

Office of the Los Angeles City Attorney
Hydee Feldstein Soto

REPORT NO. R26-0353
June 23, 2026

REPORT RE:

ORDINANCE ADDING SUBDIVISION 41 TO SUBSECTION 12.22 A OF ARTICLE 2 OF CHAPTER I AND DIVISION 1.7 TO ARTICLE 1 OF CHAPTER 1A OF THE LOS ANGELES MUNICIPAL CODE TO EXEMPT CERTAIN PROJECTS FROM PLANNING AND ZONING REQUIREMENTS OF THE ZONING CODE FOR THE 2028 OLYMPIC AND/OR PARALYMPIC GAMES

(COUNCIL DISTRICTS 1–15)

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 15-0989-S47

Honorable Members:

This Office transmits for your consideration the enclosed draft ordinance, approved as to form and legality, adding Subdivision 41 to Subsection 12.22 A. of Article 2 of Chapter I and Division 1.7 to Article 1 of Chapter 1A of the Los Angeles Municipal Code (Olympics Ordinance). The Olympics Ordinance creates temporary exemptions from planning and zoning requirements of the City's Zoning Code for certain projects to support the 2028 Olympic and/or Paralympic Games (2028 Games).

Background and Summary of Ordinance Provisions

On December 13, 2024, City Council introduced a Motion (Park – Nazarian) directing the Department of City Planning (DCP), Department of Building and Safety

(LADBS), and other relevant departments in coordination with the City Attorney's Office to draft an ordinance that would exempt certain temporary projects necessary to host the 2028 Games from the City's planning and zoning regulations including, but not limited to, regulations related to Conditional Use Permits, Site Plan Review, height restrictions, setbacks, and specific plan limitations. City Council explained that it was in the best interest of the City and its residents to expedite the creation of the necessary infrastructure to host the 2028 Games. The Motion also stated that the City could not afford any delays in the approval of 2028 Games infrastructure and that approvals must be expedited to ensure that Los Angeles is fully prepared to host the 2028 Games on time.

On February 11, 2025, the Planning and Land Use Management (PLUM) Committee recommended amended drafting instructions related to ineligible projects, definitions of temporary and permanent infrastructure, fast tracking projects that satisfy qualifying criteria, as well as a notification process for the impacted Council office(s). On February 28, 2025, City Council adopted the PLUM Committee recommendations along with five amendments.

On January 8, 2026, the Los Angeles City Planning Commission (CPC) reviewed the proposed ordinance, and recommended City Council adopt the draft ordinance, including technical modifications and related findings. The CPC's transmittal report to the City Council, dated January 8, 2026 (CPC Transmittal Report), includes the DCP's staff report, which provides a detailed description of the draft ordinance's provisions.

On January 13, 2026, the PLUM Committee recommended City Council request the City Attorney to prepare and present the draft ordinance and instructed the City Administrative Officer to report back separately on cost-recovery for staff time pursuant to the draft ordinance, as well as any fiscal impact.

On January 26, 2026, the *Ad Hoc* Committee on the 2028 Olympic and Paralympic Games (*Ad Hoc* Committee) concurred with the PLUM Committee's recommendations. Additionally, the *Ad Hoc* Committee also requested certain technical amendments to the draft ordinance, the addition of the City Attorney's Office as a fourth required City Liaison sign off, and that LADBS report back on what enhanced measures the City can authorize in advance of the 2028 Games to accelerate the enforcement against illegal signs, leading up to and during the 2028 Games.

On February 3, 2026, City Council adopted the recommendations of both the PLUM Committee and *Ad Hoc* Committee, and adopted four additional amendments. The additional amendments adopted by City Council consisted of:

1. (Hernandez – Harris-Dawson) setting time and brightness restrictions for signs abutting residential neighborhoods;

2. (Raman – Yaroslavsky) a request that the City Attorney create findings required for the conversion of projects from temporary to permanent and that City Liaisons, as defined in the Olympics Ordinance, and present quarterly reports to City Council regarding the projects authorized and proposed for conversion;
3. (Yaroslavsky – Raman) establishing prerequisite requirements for digital signage, a shot-clock provision for City Liaisons to act, and preventing non-compliant operators from obtaining permits under the Olympics Ordinance; and
4. (Yaroslavsky – Lee) instructing the Office of Finance to report back on a revenue-sharing study related to digital signs.

The enclosed Olympics Ordinance includes the amendments from the PLUM Committee, *Ad Hoc* Committee, and City Council. In addition, in reviewing for form and legality, the Olympics Ordinance includes sign provisions consistent with previously-approved sign requirements relative to vehicular and public safety issues (see Council File 25-0778-S1). Finally, in response to the amendment (Raman – Yaroslavsky), noted above, the enclosed Olympics Ordinance includes findings related to substantial conformance to the intent of the General Plan and compliance with California Environmental Quality Act (CEQA) for permanent projects. The enclosed Olympics Ordinance is approved as to form and legality by this Office.

Charter Findings Required

Charter Section 558(b)(3) requires the City Council to make the findings required in Subsection (b)(2) of the same section, namely that adoption of the proposed ordinance will be in conformity with public necessity, convenience, general welfare, and good zoning practice. Charter Section 558(b)(3)(A) allows the City Council to adopt an ordinance conforming to the CPC's recommendation to approve the ordinance, if CPC recommends such approval. Similarly, Charter Section 556 requires the City Council to make findings showing that the action is in substantial conformance with the purposes, intent, and provisions of the General Plan. The City Council may either adopt the CPC's findings and recommendations as set forth in the CPC Transmittal Report to the City Council or City Council may make its own findings in accordance with the Charter.

Urgency Clause

Pursuant to Charter Section 253, the Olympics Ordinance contains an Urgency Clause showing its necessity for the immediate preservation of the public peace, health or safety and must be passed by a three-fourths vote of the City Council to take effect.

CEQA Finding

CPC recommends that City Council determine, based on the independent judgment of the decision maker, after consideration of the whole administrative record that the proposed draft ordinance is statutorily exempt under the CEQA pursuant to California Public Resources Code Section 21080(b)(7) and CEQA Guidelines Section 15272, as an activity necessary to the hosting of the 2028 Games. While this “Olympic Exemption” only exempts construction of temporary facilities, the ordinance only authorizes the construction of facilities that are necessary for the Olympics to be used for temporary purposes during the 2028 Games, and specifically provides that any future action to convert a temporary facility constructed for the 2028 Games into a permanent facility is itself a discretionary action that will require CEQA review, including *de novo* review for those elements of the project that were permitted without such review originally.


Rule 38 Referral

A copy of the Olympics Ordinance was sent, pursuant to Council Rule 38, to the Department of Building and Safety, Department of City Planning, Mayor’s Office, City Administrative Officer, and Chief Legislative Analyst with a request that all comments, if any, be presented directly to the City Council or its Committee when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney, K. Lucy Atwood at (213) 978-8248. A member of this Office will be present when you consider this matter to answer questions you may have.

Sincerely,

HYDEE FELDSTEIN SOTO, City Attorney

By 
JOHN W. HEATH
Chief Assistant City Attorney

JWH:KLA:jr