

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2024-6096-CA	ENV-2024-6097-CE	All
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:
<input checked="" type="checkbox"/> N/A	CF 22-0736	<input type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input checked="" type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
Citywide		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
City of Los Angeles 200 N. Spring Street Los Angeles, CA 90201	N/A	N/A
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Stacy Farfan-Valencia	(213)978-1372	stacy.farfan@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
<input checked="" type="checkbox"/> <i>The preparation of a draft ordinance by the City Attorney will be required.</i> Code Amendment (CA)		
FINAL ENTITLEMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)		
<input checked="" type="checkbox"/> N/A		
ITEMS APPEALED:		
<input checked="" type="checkbox"/> N/A		

ATTACHMENTS:		REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination <input checked="" type="checkbox"/> Findings of Fact <input checked="" type="checkbox"/> Staff Recommendation Report <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> T Conditions <input checked="" type="checkbox"/> Proposed Ordinance <input type="checkbox"/> Zone Change Map and Ordinance <input type="checkbox"/> GPA Resolution <input type="checkbox"/> Land Use Map <input type="checkbox"/> Exhibit A – Plans <input type="checkbox"/> Mailing List (both Word and PDF) <input checked="" type="checkbox"/> Interested Parties List <input type="checkbox"/> Appeal <input type="checkbox"/> Development Agreement <input type="checkbox"/> Site Photographs <input type="checkbox"/> Other:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption) <input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption) <input type="checkbox"/> Negative Declaration (ND) <input type="checkbox"/> Mitigated Negative Declaration (MND) <input type="checkbox"/> Environmental Impact Report (EIR) <input type="checkbox"/> Mitigation Monitoring Program (MMP) <input type="checkbox"/> Sustainable Communities Project Exemption (SCPE) <input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA) <input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR) <input type="checkbox"/> Appendices <input checked="" type="checkbox"/> Other: Notice of Exemption Justification	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
NOTES / INSTRUCTIONS:				
Please make this a Supplemental to the current Council file. File number to be, CF 22-0736-S1.				
CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):		NOTICE PUBLICATION:	
<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input checked="" type="checkbox"/> Other: [standard Brown Act notice]	<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Adjacent/Abutting <input type="checkbox"/> 100' radius <input type="checkbox"/> 300' radius <input type="checkbox"/> 500' radius <input type="checkbox"/> Neighborhood Council <input type="checkbox"/> Interested Parties <input checked="" type="checkbox"/> Other: [standard Brown Act notice]		<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input checked="" type="checkbox"/> Other: [standard Brown Act notice]	
FISCAL IMPACT STATEMENT:				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small>				
PLANNING COMMISSION:				
<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission		<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission		

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
May 22, 2025	6 – 0
LAST DAY TO APPEAL:	DATE APPEALED:
N/A	N/A
COUNCIL TIME TO ACT:	TIME TO ACT START:
<input type="checkbox"/> 30 days <input type="checkbox"/> 45 days <input type="checkbox"/> 60 days <input type="checkbox"/> 75 days <input checked="" type="checkbox"/> 90 days <input type="checkbox"/> 120 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> Appeal Filing Date <input checked="" type="checkbox"/> Received by Clerk <input type="checkbox"/> Last Day to Appeal <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission executive Assistant II	July 11, 2025



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: JULY 11, 2025

Case No.: CPC-2024-6096-CA
CEQA: ENV-2024-6097-CE
Plan Area: Citywide

Council District: ALL

Project Site: Citywide

Applicant: City of Los Angeles

At its meeting of **May 22, 2024**, the Los Angeles City Planning Commission took the actions below in conjunction with the following Zoning Code Amendment Ordinance:

The proposed Increasing Transparency on Council Time Extensions Ordinance (Proposed Ordinance) is a Citywide Code Amendment that will: 1) add a new definition for High Value Development Projects in Chapters 1 and 1A of the Los Angeles Municipal Code (LAMC); and 2) limit the duration and number of time extensions that the City Council and an applicant may consent to for the City Council's time to act on any application for High Value Development Projects, including its appeals, and all California Environmental Quality Act (CEQA) appeals.

1. **Determined**, based on the whole of the administrative record, that the proposed Ordinance is not a project under CEQA pursuant to Section 15061(b)(3) of the California Public Resource Code and is exempt from CEQA pursuant to Section 15378(b)(5) of the California Public Resource Code;
2. **Approved** and **Recommended** that the City Council **adopt**, pursuant to Chapter 1A Section 13B.1.3.D.3. of the Los Angeles Municipal Code, the proposed Zoning Code Amendment Ordinance);
3. **Adopted** the Staff Recommendation Report as the Commission's report on the subject; and
4. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Zamora
Second: Choe
Ayes: Diaz, Lawshe, Newhouse, Saitman
Absent: Cabildo, Klein, Mack

Vote: 6 – 0

Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission is final and not appealable.

Notice: If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Proposed Ordinance, Findings

cc: Arthi Varma, Deputy Director
Hagu Solomon-Cary, Principal City Planner
Nuri Cho, Senior City Planner
Stacy Farfan-Valencia, City Planner

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 project, 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.

FINDINGS

Land Use Findings

City Charter Finding 556 (General Plan). In accordance with City Charter Section 556, the proposed Increasing Transparency on Council Time Extensions Ordinance is in substantial conformance with the purposes, intent, and provisions of the General Plan in that it would further accomplish the goals, objectives, and policies of the General Plan as outlined below:

Framework Element - Economic Development (Chapter 7)
<p>Objective 7.4 Improve the provision of governmental services, expedite the administrative processing of development applications, and minimize public and private development application costs.</p> <p>Objective 7.8 Maintain and improve municipal service levels throughout the City to support current residents' quality of life and enable Los Angeles to be competitive when attracting desirable new development.</p>

The proposed Increasing Transparency on Council Time Extensions Ordinance achieves the City Council's goal to provide the public with a clear and transparent process for high value development projects, including its appeals, and all CEQA appeals. Currently, the LAMC does not establish a limit on the duration and/or number of extensions that an applicant and the City Council can mutually consent to for the time to act on entitlement applications and all CEQA appeals. This makes the project's timeline for an approval or denial unclear and uncertain, creating the potential for delays and/or undue influence. Per the City Council's instructions, the proposed Ordinance would ensure that 1) high value development projects are defined based on thresholds that set larger scale projects apart from other projects and 2) limit the duration 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, its appeals and all CEQA appeals. All with the intent of guaranteeing that these projects are subject to a more transparent legislative process and are not subject to undue influence given their value to the City.

City Charter Finding 558 and LAMC Section 12.32 (Public Necessity, Convenience, General Welfare, and Good Zoning Practice). In accordance with City Charter Section 558 (b)(2) and Section 12.32 C.2 and C.7 of the LAMC, the proposed Increasing Transparency on Council Time Extensions Ordinance is in substantial conformance with public necessity, convenience, general welfare, and good zoning practice because it provides the public with a clear, timely and transparent process for high value development projects, including its appeals, and all CEQA appeals. The amendments guarantee that these projects are subject to a more transparent legislative process and are not subject to unnecessary delays given their value to the City.

Environmental Findings

The Department has determined, based on the whole of the administrative record, that the Proposed Increasing Transparency on Council Time Extensions Ordinance (Proposed Ordinance) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3) and Section 15378(b)(5) (Exhibit B). The Proposed Ordinance solely modifies administrative procedures for the processing of entitlements and CEQA appeals extension requests and has no effect on the physical environment.

Pursuant to Section 15061(b)(3), the Proposed Ordinance is not a project under CEQA, because the “activity is covered by the common sense exception that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

The Proposed Ordinance is also not a project under CEQA pursuant to Section 15378(b)(5) because “organization or administrative activities of governments that will not result in direct or indirect physical changes in the environment” are not considered a project. The Proposed Ordinance does not change any discretionary actions into non-discretionary actions. Further, the Proposed Ordinance does not change the zoning of any properties. The Proposed changes are limited to clarifications of definitions and administrative procedures and will not have an effect on the physical environment. As such, the Proposed Ordinance does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment and is not considered a “project” under CEQA.