5. Section 12.03 of the Los Angeles Municipal Code is amended to add new definitions of “Community Redevelopment Agency,” “Redevelopment Plan” and “Redevelopment Project Area” in proper alphabetical order to read as follows:

COMMUNITY REDEVELOPMENT AGENCY (CRA). The former Community Redevelopment Agency of the City of Los Angeles which was dissolved on February 1, 2012.

REDEVELOPMENT PLAN. A plan adopted by ordinance and created by the Community Redevelopment Agency of the City of Los Angeles within a Redevelopment Project Area.

REDEVELOPMENT PROJECT AREA. An area that geographically defines a Redevelopment Plan created by the Community Redevelopment Agency of the City of Los Angeles which was dissolved on February 1, 2012. Included are those portions of the City of Los Angeles shown in the shaded portions of Map C:

Adelante Eastside (Expires March 30, 2031); Broadway/Manchester (Expires December 19, 2026); Council District 9 Corridors (Expires December 13, 2027); Central Industrial (Expires November 15, 2033); Chinatown (Expires January 1, 2022); City Center (Expires May 15, 2033); Crenshaw (Expires December 6, 2026); Crenshaw/Slauson (Expires October 10, 2027); Exposition/University Park (Expires May 12, 2030); Hollywood (Expires May 7, 2028); LA Harbor/Wilmington (Expires July 18, 2018); Little Tokyo (Expires February 24, 2014); Mid-City Recovery (Expires May 10, 2028); Monterey Hills (Expires July 29, 2015); North Hollywood (Expires February 21, 2021); Pacific Corridor (Expires May 1, 2033); Pico Union 2 (Expires November 24, 2016); Vermont/Manchester (Expires May 14, 2028); Watts Corridors (Expires November 15, 2027); Western/Slauson (Expires May 14, 2028); Westlake (Expires May 12, 2030); Wilshire Center/Koreatown (Expires December 13, 2026).
Sec.6. Subsection C of Section 12.04 of the Los Angeles Municipal Code is amended to read as follows:

C. In order to regulate more adequately and restrict the height and floor area of buildings and structures, each lot shall include a height district designation. Height district designations shall be numbered from 1 to 4, CRA 1 to 4, and EZ 1 to 4, and CSA 1 to 4 and shall regulate the height or floor area of buildings and structures as provided in Sections 12.21.1, 12.21.2, 12.21.3, and 12.21.4 and 12.21.5. The height districts and their boundaries are shown on the Zoning Map by a combination of zone symbols and height district number markings such as, e.g., R2-1, C2-2, and M1-3, C1-CRA1, M2-EZ2, C2-CSA3, etc. Where a lot is located in more than one height district, the applicable zone symbol designations shall be separated by a slash mark, e.g., R2-CRA/CSA, C2-EZ1/CRA2, etc. The symbol "HD" preceding height district number markings, when shown on the Zoning Map or used in a zoning ordinance, is an abbreviation for the words "height district," and refers to height districts. The height districts for the "CW" Zone are the height districts shown in Section 6 of the Central City West Specific Plan. The height districts for the "ADP" Zone are height districts shown in Section 7 of the Alameda District Specific Plan. The height districts for the "WC" Zone are height districts shown in Section 7 of the Warner Center Specific Plan. The height districts for the "LASED" Zone are the height districts shown on Section 10 of the Los Angeles Sports and Entertainment District Specific Plan.

Sec.7. Subsection E of Section 12.04 of the Los Angeles Municipal Code is hereby amended to read as follows:

E. The boundaries of Community Redevelopment Project areas, as geographically defined in Section 12.21.303 and as specifically designated on Maps numbered 30 to 47; Enterprise Zones, as defined in Section 12.21.403 and as specifically designated on Maps numbered 48 through 50; and Centers Study Areas, as defined in Section 12.21.5, and as specifically designated on Maps numbered 1 through 3 and 5 through 28, shall be shown on the "Zoning Map." (Amended by Ord. No. 188,870, Eff. 8/9/93.)

Sec.8. Subparagraph (1) of Paragraph (x) of Subdivision 4 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended to read as follows:

(1) For any project for which an Owner Participation Agreement or Developer Disposition Agreement has been signed
between the owner or developer of a project and the Community
Redevelopment Agency and approved by Council before February
28, 1989, the parking required shall be either the number of parking
spaces described in the subject agreement, or the parking required
by the Los Angeles Municipal Code as of February 29, 1989,
whichever is greater.

(2) Notwithstanding any provisions of the Los Angeles
Municipal Code to the contrary, for any structure designated on the
National Register of Historic Places or State or City list of
historical or cultural monuments, no additional parking spaces need
be provided in connection with a change of use. Nevertheless, a
decision-making body as part of a discretionary approval related to
a change of use may impose conditions requiring additional parking
requirements in connection with the change of use. Existing
parking for such buildings shall be maintained if the proposed use
requires the same or more parking. If the floor area of such
building is increased, then parking shall be provided for the
increased floor area as set forth in Section 12.21 A.4(m) and 12.24
A.16. The parking requirements for existing buildings set forth in
Section 12.21 A.4(m) shall still apply to an historic
building and any change of use of that building.

(3) Except for the Downtown Business District parking
area described in Section 12.21 A.4(i) in the following described
areas there need only be two parking spaces for every one
thousand square feet of combined gross floor area of commercial
office, business, retail, restaurant, bar and related
uses, trade schools, or research and development buildings on
any lot:

1. former—Chinatown Redevelopment Project Area,
delineated by Ordinance No. 153,385;

2. former Hollywood Redevelopment Project Area,
delineated by Ordinance No. 161,202;

3. former—Wilshire Center/Koreatown Recovery
Redevelopment Project Area, delineated by Ordinance No.
170,806;
4. Central Business District Redevelopment Project Areas delineated by Ordinance Nos. 140,069; 113,231; 135,900; 140,662; 147,480;

5. North Hollywood Redevelopment Project Area, delineated by Ordinance No. 152,030;

6. Any Enterprise Zone as that term is defined in Section 12.21.4 of this Code.

7. (Repealed by Ord. No. 177,103, Eff. 12/18/05.)

8. (Repealed by Ord. No. 177,103, Eff. 12/18/05.)

9. (Repealed by Ord. No. 177,103, Eff. 12/18/05.)

10. (Repealed by Ord. No. 177,103, Eff. 12/18/05.)

Sec. 9. The first unnumbered paragraph of Section 12.21.1 of the Los Angeles Municipal Code is hereby amended to read as follows:

No building or structure shall be erected or enlarged which exceeds the total floor area, the number of stories or the height limits hereinafter specified for the district in which the building or structure is located. Provided, however, that with respect to height, buildings and structures located within the boundaries of the Century City North and Century City South Specific Plans shall comply solely with the requirements of the respective Specific Plan and the requirements of Section 12.21.2 of this Code; that buildings and structures located within Community Redevelopment Plan Areas shall comply with the requirements of Section 12.21.3 of this Code; that buildings and structures located within Enterprise Zones shall comply with the requirements of Section 12.21.4 of this Code; and that buildings and structures located within Centers Study Areas designated on Maps Numbered 1 through 29 referred to in Section 12.21.5 of this Code, shall comply with the requirements of Section 12.21.5 of this Code. Such designations are consistent with the purposes, intent and provisions of the General Plan.

Sec. 10. Subsection A of Section 12.21.1 of the Los Angeles Municipal Code is amended to add Subdivision 11 to read as follows:

11. Within the boundaries of a former Community Redevelopment Project Area for which a Redevelopment Plan has been adopted, additional limitations on the height and/or floor area of any building or structure may be required as set forth in each applicable former Community Redevelopment Plan.
Sec. 11. Section 12.21.4 of the Los Angeles Municipal Code is hereby amended as follows:


An Enterprise Zone shall be that area designated by City Council resolution and which has received approval as such from the California Department of Commerce under either the Employment and Economic Incentive Act Program or the Enterprise Zone Act Program. Within the boundaries of "Enterprise Zones," the height district limitations set forth below in Subsections A through F shall apply:

Sec. 12. Paragraphs (a) through (c) of Subdivision 18 of Subsection A of Section 12.22 of the Los Angeles Municipal Code is amended to read as follows:

(a) Any use permitted in the R5 Zone on any lot in the CR, C1, C1.5, C2, C4 or C5 Zones provided that such lot is located within the Central City Community Plan Area or within an area designated on an adopted community plan as "Regional Center," or "Regional Commercial." Any combination of R5 uses and the uses permitted in the underlying commercial zone shall also be permitted on such lot.

(b) Any use permitted in the CR, C1, C1.5, C2, C4 or C5 Zones on any lot in the R5 Zone provided that the lot is located within the Central City Community Plan Area. Any combination of these commercial and residential uses shall also be permitted on the lot. Commercial uses or any combination of commercial and residential use may be permitted on any lot in the R5 Zone by conditional use pursuant to Section 12.24 W.15 outside the Central City Community Plan Area.

(c) Yards. Except as provided herein, the yard requirements of the zone in which the lot is located shall apply.

(1) The yard requirements of the C2 Zone shall apply to buildings located on lots in the R5 Zone in a former Community Redevelopment Project Area approved by the City Council if such buildings are used exclusively for commercial uses.

Sec. 13. Paragraph (a) of Subdivision 3 of Subsection C of Section 12.22 of the Los Angeles Municipal Code is amended to read as follows:

(a) No yard requirements shall apply except as required by the Urban Design Standards and Guidelines, as prepared by the Community Redevelopment Agency and approved by the City Planning Commission. The Director of Planning or his/her
designee shall stamp and sign the plans showing the required yards. The applicant shall submit the stamped and signed plans to the Department of Building and Safety along with the plans submitted for a building permit.

Sec.14. Paragraphs (b) through (e) of Subdivision 30 of Subsection A of Section 12.22 of the Los Angeles Municipal Code is amended to read as follows:

(b) Definition of Project. For the purposes of this Subdivision, a Project is the construction, erection, addition to or alteration, of any Building or Structure, or a use of land or change of use on a Lot located in whole or in part within the areas described in Subparagraph (b) of this Subdivision—Downtown Design Guide Project Area, as defined in Section 12.03 and shown on the adopted ordinance map, which requires the issuance of a grading permit, foundation permit, building permit, sign permit or use of land permit.

A Project does not include any of the following: (1) demolition; (2) adaptive reuse of an existing building which conforms to Section 12.22 A.26 of this Code; (3) remodeling of designated historic resources; (4) alterations of or additions to any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50% of the Building or Structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety; and (5) interior remodeling of any other existing Building, unless the interior alterations are to the ground floor and will result in the alteration of windows, display windows, entrances, storefronts or otherwise minimize ground floor transparency.

(c) Downtown Design Guide. Every Project within the Project Area must comply with the Downtown Design Guide standards and guidelines. The Director shall have the authority to review projects for compliance with the Downtown Design Guide prior to the issuance of a building permit in the Project Area.

(1) Exception. Projects conforming to the Downtown Design Guide shall be exempt from the mini-shopping center and commercial corner development regulations set forth in Section 12.22 A.23 of this Code.

(d) Administrative Clearance - Authority of the Director for Sign Off.
(1) Application, Form and Contents. To apply for an Administrative Clearance, an applicant shall file an application with the Department of City Planning, on a form provided by the Department, and include all information required by the instructions on the application and any additional submission requirements. The Director shall determine if the application qualifies for Administrative Clearance and whether the Project complies with all applicable District regulations.

(2) Application Fees. The application fee for an Administrative Clearance shall be as set forth in Section 19.01 E or 19.01 I of this Code. The fee in Section 19.01 E shall be charged for administrative clearance of new construction permits only. The fee in Section 19.01 I shall be charged for all other building permit sign-offs.

(3) Procedures. Applicants for Projects that comply with the provisions of the Downtown Design Guide shall submit plans to the Director for conformance review and administrative sign off in accordance with Section 12.32 S.4 of this Code. The Director or his/her designee shall review the Project for compliance with the standards and guidelines in the Downtown Design Guide. Projects that fail to demonstrate compliance with the Downtown Design Guide shall follow relief procedures set forth below.

(e) Adjustment - Authority of the Director with Appeals to the Area Planning Commission. If an application fails to conform to the provisions of the Downtown Design Guide, the Director or the Director's designee shall have initial decision-making authority to grant an Adjustment in accordance with Section 11.5.7 E 1(a) and with the procedures set forth in Section 11.5.7 C.4-6. of this Code.

(1) Limitations. An Adjustment shall be limited to deviations from regulations which do not substantially alter the execution or intent of those regulations as applicable to a proposed Project.

(2) Findings. The determination by the Director shall include written findings in support of the determination. In order to approve a proposed Project pursuant to this Subsection, the Director must find that:
(a) There are special circumstances applicable to the project or project site which makes the strict application of the Design Guide regulations impractical;

(b) In granting the adjustment, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with the purpose and intent of all Design Guide regulations;

(c) In granting the adjustment, the Director has considered and found no detrimental effects of the adjustment on surrounding properties and public rights-of-way;

(d) The project incorporates mitigation measures, monitoring of measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible; and

(e) The project is compatible with the neighborhood character of the surrounding district.

Sec.15. Paragraph (a) of Subdivision 3 of Subsection C of Section 12.22 of the Los Angeles Municipal Code is amended to read as follows:

(a) No yard requirements shall apply except as required by the Urban Downtown Design Guide as Standards and Guidelines, prepared by the Community Redevelopment Agency and approved by the City Planning Commission. The Director of Planning or his/her designee shall stamp and sign the plans showing the required yards. The applicant shall submit the stamped and signed plans to the Department of Building and Safety along with the plans submitted for a building permit.

Sec.16. The sentence beginning with “Mixed use developments” in Paragraph (b) of Subdivision 3 of Subsection T of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

(b) Vesting conditional use permits may be filed for the following conditional uses under the authority of the City Planning Commission, Area Planning Commission, and Zoning Administrator as described in Subsections U, V and W:
Mixed use developments in the R5 Zone located in an approved redevelopment project area.

Sec. 17. The definition of "Economic Assistance Areas" in Paragraph (a) of Subdivision 14 of Subsection U of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

(a) Definitions. For purposes of this Subdivision the following words and phrases are defined as follows:

Economic Assistance Areas means the existing geographically defined areas: Five-State Enterprise Zones, Federal Empowerment Zone, Federal Renewal Community Zone, thirty-seven Community active Redevelopment Agency Project Areas, and Earthquake Project Areas, and a one-mile buffer surrounding each of the above-identified zones, as identified by the Community Development Department and as shown on the "Los Angeles Economic Assistance Areas" Map, dated January 2004, which is attached to Council File No. 00-1675 S2 and is on file in the Community Development Department, and which may be amended from time to time.

Sec. 18. Paragraph (d) of Subdivision 14 of Subsection U of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

(d) Superstores in Economic Assistance Areas

(1) Additional Findings. In addition to the findings otherwise required by this Section and set forth in Paragraph (b) of this Subdivision, prior to approval of a Superstore that is located in an Economic Assistance Area, the City Planning Commission or the City Council on appeal shall find, after consideration of all economic benefits and costs, that the Superstore would not materially adversely affect the economic welfare of the Impact Area, based upon information contained in an economic impact analysis report submitted by the applicant, any other information received or obtained by the Community Development Department or the Community Redevelopment Agency, a recommendation by the Community Development Department, or the Community Redevelopment Agency pursuant to Subparagraph (3) below, and any other information received before or at a public hearing required by this Section. The phrase "Impact Area" refers to a
three mile radius surrounding the proposed location of the Superstore.

(2) **Procedures.** An application for approval of a Superstore pursuant to this Paragraph shall follow the procedures for conditional use permits otherwise required by this Section. In addition, the applicant shall prepare and submit the economic impact analysis report referenced in Subparagraph (1) to the Community Development Department or to the Community Redevelopment Agency, where appropriate, for review in conjunction with its application to the Department of Planning. The economic impact analysis report shall be reviewed by the Department or Agency and/or a consultant, if deemed necessary by the Department or Agency and paid for in full by the applicant. The Community Development Department and the Community Redevelopment Agency shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify whether:

(i) Efforts to establish a market larger than 20,000 square feet within the Impact Area have been unsuccessful or whether the proposed use will have an adverse impact or economic benefit on grocery or retail shopping centers in the Impact Area;

(ii) The Superstore would result in the physical displacement of any businesses, and, if so, the nature of the displaced businesses or would create economic stimulation in the Impact Area;

(iii) The Superstore would require the demolition of housing, or any other action or change that results in a decrease of extremely low, very low, low or moderate income housing on site;

(iv) The Superstore would result in the destruction or demolition of any park or other green space, playground, childcare facility, community center;

(v) The Superstore would provide lower in cost and/or higher in quality goods and services to residents than currently available or that are currently unavailable from a-
cost benefit perspective within the Impact Area in which the Project is proposed to be located;

(vi) The Superstore would displace jobs within the Impact Area or provide economic revitalization and/or job creation. For purposes of determining this impact, the applicant must identify the number of jobs displaced or created, the quality of the jobs, whether the jobs are temporary or permanent, and the employment sector in which the lost jobs are located;

(vii) The Superstore would have a fiscal impact either positive or negative on City tax revenue;

(viii) Any restrictions exist on the subsequent use of the property on which the Superstore is proposed to be located, including the provisions of a lease if applicable, which, in the event the owner or operator of the Superstore vacates the premises, would require the premises to remain vacant for a significant amount of time;

(ix) The Superstore will result in any materially adverse or positive economic impacts or blight on the Impact Area; and

(x) Any measures are available which will mitigate any materially adverse economic impacts, if any, identified by the applicant, if necessary.

(3) Recommendation. The Community Development Department, or the staff of the Community Redevelopment Agency if the Superstore is proposed to be located in a former Redevelopment Project Area or in the surrounding one-mile buffer zone, shall review the economic impact analysis report and, after consideration of economic benefits and costs, make a written recommendation as to whether the proposed Superstore will result in a materially adverse economic impact on the Impact Area and, if so, whether conditions are available which will mitigate the economic impact. The written recommendation, including proposed mitigation measures, if any, shall be submitted to the Department of Planning by the Community Development Department, in accordance with the written procedures on file with the Department and the Agency.
Sec. 19. Subparagraph (3) of Paragraph (d) of Subdivision 2 of Subsection V of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

(1) in Height District Nos. 2, 3 or 4; or

(2) not more than 1,500 feet distant from the portal of a fixed rail transit or bus station or other similar transit facility; or

(3) within a Community Redevelopment-Project Plan Area, an Enterprise Zone or a Centers Study Area, as described in Sections 12.21.3, 12.21.4, 12.21.5

Sec. 20. Subdivision 7 of Subsection W of Section 12.24 of the Los Angeles Municipal Code is hereby deleted.

7. The change of use of the whole or part of any building for which the original certificate of occupancy was issued prior to September 17, 1971, and used in whole or in part for any use permitted in a C Zone to any residential use permitted in the R4 or R5 Zones, provided that the building is located in whole or in part on any Lot located within the former Central Business District Redevelopment Project Area, and provided that the density of the residential uses shall not exceed one dwelling unit per 125 square feet of Lot area.

Sec. 21. Subdivision 11 of Subsection W of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

11. CM uses in the C1, C1.5, C2, C4, and C5 Zones where located within the boundaries of a former Community Redevelopment Project Area and when the uses conform to the provisions of the applicable former Redevelopment Plan.

Sec. 22. Paragraph (a) (e) and (f) of Subdivision 19 of Subsection W of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:


(a) The averaging of Floor Area Ratios may be permitted for Buildings which will comprise a unified commercial, industrial or mixed use development in the C or M Zones citywide or in the R5 zone within the Central City Community Plan Area, even if Buildings on each individual parcel or Lot would exceed the permitted Floor Area
Rear Ratio. However, the FLOOR AREA RARatio for the unified development when calculated as a whole may not exceed the maximum permitted FLOOR AREA RARatio for the height district in which the unified development is located.

(e) Procedures. In addition to the requirements of subsection A. through Q. of this section, all persons with an ownership interest in the property requesting FLOOR AREA RARatio averaging, residential density transfer, or both, and all persons with mortgage interests, including those persons holding ground leases, must sign the application. A current title search shall be submitted with the application to ensure that all persons with an ownership interest in the property have signed the application.

(f) Covenant. If the Zoning Administrator approves the FLOOR AREA RARatio averaging or residential density transfer, then the applicants shall file a covenant running with the land with the Department of Building and Safety prior to the issuance of any building permits:

(2) indicating the FLOOR AREA RARatio used on each parcel and the floor area potential, if any, that would remain;

Sec.23. Subdivision 28 of Subsection W of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

28. To permit two or more development incentives pursuant to Section 13.09 E.4 for a Mixed Use Project in a Mixed Use District. In addition to the findings set forth in Section 12.24 E., the Zoning Administrator shall find that the project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.


15. Model Dwellings Within Council-Approved Redevelopment Areas. (Amended by Ord. No. 173,992, Eff. 7/6/01.) Prior or subsequent to the recordation of a final tract map, the Zoning Administrator may, upon application for a model dwelling, designate certain lots as sites for the construction of model dwellings, provided that the construction is occurring within the boundaries of a Council-approved Community Redevelopment Agency project area. In no case, however, shall more than 20 lots in a tract be designated as sites for the construction of models nor shall more than 15% of the lots in a tract or units and
in no case shall more than 20 units in any proposed building be designated as model sites.

The Zoning Administrator may also permit the operation of one sales office within any of the designated model dwellings on the proposed site. In designating certain proposed lots for use as sites for model dwellings or sales offices, the Zoning Administrator may impose any conditions specified in Sections 12.22A10 and 12.22A11 or any other conditions which are appropriate to the particular model dwelling sites or sales offices being considered. In those cases where the Community Redevelopment Agency is the applicant, there shall be no fee for the designation of a site for the construction of model dwellings; in all other cases the fee, if any, shall be as set forth in this Code.

Sec.25. Subsection B of Section 13.11 of the Los Angeles Municipal Code is amended to read as follows:

B. Establishment of Districts. The procedures set forth in Section 12.32 S shall be followed, however each "SN" Sign District shall include only properties in the C or M Zones, except that R5 Zone properties may be included in a "SN" Sign District provided that the R5 zoned lot is located within an area designated on an adopted community plan as a "Regional Center," "Regional Commercial," or "High Intensity Commercial," or within any former active Redevelopment Project Area. No "SN" Sign District shall contain less than one block or three acres in area, whichever is the smaller. The total acreage in the district shall include contiguous parcels of land which may only be separated by public streets, ways or alleys, or other physical features, or as set forth in the rules approved by the Director of Planning. Precise boundaries are required at the time of application for or initiation of an individual district.

Sec.26. Subdivision 1 (e) of Subsection C of Section 16.05 of the Los Angeles Municipal Code is amended to read as follows:

C. Requirements

1. Site Plan Review. (Amended by Ord. No. 172,489, Eff. 4/16/99.) No grading permit, foundation permit, building permit, or use of land permit shall be issued for any of the following development projects unless a site plan approval has first been obtained pursuant to this section. This provision shall apply to individual projects for which permits are sought and also to the cumulative sum of related or successive permits which are part of a larger project, such as piecemeal additions to a building, or multiple buildings on a lot, as determined by the Director.
(e) Any residential (including Apartment Hotel or mixed-use) building located within the Greater Downtown Housing Incentive Area that is not subject to Section 12.22 A.30. of this Code. (Added by Ord. No. 179,076, Eff. 9/23/07.)

Sec. 27. Subdivision 3 of Subsection D of Section 16.05 of the Los Angeles Municipal Code is amended to read as follows:

D. Exemptions

3. Any development Project located within the boundaries of an adopted Redevelopment Project Area shall be exempt from site plan review when:

(a) The former Community Redevelopment Agency of the City of Los Angeles (CRA) and the City Council have approved an owner participation agreement, a disposition and development agreement, a loan agreement, a cooperation agreement or other discretionary agreement for the development project prior to February 1, 2012; and

(b) The project has been considered during a public hearing prior to February 1, 2012 conducted in accordance with the former CRA’s adopted policies and procedures for public hearings.

(c) The residential (including Apartment Hotel or mixed-use) building is within the Greater Downtown Housing Incentive Area and has been determined by the Community Redevelopment Agency (CRA) to comply with the Urban Design Standards and Guidelines, prepared by the CRA and approved by the City Planning Commission when the City Planning Commission finds that the guidelines are consistent with the applicable community plans.

Prior to the issuance of any building permit, the former CRA shall certify to the Director and the Department of Building and Safety that the required notification, hearing and agreement have been completed.

Sec. 28. Subdivision 7 of Subsection D of Section 16.05 of the Los Angeles Municipal Code is amended to read as follows:

D. Exemptions

(7) Any residential (including Apartment Hotel or mixed-use) building of less than 50 units and/or guestrooms and for mixed-use projects less than 50,000 gross square feet of non-residential floor area
located within the Greater Downtown Housing Incentive Area that is not subject to Section 12.22 A.30. of this Code.

Sec. 29. Subdivision 2 of Subsection G of Section 16.05 of the Los Angeles Municipal Code is amended to read as follows:

G. Procedure.

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

Sec. 30. Subdivisions 3 (a) and 3 (b) of Subsection G of Section 16.05 of the Los Angeles Municipal Code is amended to read as follows:


(a) The Director shall refer all completed applications for site plan review to affected City departments for their review and report. For projects in adopted Redevelopment project areas, the completed applications shall be sent to the Administrator of the CRA for review and report as to conformity with the adopted Redevelopment Plan applicable to the project. Responses shall be returned within fifteen (15) days after receipt, or such other period agreed to by the Director and the affected Agency or department.

(b) If the Director finds that the matter may have a significant effect on neighboring properties, the Director shall set the matter for public hearing. If the application is set for public hearing, written notice of the hearing shall be sent by First Class Mail at least 15 days prior to the hearing to the applicant, owners and tenants of the property involved, owners and tenants of all property within 100 feet of the boundary of the subject site, the City Councilmembers representing the area in which the property is located, the Administrator of the CRA for projects within an adopted Redevelopment project area, and any organization representing property owners or the community in the project vicinity if they request in writing to be notified. Notice shall also be given
City Plan Case No. CPC-2013-3169-CA

by at least one publication in a newspaper of general circulation in the City, designated for that purpose by the City Clerk, not less than 15 days prior to the date of the hearing.

Sec.31. Subsection A of Section 16.11 of the Los Angeles Municipal code is amended to read as follows:

A. Composition. The Green Building Team shall be composed of the following officers of the City or their duly authorized representatives:

The Mayor's Office, as Chairperson;

City Council President, as co-chairperson;

Chairperson, Energy and Environment Committee of the City Council, as co-chairperson;

Chairperson, Planning and Land Use Management Committee of the City Council, as co-chairperson;

Chief Legislative Analyst;

The Director of Planning;

The City Engineer;

The Superintendent of Building;

The Chief Engineer of the Department of Fire;

The Chief Executive Officer and General Manager of the Department of Water and Power;

The General Manager of the Environmental Affairs Department;

The General Manager of the Housing Department;

The Director of the Bureau of Sanitation of the Department of Public Works; and

The Chief Executive Officer of the Community Redevelopment Agency of the City of Los Angeles.

Officers or their authorized representatives from additional departments shall participate as needed and may include:

The City Attorney;
The General Manager of the Department of Transportation;

The Director of the Bureau of Street Services of the Department of Public Works;

The Director of the Division of Urban Forestry of the Bureau of Street Services of the Department of Public Works;

The General Manager of the Harbor; and

The General Manager of the Los Angeles World Airport.
City of Los Angeles
Redevelopment Project Areas

1. Adelante Eastside Redevelopment Project
2. Broadway / Manchester Recovery Redevelopment Project
3. Central Industrial Redevelopment Project
4. Chinatown Redevelopment Project
5. City Center Redevelopment Project
6. Council District 9 Redevelopment Project
7. Crenshaw / Slauson Redevelopment Project
8. Crenshaw Redevelopment Project - Amended
9. Exposition / University Park Redevelopment Project
10. Hollywood Redevelopment Project
11. Los Angeles Harbor / Wilmington Industrial Park Redevelopment Project
12. Mid City Recovery Redevelopment Project
13. Monterey Hills Redevelopment Project
15. Pacific Corridor Redevelopment Project
16. Pico Union 2 Redevelopment Project
17. Vermont / Manchester Recovery Redevelopment Project
18. Watts Corridors Recovery Redevelopment Project
19. Westlake Redevelopment Project
20. Westlake Recovery Redevelopment Project
21. Wilshire Center / Koreatown Redevelopment Project

MAP C

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