

ORDINANCE NO. _____

An ordinance amending Article 4.4 of the Los Angeles Municipal Code, entitled “Stormwater and Urban Runoff Pollution Control,” to meet the requirements of the Municipal Separate Storm Sewer (MS4) Permit and to make the article consistent with other existing ordinances.

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

Section 1. The first paragraph of Subsection B of Section 64.70 of the Los Angeles Municipal Code is amended to read as follows:

B. Objectives. The Watershed Protection Program (Stormwater Program) for the City of Los Angeles is managed by the Bureau of Sanitation along with all City Flood Protection and Pollution Abatement (Water Quality) Programs including, but not limited to, regulatory compliance, implementation, operations, reporting and funding. This article sets forth uniform requirements and prohibitions for discharges and places of discharge into the storm drain system and receiving waters necessary to adequately enforce and administer all federal and state laws, legal standards, orders and/or special orders that provide for the protection, enhancement and restoration of water quality. Through a program employing watershed-based approaches that balance environmental and economic considerations, and under the jurisdiction of the Board of Public Works, the City seeks to protect and promote the public health, safety and general prosperity of its citizens with the implementation of the following objectives:

Sec. 2. Subsection A of Section 64.70.01 of the Los Angeles Municipal Code is amended in its entirety to read as follows:

A. Definitions. For the purpose of this article, the following words and phrases are defined and shall be construed as set out here, unless it is apparent from the context that they have a different meaning:

1. **“Basin Plan”** means a Water Quality Control Plan adopted by the California Regional Water Quality Control Board for a specific watershed or designated area.

2. **“Best Management Practice (BMP)”** means activities, practices, facilities and/or procedures that, when implemented, will reduce or prevent pollutants in discharges.

3. **“Board”** means the Board of Public Works of the City of Los Angeles or its duly authorized representative.

4. **“Bureau”** means the Bureau of Sanitation of the City of Los Angeles or its duly authorized representative.

5. **“City”** means the City of Los Angeles or its duly authorized representatives.
6. **“Clean Water Act (CWA)”** means the Federal Water Pollution Control Act enacted in 1972, by Public Law 92-500, and amended by the Water Quality Act of 1987. The Clean Water Act prohibits the discharge of pollutants to Waters of the United States unless the discharge is in accordance with an NPDES permit.
7. **“Commercial Activity”** means any public or private activity involved in the storage, transportation, distribution, exchange or sale of goods and/or commodities or providing professional and/or non-professional services.
8. **“Construction Activity”** means clearing, grading or excavating that results in soil disturbance. Construction activity does not include routine maintenance to maintain original line and grade, hydraulic capacity, or the original purpose of the facility, nor does it include emergency construction activities required to immediately protect public health and/or safety.
9. **“Control”** means to minimize, reduce or eliminate by technological, legal, contractual or other means, the discharge of pollutants from an activity or activities.
10. **“Development”** means the construction, rehabilitation, redevelopment or reconstruction of any public or private residential project (whether single-family, multi-unit or planned unit development); industrial, commercial, retail and any other non-residential projects, including public agency projects; or mass grading for future construction.
11. **“Development Best Management Practices Handbook”** means such handbook, as may be amended from time to time, adopted by the Board of Public Works.
12. **“Director”** means the Director of the Bureau of Sanitation of the Department of Public Works of the City of Los Angeles or the duly authorized representatives designated to administer, implement and enforce the provisions of this article.
13. **“Discharge”** means any release, spill, leak, pump, flow, escape, dumping, or disposal of any liquid, semi-solid or solid substance.
14. **“Emergency Fire Fighting Activities”** means flows necessary for the protection of life and property. Discharges from vehicle washing, building fire suppression system maintenance and testing (e.g., sprinkler line flushing), fire hydrant maintenance and testing, and other routine maintenance activities are not considered emergency fire fighting activities.

15. **“Environmentally Sensitive Areas (ESAs)”** means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would be easily disturbed or degraded by human activities and developments. ESAs include, but are not limited to, areas designated as Significant Ecological Areas by the County of Los Angeles (Los Angeles County Significant Areas Study, Los Angeles County Department of Regional Planning (1976) and amendments), areas designated as Significant Natural Areas by the California Department of Fish and Game's Significant Natural Areas Program and field verified by the Department of Fish and Game, and areas listed in the Basin Plan as supporting the "Rare, Threatened, or Endangered Species (RARE)" beneficial use.

16. **“Hazardous Substance(s)”** has the same meaning as defined in California Penal Code Section 374.8(c).

17. **“Illicit Connection”** means any man-made conveyance that is connected directly to the storm drain system, excluding roof-drains, and any other similar connection that serves as a pathway for any illicit discharge.

18. **“Illicit Discharge”** means any discharge to the storm drain system that is prohibited under local, state or federal statutes, ordinances, codes or regulations. Illicit discharges include all non-stormwater discharges except discharges pursuant to an National Pollutant Discharge Elimination System (NPDES) permit or discharges that are exempted or conditionally exempted by the NPDES permit or granted as a special waiver or exemption by the Regional Board.

19. **“Impervious Surface”** means any man-made or modified surface that prevents or significantly reduces the entry of water into the underlying soil, resulting in runoff from the surface in greater quantities and/or at an increased rate, when compared to natural conditions prior to development. Examples of places that commonly exhibit impervious surfaces include parking lots, driveways, roadways, storage areas and rooftops. The imperviousness of these areas commonly results from paving, compacted gravel, compacted earth and oiled earth.

20. **“Industrial Activity”** means any public or private activity that is associated with any of the 11 categories of activities defined in 40 CFR 122.26(b)(14) and required to obtain a NPDES permit.

21. **“Industrial/Commercial Facility”** means any facility, public or private, involved and/or used in either the production, manufacture, storage, transportation, distribution, exchange or sale of goods and/or commodities, and any facility involved and/or used in providing professional and/or non-professional services. This category of facility includes, but is not limited to, any facility defined by the Standard Industrial Classifications (SIC).

22. **“LID”** means Low Impact Development.

23. **“National Pollutant Discharge Elimination System (NPDES)”** means the national program for issuing, modifying, revoking and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements under Sections 307, 402, 318 and 405 of the CWA. The term includes an “approved program.”

24. **“Non-Stormwater Discharge”** means any discharge to a municipal storm drain system that is not composed entirely of stormwater.

25. **“Person”** means any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, governmental entity or any other legal entity, or their legal representatives, agents or assigns. The masculine gender shall include the feminine and the singular shall include the plural where indicated by the context.

26. **“Pollutant”** means any "pollutant" defined in Section 502(6) of the Federal Clean Water Act or incorporated into Section 13373 of the California Water Code. Pollutants may include, but are not limited to, the following:

(a) Commercial and industrial waste (such as fuels, solvents, detergents, plastic pellets, hazardous substances, fertilizers, pesticides, slag, ash and sludge);

(b) Metals (such as cadmium, lead, zinc, copper, silver, nickel, chromium, and non-metals such as phosphorus and arsenic);

(c) Petroleum hydrocarbons (such as fuels, lubricants, surfactants, waste oils, solvents, coolants and grease);

(d) Excessive eroded soil, sediment, and particulate materials in amounts that may adversely affect the beneficial use of the receiving waters, flora or fauna of the State;

(e) Animal wastes (such as discharge from confinement facilities, kennels, pens, recreational facilities, stables and show facilities); and

(f) Substances having characteristics such as pH less than six or greater than nine, or unusual coloration or turbidity, or excessive levels of fecal coliform, or fecal streptococcus or enterococcus.

27. **“Receiving Waters”** means creeks, streams, rivers, lakes, estuaries, groundwater formations or other bodies of water into which surface water, treated waste or untreated waste are or may be discharged.

28. **“Redevelopment”** means land-disturbing activity that results in the creation, addition, or replacement of 500 square feet or more of impervious surface area on an already developed Site. Redevelopment includes, but is not limited to: the expansion of a building footprint; addition or replacement of a structure; replacement of impervious surface area that is not part of routine maintenance activity; and land disturbing activity related to structural or impervious surfaces. It does not include routine maintenance to maintain original line and grade, hydraulic capacity or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety.

29. **“Regional Board”** means the California Regional Water Quality Control Board, Los Angeles Region.

30. **“Routine Maintenance”** includes, but is not limited to, projects conducted to:

(a) Maintain the original line and grade, hydraulic capacity or original purpose of the facility.

(b) Perform as needed restoration work to preserve the original design grade, integrity and hydraulic capacity of flood control facilities.

(c) Repair, regrade or maintain road shoulder, dirt or gravel roadways and shoulders or road ditches.

(d) Update existing facilities or lines, including replacing existing lines with new materials or pipes, to comply with applicable codes, standards and regulations regardless if such project results in increased capacity.

(e) Repair leaks.

Routine maintenance does not include construction of: (1) new lines not associated with existing facilities and are not part of a project to update or replace existing lines; or (2) new facilities resulting from compliance with applicable codes, standards and regulations.

31. **“Rules and Regulations”** shall mean “Rules and Regulations Governing Pollution Control of Discharges into the Storm Drain System” adopted by the Board of Public Works.

32. **“Site”** means land or water area where any “facility or activity” is physically located or conducted, including adjacent land used in connection with the facility or activity.

33. **“Storm Drain System”** means any facilities or any part of those facilities, including streets, gutters, conduits, natural or artificial drains, channels and watercourses that are used for the purpose of collecting, storing, transporting or disposing of stormwater and are located within the City of Los Angeles.

34. **“Storm Water or Stormwater”** means stormwater runoff, snow melt runoff, and surface runoff and drainage related to precipitation events (pursuant to 40 CFR § 122.26(b)(13); 55 Fed. Reg. 47990, 47995 (Nov. 16, 1990)). Without any change in its meaning, this term may be spelled or written as one word or two separate words.

35. **“Stormwater Pollution Prevention Plan (SWPPP)”** means a plan, as required by a State General Permit, identifying potential pollutant sources and describing the design, placement and implementation of BMPs, to effectively prevent non-stormwater discharges and reduce pollutants in stormwater discharges during activities covered by the General Permit.

36. **“Toxic Materials”** means any material(s) or combination of materials that directly or indirectly cause either acute or chronic toxicity in the water column.

37. **“Untreated”** means non-stormwater runoff, wastewater or wash waters that have not been subjected to any applicable Treatment Control, Best Management Practices or are not in compliance with conditions of a separate or general NPDES permit.

38. **“Urban Runoff”** means surface water flow produced by storm and non-storm events. Non-storm events include flow from residential, commercial or industrial activities involving the use of potable and nonpotable water.

Sec. 3. Subdivision 5 of Subsection A of Section 64.70.02 of the Los Angeles Municipal Code is amended to read as follows:

5. Any hazardous substance, including, but without limitation, medical waste, infectious waste and toxic materials.

Sec. 4. The first paragraph of Subsection C of Section 64.70.02 of the Los Angeles Municipal Code is amended to read as follows:

C. Controlling Spills, Dumping or Disposal of Materials to the Storm Drain System. This subsection applies to all persons within the City of Los Angeles and is in addition to any other anti-littering provisions provided in this Code, including, without limitation, Sections 56.08, 57.21.06, 62.54, 66.04 and 66.25.

Sec. 5. Paragraphs (d) and (e) of Subdivision 1 of Subsection C of Section 64.70.02 of the Los Angeles Municipal Code are amended to read as follows:

(d) No person shall leave, dispose, cause or permit the disposal of a hazardous substance in a manner that results or potentially could result in a spill, leak or drainage of such onto any sidewalk, street or gutter that discharges into or flows with any other runoff into the storm drain system.

(e) No person shall store fuels, chemicals, fuel or chemical wastes, animal wastes, garbage, batteries and any toxic materials in a manner that causes or potentially could cause the runoff of pollutants from these materials or wastes into the storm drain system.

Sec. 6. Subsection A of Section 64.70.03 of the Los Angeles Municipal Code is amended to read as follows:

A. Prohibition of Non-Stormwater Discharges. No person shall discharge non-storm water to the storm drain system, unless authorized by a separate or general NPDES Permit, or if the discharge is exempted or conditionally exempted by the NPDES Municipal Separate Storm Sewer Permit (MS4) for Los Angeles County, as provided or as subsequently amended, or if granted as a special waiver or exemption by the Regional Board.

1. **Exempt Discharges.** The NPDES Municipal Separate Storm Sewer Permit (MS4) for Los Angeles County provides for the following non-stormwater discharges to be discharged into the storm drain system:

- (a) Discharges separately regulated by an individual or general NPDES permit;
- (b) Temporary discharges authorized by the USEPA;
- (c) Discharges from emergency fire fighting activities; or
- (d) Natural flows, including:
 - i. Natural springs;
 - ii. Flows from riparian habitats or wetlands;
 - iii. Diverted stream flows;
 - iv. Uncontaminated ground water infiltration; or
 - v. Rising ground waters.

2. **Conditionally Exempt Discharges.** The following non-stormwater discharges may be allowed to be discharged into the storm drain system, subject

to all appropriate BMPs. The Board may review and adopt appropriate BMPs for any conditionally exempt discharges and place said BMPs in the Board's "**Rules and Regulations Governing the Discharge of Conditionally Exempt Non-Stormwater Discharges.**" The Board may from time to time, as it deems appropriate, change, modify, revise or alter existing BMPs. It shall be the responsibility of any discharger to comply with all Board adopted BMPs in existence at the time of discharge of any non-stormwater discharge set forth on this Conditionally Exempt Discharge list. If the Board has not adopted BMPs for any of the below listed discharges, the discharger may allow such a discharge provided it is in compliance with all other requirements of the "**Stormwater and Urban Runoff Pollution Control Ordinance.**" Discharge of any of the below listed "Conditionally Exempt Discharges" at a time prior to the Board's adoption of BMPs for that particular discharge shall not relieve the discharger from compliance with the BMPs for the discharge once they are adopted by the Board. The "**Conditionally Exempt Discharges**" are as follows:

- (a) Discharges from essential non-emergency fire fighting activities;
- (b) Discharges from drinking water supplier distribution systems;
- (c) Dewatering of lakes and decorative foundations;
- (d) Landscape irrigation;
- (e) Dechlorinated/debrominated swimming pool/spa discharges;
- (f) Non commercial car washing by residents or by non-profit organizations;
- (g) Street/sidewalk wash water;
- (h) Water from crawl space or basement pumps;
- (i) Hillside dewatering;
- (j) Naturally occurring groundwater seepage via a MS4;
- (k) Non-anthropogenic flows from a naturally occurring stream via a culvert or the MS4; and
- (l) Other categories approved by the Executive Officer of the California Regional Water Quality Control Board, Los Angeles Region.

Sec. 7. A new Subsection E is added to Section 64.70.03 of the Los Angeles Municipal Code to read as follows:

E. Reporting of Accidental Discharge to the Storm Drain System. The Property owner, administrator, successors or other persons shall notify the Director of any accidental discharge to the City's Stormdrain system as soon as any person who is either in charge of a facility or responsible for the emergency response for a facility has knowledge of any release of material, pollutants or waste which may result in pollutants or non-stormwater discharges entering the City Stormdrain system. Such person shall also take all necessary steps to ensure the full discovery, containment and clean-up of such release. A notice advising employees of the requirements of this provision and the telephone number to call to notify the Director of such release shall be permanently posted in a conspicuous place on the premises of each commercial or industrial establishment.

Sec. 8. Section 64.70.12 of the Los Angeles Municipal Code is amended to read as follows:

This ordinance shall be construed to assure consistency with the requirements of the Federal Clean Water Act and acts amendatory thereof or supplementary thereto, applicable implementing regulations, and NPDES Permit No. CAS004001 and any amendment, revision or reissuance thereof.

Sec. 9. Subsections A, B and C of Section 64.72 of the Los Angeles Municipal Code are amended to read as follows:

(A) Objective. The provisions of this section contain requirements for construction activities and facility operations of Development and Redevelopment projects to comply with the Land Development requirements of the MS4 permit through integrating LID practices and standards for stormwater pollution mitigation, and maximize open, green and pervious space on all Developments and Redevelopments consistent with the City's landscape ordinance and other related requirements in the Development Best Management Practices Handbook.

(B) Scope. This section contains requirements for stormwater pollution control measures in Development and Redevelopment projects and authorizes the Board to further define and adopt stormwater pollution control measures, develop LID principles and requirements, including, but not limited to, the objectives and specifications for integration of LID strategies, collect Best Management Practices compliance plan check fees, collect funds for projects that are granted waivers, conduct inspections, cite violators for infractions and impose fines. Except as otherwise provided herein, the Board shall administer, implement and enforce the provisions of this section.

(C) LID Requirements. All Developments and Redevelopments shall comply with the following:

1. Development or Redevelopment involving four or fewer units intended for residential use shall implement LID BMP alternatives identified in the Development Best Management Practices Handbook.

2. Development or Redevelopment Involving Nonresidential Use or Five or More Units Intended for Residential Use.

a. Development or Redevelopment resulting in an alteration of at least 50% or more of the impervious surfaces on an existing developed Site, the entire Site must comply with the standards and requirements of this article and with the Development Best Management Practices Handbook; and

b. Development or Redevelopment resulting in an alteration of less than 50% of the impervious surfaces of an existing developed Site, only such incremental Development shall comply with the standards and requirements of this article and with the Development Best Management Practices Handbook.

3. A Development or Redevelopment of any size that would create 2,500 square feet or more of impervious surface area and is located partly or wholly within an ESA shall comply with the standards and requirements of this article and with the Development Best Management Practices Handbook.

4. A Development or Redevelopment of any size that would create more than 10,000 square feet or more of impervious surface area and total one acre or more of disturbed area shall comply with the standards and requirements of this article and with the Development Best Management Practices Handbook.

5. Street and road construction of 10,000 square feet or more of impervious surface area shall comply with the standards and requirements of the Development Best Management Practices Handbook.

6. The Site for every Development or Redevelopment shall be designed to manage and capture stormwater runoff, to the maximum extent feasible, in priority order: infiltration, evapotranspiration, capture and use, treated through high removal efficiency biofiltration/biotreatment system of all of the runoff on site. High removal efficiency biofiltration/biotreatment systems shall comply with the standards and requirements of the Development Best Management Practices Handbook. A LID Plan shall be prepared to comply with the following:

a. Stormwater runoff will be infiltrated, evapotranspired, captured and used, treated through high removal efficiency Best Management Practices, onsite, through stormwater management techniques that comply with the provisions of the Development Best

Management Practices Handbook. To the maximum extent feasible, onsite stormwater management techniques must be properly sized, at a minimum, to infiltrate, evapotranspire, store for use, treat through high removal efficiency biofiltration/biotreatment system, without any storm water runoff leaving the Site for at least the volume of water produced by the Stormwater Quality Design Volume (SWQDv) that results from the greater of:

- (i) The volume of runoff produced from a 0.75-inch storm event; or
- (ii) The 85th percentile, 24-hour runoff event, as determined from the Los Angeles County 85th percentile precipitation isohyetal map.

For purposes of compliance with the LID requirements, and without changing the priority order of design preferences identified in this section, all runoff from the SWQDv, as identified in Paragraph (a) of this subdivision, that has been treated through an onsite high removal efficiency biofiltration/biotreatment system shall be deemed to have achieved 100% infiltration regardless of the runoff leaving the Site from an onsite high removal efficiency biofiltration/biotreatment system, and thus any runoff volume shall not be subject to the offsite mitigation requirement of this article.

b. Pollutants shall be prevented from leaving the Site for a SWQDv as defined in Paragraph (a) of this subdivision unless it has been treated through an onsite high removal efficiency biofiltration/biotreatment system.

c. Hydromodification impacts shall be minimized to natural drainage systems as defined in the MS4 Permit.

7. When, as determined by the Director, the onsite LID requirements are technically infeasible, partially or fully, as defined in the Development Best Management Handbook, the infeasibility shall be demonstrated in the submitted LID Plan, shall be consistent with other City requirements and shall be reviewed in consultation with the Department of Building and Safety. The technical infeasibility may result from conditions that may include, but are not limited to:

- a. Locations where seasonal high groundwater is within ten feet of surface grade;
- b. Locations within 100 feet of a groundwater well used for drinking water;

- c. Brownfield Development sites or other locations where pollutant mobilization is a documented concern;
- d. Locations with potential geotechnical hazards;
- e. Locations with impermeable soil type as indicated in applicable soils and geotechnical reports; and
- f. Other site or implementation constraints identified in the Development Best Management Practices Handbook.

8. If partial or complete onsite compliance of any type is technically infeasible, the project Site and LID Plan shall be required to manage the flow from the SWQDv onsite in order to maximize onsite compliance. For the remaining runoff that cannot feasibly be managed onsite, the project shall implement offsite mitigation on public and/or private land within the same sub-watershed as defined by the MS4 Permit. This shall include construction and perpetual maintenance of projects that will achieve at least the same level of runoff retention, infiltration and/or use, and water quality. All City Departments will assist the developer, when and where feasible, in the design, permitting and implementation of LID BMP projects within the public right-of-way, with a preference for utilizing the public right-of-way immediately adjacent to the subject development.

9. A Multi-Phased Project may comply with the standards and requirements of this section for all of its phases by: (a) designing a system acceptable to the Bureau of Sanitation to satisfy these standards and requirements for the entire Site during the first phase; and (b) implementing these standards and requirements for each phase of Development or Redevelopment of the Site during the first phase or prior to commencement of construction of a later phase, to the extent necessary to treat the stormwater from such later phase. For purposes of this section, **"Multi-Phased Project"** shall mean any Development or Redevelopment implemented over more than one phase, and the Site of a Multi-Phased Project shall include any land and water area designed and used to store, treat or manage stormwater runoff in connection with the Development or Redevelopment, including any tracts, lots or parcels of real property, whether Developed or not, associated with, functionally connected to, or under common ownership or control with such Development or Redevelopment.

10. The Director shall prepare, maintain and update, as deemed necessary and appropriate, the Development Best Management Practices Handbook to set LID standards and practices and standards for stormwater pollution mitigation, including urban and stormwater runoff quantity and quality control development principles and technologies for achieving the LID standards. The Development Best Management Practices Handbook shall also include

technical feasibility and implementation parameters, alternative compliance for technical infeasibility, as well as other rules, requirements and procedures as the Director deems necessary for implementing the provisions of this section of the Los Angeles Municipal Code. The Board of Public Works shall adopt the Development Best Management Practices Handbook no later than 90 days after the adoption of this ordinance by the City Council and the Mayor.

11. The Director of the Bureau of Sanitation shall develop as deemed necessary and appropriate, in cooperation with other City departments and stakeholders, informational bulletins, training manuals and educational materials to assist in the implementation of the LID requirements.

12. The applicant can appeal the Director's determination of compliance with the provisions of this article to the Board of Public Works within 30 days of the date of the determination.

13. Any Development or Redevelopment that is exempted from LID requirements under Section D has the option to voluntarily opt in and incorporate into the project the LID requirements set forth herein. In such case, the Best Management Practices plan check fee associated with the project shall be waived and all LID related plan check processes shall be expedited.

Sec. 10. Subsection (B) of Section 64.72.01 of the Los Angeles Municipal Code is deleted:

Sec. 11. Section 64.72.02 of the Los Angeles Municipal Code is deleted.

Sec. 13. Subsection (B) of Section 64.72.05 of the Los Angeles Municipal Code is amended to read as follows:

(B) The fee schedule for providing Best Management Practices plan check services for LID Implementation Plan is as follows:

DEVELOPMENT CATEGORY	FEES
Development or Redevelopment less than 500 square feet	Exempt
Residential, Four Units or Less:	
Development or Redevelopment greater than or equal to 500 square feet	\$200 / Project
Development or Redevelopment of any size that would create 2,500 square feet or more of impervious surface area and is located partly or wholly within an ESA*;	\$700 / Project

Development or Redevelopment of any size that would create 10,000 square feet of impervious surface area and total one acre or more of disturbed area	
Nonresidential Use or Five or More Units Intended for Residential Use:	
Redevelopment that results in an alteration of less than 50% of the impervious surfaces of an existing developed Site	\$800 / Project
New Development or where Redevelopment that results in an alteration of at least 50% or more of the impervious surfaces of an existing developed Site	\$1,000 / Project

* Projects located in, adjacent to, or discharging directly to a designated Environmentally Sensitive Area (ESA)

Sec. 13. The provisions of this ordinance shall be operative upon the effective date of the ordinance, except that the provisions shall not apply to any of the following:

1. Any Development or Redevelopment for which the Department of Building and Safety accepted a permit application before the effective date of this ordinance, and for which the permit applicant paid, before the effective date of this ordinance, to the Department of Building and Safety all fees required by the Department to process the permit application; or
2. Any Development or Redevelopment for which a required entitlement application was filed with the Department of City Planning, and for which Department review of the application, with the exception of CEQA review, was deemed complete by the Department before the operative date of this ordinance.

Sec. 14. **Severability.** If any part or provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the remainder of this ordinance, including the application of such part or provisions to other persons or circumstances, shall not be affected by such holding and shall continue in full force and effect, and to this end, the provisions of this ordinance are severable.

Sec. 15. 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, at its meeting of _____.

HOLLY L. WOLCOTT, City Clerk

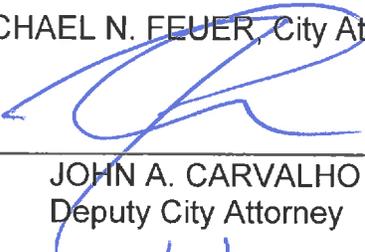
By _____ Deputy

Approved _____

Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By  _____
JOHN A. CARVALHO
Deputy City Attorney

Date 5/13/15 _____

File No. CF 14-0994 _____