

OFFICIAL
CITY OF LOS ANGELES
MUNICIPAL CODE TM

Sixth Edition

VOLUME 1



Official Revision Number 77

(December 31, 2021)

This package contains the changes that have been made to the Official City of Los Angeles Municipal CodeTM Volume 1 by ordinances that became effective during the period of **October 1, 2021**, through **December 31, 2021**. Please insert these pages into your loose-leaf copy of the Code in accordance with the included instructions. If you require any additional information regarding the revision procedure, please contact American Legal Publishing at 1-800-445-5588.

AMENDING ORDINANCES

The following table lists all Ordinances that amend the Los Angeles Municipal Code Volume 1 with this Revision. Affected section numbers are also listed. Refer to this Code's Parallel Reference Table for a cumulative list of Amending Ordinances.

<i>Ord. No.</i>	<i>Eff. Date</i>	<i>Oper. Date</i>	<i>Section(s) Affected</i>
187,237	12/27/21		19.00 - 19.12, 12.27.1
187,248	12/13/21		12.03, 12.21, 12.26

PAGE CHANGES

Enclosed with these instruction sheets are new and replacement pages for your loose-leaf copy of the Code. In order to keep your copy of the Code up to date, you must remove the following indicated pages from your Code and replace them with the indicated revised pages from this Revision 77 package. The current revision number and year appearing on the lower outer corner of each page revised in this package is "Rev. 77 (2021)".

<i>Remove from Code</i>	<i>Add to Code</i>
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VOLUME 1

Title Page, ii.....	Title Page, ii
ix, x.....	ix, x

CHAPTER I

1-32A to 1-34.....	1-32A to 1-34
1-190A, 1-190B.....	1-190A to 1-190F
1-287 to 1-290.....	1-287 to 1-290B
1-303, 1-304.....	1-303, 1-304
1-511 to 1-528.....	1-511 to 1-528

VOLUME INDEX

ZI-13 to ZI-16.....	ZI-13 to ZI-16
ZI-25, ZI-26.....	ZI-25, ZI-26
ZI-57, ZI-58.....	ZI-57, ZI-58

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Sixth Edition



Ordinance No. 77,000
Effective November 12, 1936

Current through December 31, 2021

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Michael N. Feuer, City Attorney

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Table of Contents

	Page
CHAPTER XI: NOISE REGULATION.	11-1
Article 1 General Provisions.	11-3
Article 2 Special Noise Sources.	11-7
Article 3 Sanitary Operations.	11-9
Article 4 Vehicles.	11-11
Article 5 Amplified Sounds.	11-13
Article 6 General Noise.	11-15
CHAPTER XII: THE WATER CONSERVATION PLAN OF THE CITY OF LOS ANGELES.	12-1
Article I Emergency Water Conservation Plan.	12-3
Article II Water Closet, Urinal and Showerhead Regulations.	12-13
Article III [Reduction of Sewer Flows].	12-19
Article IV Large Turf Water Conservation Regulations.	12-21
Article V Water Efficiency Requirements for New Development and Renovation of Existing Buildings.	12-23
CHAPTER XIII: THE EMERGENCY ENERGY CURTAILMENT PLAN OF THE CITY OF LOS ANGELES.	13-1
Article I General Provisions.	13-3
Article II Emergency Energy Curtailment Plan.	13-7
Article III Emergency Capacity Curtailment Plan.	13-11
Article IV Failure to Comply.	13-13
CHAPTER XV: RENT STABILIZATION ORDINANCE.	15-1
Article 1 Rent Stabilization Ordinance.	15-3
Article 2 Tenant Habitability Program.	15-35
Article 3 Habitability Enforcement Program.	15-37
Article 4 Property Management Training Program.	15-41
Article 5 Utility Maintenance Program.	15-43
CHAPTER XVI: HOUSING REGULATIONS.	16-1
Article 1 Housing Code.	16-3
Article 2 Rent Escrow Account Program.	16-25
Article 3 Tenant Relocation Assistance Program.	16-33
Article 4 Foreclosure Registry Program.	16-37
CHAPTER XVII: RULES AND REGULATIONS GOVERNING THE USE OF THE LOS ANGELES AIRPORTS.	17-1
CHAPTER XVIII: EMPLOYEE WAGES AND PROTECTIONS.	18-1
Grocery Worker Retention Ordinance.	18-3
Article 3 Hotel Worker Retention Ordinance.	18-7
Article 4 Hotel Service Charge Reform Ordinance.	18-11
Article 6 Citywide Hotel Worker Minimum Wage Ordinance.	18-15
Article 7 Los Angeles Minimum Wage Ordinance.	18-21
Article 8 Los Angeles Office of Wage Standards Ordinance.	18-25
Article 9 Employers' Use of Criminal History for Consideration of Employment Applications.	18-31
CHAPTER XIX: ENVIRONMENTAL PROTECTION.	19-1
Article 1 Solid Waste and Recycled Materials Management.	19-3
Article 2 Carryout Bags.	19-17
Article 3 Disposable Foodware Accessories and Plastic Drinking Straws.	19-21
Article 4 California Environmental Quality Act ("CEQA") Appeals.	19-25

LOS ANGELES MUNICIPAL CODE

	Page
CHAPTER XX: COVID-19 PROTECTION AND RECOVERY.	20-1
Article 2-72TT Grocery Shopping Priority for Elderly and Disabled Residents.	20-3
Article 3-72MM Grocery, Drug Retail and Food Delivery Worker Protection.	20-5
Article 4-72J-A COVID-19 Right of Recall.	20-9
Article 4-72J-B COVID-19 Worker Retention Ordinance.	20-13
Article 5-72HH COVID-19 Supplemental Paid Sick Leave.	20-17
Article 6 Limit on Third-party Food Delivery Service Fees.	20-21
Article 7 Depositing of Personal Protective Equipment During COVID-19 Pandemic.	20-23
Article 8 Face Covering.	20-25
Article 9 Premium Hazard Pay for On-site Grocery and Drug Retail Workers.	20-27
Article 10 Proof of Full Vaccination with a Covid-19 Vaccine Required to Enter Certain Public Locations.	20-31
TABLES.	T-1
Los Angeles Municipal Code Sections Amended to Conform to Charter, as Revised, and Corresponding	
Charter Sections.	T-3
List of Tables.	T-9
List of Figures.	T-17
Parallel Reference Table.	T-21
INDEX.	I-1

This alternate definition of buildable area shall not apply within the following specific plan areas: Central City West, Century City North, Century City South, Coastal Bluffs, Devonshire/Topanga Corridor, Foothill Boulevard Corridor, Granada Hills, Oxford Triangle, Pacific Palisades Commercial Village/Neighborhoods, Playa Vista Area D, Porter Ranch Land Use/Transportation, San Pedro, Valley Village, and Westwood Village. This alternative definition shall also not apply to any lot for which a “Q” or “D” limitation setting forth a floor area limitation had been imposed before July 1, 1997. In the event of a conflict with any other adopted specific plan, the most restrictive provision shall prevail.

BUILDING. Any structure having a roof supported by columns or walls, for the housing, shelter or enclosure of persons, animals, chattels or property of any kind. (Amended by Ord. No. 107,884, Eff. 9/23/56.)

BUNGALOW COURT. A group of three or more single, duplex, or triplex dwelling structures oriented around a shared outdoor space on a single parcel. (Added by Ord. No. 185,462, Eff. 4/18/18.)

CARGO CONTAINER. Any container (refrigerated or non-refrigerated) that permits the temporary storage and protection of cargo, and which may be transported by ship, rail or truck without intermediate loading and unloading of the contents of the container. (Added by Ord. No. 177,244, Eff. 2/18/06.)

CARGO CONTAINER STORAGE YARD. An open-air site or facility, the primary use of which is the keeping of empty cargo containers, and equipment, and may have as accessory uses the storage of container chassis and truck cabs, repair facilities, warehouses and offices associated with the movement or storage of cargo containers. This definition does not include draying, freighting or trucking yards or terminals. (Added by Ord. No. 177,244, Eff. 2/18/06.)

CEMETERY. Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.

CHILD CARE FACILITY. A facility in which non-residential care is provided for children, 16 years of age or under, when licensed as a day care facility for children by the State of California or other agency designated by the State, under the categories defined in Section 30019 of Title 22 of the State of California Administrative Code. (Added by Ord. No. 145,474, Eff. 3/2/74.)

CHIPPING/GRINDING FACILITY. Any facility which temporarily stores and/or processes source-separated green waste and/or wood waste by means of chipping, grinding, mixing and/or screening to produce a material of varying particle size. The material produced by the above described processes may be used as ground cover, biofuel, wood chips, animal bedding, worm food or other similar uses. This definition shall not include any chipping and/or grinding of green waste and/or wood waste conducted for noncommercial, nonprofit purpose. (Added by Ord. No. 170,054, 11/13/94.)

CITY PLANNING COMMISSION. (Added by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00 and Amended by Ord. No. 173,374, Eff. 8/3/00.) The Board of Commissioners of the City Planning Department shall be known as the City Planning Commission and shall consist of nine members. It shall:

(a) give advice and make recommendations to the Mayor, Council, Director of Planning, municipal departments and agencies with respect to City planning and related activities and legislation;

(b) make recommendations concerning amendment of the General Plan and proposed zoning ordinances in accordance with Charter Sections 555 and 558;

(c) make reports and recommendations to the Council and to other governmental officers or agencies as may be necessary to implement and secure compliance with the General Plan;

(d) perform other functions prescribed by the Charter or ordinance;

(e) make decisions on any matter that would otherwise be heard by an Area Planning Commission if the matter involves a project which crosses the boundaries of the area served by more than one Area Planning Commission; and

(f) adopt guidelines for the administration of the provisions of this chapter if it determines that guidelines are necessary and appropriate. Authority to adopt guidelines for the administration of the provisions of this chapter

may be delegated to others by adoption of a resolution by Council. Existing provisions of this chapter that delegate authority for the adoption of guidelines to others shall continue to apply with respect to those provisions.

COLLECTION BIN. Any box, canister, receptacle, or other container that can be opened and closed, and is used for collecting salvageable personal property, including, but not limited to, clothing, shoes, books, and household items for periodic off-site processing and/or redistribution. For purposes of this definition, salvageable personal property shall not include recyclable materials not intended for re-use, including, but not limited to, newspapers, plastic, glass, aluminum, electronics, toxic or hazardous materials, and solid waste; nor any personal property that, because of its size, does not fit inside the Collection Bin. (Added by Ord. No. 187,248, 12/13/21.)

COMMERCIAL COACH. A vehicle with or without motive power, designed and equipped for human occupancy for industrial, professional or commercial purposes. (Added by Ord. No. 161,716, Eff. 12/6/86.)

COMMERCIAL CORNER DEVELOPMENT. (Amended by Ord. No. 175,223, Eff. 6/30/03.)

(1) Any commercially used corner lot located in a C or M zone in Height District Nos. 1, 1-L, 1-VL or 1-XL, the lot line of which adjoins, is separated only by an alley adjacent to, or is located across the street from, any portion of a lot zoned A or R, or improved with any residential use (except in an M zone), or

(2) Any multi-family residentially used corner lot located in a C zone in Height District Nos. 1, 1-L, 1-VL or 1-XL, the lot line of which adjoins, is separated only by an alley adjacent to, or is located across the street from, any portion of a lot zoned RW1 or more restrictive zone.

For purposes of this definition, a Commercial Corner Development can be located on more than one lot only if the lots are adjacent, not divided by a public street, have a common parking area, and one or more buildings are erected or are proposed to be erected upon the lots.

COMMISSION. (Repealed by Ord. No. 173,374, Eff. 8/3/00.)

COMMUNITY APARTMENT PROJECT. The same as defined by Section 11004 of the California Business and Professions Code. (Added by Ord. No. 151,432, Eff. 10/12/78.)

COMPACTION. The densification of a Fill by mechanical means. (Added by Ord. No. 181,624, Eff. 5/9/11.)

COMPOSTING FACILITY. Any facility which processes source-separated organic materials to a stabilized state through controlled biological decomposition where the resultant material is beneficial to plant growth or soil structure when used as a soil amendment. Materials may initially be chipped, shredded, and/or screened on site prior to being composted. Composting may be conducted in an in-vessel system or in the open, such as windrow composting or aerated static pile composting. This definition shall not include any composting of green waste and/or wood waste conducted for non-commercial, nonprofit purpose. (Added by Ord. No. 170,054, 11/13/94.)

CONDOMINIUM. The same as defined by Section 783 of the California Civil Code. (Added by Ord. No. 151,432, Eff. 10/12/78.)

CONVERSION PROJECT, COMMERCIAL/INDUSTRIAL. An existing building used exclusively for commercial or industrial purposes, or both, proposed for conversion to a condominium or stock cooperative to be used exclusively for such purposes through approval of a tract or parcel map. For purposes of this definition, the term “existing” means that the building was constructed prior to 1945, or if it was built after 1945, a certificate of occupancy was issued for the building prior to the time of map application. (Added by Ord. No. 154,960, Eff. 4/3/81.)

CONVERSION PROJECT, COMMERCIAL/INDUSTRIAL TO RESIDENTIAL. An existing building used exclusively for commercial or industrial purposes, or both, proposed for conversion to a condominium, stock cooperative or community

apartment to be used exclusively for residential purposes through approval of a tract or parcel map. For purposes of this definition, the term “existing” means that the building was constructed prior to 1945 or, if it was built after 1945, a certificate of occupancy was issued for the building prior to the time of map application. (Added by Ord. No. 154,960, Eff. 4/3/81.)

CONVERSION PROJECT, RESIDENTIAL. An existing apartment house, apartment hotel, hotel, multiple dwelling or group dwelling used exclusively for residential purposes proposed for conversion to a condominium, stock cooperative, or community apartment project to be used exclusively for residential purposes through approval of a tract or parcel map. For purposes of this definition, the term “existing” means that the building was constructed prior to 1945 or, if it was built after 1945, a certificate of occupancy has been issued for the building prior to the time of map application. (Amended by Ord. No. 154,960, Eff. 4/3/81.)

CONVERSION PROJECT, RESIDENTIAL TO COMMERCIAL/INDUSTRIAL. An existing apartment house, apartment hotel, hotel, multiple dwelling or group dwelling used exclusively for residential purposes proposed for conversion to a condominium or stock cooperative which is to be used exclusively for commercial or industrial purposes through approval of a tract or parcel map. For purposes of this definition, the term “existing” means that the building was constructed prior to 1945 or, if it was built after 1945, a certificate of occupancy was issued for the building prior to the time of map application. (Added by Ord. No. 154,960, Eff. 4/3/81.)

CORPORATE HEADQUARTERS OR REGIONAL HOME OFFICE. (Added by Ord. No. 169,366, Eff. 4/1/94.) The main administrative center or centers of one or more enterprises whose day-to-day functions is the retrieval and/or dissemination of information to a subsidiary and/or client business in and outside the City’s jurisdiction, through the means of electronic or data processing.

COUNSELING AND REFERRAL FACILITY. (Added by Ord. No. 149,517, Eff. 5/26/77.) A neighborhood facility which provides counseling

where the site of the proposed installation is located has been given a 20-day written notice prior to the issuance of such permit. This notification shall contain the name and address of the building permit applicant and the property address of the proposed installation and the approximate date of start of installation. This notification shall be by certified mail, return receipt requested.

Wireless antennas and rooftop equipment cabinets which do not meet these standards shall require a conditional use permit pursuant to Section 12.24 W.49. of this Code.

22. Cargo Container Storage Yard. (Added by Ord. No. 177,244, Eff. 2/18/06.) Cargo container storage yards may be permitted by right in the M3 Zone. The following standards shall apply to all cargo container storage yards, except those located in whole or in part within the boundaries of the Port of Los Angeles Community Plan Area.

(a) The following provisions apply to the stacking of cargo containers:

(1) The stacking of cargo containers more than 20 feet high shall only be permitted if a structural analysis done by a licensed engineer or architect in the State of California is submitted to and approved by the Los Angeles Department of Building and Safety (LADBS).

(2) Cargo container stacking within 300 feet or less of a residential zone shall be limited to a maximum height of 30 feet. There is no maximum container height limit beyond 300 feet of a residential zone, except as limited by any applicable height limitation and Paragraph (h)(1) below.

(b) Cargo container storage yards shall obtain a “use of land” permit from LADBS for one or more contiguous lots maintained as one site.

(c) The perimeter of each site with a separate “use of land” permit shall be enclosed by a minimum eight-foot high fence or wall.

(1) Fencing may be constructed of chain-link, however fencing adjacent to a

Class I or II Major Highway shall also comply with Paragraph (h)(3) below; and

(2) Fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti; and

(3) Sheet metal shall be prohibited as a fencing material; and

(4) There shall be no requirement to fence each individual lot where multiple lots are maintained as one site under a valid “use of land” permit, including individual lots that may be separated by a public right-of-way, easement or other land occupied by a revocable permit.

(d) The entire site shall be graded pursuant to Chapter IX of this Code.

(e) All driveways, access ways and parking areas shall be covered with a decomposed granite, crushed gravel or similar material and be treated with dust control methods.

(f) An annual site inspection shall be conducted by LADBS pursuant to Section 12.26 F. of this Code.

(g) All containers must be empty and cleaned of any residue which may pose any kind of physical or health risk.

(h) In addition to the above specified requirements, the following conditions shall also apply to sites that are located adjacent to a Class I or II Major Highway. However, for those portions of the site that are separated from the roadway by a grade change of more than ten feet within five feet of the property line, Subparagraphs (2) and (3) of this paragraph shall not apply:

(1) Cargo container stacking shall be limited to a maximum height of 20 feet within 20 feet of the property line adjoining a Class I or II Major Highway. There is no maximum cargo container height limit beyond 20 feet of a Class I or II Major Highway, except as limited by Paragraph (a) above.

(2) A minimum five foot setback shall be provided along the street frontage adjacent to a Class I or II Major Highway. The setback shall be fully landscaped with drought resistant plants, ground cover and trees; with one minimum 15-gallon size tree planted for each 15 linear feet of street frontage and minimum three shrubs for each tree. The entire landscaped area shall be well maintained at all times.

(3) A solid wall or fence shall be required on the street frontage adjacent to a Class I or II Major Highway. The wall or fence shall be located within the required setback, and at the rear of the landscaped area between the landscaping and the use. A chain-link fence with slats and growing vines may be permitted in place of a solid wall or fence.

23. Regulation of Collection Bins. (Added by Ord. No. 187,248, Eff. 12/13/21.)

(a) **Purpose.** The purpose of this section is to establish operational, aesthetic, and maintenance standards to ensure the placement of a Collection Bin does not negatively impact public health, safety, or welfare.

(b) **Permit Required for Collection Bin.** It shall be unlawful to place, operate, maintain or allow a Collection Bin to remain on any lot unless a building permit for a use of land and a currently valid certificate of occupancy for the Collection Bin are first obtained from the Department of Building and Safety; or if the certificate of occupancy for the Collection Bin has been revoked pursuant to LAMC Section 12.26 F.4. Each Collection Bin shall require a separate building permit and certificate of occupancy. No building permit or certificate of occupancy shall be issued for a Collection Bin on a lot that has received two or more Orders to Comply for violating the provisions of this subdivision.

(c) Location of Permitted Collection Bins.

(1) Collection Bins shall only be located on lots in commercial zones that contain at least one operating business.

(2) Collection Bins shall not be located:

(i) Within 20 feet of any public right-of-way.

(ii) Within 10 feet of any lot line adjoining another lot.

(iii) Within 100 feet of any A- or R-zoned lot.

(iv) Within any required landscaped area.

(v) Within any area that will reduce the number or size of, or impede access to, any required parking spaces on the lot on which the Collection Bin is located.

(vi) Within any area that will impede access to, or be located within, a trash enclosure area.

(vii) Within any area that will impair the functioning of exhaust, ventilation, or fire extinguishing systems.

(3) No more than one Collection Bin shall be located on any lot.

(d) Permit Requirements.

(1) When applying for a Collection Bin permit in accordance with LAMC Section 91.106.3 et seq., the applicant must submit the following information to the Department of Building and Safety in an affidavit signed under penalty of perjury:

(i) The Collection Bin operator's contact information, including name, address, email, website (if available), and telephone number.

(ii) A certification that the Collection Bin will operate with a valid Business Tax Registration Certificate in the Collection Bin operator's name or reason for

exemption issued by the City of Los Angeles.

(iii) If the operator holds itself out as a non-profit organization, a statement that it meets the definition of nonprofit organization in Section 501(c)(3) of the United States Internal Revenue Code or Section 150(c) of the California Welfare and Institutions Code.

(iv) If the operator holds itself out as a for-profit organization, a statement that it holds a valid Certificate of Good Standing issued by the California Secretary of State.

(v) If the operator and the owner of the lot on which the Collection Bin will be located are the same person or entity, written acknowledgment that the operator understands that they are liable for violations of this subdivision. If the operator and the owner of the lot on which the Collection Bin will be located are different persons or entities, written acknowledgment signed by both parties that both understand that they are jointly and severally liable for violations of this subdivision.

(vi) The applicant shall record the affidavit with the Office of the County Recorder.

(2) The applicant shall also submit the following information with each application for a Collection Bin:

(i) A site plan identifying the following:

a. Boundaries of the lot on which the Collection Bin will be located.

b. Location of all buildings on the lot.

c. Proposed Collection Bin location.

d. Distance from the proposed Collection Bin to the lot lines and to the nearest buildings on the lot.

e. Locations and dimensions of all existing and proposed driveways, landscaped areas, easements, and parking spaces on the lot.

(ii) Elevations showing the height, width, depth, and general appearance of the Collection Bin, and the materials of which the Collection Bin is fabricated.

(iii) Any other reasonable information regarding time, place, and manner of the operation, location, and/or maintenance of the proposed Collection Bin that the Superintendent of Building of the Department of Building and Safety or his or her designee requires to evaluate the proposed Collection Bin consistent with the requirements of this subdivision.

(3) The site plan shall also contain the signature of the operator, and the lot owner or a legally authorized representative thereof if the operator and lot owner are different persons or entities, attesting under penalty of perjury that the information contained in the site plan is true, correct, and complete.

(e) **City Council Office Notification.** Upon acceptance of a building permit application for a Collection Bin, the Department of Building and Safety shall forward a copy of the application to the City Council office for the Council District in which the Collection Bin will be located.

(f) **Structure, Materials, Dimensions, and Identification.**

(1) The exterior of each Collection Bin shall conspicuously display the following official required information using lettering at least one inch high. Printed or otherwise displayed information at each side of the bin shall comply with the

size limitations for Information Signs set forth in Section 14.4.7 of the LAMC and shall be exempt from sign permit regulations set forth in Section 91.6201.2 LAMC.

(i) "OFFICIAL REQUIRED INFORMATION OF THE CITY OF LOS ANGELES SHALL NOT BE DEFACED:"

(ii) Collection Bin operator's name, address, and telephone number as stated in the Collection Bin operator's current Business Tax Registration Certificate.

(iii) Lot owner's name.

(iv) Address of the lot.

(v) "Any person that wishes to register a complaint regarding this Collection Bin with the Department of Building and Safety may call the 3-1-1 telephone line for further information."

(vi) "Only the following types of donations may be placed in this Collection Bin: clothing, books, shoes, and household items."

(vii) "Recyclable materials not intended for re-use shall not be placed in this Collection Bin. This includes, but is not limited to, newspapers, plastic, glass, aluminum, electronics, toxic or hazardous materials, and solid waste. No donations, trash, or any other items shall be placed outside of this Collection Bin."

(viii) "The operator of this Collection Bin shall ensure that all items left in the Collection Bin are regularly collected by the 1st and 15th day of each month."

(ix) The types of articles accepted in the Collection Bin (e.g., "CLOTHING, BOOKS, SHOES AND HOUSEHOLD ITEMS ONLY").

(4) Each Collection Bin shall comply with all State law informational requirements for Collection Bins, including but not limited to those set forth in Welfare and Institutions Code, Sections 150 through 153. If these or any other State law informational requirements conflict with any informational requirements set forth in this subdivision, the State law informational requirements shall take precedence.

(5) No Collection Bin shall exceed dimensions of 82 inches in height, 50 inches in depth, and 60 inches in width.

(6) In order to prevent unauthorized access to the Collection Bin and theft of donations, a tamper-resistant locking mechanism shall secure the opening of the Collection Bin.

(7) The Collection Bin shall be fabricated of durable noncombustible, and waterproof materials.

(8) Notwithstanding any other provisions of this Code to the contrary, the Collection Bin shall be located upon ground that is paved with Portland cement at least 3 inches thick. The cement shall extend over the entire area and extend not less than 24 inches beyond the face of the Collection Bin where the collection opening is located. The Collection Bin shall be anchored to the ground in a manner approved by the Department of Building and Safety.

(g) **Maintenance.** Collection Bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the Collection Bin shall be maintained free of overflow of donated items, litter, debris, dumped materials, posted bills, and graffiti at all times.

(h) **Lighting.** Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 foot candle of light.

(i) **Annual Inspections.** The Department of Building and Safety shall conduct annual inspections of permitted Collection Bins, and collect annual inspection fees, pursuant to LAMC Section 12.26 F.3.

B. (None)**C. Area****1. Area Regulation – (Exceptions are provided for in Sec. 12.22-C)**

(a) No building or structure shall be erected or maintained and no existing building shall be enlarged, moved or maintained unless all the area regulations are complied with for the zone in which they are located.

A zoning law which prescribes a minimum area for residential lots is valid and constitutional and is not objectionable upon retroactive grounds in destroying the owner's vested property rights, but it looks only to the future in guiding a pattern of home development in the enhancement of the public interest, and a sale of a piece of property which contain less than the minimum area is voidable.

Clemons v. City of Los Angeles, 36 Cal. 2d 95.

A sale of property in violation of the ordinance is voidable at the instance of the buyer.

Harland v. Noto, 105 Cal. App. 2d 740, 743.

Border v. McClung, 93 Cal. App. 2d 692.

(b) No required yard or other open space around an existing building, or which is hereafter provided around any building for the purpose of complying with the provisions of this article, shall be considered as providing a yard or open space for any other building, nor shall any yard or any other required open space on an adjoining lot be considered as providing a yard or open space on a lot wherein a building is to be erected or established.

No required yard or other open space around a building shall be located and maintained on property which is in a more restrictive zone than that of the property on which such building is located; except that where a lot is partly in the P zone and partly in a C or M zone, any P zone may be used to meet any yard requirements of the C or M zone, provided the front yard conforms to the requirements of Section 12.21-C,1(g) and all unpaved areas of such yards are suitably landscaped. The relationship between the more restrictive and less restrictive zones shall be determined by the sequence of zones set forth in Section 12.23-B,1(c). **(2nd Para., Amended by Ord. No. 151,599, Eff. 11/25/78.)**

(c) Except in the RZ Zone, every main building shall be located and maintained on a "lot" or "air space lot" as defined in this article, and all parts of such building shall be connected in a substantial manner by common walls or a continuous roof. In the RZ Zone a main building may be located on not more than five lots. There may not be more than one such building on a lot in the RA, RE, RS, R1, RU, RMP, or RW1 Zones, or on a group of lots in the RZ Zone. **(Amended by Ord. No. 164,904, Eff. 7/6/89.)**

Provided, however, there may be more than one main residential building on a lot in the RW2 Zone, but there shall be no more than one main

permit or certificate of occupancy, the owner or owners of said lot on which parking is to be provided shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners shall continue to maintain said parking spaces so long as the building or use they are intended to serve is maintained.

Whenever the total floor area permitted on a lot is to be included in a building which will not cover the entire buildable area of the lot, as a prerequisite to the issuance of the required building permit, the owner or owners of record of said lot shall record in the office of the County Recorder of Los Angeles County, California, a covenant running with the land for the benefit of the City of Los Angeles providing that so long as said building is maintained on said lot said owner or owners will not erect any additional buildings on the unoccupied buildable area of the lot.

F. Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection and/or Buyback Centers, Recycling Materials Sorting Facilities, Cargo Container Storage Yards, and Collection Bins. (Amended by Ord. No. 187,248, Eff. 12/13/21.)

1. **Definitions.** As used in this subsection, the following terms are defined as follows:

(a) **BOARD.** The Board of Building and Safety Commissioners.

(b) **DEPARTMENT.** The Los Angeles Department of Building and Safety.

(c) **RECYCLING CENTER.** Any recycling collection or buyback site, recycling sorting facility, or other recycling oriented site which does not do any processing other than mechanical compaction to reduce the volume of recyclable containers for economy of storage.

(d) **SUPERINTENDENT.** The Superintendent of Building or his or her authorized representative.

(e) **YARD.** Any automobile or truck dismantling yard, junk yard, scrap metal or recycling materials processing yard or cargo container storage yard or any open storage location where used materials and equipment of

any kind, including vehicles, boats, or airplanes, which are inoperable, wrecked, damaged, or unlicensed, *i.e.*, not currently licensed by the Department of Motor Vehicles, are stored or processed. (Amended by Ord. No. 177,244, Eff. 2/18/06.)

2. **Applicability.** The provisions of this subsection shall apply to every recycling center or yard operating pursuant to a valid certificate of occupancy and to every Collection Bin operating pursuant to a valid building permit. In addition, these provisions shall be applicable to every recycling center or yard operating with nonconforming status pursuant to Section 12.23 of this Code, and as to such recycling centers or yards, any revocation proceedings authorized by these provisions shall be deemed to be proceedings to revoke and void any rights otherwise granted by Section 12.23 of this Code. (Amended by Ord. No. 187,248, Eff. 12/13/21.)

3. **Annual Inspections.** The Department shall make an inspection of each recycling center, yard, or Collection Bin at least once a year to verify compliance with all applicable provisions of this Code. An annual inspection fee as specified in Section 98.0402(e) of the Code shall be paid by each business operator or property owner to the Department. The business operator and the property owner of every site under the jurisdiction of this section shall be notified of all fees, fines, penalties, costs, or other assessments resulting from enforcement of this section and are jointly and severally responsible to ensure that code compliance is maintained, at all times, and that payment of all fees, fines, penalties, costs, or other assessments due for each qualifying business as specified by this section, is made to the Department. If all fees, fines, penalties, costs or other assessments due pursuant to this section are not paid, a lien may be placed upon the property as provided for in Section 98.0402(g) of the Code and Los Angeles Administrative Code Section 7.35.1 et seq. In addition, failure to pay all fees, fines, penalties, costs or other assessments is sufficient cause to institute a certificate of occupancy revocation hearing. An inspection may also be made whenever a complaint is received by the Department concerning a violation of this Code or as needed to verify continued compliance with applicable Code requirements. Accessory storage-only yards, where no business is conducted, which are nearby but not contiguous with a main yard may be approved and inspected with an additional fee of one half of the annual inspection fee for each yard. (Amended by Ord. No. 187,248, Eff. 12/13/21.)

4. Order to Comply. (Amended by Ord. No. 187,248, Eff. 12/13/21.) If a recycling center, yard, or Collection Bin that is inspected is found to be in violation of any provision of this Code, the Superintendent shall send an Order to Comply ("Order") to the owner of the property and the operator of the recycling center, yard or Collection Bin. The Order shall clearly state the following:

(a) The violation must be corrected by a compliance date specified in the Order, which date shall be no more than 30 days from the date the Order is mailed;

(b) The compliance date as specified in the Order may be extended for an additional period not to exceed 45 days if the owner or operator of the recycling center, yard, or Collection Bin presents evidence to the satisfaction of the Superintendent that unusual difficulties prevent substantial compliance without an extension;

(c) Failure to correct the violation on or before the compliance date or any authorized extension will lead to commencement of certificate of occupancy revocation proceedings. A revocation hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Subdivision 14 of this subsection. If a Collection Bin is found in violation of this Subdivision after the Department has issued and resolved an Order to Comply for a previous Collection Bin violation on the same property, then revocation proceedings shall commence on the Certificate of Occupancy for the Collection Bin and the Department shall issue no further Certificates of Occupancy permits for Collection Bins on that property.

5. Re-inspection. The Superintendent shall re-inspect a recycling center, yard, or Collection Bin for which an Order was issued pursuant to this subsection subsequent to the compliance date or any authorized extension thereof. (Amended by Ord. No. 187,248, Eff. 12/13/21.)

6. Citation Authority Prior to Revocation Notice. An arrest may be made or citation issued pursuant to Sec. 98.0408 of this Code if the violations noted in an Order are not corrected on or before the due date noted upon such notice. This action does not preclude the commencement of certificate of occupancy revocation proceedings.

7. Failure to Correct Violation; Failure to Pay Inspection Fee; Revocation Proceedings. If any violation specified in an Order or citation is not corrected prior to the compliance date or any extension thereof, or if the annual inspection fee has not been paid within 60 days of assessment, then certificate of occupancy revocation proceedings shall be commenced by issuance of a Notice of Intent to Revoke ("Notice"), which shall be sent to the owner of the property and the operator of the recycling center or yard subsequent to any re-inspection pursuant to Subdivision 5. of this subsection. The Notice shall state the following:

(a) The date and place of the revocation hearing, which shall be scheduled at least 15 days and not more than 90 days from the date of issuance of the Notice.

(b) A list of all violations uncorrected as of the compliance date.

(c) Copies of all inspection reports related to these violations, unless the copies were previously furnished to the owner or operator.

(d) Termination of revocation proceedings may only be obtained if each violation noted in the Notice is corrected before the date of the revocation hearing and if a specified fine is paid, which fine shall be fixed in accordance with the fine schedule in Subdivision 14. of this subsection.

(e) The owner or operator is entitled to be represented by legal counsel at any revocation hearing.

(f) Each violation of the Code and each day of operation without a certificate of occupancy is a misdemeanor.

8. Termination of Revocation Proceedings. The Superintendent shall terminate certificate of occupancy revocation proceedings upon a finding that each violation of this Code specified in the Notice has been corrected and the fine specified in such Notice has been paid. Termination may only occur on or before the date of the revocation hearing.

9. Revocation Hearing. On the date specified in the Notice, a certificate of occupancy revocation hearing shall be held. The Board may appoint a hearing examiner to conduct the hearing, which

examiner shall not be any individual who participated in the issuance of any of the Notices required by this subsection. Subpoenas may be issued pursuant to Section 98.0307 of this Code. The hearing shall be conducted pursuant to the provisions of Sections 98.0308 and 98.0309 of this Code. (Amended by Ord. No. 177,244, Eff. 2/18/06.)

10. Hearing Examiner's Report. Within 30 days of the last day of the revocation hearing, the hearing examiner shall report its findings and recommendations in writing to the Board.

11. Board Determination. (Amended by Ord. No. 181,033, Eff. 2/4/10.) Within 30 days of receipt of the Hearing Examiner's report, the Board shall determine whether the certificate of occupancy shall be revoked. Revocation shall be ordered by the Board if it finds that any required fees, fines, penalties, costs or other assessments have not been paid or any of the violations specified in the Order have not been corrected, except for the circumstances stated below.

The Board may, in its discretion, determine that a certificate of occupancy should not be revoked if it makes both of the following findings:

(a) Taken together, the remaining uncorrected violations specified in the Order, do not have an adverse effect on neighboring properties or on the general public; and

(b) The owner or operator of the yard has paid the fine specified in Subdivision 14. of this subsection with respect to all violations listed in the Notice of Revocation.

In making its determination, the Board may hear from the owner, operator, or other interested party. The determination of the Board is final.

12. Loss of Non-Conforming Rights. Notwithstanding any provision of this Code to the contrary, where a certificate of occupancy is revoked pursuant to this subsection, 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. In the case of a site which has no valid certificate of occupancy any and all rights which may be granted by Sec. 12.23 of this Code are revoked.

13. Appeals. Notwithstanding any provision of the Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any Order issued or determination made by the Superintendent pursuant to this Subsection F.

14. Fine Schedule. The fine for each violation listed in the Notice shall be as specified in Section 98.0402(f)2. of the Code. (Amended by Ord. No. 181,033, Eff. 2/4/10.)

15. Repeat Violations. Notwithstanding any provision of this subsection to the contrary, if an Order is issued for violation of a provision of the Code, and after compliance with it, a subsequent Order is issued for a violation of the same provision occurring within one year of the date of the initial notice:

(a) Each violation cited in a subsequent Order shall carry a fine as specified in Section 98.0402(f)1. of the Code and shall be paid within 15 days of the compliance date of any subsequent order. (Amended by Ord. No. 181,033, Eff. 2/4/10.)

(b) The compliance date for any such notice to comply shall be no more than ten days from the date of mailing of such notice.

(c) No extension of the compliance date may be granted.

(d) The amounts set forth in the fine schedule in Subdivision 14 of this subsection shall be doubled if revocation proceedings were started for any previous Order.

16. Parking of Vehicles in Custody of Any Yard. No vehicle or any part of any vehicle in the custody or possession, for any reason, of a yard, as defined in this subsection, shall be parked, left standing, placed, or stored outside of the approved enclosure on the lot on which the yard is located, except that vehicles and parts may be stored within an approved auxiliary storage yard. In addition, all parking spaces on the lot and any access driveways leading to the parking spaces, which are required by this code, must be maintained clear and available only for parking of operative vehicles. (Added by Ord. No. 181,033, Eff. 2/4/10.)

G. Building Permits – No tennis or paddle tennis court accessory to a primary residential use on the same lot in the A or R Zones shall be constructed until application for a building permit therefor has been filed with and issued by the Department of Building and Safety. **(Added by Ord. No. 151,466, Eff. 10/27/78.)**

H. Issuance of Citations by Designated Employees. Employees of the Department of Building and Safety specified in Section 98.0408 of this Code shall have the powers, duties and immunities as set forth in said section. **(Added by Ord. No. 157,872, Eff. 8/12/83.)**

I. Automotive Repair Garage and Used Vehicle Sales Areas. **(Amended by Ord. No. 181,033*, Eff. 2/4/10.)**

***Note:** Except as otherwise further amended by Ord. No. 181,033, Subsec. I. is amended by changing all references to the terms "Automotive Repair" or "Repair Garage" to the term "Automotive Repair Garage" (see Sec. 6 of this Ord.).

1. Definitions. **(Amended by Ord. No. 176,840, Eff. 9/4/05.)** As used in this subsection, the following terms have the definitions specified herein:

(a) **Department.** The Department of Building and Safety.

(b) **Board.** The Board of Building and Safety Commissioners.

(c) **Used Vehicle Sales Area.** An area or lot where any type of used motor vehicle or trailer is displayed for sale.

(d) **Automotive Repair Garage.** All retail or wholesale uses which are enumerated in the definition for "Automotive Repair" in Section 12.03 of this Code, and, in addition, includes all testing, installation of vehicle equipment or accessories, and the application of paint, sprayed coloring, or other types of covering or the recovering of any part of a vehicle interior or exterior. Included in this definition are smog testing shops whether for test only or for repairs, window tinting or replacement shops, application of vinyl or similar covering materials, installation of parts or accessories on the site of a parts store, and all other similar uses. **(Added by Ord. No. 181,033, Eff. 2/4/10.)**

2. Applicability. **(Amended by Ord. No. 176,840, Eff. 9/4/05.)**

(a) The provisions of this subsection shall apply to every automotive repair garage use in the City of Los Angeles, including those in existence prior to May 27, 1990, the effective date of Ordinance No. 165,798.

(b) The provisions of this subsection shall also apply to every used vehicle sales area in the City of Los Angeles, including those in existence prior to the effective date of this paragraph.

Exception: Used car sales areas operated in conjunction with and on the same lot or on contiguous lots with a new car dealer are exempted from yearly inspections.

3. Minimum Standards. **(Amended by Ord. No. 176,840, Eff. 9/4/05.)**

(a) All automotive repair garages shall comply with the following minimum standards:

(1) All body and fender repairing when conducted within 300 feet of an A or R Zone shall be done within a completely enclosed building or room. The doors of such building or room may be open during the following hours:

(i) From 7 a.m. until 8 p.m. on Mondays through Fridays;

(ii) From 9 a.m. until 8 p.m. on Saturdays; and

(iii) From 11 a.m. until 8 p.m. on Sundays.

At all other times, the doors of such building or room shall be closed, except at intervals necessary for ingress and egress.

(2) All body and fender repairing when conducted within 150 feet of an A or R Zone shall be done within a completely enclosed building or room with stationary windows. The doors of such building or room may be opened only at intervals necessary for ingress and egress, except that garage bay doors may be open during

the hours of operation set forth in Paragraph (1) of this subdivision, provided:

(i) A minimum 10-foot-high solid masonry fence or a minimum 10-foot-high intervening commercial or industrial building enclosed on at least three sides is maintained at the property line adjacent to the A or R Zone, or;

(ii) Doors facing a public street shall be closer to the property line adjacent to the public street than the required yard setback of any adjacent A or R Zone.

(3) All automotive spray painting shall be done in full compliance with the provisions of Article 7 of Chapter 5 of the

1. **Notice.** A written notice shall be mailed not less than 24 calendar days prior to the date of hearing to the owner and lessee(s) of the property involved, and to the owners of all property within and outside of the City that is within 500 feet of the exterior boundaries of the property involved, using for the purpose of notification the last known name and address of the owners, as shown in the City Clerk's records or in the records of the County Assessor. If all property within the 500-foot radius is under the same ownership as the property involved in the proceeding, then the owners of all property which adjoins that ownership shall be included in this notification. Written notice shall also be mailed to residential, commercial and industrial occupants of the property involved, and all property within 500 feet of the exterior boundaries of the property involved. This requirement can be met by mailing the notice to "occupant". If this notice provision will not result in notice being given to at least 20 different owners of at least 20 different lots other than the subject property, then the 500-foot radius for notification shall be increased in increments of 50 feet until the required number of persons and lots are encompassed within the expanded area. Notification shall then be given to all property owners and occupants within the expanded area.

Notwithstanding the above 24-calendar day notification period and the 500-foot notification radius, only 15 calendar days and a 500-foot radius shall be required for any hearing conducted on the same site for a land use or discretionary zoning approval for which a previous final decision pursuant to this section has been made by the City.

2. **Hearing and Decision.** The matter may be set for public hearing before the Director. After the conclusion of a public hearing, the Director may require the modification, discontinuance or revocation of the land use or discretionary zoning approval, as the case may be. As part of the action, the Director may impose conditions of operation as he or she deems appropriate, including those necessary to protect the best interests of the surrounding property or neighborhood; to eliminate, lessen, or prevent any detrimental effect on the surrounding property or neighborhood; or to assure compliance with other applicable provisions of law or conditions of an earlier discretionary approval. Conditions imposed may include the establishment of amortization schedules, the closure or removal of buildings or structures, and affect the establishment, maintenance, or operation of

the subject use, and related land uses, buildings, or structures.

Whenever the Director initiates an action pursuant to this section he or she shall impose a condition requiring payment of the fee set forth in Section 19.01 N. of this Code (fee condition) to cover the City's costs in processing the matter. A fee is not required if the Director finds that the operation of the land use does not create a nuisance or that the property owner, business operator or person in control, is in substantial compliance with the conditions of operation. The fee condition shall further provide that if the decision is not appealed, then the fee shall be paid in full to the City with confirmation of the payment being provided to the Director within 30 days of the decision date. If an appeal is filed and the decision of the Director is upheld on appeal, then the fee shall be paid in full with confirmation made to the Director within 30 days of the effective date of the decision. If the City Council reverses in total the decision of the Director, then no payment of fees other than the appeal fee specified in Section 19.01 N. shall be required. (Amended by Ord. No. 187,237, Eff. 12/27/21.)

Any determination shall be supported by written findings, including a finding that the Director's determination does not impair the constitutional rights of any person. The written determination shall also state that failure to comply with any or all conditions imposed may result in the issuance of an order to discontinue or revoke the land use or discretionary zoning approval. The Director may require the discontinuance or revocation of a land use or discretionary zoning approval only upon finding that:

(a) prior governmental efforts to cause the owner or operator to eliminate the problems associated with the land use or discretionary zoning approval have failed (examples include formal action, such as citations, orders or hearings by the Police Department, Department of Building and Safety, the Director, a Zoning Administrator, the City Planning Commission, or any other governmental agency); and

(b) the owner or operator has failed to demonstrate, to the satisfaction of the Director, the willingness or ability to eliminate the problems associated with the land use or discretionary zoning approval.

If the Director discontinues or revokes any land use or discretionary zoning approval pursuant to this section, the full cost of the abatement, including the cost of inspection, shall become the personal obligation of the business operator, property owner, or person in control. If confirmed by the Council, a lien may be placed against the property in accordance with the procedures described in Administrative Code Sec. 7.35.3.

3. **Compliance Review.** Upon any finding of nuisance or non-compliance with existing conditions imposed on the land use or discretionary zoning approval, the Director's determination shall impose a condition requiring the business operator or property owner to file a Plan Approval application for Review of Compliance with Conditions within two years of the effective date. At the discretion of the Director, the due date for the Plan Approval application can be set for 90 days, 180 days, one year, 18 months or two years from the effective date of the Director's determination or the Council action on appeal.

4. **Appeals.** An appeal from the decision of the Director may be taken to the Council in the same manner as prescribed in Section 12.24 I.

An appeal fee shall be charged pursuant to Section 19.01 N. The City Council's decision on appeal shall be processed in the manner prescribed in Section 12.24 I.6. **(Amended by Ord. No. 187,237, Eff. 12/27/21.)**

Further, if it is determined by the Council that the decision of the Director impairs the constitutional rights of any person, then it shall modify the action accordingly, or refer the matter back to the Director for further action.

5. **Violations.** It shall be unlawful to violate or fail to comply with any requirement or condition imposed by the Director or the Council pursuant to this section. Violation or failure to comply shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this chapter. In the event of a violation of an order to discontinue or revoke a land use or discretionary zoning approval pursuant to this section, the Department of Building and Safety shall order the owner to vacate and secure the property, premises, buildings or portion of any property, premises or building pursuant to Section 91.9003 of this Code. The Department of Building and Safety shall institute enforcement as provided in

Section 91.9003.3 of this Code. The Director shall cause the determination or revocation to be recorded.

D. Residential Uses. This subsection shall apply to all single-family and multi-family residential uses, including residential hotels as defined in Section 47.73 T. of this Code. This subsection shall not apply to hotels or motels that are not residential hotels. Nothing in this section or Section 91.9001 et seq. of this Code is intended to supersede or abrogate the rights of tenants provided by State statute or by the Los Angeles Housing Code and Rent Stabilization Ordinance, or by any other provision of this Code.

1. The Director, as the initial decision maker, or the Council on appeal, shall ask the City Attorney to initiate the process of having the residential use placed in receivership pursuant to California Civil Code Section 3479 and Code of Civil Procedure Section 564(b)(9), upon finding that:

(a) prior governmental efforts to cause the owner or operator to eliminate the problems associated with the land use or discretionary zoning approval have failed (examples include formal action, such as citations, orders or hearings by the Police Department, Department of Building and Safety, the Director, a Zoning Administrator, the City Planning Commission, or any other governmental agency); and

(b) that the owner or operator has failed to demonstrate, to the satisfaction of the Director, the willingness or ability to eliminate the problems associated with the land use or discretionary zoning approval.

2. If the residential use is not placed in receivership and the Director, as the initial decision maker, or the Council on appeal, discontinues or revokes the land use or discretionary zoning approval, resulting in the displacement of tenants then the following provisions shall apply: **(Amended by Ord. No. 182,718, Eff. 10/30/13.)**

(a) The Los Angeles Housing Department shall identify each tenant who was displaced and is eligible for relocation assistance, and shall issue an order requiring the owner to pay relocation benefits in the amounts specified in Section 151.09 G. of this Code. **(Amended by Ord. No. 187,122, Eff. 8/8/21.)**

ARTICLE 9

FEES

(Added by Ord No. 125,030, Eff. 8/15/63.)

Section	
19.00	Filing of Applications and Appeals.
19.01	Filing Fee - Applications and Appeals.
19.02	Filing Fees - Division of Land and Private Street Maps and Appeals.
19.03	Fees for General Plan Consistency.
19.04	Fees for Sign-off or Clearance Requests.
19.05	Filing Fees for Environmental Clearances.
19.06	Filing Fees for Coastal Development Permits.
19.07	Fees for Flood Hazard Reports and Compliance Checks.
19.08	Surcharge for Development Services Centers.
19.09	Project Development and Counseling Services.
19.10	Development Agreement Fees.
19.11	Annual Inspection of Compliance with Floor Area Ratio Averaging and Residential Density Transfer Covenants.
19.12	Deviations Pursuant to Section 16.03 E.
19.13	Surcharge for Automated Systems for the Department of City Planning.
19.14	Fees for Enforcement of Housing Covenants.
19.15	Department of Transportation Traffic Study Review, Condition Clearance and Permit Issuance Fees.
19.16	General Plan Maintenance Surcharge for the Department of City Planning.
19.17	Park Fee.
19.18	Affordable Housing Linkage Fee.
19.19	Westside Mobility Transportation Fees.

SEC. 19.00. FILING OF APPLICATIONS AND APPEALS.

(Amended by Ord. No. 187,237, Eff. 12/27/21.)

A. Filing Date. An application or appeal shall be considered as filed whenever it has been completed in accordance with the applicable rules and regulations, has been submitted to the Department together with the required filing fees, and a receipt for the filing fees has been issued. If at any time during the processing of an application it is discovered that an application has been improperly prepared, or required pertinent information has not been submitted in accordance with the previously established rules and

regulations, upon notification to the applicant by the appropriate officer or employee, the time limits specified within this Code shall be suspended and not continue to run until the application has been rectified or the omitted information furnished in a proper manner.

B. Time Limit - Appeals. Notwithstanding any provisions of Articles 2, 3, or 4 of this chapter, whenever the final day for filing an appeal from any action, decision, or determination of the Director of Planning, Zoning Administrator, Area Planning Commission, or City Planning Commission falls on a Saturday, Sunday or legal holiday, the time for filing an appeal shall be extended to the close of business on the next succeeding working day, and the effective or final date of any action, decision, or determination shall be extended to the close of that appeal period. No appeal shall be accepted or in any way considered as officially on file which is not presented in proper form and received within the appeal period specified by other sections of this chapter or the extended period specified above in this section.

If in any individual case involving a 15-day appeal period, that appeal period fails to include at least ten business days, then the appeal period shall be extended as many days as the Director of Planning, Zoning Administrator, Area Planning Commission, City Planning Commission, or City Council determines are necessary to include ten business days.

C. Place of Filing. Whenever the provisions of Articles 2, 3, or 4 of this chapter provide that applications, requests, or appeals be filed with the Department of City Planning.

D. Whenever the provisions of this chapter provide that an applicant shall post notice of a public hearing or meeting, the applicant shall file a declaration in the appropriate public office prior to the date of the noticed public hearing or meeting. In this declaration, the applicant shall declare, under penalty of perjury, that notice has been posted in accordance with the applicable provisions of this chapter.

E. Annual Inflation Adjustment. The fees in Section 19.01 through 19.10, and Section 19.12 shall be automatically adjusted annually for inflation beginning on July 1, 2023, in accordance with the latest change in year-over-year Consumer Price Index for Urban Consumers (CPI-U) in the Los Angeles area, as published by the United States Department of Labor, Bureau of Labor Statistics. An updated fee schedule shall be maintained by the Department of City Planning, which shall provide a copy of the adjusted schedule to the Mayor and City Council each year.

The Director of Planning shall have the authority to adopt guidelines consistent with this chapter for the posting of notices if the Director determines that guidelines are necessary and appropriate.

SEC. 19.01. FILING FEE - APPLICATIONS AND APPEALS.

(Amended by Ord. No. 187,237, Eff. 12/27/21.)

Before accepting for filing any application or appeal involving any of the matters specified in this section, the Department of City Planning shall charge and collect for each application or appeal the following filing fees:

A. Establishment or Change of Zones, Height Districts, or Supplemental Use Districts and Other Related Actions. The following fees shall be charged for a zone change, height district, or supplemental use district when that action is consistent with the General Plan. (See Section 19.03 for zone change requests that are not consistent with the General Plan.)

[FILING FEE]

Establishment or Change of Zones, Height Districts, or Supplemental Use Districts and Other Related Actions	Fee*
Zone Change - No New Construction (Sections 12.32 C. and F.)	\$24,844
Zone Change - With New Construction (Sections 12.32 C. and F.)	\$29,468
Clarification of Q Classifications or D Limitations (Section 12.32 H.)	\$9,614
Amendment of Council's Instructions involving (T) Tentative Classifications (Section 12.32 H.)	\$6,728
Height District Change (Section 12.32 F.)	\$29,343
Supplemental Use District - Boundary Change or Repeal (Section 12.32 S.)	\$69,210

Establishment or Change of Zones, Height Districts or Supplemental Use Districts and Other Related Actions	Fee*
Supplemental Use District - Establishment (Section 12.32 S.)	\$135,875
Conditions of Approval for Oil Drilling (Section 13.01)	\$56,426
Zone Boundary Line Adjustment (Sections 12.30 H. and K.)	\$10,534
Building Line - Establishment, Change or Removal (Section 12.32 R.)	\$12,309
Surface Mining Permits (Sections 13.03 D. and F.)	\$3,506

* See Section 19.01 Q. for multiple applications.

B. Appeal Fees.

1. Except as expressly provided in Subdivision 2., below, the following fees shall be charged and collected with the filing of all appeals.

a. A fee equal to 85 percent of the total underlying application fees or \$15,811 for first level appeal and \$11,585 for additional level appeals, whichever is less when the appeal is made by the applicant.

b. A fee of \$158 in the case of an appeal by an aggrieved person, other than the applicant.

2. An appeal filed pursuant to Section 12.26 K.2. of this Code shall be accompanied by a filing fee as specified in Table 4-A of Section 98.0403.2 of the Code, to be collected by the Department. An appeal filed pursuant to Section 12.26 K.6. of this Code shall be charged a fee in accordance with Subdivision 1., above.

3. An appeal filed pursuant to Section 12.37 of this Code shall be accompanied by a filing fee in the amount of \$1,570, to be collected by the Department.

[FILING FEE]

Type of Application	Fee
Appeal Fee - Applicant (first level appeal)	\$15,811
Appeal Fee - Applicant (additional level of appeal)	\$11,585
Person other than the Applicant	\$158

C. Commission Conditional Uses and Other Similar Quasi-judicial Approvals and Public Benefit Approvals.

[FILING FEE]

Type of Application	Fee*
Conditional Use by the CPC or APCs (Sections 12.24 U. and 12.24 V.)	\$25,022
Public Benefits Alternative Compliance Proposal (Section 14.00 B.)	\$12,095
Modification of Existing CUP by APC or CPC (Sections 12.24 L. and 12.24 M.)	\$20,667
Letters of Correction, Modification or Clarification of a determination by a ZA or the Director initiated by Applicant	\$4,675

* See Section 19.01 Q. for multiple applications.

D. Variances, Adjustments, or Modifications from the Regulations and Requirements of the Zoning Ordinances.

[FILING FEE]

Type of Application	Fee*
Variance (Sections 12.24 Y. and 12.27)	\$13,283
Adjustment by Zoning Administrator except Single-Family dwelling (Section 12.28)	\$9,179
Adjustment by Zoning Administrator for Single-Family dwelling (Section 12.28)	\$9,179
Slight Modification by Zoning Administrator (Sections 12.28 B.1. and B.2.)	\$7,166
Reasonable Accommodation Determination (Section 12.22 A.27.)	\$0

* See Section 19.01 Q. for multiple applications.

E. Zoning Administrator Conditional Uses, Interpretations, and Various Quasi-judicial Approvals.

1. The following fees shall be charged pursuant to Section 12.24 of this Code to applicants seeking the following permits, interpretations or approvals:

[FILING FEE]

Type of Application	Fee*
Zoning Administrator Interpretation of Yard or Use Regulations (Section 12.21 A.2.)	\$10,224
Conditional Use by Zoning Administrator - Alcohol and Entertainment (Sections 12.24 W.1. and 12.24 W.18.)	\$10,455
Conditional Use by Zoning Administrator - all other uses (Section 12.24 W.)	\$14,646
Modification or Review by Zoning Administrator (Sections 12.24 J., 12.24 L., and 12.24 M.)	\$6,417
Relief from Fence Height Limitation (Sections 12.24 X.7., 12.24 X.8., and 12.28)	\$9,892
Child Care less than or equal to 50 children in the R3 zone or Large Family Daycare (Section 12.24 X.24.)	\$5,389
Certified Farmers' Market (Section 12.24 X.6.)	\$4,466
Service of Alcohol in a small restaurant less than or equal to 50 seats (Section 12.24 X.2.)	\$7,747
Approval to Erect Amateur Radio Antenna (Section 12.24 X.3.)	\$2,574
Zoning Administrator Determination under Section 12.24 X. unless listed separately (Section 12.24 X.)	\$7,971

* See Section 19.01 Q. for multiple applications.

2. A fee shall be charged pursuant to Section 12.24 B.1. of this Code to applicants seeking a conditional use permit that requires a consultation with the Department for preliminary project review. See Section 19.09.

3. The following fees shall be charged pursuant to Sections 12.24 F. and 12.24 Z.2. of this Code for costs associated with permit clearance, condition compliance monitoring and inspections conducted by the City, and revocation proceedings:

**[CLEARANCE/REVOCATION/ENFORCEMENT
FILING FEE]**

Type of Application	Fee
Monitoring of Conditional Use Permits (Sections 12.24 F., 12.24 M., 12.24 W., or 12.24 X.)	\$1,790
Inspection and Field Compliance Review of Operations (Sections 12.24 F., 12.24 M., 12.24 W., or 12.24 X.)	\$778

F. Fees for Historic Related Applications.**[FILING FEE]**

Type of Application	Fee*
Historic Preservation Overlay Zone (HPOZ): Establishment, Change or Removal (Section 12.20.3 F.)	\$134,022
HPOZ Preservation Plan (Section 12.20.3 E.)	\$38,460
HPOZ Certificate of Appropriateness: not involving new construction or additions (Section 12.20.3)	\$1,693
HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, up to a 20% increase in building coverage (Section 12.20.3)	\$1,768
HPOZ Certificate of Appropriateness or Compatibility: for additions to existing square footage, greater than a 20% increase in building coverage (Section 12.20.3)	\$2,188
HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 1 to 4 units, or for new commercial and mixed-use construction, up to 5,000 square feet (Section 12.20.3)	\$2,442
HPOZ Certificate of Appropriateness or Compatibility: for new residential construction, 5 units or more, or for new commercial and mixed-use construction, 5,000 square feet or greater (Section 12.20.3)	\$2,919
HPOZ Certificate of Appropriateness or Compatibility: for new accessory building construction (Section 12.20)	\$1,721
Major Conforming Work on Contributing and Non-Contributing Elements (Section 12.20.3)	\$567

Type of Application	Fee*
Modification of a Certificate Determination	\$612
Historic Resources Building Permit Clearance (Larger Project**) (Section 91.106.4.5)	\$1,074
COA-DEM: Demolition of Main Structure (Section 12.20.3)	\$10,939
Mills Act Application Processing Fee (LAAC Section 19.144)	\$678
Mills Act Contract Execution Fee (LAAC Section 19.144)	\$2,845
Mills Act Application Valuation Exemption (LAAC Section 19.144)	\$3,091
Mills Act Application (Appeal of Staff Determination to Cultural Heritage Commission) (LAAC Section 19.144)	\$2,387
Mills Act Contract Compliance Inspection (once every 5 years) (LAAC Section 19.144)	\$2,693
Technical Corrections to previously certified Historic Resource (Applicant Initiated)	\$3,381
Historic Resources - Environmental Impact Report Review (hourly)	\$199
Preliminary Evaluation of Demolition or Relocation without Permit (Section 12.20.3 Q.)	\$9,745

* See Section 19.01 Q. for multiple applications.

** **Larger Project**, for purposes of this section, is defined as any project so determined by the Director of Planning of the Department of City Planning for which the planning or processing of requests for administrative permit clearances will significantly impact departmental resources.

G. Commission or Director Approvals.**[FILING FEE]**

Type of Application	Fee*
Project Permit Compliance, Design Overlay Plan Approvals, or other Director's Determination (DIR) cases - Minor (Sections 11.5.7 and 11.5.14 and Chapter I, Article 3)	\$2,525
Project Permit Compliance, Design Overlay Plan Approvals, or other DIR cases - Standard (Sections 11.5.7 and 11.5.14 and Chapter I, Article 3)	\$5,348

Type of Application	Fee*
Project Permit Compliance, Design Overlay Plan Approvals, or other DIR cases - Standard (Single-Family) (Sections 11.5.7 and 11.5.14 and Chapter I, Article 3)	\$2,500
Project Permit Compliance, Design Overlay Plan Approvals or other DIR cases - Major (Sections 11.5.7 and 11.5.14 and Chapter I, Article 3)	\$6,143
Project Permit Compliance, Design Overlay Plan Approvals, or other DIR cases - Major (Single-Family) (Sections 11.5.7 and 11.5.14 and Chapter I, Article 3)	\$2,749
Project Permit Compliance with Design Review Board - Minor (Sections 11.5.7 and 11.5.14 and Chapter I, Article 3)	\$3,266
Project Permit Compliance with Design Review Board - Standard (Sections 11.5.7 and 11.5.14 and Chapter I, Article 3)	\$6,730
Project Permit Compliance with Design Review Board - Standard (Single-Family) (Sections 11.5.7 and 11.5.14 and Chapter I, Article 3)	\$3,266
Project Permit Compliance with Design Review Board - Major (Sections 11.5.7 and 11.5.14 and Chapter I, Article 3)	\$7,625
Project Permit Compliance with Design Review Board - Major (Single-Family) (Sections 11.5.7 and 11.5.14 and Chapter I, Article 3)	\$3,465
Design Review Board - Preliminary Design Review (Section 16.50 E.3.)	\$4,433
Design Review Board - Preliminary Design Review for Single-Family Residential Dwelling (Section 16.50 E.3.)	\$2,217
Project Permit Modification (Sections 11.5.7 D. and 11.5.14)	\$4,950
Project Permit Adjustment (Section 11.5.7 E. and 11.5.14)	\$4,652
Specific Plan Exception (Section 11.5.7 F.)	\$15,143
Specific Plan Amendment (Section 11.5.7 G.); Redevelopment Plan Amendment (Section 11.5.14)	\$33,763

Type of Application	Fee*
Specific Plan Interpretation (Section 11.5.7 H.)	\$5,338
Waiver of Dedications and Improvements (Section 12.37 I.)	\$6,830

* See Section 19.01 Q. for multiple applications.

The following definitions shall be used in the categories for Project Permit Compliance:

Minor cases are defined as three or less signs or a change of use.

Standard cases are defined as more than three signs, wireless cases, or projects with additions of less than 200 square feet.

Major cases are all other projects not falling into the categories of Minor or Standard cases.

H. Fees - Exceptions. The fees as provided for in this section shall be subject to the following exceptions:

1. The fees contained in this section shall apply to the City departments of Airports, Harbor, and Water and Power, but shall not apply to any other governmental agency.

2. No fee shall be required in connection with an application for variance from the minimum lot area requirements of an improved lot, or on appeal from a ruling on the variance application, where it is shown that the lot neither conformed with the minimum lot area requirements at the time of issuance of the original building permit nor constituted a nonconforming lot.

3. No fee shall be required in connection with an application, appeal, or approval of plans for a conditional use for a child-care facility or nursery school which is determined to be nonprofit, including, but not limited to, parent-cooperatives and facilities funded by a governmental agency or owned or operated by a philanthropic institution, religious institution, or similar institution. A facility funded by a governmental agency shall indicate the principal current and anticipated source of funds. Where any uncertainty exists as to the nonprofit status of the facility, the applicant shall file a copy of the articles of incorporation or an affidavit, to the satisfaction of a Zoning Administrator, showing that the child-care facility will be nonprofit.

4. No fee shall be required in connection with an application, appeal, or approval of plans for a conditional use or variance for a nonprofit counseling and referral facility.

5. At the discretion of the appropriate decision-maker, an applicant for any determination for which fees are required by this section may be allowed credit for the fees paid upon a reapplication for the same project under a different procedure when the decision-maker finds:

(a) That the applicant made a good-faith attempt to file the application properly, and

(b) That the application could be more appropriately approved if filed under a different procedure.

This subdivision shall not be construed to allow credit to be given at the applicant's option, nor to allow refunds of any fees paid on the original application.

6. No fee shall be required in connection with an initial application for continuation of a nonconforming use made pursuant to Section 12.24 X.27. of this Code.

7. Where an exception from a specific plan and a variance or conditional use or other similar quasi-judicial approval are both required for a project, the lower of the fees charged for the exception and variance, conditional use or other similar quasi-judicial approval shall be waived.

8. No fee shall be required in connection with an initial application for a site plan review for a project within a designated Enterprise Zone or Employment and Economic Incentive Zone.

9. In addition to the fees set forth in this article, the Department of City Planning may negotiate with an applicant, pursuant to LAAC Section 5.121.9.3., for reimbursement of the actual costs associated with the City's processing of discretionary actions or other Planning reviews and processes for applications involving extraordinary projects, which require unusually heavy commitments of department resources but not involving a "major project", as that term is defined in LAAC Section 5.121.9(b).

I. Transfer Plan.

[FILING FEE]

Type of Application	Fee*
Approval of Transfer of Floor Area Plan - less than and including 49,999 square feet (Section 14.5.7 and Chapter I, Article 4.5)	\$15,730
Approval of Transfer of Floor Area Plan - 50,000 square feet or greater (Section 14.5.6 and Chapter I, Article 4.5)	\$25,475

* See Section 19.01 Q. for multiple applications.

J. Extension of Time or Suspension of Time Limits for Planning and Zoning Matters.

[FILING FEE]

Type of Application	Fee
Time Extension for Planning and Zoning Matters other than Maps	\$555

K. Adult Entertainment Business Exception.

[FILING FEE]

Type of Application	Fee*
Adult Entertainment Business Exception within 500 feet of another Adult Entertainment Establishment (Section 12.22 A.20.)	\$16,702

* See Section 19.01 Q. for multiple applications.

L. [Intentionally Omitted.]

M. Density Increase.**[FILING FEE]**

Type of Application	Fee*
Application for a Density Bonus including a request for one or more Incentives included in the Menu of Incentives (Section 12.22 A.25.(g)(2))	\$9,017
Application for a Density Bonus including a request for one or more Incentives not included in the Menu of Incentives (Section 12.22 A.25.(g)(3))	\$23,211
Application for a Density Bonus in excess of that permitted by Section 12.22 A.25. (Section 12.24 U.26.)	\$23,221

* See Section 19.01 Q. for multiple applications.

N. Modifications or Discontinuance of Use Pursuant to Nuisance Abatement Proceedings.**[FILING FEE]**

Type of Application	Fee
Home-Sharing Administrative Hearing (Section 12.22 A.32.)	\$20,000
Imposition of Conditions (City Initiated) (Section 12.27.1)	\$52,903
Modification (Applicant Initiated) (Section 12.27.1)	\$42,561
Plan Approval for Revocation Case (Section 12.27.1)	\$50,317
Revocation, Suspension or Restriction Proceedings for Non-Compliance of Conditions (Initial Deposit)* (Section 12.24 Z.)	\$5,000

* With respect to Section 12.24 Z., fees shall be paid for the actual costs associated with the revocation process that exceed the initial deposit amount. The Department of City Planning shall calculate the actual costs and resultant fee, in accordance with Section 5.121.9.3(b)3. of LAAC Chapter 6 of Division 5 and shall maintain appropriate accounting records of the actual costs. The Director of Planning shall resolve any dispute related to the fee. The Director shall exclude from consideration any cost incurred or attributed to the processing of appeals.

O. Site Plan Review.**[FILING FEE]**

Type of Application	Fee*
Site Plan Review Application for Residential Project of 50 or more dwelling units (Section 16.05 C.)	\$10,867
Non-Residential or Mixed-Use Building Site Plan Review Application (Section 16.05 C.)	\$10,867

* See Section 19.01 Q. for multiple applications.

P. Hillside Permit Filing Fees. The following applications are subject to Hillside Permit Filing Fees:

1. Applications pursuant to Section 12.21 A.17. of this Code to permit increased Lot coverage, reduced parking or additional height for Single-Family Dwellings on properties designated Hillside Area on the Department of City Planning Hillside Area Map (Section 12.24 X.11.);

2. Applications to permit construction of or addition to Single-Family Dwellings on properties designated Hillside Area on the Department of City Planning Hillside Area Map which front onto Substandard Hillside Limited Streets, which are improved to a width of less than 20 feet;

3. Applications to permit construction of, or addition to, Single-Family Dwellings on properties designated Hillside Area on the Department of City Planning Hillside Area Map on Substandard Hillside Limited Streets where providing parking requires the Grading of 1,000 or more cubic yards from the Lot (Section 12.24 X.21.).

4. Applications pursuant to Section 12.21 C.10. and Section 12.24 X.28. on properties zoned R1, RS, RE, or RA and designated Hillside Area on the Department of City Planning Hillside Area Map to:

(a) Reduce Front and Side Yard setback requirements;

(b) Permit additions of up to 1,000 square feet to Structures existing prior to August 1, 2010;

(c) Exceed the maximum envelope height;

- (d) Increase the maximum Lot coverage;
- (e) Exceed the Grading, import and export limits;
- (f) Reduce the number of required off-street parking; or
- (g) Permit construction of or addition to Single-Family Dwellings on properties which front onto Substandard Hillside Limited Streets, which are improved to a width of less than 20 feet.

[FILING FEE]

Type of Application	Fee
Hillside Permit Filing Fee (Section 12.24 X.21.)	\$11,281

Q. Multiple or Combination Applications. If more than one application is filed at the same time for the same project and the fee for each separate application is set forth in Sections 19.01, 19.03, or 19.06, then the charges will be as follows: 100% for the highest application fee, 50% for the second application (second highest fee), and 25% for each additional application fee.

R. Expedited Permit Fee. At the request of the applicant, the Department may charge a fee to offset expenses for additional human and physical resources necessary to expedite the permit process for development projects upon application by an applicant. A minimum initial deposit of \$5,000 or, as adjusted by the Director of Planning, in addition to fees charged elsewhere in this Code, shall be collected at the time of the request. In addition, fees shall be paid by the applicant for any additional costs that exceed the initial deposit.

The Department of City Planning shall calculate the costs and resultant fee, at the hourly rate in this section, in accordance with LAAC Section 5.121.9.3(b)3. of Chapter 6 of Division 5 and shall maintain appropriate accounting records of the actual costs. The Director of Planning shall resolve any dispute related to the fee. The Director shall exclude from consideration any cost incurred or attributed to the processing of appeals.

The Department shall cause all money collected pursuant to this section to be deposited into the Planning Case Processing Fund as prescribed in LAAC Section 5.121.9.2(c) of Chapter 6 of Division 5 for purposes of disbursement as permitted therein.

[FILING FEE]

Type of Application	Fee
Expedited Review Services (hourly)	\$229

S. Eldercare Facility Unified Permit Application.**[FILING FEE]**

Type of Application	Fee*
Eldercare Facility Unified Permit Application (Section 14.3.1)	\$13,542

* See Section 19.01 Q. for multiple applications.

T. Home-Sharing Registration Application Fee.**[FILING FEE]**

Type of Application	Fee
Home-Sharing Application or Renewal (Section 12.22 A.32.)	\$183
Extended Home-Sharing Administrative Clearance (Section 12.22 A.32.)	\$982
Extended Home-Sharing Discretionary Review Application (Section 12.22 A.32.)	\$14,458
Extended Home-Sharing Renewal (Section 12.22 A.32.)	\$982

The Department of City Planning shall cause all money collected pursuant to this section to be deposited into the Short-Term Rental Enforcement Trust described in LAAC Section 5.576(b) of Chapter 170 of Division 5 for purposes of disbursement as permitted therein.

SEC. 19.02. FILING FEES - DIVISION OF LAND AND PRIVATE STREET MAPS AND APPEALS.

(Amended by Ord. No. 187,237, Eff. 12/27/21.)

The following fees and charges shall be paid to the Department, except as otherwise specified here, in connection with the following:

A. Subdivision Maps.**1. Tentative Map.**

(a) **Single-Family Residential Dwellings:**

Type of Application	Fee
Tentative Map - Single-Family Zones - 5-49 Lots	\$12,945
Tentative Map - Single-Family Zones - Each additional Set of 50 Lots over 49 Lots	\$6,573

(b) **Multi-Family Residential Dwellings:**

Type of Application	Fee
Tentative Map - MF Residential - 5-49 Units	\$13,244
Tentative Map - MF Residential - 50-99 Units	\$15,051
Tentative Map - MF Residential - 100 Units or More	\$18,414

(c) **Commercial/Industrial:**(1) **With Building:**

Type of Application	Fee
Tentative Map - Commercial/Industrial w/ Building - Less than 50,000 square feet of Floor Area	\$12,945
Tentative Map - Commercial/Industrial w/ Building - 50,000-99,999 square feet of Floor Area	\$14,039
Tentative Map - Commercial/Industrial w/ Building - 100,000-249,999 square feet of Floor Area	\$15,332
Tentative Map - Commercial/Industrial w/ Building - 250,000 square feet of Floor Area or More	\$17,171

(2) **Without Building:**

Type of Application	Fee
Tentative Map - Commercial/Industrial w/o Building - Less than 1 Acre	\$12,050
Tentative Map - Commercial/Industrial w/o Building - 1 to Less than 5 Acres	\$12,945
Tentative Map - Commercial/Industrial w/o Building - 5 Acres or More	\$13,352

(d) **Phasing of Map.** For each request for the Advisory Agency to approve the recording of a final map which covers only a portion of the property shown on an approved tentative map pursuant to the provisions of Section 17.07 B. of this Code, a fee of \$9,398.

(e) **Very High Fire Hazard Severity Zone.** For tentative maps within Very High Fire Hazard Severity Zones, as described in Section 57.4908 of this Code, a surcharge of one-half the sum of the fees paid pursuant to Paragraphs (a) through (c) shall be paid.

(f) **Mixed-Use.** Where the project involves a combination of Single-Family, Multi-Family, Commercial, and/or Industrial uses, the highest fee, including modifications to the base fee, shall be charged at 100 percent (100%), the second highest at 50 percent (50%), and the third and subsequent fee at 25 percent (25%). This fee discounting shall not apply to the surcharge required by Paragraph (e) of this subdivision.

(g) **Bureau of Engineering Fees.** In addition to the fees imposed pursuant to the provisions of this subdivision, before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each application the following nonrefundable fees applicable to the project for which the application is made:

(1) For each subdivision tract of fewer than 20 lots, a fee of \$8,240. For each modified or revised subdivision tract of fewer than 20 lots requiring a revised engineering report, a fee of \$1,854.

(2) For each subdivision tract of 20 or more lots, actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Section 61.15 of this Code. For each modified or revised subdivision tract of 20 or more lots requiring a revised engineering report, a fee of \$1,854.

2. **Final Map.**

(a) Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each application the following nonrefundable fees that apply to the project for which the application is made:

(1) For each subdivision tract of fewer than 20 lots, a fee of \$8,240.

(2) For each subdivision tract of 20 or more lots, actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Section 61.15 of this Code.

(3) For each airspace subdivision, actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Section 61.15 of this Code.

(b) For each subdivision that is located entirely or partly within a Very High Fire Hazard Severity Zone as determined pursuant to the provisions of Section 57.4908 of this Code, the Bureau of Engineering shall charge and collect a surcharge in the amount of 50 percent (50%) of the fee imposed pursuant to the provisions of Paragraph (a) of this Subdivision.

(c) In addition to the fee and surcharge imposed pursuant to the provisions of Paragraphs (a) and (b) of this subdivision, the Bureau of Engineering shall charge and collect a resubmission fee of \$824 for each and every map or any part of a map submitted to the City Engineer more than three times, including the original submission, and the fee shall be paid to the Bureau of Engineering upon each and every submission to the City Engineer thereafter.

(d) In addition to all other fees charged pursuant to the provisions of this subdivision, if a final map is filed for the purpose of reverting subdivided land to acreage or for merger and re-subdivision of land pursuant to the provisions of Section 17.10 or 17.10.1 of this Code, the Bureau of Engineering shall charge and collect a fee of \$2,549.

3. Improvement Plans. Engineering, checking and inspection fees shall be deposited with the City in accordance with the provisions of Sections 62.109 and 62.110 of this Code.

4. Appeals. Each appeal of a tentative or final map shall be accompanied by the payment of a fee pursuant to Section 19.01 B.

5. Modifications. Each request for a modification of an approved Tentative Map or Recorded Final Map shall be accompanied by the payment of the appropriate fee indicated in Section 19.02 F.

B. Parcel Maps.

1. Preliminary Parcel Map.

(a) Residential Dwellings, up to 4 Lots:

Type of Application	Fee
Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - Single-Family Zones	\$12,587
Preliminary Parcel Map - Residential Dwellings, up to 4 Lots - Multi-Family	\$12,985

(b) Commercial/Industrial, up to 4 Lots:

(1) With Building:

Type of Application	Fee
Preliminary Parcel Map - Commercial/ Industrial (w/ Building), up to 4 Lots - Less than 50,000 square feet of Floor Area	\$13,084
Preliminary Parcel Map - Commercial/ Industrial (w/ Building), up to 4 Lots - 50,000 to Less than 100,000 square feet of Floor Area	\$14,029
Preliminary Parcel Map - Commercial/ Industrial (w/ Building), up to 4 Lots - 100,000 to Less than 250,000 square feet of Floor Area	\$15,372
Preliminary Parcel Map - Commercial/ Industrial (w/ Building), up to 4 Lots - 250,000 square feet of Floor Area or More	\$17,171

(2) Without Building:

Type of Application	Fee
Preliminary Parcel Map - Commercial/ Industrial (w/o Building), up to 4 Lots - Less than 1 Acre in Area	\$12,368
Preliminary Parcel Map - Commercial/ Industrial (w/o Building), up to 4 Lots - 1 to Less Than 5 Acres in Area	\$12,368
Preliminary Parcel Map - Commercial/ Industrial (w/o Building), up to 4 Lots - 5 Acres or More in Area	\$12,368

(c) Other Parcel Map Actions:

Type of Application	Fee
Parcel Map Exemption (Lot Line Adjustment) (Section 17.50 B.3.(c))	\$2,673
Parcel Map Waiver (Section 17.50 B.3.(d), Sections 66412(a) and 66412.1(a) & (b) of the Parcel Map Exclusion, State Subdivision Map Act)	\$3,608

(d) **Very High Fire Hazard Severity Zone.** For preliminary parcel maps within the Very High Fire Hazard Severity Zones, as described in Section 57.4908 of this Code, a surcharge of one-third the sum of the fees paid pursuant to Paragraphs (a) and (b) shall be paid.

(e) **Mixed-Use.** Where the project involves a combination of Single-Family, Multi-Family, Commercial, and/or Industrial uses, the highest fee, including modifications to the base fee, shall be charged at 100 percent (100%), the second highest at 50 percent (50%), and the third and subsequent fee at 25 percent (25%). This fee discounting shall not apply to the surcharge required by Paragraph (d) of this subdivision.

(f) **Bureau of Engineering Fees.** In addition to the fees imposed pursuant to the provisions of this subdivision, before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each application the following nonrefundable fees applicable to the project for which the application is made:

- (1) For each map, a fee of \$8,240.
- (2) For each modified or revised map requiring a revised engineering report, a fee of \$824.
- (3) For each parcel map exemption, a fee of \$1,262.

2. Certificate or Conditional Certificate of Compliance. A fee of \$4,690 shall be paid for each determination of the Advisory Agency with respect to a certificate or conditional certificate of compliance pursuant to the Subdivision Map Act in California Government Code Section 66499.35. The above fee shall be waived when the Advisory Agency has approved a division of land and collected a fee without the requirement of a final map being filed with the County Recorder. In every case, the applicant shall also pay a fee equal to the amount required by law for recording any certificate or conditional certificate of compliance issued in connection with the decision. Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect a fee of \$1,262 for the review and processing of each application for a Certificate of Compliance.

Type of Application	Fee
Certificate or Conditional Certificate of Compliance - Determination	\$4,690

3. Final Parcel Map.

(a) Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect a nonrefundable fee of \$8,240 for each final parcel map submitted, except for airspace parcel maps. For each airspace parcel map application submitted, the Bureau of Engineering shall charge actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Section 61.15 of this Code.

(b) For each subdivision that is located entirely or partly within a Very High Fire Hazard Severity Zone as determined pursuant to the provisions of Section 57.4908 of this Code, the Bureau of Engineering shall charge and collect a surcharge in the amount of 50 percent (50%) of the fee imposed pursuant to the provisions of Paragraph (a) of this subdivision.

(c) In addition to the fee and surcharge imposed pursuant to the provisions of Paragraphs (a) and (b) of this subdivision, the Bureau of Engineering shall charge and collect a resubmission fee of \$824 for each and every map or any part of a map submitted to the City Engineer more than three times, including the original submission, and the fee shall be paid to the Bureau of Engineering upon each and every submission to the City Engineer thereafter.

(d) In addition to all other fees charged pursuant to the provisions of this subdivision, if a final map is filed for the purpose of reverting subdivided land to acreage or for merger and re-subdivision of land pursuant to the provisions of Section 17.10 or 17.10.1 of this Code, the Bureau of Engineering shall charge and collect a fee of \$1,854.

(e) Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect a fee of \$1,262 to review and process each application for a final map waiver requested pursuant to the provisions of Section 17.50 D. of this Code.

4. **Appeals.** Each appeal of a parcel map shall be accompanied by the payment of a fee pursuant to Section 19.01 B.

5. **Modifications.** Each request for a modification of an approved Preliminary Map or Recorded Final Map shall be accompanied by the payment of the appropriate fee indicated in Section 19.02 F.

C. Private Street Map.

[FILING FEE]

Type of Application	Fee
Deemed to be Approved Private Street (Section 18.00 C.)	\$4,468
Private Street Map (Section 18.08)	\$13,412
Very High Fire Hazard Severity Zone Private Street Map (Section 17.52 D.)	\$21,421

1. In the event the person plotting or dividing land as lots or building sites pursuant to Article 8 of this chapter shall elect to subdivide land in accordance with Article 7 of this chapter within one year from the filing date of the private street map, the fees required and paid under this subsection may be applied against the payment of the fees required by Subsection A. of this section.

2. For each request for modification of the requirements governing private streets pursuant to the provisions of Section 18.12, a fee of \$3,168 shall be paid. For each and every lot or building site shown on a private street map, excepting the lots or building sites as are shown at the request of the City Engineer to facilitate the description of the land to be acquired by condemnation proceedings, a fee of \$56 shall be paid.

3. Before acceptance for examination by the City Engineer, the Bureau of Engineering shall charge and collect for each private street map application a fee of \$6,304, and shall charge and collect for each modified or revised street map application requiring a revised engineering report a fee of \$630.

D. Mobile Home Park Impact Reports.

[FILING FEE]

Type of Application	Fee
Mobile Home Park Impact Report (Section 17.04)	\$13,043

1. If no request for hearing is filed within the time periods set forth in Section 47.09 D.5. of this Code, upon written demand by park management, a refund of \$5,229 shall be made to park management.

E. Condominium Conversion for Subdivision and Parcel Maps.

1. Residential Dwellings:

Type of Application	Fee
1 to 4 Units	\$15,083
5 to 49 Units	\$17,868
50 to 99 Units	\$21,507
100 Units or More	\$24,152

For the approval of any relocation assistance plan required by Section 12.95.2 F.6., a fee of \$177.

2. Commercial/Industrial:

Type of Application	Fee
Less than 50,000 Square Feet of Floor Area	\$13,174
50,000 to Less Than 100,000 Square Feet of Floor Area	\$14,079
100,000 to Less Than 250,000 Square Feet of Floor Area	\$14,924
250,000 Square Feet of Floor Area or More	\$15,889

3. **Mixed-Use:** Where the project involves a combination of Residential, Commercial, and/or Industrial uses, the highest fee shall be charged at 100 percent (100%), the second highest at 50 percent (50%), and the third and subsequent fee at 25 percent (25%). This fee discounting shall not apply to the fee required by Section 19.02 E.1.(a) of this Code.

F. Map Related Fees.

Type of Application	Fee
Review of Revision of Tentative/Preliminary Map	\$3,026
Modification to Approved Tentative/Preliminary Map or Recorded Final Map (Section 17.14, 17.59)	\$8,495
Reversion to Acreage (Section 17.10)	\$8,505
Time Extension for Maps (Section 17.07 A.2. and 17.56 A.2.)	\$1,017
Letter of Clarification or Correction (initiated by Applicant)	\$4,562

SEC. 19.03. FEES FOR GENERAL PLAN CONSISTENCY.
(Amended by Ord. No. 187,237, Eff. 12/27/21.)

The following fees shall be charged when a zone change is requested by an applicant that necessitates the initiation of a General Plan Amendment to achieve consistency between the requested zone change and the General Plan:

Type of Application	Fee*
Zone Change and associated costs for a General Plan Amendment for less than 400 dwelling units, 500,000 square feet for commercial/ industrial, or 250,000 square feet for mixed-use (Section 11.5.6)	\$32,212
Zone Change and associated costs for a General Plan Amendment for 400 dwelling units or greater, 500,000 square feet or greater for commercial/industrial, or 250,000 square feet or greater for mixed-use (Section 11.5.6)	\$38,402
Annexation, Zone Change and associated costs for a General Plan Amendment less than 400 dwelling units, 500,000 square feet for commercial/ industrial, or 250,000 square feet for mixed-use (Section 11.5.6)	\$86,830
Annexation, Zone Change and associated costs for a General Plan Amendment for 400 dwelling units or greater, 500,000 square feet or greater for commercial/industrial, or 250,000 square feet or greater for mixed-use (Section 11.5.6)	\$88,421
Street Re-Classification	\$15,978

* See Section 19.01 Q. for multiple applications.

SEC. 19.04. FEES FOR SIGN-OFF OR CLEARANCE REQUESTS.
(Title and Section Amended by Ord. No. 187,237, Eff. 12/27/21.)

The following fees and charges shall be paid to the Department of City Planning in connection with sign-off or clearance requests:

Type of Application	Fee
Public Benefit Project Clearance for by-right project (Section 14.00 A.)	\$575
Miscellaneous Clearance - ZA (Section 12.24 and all other projects)	\$2,237
Miscellaneous Clearance - ZA SF dwellings with no exceptions (Section 12.24 and all other projects)	\$803
Request for Approval to erect temporary Subdivision Directional Signs (First Sign) (Section 12.21 A.7.)	\$431
Request for Approval to erect temporary Subdivision Directional Signs (Each Additional Sign) (Section 12.21 A.7.)	\$381
Miscellaneous Clearance - Director	\$2,032
Miscellaneous Clearance - Commission	\$2,404
Landscape Plan Approval as part of a Discretionary Approval	\$958
Miscellaneous Clearance - Advisory Agency	\$680
Miscellaneous Clearance - Approval of plans for Substantial Conformance	\$2,556
Building Permit Clearance - Minor	\$298
Administrative Review - Minor	\$1,342
Administrative Review - Major	\$3,978

A. Development Plans. Each final development plan for a residential planned development filed with the City Planning Commission for its report and recommendation subsequent to the application for the establishment of an RPD District shall be accompanied by a filing fee of \$190 plus \$1.60 for each acre or portion of an acre shown on the plan.

B. Modification of Plans or Conditions. Each request to the City Planning Commission for its report and recommendations on modifications of an approved final development plan in an RPD District or of a condition imposed on a residential planned development shall be accompanied by a filing fee of \$251.

SEC. 19.05. FILING FEES FOR ENVIRONMENTAL CLEARANCES.

(Amended by Ord. No. 187,237, Eff. 12/27/21.)

A. Fees. For the preparation and processing of required studies, analysis, reports, findings, mitigation measures, certifications, and notices under the California Environmental Quality Act (CEQA), all fees, deposits, and costs provided in Subsections 1. and 2. below, shall be paid. All monies required to be paid in this Section, shall be paid to the City Planning Department at the time the permit application is filed unless otherwise indicated in this Section. The determination of the necessary actions to comply with CEQA is at the City's discretion acting as the lead or responsible agency.

1. Categorical Exemptions (CEs), Negative Declarations (NDs)/Mitigated Negative Declarations (MNDs), Environmental Assessment Forms (EAFs), and Addenda:

Table 1. Fees for CEs, EAFs, NDs, and MNDs

Type of Application	Fee
Categorical Exemption (Classes 1-31, 33)	\$530
Class 32 Categorical Exemption	\$4,272
EAF / Initial Study leading to ND or MND or Statutory Exemptions (except Sustainable Communities Project Exemption)	\$6,588
MND / Expanded Initial Study, Subsequent Approval Review (CEQA Guidelines Section 15162), or Addendum to ND or MND - Expanded	\$11,595
Subsequent Approval Review (CEQA Guidelines Section 15162) or Addendum to ND or MND	\$2,566
Publication Fee for Notice of Intent to Adopt ND or MND (pass through of publishing costs)	\$1,700

2. EIRs, SCPEs, and SCEAs:

(a) **Deposit.** An initial deposit as provided in Table 2 below, is required at the time of an application for an EAF, resulting in an Environmental Impact Report (EIR), Sustainable Communities Project Exemption (SCPE), Sustainable Communities Environmental Assessment (SCEA), or any other environmental clearance available in CEQA that is not otherwise expressly listed in Subsections 1. or 2. (Other CEQA Clearance).

Table 2. Deposits and Fees for EIRs, SCEAs, SCPEs and Other CEQA Clearances

Type of Application	Fee
EIRs (includes Focused EIRs) - Initial Deposit	\$15,000
SCPE, SCEA, or Other CEQA Clearance - Initial Deposit	\$10,000
Subsequent Approval to EIR (CEQA Guidelines Section 15162) - Initial Deposit	\$7,500
EIR (including Supplemental, Subsequent, Tiered, Focused, or Addendum to EIR) Review Services (hourly)	\$199
SCPE Review Services (hourly)	\$199
SCEA Review Services (hourly)	\$199
Other CEQA Clearance Review Services (hourly)	\$199

(b) **Full Cost Recovery.** For any costs incurred by the City, other than for those CEQA clearances or notices identified in Table 1, above, the applicant is responsible for all of the City's actual costs to comply with CEQA. All other costs shall be paid at the cost invoiced by the City for the City's actual costs.

(c) **Indemnification and Defense.** Applicants are responsible for any and all costs incurred by the City in defense of any and all actions or claims arising in full or in part out of the City's processing of a project application filed under Chapter 1 or Chapter 1A and the City's actions to comply with CEQA. Applicants shall deposit \$50,000 (or an amount found necessary by the City Attorney's Office to ensure the City's costs are fully covered) to the City Attorney's Office upon receipt of a tender of defense letter. The Applicant shall pay all invoices from the City Attorney's Office for its costs and ensure that the initial deposit is maintained in full at all times prior to final disposition of the case or action.

B. Child Care Fees. No fee shall be charged in connection with the processing of an initial study or filing of an EIR for any child care facility or nursery school which is determined to be nonprofit, including, but not limited to, parent cooperatives and facilities funded by a governmental agency or owned or operated by a philanthropic institution, church, or similar institution. A facility funded by a governmental agency shall indicate the primary current and anticipated source of funds.

Where any uncertainty exists as to the nonprofit status of the facility, the applicant shall file a copy of the articles of incorporation or an affidavit showing, to the satisfaction of a Zoning Administrator, that the child care facility will be nonprofit.

SEC. 19.06. FILING FEES FOR COASTAL DEVELOPMENT PERMITS.
(Amended by Ord. No. 187,237, Eff. 12/27/21.)

A. Filing Fees. In addition to any other fees set forth in this Code, the following fees shall be charged and collected by the permit granting authority in connection with the filing of all applications for coastal development permits:

Type of Application	Fee*
Coastal Development Permit for Single-Family residential dwelling (Section 12.20.2)	\$12,016
Coastal Development Permit for Multi-Family residential dwelling (Section 12.20.2)	\$15,928
Coastal Development Permit for Non-residential (Section 12.20.2)	\$15,928
Coastal Development Permit Exemption Determination (Section 12.20.2.1)	\$1,492
Coastal Development Permit Amendment (Sections 12.20.2.1 Q. and 12.20.2 O.)	\$10,475
Coastal Development Permit - Mello Compliance Review - City Review (Section 12.20.2)	\$3,236

* See Section 19.01 Q. for multiple applications.

B. Filing Fees for Environmental Impact Reports and Negative Declarations. Where an environmental impact report or negative declaration is prepared for a project for which application for a coastal development permit has been made, a negative declaration or environmental impact report shall consider the effect of the project in light of the criteria established in Section 12.20.2 G.1.(a) through (e) of this Code, and no additional charge shall be made. Where the underlying project is otherwise exempt from the preparation of a negative declaration or environmental impact report but either document is required for the coastal development permit, those fees set forth in Section 19.05 of this Code shall be applicable, and shall be collected by the appropriate permit granting authority.

SEC. 19.07. FEES FOR FLOOD HAZARD REPORTS AND COMPLIANCE CHECKS.
(Amended by Ord. No. 187,237, Eff. 12/27/21.)

A. Basic Review Fee. Except for services subject to the provisions of Subsection B. or C. of this section, the Bureau of Engineering shall charge and collect a fee of \$273 to perform each of the following services pertaining to Flood Hazard compliance:

1. Flood Hazard Compliance Check Fee. Review to verify that a permitted project would or does comply with the requirements of the Los Angeles Specific Plan for the Management of Flood Hazards (Ordinance 172,081, as may be amended) and the National Flood Insurance Program.

2. Elevation Certificate Processing Fee. Process an Elevation Certificate for building permits located in floodplain zones, in compliance with the requirements of the Los Angeles Specific Plan for the Management of Flood Hazards (Ordinance 172,081, as may be amended) and the National Flood Insurance Program.

3. Floodproofing Certificate Processing. Process a Floodproofing Certificate for a commercial project or a non-single-family development proposed in a floodplain zone, in compliance with the requirements of the Los Angeles Specific Plan for the Management of Flood Hazards (Ordinance 172,081, as may be amended) and the National Flood Insurance Program.

4. Letter of Map Change/Conditional Letter of Map Change Processing. Process a Conditional Letter of Map Revision, Conditional Letter of Map Amendment, Letter of Map Revisions, or Letter of Map Amendment.

B. Reviews or Services Requiring Additional Staff Time of 16 or Fewer Hours. For all Bureau of Engineering services identified in Subsection A. of this section for which a fee of \$273 is charged, and which will require Bureau staff to review plans or surveys, or take other action in addition to that normally required to accomplish the task for which the \$273 fee is charged, the Bureau shall charge and collect a fee pursuant to the provisions of Section 61.14 of this Code, except for reviews or services provided pursuant to the provisions of Subsection C. of this section.

C. Reviews or Services Requiring Additional Staff Time of More than 16 Hours. For all Bureau of Engineering services identified in Subsection A. of this section for which a fee of \$273 is charged, and which will require Bureau staff to review plans or surveys, or take other action, and where Bureau staff will be required to provide more than 16 hours of staff time in addition to that normally required to accomplish the task for which the \$273 fee is charged, the Bureau shall charge and collect actual Bureau of Engineering costs and a deposit for such costs as determined and collected pursuant to the provisions of Section 61.15 of this Code.

D. All Fees Owed Prior to Bureau Action. The Bureau of Engineering shall not issue any approval or decision with respect to any matter for which this section requires payment to the Bureau until all monies owed pursuant to the provisions of this section are paid.

SEC. 19.08. SURCHARGE FOR DEVELOPMENT SERVICES CENTERS.
(Amended by Ord. No. 187,237, Eff. 12/27/21.)

A. There shall be added to each fee imposed for any permit, license, or application provided for in this article, a surcharge in an amount equal to the greater of 3 percent of the fee or \$1.00.

B. The previous surcharge amount of two percent is increased solely to pay for the \$21.76 million cost of developing and implementing BuildLA, a comprehensive enterprise-wide development services system, and shall not be used to pay for ongoing BuildLA costs, such as maintenance or system hosting services.

C. The surcharge shall be returned to the greater of 2 percent or \$1.00 when the City Administrative Officer determines the surcharge increase has recovered the \$21.76 million cost of BuildLA.

SEC. 19.09. PROJECT DEVELOPMENT AND COUNSELING SERVICES.
(Amended by Ord. No. 187,237, Eff. 12/27/21.)

[FILING FEE]

Type of Application	Fee
Zoning Pre-Check with Feasibility Study (Minor/Review) (Section 12.24)	\$1,392
Zoning Pre-Check with Pre-Application Review (Major)	\$2,983

SEC. 19.10. DEVELOPMENT AGREEMENT FEES.
(Amended by Ord. No. 187,237, Eff. 12/27/21.)

[FILING FEE]

Type of Application	Fee
Development Agreement Fee (Section 12.32)	\$31,274

In addition to the fees set forth above, the City may negotiate with the applicant for reimbursement of the actual costs to City associated with administering the development agreement, pursuant to LAAC Section 5.121.9.3. The actual costs assessed shall be offset by the fees collected as indicated in the table above.

SEC. 19.11. ANNUAL INSPECTION OF COMPLIANCE WITH FLOOR AREA RATIO AVERAGING AND RESIDENTIAL DENSITY TRANSFER COVENANTS.

(Amended by Ord. No. 187,237, Eff. 12/27/21.)

A fee of \$300 shall be charged and collected by the Department of Building and Safety to cover the cost of an annual inspection to monitor compliance with, and maintain records of, the covenant required pursuant to Sections 12.24 B.25. and 12.24 C.58. of this Code, recorded prior to July 1, 2000, and Section 12.24 W.19. of this Code on and after July 1, 2000.

SEC. 19.12. DEVIATIONS PURSUANT TO SECTION 16.03 E.

(Amended by Ord. No. 187,237, Eff. 12/27/21.)

Applicants for determinations by the Zoning Administrator for deviations pursuant to Section 16.03 E. of this Code shall pay a fee of \$828.

SEC. 19.13. SURCHARGE FOR AUTOMATED SYSTEMS FOR THE DEPARTMENT OF CITY PLANNING.

(Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)

A. Operating Surcharge. There shall be added to each fee imposed for any permit, plan check, license or application provided for in Chapter I of this Code a surcharge in an amount equal to the greater of 7 percent of the fee or \$1.00, except that any other surcharge shall be excluded from the computation of this surcharge. Moneys received from this surcharge shall be deposited and maintained in the City Planning Systems Development Fund pursuant to Los Angeles Administrative Code Section 5.457 for the maintenance and operation of automated systems. Exempted from this surcharge are all fees and costs imposed pursuant to Section 12.37.

B. Development Surcharge. There shall be added to each fee imposed for any permit, plan check, license or application provided for in Chapter I of this Code an automated systems development surcharge in an amount equal to the greater of 6 percent of the fee or \$1.00, except that any other surcharge shall be excluded from the computation of this surcharge. Moneys received from this surcharge shall be deposited into the City Planning Systems Development Fund pursuant to Los Angeles Administrative

Code Section 5.457. Exempted from this surcharge are all fees and costs imposed pursuant to Section 12.37. (Amended by Ord. No. 176,489, Eff. 4/13/05.)

SEC. 19.14. FEES FOR ENFORCEMENT OF HOUSING COVENANTS.

(Amended by Ord. No. 184,654, Eff. 1/16/17.)

(a) Unless a fee Exemption pursuant to Section 19.14(b) applies, the following fees shall be charged and collected by the Los Angeles Housing Department (Department) for the preparation, enforcement, monitoring, and associated work relating to the affordable housing covenants described in Sections 12.22 A.25.(h)(1) through (3), 12.22 A.29.(d)(1) through (2), and 14.00 A.10.(c)(2) of this Code. (Amended by Ord. No. 187,122, Eff. 8/8/21.)

Type of Service:	Fee:
Housing Replacement Determinations pursuant to AB 2222	\$1,027.00 per unit
Affordable Housing Covenant Preparation	\$5,770.00* per project
Affordable Housing Covenant Amendments	\$5,770.00 per amendment
Affordable Housing Covenant Assumptions and Terminations	\$1,214.00 per assumption or termination
Affordable Housing Covenant Monitoring	\$173.00* per restricted unit, per year
Filing Fee	\$43.00* per project

(b) **Fee Exemption:** New projects subject to an affordable housing covenant described in Section 19.14(a) wherein at least 50% of the units are restricted for use as permanent supportive housing shall be exempt from the fees above marked with an asterisk.

(c) Any owner or landlord of a project subject to an existing affordable housing covenant in effect prior to the effective date of the fees set forth in Section 19.14(a) and which contains a conflicting monitoring fee amount, shall be subject to the fee set forth in the existing covenant.

(d) The fees in Section 19.14(a) shall be fully due and payable at the time of the request for service, except for the affordable housing monitoring fees, which may be paid pursuant to the options set forth in Section 19.14(e).

(e) The affordable housing covenant monitoring fees may be pre-paid in full at or before the time of the recording

of an underlying affordable housing covenant or billed annually to an owner or landlord upon the issuance of the Certificate of Occupancy for the project subject to an underlying affordable housing covenant. **(Amended by Ord. No. 184,907, Eff. 5/17/17.)**

(f) The Department shall have the right to bring legal action in any court to collect the amount of any outstanding fees. The Department may make such rules and regulations as may be necessary to carry out the provisions of this section.

**SEC. 19.15. DEPARTMENT OF
TRANSPORTATION TRAFFIC STUDY
REVIEW, CONDITION CLEARANCE AND
PERMIT ISSUANCE FEES.
(Amended by Ord. No. 183,270, Eff. 12/15/14.)**

(a) **Fees.** The following specific fees shall be paid to the Department of Transportation (Department) for the preparation and processing of traffic reports, clearance of conditions and permit sign-offs in connection with obtaining any environmental clearance and/or permit issuance related tasks.

- (1) Building Permit Sign Offs
(Note 1). \$365
- (2) Dedication & Widening Waivers. . . \$445
- (3) Department Referral Form
(Note 2). \$430
- (4) Driveway Permit Sign Offs
(Note 3). \$535
- (5) Haul Route Review. \$420
- (6) Master Plan / Complex Circulation
Review (Note 4). \$1,595
- (7) Project Condition Clearance
(Note 5). \$270
- (8) Revocable Permit. \$205
- (9) Street Vacation Requests. \$965
- (10) Subdivision Report. \$205
- (11) TDM Compliance / Trip Monitoring
Report Review. \$770

- (12) Technical Study
(Note 6). \$1,340
- (13) Traffic Study MOU. \$1,175
- (14) Traffic Study Review
(Note 7). \$7,480
- (15) Traffic Study Review / Plan
Review - Expedited. . . See Subsection (c)
- (16) Worksite Traffic Control Plan
Review (non B-permit). \$1,645

Note 1: For a project with multiple addresses and permits (i.e., multi-family units), \$365 should be charged per distinct site plan and not per unit. For example: if, for a 100 unit small lot subdivision condominium project, each unit falls into one of three different site plan options, then the Department review fee should be \$1,110 (\$370 X 3) even if there are 100 separate building permits to approve.

Note 2: The Department Referral Form may also be submitted to the Department in the form of an Initial Site Assessment Form or a Site Plan Review Form. If this is the case, the Department Referral Form fee still would apply.

Note 3: When reviewing a Building Permit application that also includes a Driveway Permit Sign Off, the applicant should not be charged two fees (Building Permit and Driveway Permit). Instead, the applicant should be charged only the Building Permit fee if the driveway plan does not include a new curb cut. If the driveway plan does include a new curb cut, then the applicant only should be charged the Driveway Permit Sign-Off fee.

Note 4: This fee applies to Master Plan type developments or large scale projects with complicated circulation plans that require considerable staff time to help applicant arrive at an acceptable access and circulation plan.

Note 5: \$270 for the first three condition clearances plus \$200 for each additional condition clearance.

Note 6: A “technical study” can include technical memorandums (defined in LADOT’s Traffic Study Guidelines), trip generation assessments, traffic study supplements, shared parking analyses, etc. The fee includes the cost to process a study MOU, if required.

Planning & Zoning

CEC CONVENTION AND EVENT CENTER SPECIFIC PLAN ZONE.	12.16.4	CERTIFIED FARMERS' MARKETS Further Authority of Zoning Administrator. . .	12.24 X.6.
CELLULAR TELEPHONE ANTENNAS (See WIRELESS TELECOMMUNICATION FACILITIES)		Public Benefit Project.	14.00 A.11.
CEMENT MANUFACTURING.	12.20 A.10., 12.20 A.36.(c)	CHANGE OF USE - CENTRAL BUSINESS DISTRICT Conditional Use.	12.24 W.7.
CEMENT PRODUCTS MANUFACTURING.	12.17.5 B.4.(d), 12.19 A.1.5.(f), 12.20 A.10.	CHEMICAL MANUFACTURING.	12.20 A.9.
CEMETERIES Definition.	12.03	CHILD CARE FACILITIES Conditional Use.	12.24 W.51., X.24., X.25.
Permitted.	12.19 A.5.	Definition.	12.03
Public Benefit Project Alternative Compliance Procedures.	14.00 B.	Permitted.	12.04.05 B.1.(a)(i), 12.10 A.5.5., 12.10.5 A.2.(e), 12.11 A.3., 12.11.5 A.2.(e), 12.12.2 A.1.5.
Performance Standards.	14.00 A.1.	Prohibited.	12.17.1 A.1.(b)
CENTERS STUDY AREAS Boundaries.	12.04 E.	CHILD CARE IN HOMES (See DAY CARE)	
Height District Designations.	12.04 C.	CHINCHILLA KEEPING, NON- COMMERCIAL.	12.05 A.7., 12.06 A.2.(g), 12.07 A.7., 12.07.01 A.3., 12.07.1 A.3., 12.08 A.3.
Height of Buildings.	12.21.5	(See also ANIMAL KEEPING)	
CENTRAL CITY WEST SPECIFIC PLAN ZONE (See CW ZONE)		CHIPPING/GRINDING FACILITY Conditional Use.	12.24 W.8.
CENTURY CITY, HEIGHT OF BUILDINGS.	12.21.2	Definition.	12.03
CEQA PROCEDURES.	11.5.13	Permitted.	12.19 A.15.
CERAMIC PRODUCTS MANUFACTURING.	12.17.1 A.2.(a)(3)	CHLORINE MANUFACTURING.	12.20 A.4.
CERAMICS.	12.17.5 B.4.(c), 13.06 E.1.(h)	CHRISTMAS TREE AND ORNAMENT SALES.	12.22 A.4.
CERTIFICATE OF APPROPRIATENESS (FOR HISTORIC PRESERVATION ZONES) Definition.	12.20.3 B.5.	CHURCHES Bulletin Boards.	12.21 A.7.(i)
Provisions.	12.20.3 K.	Conditional Use.	12.24 W.9.
CERTIFICATE OF COMPATIBILITY (FOR HISTORIC PRESERVATION ZONES) Definition.	12.20.3 B.6.	Parking Requirements.	12.21 A.4.(e)
CERTIFICATE OF HOUSING COMPLIANCE Inspection Report.	12.95.2 D.1.(c)(1)	Permitted.	12.11 A.2., 12.12.2 A.2., 12.14 A.10.
CERTIFICATE OF OCCUPANCY.	12.26 E.	Prohibited.	12.13 A.1., 12.17.1 A.1.(a)
		Rescue Mission and Temporary Revival Churches Prohibited.	12.11 A.2.
		Yard Requirements.	12.21 C.3.(b)
		CIGARETTE FACTORIES.	12.17.5 B.4.(r)
		CIRCUS QUARTERS Conditional Use.	12.24 W.10.
		Permitted.	12.19 A.6.

VOLUME INDEX

CIRCUSES, TRANSIENT

(See also CARNIVALS AND RIDES)

Permitted. 12.14 A.13.
Prohibited. 12.16 A.2.(e)

CITATIONS

(See ADMINISTRATIVE CITATIONS)

CITY COUNCIL

Adult Entertainment Appeals

Exception. 12.22 A.20.(a)(ii)
Extension of Time. 12.22 A.20.(b)(ii)

Amendments of the T Classification and

Clarifications of the Q Classification or
D Limitation, Appeals. 12.32 H.
Building Lines. 12.32 R.

Changes Incident to Self-Contained

Communities. 12.32 N.
Coastal Permits, Post-Certification, Definition of
“Approving Authority”. 12.20.2.1.

Conditional Uses

Appeals. 12.24 I.
Plan Approvals, Appeals. 12.24 M.2.
Revocation Appeals. 12.24 Z.
Transfers of Jurisdiction. 12.24 H.
Vesting Conditional Use Appeals. 12.24 T.

F Funded Improvement Classification. 12.32 J.

Final Maps

Approvals. 17.07 A., B., E.
Modification, Appeals. 17.14

General Plan. 11.5.6 E., F.

Hillside Areas, Establishment or Change of. 12.32 O.

“HP” Historic Preservation Overlay Zone

Appeals. 12.20.3 N.

Homeless Shelters. 12.80, 12.81, 12.82

Land Use Determination by Commission

Appeals. 12.24.1 E.

Land Use Legislative Actions. 12.32

Action on. 12.32 C.7.

Appeals. 12.32 D.

Initiation of. 12.32 A.

Minor Changes to Parking Requirements

Incident to Legislative Actions. 12.32 P.

Parcel Map Appeals,

Final, Modification of. 17.59 D.

Public Benefit Projects, Alternative Compliance

Procedures, Appeals. 14.00 B.9.

Public Land Acquisition and Use. 15.00 E.

Reversion to Acreage. 17.10

Revocation Appeals. 12.24 Z., 12.27.1 C.4.

Self-Contained Communities Plan Approval. 12.32 N.

Special Zoning Classifications. 12.32 G.

CITY COUNCIL (Cont.)

Specific Plan Exceptions

Appeals. 11.5.7 H.3.
Transfers of Jurisdiction. 11.5.7 C.5.

Street Improvements, Appeals and waiver from

City Engineer. 12.37 I.

Supplemental Use Districts. 12.32 S.

Tentative Map

Appeals. 17.06 A.4.

Vesting Tentative Maps, Appeals. 17.15

Transfer of Floor Area Rights. 14.5.6

Variance Appeals. 12.27 O, P.

Vesting Applications. 12.32 Q.

Zone Changes and Height District

Changes. 12.32 C., D., E.

Zone Changes Incident to Divisions of Land. 12.32 I.

Zoning Consistency Determinations,

Additional Authority of Commission, Appeals

(See Zoning Consistency Ordinance)

Transfer of Jurisdiction

(See Zoning Consistency Ordinance)

Zoning of Annexed or Unzoned Areas. 12.35

CITY ENGINEER

Parcel Maps. 17.53, 17.56

Private Streets. 18.02, 18.03,

18.05, 18.09

Street Dedication. 12.37, 12.38

Subdivisions. 17.04-17.08

CITY PLANNING COMMISSION

Adoption of Guidelines. 11.5.4

Amendments of the T Classification and

Clarification of the Q Classification or D
limitation, Guidelines. 12.32 H.

Appeals from Building Department Orders,

Appeals. 12.26 K.

Changes Incident to Divisions of Land. 12.32 I.

Conditional Uses. 12.24

Conditional Use Permits. 12.24 U.

Plan Approvals. 12.24 M.

Procedures. 12.24 B., C., D., E., F.

Revocations. 12.24 Z.

Time Limits. 12.24 G.

Vesting Conditional Uses. 12.24 T.

Condo Conversions. 12.95.2

Division of Land, Definition of Appeal Board. 17.02

F Funded Improvement Classification. 12.32 J.

Final Maps, Modification of, Appeals. 17.14

General Plan. 11.5.6 C.

H Hillside Areas, Establishment or Change. 12.32 O.

“HP” Historic Preservation Overlay

Zone. 12.20.3 F.4.

Planning & Zoning

CITY PLANNING COMMISSION (Cont.)

Height District Changes.	12.32 F.
Land Use Determinations by Commission.	12.24.1
Land Use Legislative Actions.	12.32
Action on.	12.32 C.
Initiation.	12.32 A.
Mandatory Referrals.	11.5.5
Multiple Approvals.	12.36
Public Benefit Projects, Alternative Compliance Procedures.	14.00 B.
Appeals.	14.00 B.9.
Transfer of Jurisdiction.	14.00 B.8.
Public Land Acquisition and Use.	15.00 C., D.
Reduced Parking-Remote Parking or Transportation Alternatives.	12.21 A.4.(y)
Revocations.	12.24 Z.
Self-Contained Communities, Plan Approvals and Zone Changes.	12.32 N.
Special Zoning Classifications.	12.32 G.
Subdivision Appeals.	17.06 A.3.
Supplemental Use Districts.	12.32 S.
Vesting Zone Changes.	12.32 Q.
Zone Changes and Height District Changes.	12.32 F.
Zoning Consistency Determination Appeals (See Zoning Consistency Ordinance No. 159,748)	
Zoning of Annexed or Unzoned Areas.	12.35

CLASSES IN HOME. 12.22 A.8.

CLASSIFICATION YARDS.

FREIGHT..... 12.20 A.13.

CLEAN UP GREEN UP OVERLAY DISTRICT

Establishment of. 12.04 D., 12.32 S., 13.18

CLEANING AND DYING

WORKS 12.17.5 B.4.(1)

CLEANING

ESTABLISHMENTS. 12.10.5 A.2.(bb),
12.11.5 A.2.(bb),
12.14 A.38.

CLEARANCE OR SIGN-OFF REQUESTS

Fee.....	19.04
----------	-------

CLINICS, MEDICAL OR DENTAL... 12.04.09 B.7...

12.12 A.5., 12.13 A.2.(a)(13),
12.14 A.17., 19., 12.17.5 B.3.(c)

CLOTH

Manufacturing.. 12.18 B.2.(f)
Products Manufacturing. 12.17.1 A.2.(a)(1)

CLOTHES CLEANING

AGENCIES..... 12.10.5 A.2.(f),
12.11.5 A.2.(f), 12.13 A.2.(a)(5)

CLOTHING SHOPS..... 12.10.5 A.2.(g).

12.11.5 A.2.(g), 12.13 A.2.(a)(22)

CLUBS AND LODGES

Conditional Use 12.24 W.35.
Permitted 12.10.5 A.2.(h), 12.11.5 A.2.(h),
12.12 A.4, 12.12.2 A.1.(c),
12.13 A.2.(a)(6)

COASTAL DEVELOPMENT PERMITS

Filing Fees.....	19.06
Post-Certification by State.....	12.20.2.1
Pre-Certification by State.....	12.20.2

COIL MANUFACTURING

(ELECTRICAL). 12.17.1 A.2.(a)(2)

COIL SPRING MANUFACTURING. . . 12.18 B.2.(h)

COKE OVENS. 12.20 A.6.

COLD STORAGE PLANTS. 12.17.5 B.4.(k)

COLLECTION AGENCIES.. . . . 12.13.5 A.2.(a)(13)

COLLECTION BINS

Definition.	12.03
Regulations.	12.26 F.
Standards.	12.21 A.23

COLLECTOR STREET

(See **STREETS**)

COLLEGES

(See EDUCATIONAL INSTITUTIONS,
BUSINESS COLLEGES)

COLUMBARIUMS

(See also **MORTUARIES, CEMETERIES**)

Conditional Use..... 12.24 W.12.
Permitted..... 12.19 A.5.

COMMERCIAL ADVERTISING STRUCTURES

MANUFACTURING. 12.17.5 B.4.(e)

COMMERCIAL AND ARTCRAFT DISTRICT

Establishment of.	12.32 S.
Provisions.	13.06

VOLUME INDEX

COMMERCIAL COACH

Definition. 12.03

COMMERCIAL CORNER DEVELOPMENT

Conditional Use.. . . . 12.24 W.27.

Definition. 12.03

Exception.. . . . 12.22 A.23.

COMMERCIAL ZONES

C1 Limited.. . . . 12.13

C1.5 Limited. 12.13.5

C2. 12.14

C4. 12.16

C5. 12.17

CM Commercial Manufacturing. 12.17.1

CR Limited. 12.12.2

COMMISSION

(See also CITY PLANNING COMMISSION)

Definition. 12.03

COMMON SLOPE.. . . . 17.52 H.

COMMUNITY ANTENNA FACILITIES

Conditional Use.. . . . 12.24 W.13.

COMMUNITY APARTMENT PROJECT

Conversion Regulations.. . . . 12.95.2

Definition. 12.03

COMMUNITY CENTERS

(See PARKS)

COMMUNITY DESIGN OVERLAY DISTRICT

Establishment of. 12.32 S.

Provisions. 13.08

COMMUNITY FACILITIES

Definition. 13.09 B.3.

Permitted.. . . . 12.10.5 A.2.(i), 12.11.5 A.2.(i)

COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT

Establishment of. 12.32 S.

Provisions. 13.14

COMMUNITY PLANS

(See GENERAL PLAN)

COMMUNITY REDEVELOPMENT AGENCY

Recommendation, Action or Approval by 11.13

Transfer of Floor Area Rights. 14.5.1 et seq.

COMMUNITY REDEVELOPMENT AREAS

Boundaries.. . . . 12.04 E.

CM Uses in, Conditional Use.. . . . 12.24 W.11.

Height District Designations.. . . . 12.04 D.

Height of Buildings. 12.21.3

COMPLIANCE CHECKS

Fee.. . . . 19.07

COMPOSTING FACILITY

Conditional Use.. . . . 12.24 U.9.

Definition. 12.03

Permitted.. . . . 12.19 A.15.

COMPREHENSIVE PLANNING PROGRAM

Affordable Housing. 11.5.11

Area Planning Commissions.. . . . 11.5.2

Authority of Commission.. . . . 11.5.5

CEQA Procedures. 11.5.13

City Planning Commission.. . . . 11.5.4

Delegation of Council's Authority to

Consent to Extensions of Time for

Council Action. 11.5.12

Director of Planning.. . . . 11.5.3

General Plan.. . . . 11.5.6

Review. 11.5.8

Mandatory Referrals.. . . . 11.5.5

Redevelopment Plan Procedures. 11.5.14

Specific Plan Procedures. 11.5.7

Title. 11.5.1

Withdrawal of

Appeal.. . . . 11.5.10

Application.. . . . 11.5.9

COMPUTER SOFTWARE AND COMPUTER-RELATED PRODUCTS AND SERVICES

DEVELOPMENT.. . . . 12.10.5 A.2.(ee),
12.11.5 A.2.(ee), 12.13 A.2.(a)(28)

COMPUTER-RELATED PRODUCTS AND SERVICES DEVELOPMENT. 12.17.5 B.3.(k)

CONCRETE MIXING

Prohibited. 12.17.5 B.5.(a)

CONCRETE PRODUCTS

MANUFACTURING. 12.17.5 B.4.(d),
12.19 A.1.5.(f), 12.20 A.10.

CONDENSER (ELECTRICAL)

MANUFACTURING. 12.17.1 A.2.(a)(2)

Planning & Zoning

FENCES AND WALLS (Cont.)

Enclosing Schools.	12.22 C.20.(f)(9)
Enclosing Tennis Courts.	12.22 C.20.(f)(10)
Modification in MR1 Zone.	12.17.5 E.
Permitted Height.	12.22 C.20.(f)
Retaining walls in hillside areas.	12.21 C.8, 12.24 X.26.
Within 1,000 feet of Public Beach, Further Authority of Zoning Administrator.. . . .	12.24 X.8.

FERRIS WHEELS

Permitted.	12.14 A.15.
Prohibited.	12.16 A.2.(a)(3)

FERTILIZER (LIQUID)

MANUFACTURING.	12.18 B.2.(n)
------------------------	---------------

FERTILIZER MANUFACTURING.	12.20 A.36.(h)
-----------------------------------	----------------

FIBER PRODUCTS

MANUFACTURING.	12.17.5 B.4.(b)
------------------------	-----------------

FIELD CROPS

(See CROPS)

FILING FEES

Affordable Housing Linkage Fee.	19.18
Annual Inspection of Compliance with Floor Area Ratio Averaging and Residential Density Transfer Covenants.	19.11
Appeals.	19.01
Applications.	19.01
Bad Checks.	11.07
Bureau of Engineering, Summary of Fees for Services Provided Pursuant to Zoning Provisions.	11.12
Certificates of Occupancy.	12.26 E.3.
Coastal Development Permits.	19.06
Compliance Checks.	19.07
Consistency Determinations, (See Ord. No. 159,748 Sec. 11 (Zoning Consistency Ordinance))	
Design Review Application.	16.50 E.2.
Development Agreements.	19.10
Development Services Centers, Surcharge for.	11.12, 19.08
Deviations from Regulations Concerning Restoration of Damaged or Destroyed Buildings.	19.12
Division of Land and Private Street Maps and Appeals.	19.02

FILING FEES (Cont.)

Enforcement of Housing Covenants.	19.14
Environmental Clearances.	19.05
Flood Hazard Reports.	19.07
General Plan Consistency.	19.03
General Plan Maintenance Surcharge for the Department of City Planning.	19.16
Park and Recreation.	17.12, 19.17
Project Development and Counseling Services.	19.09
Sign-off or Clearance Requests.	19.04
Street Trees.	17.08 F.
Surcharge for Automated Systems for the Department of City Planning.	19.13
Development Services Centers.	11.12, 19.08
Traffic Study Review, Condition Clearance and Permit Issuance Fees.	19.15
Waived, City Departments.	11.08
Westside Mobility Transportation Fees.	19.19
Zone Changes as Part of Periodic Comprehensive Plan Review.	19.03

FILING OF APPLICATIONS AND

APPEALS.	19.00
------------------	-------

FILM AND TAPE EDITING.	12.14 A.12.
--------------------------------	-------------

FILM EXCHANGES.	12.14 A.16.
-------------------------	-------------

FILMING (USE OF PROPERTY).	12.22 A.13.
------------------------------------	-------------

VOLUME INDEX

FINANCIAL INSTITUTIONS. 12.12.2 A.1.(a)

FINES. 11.00 M.

FIRE PROTECTION

Hillside Regulations. 12.21 A.17.(d),
12.21 C.10.

Very High Fire Hazard Severity Zone (see VERY HIGH
FIRE HAZARD SEVERITY ZONE)

FIRE STATIONS

Permitted. 12.04.09 B.3., 12.14 A.29.

Public Benefit Project

Alternative Compliance Procedures. 14.00 B.

Performance Standards. 14.00 A.3.

FIREARMS SALES. 12.24 W.41.

FISH CANNING, CURING, OR

SMOKING. 12.20 A.12.

FISH KEEPING. 12.05 A.7., 12.06 A.2.(g)

FISH PONDS. 12.21 C.1.(g)

FISHING. 12.20.1 B.2.(a)(2)

FLAG LOT

Definition. 12.03

In Mountainous Areas. 12.22 C.22.

FLEXIBLE UNITS. 12.21 A.1.(b)

FLOATING INSTALLATIONS

(See PIERS)

FLOOD HAZARD

Definition. 17.02

FLOOD HAZARD REPORT

Fee. 19.07

FLOOD PLAIN AREAS. 12.04.05 B.1.(a)(vi)

FLOOR AREA

Bonus, Greater Downtown Housing

Incentive Area. 12.22 A.29, 12.24 U.27.

Definition. 12.03

Limitations. 12.21.1 A.

Permitted for Open Storage. 12.17.1 A.4.(a)

Permitted for Wholesale Storage. . . 12.14 A.1.(b)(2)

FLOOR AREA (Cont.)

Ratio averaging

Annual Inspection Fee. 19.11

For Unified Developments, Conditional

Use. 12.24 W.19.

Residential

Adjustments by Zoning Administrator. . . . 12.28 A.

Definition. 12.03

District

Establishment of. 12.32 S.

Provisions. 13.13

Hillside Areas. 12.21.1 A.1.,

12.21 C.10.

Nonconforming. 12.23 A.1.(c)

R1 One-Family Zone. 12.08 C.5., C.6

RA Zone. 12.07 C.5., C.6

RE Zone. 12.07.01 C.5., C.6

RS Zone. 12.07.1 C.5., C.6

FLORIST SHOPS. 12.10.5 A.2.(p),

12.11.5 A.2.(p), 12.13 A.2.(a)(11)

FLOWER GARDENING

(See CROPS)

FOOD PRODUCTS

MANUFACTURING. 12.17.5 B.4.(f)

FOOTBALL STADIUMS

(See STADIUMS AND ARENAS)

FOSTER CARE HOMES

Definition. 12.03

Further Authority of Zoning Administrator. . . 12.24 X.9.

FOUNDRIES

Conditional Use. 12.24 W.20.

Permitted. 12.17.6 A.3.(a), 12.20 A.14.

FRATERNAL ASSOCIATIONS. 12.10.5 A.2.(h),

12.11.5 A.2.(h)

FRATERNITY HOUSES

Conditional Use. 12.24 W.21.

Permitted. 12.11 A.5.

Prohibited. 12.17.1 A.1.(c)

FREEWAY

Definition. 17.02

S

“S” ANIMAL SLAUGHTERING DISTRICTS
(See ANIMAL SLAUGHTERING DISTRICTS)

“SN” SIGN DISTRICTS
(See SIGN DISTRICTS)

SL OCEAN SUBMERGED LAND ZONE. . . . 12.20.1

SAFER FILMING ORDINANCE
Adult film regulations. 12.22.1

SALT WORKS. 12.20 A.30.

SAND AND GRAVEL
(See ROCK, GRAVEL OR SAND DISTRIBUTION)

SANITARIUMS
(See HOSPITALS OR SANITARIUMS)

SASH AND DOOR
MANUFACTURING. 12.17.5 B.4.(p)

SAUERKRAUT MANUFACTURING,
PROHIBITED. 12.17.5 B.4.(f)

SAWS (LIMITED
HORSEPOWER). 12.17.1 A.2.(b)(3)

SCHOOLS
Conditional Use. 12.24 U.24.
Definition. 12.70 B.11.
Elementary and High
 Definition. 12.03
 Permitted. 12.11 A.6.,
 12.12.2 A.5., 12.14 A.33.
 Prohibited. 12.13 A.1.
 Public, Permitted. 12.04.09 B.8.
Music. 12.14 A.20.
Parking. 12.21 A.4.(e), (f)
Permitted. 12.10.5 A.2.(z), 12.11.5 A.2.(z)
Private, Permitted. 12.14 A.33.
Professional or Scientific. 12.12.2 A.1.(b)
Prohibited. 12.17.1 A.1.(f)
Trade
 Parking Requirements. 12.21 A.4.(c)(7)
 Permitted. 12.14 A.35.

SCIENTIFIC INSTRUMENT
MANUFACTURING. 12.17.1 A.2.(a)(4)

SCRAP METAL
Processing Yard
 Definition. 12.03
 Permitted. 12.20 A.5.(a)(4)
 Regulations. 12.26 F.
Storage, Sorting, Collecting, or Baling. . . . 12.18 B.2.(y)

SCREW MACHINES
Automatic, Prohibited. 12.17.1 A.2.(b)(4)
Products Manufacturing. 12.18 B.2.(x)

SEA WATER DESALINIZATION
PLANTS. 12.24 U.25.

SECOND DWELLING ON A LOT
Permitted. 12.22 C.19.

SECONDHAND
Furniture and Appliance Storage, Display,
 Processing, or Sales. 12.19 A.4.(a)(3)
Stores
 Permitted. 12.14 A.30.
 Prohibited. 12.16 A.2.(o)

SELF-CONTAINED COMMUNITIES. 12.32 N.

SENIOR INDEPENDENT HOUSING
Conditional Use. 12.24 W.38.
Definition. 12.03
Parking requirements. 12.21 A.4.(d)(5), A.4.(u)
Permitted. 12.10 A.11.

SEPARATION BETWEEN BUILDINGS
(See PASSAGEWAYS AND SPACES BETWEEN
 MAIN BUILDINGS AND ACCESSORY BUILDINGS)

SERVANT’S QUARTERS
Definition. 12.03
Permitted. 12.05 A.11., 12.06 A.2.(h),
 12.07 A.11., 12.07.01 A.6.,
 12.07.1 A.6., 12.08 A.7.,
 12.08.5 B.2., 12.09.1 A.7.,
 12.09.5 B.3.

VOLUME INDEX

SERVICE ROAD

Definition. 17.02

SERVICE STATIONS, AUTO

(See AUTOMOTIVE FUELING AND SERVICE STATIONS, AUTOMOBILE SERVICE STATIONS)

SERVICES

Financially-Oriented, Definition. 13.07 C.

Neighborhood, Definition. 13.07 C.

SEWING FACTORY

(See CLOTH PRODUCTS MANUFACTURING)

SEXUAL ENCOUNTER ESTABLISHMENT

(See also ADULT ENTERTAINMENT)

Conditional Use. 12.24 W.18.

Definition. 12.70 B.12.

SHAPER (LIMITED

HORSEPOWER). 12.17.1 A.2.(b)(3)

SHARED PARKING, FURTHER AUTHORITY OF

ZONING ADMINISTRATOR. 12.24 X.20.

SHEET METAL

Products Manufacturing. 12.17.5 B.4.(e)

Shops

Permitted. 12.14 A.1.(a)(4)

Prohibited. 12.16 A.2.(l)

SHELL PRODUCTS. 12.17.1 A.2.(a)(1)

SHELLAC MANUFACTURING. 12.20 A.19.

SHELTERS FOR THE HOMELESS

Definition. 12.03

Emergency

Charitable Organization. 12.81

City-Owned and Leased Property. 12.80

El Niño 2016. 12.82

Parking Requirements. 12.21 A.4.(w)

Permitted. 12.11 A.13., 12.14 A.44.,
12.17.1 A.1.

Public Benefit Project

Alternative Compliance Procedures. 14.00 B.

Performance Standards. 14.00 A.8., 9.

SHIPPING, COMMERCIAL. 12.20.1 B.2.(a)(1)

SHOE

Polish Manufacturing. 12.20 A.35.

Repair Shops and Stores. 12.10.5 A.2.(aa),
12.11.5 A.2.(aa), 12.13 A.2.(a)(21)

SHOE SHINE STANDS

(See BOOTBLACK STANDS)

SHOOTING GALLERIES

Permitted. 12.14 A.3.

Prohibited. 12.16 A.2.(a)(5)

SHOPPING CARTS

On-site containment. 12.21 F.

SHOWCASE THEATER

Definition. 12.03

SHOWER AND LOCKER FACILITIES (FOR

BICYCLE PARKING). 12.21 A.16.

SIDE LOT LINE

Definition. 12.03

SIDE YARDS

(See YARDS, SIDE)

SIGN-OFF OR CLEARANCE REQUESTS

Fee. 19.04

SIGNS

Airport Hazard Area. 12.50 E.

Districts. 13.11

General Provisions. 12.21 A.7., 12.22 C.20.(j)

Manufacturing. 12.17.5 B.4.(e)

Model Dwelling. 12.22 A.10.(i)

Nonconforming. 12.23 C.3.

Oil Drilling Districts. 13.01 F.58.

Painting Shops. 12.14 A.1.(a)(8)

Permitted. 12.12.1 A.3., 12.12.2 A.6.,
12.13 A.2.(b)(4), 12.14 A.2.

Private Streets. 18.07

Prohibited - Off-site. 12.21. A.7.(l)

Regulations

Application. 14.4.3

Awning Signs. 14.4.19

Definitions. 14.4.2

Freeway Exposure. 14.4.6

General Provisions. 14.4.4

Hazard to Traffic. 14.4.5

Illuminated Architectural Canopy

Signs. 14.4.11

Information Signs. 14.4.7