**ORDINANCE NO. _____**

An ordinance amending Section 12.03 of Article 2 of Chapter 1 of the Los Angeles Municipal Code (LAMC) and Sections 13A.2.1., 13A.2.5., 13A.2.8., and 13B.11.1. of Article 13 and Division 14.3 of Article 14 of Chapter 1A of the LAMC to define a high value development project and limit the length and number of time extensions the City Council and applicant may consent to for the City Council's time to act on any application for a high value development project and all California Environmental Quality Act appeals.

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

**Section 1**. The following definition is added to Section 12.03 of Article 2 of Chapter 1 of the LAMC in alphabetical order to read as follows:

***High Value Development Project.*** A new construction development project that exceeds any of the following criteria:
- 500 Dwelling Units or Guest Rooms; or
- 250,000 square feet of Floor Area of office use; or
- 500,000 square feet of Floor Area of any other commercial use; or
- 650,000 square feet of Floor Area of manufacturing or industrial use; or
- Any combination of the above uses or any new construction which requires a Water Supply Assessment pursuant to the California Water Code as determined by the LADWP.

**Section 2**. Section 13A.2.1. of Division 13A.2. of Part 13A. of Article 13 of Chapter 1A of the LAMC shall be amended to add a new Subsection C to read as follows:

**C. Definitions**

In those instances where a term is utilized in this Article (Administration) and is defined in both Chapter I. (General Provisions and Zoning), Sec. 12.03 (Definitions) and Sec. 14.3. (Glossary) of this Chapter, the defined term in Chapter I. (General Provisions and Zoning), Sec. 12.03 (Definitions) shall apply to areas of the City subject to Chapter I. (General Provisions and Zoning) of this

Code, and the defined term in Sec. 14.3. (Glossary) of this Chapter shall apply to areas of the City subject to this Zoning Code (Chapter 1A).

**Section 3**. Subsection A. of Section 13A.2.5. of Division 13A.2. of Part 13A. of Article 13 of Chapter 1A of the LAMC shall be amended to add the following:

2. For a *high value development prcject*, extensions by mutual consent on the City Council's time to act shall be limited to up to three extensions of 120 days each for a maximum total of 360 days. The City Council shall render a decision prior to the expiration of the final time extension.

~~2.~~ 3. Where extensions on the City Council's time to act on a matter may be granted by mutual consent of an applicant ~~application~~ and the City Council, the Council President or the Council President's councilmember designee may consent to a time extension on behalf of the City Council.

**Section 4.** Subsection F. of Section 13A.2.8. of Division 13A.2. of Part 13A. of Article 13 of Chapter 1A of the LAMC shall be amended to add the following:

2. For appeals of a *high value development project* and/or any California Environmental Quality Act (CEQA) Clearance, extensions by mutual consent on the City Council's time to act shall be limited to up to three extensions of 120 days each, for a maximum total of 360 days. The City Council shall render a decision prior to the expiration of the final time extension.

~~2.~~3. Failure of the appellate body to render a timely decision shall result in the denial of the appeal.

**Section 5.** Subparagraph a. of Paragraph 7. of Subsection F. of Section 13B.11.1. of Division 13B.11. of Part 13B. of Article 13 of Chapter 1A of the LAMC shall be amended to read as follows:

a. *Timeline for City Council Hearing*

The City Council shall hold a public hearing before deciding the appeal, giving notice in the manner specified in Subsection C. (Notice Rules for CEQA) of this Section. The appeal shall be decided by the City Council within 75 days of the

appeal being filed. The timeline to decide the appeal  may be extended by ~~the mutual consent of the Project applicant and the City Council.~~ up to three extensions of 120 days each, for a maximum total of 360 days with the mutual consent of the Project applicant and the City Council. The City Council shall render a decision prior to the expiration of the final time extension.

**Section 6.** Division 14.3. of Article 14 of Chapter 1A shall be amended to add the following definition in alphabetical order:

***High Value Development Project.*** *High value development project* is defined as *new construction* that exceeds any of the following criteria:

- 500 *dwelling units* or *lodging units*; or
- 250,000 square feet of *floor area* of *office* use; or
- 500,000 square feet of *floor area* of any other *general commercial use or heavy commercial use*; or
- 650,000 square feet of *floor area* of *light industrial use* or *heavy industrial use*; or
- Any combination of the above uses or any *new construction* which requires a Water Supply Assessment pursuant to the California Water Code as determined by the LADWP.

For the purposes of lots subject to Chapter I. (General Provisions and Zoning), see Chapter I. (General Provisions and Zoning), Sec. 12.03 (Definitions) of this Code for the definition of a high value development project.

**Section 7**. **Severability.** If any provision of this ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions of this ordinance that can be implemented without the invalid provisions. To this end, the provisions of this ordinance are severable.

**Section 8**. 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 positing 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.