

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Chapter I and Article 13 of Chapter 1A of the Los Angeles Municipal Code to address technical corrections and clarifications and bring certain provisions into alignment with state regulations as a part of regular Zoning Code maintenance, known as the Processes and Procedures Maintenance Ordinance.

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

Section 1. Subdivision 10 of Subsection A of Section 12.21, Article 2, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

10. **Alcoholic Beverages.** Notwithstanding any other provisions of this Chapter to the contrary, no building, structure or land shall be used for sale or dispensing for consideration of any alcoholic beverage, including beer and wine, for consumption on the premises except upon premises approved for that use in accordance with the provisions of Sec. 13B.2.2. (Class 2 Conditional Use Permit) of Chapter 1A of this Code, or if the establishment complies with all the requirements and standards under Sections 12.22 A.34. (Restaurant Beverage Program) or 12.22 A.35. (Restaurant Beverage Program - Alcohol Sensitive Use Zone). The provisions of this subdivision shall not abrogate, however, any right to the continued use of premises for these purposes pursuant to Sec. 13B.2.2.A.3. (Class 2 Conditional Use Permit; Applicability; Existing Uses) of Chapter 1A of this Code.

Sec. 2. The title of Subdivision 14 of Subsection A of Section 12.21, Article 2, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

**14. Alcoholic Beverages (Off-Site).**

Sec. 3. Sub-subparagraph (i) of Subparagraph (2) of Paragraph (e) of Subdivision 24 of Subsection A of Section 12.21, Article 2, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

(i) Relief from the Outdoor Dining Area enclosure standard in LAMC Section 12.21 A.24.(d)(l)(i) may be requested through the approval of plans on the original discretionary entitlement pursuant to LAMC Section 13B.2.2.H. (Class 2 Conditional Use Permit; Modification Procedures). If there is no original discretionary entitlement, relief may be requested through a Conditional Use Permit pursuant to LAMC Section 12.24 W.32.

Sec. 4. Paragraph (e) of Subdivision 19 of Subsection U of Section 12.24, Article 2, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

(e) Nature preserves, subject to the approval of a detailed site plan and management program approved by the operating agency and by the City Planning Commission pursuant to the procedure set forth in Subsection H. (Modification Procedures) of Sec. 13B.2.3. (Class 3 Conditional Use Permit) of Chapter 1A of this Code.

Sec. 5. Paragraph (d) of Subdivision 1 of Subsection W of Section 12.24, Article 2, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

(d) **Existing Uses.** The use of a lot for an establishment dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for on-site or off-site consumption may not be continued or re-established without conditional use approval granted in accordance with the provisions of this Section if, after September 13, 1997, there is a substantial change in the mode or character of operation of the establishment, including any expansion by more than 20 percent of the floor area, seating or occupancy, whichever applies; except that construction for which a building permit is required in order to comply with an order issued by the Department of Building and Safety to repair or remedy an unsafe or substandard condition is exempt from this provision. Any expansion of less than 20 percent of the floor area, seating or occupancy, whichever applies, requires the approval of plans pursuant to Subsection H. (Modification Procedures) of Sec. 13B.2.2. (Class 2 Conditional Use Permit) of Chapter 1A of this Code.

Sec. 6. Subdivision 2 of Subsection X of Section 12.24, Article 2, Chapter I of the Los Angeles Municipal Code is hereby amended in entirety to read as follows:

2. **[Deleted]**

Sec. 7. A new Subdivision 31 is added to Subsection X of Section 12.24, Article 2, Chapter I of the Los Angeles Municipal Code to read as follows:

31. **Pet Shops (Added by Ord. No. 186,372, Eff.12/10/19.)**

(a) A Zoning Administrator, upon application, may permit Pet Shops in the CR, C1, and C1.5 Zones; or Pet Shops in the C2, C4, C5, or CM Zones that do not meet the development and operation standards in Section 12.14 A.1.(b)(4) of this Code.

(b) **Procedures.** An application pursuant to this subdivision shall follow the procedures for adjustments set forth in Sec. 13B.5.2. (Adjustment) of Chapter 1A of this Code.

Sec. 8. Subdivision 1 of Subsection H of Section 12.32, Article 2, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

1. **Application.** A request for an amendment of Council's instructions involving the T Classification or a clarification of a Q Classification or D Limitation set forth in an ordinance that adopts a Zone Change may be filed by one or more of the owners or lessees of the subject property with the Department on a form accompanied by information required by the Department and by a fee as provided in Section 19.01.

Sec. 9. Subdivision 3 of Subsection D of Section 13.08, Article 3, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

3. **Procedures.** See Sec. 13B.1.5. (Guidelines or Standards Adoption/Amendment) of Chapter 1A of this Code.

Sec. 10. Subdivision 3 of Subsection H of Section 13.17, Article 3, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

3. **Procedures.** See Sec. 13B.1.5. (Guidelines or Standards Adoption/Amendment) of Chapter 1A of this Code.

Sec. 11. Subsection B of Section 16.03, Article 6, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

**B. Conditional Uses and Public Benefits.** The following conditional uses and public benefits are considered to be of such importance and their expeditious replacement is of such value to the health and safety of the community that they are hereby granted an exemption from the plan approval process required by Subsection H. (Modification Procedures) of Sec. 13B.2.2. (Class 2 Conditional Use Permit) and of Sec. 13B.2.3. (Class 3 Conditional Use Permit) of Chapter 1A of this Code, provided that the structures containing these uses are rebuilt as they lawfully existed prior to their destruction, with the same building footprint and height.

#### **Conditional Uses and Public Benefits**

Airports or aircraft landing fields

Correctional or penal institutions

Educational institutions

Libraries, museums, fire or police stations, or governmental enterprises

Piers, jetties, human-made islands, floating installations

Public utilities and public service uses and structures

Schools, elementary and high

Electric power generating sites, plants or stations

OS Open Space Zone uses

Child care facilities or nursery schools

Churches or houses of worship

Hospitals or sanitariums

If issues of interpretation or administration relating to the above exemptions rise, the Director is authorized to resolve those issues in light of the scope and purposes of this subsection.

Sec. 12. Subdivision 3 of Subsection D of Section 16.05, Article 6.1, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows without amending any of its subsequent paragraphs:

3. Any development project located within the boundaries of an adopted Redevelopment Project Area with an Unexpired redevelopment plan, as defined in Sec. 13B.12.1. (Redevelopment Plan Procedures) of Chapter 1A of this Code, shall be exempt from Project Review when:

Sec. 13. Subdivision 1 of Subsection A of Section 17.01, Article 7, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

1. No person shall subdivide land in the City of Los Angeles into five or more parcels unless a Final Map has been recorded as provided in this Article and pursuant to Div. 13B.7. (Division of Land) of Chapter 1A of this Code.

Sec. 14. Subdivision 2 of Subsection A of Section 17.01, Article 7, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

2. No building or structure shall be constructed or enlarged on any land which has been subdivided in violation of the provisions of this Article and Div. 13B.7. (Division of Land) of Chapter 1A of this Code, nor shall any permit be issued therefor.

Sec. 15. Subdivision 3 of Subsection A of Section 17.01, Article 7, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

3. The provisions of this Article shall not be construed as preventing the recording of a final tract map containing less than five lots or creating fewer than five condominium units in accordance with the procedures outlined in Div. 13B.7. (Division of Land) of Chapter 1A of this Code and in the Subdivision Map Act.

Sec. 16. The first unnumbered paragraph of Subsection B of Section 17.01, Article 7, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

**B. Purpose.** The purpose of this Article is to regulate and control the division of land, within the City of Los Angeles, to provide for the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities to serve the future inhabitants of the subdivision, to supplement the provisions of the Subdivision Map Act concerning the design, improvement and survey data of subdivisions, the form and content of Tentative Maps and Final Maps. The established procedure to be followed in securing the official approval of the City of Los Angeles on such maps must be done pursuant to Div. 13B.7. (Division of Land) of Chapter 1A of this Code, in a manner that is consistent with the applicable general and specific plans as well as the public health, safety and welfare.

Sec. 17. Subsection C of Section 17.01, Article 7, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

**C. Interpretation.** This Article and Div. 13B.7. (Division of Land) of Chapter 1A of this Code shall not be interpreted or construed to invalidate any previous act on the part of the City approving or authorizing private streets, or authorizing the issuance of building permits for structures on lots served by private streets.

Sec. 18. The definition of Protected Tree in Section 17.02, Article 7, of Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

**Protected Tree or Shrub** – Any of the following Southern California indigenous tree species, which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree, or any of the following Southern California indigenous shrub species, which measure four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub:

Protected Trees:

(a) Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to Southern California but excluding the Scrub Oak (*Quercus berberidifolia*).

- (b) Southern California Black Walnut (*Juglans californica*).
- (c) Western Sycamore (*Platanus racemosa*).
- (d) California Bay (*Umbellularia californica*).

Protected Shrubs:

- (e) Mexican Elderberry (*Sambucus mexicana*)
- (f) Toyon (*Heteromeles arbutifolia*)

The definition shall not include any tree or shrub grown or held for sale by a licensed nursery, or trees planted or grown as a part of a tree planting program.

Sec. 19. The definition of Tree Expert in Section 17.02, Article 7, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

**Tree Expert** – A person with at least four years of experience in the business of transplanting, moving, caring for and maintaining trees who is one or more of the following: (a) a certified arborist with the International Society of Arboriculture and who holds a valid California license as an agricultural pest control advisor; or (b) a certified arborist with the International Society of Arboriculture and who is a licensed landscape architect; or (c) a registered consulting arborist with the American Society of Consulting Arborists.

Sec. 20. Subsection A of Section 17.03, Article 7, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

**A. Authority and Duties.** See Sec. 13B.7.1.C. (General Provisions; Advisory Agency) of Chapter 1A of this Code.

When the Advisory Agency approves or conditionally approves a tentative map, it may also designate certain lots or proposed buildings, whether existing or to be constructed on a lot shown on said map, as sites for the construction of model dwellings. The Advisory Agency is authorized to designate said sites only if it determines that they comply, or can be made to comply with the design standards for sites for model dwellings as hereinafter set forth in Section 17.05 of this Article.

In addition to the authorities established in Div. 13B.7. (Division of Land) of Chapter 1A of this Code, the Advisory Agency, acting in the capacity of the Director, shall also have the authority to reduce the width of required passageways pursuant to Section 12.21 C.2.(b) (Spaces Between Buildings – Passageways) of this Chapter to no less than five feet between habitable buildings and detached condominiums, unless the Fire Department determines that the reduction would result in a safety hazard. And the Advisory Agency shall have the authority to grant deviations of no more than 20 percent

from the applicable area, yard, and height requirements. The subdivider must ask for adjustments at the time of filing. In permitting adjustments, the Advisory Agency shall make the findings contained in Sec. 13B.5.2. (Adjustment) of Chapter 1A of this Code.

The reductions / deviations shall be included in the written decision of the Advisory Agency. Notification and appeal rights to such reductions / deviations shall conform to Sec. 13B.7.3. (Tentative Tract Map) of Chapter 1A of this Code.

Sec. 21. Subsection B of Section 17.05, Article 7, Chapter I of the Los Angeles Municipal Code is amended to read as follows:

**B. Adoption of Standards.** A public hearing shall be conducted by the Commission prior to the approval of any change in the standards, pursuant to the procedures in Sec. 13B.1.5. (Guidelines or Standards Adoption/Amendment) of Chapter 1A of this Code.

Sec. 22. Subdivision 7 of Subsection H of Section 17.05, Article 7, Chapter I of the Los Angeles Municipal Code is amended to read as follows:

7. Where the Advisory Agency finds the project is consistent with the dwelling unit density permitted by the General Plan, and that the public health, safety or welfare and good subdivision design will be promoted by the preservation of protected trees and shrubs, the Advisory Agency may permit the required area of one or more of the lots in a subdivision in an "RA", "RE", "RS" or "R1" Zone to be reduced by an amount sufficient to provide for protected tree and shrub preservation in accordance with Section 17.05 R. of this Code. However, in no event shall the reduction exceed 50 percent of the required lot area; no "RA" or "RE" lot shall be reduced below 50 feet in width; no "RS" or "R1" lot shall be reduced below 40 feet in width; and no lot in a designated "K" Horse keeping District shall be reduced below 17,500 square feet.

Sec. 23. Subsection R of Section 17.05, Article 7, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

**R. Protected Tree or Shrub Regulations.** No protected tree or shrub may be relocated or removed except as provided in this Article or Article 6 of Chapter IV of this Code. The term "removed" or "removal" shall include any act that will cause a protected tree or shrub to die, including but not limited to acts that inflict damage upon the root system or other parts of the tree or shrub by fire, application of toxic substances, operation of equipment or machinery, or by changing the natural grade of land by excavation or filling the drip line area around the trunk.

1. **Required Determinations.** Subject to historical preservation requirements set forth in Subdivision 3 of this Subsection, when a protected tree or shrub exists within a proposed subdivision, the tree or shrub may be relocated

or removed if the Advisory Agency, in consultation with the City's Chief Forester, determines the existence of either (a) or (b) below:

(a) There has been prior applicable government action in which:

(i) The removal of the tree or shrub had been approved by the Advisory Agency; or

(ii) The property upon which the protected tree or shrub is located has been the subject of a determination by the City Planning Commission, the City Council, a Zoning Administrator, or an Area Planning Commission, the appeal period established by this Code with respect to the determination has expired, the determination is still in effect, and pursuant to the determination, the protected tree or shrub's removal would be permissible; or

(iii) A building permit has been issued for the property upon which the protected tree or shrub is located, the permit is still in effect, and the removal or relocation is not prohibited by the permit.

(b) The removal of the protected tree or shrub would not result in an undesirable, irreversible soil erosion through diversion or increased flow of surface waters that cannot be mitigated to the satisfaction of the City's Chief Forester, and the physical condition or location of the tree or shrub is such that:

(i) Its continued presence in its existing location prevents the reasonable development of the property; or

(ii) According to a report required pursuant to Section 17.06 C., that is acceptable to the Advisory Agency and prepared by a Tree Expert, there is a substantial decline from a condition of normal health and vigor of the tree or shrub, and its restoration through appropriate and economically reasonable preservation procedures and practices is not advisable; or

(iii) It is in danger of falling due to an existing and irreversible condition; or

(iv) Its continued presence at its existing location interferes with proposed utility services or roadways within or without the subject property, and the only reasonable alternative to the interference is the removal of the tree or shrub; or

(v) It has no apparent aesthetic value, which will contribute to the appearance and design of the proposed subdivision; or it is not located with reference to other trees, shrubs or monuments in such a way as to acquire a distinctive significance at the location.

2. **Supplemental Authority.** In the event the Advisory Agency, in consultation with the City's Chief Forester, determines pursuant to Subdivision 1.(b) above, that a protected tree or shrub may be removed or relocated, the Advisory Agency may:

(a) Require relocation elsewhere on the same property where a protected tree or shrub has been approved for removal, and where the relocation is economically reasonable and favorable to the survival of the tree or shrub. Relocation to a site other than upon the same property may be permitted where there is no available or appropriate location on the property and the owner of the proposed off-site relocation site consents to the placement of a tree or shrub. In the event of relocation, the Advisory Agency may designate measures to be taken to mitigate adverse effects on the tree or shrub.

(b) Permit protected trees or shrubs of a lesser size, or trees or shrubs of a different species, to be planted as replacement trees or shrubs for protected trees or shrubs permitted by this Code to be removed or relocated, if replacement trees or shrubs required pursuant to this Code are not available. In that event, the Advisory Agency may require a greater number of replacement trees or shrubs.

3. **Historical Monuments.** The Advisory Agency, except as to Subdivision 1.(b)(iii) above, shall require retention of a protected tree or shrub at its existing location, if the tree or shrub is officially designated as an Historical Monument or as part of an Historic Preservation Overlay Zone.

4. **Requirements.** In the event the Advisory Agency, in consultation with the City's Chief Forester, determines pursuant to Subdivision 1.(b) above that a protected tree or shrub may be removed or relocated, the Advisory Agency shall require that:

(a) The protected tree or shrub is replaced within the property by at least two trees of a protected variety included within the definition set forth in Section 17.02 (Definitions) of this Article, except where the protected tree is relocated pursuant to Subdivision 2.(a) above. The size of each replacement tree shall be a 15-gallon, or larger, specimen, measuring one inch or more in diameter at a point one foot above the base, and not less than seven feet in height, measured from the base.

The size and number of replacement trees shall approximate the value of the tree to be replaced.

(b) The subdivider record those covenants and agreements approved by the Advisory Agency necessary to assure compliance with conditions imposed by the Advisory Agency and to assure protected tree and shrub preservation.

(c) The subdivider provide protected tree and shrub maintenance information to purchasers of lots within the proposed subdivision.

(d) The subdivider post a bond or other assurance acceptable to the City Engineer to guarantee the survival of trees and shrubs required to be replaced or permitted or required to be relocated, in a manner to assure the existence of continuously living trees and shrubs at the approved replacement or relocation site for three years from the date that the trees or shrubs are replaced or relocated. The City Engineer shall use the provisions of Section 17.08 G. as its procedural guide in satisfaction of the bond requirements and processing. Any bond required shall be in a sum estimated by the City Engineer to be equal to the dollar value of the replacement tree or shrub or of the tree or shrub that is to be relocated. In determining value for these purposes, the City Engineer shall consult with the Advisory Agency, the City's Chief Forester, the evaluation of trees guidelines approved and adopted for professional plantspersons by the International Society of Arboriculture, the American Society of Consulting Arborists, the National Arborists Association and the American Association of Nurserymen, and other available, local information or guidelines.

5. **Grading.** The Advisory Agency is authorized to prohibit grading or other construction activity within the drip line of a protected tree or shrub.

Sec. 24. Subdivision 13 of Subsection B of Section 17.06, Article 7, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

13. The approximate location and general description of any large or historically significant trees or shrubs, and of any protected trees or shrubs, and indication as to the proposed retention or destruction of the trees or shrubs.

Sec. 25. Subsection C of Section 17.06, Article 7, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

**C. Protected Tree and Shrub Reports for Tentative Tract Maps.** No application for a tentative tract map approval for a subdivision where a protected tree or shrub is located shall be considered complete unless it includes a report, in a form acceptable to the Advisory Agency and the City's Chief Forester, which pertains to

preserving the tree and shrub and evaluates the subdivider's proposals for the preservation, removal, replacement or relocation of the tree or shrub. The report shall be prepared by a tree expert and shall include all protected trees and shrubs identified pursuant to Section 17.06 B.13. of this Code. In the event the subdivider proposes any grading, land movement, or other activity within the drip line of a protected tree or shrub referred to in the report, or proposes to relocate or remove any protected tree or shrub, the report shall also evaluate any mitigation measures proposed by the subdivider and their anticipated effectiveness in preserving the tree or shrub.

Sec. 26. Subsection D of Section 17.51, Article 7, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

**D. Protected Tree or Shrub Reports for Parcel Maps.** No application for a preliminary parcel map approval for a parcel where a protected tree or shrub is located shall be considered complete unless it includes a report pertaining to preserving the tree or shrub. The report shall be prepared by a Tree Expert and shall evaluate the subdivider's proposals for protected tree or shrub preservation, removal, replacement and/or relocation. In the event the subdivider proposes any grading, land movement, or other activity within the drip line of any protected tree or shrub referred to in the report, or proposes to relocate or remove any tree or shrub, the report shall also evaluate any mitigation measures proposed by the subdivider and the anticipated effectiveness in preserving the tree or shrub.

Sec. 27. Subsection J of Section 17.53, Article 7, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

**J. Further Authority.** The Advisory Agency, acting in the capacity of the Director, shall have the authority to reduce the width of required passageways pursuant to Section 12.21 C.2.(b) (Spaces Between Buildings – Passageways) of this Chapter to no less than five feet between habitable buildings and detached condominiums, unless the Fire Department determines that the reduction would result in a safety hazard. And the Advisory Agency shall have the authority to grant deviations of no more than 20 percent from the applicable area, yard, and height requirements. The subdivider must ask for adjustment(s) at the time of filing. In permitting adjustments, the Advisory Agency shall make the findings contained in Sec. 13B.5.2. (Adjustment) of Chapter 1A of this Code.

The reductions / deviations shall be included in the written decision of the Advisory Agency. Notification and appeal rights to such reductions / deviations shall conform to Sec. 13B.7.5.G. (Appeals) of Chapter 1A of this Code.

Sec. 28. Section 17.54 of Article 7, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

See Sec. 13B.7.5.G. (Appeals) of Chapter 1A of this Code.

Sec. 29. Section 18.12 of Article 8, Chapter I of the Los Angeles Municipal Code shall be amended to read as follows:

See Sec. 13B.7.7.H. (Private Street Map; Modification Procedures) of Chapter 1A of this Code.

Sec. 30. A new Subparagraph h of Paragraph 2 of Subsection D of Section 13A.1.7., Division 13A.1., Part 13A., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

- h. In making a determination on an appeal of the *Zoning Administrator* interpretation, the *Area Planning Commission* or *City Planning Commission* shall consider whether there was an error or abuse of discretion by the *Zoning Administrator*.

Sec. 31. Paragraph 3 of Subsection A of Section 13A.2.1., Division 13A.2., Part 13A., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- 3. *Projects* shall not be subject to the provisions of this ordinance if a complete *application* for an entitlement was filed and fees were paid prior to the date on which this ordinance becomes operative. Any such *project* shall be subject to the administrative regulations in *Chapter I. (General Provisions and Zoning)* of this Code that were in effect on the date on which the *application* was filed. *Projects* for which a complete *application* for an entitlement has been filed and for which fees were paid prior to this ordinance's operative date may opt to proceed under the provisions of this ordinance if a required public hearing has not yet been held for the project. Despite the foregoing, any appeal filed on or after the operative date of this ordinance shall be subject to the appellate standard of review established in this ordinance.

Sec. 32. Table 2 - Process Summary of Subsection A of Section 13A.2.2., Division 13A.2., Part 13A., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended in its entirety to read as follows:

Table 2 - Process Summary

|                                              | Ministerial | Director | Zoning Administrator | Subdivision Committee | City Engineer | Hearing Officer | Area Planning Commission | City Planning Commission | City Council | Mayor  | Design Review Board | HPOZ Board | Cultural Heritage Commission |
|----------------------------------------------|-------------|----------|----------------------|-----------------------|---------------|-----------------|--------------------------|--------------------------|--------------|--------|---------------------|------------|------------------------------|
| Entitlement Review                           |             |          |                      |                       |               |                 |                          |                          |              |        |                     |            |                              |
| Legislative Action                           |             |          |                      |                       |               |                 |                          |                          |              |        |                     |            |                              |
| General Plan Adoption / Amendment            |             | R †      |                      |                       |               |                 |                          | [R] †                    | [D] †        | R/SV † |                     |            |                              |
| Specific Plan Adoption / Amendment           |             | R        |                      |                       |               |                 |                          | [R] †                    | [D] †        | SV †   |                     |            |                              |
| Zoning Code Amendment                        |             | R        |                      |                       |               |                 |                          | [R] †                    | D †          | SV †   |                     |            |                              |
| Zone Change                                  |             | R        |                      |                       |               |                 | [R]                      | [R]*                     | [D] †        | SV †   |                     |            |                              |
| Guidelines or Standards Adoption / Amendment |             | R        |                      |                       |               |                 |                          | [D]                      |              |        |                     |            |                              |
| Land for Public Use                          |             |          |                      |                       |               |                 |                          | R                        | D            |        |                     |            |                              |
| Quasi-Judicial Review                        |             |          |                      |                       |               |                 |                          |                          |              |        |                     |            |                              |
| Class 1 Conditional Use Permit               |             |          | <D>                  |                       |               |                 | [A]                      |                          |              |        |                     |            |                              |
| Class 2 Conditional Use Permit               |             |          | [D] †                |                       |               |                 | [A] †                    |                          |              |        |                     |            |                              |
| Class 3 Conditional Use Permit               |             | [R] ‡    |                      |                       |               |                 |                          | [D] †                    | [A]          |        |                     |            |                              |
| Project Review                               |             | <D>      |                      |                       |               |                 | [A]                      |                          |              |        |                     |            |                              |
| Director Determination                       |             | D        |                      |                       |               |                 | [A]                      | [A]                      |              |        |                     |            |                              |
| Ministerial Action                           |             |          |                      |                       |               |                 |                          |                          |              |        |                     |            |                              |
| Administrative Review                        |             | D        |                      |                       |               |                 |                          |                          |              |        |                     |            |                              |

|                                                |     |   |          |   |  |          |     |     |          |     |   |     |
|------------------------------------------------|-----|---|----------|---|--|----------|-----|-----|----------|-----|---|-----|
| Expanded Administrative Review                 | <D> |   |          |   |  |          |     |     |          |     |   |     |
| Specific Plan Implementation                   |     |   |          |   |  |          |     |     |          |     |   |     |
| Project Compliance                             | <D> |   |          |   |  | [A]      |     |     |          |     |   |     |
| Project Compliance (Design Review Board)       | D   |   |          |   |  | [A]      |     |     |          | [R] |   |     |
| Project Adjustment                             | <D> |   |          |   |  | [A]      |     |     |          |     |   |     |
| Project Exception                              |     |   |          |   |  | [D]      |     |     | [A]      |     |   |     |
| Specific Plan Interpretation                   | <D> |   |          |   |  | [A]      | [A] |     |          |     |   |     |
| Quasi-Judicial Relief                          |     |   |          |   |  |          |     |     |          |     |   |     |
| Alternative Compliance                         | D   |   |          |   |  | [A]      |     |     |          |     |   |     |
| Adjustment                                     | <D> |   |          |   |  | [A]      |     |     |          |     |   |     |
| Variance                                       |     |   | [D]<br>† |   |  | [A]<br>† |     |     | [A]      |     |   |     |
| Modification of Entitlement                    |     |   | ↔        |   |  | ↔        |     |     |          | ↔   |   |     |
| Reasonable Accommodation                       | D   |   |          |   |  |          |     |     | [A]      |     |   |     |
| Non-Compliance                                 |     |   |          |   |  |          |     |     |          |     |   |     |
| Evaluation Non-Compliance                      |     |   | [D]      |   |  | [A]      | [D] |     | [A]      |     |   |     |
| Nuisance Abatement/Revocation                  |     |   | [D]      |   |  |          |     |     | [A]<br>† |     |   |     |
| Division of Land                               |     |   |          |   |  |          |     |     |          |     |   |     |
| Parcel Map Exemption/Lot Line Adjustment       | D   |   |          |   |  | [A]      | [A] |     |          |     |   |     |
| Tentative Tract Map                            | [D] |   | R        |   |  | [A]      | [A] |     |          |     |   |     |
| Final Tract Map                                |     |   |          | C |  |          |     |     | D        |     |   |     |
| Preliminary Parcel Map                         | [D] |   | R        |   |  | [A]      | [A] |     |          |     |   |     |
| Final Parcel Map                               |     |   |          | C |  |          |     |     | D        |     |   |     |
| Private Street Map                             | <D> |   | R        |   |  | [A]      | [A] |     |          |     |   |     |
| Historic Preservation                          |     |   |          |   |  |          |     |     |          |     |   |     |
| Historic Preservation Overlay Zone Designation |     |   |          |   |  |          |     | [R] | [D]      |     |   | C   |
| Preservation Plan Adoption / Amendment         |     | R |          |   |  | [R]<br>† |     | [D] |          |     |   | [R] |
| Review of Conforming Work                      | D   |   |          |   |  |          |     |     |          |     | D |     |

|                                                                                              |     |  |  |     |   |     |          |     |         |  |  |     |  |
|----------------------------------------------------------------------------------------------|-----|--|--|-----|---|-----|----------|-----|---------|--|--|-----|--|
| Certificate of Appropriateness<br>(Construction, Addition, Alteration,<br>or Reconstruction) | D   |  |  |     |   | [A] |          |     |         |  |  | [R] |  |
| Certificate of Appropriateness<br>(Demolition, Removal, or<br>Relocation)                    |     |  |  |     |   | D   |          | [A] |         |  |  | [R] |  |
| Certificate of Compatibility for<br>Non- Contributing Elements                               | D   |  |  |     |   | [A] |          |     |         |  |  | [R] |  |
| Coastal Development                                                                          |     |  |  |     |   |     |          |     |         |  |  |     |  |
| Coastal Development Permit (Pre-<br>Certification)                                           | ↔   |  |  |     | ↔ |     |          |     | ↔       |  |  |     |  |
| Coastal Development Permit<br>(Post-Certification)                                           | <D> |  |  | <D> |   | [A] |          |     |         |  |  |     |  |
| Department of Building and Safety                                                            |     |  |  |     |   |     |          |     |         |  |  |     |  |
| Appeals from LADBS<br>Determination                                                          | <D> |  |  |     |   | [A] | [A]      |     |         |  |  |     |  |
| California Environmental Quality<br>Act<br>(CEQA) Provisions                                 |     |  |  |     |   |     |          |     |         |  |  |     |  |
| CEQA Appeal                                                                                  |     |  |  |     |   |     |          | D   |         |  |  |     |  |
| Redevelopment Plan Procedures                                                                |     |  |  |     |   |     |          |     |         |  |  |     |  |
| Redevelopment Plan Project<br>Administrative Review                                          | <D> |  |  |     |   |     |          |     |         |  |  |     |  |
| Redevelopment Plan Project<br>Compliance                                                     | <D> |  |  |     |   | [A] |          |     |         |  |  |     |  |
| Modification of Entitlement for a<br>Redevelopment Plan Project                              | ↔   |  |  |     | ↔ |     |          |     | ↔       |  |  |     |  |
| Redevelopment Plan Project<br>Adjustment                                                     | <D> |  |  |     |   | [A] |          |     |         |  |  |     |  |
| Redevelopment Plan Amendment                                                                 | R   |  |  |     |   |     | [R]<br>† | D † | SV<br>† |  |  |     |  |

### Key

**C** Certification

**R** Review & Recommendation

**D** Decision or Acceptance

**‡** Optional or where directed by decision maker

**Blank Cell** Not required

**†** Required by City Charter

|                  |                                     |                       |                                                                                                               |
|------------------|-------------------------------------|-----------------------|---------------------------------------------------------------------------------------------------------------|
| <b>SV</b>        | Signature / Veto                    | <b><i>Italics</i></b> | Action only under certain conditions (such as project size, delegation or transfer from another agency, etc.) |
| <b>A</b>         | Appeal                              | ↔                     | Varies with underlying process                                                                                |
| <b>[ ]</b>       | Public Hearing                      | *                     | If filed by application and CPC recommends disapproval, its decision is appealable to CC.                     |
| <b>&lt; &gt;</b> | Public Hearing optional or waivable |                       |                                                                                                               |

Note: This table is a general summary. Refer to Div. 13B.1. through Div. 13B.12. for the specific procedure. If there is any conflict between this table and the text in Div. 13B.1. through Div. 13B.12. relating to the procedure, the text in the applicable Division prevails.

Sec. 33. Table 4 - Summary of Notice Requirements of Subsection F of Section 13A.2.4., Division 13A.2., Part 13A., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended in its entirety to read as follows:

Table 4 - Summary of Notice Requirements

| Action                                       | Reference     | Publication | Mail | Posting |
|----------------------------------------------|---------------|-------------|------|---------|
| <b>Legislative Action</b>                    |               |             |      |         |
| General Plan Adoption / Amendment            | Sec. 13B.1.1. | ■           | ■    | ●       |
| Specific Plan Adoption / Amendment           | Sec. 13B.1.2. | ■           | ●    | ●       |
| Zoning Code Amendment                        | Sec. 13B.1.3. | ■           |      |         |
| Zone Change                                  | Sec. 13B.1.4. | ■           | ●    | ●       |
| Guidelines or Standards Adoption / Amendment | Sec. 13B.1.5. | ■           |      |         |
| Land for Public Use                          | Sec. 13B.1.6. |             |      |         |
| <b>Quasi-Judicial Review</b>                 |               |             |      |         |
| Class 1 Conditional Use Permit               | Sec. 13B.2.1. |             | ■    | ■       |
| Class 2 Conditional Use Permit               | Sec. 13B.2.2. | ■           | ■    | ■       |
| Class 3 Conditional Use Permit               | Sec. 13B.2.3. | ■           | ■    | ■       |

|                                                |               |   |   |   |
|------------------------------------------------|---------------|---|---|---|
| Project Review                                 | Sec. 13B.2.4. |   | ■ | ■ |
| Director Determination                         | Sec. 13B.2.5. |   | ○ | ○ |
| Ministerial Action                             | Div. 13B.3.   |   |   |   |
| Administrative Review                          | Sec. 13B.3.1. |   |   |   |
| Expanded Administrative Review                 | Sec. 13B.3.2. |   | ■ | ■ |
| Specific Plan Implementation                   | Div. 13B.4.   |   |   |   |
| Project Compliance                             | Sec. 13B.4.2  |   | ○ |   |
| Project Compliance (Design Review Board)       | Sec. 13B.4.3. |   | ■ | ■ |
| Project Adjustment                             | Sec. 13B.4.4. |   | ○ |   |
| Project Exception                              | Sec. 13B.4.5. | ■ | ■ | ■ |
| Specific Plan Interpretation                   | Sec. 13B.4.6. |   | ○ |   |
| Quasi-Judicial Relief                          | Div. 13B.5.   |   |   |   |
| Alternative Compliance                         | Sec. 13B.5.1. |   | ○ |   |
| Adjustment                                     | Sec. 13B.5.2. |   | ■ | ■ |
| Variance                                       | Sec. 13B.5.3. |   | ■ | ■ |
| Modification of Entitlement                    | Sec. 13B.5.4. |   | ◊ | ◊ |
| Reasonable Accommodation                       | Sec. 13B.5.5. |   | ○ |   |
| Non-Compliance                                 | Div. 13B.6.   |   |   |   |
| Evaluation Non-Compliance                      | Sec. 13B.6.1. |   | ■ | ■ |
| Nuisance Abatement/Revocation                  | Sec. 13B.6.2. |   | ■ | ■ |
| Division of Land                               | Div. 13B.7.   |   |   |   |
| Parcel Map Exemption/ Lot Line Adjustment      | Sec. 13B.7.2. |   |   |   |
| Tentative Tract Map                            | Sec. 13B.7.3. | ■ | ■ | ■ |
| Final Tract Map                                | Sec. 13B.7.4. |   |   |   |
| Preliminary Parcel Map                         | Sec. 13B.7.5. | ■ | ■ | ■ |
| Final Parcel Map                               | Sec. 13B.7.6. |   |   |   |
| Private Street Map                             | Sec. 13B.7.7. |   | ■ | ■ |
| Historic Preservation                          | Div. 13B.8.   |   |   |   |
| Historic Preservation Overlay Zone Designation | Sec. 13B.8.2. | ■ | ■ | ● |
| Preservation Plan Adoption / Amendment         | Sec. 13B.8.3. |   | ■ |   |

|                                                                                        |                |   |   |   |
|----------------------------------------------------------------------------------------|----------------|---|---|---|
| Review of Conforming Work                                                              | Sec. 13B.8.4.  |   |   |   |
| Certificate of Appropriateness (Construction, Addition, Alteration, or Reconstruction) | Sec. 13B.8.5.  |   | ■ | ■ |
| Certificate of Appropriateness (Demolition, Removal, or Relocation)                    | Sec. 13B.8.6.  |   | ■ | ■ |
| Certificate of Compatibility for Non-Contributing Elements                             | Sec. 13B.8.7.  |   | ■ | ■ |
| Coastal Development                                                                    | Div. 13B.9.    |   |   |   |
| Coastal Development Permit (Pre-Certification)                                         | Sec. 13B.9.1.  |   | ■ | ◊ |
| Coastal Development Permit (Post-Certification)                                        | Sec. 13B.9.2.  |   | ■ | ◊ |
| Department of Building and Safety                                                      | Div. 13B.10.   |   |   |   |
| Appeals from LADBS Determination                                                       | Sec. 13B.10.2. |   | ■ |   |
| California Environmental Quality Act (CEQA) Provisions                                 | Div. 13B.11.   |   |   |   |
| CEQA Appeal                                                                            | Sec. 13B.11.1. |   | ■ |   |
| Redevelopment Plan Procedures                                                          | Div. 13B.12.   |   |   |   |
| Redevelopment Plan Project Administrative Review                                       | Sec. 13B.12.2  |   |   |   |
| Redevelopment Plan Project Compliance                                                  | Sec. 13B.12.3  |   | ○ |   |
| Modification of Entitlement for a Redevelopment Plan Project                           | Sec. 13B.12.4  |   | ◊ | ◊ |
| Redevelopment Plan Project Adjustment                                                  | Sec. 13B.12.5  |   | ○ |   |
| Redevelopment Plan Amendment                                                           | Sec. 13B.12.6  | ■ |   |   |

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

Sec. 34. Subsection E of Section 13A.2.7., Division 13A.2., Part 13A., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **E. Planning and Zoning Matters in Litigation**

The time limits set forth in *Subsection A. (Discretionary Project Approvals Time Limits)* and *Subsection B. (Effectuation of Approvals)* of this *Section (Scope of Decision)* shall not include any time period during which the approval or the environmental clearance for the approval is challenged in court. Despite any contrary language in the Zoning Code, this Chapter and *Chapter I (General*

*Provisions and Zoning*) of this Code, the time limits in *Subsection A. (Discretionary Project Approval Time Limits)* and *Subsection B. (Effectuation of Approvals)* of this *Section (Scope of Decision)* shall be tolled until litigation is concluded.

Sec. 35. Subsection A of Section 13A.2.9., Division 13A.2., Part 13A., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

**A. Void Permits**

Despite any other provisions of this Code or any other ordinance of the City, no permit or license shall be issued in violation of any provisions of this Code or any other ordinance of the City. Any permit or license issued in violation of any provision of this Code or any other ordinance of the City is void. Any permit or license that purports to authorize any act prohibited by any other provision of this Code or any other ordinance of the City is void.

Sec. 36. Table 5 - Classification of Actions for Multiple Approvals of Paragraph 2 of Subsection A of Section 13A.2.10., Division 13A.2., Part 13A., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended in its entirety to read as follows:

Table 5 - Classifications of Actions for Multiple Approvals

| Action                                       | Reference            | Legislative | Quasi-judicial | Subdivision | Ministerial |
|----------------------------------------------|----------------------|-------------|----------------|-------------|-------------|
| <b>Legislative Action</b>                    | <i>Div. 13B.1.</i>   |             |                |             |             |
| General Plan Adoption / Amendment            | <i>Sec. 13B.1.1.</i> | ■           |                |             |             |
| Specific Plan Adoption / Amendment           | <i>Sec. 13B.1.2.</i> | ■           |                |             |             |
| Zoning Code Amendment                        | <i>Sec. 13B.1.3.</i> | ■           |                |             |             |
| Zone Change                                  | <i>Sec. 13B.1.4.</i> | ■           |                |             |             |
| Guidelines or Standards Adoption / Amendment | <i>Sec. 13B.1.5.</i> | ■           |                |             |             |
| Land for Public Use                          | <i>Sec. 13B.1.6.</i> | ■           |                |             |             |
| <b>Quasi-Judicial Review</b>                 | <i>Div. 13B.2.</i>   |             |                |             |             |
| Class 1 Conditional Use Permit               | <i>Sec. 13B.2.1.</i> |             | ■              |             |             |
| Class 2 Conditional Use Permit               | <i>Sec. 13B.2.2.</i> |             | ■              |             |             |
| Class 3 Conditional Use Permit               | <i>Sec. 13B.2.3.</i> |             | ■              |             |             |
| Project Review                               | <i>Sec. 13B.2.4.</i> |             | ■              |             |             |
| Director Determination                       | <i>Sec. 13B.2.5.</i> |             | ■              |             |             |
| <b>Ministerial Action</b>                    | <i>Div. 13B.3.</i>   |             |                |             |             |
| Administrative Review                        | <i>Sec. 13B.3.1.</i> |             |                |             | ◊           |
| Expanded Administrative Review               | <i>Sec. 13B.3.2.</i> |             |                |             | ◊           |
| <b>Specific Plan Implementation</b>          | <i>Div. 13B.4.</i>   |             |                |             |             |
| Project Compliance                           | <i>Sec. 13B.4.2.</i> |             | ■              |             |             |
| Project Compliance (Design Review Board)     | <i>Sec. 13B.4.3.</i> |             | ■              |             |             |
| Project Adjustment                           | <i>Sec. 13B.4.4.</i> |             | ■              |             |             |
| Project Exception                            | <i>Sec. 13B.4.5.</i> |             | ■              |             |             |

|                                                                                        |               |   |   |   |   |
|----------------------------------------------------------------------------------------|---------------|---|---|---|---|
| Specific Plan Interpretation                                                           | Sec. 13B.4.6. |   | ◊ |   |   |
| Quasi-Judicial Relief                                                                  | Div. 13B.5.   |   |   |   |   |
| Alternative Compliance                                                                 | Sec. 13B.5.1. |   | ■ |   |   |
| Adjustment                                                                             | Sec. 13B.5.2. |   | ■ |   |   |
| Variance                                                                               | Sec. 13B.5.3. |   | ■ |   |   |
| Modification of Entitlement                                                            | Sec. 13B.5.4. |   | ■ |   |   |
| Reasonable Accommodation                                                               | Sec. 13B.5.5. |   | ◊ |   |   |
| Non-Compliance                                                                         | Div. 13B.6.   |   |   |   |   |
| Evaluation Non-Compliance                                                              | Sec. 13B.6.1. |   | ◊ |   |   |
| Nuisance Abatement/Revocation                                                          | Sec. 13B.6.2. |   | ◊ |   |   |
| Division of Land                                                                       | Div. 13B.7.   |   |   |   |   |
| Parcel Map Exemption / Lot Line Adjustment                                             | Sec. 13B.7.2. |   |   | ◊ |   |
| Tentative Tract Map                                                                    | Sec. 13B.7.3. |   |   | ■ |   |
| Final Tract Map                                                                        | Sec. 13B.7.4. |   |   | ◊ |   |
| Preliminary Parcel Map                                                                 | Sec. 13B.7.5. |   |   | ■ |   |
| Final Parcel Map                                                                       | Sec. 13B.7.6. |   |   | ◊ |   |
| Private Street Map                                                                     | Sec. 13B.7.7. |   |   | ■ |   |
| Historic Preservation                                                                  | Div. 13B.8.   |   |   |   |   |
| Historic Preservation Overlay Zone Designation                                         | Sec. 13B.8.2. | ◊ |   |   |   |
| Preservation Plan Adoption / Amendment                                                 | Sec. 13B.8.3. | ■ |   |   |   |
| Review of Conforming Work                                                              | Sec. 13B.8.4. |   |   |   | ◊ |
| Certificate of Appropriateness (Construction, Addition, Alteration, or Reconstruction) | Sec. 13B.8.5. |   | ■ |   |   |
| Certificate of Appropriateness (Demolition, Removal, or Relocation)                    | Sec. 13B.8.6. |   | ■ |   |   |
| Certificate of Compatibility for Non-Contributing Elements                             | Sec. 13B.8.7. |   | ■ |   |   |
| Coastal Development                                                                    | Div. 13B.9.   |   |   |   |   |
| Coastal Development Permit (Pre-Certification)                                         | Sec. 13B.9.1. |   | ■ |   |   |
| Coastal Development Permit (Post-Certification)                                        | Sec. 13B.9.2. |   | ■ |   |   |

|                                                              |                |   |   |  |   |
|--------------------------------------------------------------|----------------|---|---|--|---|
| Department of Building and Safety                            | Div. 13B.10.   |   |   |  |   |
| Appeals from LADBS Determination                             | Sec. 13B.10.2. |   | ◊ |  |   |
| Annual Inspection Monitoring (Recycling)                     | Sec. 13B.10.3. |   | ◊ |  |   |
| Annual Inspection Monitoring (Automotive)                    | Sec. 13B.10.4. |   | ◊ |  |   |
| California Environmental Quality Act (CEQA) Provisions       | Div. 13B.11.   |   |   |  |   |
| CEQA Appeal                                                  | Sec. 13B.11.1. |   | ◊ |  |   |
| Redevelopment Plan Procedures                                | Div. 13B.12.   |   |   |  |   |
| Redevelopment Plan Project Administrative Review             | Sec. 13B.12.2  |   |   |  | ◊ |
| Redevelopment Plan Project Compliance                        | Sec. 13B.12.3  |   | ■ |  |   |
| Modification of Entitlement for a Redevelopment Plan Project | Sec. 13B.12.4  |   | ■ |  |   |
| Redevelopment Plan Project Adjustment                        | Sec. 13B.12.5  |   | ■ |  |   |
| Redevelopment Plan Amendment                                 | Sec. 13B.12.6  | ■ |   |  |   |

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

Sec. 37. Paragraph 5 of Subsection A of Section 13B.1.4., Division 13B.1., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

5. Despite the foregoing, the *City Planning Commission*, rather than the *Area Planning Commission*, shall have the authority to make recommendations on any *application* for or initiation of a proposed Zone Change when it is being considered in conjunction with an initiated General Plan Amendment.

Sec. 38. Subparagraph c of Paragraph 3 of Subsection B of Section 13B.1.4., Division 13B.1., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- c. A Community Plan Implementation Overlay (*CPIO*) District may not be established through the *application* procedure.

Sec. 39. The first unnumbered subparagraph of Paragraph 4 of Subsection I of Section 13B.1.4., Division 13B.1., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows without amending any of its other subparagraphs:

#### 4. Conditional Approval or Denial

Despite the provisions of *Subparagraph a. of Paragraph 2. (Development Rights)* above, a Vesting Zone Change may be:

Sec. 40. Subparagraph a of Paragraph 6 of Subsection I of Section 13B.1.4., Division 13B.1., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- a. Any owner or lessee of the subject property subject to an approved Vesting Zone Change may file a verified *application* requesting an amendment of the City regulations described in *Subparagraph a. of Paragraph 2. (Development Rights)* above, vested by a Zone Change issued pursuant to this *Section (Zone Change)*.

Sec. 41. The title of Subsection H. of Section 13B.2.1., Division 13B.2., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **H. Modification Procedures**

Sec. 42. The title of Subsection H of Section 13B.2.2., Division 13B.2., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **H. Modification Procedures**

Sec. 43. The title of Subsection H. of Section 13B.2.3., Division 13B.2., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **H. Modification Procedures**

Sec. 44. Subsection H of Section 13B.2.4., Division 13B.2., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **H. Modification Procedures**

See *Sec. 13B.5.4. (Modification of Entitlement)*.

Sec. 45. Subparagraph b of Paragraph 5 of Subsection G of Section 13B.2.5., Division 13B.2., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- b. When the *application* is filed in conjunction with a *Parcel Map* and no other approval, the appeals procedures set forth in *Sec. 13B.7.5.G. (Appeals)* shall govern.

Sec. 46. Subsection H. of Section 13B.2.5., Division 13B.2., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **H. Modification Procedures**

See Sec. 13B.5.4. (*Modification of Entitlement*).

Sec. 47. Paragraph 2 of Subsection C of Section 13B.4.1., Division 13B.4., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

2. Despite any *Specific Plan* provision to the contrary and despite the language in Sec. 13B.4.1.B. (*Relationship to Provisions of Specific Plans*) above, there is only one level of appeal from any initial decision.

Sec. 48. Subsection H of Section 13B.4.2., Division 13B.4., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **H. Modification Procedures**

See Sec. 13B.5.4. (*Modification of Entitlement*).

Sec. 49. Subparagraph b of Paragraph 3 of Subsection A of Section 13B.4.3., Division 13B.4., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- b. Despite any provisions of a *Specific Plan* to the contrary and despite the language in Sec. 13B.4.1.B. (*Relationship to Provisions of Specific Plans*) above, no design review required by a *Specific Plan* shall be recommended for approval by a design review board or approved by the *Director* except as provided in this Section (*Project Compliance; Design Review Board*).

Sec. 50. The title of Subsection H of Section 13B.4.4., Division 13B.4., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **H. Modification Procedures**

Sec. 51. Subparagraph d of Paragraph 4 of Subsection D of Section 13B.4.5., Division 13B.4., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- d. If the *Area Planning Commission* fails to make a timely decision, the applicant may file a request for transfer of jurisdiction to the *City Council* pursuant to *Sec. 13A.2.6. (Transfer of Jurisdiction)*.

Sec. 52. The title of Subsection H of Section 13B.4.5., Division 13B.4., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **H. Modification Procedures**

Sec. 53. The title of Subsection H of Section 13B.5.1., Division 13B.5., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **H. Modification Procedures**

Sec. 54. Subsection H of Section 13B.5.2., Division 13B.5., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **H. Modification Procedures**

The plan approval procedures that apply to *Variances* in *Sec. 13B.5.3.H. (Variance; Modification Procedures)* shall also apply to Adjustments.

Sec. 55. Subparagraph b of Paragraph 2 of Subsection A of Section 13B.5.3., Division 13B.5., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- b. Despite any of the provisions of the ordinance granting a *Variance* or exception, the *Zoning Administrator* shall have jurisdiction to perform all administrative acts with which the Board of City Planning Commissioners, *City Council* or its Planning Committee were formerly charged with under the ordinance, such as approving plans, signs, types of *use*, and the like. The *use* of any *building, structure* or land existing at the time this *Article (Administration)* became effective, by virtue of any exception from the provisions of former Ord. No. 33,761 (N.S.), may be continued provided no new *building or structure* is erected, no *existing building or structure* is enlarged, and no *existing uses* of land are extended.

Sec. 56. The title of Subsection H of Section 13B.5.3., Division 13B.5., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **H. Modification Procedures**

Sec. 57. The title of Subsection H of Section 13B.5.4., Division 13B.5., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### H. Modification Procedures

Sec. 58. The table in Subparagraph a of Paragraph 2 of Subsection C of Section 13B.5.5., Division 13B.5., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

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

| Type of Notice | When    | Where/To Whom/Additional Requirements                                                                                                                                                                                                                                               |
|----------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mail           | 24 days | <ul style="list-style-type: none"> <li>• The applicant;</li> <li>• The appellant</li> <li>• The owner(s) of the property involved; and</li> <li>• Owners of all properties abutting, across the street or alley from or having a common corner with the subject property</li> </ul> |

Sec. 59. The title of Subsection H of Section 13B.5.5., Division 13B.5., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### H. Modification Procedures

Sec. 60. A new Paragraph 2 of Subsection C of Section 13B.7.2., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

#### 2. Notice of Public Hearing on Appeal

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

| Type of Notice | When                     | Where/To Whom/Additional Requirements                                                                                                                                                                                                                                                                |
|----------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mail           | As required by state law | <ul style="list-style-type: none"> <li>• The applicant;</li> <li>• The person claiming to be aggrieved (<i>aggrieved person</i>), if any;</li> <li>• The <i>Advisory Agency</i>; and</li> <li>• The Certified Neighborhood Council representing the area in which the property is located</li> </ul> |

Sec. 61. Subsection G of Section 13B.7.2., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

## **G. Appeals**

### **1. General Procedures**

See Sec. 13A.2.8. (*Appeals*).

### **2. Decision Maker**

The *Appeal Board* is the decision maker.

### **3. Filing**

- a. An *application* for a *Subdivision Appeal* is filed with the *Department*.
- b. Appeals must be filed within a period of 15 days after the date the initial decision was made.
- c. The appeal is not considered filed unless and until the form is properly completed and all required information is submitted.

### **4. Who May File**

An applicant or any other person claiming to be aggrieved (*aggrieved person*) by an action or determination of the *Advisory Agency* with respect to a *Parcel Map Exemption* / Lot Line Adjustment, or a certificate or conditional certificate of compliance pursuant to California Government Code, Title 7. (Planning and Land Use), Sec. 66499.35 (Remedies) may appeal to the *Appeal Board* for a public hearing.

### **5. Decision**

- a. The complete appeal form and file shall be immediately transmitted to the *Appeal Board* Secretary for hearing before the *Appeal Board*.
- b. The *Appeal Board* shall hear the appeal within 45 days after the appeal is filed. Within 14 days after the appeal is considered, the *Appeal Board* shall affirm, modify, or reverse the action of determination.
- c. At the time established for the hearing, the *Appeal Board* shall hear the testimony of the applicant and any witnesses on their behalf, the testimony of any *aggrieved persons*, if there are any, and the testimony of the *Advisory*

*Agency* and any witnesses on its behalf. The *Appeal Board* may also hear the testimony of other competent persons respecting the character of the neighborhood in which the division of land is to be located, the kinds, nature and extent of improvements, the quality or kinds of development to which the area is best adapted or any other relevant phase of the matter into which the *Appeal Board* may desire to inquire.

- d. Upon conclusion of the hearing, the *Appeal Board* shall within 14 days declare findings based upon the testimony and documents produced before it.
- e. The *Appeal Board* may sustain, modify, reject, or overrule any recommendation or ruling of the *Advisory Agency* and may make findings consistent with applicable provisions of this *Division (Division of Land)*.
- f. Failure to timely act is deemed a denial of the appeal and the decision from which the appeal was taken shall be deemed affirmed.
- g. Any of the time limits specified in this *Division (Division of Land)* may be extended by mutual consent of the applicant and the *Advisory Agency* or the *Appeal Board*.

Sec. 62. The title of Subsection H of Section 13B.7.2., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **H. Modification Procedures**

Sec. 63. Subparagraph a of Paragraph 1 of Subsection C of Section 13B.7.3., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- a. The following notice is required for the public hearing on the initial decision by the *Advisory Agency*:

| Type of Notice | When    | Where/To Whom/Additional Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Publication    | 10 days | <ul style="list-style-type: none"> <li>• In a newspaper of general circulation in the city, designated for that purpose by the City Clerk</li> </ul>                                                                                                                                                                                                                                                                                                                                                                 |
| Mail           | 10 days | <ul style="list-style-type: none"> <li>• Owners of all property located within 500 feet of the proposed <i>subdivision</i>;</li> <li>• All residential, commercial, and industrial occupants of all property located within 500 feet of the proposed <i>subdivision</i>;</li> <li>• The Certified Neighborhood Council representing the area in which the property is located; and</li> <li>• Any other notice consistent with California Government Code, Title 7. (Planning and Land Use), Sec. 66451.3</li> </ul> |
| Posting        | 10 days | <ul style="list-style-type: none"> <li>• The applicant will post notice in a conspicuous place on the property</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                            |

Sec. 64. Subparagraph a of Paragraph 3 of Subsection C of Section 13B.7.3., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- a. The following notice is required for the public hearing on the appeal by the *Appeal Board or City Council*:

| Type of Notice | When    | Where/To Whom/Additional Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mail           | 10 days | <ul style="list-style-type: none"> <li>• The applicant;</li> <li>• The person claiming to be aggrieved (<i>aggrieved person</i>), if any;</li> <li>• The <i>Advisory Agency</i>;</li> <li>• Owners of all property located within 500 feet of the proposed <i>subdivision</i>;</li> <li>• All residential, commercial, and industrial occupants of all property located within 500 feet of the proposed <i>subdivision</i>;</li> <li>• The Certified Neighborhood Council representing the area in which the property is located; and</li> <li>• Any other notice consistent with California Government Code, Title 7. (Planning and Land Use), Sec. 66451.3</li> <li>• Where property is proposed for <i>subdivision</i> into <i>condominiums</i>, <i>stock cooperatives</i>, or a <i>community apartment project</i>, the tenants of the property as per the public hearing on the initial decision by the <i>Advisory Agency</i></li> </ul> |
| Posting        | 10 days | <ul style="list-style-type: none"> <li>• The applicant will post notice in a conspicuous place on the property</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

Sec. 65. Subparagraph a of Paragraph 2 of Subsection F of Section 13B.7.3., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- a. Within 36 months after the approval or conditional approval of the *tentative tract map*, the *subdivider* shall cause the proposed *subdivision* to be accurately surveyed and a *final map* prepared and filed with the *City Engineer* consistent with California Government Code, Title 7. (Planning and Land Use), Sec. 66452.6(d). The failure of a *subdivider* to file a map with the *City Engineer* within the specified time limit shall automatically terminate and void the proceedings unless the time is extended by the *Advisory Agency* or the *Appeal Board*, upon appeal from a denial of the extension by the *Advisory Agency*.

Sec. 66. Subparagraph b of Paragraph 2 of Subsection F of Section 13B.7.3., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- b. The time limit for filing the *final map* with the *City Engineer* may be extended for a period or periods not exceeding a total of 72 months, unless otherwise

prescribed by California Government Code, Title 7. (Planning and Land Use), Sec. 66452.6.

Sec. 67. Sub-subparagraph i of Subparagraph c of Paragraph 3 of Subsection G of Section 13B.7.3., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- i. *The Appeal Board*, upon notice to the *subdivider*, the person claiming to be aggrieved (*aggrieved person*), if any, the *Advisory Agency*, and any other parties required to be noticed by *Paragraph 3. (Notice of Public Hearing on Appeal)* of *Subsection C. (Notice)* above, shall hear the appeal within 45 days after it is filed, unless the time to act is extended by mutual agreement.

Sec. 68. Sub-subparagraph i of Subparagraph c of Paragraph 4 of Subsection G of Section 13B.7.3., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- i. The *City Council* shall hear the appeal within 45 days after it is filed, unless the time to act is extended by mutual agreement. The *City Council* shall give notice of the hearing to the *subdivider*, the person claiming to be aggrieved (*aggrieved person*), if any, the *Appeal Board*, the *Advisory Agency*, and any other parties required to be noticed by *Paragraph 3. (Notice of Public Hearing on Appeal)* of *Subsection C. (Notice)* above.

Sec. 69. The title of Subsection H of Section 13B.7.3., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

## **H. Modification Procedures**

Sec. 70. Subparagraph ii of Subparagraph f of Paragraph 4 of Subsection I of Section 13B.7.3., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- ii. An *application* shall clearly specify the changed ordinances, policies, or standards for which the amendment is sought. In addition, such *application* shall conform to the provisions relating to modification of a *tentative tract map* set forth in *Subsection H. (Modification Procedures)* above.

Sec. 71. Subparagraph a of Paragraph 1 of Subsection C of Section 13B.7.5., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- a. The following notice is required for the public hearing on the initial decision by the *Advisory Agency*:

| Type of Notice | When    | Where/To Whom/Additional Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Publication    | 10 days | <ul style="list-style-type: none"> <li>• In a newspaper of general circulation in the city, designated for that purpose by the City Clerk</li> </ul>                                                                                                                                                                                                                                                                                                                                                                  |
| Mail           | 10 days | <ul style="list-style-type: none"> <li>• Owners of all property located within 500 feet of the proposed <i>subdivision</i>;</li> <li>• All residential, commercial, and industrial occupants of all property located within 500 feet of the proposed <i>subdivision</i>;</li> <li>• The Certified Neighborhood Council representing the area in which the property is located; and</li> <li>• Any other parties consistent with California Government Code, Title 7. (Planning and Land Use), Sec. 66451.3</li> </ul> |
| Posting        | 10 days | <ul style="list-style-type: none"> <li>• The applicant will post notice in a conspicuous place on the property</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                             |

Sec. 72. Subparagraph a of Paragraph 3 of Subsection C of Section 13B.7.5., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- a. The following notice is required for the public hearing on the appeal by the *Appeal Board*:

| Type of Notice | When    | Where/To Whom/Additional Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mail           | 10 days | <ul style="list-style-type: none"> <li>• The applicant;</li> <li>• The person claiming to be aggrieved (<i>aggrieved person</i>), if any;</li> <li>• The <i>Advisory Agency</i>;</li> <li>• Owners of all property located within 500 feet of the proposed <i>subdivision</i>;</li> <li>• All residential, commercial, and industrial occupants of all property located within 500 feet of the proposed <i>subdivision</i>;</li> <li>• The Certified Neighborhood Council representing the area in which the property is located;</li> <li>• Any other parties consistent with California Government Code, Title 7. (Planning and Land Use), Sec. 66451.3; and</li> <li>• Where property is proposed for <i>subdivision</i> into <i>condominiums</i>, <i>stock cooperatives</i>, or a <i>community apartment project</i>, the tenants of the property as per the public hearing on the initial decision by the <i>Advisory Agency</i></li> </ul> |
| Posting        | 10 days | <ul style="list-style-type: none"> <li>• The applicant will post notice in a conspicuous place on the property</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

Sec. 73. Subparagraph a of Paragraph 5 of Subsection D of Section 13B.7.5., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- a. The *Advisory Agency* shall review and either approve, conditionally approve or disapprove the map within 50 days after map is filed, or within additional time as mutually agreed upon in writing by the applicant and the *Advisory Agency*.

Sec. 74. Subparagraph a of Paragraph 2 of Subsection F of Section 13B.7.5., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- a. Within 36 months after the approval or conditional approval of the *preliminary parcel map*, the *subdivider* shall cause the proposed *subdivision* to be accurately surveyed and a *final map* prepared and filed with the *City Engineer* consistent with California Government Code, Title 7. (Planning and Land Use), Sec. 66463.5. The failure of a *subdivider* to file a map with the *City Engineer* within the specified time limit shall automatically terminate and void the proceedings unless the time is extended by the *Advisory Agency* or the

*Appeal Board*, upon appeal from a denial of the extension by the *Advisory Agency*.

Sec. 75. Subparagraph b of Paragraph 2 of Subsection F of Section 13B.7.5., Division 13B.7., Part B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- b. The time limit for filing the *final map* with the *City Engineer* may be extended for a period or periods not exceeding a total of 72 months, unless otherwise prescribed by California Government Code, Title 7. (Planning and Land Use), Sec. 66463.5.

Sec. 76. Subsection G of Section 13B.7.5., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

## **G. Appeals**

### **1. General Procedures**

See Sec. 13A.2.8. (*Appeals*).

### **2. Decision Maker**

The *Appeal Board* is the decision maker.

### **3. Filing**

- a. An *application* for a *Subdivision Appeal* is filed with the *Department*.
- b. Appeals must be filed within a period of 15 days after the date the initial decision was made.
- c. The Appeal is not considered filed unless and until the form is properly completed and all required items are submitted.

### **4. Who May File**

An applicant or any other person claiming to be aggrieved (*aggrieved person*) by an action or determination of the *Advisory Agency* with respect to a *preliminary parcel map* may appeal to the *Appeal Board* for a public hearing.

### **5. Decision**

- a. The complete appeal form and file shall be immediately transmitted to the *Appeal Board* Secretary for hearing before the *Appeal Board*.

- b. The *Appeal Board* shall hear the appeal within 45 days after the appeal is filed. Within 14 days after the appeal is considered, the *Appeal Board* shall affirm, modify, or reverse the action of determination.
- c. At the time established for the hearing, *the Appeal Board* shall hear the testimony of the applicant and any witnesses on their behalf, the testimony of any *aggrieved persons*, if there are any, and the testimony of the *Advisory Agency* and any witnesses on its behalf. The *Appeal Board* may also hear the testimony of other competent persons respecting the character of the neighborhood in which the division of land is to be located, the kinds, nature and extent of improvements, the quality or kinds of development to which the area is best adapted, or any other relevant phase of the matter into which the *Appeal Board* may desire to inquire.
- d. Upon conclusion of the hearing, the *Appeal Board* shall within 14 days declare findings based upon the testimony and documents produced before it.
- e. The *Appeal Board* may sustain, modify, reject, or overrule any recommendation or ruling of the *Advisory Agency* and may make findings consistent with applicable provisions of this *Division (Division of Land)*.
- f. Failure to timely act is deemed a denial of the appeal and the decision from which the appeal was taken shall be deemed affirmed.
- g. Any of the time limits specified in this *Division (Division of Land)* may be extended by mutual consent of the applicant and the *Advisory Agency* or the *Appeal Board*.

Sec. 77. The title of Subsection H of Section 13B.7.5., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **H. Modification Procedures**

Sec. 78. Paragraph 5 of Subsection H of Section 13B.7.5., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- 5. The *Advisory Agency* action on a slight modification request may be appealed in accordance with the provisions of *Subsection G. (Appeals)* above.

Sec. 79. Subparagraph a of Paragraph 2 of Subsection H of Section 13B.7.6., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- a. The public notice and hearing shall conform to the provisions of Sec. 13B.7.3. (*Tentative Tract Map*). The decision of the *Advisory Agency* may be appealed in accordance with the applicable provisions of Sec. 13B.7.5.G. (*Appeals*) relating to the appeal of *preliminary parcel maps*.

Sec. 80. The title of Subsection H of Section 13B.7.7., Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **H. Modification Procedures**

Sec. 81. Section 13B.7.8. of Division 13B.7., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code is hereby deleted in its entirety.

Sec. 82. The title of Subsection H of Section 13B.8.4., Division 13B.8., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **H. Modification Procedures**

Sec. 83. The title of Subsection H of Section 13B.8.5., Division 13B.8., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **H. Modification Procedures**

Sec. 84. The title of Subsection H of Section 13B.8.6., Division 13B.8., Part 13B., Article 13. Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **H. Modification Procedures**

Sec. 85. The title of Subsection H of Section 13B.8.7., Division 13B.8., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **H. Modification Procedures**

Sec. 86. Paragraph 2 of Subsection F of Section 13B.10.3., Division 13B.10., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

### **2. Loss of Non-Confirming Rights.**

Despite any provision of this Code to the contrary, where a *Certificate of Occupancy* is revoked pursuant to this *Section (Annual Inspection Monitoring*

(*Type 1*)), a new *Certificate of Occupancy* for the property may only be issued if all requirements of the Code in effect, at the time of issuance of the new certificate, are satisfied. A site which has no valid *Certificate of Occupancy* and seeks a *Certificate of Occupancy* shall retain no rights under *Chapter I. (General Provisions and Zoning)*, Sec. 12.23 (Nonconforming Building and Uses) nor under *Article 12. (Nonconformities)* of this Zoning Code (Chapter 1A).

Sec. 87. Paragraph 1 of Subsection F of Section 13B.10.4., Division 13B.10., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **1. Loss of Non-Confirming Rights.**

Despite any provision of this Code to the contrary, if a *Certificate of Occupancy* is revoked pursuant to this *Subsection (Scope of Decision)*, then a new *Certificate of Occupancy* for the property may only be issued if all requirements of the Code in effect at the time of *application* for such new Certificate are satisfied.

Sec. 88. Paragraph 1 of Subsection I of Section 13B.10.4., Division 13B.10., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

#### **1. Repeat Violations**

Despite any provision of this *Section (Annual Inspection Monitoring (Type 2))* to the contrary, if a business or property owner is issued a subsequent notice for a code violation within one year of the initial notice of an Order for the same code violation then all of the following apply:

- a. Each violation cited in a subsequent Order shall carry a fine as specified in Chapter IX. (Building Regulations), Sec. 98.0402(f)1. (Code Enforcement Costs Incurred: Investigation Costs, Fees and Fines) of this Code, and shall be paid within 15 days of the compliance date of any subsequent Order.
- b. The compliance date for any subsequent order to comply shall be no more than 10 days from the date of mailing of notice for repeat violations.
- c. No extension of the compliance date may be granted for repeat violations.

Sec. 89. Subparagraph a of Paragraph 5 of Subsection G of Section 13B.11.1., Division 13B.11., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- a. Despite *Subsection F. (Appeals of CEQA Decisions)* and *Subsection G. (Scope of CEQA Appeal Action)* in this *Section (Environmental Review Procedures)*, if a *project* includes *dwelling units*, and the *City Council* reverses

all *CEQA Clearances* for a *project*, the *City Council* does not have the option to reverse the *CEQA Clearance* without Remand in *Sec. 13B.11.1.F.9.b.iii. (Council Authority on Appeal)* of this *Section (California Environmental Quality Act (CEQA) Provisions)*.

Sec. 90. Sub-subparagraph ii of Subparagraph a of Paragraph 5 of Subsection I of Section 13B.11.1., Division 13B.11., Part 13B., Article 13., Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- ii. No permits may be issued by the *Department of Building and Safety* for new development on the *project site* for up to five years from issuance of the Letter of Determination. Regardless of the above, the *Department of Building and Safety* may issue any permits necessary to address a threat to the public health and safety. In imposing this penalty, the *Zoning Administrator*, or *Area Planning Commission* on appeal, may take into account any action taken by the *Department of Building and Safety* pursuant to Chapter IX. (Building Regulations), Sec. 91.106.4.1.10 (Permits Issuance; Issuance; Exceptions) of this Code.

Sec. 91. **STYLE AND FORMATTING CORRECTIONS.** City Planning prior to publishing the Code shall ensure all of the following style and formatting corrections are made in Chapter 1A of the Los Angeles Municipal Code in consultation with the City Attorney's Office:

- A. All numbering of chapters, articles, parts, divisions, sections, subsections, paragraphs, subparagraphs, sub-subparagraphs, and sub-sub-subparagraphs shall match the existing numbering format, style, and hierarchy in Chapter 1A of the Los Angeles Municipal Code (e.g., all numbering ends with a period, except sub-sub-subparagraphs which are punctuated with a parenthetical).
- B. Formatting and typeface style for all headings shall match the existing formatting and typeface style in Chapter 1A of the Los Angeles Municipal Code, including the following, paragraph breaks after subsection headers, no periods at the end of headers, headers of divisions and sections in all caps, and headers of subsections or any lower ordinal in title case with the first letter of each word capitalized.
- C. All internal citations to the Los Angeles Municipal Code shall match the formatting and style of the existing Chapter 1A of the Los Angeles Municipal Code, including adding periods at the end of the citation number, including the title that matches the cited section in parenthesis after the period (e.g., "Sec. 5A.2.2. (Use Applicability))" or "Paragraph 2. (No Net Loss of Dwelling Units)"), and citations to Chapters of the Los Angeles Municipal Code shall use Roman numerals for the chapter number and include "of this Code" after the parenthetical of the title of the Chapter (e.g., "Chapter I (General Provisions and Zoning) of this Code"). Internal citations shall be italicized.

D. All internal citations within Chapter 1A of the Los Angeles Municipal Code referring to content modified by this ordinance shall be updated to reflect the latest titles and Section references.

E. All internal citations within Chapter 1A of the Los Angeles Municipal Code shall be updated to the correct citation where the cited Section number does not exist, but the Section name is stated clearly (e.g. correct “Sec.13.2.10. (Multiple Approvals)” to “Sec. 13A.2.10. (Multiple Approvals)” because Sec. 13.2.10. does not exist).

F. All citations stating “section” shall be updated to “Sec.” and those stating “division” shall be updated to “Div.”. This does not apply to citations internal to the Division or Section being referenced, in which case the full term of Section or Division shall be used (e.g. “The intent of this Section (Roof Materials) is to...”).

G. All citations to state law shall be updated to first state the name of the statute, followed by the referenced citation and the title of the referenced citation if available (e.g. California Government Code, Title 7. (Planning and Land Use)).

H. Words and phrases that are included in the Glossary in Article 14 of Chapter 1A of the Los Angeles Municipal Code shall not be capitalized unless they are proper nouns, mapped areas under Article 1 of Chapter 1A, district names, or zone string components. Any glossary terms used in Chapter 1A shall be indicated by underline in the published Code and linked to the Glossary term in Article 14 of Chapter 1A of the Los Angeles Municipal Code. Glossary terms to be hyperlinked in this ordinance are italicized. But even if not italicized in this ordinance, shall be linked if the term is found in the glossary.

I. Consistent with Sec. 11.01. (Definitions and Interpretation), which states that, “the singular number includes the plural, and the plural, the singular,” singular or plural versions of existing glossary terms may be added into the Glossary in Article 14 of Chapter 1A of the Los Angeles Municipal Code as needed to ensure exact matches in the use of the term in the text of the LAMC and its entry in the Glossary, which is a requirement of the New Interactive Web-based Zoning Code in order to allow the definition to appear in the pop-up of a term when the site-user clicks on the term. Terms added shall include a glossary entry redirecting to the originally defined term (e.g. Applicable Story: See *applicable stories*).

J. Any defined term that is modified or added by this ordinance shall also have the same edit made to the secondary location in the list of defined terms housed in Division 14.3 of Article 14 of Chapter 1A of the Los Angeles Municipal Code.

K. All fonts and/or typeface and spacing and layout (including indentations) of text, headings, graphs and tables, and colors shall match that of the existing published Chapter 1A of the Los Angeles Municipal Code.

L. All numbers shall be written in accordance with the following protocol:

1. Numbers one through nine shall be written out, unless within a table.
2. Numbers written as the first word of sentence shall be written out (e.g. “One hundred percent of all affordable housing...”).
3. Fractions and numbers including fractions shall be displayed as numerals (e.g. “½” instead of “one-half”, and 1½ instead of “one and ½”).
4. Ordinance numbers shall be written so that “Ordinance number” is abbreviated and includes a comma after 3 digits, and includes the effective or operative dates (e.g. “...as established by Ord. No. 176,445 (effective 3/9/05)...”).
5. FAR numbers and ratios remain per drafting standard.
  - i. Example: “... a FAR of 2.5:1 shall be...”,
6. Zoning District numbers remain as a number.
  - i. Example: “...those lots with a Density District 6 or more restrictive...”

M. All instances of the percentage symbol (%) shall be updated to “percent” or “percentage” as appropriate unless the percentage is shown within a table, in which case the percentage symbol (%) shall be used.

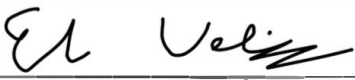
N. All instances of reference to an Ordinance number intended to refer to the ordinance being published shall be updated to include the Ordinance number issued prior to publication.

Sec. 92. SEVERABILITY. If any provision of this ordinance is found to be unconstitutional or otherwise invalid by a court of competent jurisdiction, that invalidity shall not affect other provisions of this ordinance that can be implemented without the invalid provisions, and to this end, the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted this ordinance and each provision thereof irrespective of whether any one or more provisions are found invalid, unconstitutional or otherwise unenforceable.

Sec. 93. 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.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By   
ERNESTO VELÁZQUEZ  
Deputy City Attorney

Date August 12, 2026

File No. 12-0460-S8

Pursuant to Charter Section 559, I  
**disapprove** this ordinance on behalf  
of the City Planning Commission and  
recommend that it **not** be adopted.

  
VINCENT P. BERTONI, AICP  
Director of Planning

Date August 11, 2026

"M:\Real Prop\_Env\_Land Use\Land Use\Ernesto Velazquez\ASSIGNMENTS\A25-01620 Proposed Zoning Code Amendment - LAMC CH. 1 & 1A\2026.03.04 Processes and Procedures Maintenance Ordinance.docx"

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than two-thirds** of all its members.

CITY CLERK

MAYOR

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Ordinance Passed \_\_\_\_\_

Approved \_\_\_\_\_