BUILDING PERMIT CLEARANCE HANDBOOK

by
City of Los Angeles
Development Services Committee

Improving Development Services
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# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. MISSION STATEMENT</td>
<td>4</td>
</tr>
<tr>
<td>II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCE</td>
<td>5</td>
</tr>
<tr>
<td>A. Clearance by Department of City Planning</td>
<td>6</td>
</tr>
<tr>
<td>1. For Existing City Planning Documents</td>
<td>6</td>
</tr>
<tr>
<td>2. For New Entitlement Actions</td>
<td>7</td>
</tr>
<tr>
<td>B. Clearance by Department of Public Works</td>
<td>25</td>
</tr>
<tr>
<td>1. For Bureau of Engineering (BOE)</td>
<td>25</td>
</tr>
<tr>
<td>2. For Bureau of Sanitation (BOS)</td>
<td>31</td>
</tr>
<tr>
<td>3. For Bureau of Street Services (BOSS)</td>
<td>32</td>
</tr>
<tr>
<td>C. Clearance by Fire Department</td>
<td>33</td>
</tr>
<tr>
<td>D. Clearance by Department of Transportation</td>
<td>36</td>
</tr>
<tr>
<td>E. Clearance by Cultural Affairs Department</td>
<td>38</td>
</tr>
<tr>
<td>F. Clearance or Approval by Other Departments and Governmental Agencies</td>
<td>42</td>
</tr>
<tr>
<td>III. AREA-SPECIFIC DEPARTMENTAL CLEARANCES</td>
<td>49</td>
</tr>
<tr>
<td>A. Clearance by Project Planning Bureau of Department of City Planning</td>
<td>49</td>
</tr>
<tr>
<td>B. Clearance by Redevelopment Project Unit of Department of City Planning</td>
<td>50</td>
</tr>
<tr>
<td>IV. APPLICABILITY MATRICES</td>
<td>51</td>
</tr>
<tr>
<td>A. Planning Documents</td>
<td>51</td>
</tr>
<tr>
<td>B. Department of Public Works Clearance</td>
<td>54</td>
</tr>
<tr>
<td>C. Fire Department Clearance</td>
<td>57</td>
</tr>
<tr>
<td>D. Department of Transportation Clearance</td>
<td>61</td>
</tr>
<tr>
<td>E. Cultural Affairs Department Clearance</td>
<td>63</td>
</tr>
<tr>
<td>F. Specific Plans, Pedestrian Oriented District, Community Design Overlay District, and Community Plan Implementation Overlay District Clearance</td>
<td>65</td>
</tr>
<tr>
<td>1. Index of Matrices for Specific Plans</td>
<td>68</td>
</tr>
</tbody>
</table>
V.  LOCATIONS TO OBTAIN DEPARTMENTAL CLEARANCE

VI.  APPENDIX

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A.</td>
<td>CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)</td>
</tr>
<tr>
<td>B.</td>
<td>FLOOD HAZARD MANAGEMENT SPECIFIC PLAN GUIDELINES</td>
</tr>
<tr>
<td>C.</td>
<td>STORMWATER SUSMP/SPECIFIC APPROVALS</td>
</tr>
<tr>
<td>D.</td>
<td>GENERAL VARIATION 2001 -1 FOR SFD DATED MAY 1, 2001.</td>
</tr>
<tr>
<td>E.</td>
<td>GENERAL VARIATION 2001 -2 FOR INDUSTRIAL COMMERCIAL &amp; MULTIFAMILY DATED MAY 1, 2001.</td>
</tr>
<tr>
<td>F.</td>
<td>AIR QUALITY MANAGEMENT DISTRICT (AQMD)</td>
</tr>
<tr>
<td>G.</td>
<td>HEALTH DEPT. APPROVAL FOR X-RAY ROOMS</td>
</tr>
<tr>
<td>H.</td>
<td>SAMPLE COASTAL DEVELOPMENT LETTER FROM THE PORT OF LA FOR PROJECTS THAT ARE LOCATED ON PORT PROPERTIES</td>
</tr>
<tr>
<td>J.</td>
<td>CALIFORNIA COASTAL COMMISSION EXEMPTION LETTER</td>
</tr>
</tbody>
</table>
I. MISSION STATEMENT

The purpose of this Handbook is to consolidate all instructions given in a myriad of Department of Building and Safety memos written in the last 15 years on departmental clearances, and convert them into standardized tools for plan check engineers so that they can consistently determine what kinds of departmental clearance are needed based on the type of project and its location. In addition, this handbook provides plan checker engineers with the necessary information for them to properly refer permit applicants to the right office for departmental clearance.

The use of this Handbook will result in the following:

- Reduction in the number of unnecessary or redundant clearances.
- A better mutual understanding between various city departments on clearance requirements prior to permit issuance, leading to a greater consistency of code enforcement.
- Reduction in the amount of time a customer spends on obtaining the necessary clearances.
- Reduction in the amount of time city staff uses on processing the necessary clearances.

The Development Services Committee views the completion and utilization of this handbook by all concerned departments as a major accomplishment and milestone in the City’s effort to streamline its project review and approval process for the construction industry, property owners, and design professionals.
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

The clearance requirements by each department prior to the issuance of building permits are summarized below, preceded by acronyms used in this handbook and their delineations.

### ABBREVIATIONS

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>AA</td>
<td>Advisory Agency</td>
</tr>
<tr>
<td>APC</td>
<td>Area Planning Commission</td>
</tr>
<tr>
<td>AQMD</td>
<td>Air Quality Management District</td>
</tr>
<tr>
<td>BOE</td>
<td>Bureau of Engineering of the Department of Public Works</td>
</tr>
<tr>
<td>BOS</td>
<td>Bureau of Sanitation</td>
</tr>
<tr>
<td>BOSS</td>
<td>Bureau of Street Services</td>
</tr>
<tr>
<td>CAD</td>
<td>Cultural Affairs Department</td>
</tr>
<tr>
<td>CCD</td>
<td>Commercial Corner Development</td>
</tr>
<tr>
<td>CDO</td>
<td>Community Design Overlay District</td>
</tr>
<tr>
<td>CEQA</td>
<td>California Environmental Quality Act</td>
</tr>
<tr>
<td>C of C</td>
<td>Certificate of Compliance</td>
</tr>
<tr>
<td>PPB</td>
<td>Project Planning Bureau of the Department of City Planning</td>
</tr>
<tr>
<td>CPC</td>
<td>City Planning Commission</td>
</tr>
<tr>
<td>CPIO</td>
<td>Community Plan Implementation Overlay District</td>
</tr>
<tr>
<td>CU</td>
<td>Conditional Use Permit</td>
</tr>
<tr>
<td>CZCA</td>
<td>Coastal Zone</td>
</tr>
<tr>
<td>DCP</td>
<td>Department of City Planning</td>
</tr>
<tr>
<td>DIR</td>
<td>Director of Planning</td>
</tr>
<tr>
<td>DOT</td>
<td>Department of Transportation</td>
</tr>
<tr>
<td>DWP</td>
<td>Department of Water and Power</td>
</tr>
<tr>
<td>FD</td>
<td>Fire Department</td>
</tr>
<tr>
<td>HPOZ</td>
<td>Historical Preservation Overlay Zone</td>
</tr>
<tr>
<td>HCM</td>
<td>City Historic-Cultural Monument</td>
</tr>
<tr>
<td>LADBS</td>
<td>Department of Building and Safety (a.k.a. DBS)</td>
</tr>
<tr>
<td>LACDPH</td>
<td>Los Angeles County Department of Public Health</td>
</tr>
<tr>
<td>LAX</td>
<td>Los Angeles International Airport</td>
</tr>
<tr>
<td>MTA</td>
<td>Metropolitan Transit Agency</td>
</tr>
<tr>
<td>PMEX</td>
<td>Parcel Map Exemption</td>
</tr>
<tr>
<td>POD</td>
<td>Pedestrian Oriented District</td>
</tr>
<tr>
<td>YC</td>
<td>Yard Case</td>
</tr>
<tr>
<td>ZA</td>
<td>Zoning Administrator</td>
</tr>
<tr>
<td>ZI</td>
<td>Zoning Information</td>
</tr>
</tbody>
</table>
IIA. CLEARANCE BY DEPARTMENT OF CITY PLANNING

The citywide clearance by the Department of City Planning falls into two categories: existing City Planning documents and new entitlement actions. In addition, projects located in a specific plan, HPOZ, CDO, CPIO, and POD area may require additional entitlement action and clearance from DCP’s Project Planning Bureau or Office of Historic Resources. These are described in Section IIIA.

IIA.1 FOR EXISTING CITY PLANNING DOCUMENTS

Depending on the type of project, clearance may be required for existing DCP documents tied to a parcel before permit issuance. These documents are usually generated from past DCP discretionary actions and fall under the following categories.

- City Planning Case (CPC) and Ordinances
- Zoning Administrator (ZA), Area Planning Commission (APC) cases
- Zoning Information (ZI) and Interim Control Ordinance (ICO)
- T, Q, and D conditions
- Yard Case (YC), Parcel Map Exemption (PMEX), Certificate of Compliance (COC), Private Street (PS)
- Advisory Agency (AA) and Tentative Tract (TT) or Vesting Tentative Tract (VTT)
- Coastal Zone (CZCA)
- Historic Preservation Overlay Zone (HPOZ)
- Directors Determination (DIR)
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIA. CLEARANCE BY DEPARTMENT OF CITY PLANNING (continue)

IIA2 FOR NEW ENTITLEMENT ACTIONS (continue)

1. DIVISION of LAND (LAMC 17.00)

**Definition:** “Tract Map” refers to either a Tentative Map, Vesting Tentative Map, or Final Map. “Tentative Map” refers to a map made for the purpose of showing the design of a proposed subdivision creating five or more parcels, five or more condominiums, or five or more units in a community apartment project or stock cooperative, and showing the existing conditions in and around it and need not be based upon an accurate or detailed final survey of the property.

“Final map” is the map prepared in accordance with the provisions of LAMC 17.00 and with any applicable provisions of the Subdivision Map Act, designed to be recorded in the office of the County Recorder of Los Angeles.

“Parcel Map” refers to a land or a building (e.g. condo) subdivided into two, three or four parcels, or condominiums up to 4 units. (LAMC 17.50)

A Parcel Map Exemption is a reconfiguration of a property line between two or more lots (up to 4 lots) without creating additional number of lots.

2. PARCEL MAP/TRACT MAP RECORDATION

*Parcel Map/ Tract Map Recordation* clearance is required for:
- New building
- Relocation
- Change of use from Apartment to Condominium

3. PARCEL MAP/ TRACT MAP CONDITIONS

*Parcel Map/ Tract Map Conditions* (ZI 1022) clearance is required for:
- New buildings
- Relocation
- Addition
- New Pool/SPA
- Site grading
- Fences and Block walls
- Change of use from Apartment to Condominium

**Note:** Prior to the issuance of any permit, plan check engineers shall ensure the project’s compliance with tract conditions. If there are requirements to be completed prior to the issuance of a certificate of occupancy, (ex. landscaping or public improvements), these should be so
indicated on the first sheet of the plans and the comments section of the PCIS. The tract conditions shall be made a part of the plans.

4. CERTIFICATE OF COMPLIANCE

*Certificate of Compliance* clearance is required for:

- Lot that was cut after 7-29-62 and not approved by DCP’s Subdivision Section

5. PARCEL MAP EXEMPTION

*Parcel Map Exemption (PMEX) clearance* is required for:

- New construction
- Relocation
- Addition

6. MINI-SHOPPING CENTERS (LAMC 12.03, 12.22A23)

**Definition** (LAMC 12.03): A building or group of buildings located on a lot or lots which have all the following characteristics:

- Size: contains less than 65,000 square feet of lot area before any dedication required in connection with the building permit or other permits for the Mini-Shopping Center
- Use: used for more than one retail establishment
- Zoning: located in the C, M1, M2 or M3 zones
- Improvements: lot or lots improved with a structure or structures which do not exceed a height of three stories. (See 12.22A23 (a) (3) for height in feet limitations)
- 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.

**Exceptions:** the followings are not considered as Mini-Shopping Center:

- An automobile service station, including service bay area, where accessory food sales do not exceed 600 square feet of floor area and other accessory uses do not exceed 500 square feet of floor area.
- Commercial buildings composed of general business or professional offices, including those of a real estate or stock broker, or an insurance or building and loan company, with 30% or less of the total square footage containing related commercial/retail uses that are located on the first and second floors, so long as parking is provided for the commercial/retail uses as required by Section 12.21A4.
- Mixed Use projects in a Mixed Use District established pursuant to Section 13.09 B3 that consists predominantly residential uses and does not contain commercial uses enumerated in Section 12.24W27, Adaptive Reuse Projects in the Downtown Project Area pursuant to Section 12.22A26, and Libraries, governmental offices, police stations, fire stations, schools, and other governmental owned related facilities or uses are exempt from Min-Shopping Center requirement per Section 12.22A23(d).
IIA. CLEARANCE BY DEPARTMENT OF CITY PLANNING (continue)

IIIA2 FOR NEW ENTITLEMENT ACTIONS (continue)

NEW PROJECTS

*Conditional Use Permit* (CU) clearance is required for:

- A use which operates between 11:00 pm to 7:00 am
- An amusement enterprise per Section 12.14A3
- An automobile laundry or wash area
- A project not meeting any of the requirements per 12.22A23(a),(b)

*Covenant* clearance is required:

- To implement Conditions of Approval per section 12.22A23(b)(5)

*Landscape* clearance is required for:

- Landscape approval in the required five feet setbacks
- Landscape approval in the Parking area per section 12.22A23(a)(6)

ADDITION TO AN EXISTING MINI-SHOPPING CENTER

*Conditional Use Permit* (CU) clearance is required for:

- All alterations which results in more than 20% increase in the existing floor area of all of the buildings on a lot or lots, or
- Use is one of the uses listed in 12.24W27, or
- Mini-Shopping Center does not comply with the conditions of operations per Section 12.22A23(b), or
- Has a sign per 12.22A23(a)(9)

*Covenant* clearance is required:

- To implement Conditions of Approval per section 12.22A23(b)(5)

*Landscape* clearance is required for:

- Landscape approval in the required five feet setbacks
- Landscape approval in the parking area per section 12.22A23(a)(6)
IIA. CLEARANCE BY DEPARTMENT OF CITY PLANNING

IIA2 FOR NEW ENTITLEMENT ACTIONS

Plan Approval clearance is required for:

- Enlargement of an existing “deemed to be approved” Mini-Shopping Center per 12.24M

CONVERSION OF EXISTING BUILDING TO MINI-SHOPPING CENTERS (with and without addition)

Conditional Use Permit (CU) clearance is required for:

- All alterations which result in more than 20% increase in the existing floor area of all of the buildings on a lot or lots, or
- Use is one of the uses listed in 12.24W27, or
- Mini-Shopping Center which does not comply with the conditions of operations per Section 12.22A23(b), or
- Has a sign per 12.22A23(a)(9)

Covenant clearance is required:

- To implement Conditions of Approval per section 12.22A23(b)(5)

Landscape clearance is required:

- Landscape approval in the required five feet setbacks
- Landscape approval in the Parking area per 12.22A23(a)(6)

Plan Approval clearance is required for:

- Enlargement of an existing deemed to be approved Mini-Shopping Center per 12.24M

Note: “Deemed to be approved” is a lot or portion which is lawfully being used for any of the uses enumerated in Section 12.24 where such uses are no longer permitted by right due to zone change or an amendment to the Code.

Any time an existing “Deemed to be Approved” use is expanded or intensified, an approval from City Planning will be required in the form of a “Plan Approval” or a new conditional use planning action.

CHANGE OF USE IN AN EXISTING MINI-SHOPPING CENTER

Conditional Use Permit (CU) clearance is required for:
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIA. CLEARANCE BY DEPARTMENT OF CITY PLANNING (continue)

IIA2 FOR NEW ENTITLEMENT ACTIONS (continue)

- Establishing a new use enumerated in Section 12.22A23(a)(1)
- New sign per 12.22A23(a)(9)
- New use as listed in Section 12.24W27

7. COMMERCIAL CORNER DEVELOPMENT (LAMC 12.03, 12.22A23)

Definition:
(1) Any commercially used corner lot located in a C or M zone in Height District No. 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 zones.

For purpose 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.

Exceptions:
Mixed Use projects in a Mixed Use District established pursuant to Section 13.09 B3 that consists predominantly residential uses and does not contain commercial uses enumerated in Section 12.24W27, Adaptive Reuse Projects in the Downtown Project Area pursuant to Section 12.22A26, and Libraries, governmental offices, police stations, fire stations, and other governmental owned related facilities or uses are exempt from Commercial Corner Development per Section 12.22A23(d).

NEW PROJECTS

Conditional Use Permit (CU) clearance is required for:

- A use which operates from 11:00 pm to 7:00 am
- An amusement enterprise per Section 12.14A3
- An Automobile laundry or wash area
- A project not meeting any of the requirements per 12.22A23(a),(b)

Covenant clearance is required to:

- Implement Conditions of Approval per section 12.22A23(b)(5)
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIA. CLEARANCE BY DEPARTMENT OF CITY PLANNING (continue)

IIA2 FOR NEW ENTITLEMENT ACTIONS (continue)

_Landscape_ clearance is required:

- Landscape approval in the required five feet setbacks
- Landscape approval in the Parking area per 12.22A23(a)(6)

**ADD ION TO AN EXISTING COMMERCIAL CORNER DEVELOPMENT**

_Conditional Use Permit_ (CU) is required for:

- All alterations results in more than 20% increase in the existing floor area of all of the buildings on a lot or lots, or
- Use is one of the uses listed in 12.24W27, or
- Mini-Shopping Center does not comply with the conditions of operations per Section 12.22A23(b), or
- Has a sign per 12.22A23(a)(6)

_Covenant_ clearance is required to:

- Implement Conditions of Approval per section 12.22A23(b)(5)

_Landscape_ is required for:

- Landscape approval in the required five feet setbacks
- Landscape approval in the Parking area per section 12.22A23(a)(6)

_Plan Approval_ is required for:

- Enlargement of an existing “deemed to be approved” Commercial Corner Development per Section 12.24M

**Note:** “Deemed to be approved” is a lot or portion which is lawfully being used for any of the uses enumerated in Section 12.24 where such uses are no longer permitted by right due to zone change or an amendment to the Code.

Any time an existing “Deemed to be Approved” use is expanded or intensified, an approval from City Planning will be required in the form of a “Plan Approval” or a new conditional use

- Establishing as a new use enumerated in Section 12.24W27
- New sign per 12.22A23(a)(9)
- New use as listed in Section 12.24.W27
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIA. CLEARANCE BY DEPARTMENT OF CITY PLANNING (continue)

IIA2 FOR NEW ENTITLEMENT ACTIONS (continue)

8. AUTOMOTIVE USE (LAMC 12.03, 12.22A28)

Definition:
The primary scale of used automobiles. In addition, this phrase shall include automotive repair and automobile and trailer sales area.

8. A NEW PROJECTS

Conditional Use Permit (CU) clearance is required for:
▷ A use which does not comply with Section 12.22A28 in the C zones.
▷ A use which does not comply with Section 12.17.6 in the M zones.

Covenant clearance is required to:
▷ Implement Conditions of Approval per Section 12.22A28(b)(18).

Landscape clearance is required:
▷ Landscape approval per Section 12.22A28(a)(9)

8. B ADDITION TO AN EXISTING AUTO USE

Conditional Use Permit (CU) clearance is required for:
▷ All alterations resulting in more than 20% increase in the existing floor area of all the buildings on a lot or lots cumulatively over the previous five years, or
▷ Auto Use does not comply with the conditions of operations per Section 12.22A28 (b), or
▷ Any reuse of an existing structure per Section 12.22A28(c).

Covenant clearance is required to:
▷ Implement Conditions of Approval per Section 12.22A28(c)(18).

8. C CHANGE OF USE/CONVERSION/EXPANSION OR REMODEL OF EXISTING BUILDING TO AUTO USE (with and/or without addition)

Conditional Use Permit (CU) clearance is required for:
▷ All alterations resulting in more than 20% increase in the existing floor area of all the
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIA. CLEARANCE BY DEPARTMENT OF CITY PLANNING (continue)

IIA2 FOR NEW ENTITLEMENT ACTIONS (continue)

buildings on a lot or lots cumulatively over the previous five years, or

¬ Auto use does not comply with the conditions of operations per section 12.22A28(b), or

¬ Any reuse of an existing structure per Section 12.22A28(c).

Covenant clearance is required to:

¬ Implement Conditions of Approval per Section 12.22A28(c)(18).

9. SITE PLAN REVIEW (LAMC 16.05)

Site Plan Review clearance is required for:

¬ Any development project which creates, or results in an increase of 50,000 gross sq. ft. or more of nonresidential floor area

¬ Any development project which creates, or results in an increase of 50 or more dwelling units or guest rooms, or combination thereof

¬ Any change of use to a drive-through fast-food establishment which results in a net increase of 500 or more average daily trips as determined by DOT

¬ Any change of use other than to a drive-through fast-food establishment or to a fast-foot establishment which results in a net increase of 1000 or more average daily trips as determined by DOT

Note: The Site Plan Review shall not apply to one-family dwellings.

10. PRIVATE STREET (LAMC 18.00)

Definition:

A private street is a parcel of land not dedicated as a public street over which a private easement for road purposes has been granted to the owners of property contiguous or adjacent thereto which intersects or connects with a public street, or another private street, and the instrument creating same has been duly recorded or filed in the office of the Recorder of Los Angeles County, and which has been determined by the director to be adequate for access.

A private road easement is a parcel of land not dedicated as a public street, over which a private easement for road purposes is proposed to be or has been granted to the owners of property contiguous or adjacent thereto which intersects or connects with a public street, or a private street, in each instance the instrument creating such easement shall be or shall have been duly recorded or filed in the office of the County Recorder of Los Angeles County.

Private Street clearance is required for:
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIA. CLEARANCE BY DEPARTMENT OF CITY PLANNING (continue)

IIA2 FOR NEW ENTITLEMENT ACTIONS (continue)

- New or addition to dwellings and accessory buildings on sites which have access from a new or unapproved private streets or private road easement.
- New or addition to non-residential buildings and accessory buildings on sites which have access from a new or unapproved private streets or private road easement.
- Relocation to a new site which has access from a new or unapproved private street or private road easement.

Exceptions:

- When private streets have been laid out and designated as such in a recorded subdivision map or on a file record of survey map. (LAMC 18.00 B)
- When a developed residential lot or building site has its access driveway located within a private road easement and the dwelling and access driveway existed prior to September 6, 1961. Additions and alterations may be made to such dwelling, and accessory buildings may be erected on said lot if no additional dwelling units or guest rooms are created. (LAMC 18.00 C)
- Developments which utilize Director of Planning’s Private Street Regulations: General Variation 2001-1 for Single Family Uses and General Variation 2001-2 for Industrial, Commercial and Multi-family uses dated May 1, 2001, and a Community Driveway affidavit is filed and recorded. See Appendix D for these variations.

11. PLAN APPROVAL (LAMC 12.24M)

Definition:

A plan approval is the review and approval of plans by the Zoning Administrator, the Area Planning Commission, or the City Planning Commission for projects on deemed-to-be-approved site where the use is extended or intensified.

A deemed-to-be-approved site is a lot or portion which is lawfully being used for any of the uses enumerated in Section 12.24 where such uses are no longer permitted by right due to a zone change or an amendment to the Code.

Plan Approval clearance is required for:

- Additions to or enlargement of an existing “Deemed to be Approved” building
- Alteration resulting in expansion of the existing “Deemed to be Approved” use although there is no addition of floor area.
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIA. CLEARANCE BY DEPARTMENT OF CITY PLANNING (continue)

IIA2 FOR NEW ENTITLEMENT ACTIONS (continue)

Examples:

Existing restaurant which have a drive-through will be classified as having deemed to be approved conditional use status. Modifications to expand the drive-through, shall be subject to a "Plan Approval" by City Planning pursuant to the provisions of LAMC Section 12.24L&M.

Another example of a Deemed-to-be-Approved site occurs in the case where an existing auto repair (within 300 feet of a R Zone) is expanding without adding floor area when it takes over an adjacent tenant space not currently used for auto repair. Although the project does not entail the addition of floor area, the “Deemed-to-be-approved” use is becoming more intensive and will require City Planning’s review.

Exceptions:
Planning approval will not be required when the scope of the project is for repair or cosmetic work (i.e. stucco, new restrooms, etc.) which does not add floor area or intensify the use.

12. SIGN APPROVAL

**SIGN APPROVAL** clearance is required for:

- Signs within a Sign District (SN), Community Design Overlay (CDO), Community Plan Implementation Overlay (CPIO), Specific Plan, Interim Control Ordinance (ICO), Moratorium area, Coastal Zone (CZCA) and Historic Preservation Overlay Zone (HPOZ)
- Signs within Airport Hazardous Area (LAMC12.50E)

13. SPECIFIC PLAN (SP), POD, CDO, CPIO: See Section III of this Handbook for clearance requirements for projects located in these areas.

14. OPEN SPACE LANDSCAPE (LAMC 12.21G 2(a)(1)(2)a(3))

**Open Space landscape** clearance is required for:

- New building or a group of buildings containing six or more dwelling units on a lot
- Additions to a building or a group of buildings resulting in a building or a group of buildings containing six or more dwelling units on a lot

Note:
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIA. CLEARANCE BY DEPARTMENT OF CITY PLANNING (continue)

IIA2 FOR NEW ENTITLEMENT ACTIONS (continue)

The roof top guardrails projecting above the height limit specified in the height district may be considered as “similar structure” per Section 12.21.1.B3(a) when the roof deck is used to satisfy the open space requirement per LAMC 12.21G2(a)(4).

15. PARKING LOT LANDSCAPE (LAMC 12.21A6 (g) & (h))

Parking Lot Landscape clearance is required for:

♀ When a parking lot has more than 20 vehicles and is used as a: 1) Public parking area in all zones or 2) private parking in zones A, R, A or R in combination with a P Zone.

16. FRONT YARD LANDSCAPE (LAMC 12.21C1(g))

Front Yard Landscape clearance is required for:

♀ One-family dwelling, two-family dwelling, multiple dwelling or group dwelling, apartment house, hotel, motel, apartment hotel or retirement hotel in the RD, R3, RAS3,R4, RAS4,R 5, or C Zones

Exception:

The necessary driveway and walkways, including decorative walkways are exempt from the front yard landscape requirements.

17. DENSITY BONUS SIGN-OFF (LAMC 12.22A25)

Definition: Density Bonus is a density increase over the otherwise maximum allowable residential density granted pursuant to California Government Code Section 65915.

Density Bonus Sign off clearance is required for:

♀ A housing development with 25% density increase per 12.22A25(e)(1) & 12.22A25(e)(2) and when there is a “Q” condition.
♀ A housing development with 35% density increase per 12.22A25(g)(1)

Note:
Housing Department clearance is also required in addition to the City Planning clearance for the density bonus. See Section IIF for details
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIA. CLEARANCE BY DEPARTMENT OF CITY PLANNING (continue)

IIA2 FOR NEW ENTITLEMENT ACTIONS (continue)

18. HISTORIC PRESERVATION OVERLAY ZONE (HPOZ, HP), (LAMC 12.20.3)

Definition:
Project is the addition, alteration, construction, demolition, reconstruction, rehabilitation, relocation, removal or restoration of the exterior of any building, structure, landscaping, natural feature or site within a Preservation Zone.

Historic Preservation Overlay Zone (HPOZ, HP) clearance is required for:
▷ Construction, Demolition, Alteration, Addition, Relocation, or Removal (LAMC12.20.3F.2(a))

Exception:
Interior remodel

19. “D” DEVELOPMENT LIMITATIONS (LAMC 12.32G4)

“D” Conditions clearance is required for:
▷ New buildings or additions, pole signs, changes of use, floor area increases, height increases, or setback changes.

Note:
The D Development limitations are indicated by the symbol D following the Height District designated on the Zone Map; For example, C2-1-L-D, R4-2-D, RD1.5-1-VL-D, etc.

20. “Q” QUALIFIED CLASSIFICATION (LAMC 12.32G.2)

“Q” Conditions clearance is required for:
▷ New buildings or additions, changes of use, floor area increases, height increases, or setback changes.
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIA. CLEARANCE BY DEPARTMENT OF CITY PLANNING (continue)

IIA2. FOR NEW ENTITLEMENT ACTIONS (continue)

21. “T” CLASSIFICATION (LAMC 12.32G.1)
   “T” REMOVAL clearance is required for:
   ☑ Signs, new buildings or additions, use changes, floor area increases, height increases, or setback changes

22. DEMOLITION (LAMC 47.07)
   **Demolition** clearance is only required for:
   ☑ Demolition of two or more dwelling units when permit applicants state that they have applied for a condominium tract approval and they do not wish to file the 10-year affidavit on not building condominium

23. SPECIFIC PLAN & COMMUNITY PLAN IMPLEMENTATION OVERLAY APPROVAL
   **Specific Plan Approval** or **Community Plan Implementation Overlay Approval** clearance is required:
   ☑ For projects located in a Specific Plan Area or Community Plan Implementation Overlay unless the project is exempt from DCP review as stipulated in Section IV F.
   
   **Note:**
   
   Plan check shall ensure that the “quantifiable” conditions (e.g., uses height, yard, number of parking, etc.) pertaining to the provisions of the area-specific regulations and any Conditions of Approval are incorporated in the plans.
   
   Plan check shall refer to the Zoning Information File ZI XXXX to confirm whether the final set of architectural plans must be stamp-approved by the Community Planner pursuant to the applicable area-specific regulation(s).
   
   If the clearance indicated “Exempt,” look for reasons for the exemption in the “Comment” section of the clearance item. If no reasons are stated or the reason does not
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIA. CLEARANCE BY DEPARTMENT OF CITY PLANNING (continue)

IIA2 FOR NEW ENTITLEMENT ACTIONS (continue)

follow the exemptions listed in the Specific Plan, CPIO, or the area-specific regulations, refer the applicant back to the DCP Community Planner.

If there are any architectural or grading changes during plan check and/or verification, the applicant needs to be directed back to the Community Planner for an approval of changes.

24. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE

(Continued on following page)
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIA. CLEARANCE BY DEPARTMENT OF CITY PLANNING (continue)

IIA2 FOR NEW ENTITLEMENT ACTIONS (continue)

Definition:

CEQA applies in situations where a governmental agency can use its judgment and discretion in deciding whether to approve a project. Under Section 106.4.5 of LA Building code, the issuance of permits for historic and cultural buildings is a discretionary process subject to CEQA.

CEQA Clearance is required for:

- Proposed grading when work in excess of 20,000 cu.yd. of either cut or fill is done on slopes steeper than 1 vertical in 10 horizontal.

CEQA clearance for Historic Monument shall be processed as stipulated in Appendix A.

Exceptions:

The Adaptive Reuse projects in the Greater Downtown Los Angeles do not require CEQA clearance.

25. COASTAL (CZCA) DEVELOPMENT PERMIT (LAMC 12.20.2)

Coastal Development Permit clearance is required for:

- Construction, Reconstruction, Demolition, or Alteration of the size of any structure (includes building), including any facility of any private, public, or municipal utility.

Exceptions:

Installation of rooftop, flush-mounted systems on existing buildings that do not increase the height of the existing building by more than 10% in both Single and Dual Jurisdiction Areas. (Structures on the beach are not included). See Appendix J.

26. DEMO/ CONVERSION IN CZCA (Mello Bill)

The Mello Bills prohibits the conversion or demolition of existing residential dwellings, in coastal zones (CZCA) which are occupied by persons and families of low or moderate income, unless provisions have been made for replacement housing. This bill does not apply to residential dwellings containing less than three dwelling units.

Conversion means a change of one or more existing residential units to a condominium, cooperative, or similar form of ownership; a change of one or more existing residential units to a non-residential use; or a reduction in the existing number of residential units. The structure or
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIA. CLEARANCE BY DEPARTMENT OF CITY PLANNING (continue)

IIA2 FOR NEW ENTITLEMENT ACTIONS (continue)

structures which contain these residential units are located on either a single lot or two or more contiguous or tied lots; or conform to the definition of a unified development.

Demolition means the demolition of one or more existing residential units. The structure or structures which contain these residential units are located on either a single lot or two or more contiguous or tied lots; or conform to the definition of a Unified Development.

Demo/Conversion in CZCA clearance is required for:

- All demolition or conversion of existing residential dwelling units

Exceptions:

1. Demolition of residential structures which have been declared a public nuisance per LAMC 91.8904.2.2. Applicant shall provide a copy of public nuisance declaration from LADBS Commission or provide a title report indicating that a public nuisance declaration has been recorded against the property on which the building is located.

2. Demolition of owner-occupied SFD when the owner plans to replace it with another SFD in which the owner plans to reside. Place a note “Owner or permit applicant states that the existing SFD is currently owner-occupied and that an owner-occupied replacement unit will be built on this site” in the PCIS comment field for the demolition permit.

Note:

Choose both "Coastal Development Permit" and "Demo/Conversion in CZCA" from the "PLN" agency of the Conditions and Clearance section of PCIS when issuing a building permit to convert or demolish an existing residential building.

27. NEW DWELLING UNITS IN CZCA (Mello Bill)

For the purpose of enforcing the Mello Bill, a new housing development means the development of one or more residential units for rent or for sale, through either construction of new structures, additions to existing structures, or the adaptive reuse of existing, non-residential structures. The structure or structures which contain these residential units are located on either a single lot or two or more contiguous or tied lots; or conforms to the definition of a Unified Development.
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIA. CLEARANCE BY DEPARTMENT OF CITY PLANNING (continue)

IIA2 FOR NEW ENTITLEMENT ACTIONS (continue)

New Dwelling Units in CZCA (Mello Bill)

▷ New housing developments with more than nine units

28. CONDITIONAL USES DRIVE-THROUGH FAST FOOD (LAMC 12.24W17)

*Conditional use* clearance is required:

▷ In accordance with 12.13A2(a)(20) and 12.14A14 Conditional Use Approval is required in all C zones (except in the CR Zone, please see below) when the project is located on a lot which adjoins, or across the street (or alley) from, a residential zone or a residential use.

▷ This CUP requirement doesn’t apply to CR zones since drive-through restaurant is NOT allowed in the CR zone; a use variance would be required in this case.

*Example: Drive-Through Fast Food* clearance is required for new drive-through fast food restaurant in C zones, when it adjoins or is across the street/ alley from an apartment that is located in an M1 zone.

29. WATER MANAGEMENT (XERISCAPE) (LAMC 12.40 thru 12.43)

*Water Management* clearance is required for:

▷ Parking lot landscape more than 20 cars (LAMC 12.21A6(g))

▷ Front yard landscape (LAMC 12.21C1(g))

▷ Mini-Shopping Center/ Commercial Corner Development five feet landscape setback along the street frontage(s), parking area and five feet buffer between parking and residential zone or use (LAMC 12.22A23(a)(6))

▷ Open Space Landscape (12.21G2(a)(3))

▷ Use of Land

30. INTERIM CONTROL ORDINANCE (ICO)

Plan check engineer shall review ICO’s and enforce all applicable conditions.

31. GREEN BUILDING ORDINANCE No. 179820 (LAMC 16.10)

The Green Building clearance is required for the following projects effective November 1, 2008:
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIA. CLEARANCE BY DEPARTMENT OF CITY PLANNING (continue)

IIA2 FOR NEW ENTITLEMENT ACTIONS (continue)

Non-Residential Buildings

- A new building having an area of 50,000 square feet or greater.
- An addition having an area of 50,000 square feet or greater.
- Alteration to an existing building where all of the following conditions are met:
  - The area being altered is 50,000 square feet or greater; and
  - The cost of the alteration exceeds 50 percent of the replacement cost of the existing building.

Residential and Mixed-Use Buildings (over six (6) stories)

- A new building having an area of 50,000 square feet or greater.
- An addition having an area of 50,000 square feet or greater.
- Alteration to an existing building where all of the following conditions are met:
  a. The building has at least 50 dwelling units’
  b. The area being altered is 50,000 square feet or greater; and
  c. The cost of the alteration exceeds 50 percent of the replacement cost of the existing building.

The Green Building clearance is required for the following projects effective May 1, 2009:

Residential and Mixed-Use Buildings (six (6) stories or less)

- A new building where all of the following conditions are met:
  a. The building has at least 50 dwelling units;
  b. The building has an area of 50,000 square feet or greater; and
  c. At least 80 percent of the building’s floor area is dedicated to residential uses.

- An addition to an existing building where all of the following conditions are met:
  a. The existing building and addition will have at least 50 dwelling units;
  b. The addition has an area of 50,000 square feet or greater; and
  c. The cost of the alteration exceeds 50 percent of the replacement cost of the existing building.

- Alteration in an existing building where all of the following conditions are met:
  a. The building has at least 50 dwelling units;
  b. The building has an area of 50,000 square feet or greater; and
  c. At least 80 percent of the building’s floor area is dedicated to residential uses.
IIA. CLEARANCE BY DEPARTMENT OF CITY PLANNING (continue)

IIA2 FOR NEW ENTITLEMENT ACTIONS (continue)

32. ALL OTHER DISCRETIONARY ACTIONS BY DCP

A PCIS clearance shall be generated by LADBS staff for any new discretionary action granted by DCP pertaining to height, yard, density, floor area ratio (FAR), parking reduction, etc. as a result of plan check review. A copy of the DCP discretionary actions shall be made part of the plans.
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIB. CLEARANCE BY DEPARTMENT OF PUBLIC WORKS

IIB1 FOR BUREAU OF ENGINEERING (BOE)

1. ADDRESS APPROVAL

   *Address Approval* clearance is required for:

   - Change of Use
   - Use of Land
   - New construction
   - Residential addition resulting in additional dwelling unit(s)
   - Commercial addition when a new address is requested by the applicant
   - Interior remodeling when the remodeling creates additional dwelling unit(s)
   - New off-site sign
   - Alteration to an existing off-site sign

2. Public Works (BOE) Construction Permit
   (for construction of driveways, curb, gutter, sidewalk, etc.)

   Clearance is required for:

   - Use of Land
   - New construction
   - Relocation
   - Addition

3. DRAINAGE IN STORM DRAIN

   *Drainage in Storm Drain* clearance is required for:

   - Use of Land
   - New construction
   - Relocation
   - Addition

   **Note:**

   Clearance is required only when there is an area drain connection made to a public catch basin or a storm drain pipe.
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIB. CLEARANCE BY DEPARTMENT OF PUBLIC WORKS (continue)

IIB1 FOR BUREAU OF ENGINEERING (BOE) (continue)

4. ENCROACHMENT IN PUBLIC WAY (Revocable Permit)

   Encroachment in Public Way clearance is required for:
   - New construction
   - Relocation
   - Addition
   - Exterior Alteration
   - Underground Tank Removal and Remediation

   Notes:
   Clearance is required only when there is an encroachment.

5. FLOOD CLEARANCE

   Flood Clearance is required for:
   - New construction
   - Relocation
   - Addition with “Substantial Improvement”
   - Alteration with “Substantial Improvement”

   Exception:
   Projects in “B”, “C” and “X” flood zones are exempt from flood regulation.

   Notes:
   See Item 12 of the Applicability Matrix

   1) “Substantial Improvement” is defined as “Any repair, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the current valuation or market value of the structure before the “start of construction” of the improvement.”

   2) See Appendix B for additional information.
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIB. CLEARANCE BY DEPARTMENT OF PUBLIC WORKS (continue)

IIB1 FOR BUREAU OF ENGINEERING (BOE) (continue)

6. HIGHWAY DEDICATION

Highway dedication applies only for lots abutting a major or secondary highway or a collector street in the RD1.5, RD2, RD3, R3, R4, R5, CR, C1, C1.5, C2, C4, C5, CM, MR1, MR2, M1, M2, M3 and PF zones.

**Highway Dedication** Clearance is required for:

- Use of Land
- New Buildings or Structures
- Relocation
- Addition

Exceptions:

- One SFD on vacant lot
- Additions and accessory buildings incidental to a legally existing residential buildings provided no additional dwelling units or guest rooms are created
- Non-residential building with addition of less than 500 square feet
- Projects in the following zones: OS, A1, A2, RA, RE, R1, RU, RZ, RW1, R2, RD4, RD5, and RD6.

Notes:

Some DCP entitlement actions may involve specific conditions regarding highway dedication and improvement. In such cases, follow the conditions of the approval.

7. HILLSIDE ORDINANCE (LAMC 12.21A17) AND BASELINE HILLSIDE ORDINANCE (LAMC 12.21.C.10)

The Hillside ordinance only applies to major remodel, or construction of or addition to any one-family dwelling or accessory buildings on a lot in A1, A2 or RD Zones, and the Baseline Hillside Ordinance (BHO) applies to major remodel, or construction of or addition to any one-family dwelling or accessory buildings on a lot in R1, RS, RE, or RA Zones. In addition, projects are subject to this ordinance only when BOE indicates in the completed Hillside Referral form that the project fronts on a Substandard Hillside Limited Street, or the roadway beginning at the driveway apron at the project site to the edge of the hillside boundary does not have a minimum 20’ width, therefore, prohibiting the passage of emergency vehicles.
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIB. CLEARANCE BY DEPARTMENT OF PUBLIC WORKS (continue)

IIB1 FOR BUREAU OF ENGINEERING (BOE) (continue)

_Hillside Ordinance_ clearance is required for:

- New construction of One-Family Dwelling
- Residential addition

Exception:

See LAMC 12.21A17 (i) and 12.21.C.10 (l) for exceptions.

8. MARQUEE APPROVAL (LABC 3203.1)

**Definition:** Marquee is a permanent roofed structure attached to and supported by the building and projecting over public property (LABC 202)

_Marquee Approval_ clearance is required for:

- New Marquee when it encroaches into public Right-of-Way (R/W)
- Alteration/addition to an existing marquee when the alteration/addition encroaches into public Right-of-Way (R/W).

9. ROOF DRAINAGE TO STREET

_Roof Drainage_ clearance is required for:

- New construction
- Relocation
- Addition

**Notes:**
Clearance is required only if the proposed work includes a new area drain or alteration to the existing drainage of the site.

10. SEWER AVAILABILITY (LAMC, Section 64.16.1)

_Sewer Availability_ clearance is required for:

- Change of Use or Occupancy when there is an increase in sewer discharge (i.e. change of use from retail to beauty salon)
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIB. CLEARANCE BY DEPARTMENT OF PUBLIC WORKS (continue)

IIB1 FOR BUREAU OF ENGINEERING (BOE) (continue)

- Use of Land except when there is no building on the site
- New construction
- Relocation
- Addition to existing commercial buildings
- Addition or alteration to residential buildings that will create additional unit(s)
- Addition or alteration to residential buildings which will increase the total number of bedrooms per unit beyond 3.
- Commercial Pool and SPA (New or alteration)

Note:

Reasonable discretion should be employed in determining whether a clearance is required for use changes. No clearance is required when the new use is similar to the existing use and there is no increase in sewer discharge. Inform the applicant that a sewer facilities charge credit from public works may be available for use changes resulting in a decreased sewer discharge. This credit stays with the land for possible future development and is not transferable or refundable.

11. WATERCOURSE

*Watercourse* clearance is required for:

- Use of Land
- New construction
- Relocation
- Addition
- Pool and/or Spa (New and Alterations)
- Site Grading
- Fences and Block Walls
- Underground Tank Removal and Remediation

Note:

Clearance is required only when the property is within a water course area.

12. WORK ADJACENT TO PUBLIC WAY (Excavation Permit)

*Work Adjacent to Public Way* Clearance is required for
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIB. CLEARANCE BY DEPARTMENT OF PUBLIC WORKS (continue)

IIB1 FOR BUREAU OF ENGINEERING (BOE) (continue)

- New construction
- Relocation
- Addition
- Underground Tank Removal and Remediation
- Excavation/grading adjacent to public r/w.

Note:

Clearance is only required if the proposed construction/grading work imposes additional load on the public Right-of-Way (R/W) or reduces its support.

13. STREET VACATION

Street Vacation clearance is required:

- Only if a portion of public way is proposed to be vacated and added to the private property.

14. STREET WIDTH DETERMINATION

Street Width Determination clearance is required:

- For new 2nd dwelling unit in single-family zones proposed in accordance with the June 23, 2003 memo (pursuant to AB 1866). See Appendix VI.F for additional information.

15. EASEMENTS

EASEMENT clearance is required:

- for projects located within any indeterminable easements. BOE will be the lead agency in determining the type of easement and directing all constituents to the appropriate clearing agencies or departments.
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIB. CLEARANCE BY DEPARTMENT OF PUBLIC WORKS (continue)

IIB1 FOR BUREAU OF ENGINEERING (BOE) (continue)

16. COMMUNITY PLAN IMPLEMENTATION OVERLAYS

BOE clearance for CPIO may be required as stipulated in the DCP’s Community Plan Implementation Overlay Matrices in Section IV-F.
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIB. CLEARANCE BY DEPARTMENT OF PUBLIC WORKS

IIB2 FOR BUREAU OF SANITATION (BOS)

1. LOW IMPACT DEVELOPMENT (LID)
   (Projects submitted after 5-12-12)

*Stormwater LID* ordinance clearance is required for:
- Projects which increase or replace impervious area of 500sf or more due to any land disturbance (foundation, grading, etc.)
- New construction
- Addition (> 500sf of impervious area)
- Re-grading of parking lots >500sf
- Impervious pads >500sf (i.e. Equipment pads)

**Note:**
Examples of impervious areas are:
1. Roofs
2. Concrete slabs
3. Concrete Driveway or walk ways
4. Asphalt areas
5. Solid Decks (Deck which will not allow water to fall through to soil) (Wood or Concrete)
6. Decomposed Granite

**Exemptions:**

1. Pool (Excluding hardscape)
2. Spa (Excluding hardscape)
3. Landscaping
4. Decks which allow water to fall through to soil
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIB. CLEARANCE BY DEPARTMENT OF PUBLIC WORKS

IIB3 FOR BUREAU OF STREET SERVICES (BOSS)

1. **Urban Forestry Division** – Clearance is required for:
   - Disturb/Remove Protected Trees in private property
   - New/alter driveways and curb
   - New/alter sidewalks
   - New/alter parkway

   **Note:** Clearance from BOSS requires immediate attention. Arborist report by a Tree Expert may be required per Urban Forestry Division, BOSS. Please contact Urban Forestry Division at 213 847-3088 or 213 847-3077 to schedule an appointment.

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

2. **Community Plan Implementation Overlay:**

   BOSS clearance for CPIO may be required as stipulated in the DCP’s Community Plan Implementation Overlay Matrices in Section IV-F.
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIC. CLEARANCE BY FIRE DEPARTMENT

1. HYDRANT AND ACCESS APPROVAL (LAFC 57.105.4.1.5, 57.501.1.1)

   *Hydrant and Access Approval* clearance is required for the following:

   - When the following projects have a valuation of $50,000.00 or more:
     - a. All new buildings to determine the required hydrant spacing.
     - b. Any portion of the new buildings or additions over 150 ft. from the edge of the public way (including side walk) to determine the required fire lane placement.
     - c. All new buildings on Fire Department Access.
     - d. All new buildings, additions or relocation projects in VHFHSZ.
   - Distance to a fire station pursuant to Hillside Ordinance.

2. UNDERGROUND FUEL TANK (LAFC 57.105.1.1, 57.105.7.1.30)

   *Underground Fuel Tank* clearance is required for the followings:

   - Grading permit for a new tank excavation and backfill
   - Grading permit to remove an existing fuel tank and backfill

3. HIGH PILED COMBUSTIBLE STORAGE (LAFC 57.3200)

   *High Pile Combustible Storage* clearance is required for:

   - New high piled combustible storage with the top of the storage greater than 12 ft. in height
   - High hazard commodities, such as rubber tires, Group A plastics, flammable liquids, idle pallets, and similar commodities where the top of the storage is greater than 6 ft. in height
   - Automated Parking

   **Note:**
   - 18" clear space shall be provided below sprinkler heads directly above any storage to prevent obstruction of the water coverage from the sprinkler heads

4. ASBESTOS REMOVAL (LAFC 57.320.4)

   *Asbestos Removal* clearance is required for:

   - Asbestos removal and fire-proofing of any structural steel members
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIC. CLEARANCE BY FIRE DEPARTMENT (continue)

5. MOTION PICTURE STUDIOS (LAFC 57.4801)

*Motion Picture Studios* clearance is required for:

- New motion picture studios
- Tenant Improvement (TI) on existing motion picture studios
- Change of Use for a new motion picture studios whether it is for temporary or not.

6. FIRE DEPARTMENT PLAN CHECK DIVISION: STATE FIRE MARSHAL FIRE/LIFE SAFETY REVIEW:

LAFD Plan Check review and approval is required for all projects including new construction, addition, remodeling, and change of use.

Projects are defined as the following (but not limited to):

- Low-rise Apartment/Condominium > 2 stories or > 15 dwelling units (this includes congregate residences with more than 19 occupants)
- Hotels > 2 stories or > 19 units (this includes congregate residences with more than 19 occupants)
- High rise Buildings > 75 ft. (occupied floor or roof elevations above the lowest level of Fire Department vehicle access)
- A occupancy with 100 or more occupant load
- E, I, and/or H occupancies
- Covered and Open Mall Buildings
- Airport Terminal and Buildings on Airport property
- Rooftop gardens and landscaped roofs
- Methane Mitigation (only if the system requires an active methane removal system)
- Storage racks more than 12 feet high

* See attached LAFD Matrix

* All requests of modification on fire safety issues for the above projects shall be reviewed and approved by the Plan Check Division of Fire Department.

7. CONSTRUCTION ON OR NEAR AN OIL WELL (LAFC 57.5706.3, 57.105.7.1.3):

*Construction On Or Near An Oil Well Clearance* is required for:

- New Construction
- Addition
- Relocation
- Use of Land
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIC. CLEARANCE BY FIRE DEPARTMENT (continue)

* Plan Checkers shall direct applicants to State of California, Division of Oil, Gas and Geothermal Resources to obtain a determination letter prior to sending applicants to the Fire Department.

8. CAR LIFTS:

* Car lift clearance is required for:
  - Automated Parking Garages
  - Car lift (any number of levels)

9. SUPERGRAPHICS SIGNS:

* Supergraphics Sign clearance is required for all:
  - Onsite Signs
  - Offsite Signs

10. VERIFICATION BY LADBS ELECTRICAL PLAN CHECK AND PERMIT ISSUANCE DIVISION FOR PROOF OF LAFD PLAN CHECK APPROVAL OF:

* Solar Photovoltaic Power Systems
* Fire Alarm Systems
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IID. CLEARANCE BY DEPARTMENT OF TRANSPORTATION

1. DRIVEWAY APPROVAL

**Driveway Approval** clearance is required for:

- Change of Use in specified LADOT specific plan areas.
- New construction except SFD, when project is adjacent to Boulevard & Avenue roadways.
- Relocation when project is adjacent to Boulevard & Avenue class roadways.
- Addition except SFD in specified LADOT specific plan areas.

**Note:**

- Clearance is required for new driveway when project is adjacent to Boulevard & Avenue roadways.
- Clearance is required for new driveway(s) for fast food restaurants, gas stations, car wash and oil change facility uses and drive through projects.
- Clearance is required for an existing driveway associated with a Change of Use resulting in a fast food restaurant, a gas station, a car wash or an oil change facility and drive through projects.

3. TRANSPORTATION DEMAND ORDINANCE (Ordinance No. 168,700)

**Transportation Demand Ordinance** clearance is required for:

- Change of Use
- New construction
- Relocation
- Addition

**Notes:**

- Clearance is only applicable to general office building(s)
- Clearance is required for general office building(s) with more than 25,000 sq. ft. of new or additional floor area.

4. INTERNAL CIRCULATION (Sec. 12.21 A 5 (j))

**Internal Circulation** clearance is required when vehicles need to use a public street in order to access one parking area from another area on the same property.

**Note:** Internal Circulation is not applicable when project has only one driveway.
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IID. CLEARANCE BY DEPARTMENT OF TRANSPORTATION

4. SPECIFIC PLANS & COMMUNITY PLAN IMPLEMENTATION OVERLAYS

*D.O.T. clearance may be required as stipulated in the DCP’s Specific Plan or Community Plan Implementation Overlay Matrices in Section IV-F.*

5. SIGNAGE WITHIN 500 FT. OF A FREEWAY

* Approval is required for proposed signage that is located within 500 feet of freeway per Zoning Code Section 14.4.5.*
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIE. CLEARANCE BY CULTURAL AFFAIRS

1. CITY HISTORIC MOMUMENT APPROVAL

This only applies to buildings/structures built in the City of Los Angeles by various City Departments or work proposed by private entities on the City land or public right of way.

City Owned Building/Parcel clearance is required for:

- Use of Land
- New construction
- Addition
- Relocation
- Exterior and interior alteration
- Signs (new & alteration)
- Fence & block walls
- Seismic Reinforcement and Retrofitting

2. MURAL SIGN (LABC 6203)

Definition: Mural sign is a sign which is applied to and made integral with a wall, the written message of which does not exceed 3 percent of the total area of the sign, as defined in the Section 6203 of the City of Los Angeles Building Code. Clearance by CAD staff is required before a mural sign permit can be issued. The Cultural Affairs Commission (CAC) involves in the design review and approval of mural signs.

Mural Sign clearance is required for:

- Mural Signs (new and alteration, including copy changes)

3. MARQUEE APPROVAL (LABC 3205)

Definition: Marquee is a permanent roofed structure attached to and supported by the building and projecting over public property (LABC 214)

Marquee Approval clearance is required for:

- New marquee over public way
- New canopy(s) over public way

Exception:
Clearance is not required when a signage is being altered on an existing marque
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II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IF. CLEARANCE OR APPROVALS BY OTHER DEPARTMENTS AND GOVERNMENTAL AGENCIES

Depending on the type of projects and their locations, additional clearances from other departments and governmental agencies may be required as shown below. Unless specified otherwise, clearance is in the form of a signoff in PCIS.

1. HOUSING COMMUNITY INVESTMENT DEPARTMENT CLEARANCES

REDUCED PARKING FOR AFFORDABLE HOUSING (LAMC 12.22A25(d)2).

*Reduced Parking for Affordable Housing* clearance is required for:

- Projects that utilize a lower parking ratio as described in 12.22A25(d)2.

DENSITY BONUS SIGN-OFF (LAMC 12.22A25(e))

**Definition:**

Density Bonus is an increase in density over the otherwise maximum allowable residential density granted pursuant to California Government Code Section 65915.

*Density Bonus Sign off* clearance is required for:

1. A housing development with 25% density increase per 12.22A25(e)(1)
2. A housing development with 25% density increase per 12.22A25 (e)(2)
3. A housing development with 35% density increase per 12.22A25(e)(3)

**Note:**

City Planning Department approval is also required in addition to the Housing Department clearance for the density bonus. See Section IIA Clearance by Department of City Planning for the required clearances.

DEMOLITION OF RENTAL UNITS

*Demolition of Rental Units* clearance is required for:

- Demolition of any rental unit(s)

**Note:**

This clearance is required because the Rent Stabilization Ordinance (RSO) mandates
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIF. CLEARANCE OR APPROVALS BY OTHER DEPARTMENTS AND GOVERNMENTAL AGENCIES (continue)

property owners to file a Notice of Intent to Withdraw for demolition. It applies to permit applications to demolish apartments, condominiums, two-family dwellings, two or more single-family dwellings on the same lot, mobile home pads, Residential Hotels and any project resulting in a reduction of rooms in a hotel, motel, rooming house or boarding house occupied by the same tenant for sixty or more consecutive days.

TENANT HABITABILITY PLAN

Tenant Habitability Plan clearance is required for any permit where PCIS shows the building contains rent controlled rental units and the customer checks “Yes” to any of questions 2 through 4 on the Primary Renovation Work Identification Checklist.

PUBLIC HOUSING

Public Housing clearance is required for any public housing projects that receive financial assistance, subsidy or tax credit for Local, State or Federal agency. See Los Angeles Building Code Chapter 2 for the definition of “Public Housing”.

RESIDENTIAL HOTEL ORDINANCE

Residential Hotel clearance is required for any permit to renovate, remodel, convert, or demolish units subject to the Residential Hotel Ordinance as flagged on ZIMAS with ZI-2353.

RESIDENTIAL HOTELS/SINGLE ROOM OCCUPANCY (SRO) HOTELS IN THE CITY CENTER AND CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREAS

RDP Residential Hotel/SRO clearance is required for any permit to renovate, remodel, convert, or demolish units subject to the Residential Hotel Ordinance and the Development Guidelines and Controls (DFDs) in the City Center and Central Industrial Redevelopment Project Areas as flagged on ZIMAS with ZI-2487.

Note:

City Planning Department approval is also required. See Sections IIIB Clearance by Redevelopment Plan Unit of Department of City Planning for more information.
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIIF. CLEARANCE OR APPROVALS BY OTHER DEPARTMENTS AND GOVERNMENTAL AGENCIES (continue)

2. HEALTH DEPARTMENT (DHS) CLEARANCES

County of Los Angeles Department of Public Health (DPH) clearance applies to all food facilities such as restaurants, retail markets and bakeries, bars, or any establishment selling any food products including prepackaged foods, etc. DPH approval is also required for public pools and x-ray rooms.

**DPH** clearance is required for:

- New food establishment
- Interior alteration to an existing food establishment
- Public swimming pool
- Portable chemical toilet prior to installation
- Water well construction/ monitoring/ destruction

**Note:**

Clearance is in the form of placing DPH approval stamp on plans.

For all x-ray equipment noted or shown on plans, the plan check engineer shall provide the applicant a “Radiation Shielding Plan Application” (see Appendix VI. G). DPH approval is not required prior to the issuance of the x-ray equipment permit.

3. CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CALOSHA)

**CALOSHA** clearance is required for:

- Projects that are more than 36 feet in height.
- Projects with excavations over 5 ft. in depth.

**Exception:**

Excavation for swimming pools

**Note:**

Clearance is in the form of a permit issued by CALOSHA.
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIIF. CLEARANCE OR APPROVALS BY OTHER DEPARTMENTS AND GOVERNMENTAL AGENCIES (continue)

4. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (AQMD)

South Coast Air Quality Management District (AQMD) clearance is required when the permit applicant indicate in a checklist (see Appendix E) that the project has the following equipment or operations. AQMD approval is not required prior to the issuance of the building permit, however, it is required prior to the issuance of the Certificate of Occupancy. The building plans shall have a note that states this condition.

Equipment: Charbroiler, dry-cleaning machine, spray booth, printing press, internal combustion engine >50 HP, boiler/combustion equipment (> 2MM BTU/hr. maximum output), abrasive blasting cabinets/rooms, baghouse/cartridge-type dust filter/scrubber, or motor fuel storage & dispensing equipment.

Operations: Application of paints and adhesives; etching, plating, casting or melting of metals; plastic molding, extruding or curing; mixing and blending of liquids and/or powders; storage of acids, solvents, organic liquids or fuels; or production of fumes, dusts, smoke, or strong odors.

Note:

Approval is in the form of a letter from AQMD.
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIIF. CLEARANCE OR APPROVALS BY OTHER DEPARTMENTS AND GOVERNMENTAL AGENCIES (continue)

5. DEPARTMENT OF WATER AND POWER (DWP)

**DWP POWER LINES/EASEMENT**

This clearance applies to construction inside or within 10 feet of power lines or easements flagged in ZIMAS.

*DWP Power Lines/Easement* clearance is required for:

- New construction.
- Relocation.
- Additions.
- New pool, spa, equipment or relocation.
- Signs.
- Change of Use.
- Typical block walls or retaining walls.

**Note:**

- Clearance is in the form of an encroachment response letter from DWP if no permit number
- Permits for non-concrete fences within the Public Utility Easement may be issued without obtaining a clearance. However, during inspection, if a fence is determined to unreasonably interfere with an easement or equipment, the applicant must then obtain approval from DWP.

**COMMUNITY PLAN IMPLEMENTATION OVERLAYS**

DWP clearance for CPIO may be required as stipulated in the DCP’s Community Plan Implementation Overlay Matrices in Section IV-F.

6. METROPOLITAN TRANSPORTATION AUTHORITY (MTA) (Rev. 05/05/10)

This clearance applies to all construction activities within the Metro Rail construction area flagged as ZI 1117 in ZIMAS or PCIS.

*MTA* clearance is required for:

- New constructions
- Relocation
- Additions
- Pools and Spas (Only if excavation is deeper than 5')
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIIF. CLEARANCE OR APPROVALS BY OTHER DEPARTMENTS AND GOVERNMENTAL AGENCIES (continue)

- Signs (Only if footing excavation is deeper than 5’ - Wall signs excluded)
- Site grading (Only if excavation is deeper than 5’)
- Underground tank removal and Remediation
- Seismic reinforcement and retrofitting
- Delivery of concrete or materials, erection of scaffolding, installation of refuse tubes or similar items, demolition (Only if excavation is deeper than 5’), boring, and tunneling

Note:

Clearance is in the form of an approval letter from MTA, or an MTA approval stamp on plans.

7. HARBOR DEPARTMENT

This PCIS clearance is required for projects located on Harbor Department properties.

Permit & Record Section of the Engineering Division of the Port of L.A.

(310) 732-3405
(310) 732-3686
(310) 732-3332

8. LOS ANGELES INTERNATIONAL AIRPORT (LAX)

Approval for Signs within LAX Sign District per Ordinance 183,737
This clearance is required for new signs and alterations to existing signs within the interior of the LAX campus in either of the following two subareas: the “Landside Sub-Area” or the “Airside Sub-Area”. The LAX Sign District does not regulate interior signs (i.e. signs located within buildings).

Approval for LAX Specific Plan per Ordinance 176,345
This clearance applies to all construction activities within the LAX Specific Plan. This clearance is required for:

- Use of Land
- New construction
- Addition
- Relocation
II. CITYWIDE GENERAL DEPARTMENTAL CLEARANCES

IIF. CLEARANCE OR APPROVALS BY OTHER DEPARTMENTS AND GOVERNMENTAL AGENCIES (continue)

- Change of Use
- Exterior and interior alteration
- Fence and block walls
- Signs (new & alteration)
- Seismic reinforcement and retrofitting
III. AREA-SPECIFIC DEPARTMENTAL CLEARANCES

IIIA. CLEARANCE BY COMMUNITY PLANNING BUREAU OF DEPARTMENT OF CITY PLANNING

Depending on the exemption language in the code for each individual specific plan, POD, CPIO, and CDO area, certain projects may need to be reviewed and cleared by the staff in DCP’s Community Planning Bureau or Playa Vista Group. The thresholds to obtain clearance from each of these numerous specific plan, POD, CPIO, and CDO areas are different. These thresholds are not listed here for each of these areas, and instead, they are outlined in ZIMAS and in the matrices in section IVA.

Please note that some specific plans may require the permit applicant to obtain a project permit and/or an approval from a Design Review Board established for a specific plan.

When City Planning clears a Specific Plan, HPOZ, POD, CPIO & CDO that has a DIR letter, the plan check engineer shall also review the conditions of the DIR letter in addition to the quantifiable conditions of the specific plan. Secondly, a separate signoff is not required for this type of DIR letter.
III. AREA-SPECIFIC DEPARTMENTAL CLEARANCES

IIIB. CLEARANCE BY THE REDEVELOPMENT PLAN UNIT OF DEPARTMENT OF CITY PLANNING

Note: Effective November 11, 2019, per Resolution and Ordinance No.186325, the CRA/LA, Designated Local Authority no longer has authority or responsibility to review projects that are within the Redevelopment Project Areas.

1. HISTORIC RESOURCE VERIFICATION IN REDEVELOPMENT PROJECT AREA

   **Historical Resource Verification** Clearance is required for:

   - Any permit located within a Redevelopment Project Area flagged by a ZI in ZIMAS. The City Planning Department Redevelopment Plan Unit will review the building for historic significance per eligibility criteria in SurveyLA and the Former Community Redevelopment Agency, CRA/LA-DLA surveys or any subsequent City sanctioned or accepted surveys.

2. PROJECT LOCATED IN REDEVELOPMENT PROJECT AREA

   **Redevelopment Project Area** clearance is required for the following projects located in a Redevelopment Project Area flagged by a ZI in ZIMAS:

   - Change of Use
   - Use of Land
   - New construction
   - Addition
   - Relocation
   - Exterior alteration
   - Interior alteration
   - Demolition
   - Signs (new & alteration)
   - Site grading
   - Fence & block walls
III. AREA-SPECIFIC DEPARTMENTAL CLEARANCES

IIIB. CLEARANCE BY THE REDEVELOPMENT PLAN UNIT OF DEPARTMENT OF CITY PLANNING

3. RESIDENTIAL HOTEL IN CITY CENTER OR CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREA

*RDP Residential Hotel/SRO* clearance is required for any permit to renovate, remodel, convert, or demolish units subject to the Residential Hotel Ordinance and the Development Guidelines and Controls (DFDs) in the City Center and Central Industrial Redevelopment Project Areas as flagged on ZIMAS with ZI-2487.

**Note:**

Housing Department approval is also required. See Sections IIF.1 Housing Community Investment Department Clearances for more information.
IV. APPLICABILITY MATRICES

IVA. PLANNING DOCUMENTS

The attached matrix summarizes the DCP clearance requirements for existing DCP documents based on the type of projects. LADBS staff shall use the attached matrix as a guide in determining whether they need to review the DCP documents and to generate a PCIS clearance for DCP documents. CPB in the matrix stands for Community Planning Bureau of DCP.

Cells in the first column denote the type of work while those in the first row show the kind of DCP document. Under each document box, there are two columns underneath it. When “DBS” appears in the cell under the left column, plan check engineers shall review the DCP documents for, among other things, quantifiable requirements such as building height, number of stories, floor area, yard, etc. When there is “CPCTR” or “CPB” in the cell under the right column, it means plan check engineers shall create a PCIS signoff for public counter or Community Planning Bureau of DCP staff. “----” in the left column means plan check engineers need not review the DCP document, and “----” in the right column denotes no PCIS clearance needs to be created. However, in some cases, even when both DBS and CPCTR appear in the left and right columns, plan check engineers need not review the document if CPCTR clears the project as “Exempt,” “Not Applicable,” or “Not Required.”

In providing clearance on PCIS, CPCTR staff shall, in the comment field, state if plans are stamped, stipulate the conditions if “Approved with Conditions” is used, and provide a brief explanation as to why the project is “Exempt,” “Not Applicable,” or “Not Required.” Plan check engineers shall always review the comment field in PCIS’s DCP clearance for information applicable to their projects.

Please note that this matrix is a guide only. In the event new DCP documents are created as a result of plan check corrections generated by LADBS, such documents shall be reviewed by plan check engineers and cleared by DCP staff in PCIS.
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General notes or footnotes:
1. There are two columns under each document box. When “DBS” appears in the left column, plan check engineers shall review the DCP documents for, among other things, quantifiable requirements such as building height, number of stories, floor area, yard, etc. When there is “DSCTR” or “OHR” in the right column, it means plan check engineers shall create a PCIS signoff for the public counter (DSCTR) or the Office of Historic Resources Division (OHR) of DCP staff. *---* in the left column means plan check engineers need not review the DCP document, and *---* in the right column denotes no PCIS clearance needs to be created.
2. When both DBS and DSCTR / OHR appears under the same document type, plan check engineers need not review the document if DCP determines it is “Non Applicable,” “Exempt,” or “Not Required.”
3. In providing PCIS clearance, DCP staff shall state in the Comment field if plans are stamped, stipulate the conditions if “Approved with Conditions” is used, and provide a brief explanation on the action taken when the project is cleared as “Approved with Conditions.”
4. All ZA cases including CUB, CU, and CUX. Only CPC cases starting with year 2000 or later that have suffixes DA, CU, SPR, ZA4, CPC4, APC ZI, ICO T are applicable, e.g. CPC2002-1230CU, SPR.
5. For projects located within Harbor Department’s property, no clearance from City Planning is required, however, a Coastal Development Permit or exemption in the form of a letter shall be obtained from the Planning and Research Division of the Port of Los Angeles. See Appendix H for an example of this letter.
6. Rooftop solar power system installations that do not increase the height of the existing building by more than 10% are exempt from the Coastal Development Permit clearance.
7. Change of use does not trigger “D-Condition” clearance.

Page 53 of 122
Rev. 11.04.2019
### General Notes or Footnotes:

1. There are two columns under each document box. When “DBS” appears in the left column, plan check engineers shall review the project's compliance with quantifiable items in the Advisory Agency Determination Letter and any development covenants. When DOL appears in the second column, a clearance shall be created for DCP’s Division of Land Section (City Hall, Room 763-A). ---- means no action is required.

2. DOL's clearance is required if the project is also located in an A or RA zone or within a "K" District.
IV. APPLICABILITY MATRICES

IVB. DEPARTMENT OF PUBLIC WORKS CLEARANCE

The attached matrix summarizes the different kinds of BOE, BOS and BOSS clearance requirements based on the type of projects. LADBS staff shall use the attached matrix as a guide in determining what kinds of BOE, BOS and BOSS clearances they need to generate in PCIS for the project they are reviewing.

To use the matrix, plan check engineers shall identify the project(s) in the first column, read across the row, and stop at the cell corresponding to the type of clearance listed in the top row. If the cell shows “BOE,” plan check engineers shall create a PCIS clearance for BOE. If the cell shows “BOS,” plan check engineers shall create a PCIS clearance for BOS. If the cell shows “BOSS,” plan check engineers shall create a PCIS clearance for BOSS. If the cell shows “----,” no PCIS departmental clearance will be needed.
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**Legend**  
"-" - Clearance By BOE Staff Is Not Required  
BOE - Clearance by BOE Staff Is Required  
BOS - Clearance by BOS Staff Is Required
APPLICABILITY MATRIX FOR THE DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING (BOE) AND BUREAU OF SANITATION (BOS) CLEARANCES

1. Exempt from sewer clearance if there is no building on the site.
2. Address approval is required when the addition/remodeling creates additional unit(s).
3. Public works clearance is required if the proposed work includes a new driveway or an alteration to an existing driveway.
4. SFD on vacant lots are exempt from Highway dedication. Group SFDs are exempt from Highway dedication clearance provided that no additional dwelling units or guest rooms are created. Non-residential buildings with addition of less than 500 square feet are exempt from Highway dedication. Highway dedication applies only for lots abutting a major or secondary highway or a collector street in the RD1.5, RD2, RD3, R3, R4, R5, and all C, M and PF zones.
5. Clearance is required when a project is located in the Hillside Grading Area to determine if it is subjected to the Hillside Ordinance requirements per Sec. 12.21A17 or 12.21.C.10.
6. Clearance is required if the proposed construction/grading work imposes additional load on the public right-of-way or reduces its support.
7. Clearance is required if area drain connection is made to a public catch basin or a storm drain pipe.
8. Clearance is required if there is any change of use, (i.e. change of use from retail to a beauty salon).
9. Sewer clearance is required for any residential or commercial swimming pool/spa.
10. Clearance is required if residential addition and/or remodeling results in additional unit(s) or bedroom(s) per unit in excess of 3 total.
11. Clearance is required when the property is in water course area.
12. Clearance is required for projects (new construction/"Substantial Improvement") in the following flood zones: "A", "AR", "V1-V30", "AO(AF)" and "AIA3(FW)". LADBS check projects to determine if "Flood Clearance" review by BOE is required in the following flood zones: "AO", "AE", "AH" and "A1-A30". Projects in "B", "C" and "X" flood zones are exempt from Flood regulations.
13. Clearance is required only if public improvements such as street, sewer, storm drain, street tree and street lights are required.
14. See flowchart in Appendix IV C for a complete list of projects that requires SUSMP clearance.
15. Clearance is required if commercial/industrial/institution remodeling and/or addition results in additional floor area, increase in occupant load, or increase in number of seating for an existing restaurant.
16. Street Width Determination for 2nd unit in single-family zones (pursuant to AB 1866), see Appendix F.
17. Clearance is required for any construction work within any indeterminable easements. Use the "Miscellaneous" item under the BOE Clearance and type in "BOE to be the lead agency for indeterminable public easements" in the editable field.
18. Clearance is required for new FSE or change of use from a non-FSE to a food establishment, or an alteration of an existing food establishment with a permit valuation of $100,000 or more (excluding mandatory seismic retrofitting and fire damage repair).
19. BOE Hillside clearance items saved as "Denied" shall be deleted by LADBS if the project is determined to not be subject to the Hillside Ordinance by LADBS. BOE staff shall include all relevant information (e.g. Width of Continuous Paved Roadway, Standard or Substandard Street and roadway with) in the comments section.
IV. APPLICABILITY MATRICES

IVC. FIRE DEPARTMENT CLEARANCE

The attached matrix summarizes the FD clearance requirements based on the type of projects. LADBS staff shall use the attached matrix as a guide in determining whether they need to generate a PCIS clearance for DCP documents.

To use the matrix, plan check engineers shall identify the project(s) in the first column, read across the row, and stop at the cell corresponding to the use/occupancy or type of clearance listed in the top row. If the cell shows “FD”, plan check engineers shall create a PCIS clearance for Fire Department. If the cell shows “----”, no interdepartmental clearance will be needed.
<table>
<thead>
<tr>
<th>Non-Express Permits</th>
<th>Hydrant and access around buildings</th>
<th>Verify the distance to LAFD truck/engine company (4)</th>
<th>Under-ground fuel tank</th>
<th>Asbestos Removal</th>
<th>High Storage Rack (2)</th>
<th>Solar panels</th>
<th>Motion Picture Studios</th>
<th>FHFSZ (5)</th>
<th>Supergraphics</th>
<th>Oil Wells</th>
<th>Car Lifts over two (2) levels</th>
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## APPLICABILITY MATRIX FOR THE FIRE DEPARTMENT

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<th>Non-Express Permits</th>
<th>Hydrant and access around buildings</th>
<th>Verify the distance to LAFD truck/engine company</th>
<th>Underground fuel tank</th>
<th>Asbestos Removal</th>
<th>High Storage Rack</th>
<th>Solar Panels</th>
<th>Motion Picture Studios</th>
<th>HVHFHSZ (5)</th>
<th>Supergraphics</th>
<th>Oil Wells</th>
<th>Car Lifts over two (2) levels</th>
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<tr>
<td>Signs</td>
<td>On-Site</td>
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</tbody>
</table>

**FD1** = Fire Department Plan Check Division (after FD1’s review, certain projects will be referred by FD1 to FD2 for approval)

**FD2** = Fire Department Hydrant and Access Unit

**Footnotes:**

1. Fire Department Hydrant and Access Unit approval is required if any portion of the building is more than 150 feet from the edge of public way, and $50,000 or more project valuation.

2. Fire Department Hydrant and Access Unit approval is required if any portion of the building is more than 150 feet from the edge of public way, and $50,000 or more project valuation.

3. Any storage rack more than 12 feet high requires Fire Department approval. The Fire Department will check whether the rack(s) is used to store combustible materials per Section 209H of the California Fire Code (CFC).

4. Obtain clearances from the Fire Department if the applicant is claiming exemption from providing fire sprinklers in accordance with LAMC 12.21.A.17(d)(1) due to their project’s close proximity to a LA City Fire Department’s Truck or Engine Company AND the total aggregate value of the remodel within a one-year period exceeds 50% of the replacement cost of the existing dwelling or accessory building. (Only applies to projects covered by the Hillside Ordinance)

5. Very High Fire Hazard Severity Zone (VHFHSZ)
<table>
<thead>
<tr>
<th>Plan Check Project Type</th>
<th>State Fire Marshall Fire Life Safety Projects</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Hotels &gt;2 stories or &gt; 19 guest rooms</td>
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<tr>
<td>Exterior Alterations w/ no change in Fire-Life Safety</td>
<td>Multiple Family/Condo</td>
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<tr>
<td>Interior Alterations w/ no change in Fire-Life Safety</td>
<td>Multiple Family/Condo</td>
</tr>
<tr>
<td></td>
<td>Comm/Indust./Institut.</td>
</tr>
</tbody>
</table>

**Legend:**
- **DBS/FD** - Fire Department and LADBS plan check reviews
- **DBS** - LADBS plan check review including FD requirements
- **-** - Not applicable

**Notes:**
* Change in fire-life safety includes but not limited to change in exiting system, emergency egress locations, and number of exits, etc.

1. If any contradiction, follow the most restrictive.
2. FD approval is required only if the addition or alteration creates a new dwelling unit or changes the existing exit systems.
3. FD approval is required only for occupancies: 'A' with 100 occupant load or greater, 'E', 'I', or H and TI in mall and airport.
4. FD approval is required only from Hydrant Access Unit

Fire Department approval is required per "Building Permit Clearance Handbook" for the following:
- Hydrant and Access, Verify Distance to LAFD Truck or Engine Company, Underground Fuel Tank, High Storage Racks, Asbestos Removal, Motion Picture Studios, Construction on or Near Oil Wells, Automated Parking Garages and Car Lifts, Supergraphic Signs and Active Methane System, R2.1 and R4 occupancies.

Rev. 11.04.2019
IVD. DEPARTMENT OF TRANSPORTATION CLEARANCE

The attached matrix summarizes the DOT clearance requirements based on the type of projects. LADBS staff shall use the attached matrix as a guide in determining whether they need to generate a PCIS clearance for DOT.

To use the matrix, plan check engineers shall first identify the project(s) in the first column, read across the row, and stop at the cell corresponding to the type of clearance stipulated in the first row. If the cell shows “DOT”, plan check engineers shall create a PCIS clearance for DOT. If the cell shows “----”, no interdepartmental clearance will be needed.

DOT is most concerned with new driveways that are planned to be constructed on streets classified as Major Highways or Secondary Highways.
### APPLICABILITY MATRIX FOR DEPARTMENT OF TRANSPORTATION (DOT)

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<th>Transp. Demand Ordinance</th>
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<td>Use of land</td>
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<td>Single Dwelling Unit</td>
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<td>Two or More Dwelling Units</td>
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<td>DOT (4)</td>
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<tr>
<td>New and Alterations</td>
<td>Off-Site</td>
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<tr>
<td>Site grading</td>
<td>Hill Side</td>
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<tr>
<td>Non-Hill Side</td>
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<tr>
<td>Fences and Block Walls</td>
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<tr>
<td>Underground Tank Removal and Remediation</td>
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<td>----</td>
</tr>
<tr>
<td>Seismic Reinforcement and Retrofitting</td>
<td></td>
<td>----</td>
</tr>
</tbody>
</table>

Legend:  
"----" Clearance by DOT is Not Required.  
DOT Clearance by DOT is required.

General notes or footnotes:  
1. Clearance is required for new driveways when project is adjacent to Boulevard and Avenue class roadways.  
2. Clearance is required for fast food restaurants, gasoline stations, car wash, oil change facilities (i.e. Jiffy Lube) and drive through projects.
3. Clearance is required if a new driveway is proposed.
4. General Office Building only with more than 25,000 sq. ft. of new or additional floor area.
IV. APPLICABILITY MATRICES

IVE. CULTURAL AFFAIRS DEPARTMENT CLEARANCE

The attached matrix summarizes the CAD clearance requirements based on the type of projects. LADBS staff shall use the attached matrix as a guide in determining whether they need to generate a PCIS clearance for CAD.

To use the matrix, plan check engineers shall identify the project in the first column, read across the row, and stop at the cell corresponding to the type of clearance listed in the top row. If the cell shows “CAD”, plan check engineers shall create a PCIS clearance for CAD. If the cell shows “---”, no interdepartmental clearance will be needed.

Please note that State (ZI 145-1000 through ZI 145-1999) and Federal (ZI 145-2000 through ZI 145-4999) monuments are not reviewed and cleared by Cultural Affairs department, and shall continue to be processed by plan check engineers in accordance with the November 2001 document titled “Building Permit California Environmental Quality Act Procedure for Historical Monuments.”
## APPLICABILITY MATRIX FOR CULTURAL AFFAIRS

### Legend
- "----" Clearance by CAD is not required.
- CAD Clearance by CAD is required.

### General notes or footnotes:
1. Clearance is not required when signage is being altered on an existing marquee.
2. Clearance by CAD required per Ordinance 171,413

<table>
<thead>
<tr>
<th>Project Description</th>
<th>City Owned Building / Parcel</th>
<th>Mural Sign</th>
<th>Marquee Located Over Public Way</th>
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<tr>
<td>Change of use</td>
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<td>New Construction</td>
<td>Single Dwelling Unit</td>
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<td>Two or More Dwelling Units</td>
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<td>Comm./Indust./Instit.</td>
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<td>Relocation</td>
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<td>Addition</td>
<td>Single Dwelling Unit</td>
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<td>Two or More Dwelling Units</td>
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<td>Exterior Alteration</td>
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<tr>
<td>Pool and/or Spa</td>
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<td>CAD</td>
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<td>Two or More Dwelling Units</td>
<td>CAD</td>
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<td>Signs</td>
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<tr>
<td>New and Alterations</td>
<td>Off-Site</td>
<td>CAD</td>
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<td>Site grading</td>
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<tr>
<td>Seismic Reinforcement and Retrofitting</td>
<td>CAD</td>
<td></td>
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</tbody>
</table>
IVF.  SPECIFIC PLANS, PEDESTRIAN ORIENTED DISTRICT, COMMUNITY PLAN IMPLEMENTATION OVERLAY DISTRICT, AND COMMUNITY DESIGN OVERLAY DISTRICT CLEARANCE

The matrices listed in the following pages summarize the DCP and DOT/BOE/BSS/DWP clearance requirements based on the type of project and its location in a specific plan, POD, CPIO, and/or CDO area. LADBS staff shall use these matrices as a guide in determining whether they need to review the code language pertaining to the specific plan, POD, CPIO, and/or CDO for quantifiable design requirements, and to generate a PCIS clearance for DCP and DOT/BOE/BSS/DWP due to the project’s location in the specific plan, POD, CPIO, and/or CDO area.

To use the matrices (a sample of which is shown on page 69), plan check engineers shall identify the project(s) in the first column, and read across the row. In the LADBS column, when “DBS” appears in the cell, plan check engineers shall review the specific plan language for, among other things, quantifiable requirements such as building height, number of stories, floor area, yard, etc. They shall ensure the design shown on plans fully comply with these requirements. If there is “—” shown in the cell, it means plan check engineers do not need to read the language in the specific plan.

In the clearance required from DOT/BOE/BSS/DWP column, when there is “DOT”, “BOE”, “BSS’, or “DWP” in the cell, it means plan check engineers shall create a PCIS signoff for DOT, BOE, BSS, or DWP staff. “—” means no DOT, BOE, BSS, or DWP clearance is required.

In the clearance required from DCP column, when there is “CPCTR” in the cell, it means plan check engineers shall create a PCIS signoff for DCP’s Public Counter staff. When there is “CPB” or “PVA” in the cell, plan check engineers shall create a PCIS signoff for DCP’s Community Planning Bureau or Playa Vista Group staff, respectively. “—” means no clearance needs to be generated.

The matrices are updated by DCP periodically and may be accessed in the following way:

Log on to DCP’s website at http://ZIMAS.lacity.org/. Type in the number and street of the property you are interested in, click “Go”

and click the “Planning and Zoning” heading on the left side of the webpage.

If the property is located in a specific plan, POD, CPIO, and/or CDO, the specific plan, POD, CPIO, and/or CDO name will be listed in
IV. APPLICABILITY MATRICES

IVF. SPECIFIC PLANS, PEDESTRIAN ORIENTED DISTRICT, COMMUNITY PLAN IMPLEMENTATION OVERLAY AND COMMUNITY DESIGN OVERLAY (continue)

the second column with a ZI XXXX preceding it. Clicking that ZI XXXX will bring you to a brief one-page summary of that specific plan. The Clearance Matrix can be obtained by clicking the matrix icon at the bottom of that page.
<table>
<thead>
<tr>
<th>Project Description</th>
<th>LADBS to check for compliance</th>
<th>clearance required from</th>
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<tr>
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<td>DBS</td>
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<td>DOT</td>
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<td>Use of land</td>
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<td>DBS</td>
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<td>Relocation</td>
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<td>Two or More Dwelling Units</td>
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<tr>
<td>Addition</td>
<td>Single Dwelling Unit</td>
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<td>Signage</td>
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<tr>
<td>Seismic Reinforcement and Retrofitting</td>
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</tbody>
</table>

**Legend:**
- DBS LADBS staff shall check all quantifiable requirements such as height, no. of stories, floor area, yard, etc.
- "---" LADBS staff need not review the specific plan requirements or no clearance by CPB or DOT is required.
- CPB Clearance by CPB is required.
- DOT Clearance by DOT is required.
## LIST OF MATRICES FOR SPECIFIC PLANS

### Alphabetically Listed by Specific Plan Name

1. CENTRAL CITY WEST SPECIFIC PLAN    ZI -1441
2. CENTURY CITY NORTH SPECIFIC PLAN    ZI -1138
3. COAST TRANSPORATION CORRIDOR SPECIFIC PLAN    ZI -1874
4. PACIFIC PALISADES SPECIFIC PLAN    ZI -1321
5. VENICE SPECIFIC PLAN    ZI -2273
6. VENTURA/CAHUENGA BLVD. SPECIFIC PLAN    ZI -1729
7. WARNER CENTER SPECIFIC PLAN    ZI -1870
8. WEST LOS ANGELES T.I.M.P. SPECIFIC PLAN    ZI -2192

### Numerically Listed by ZI numbers

1. ZI -1138  CENTURY CITY NORTH SPECIFIC PLAN
2. ZI -1321  PACIFIC PALISADES SPECIFIC PLAN
3. ZI -1441  CENTRAL CITY WEST SPECIFIC PLAN
4. ZI -1729  VENTURA/CAHUENGA BLVD. SPECIFIC PLAN
5. ZI -1870  WARNER CENTER SPECIFIC PLAN
6. ZI -1874  COAST TRANSPORATION CORRIDOR SPECIFIC PLAN
7. ZI -2192  WEST LOS ANGELES T.I.M.P. SPECIFIC PLAN
8. ZI -2273  VENICE SPECIFIC PLAN
V. LOCATIONS TO OBTAIN DEPARTMENTAL CLEARANCES

1. Locations to obtain Department of City Planning (DCP) document clearance

Metro office: 4th Floor, 201 N. Figueroa Street
Los Angeles, CA 90012
Phone no. 213-482-7087

Van Nuys, CA 91411
Phone no. 818-374-5050

1. Locations to obtain DCP Documents

DCP documents are stored in different locations. For copies of documents, customers should be advised to call DCP’s Automated Records Section at (213) 978-1259, or to fax in their requests to (213) 978-1263.

3. Locations to obtain Department of Public Works Clearance

BUREAU OF ENGINEERING - CENTRAL DISTRICT
Construction Services Center
Serving properties generally located South of Mulholland Drive and east of Robertson Boulevard and north of 12th Street Telephone:
201 North Figueroa Street 3rd floor,
Los Angeles, CA 90012-2601
Hours: 7:30 a.m. to 4:30 p.m.
(9:00 a.m. to 4:30 p.m. Wed.)
(213) 482-7030

BUREAU OF ENGINEERING - HARBOR DISTRICT
Serving properties generally located south of 120th Street Telephone:
638 S. Beacon St.
San Pedro, CA 90731
Hours: 7:30 a.m. to 4:30 p.m.
(310) 732-4677

BUREAU OF ENGINEERING - VALLEY DISTRICT
Serving properties generally located north of Mulholland Drive or its extension easterly
6262 Van Nuys Boulevard,
Van Nuys, CA 91401-2615
Hours: 7:00 a.m. to 4:30 p.m.
Telephone: (818) 374-5090

BUREAU OF ENGINEERING - WEST LOS ANGELES DISTRICT
Serving properties generally located south of Mulholland Drive, north of Imperial Highway and west of Robertson Boulevard
1828 Sawtelle Boulevard,
3rd Floor, Los Angeles, CA 90025-5516
Hours: 7:00 a.m. to 4:30 p.m.
Telephone: (310) 575-8384
V. LOCATIONS TO OBTAIN DEPARTMENTAL CLEARANCES

♫ BUREAU OF SANITATION
Watershed protection Division
2714 Media Center Drive
Los Angeles, CA
Telephone: (323)342-1501

4. Locations to obtain Fire Department Clearance

♫ For Title 19 projects, determination of occupancy and other sign-off listed in matrix:

 Metro: 201 N. Figueroa St, 3rd floor, Station 16
 Los Angeles, CA 90012

 Van Nuys: 6262 Van Nuys Bl, 2nd floor
 Van Nuys, CA 91411

 West L. A.: 18287 Sawtelle Bl, 2nd floor
 Los Angeles, CA 90025

♫ For Hydrant and Access:

 Metro: 221 N. Figueroa St, 15th floor
 Los Angeles, CA 90012

♫ For Underground Tanks:

 Metro: 201 N. Figueroa St, 3rd floor, Station 16
 Los Angeles, CA 90012

5. Locations to obtain DOT Clearance

♫ DOT- Citywide:
 Construction Services Center: 201 N. Figueroa Street, 5th Floor, Suite 550
 Los Angeles, CA 90012
 Hours: 7:30 A.M. to 4:30 P.M.
 Telephone: (213) 482-7024

♫ DOT- Valley Office:
 Serving San Fernando Valley
 (North of Mulholland Drive, with
 the exception of Universal City)
 6262 Van Nuys Boulevard
 Van Nuys, CA 91401
 Hours: 8:00 A.M. to 4:30 P.M.
 Telephone: (818) 374-4699
V. LOCATIONS TO OBTAIN DEPARTMENTAL CLEARANCES

- DOT- Westchester Office
  Serving West Los Angeles and LAX areas
  (West of La Cienega Boulevard and South of Mulholland Drive excluding Woodland Hills)
  7166 W. Manchester Ave
  Los Angeles, CA 90045
  Hours: 8:00 A.M. to 4:30 P.M.
  By appointment only
  Telephone: (213) 485-1062

6. Locations to obtain CAD Clearance

- All signoffs are processed at CAD’s office at 433 S. Spring Street, 10th Floor

City Owned Properties:
Mr. Haroot Avanesian, (213) 202-5500

Mural Signs:
Mr. Robert Nunes, (213) 202-5500

Marques Over Public Way:
Mr. Haroot Avanesian, (213) 473-7721

7. Locations to obtain clearances for projects located in a specific plan, POD, CPIO, CDO, or HPOZ

If the matrix requires a CPB clearance, the general locations for Department of City Planning’s Community Planning Bureau (CPB) are listed below. However, it is recommended that customers call first and make an appointment. Plan check engineers shall advise the permit applicant to contact the planner by phone for information on how to obtain the clearance. The contact phone number for the planner shall be written on the correction sheet by the plan check engineer.

- Metro Office:
  200 N. Spring Street, Suite 667
  Los Angeles, California 90012

- Valley Office:
  6262 Van Nuys Boulevard, Suite 351
  Van Nuys, California 91401

- West and Coastal Office:
  200 N Spring Street, Suite 621
  Los Angeles, California 90012

Each specific plan or CPIO matrix contains the phone number for the Planning Unit assigned to that specific plan or CPIO.
V. LOCATIONS TO OBTAIN DEPARTMENTAL CLEARANCES

For the convenience of this guideline’s users, the contact phone numbers for POD, CDO, NOD, and HPOZ are also provided here. However, as more and more of these kinds of districts are created and their contact phone numbers being added or changed, the most up-to-date phone number for these districts should be obtained from DCP’s websites.

Phone contacts for CPB staff:

- Atwater Village POD: East Unit (213) 978-1170
- Westwood Blvd. POD: West/Coastal Unit (213) 978-1165
- Westwood/Pico NOD: West/Coastal Unit (213) 978-1165
- Canoga Park Commercial Corridor CDO: South Valley Unit (818) 374-5037
- Canoga Park Downtown CDO: South Valley Unit (818) 374-5037
- Sun Valley CDO: North Valley Unit (818) 374-5062
- Van Nuys CDO: South Valley Unit (818) 374-5037
- West Wilshire CDO: West/Coastal Unit (213) 978-1165
- All HPOZ’s: (213) 978-1164 or 978-1177

Plan check engineers and applicants may also obtain the contact phone number for planners in each specific plan, CPIO, CDO, POD, and HPOZ from DCP’s website. To obtain the phone number, log on to http://ZIMAS.lacity.org/. Type in the number and street for the property you are interested in. Click “Go”. Click the “Planning and Zoning” heading on the left side of the webpage. Obtain the contact phone number for the specific plan, CPIO, CDO, POD, or HPOZ by clicking the Zoning Information ZI XXXX.

The instructions on how to obtain the contact number has been provided on LADBS’s Clearance Agency “Address Code” which is given to every permit applicant together with their plan check correction sheets.
V. LOCATIONS TO OBTAIN DEPARTMENTAL CLEARANCES

8. Locations to obtain City Historical Monuments/ Mills Act clearance

 Downtown
  200 N. Spring St., Rm 667
  Phone No. (213) 978-1183
  Office hours: Monday thru Friday

9. Locations to obtain Planning Redevelopment Project Area clearance

 Downtown
  201 N. Figueroa Street,
  5th Floor
  Phone No. (213) 202-5456
  Office hours: Monday, Tuesday, Thursday,
  Friday 7:30 a.m. to 4:30 p.m. and
  Wednesday 9:00 a.m. to 4:30 p.m.

10. Locations to obtain Harbor Dept. Clearance

 San Pedro
  Port of Los Angeles Administration Building
  Permits and Records Section
  425 S. Palos Verdes Street - 3rd Floor
  San Pedro, CA 90731
  Phone No. (310) 732-3405
  (310) 732-3322
  (310) 732-3686
  Office hours: Monday thru Friday
  7:30 a.m. to 4:15 p.m.

11. Locations to obtain LAX Clearance

 Los Angeles World Airport (LAWA)
  Entitlements and Land Use Planning
  1 World Way
  Los Angeles, CA 90045
  Phone No. (424) 646-5174
  LAXPlanning@lawa.org
Updates Pending for CRA Transfer to Department of City Planning
VI APPENDIX

VI A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CITY OF LOS ANGELES
Department of Building & Safety

BUILDING PERMIT
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
PROCEDURE FOR HISTORICAL MONUMENTS
9/2004

TABLE OF CONTENT

I. REVIEWING PROJECT AND APPLYING PCIS CLEARANCES

II. Determine if the project involves a historical monument

A. Determine if a monument is located in CRA area

III. PROCESSING CEQA DOCUMENTATION

A. Projects in CRA areas
B. Projects not in CRA areas but qualified as Categorical Exemption
C. Projects not in CRA areas and referred to City Planning for CEQA review

IV. PROCESSING A CEQA APPEAL

A. Take in an appeal
B. Process an appeal

V. Appendixes - (Also available in BASEC under LADBS App. /BASEC/Standards/Calif. Env. Quality Act Requirement)

A. Categorical Exemption List for Express Permits
B. CEQA Notice of Determination (NOD) form
C. Certificate of Fee Exemption (F&G) form
D. CEQA Notice of Exemption (NOE) form
E. CEQA Questionnaire for Work on Historic Buildings
F. CEQA Procedure Flow Chart for Structural Plan Check
G. CEQA Procedure Flow Chart for Mech, Elec, Plumb & Bldg Express Permits
H. Glossary of CEQA Terminology
VI APPENDIX

VI A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

I. REVIEWING PROJECT AND APPLYING PCIS CLEARANCES

This process shall be performed by a Plan Check or Express permit staff during the review of a project which involves work on a historical monument.

A. Determine if the project involves a historical monument - the historical monuments are identified by a pop-up message in the PCIS either/or as:
   - Mills Act Historical Property Contract Properties
   - Historic-Cultural Monument Properties
   - Other historical designations.

If a project does not involve a historical monument, follow the normal procedure to process the permit application.

1. **Express permit** - If the project involves a historical monument, and if the project is listed as a qualifying type on the CEQA Categorical Exemption List for Express Permit per Appendix A, enter the following note with the work description: ‘CEQA Categorical Exemption Class 31 Historic Resource Rehab/Restoration’, and follow the normal procedure to process the permit. If the project is not on the list, stop the PCIS application process and refer the customer to plan check.

2. **Over-the-Counter Plan Check, Appointment or Regular Plan Check**

   The historical monuments are listed in the ZIMAS under the Data Tab "Planning and Zoning Information," under the item name "Historic Preservation Review."

   If the property is listed as a historical monument, go to step 'B' below.

B. Determine if a monument is located in a CRA area - In general, PCIS will display a notification when an application address is associated with the historical monument in a CRA area. Verify the historical monument designation of a building in a CRA area by viewing the PCIS parcel document screen or ZIMAS.
VI APPENDIX

VI A  CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

1. If a project is in a CRA area, the CEQA lead agency is CRA. (Note: When another City agency is the CEQA lead agency, then LADBS will be the CEQA responsible agency for the permit issuance process.)
   a. *Add the PCIS CRA clearance for ‘Historic Monument, Work on a historical monument in CRA Area: (Enter ZI no. for the CRA area)*
   b. When both City Planning clearance for a **Historic Monument** and CRA clearances are required, instruct the customer to first obtain clearance from City Planning and then CRA.
   c. Continue with the process in step ‘IIA’ below when the customer returns to LADBS after CEQA review by CRA.

2. If a project is not in a CRA area, determine if it qualifies as a CEQA Categorical Exemption:
   a. **Over-the-Counter Plan Check** - Request the customer to complete the CEQA Questionnaire per Appendix E.
      (1) If the customer *has not* checked the unconditioned ‘YES’ box to any questions, continue with process in step ‘IIB’ for Categorical Exemption.
      (2) If the customer *has* checked off the unconditioned ‘YES’ box to any questions, the project requires environmental review. Continue with the process in step ‘c’ below.
   b. **Appointment or Regular Plan Check** - Review the CEQA Questionnaire completed by the customer during submittal. If CEQA Questionnaire is not submitted; provide a copy to the customer with your plan check correction. The procedures to review the CEQA Questionnaire are the same as in step ‘a’ above for an Over-the-Counter Permit.
   c. Determine whether City Planning is the CEQA lead agency:
      (1) If a City Planning discretionary action such as a HPOZ, CUP, project permit, coastal permit, Design Review Board (DRB) approval or zoning variance etc. is required for the project, City Planning is the CEQA lead agency. *Add the PCIS City Planning clearance for ‘CEQA/Historic Monument/CEQA*
VI APPENDIX

VI A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

Review for Planning as Lead Agency’ and refer the customer to City Planning for CEQA review.

(2) If no Planning discretionary Action is required, add the PCIS City Planning clearance for ‘CEQA/Historic Monument/CEQA Review for LADBS or other City agency as Lead Agency’ and refer the customer to City Planning for CEQA review.

(3) Continue with the process in step IIC below when the customer returns to LADBS after CEQA review by City Planning.

II. PROCESSING CEQA DOCUMENTATION

This process will be performed by Plan Check staff after the customer has obtained all the required project information, clearances signoff and/or CEQA documentation from other agencies. (Note: For a project which requires issuance of multiple permits for a plan check, prepare the appropriate CEQA notice only for the main permit.)

A. Projects in CRA areas and CRA as the CEQA lead agency has prepared one of the following CEQA documents:

1. Notice of Exemption (NOE) for a categorical exemption - Select the PCIS ‘Checklist Attachment’ item for ‘CEQA Notice of Exemption’ and attach a copy of the NOE to the permit at issuance.

2. Notice of Determination (NOD) for a Negative Declaration (ND), Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR):
   a. Review the ND, MND or EIR prepared by CRA. For MND or EIR, verify the mitigated measures are incorporated on the plans. For EIR related to a demolition permit, consult with your supervisor for additional CEQA documentation not covered by this manual.
   b. Prepare a NOD for LADBS as the responsible agency per Appendix B and a Certificate of Fee Exemption for Fish & Game (F&G) per Appendix C.
   c. Provide the original copy of the NOD and F&G certificate to the customer. Instruct the customer to file the NOD at the County Clerk office, 12400 Imperial Highway, Norwalk, CA90650. (Note: After the posting period, County Clerk should return NOD to the City Clerk. If
VI APPENDIX

VI A  CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

County Clerk returns NOD to LADBS, then send NOD to City Clerk/CEQA Document at Mail Stop 160, Room 395, 200 N. Spring St.)

d. Select the PCIS ‘Checklist Attachment’ item for ‘CEQA Notice of Determination and attach a copy of the NOD to the permit at issuance. (Note: Permit may be issued before filing of the NOD)

B. Projects not in CRA areas but qualified as a Categorical Exemption:

1. Complete a Notice of Exemption (NOE) form (See Appendix D) and explain to the customer the Statute of limitations on court challenges to the approval of the project. The challenge period is 35 days from the filing date of the NOE at the County Clerk, or 180 days from the NOE date if it is not filed. If the customer decides to file the NOE, he or she may do so at the County Clerk office, 12400 Imperial Highway, Norwalk, CA90650.

2. Provide a copy of the NOE to the customer.

3. Select the PCIS ‘Checklist Attachment’ items for ‘CEQA Notice of Exemption’ and ‘CEQA Historic Questionnaire’, and attach the original NOE and the completed questionnaire to the permit at issuance.

C. Projects not in CRA areas and referred to City Planning for CEQA review:

1. Projects require no City Planning discretionary action and Planning has prepared one of the following CEQA documents for LADBS as the lead agency:

   a. Notice of Exemption (NOE) for a categorical exemption - Select the PCIS ‘Checklist Attachment’ item for ‘CEQA Notice of Exemption’ and attach NOE to the permit at issuance.

   b. Negative Declaration (ND), Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR):

      (1) Review ND, MND or EIR prepared by City Planning. For MND & EIR, verify the mitigated measures and recommendations are incorporated on the plans. For EIR related to a demolition permit, consult with your supervisor for additional CEQA documentation not covered by this manual.
VI APPENDIX

VI A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

(2) **Prepare a NOD for LADBS as the lead agency per Appendix Band a Certificate of Fee Exemption for Fish & Game (F&G) per Appendix C.**

(3) Provide the original copy of the NOD and F&G to the customer. Instruct the customer to file the NOD at the County Clerk office, 12400 Imperial Highway, Norwalk, CA90650. (Note: After the posting period, County Clerk should return NOD to City Clerk. If County Clerk returns NOD to LADBS, then send NOD to City Clerk/CEQA Document at Mail Stop 160, Room 395, 200 N. Spring St.)

(4) Select the PCIS ‘Checklist Attachment’ item for ‘CEQA Notice of Determination’ and attach a copy of the NOD to the permit at issuance. (Note: Permit may be issued before filing of the NOD)

(5) Send the ND, MND or EIR to the City Clerk/CEQA Document at Mail Stop 160, Room 395, 200 N. Springs St.

2. Projects require no City Planning discretionary action and Planning has prepared one of the following CEQA documents for another City Agency (e.g. Recreation & Park, Housing) as the lead agency:

   a. Notice of Exemption (NOE) for a categorical exemption - Select the PCIS ‘Checklist Attachment’ item for ‘CEQA Notice of Exemption’ and attach NOE to the permit at issuance.

   b. Notice of Determination (NOD) for a Negative Declaration (ND), Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR):

      (1) Review ND, MND or EIR prepared by City Planning. For MND & EIR, verify the mitigated measures and recommendations are incorporated on the plans.

      (2) **Prepare a NOD for LADBS as the responsible agency per Appendix B and a Certificate of Fee Exemption for Fish & Game (F&G) per Appendix C.**

      (3) Provide the original copy of the NOD and F&G certificate to the customer. Instruct the customer to file the NOD at the County Clerk office, 12400 Imperial Highway, Norwalk,
VI APPENDIX

VI A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

CA90650. (Note: After the posting period, County Clerk should return NOD to City Clerk. If County Clerk returns NOD to LADBS, then send NOD to City Clerk/CEQA Document at Mail Stop 160, Room 395, 200 N. Spring St.)

(4) Select the PCIS ‘Checklist Attachment’ item for ‘CEQA Notice of Determination’ and attach a copy of the NOD to the permit at issuance. (Note: Permit may be issued before filing of the NOD)

3. Projects require City Planning discretionary actions, and City Planning as the CEQA lead agency has prepared a NOE for a Categorical Exemption, or a NOD for a ND, MND or EIR. Follow the procedures in Step 2 above.

III. PROCESSING A CEQA APPEAL - During the period within the statute of limitations, an appeal may be filed against the approval of a project or a permit under the CEQA process. The submittal of a CEQA appeal shall be first considered by a plan check supervisor. If denied, the applicant may appeal to the LADBS Commission.

A. Take in an appeal - Upon a petition by an applicant, a plan check supervisor shall:

1. Determine if an appeal may be filed based on the Statute of Limitations.

   a. For Categorical Exemption - The statute of limitation is 35 calendar days from the filing date of the Notice of Exemption at the County Clerk office. It is 180 calendar days from the project or permit approval date if the Notice of Exemption is not filed at the County Clerk office.

   b. For ND/MND/EIR - The statute of limitation is 30 days from the filing date of the Notice of Determination at the County Clerk office. It is also the opinion of the Los Angeles City Attorney that the statute of limitation is extended to 180 days from the project or permit approval date if the Notice of Determination is not filed at the County Clerk office.

2. Assist the applicant to prepare a Modification to Building Ordinance form.

3. Ensure the required materials for Board Action are included in the submittal.

4. Mark the check box for ‘Denial’ on the Modification form.
VI A  CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

5.  Indicate the required fees for Board actions on the Modification form.

6.  Request customer to submit the appeal package with the Modification form to the cashier for routing to the Commission office.

B.  Processing a CEQA appeal - Refer to Building & Safety Commission procedures.
VI APPENDIX

VI A  CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

CATEGORICAL EXEMPTION LIST FOR EXPRESS PERMITS (App. A)

An express permit may be issued for a historical building when the proposed work is listed below. The following note should be entered with the work description: ‘CEQA Categorical Exemption Class 31 Historic Resource Rehab/Restoration’.

BUILDING

1. Termite damage/ dry rot repair in kind (maximum 10%, no structural)
2. Complete work done under previously expired permit. (Minimum 75% percent completed as determined by inspection)
3. Change of ownership/contractor
4. Fire damage repair in kind (maximum 10%, no structural)
5. Anchor bolting/bracing foundation per standard plan (Houses, residential buildings up to 3 stories and up to 4 units)
6. Replacement of damaged framing members (less than 10% for houses and duplexes)
7. Repair of water, dry-rot or termite damaged stairs in residential buildings (less than 10%)

HVAC

1. Witness test
2. Replacing refrigeration systems (group A refrigerant & less than 100 hp)
3. Replacing gas heaters (unit heaters) and gas furnaces (wall heaters)
4. Replacing A/C unit (a/c compressors) with same size & type
5. Duct work alteration or addition above T-bar ceiling in buildings that do not have smoke control system

PLUMBING

1. Re-pipe domestic water systems with up to 1 1/2” water service with all penetrations through walls restored to closely match original form
2. Replacing plumbing fixtures
3. Gravity drainage systems with up to 4” building drain with all penetrations through walls restored to closely match original form
4. Low pressure gas piping systems with up to 10 outlets
5. Sewer cap
6. Sub-meters for domestic water line
7. Replacing water heater (same size&type)
8. Sewer connection permit (provide engr. #)
9. Sewer alteration, repair or replacement
10. Adding earthquake valves same size as existing gas main
11. Lawn sprinklers
VI APPENDIX

VI A  CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

FIRE PROTECTION

1. Welding permit
2. Pump test
3. Standpipe flushing
4. Replacing underground fire sprinkler piping (same size or larger)
5. Replacing valves
6. Replacing fire sprinklers (same size & type)
7. Lowering sprinkler heads

ELECTRICAL

1. Motors up to 20 hp (total hp not to exceed 150)
2. Witness test - for fire alarm and life safety
3. Special (equipment) inspection
4. Movie location
5. Meter reconnect
6. Miscellaneous wiring (repair damage)
7. Special events (carnivals, trade shows)
8. Smoke detectors for apartments, houses and duplexes

ELEVATORS/ PRESSURE VESSELS

1. Elevators (repair)
2. Repairing or replacing pressure vessels, tanks and boilers
3. Automotive hoist
4. Air tanks (compressors)
5. Lpg tanks (with approved plot plan)

OTHER

1. Extra trip
2. Address change on mechanical & electrical permits
## VI APPENDIX

### VI A  CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

**CITY OF LOS ANGELES**

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF DETERMINATION

(Article V, Section 17; Article VI, Section 11)

(City CEQA Guidelines)

<table>
<thead>
<tr>
<th>COUNCIL DISTRICT</th>
<th>PGIS/GAGE NO.</th>
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<tbody>
<tr>
<td></td>
<td>21146</td>
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<table>
<thead>
<tr>
<th>PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>201 N. Figueroa St. Room 300 Los Angeles, CA 90012</td>
</tr>
</tbody>
</table>

**PROJECT DESCRIPTION AND LOCATION**

This is to advise that on ____________, the Dept. of Building & Safety of the City of Los Angeles has approved the above described project and/or permit and has made the following determinations:

**SIGNIFICANT EFFECT**

- [ ] Project will have a significant effect on the environment.
- [x] Project will not have a significant effect on the environment.

**LITIGATION MEASURES**

- [ ] Mitigated measures were made a condition of project approval.
- [ ] Mitigated measures were not made a condition of project approval.

**OVERRIDING CONSIDERATION**

- [x] Statement of Overriding Considerations was adopted.
- [ ] Statement of Overriding Considerations was not adopted.
- [ ] Statement of Overriding Considerations was not required.

**ENVIRONMENTAL IMPACT REPORT**

- [x] An Environmental Impact Report was prepared for the project and may be examined at the Office of the City Clerk.
- [ ] An Environmental Impact Report was not prepared for the project.

**NEGATIVE DECLARATION**

- [x] A Negative Declaration (ND) or Mitigated Negative Declaration (MND) was prepared for the project and may be examined at the Office of the City Clerk.
- [ ] A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.

- [ ] Lead Agency finding: The Dept. of Bldg. & Safety as the Lead Agency certifies that the (ND) (MND) reflects the independent judgement of the agency, and that it has determined that this project will not have a significant effect on the environment. When mitigation measures are required, the Dept. of Bldg. & Safety will assure that the mitigation measures will be implemented.

- [x] Responsible Agency finding: The Dept. of Bldg. & Safety as the Responsible Agency has considered that the (ND) (MND) (EIR) prepared by the Lead Agency in approving the (Building) (Grading) (Mechanical) (Plumbing) (Electrical) permit.

**SIGNATURE**

**DATE OF PREPARATION**

- [ ] County Clerk**
- [x] Responsible State Agency (if any)
- [ ] LADBS Record
- [x] City Clerk

**TITLES**

- [x] OFFICE OF THE CITY CLERK
  Room 395, City Hall
  200 N. Spring Street
  Los Angeles, CA 90012

- **County Clerk Office
  12600 Imperial Highway,
  Norwalk, CA 90650**

Rev. 11.04.2019
### VI APPENDIX

#### VI.A  CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

<table>
<thead>
<tr>
<th>NOTICE OF DETERMINATION</th>
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<tr>
<td>CITY AGENCY AND ADDRESS:</td>
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<tr>
<td>PROJECT TITLE:</td>
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<td></td>
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<tr>
<td>LADBS CONTACT PERSON:</td>
</tr>
<tr>
<td>STATE CLEARING HOUSE NUMBER:</td>
</tr>
<tr>
<td>TELEPHONE NUMBER:</td>
</tr>
</tbody>
</table>

This is to advise that on Oct. 19, 2001, the Dept. of Building & Safety of the City of Los Angeles has approved the above described project and/or permit and has made the following determinations:

- **SIGNIFICANT EFFECT:** Project will have a significant effect on the environment.

- **MITIGATION MEASURES:** Mitigated measures were made a condition of project approval.

- **OVERRIDING CONSIDERATION:** Statement of Overriding Considerations was adopted.

- **ENVIRONMENTAL IMPACT REPORT:** An Environmental Impact Report was prepared for the project and may be examined at the Office of the City Clerk.

- **NEGATIVE DECLARATION:** A Negative Declaration (ND) or Mitigated Negative Declaration (MND) was prepared for the project and may be examined at the Office of the City Clerk.

**Lead Agency finding:** The Dept. of Bldg. & Safety as the Lead Agency certifies that the (ND) (MND) reflects the independent judgement of the agency, and has determined that this project will not have a significant effect on the environment. When mitigation measures are required, the Dept. of Bldg. & Safety will assure that the mitigation measures will be implemented.

**Responsible Agency finding:** The Dept. of Bldg. & Safety as the Responsible Agency has considered that the (ND) (MND) (EIR) prepared by the Lead Agency in approving the (Building) (Grading) (Mechanical) (Plumbing) (Electrical) permit.

**SIGNATURE:**

**DATE OF PREPARATION:** Oct. 19, 2001

**STAFF:**

**DISTRIBUTION:**

- County Clerk
- Resp. State Agency (Agency)
- LADBS Record
- City Clerk

**ADDRESS:**

- OFFICE OF THE CITY CLERK
- Room 615, City Hall East
- 200 N. Main Street
- Los Angeles, CA 90012

- **County Clerk Office**
- 12430 Imperial Highway
- Norwalk, CA 90650

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Rev. 11.04.2019
NOTICE OF DETERMINATION

PROJECT DESCRIPTION AND LOCATION
6611-6637 Hollywood Boulevard; Hollywood
A conditional use authorizing specified deviations from the standards set forth in Section 12.22-A.23 of the Code with respect to building height, transparent windows, landscaping, building setback, and street trees; a conditional use with respect to an off-site advertising/project identity sign on the roof of the propose building to exceed 40 feet in height; a variance from the 45-foot height limit set forth in Ordinance No. 165,657 for a building height of 53 feet and a movie theater sign/tower 50 feet in height; a variance to permit an off-site advertising/project identity sign on the roof of the proposed building and to exceed 45 feet in height; and a variance from Section 12.28-E.5 of the Municipal Code to permit parking by lease in lieu of covenant.

CONTACT PERSON
PATRICIA BROWN

STATE CLEARING HOUSE NUMBER
BZA 1999-2935

This is to advise that on MAY 3, 2000, the City Council of the City of Los Angeles has approved the above described project and has made the following determinations:

SIGNIFICANT EFFECT
☐ Project will have a significant effect on the environment.
☒ Project will not have a significant effect on the environment.

MITIGATION MEASURES
☐ Mitigation measures were made a condition of project approval.
☐ Mitigation measures were not made a condition of project approval.

OVERRIDING CONSIDERATION
☐ Statement of Overriding Considerations was adopted.
☐ Statement of Overriding Considerations was not adopted.
☐ Statement of Overriding Considerations was not required.

ENVIRONMENTAL IMPACT REPORT
☐ An Environmental Impact Report was prepared for project and may be examined at the Office of the City Clerk.
☒ An Environmental Impact Report was not prepared for the project.

NEGATIVE DECLARATION
☐ A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Office of the City Clerk.
☐ A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.

SIGNATURE

CITY PLANNER

DATE OF PREPARATION
APRIL 2000

* OFFICE OF THE CITY CLERK
Room 615, City Hall East
200 N. Main Street
Los Angeles, CA 90012

Page 88 of 122
VI APPENDIX

VI A  CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

<table>
<thead>
<tr>
<th>CITY OF LOS ANGELES</th>
<th>CITY CLERK’S USE (App. D)</th>
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</thead>
<tbody>
<tr>
<td>OFFICE OF THE CITY CLERK</td>
<td>Room 395, City Hall</td>
</tr>
<tr>
<td></td>
<td>Los Angeles, CA 90012</td>
</tr>
<tr>
<td>CALIFORNIA ENVIRONMENTAL QUALITY ACT</td>
<td></td>
</tr>
<tr>
<td>NOTICE OF EXEMPTION</td>
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<tr>
<td>(Article 12, Division 1, Cal. Pub. Resources Code)</td>
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</table>

Filing of this form is optional. The form may be filed with County Clerk, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21082(b). Pursuant to Public Resources Code Section 21066(a)(1)(D), the filing of this notice starts a 30-day period of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 30 days.

<table>
<thead>
<tr>
<th>CITY AGENCY AND ADDRESS</th>
<th>COUNCIL DISTRICT</th>
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<tbody>
<tr>
<td>City of Los Angeles Building &amp; Safety Department</td>
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<tr>
<td>201 N. Figueroa St, Room 300</td>
<td></td>
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<tr>
<td>Los Angeles, CA 90012</td>
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<tr>
<td>PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)</td>
<td>Z1 145 -</td>
</tr>
<tr>
<td>PROJECT LOCATION</td>
<td></td>
</tr>
<tr>
<td>DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT</td>
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</table>

<table>
<thead>
<tr>
<th>NAME OF PERSON OR AGENCY CARRYING OUT PROJECT</th>
<th>CONTACT PERSON IF DIFFERENT FROM ABOVE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>Owner Agent</td>
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<tr>
<th>EXEMPT STATUS</th>
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<tbody>
<tr>
<td>☐ CATEGORICAL EXEMPTION</td>
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<tr>
<td>Class 11 Historical Resource Restoration/Rehabilitation</td>
</tr>
<tr>
<td>(State CEQA Guidelines – Article 12, Section 15331)</td>
</tr>
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</table>

FINDINGS & JUSTIFICATION FOR PROJECT EXEMPTION:
Project will be carried out in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

<table>
<thead>
<tr>
<th>SIGNATURE</th>
<th>NAME &amp; TITLE OF PERSON PREPARING THIS FORM</th>
<th>DATE OF PREPARATION</th>
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<tr>
<th>DISTRIBUTION</th>
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</thead>
<tbody>
<tr>
<td>County Clerk, 12400 Imperial Highway, Norwalk, CA 90650</td>
</tr>
<tr>
<td>Office of the City Clerk, Room 395, City Hall, 200 N. Spring St., Los Angeles, CA 90012</td>
</tr>
<tr>
<td>LADBS Microfilm Record</td>
</tr>
</tbody>
</table>

THE APPLICANT CERTIFIES THAT HE OR SHE UNDERSTANDS THE FOLLOWING: Completion of this form by an employee of the City constitutes only a staff recommendation that an exemption from CEQA be granted. A Notice of Exemption is only effective if, after a public review and any required public hearings, it is adopted by the City agency having final jurisdiction (including any appeals) over the project application. If a CEQA exemption is found inappropriate, preparation of a Negative Declaration or Environmental Impact Report will be required. IF THE INFORMATION SUBMITTED BY THE APPLICANT IS INCORRECT OR INCOMPLETE, SUCH ERROR OR OMISSION COULD INVALIDATE ANY CITY ACTIONS TO APPROVE THE PROJECT, INCLUDING CEQA FINDINGS.

<table>
<thead>
<tr>
<th>NAME (PRINTED)</th>
<th>SIGNATURE</th>
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A reproducible copy of this form is located at the end of this section.
**VI APPENDIX**

### VI A  CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

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**CERTIFICATE OF FEE EXEMPTION**

<table>
<thead>
<tr>
<th>PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)</th>
<th>PCIS/CASE NO.</th>
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<tbody>
<tr>
<td>ONE</td>
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<table>
<thead>
<tr>
<th>PROJECT DESCRIPTION</th>
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<tbody>
<tr>
<td>INTERIOR REMODEL OF AN EXISTING THEATER. INSTALL NEW PARTITION AND BATHROOM UPGRADE</td>
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</table>

<table>
<thead>
<tr>
<th>PROJECT ADDRESS</th>
<th>COUNTY OF LOS ANGELES</th>
</tr>
</thead>
<tbody>
<tr>
<td>9999 W. HOLLYWOOD BL.</td>
<td>LOS ANGELES, CA 90026</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>APPLICANT NAME AND ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>PETER JONES 5555 HOLLYWOOD BL. LOS ANGELES, CA 90026</td>
</tr>
</tbody>
</table>

**FINDINGS OF EXEMPTIONS**

- Based on the initial Study prepared by the (City Redevelopment Agency) (City Planning Department) and all evidence in the record, on OCT. 19, 2001, Building & Safety determined that the subject project, which is located in Los Angeles County, WILL NOT have an adverse impact in wildlife resources or their habitat as defined by Fish and Game Code Section 711.2, because:

- The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset are concerned.

- Measures are required as part of this approval which will mitigate the above mentioned impacts, to a level of insignificance.

- The project site, as well as the surrounding area (is presently) (was) developed with residential structures and does not provide a natural habitat for either fish or wildlife.

**CERTIFICATION**

I hereby certify that the Los Angeles Building and Safety Department has made the above findings of fact and that based upon the initial study and hearing record, if any, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

<table>
<thead>
<tr>
<th>BUILDING &amp; SAFETY OFFICIAL</th>
<th>SIGNATURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>STRUCTURAL ENGINEERING ASSOC. III</td>
<td>Bill Smith</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DATE OF PREPARATION</th>
<th>PRINT NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCT. 19, 2001</td>
<td>BILL SMITH</td>
</tr>
</tbody>
</table>

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CITY AGENCY: LOS ANGELES CITY BUILDING & SAFETY, 201 N. FIGUEROA ST. #300, CA90012

COUNTY CLERK: LOS ANGELES COUNTY REGISTRAR-RECORDER, 12400 IMPERIAL HIGHWAY, NORWALK, CA90650

Rev. 11.04.2019
VI APPENDIX

VI A  CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
Room 396, City Hall
Los Angeles, CA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(Article 8, Section 3 - City CEQA Guidelines)

Filing of this form is optional. This form may be filed with County Clerk, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21108(c), the filing of this notice starts a 90 day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

CITY AGENCY AND ADDRESS
City of Los Angeles Building & Safety Department
201 N. Figueroa St. Room 300
Los Angeles, CA 90012

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)

PROJECT LOCATION

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Owner, Architect, Contractor, Engineer, Owner Agent, Other

CONTACT PERSON IF DIFFERENT FROM ABOVE

TELEPHONE NUMBER

EXEMPT STATUS
☐ CATEGORICAL EXEMPTION
Class 31 Historical Resource Restoration/Rehabilitation
(State CEQA Guidelines – Article 19, Section 15331)

FINDINGS & JUSTIFICATION FOR PROJECT EXEMPTION:
Project will be carried out in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

SIGNATURE

NAME & TITLE OF PERSON PREPARING THIS FORM

DATE OF PREPARATION

DISTRIBUTION: County Clerk, 12400 Imperial Highway, Norwalk, CA 90650
Office of the City Clerk, Room 396, City Hall, 200 N. Spring St., Los Angeles, CA 90012
LADBS Microfilm Record

THE APPLICANT CERTIFIES THAT HE OR SHE UNDERSTANDS THE FOLLOWING:
Completion of this form by an employee of the City constitutes only a staff recommendation that an exemption from CEQA be granted. A Notice of Exemption is only effective if, after a public review and any required public hearings, it is adopted by the City agency having final jurisdiction (including any appeals) over the project application. If a CEQA exemption is found inappropriate, preparation of a Negative Declaration or Environmental Impact Report will be required. IF THE INFORMATION SUBMITTED BY THE APPLICANT IS INCORRECT OR INCOMPLETE, SUCH ERROR OR OMISSION COULD INVALIDATE ANY CITY ACTIONS THE PROJECT, INCLUDING CEQA FINDINGS.

A reproducible copy of this form is located at the end of this section.
VI APPENDIX

VI A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

NOTICE OF EXEMPTION

(California Environmental Quality Act, Article 3, CEQA Guidelines)

 ng of this form is national. The form may be filed with County Clerk, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21063(a), the filing of this notice starts a 35-day statutory period to challenge the approval of the project. Failure to file a notice with the County Clerk results in the waiver of limitations being extended to 110 days.

TITY AGENCY AND ADDRESS

City of Los Angeles Building & Safety Department
31 N. Figueroa St. Room 300
Los Angeles, CA 90012

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)

TELEPHONE NUMBER

PROJECT LOCATION

99 W Hollywood Bl.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT

INTERIOR REMODEL OF AN EXISTING THEATER. INSTALL NEW PARTITION AND BATHROOM PGRACE

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:

1 Architect, 0 Contractor, 0 Engineer, 1 Owner Agent, 0 Other

JONES

ACT PERSON IF DIFFERENT FROM ABOVE

213-999-9999

CATEGORICAL EXEMPTION

Class 31 Historical Resource Restoration/Rehabilitation
(State CEQA Guidelines – Article 18, Section 15331)

NDINGS & JUSTIFICATION FOR PROJECT EXEMPTION

Project will be carried out in a manner consistent with the Secretary of the Interior's Standards for the treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

NATURE

SMITH

Billy SMITH [STRUC. ENGINEERING ASSOC. III]

DATE OF PREPARATION

OCT. 19, 2001

RIBUTION:

0 County Clerk, 12400 Imperial Highway, Norwalk, CA 90650
0 Office of the City Clerk, Room 615, City Hall East, 200 N. Main St., Los Angeles

LADBS MICROFILM RECORD

APPLICANT CERTIFIES THAT HE OR SHE UNDERSTANDS THE FOLLOWING:

Aplication of this form by an employee of the City constitutes only a staff recommendation that an exemption from CEQA be granted. A Notice of Exemption is only effective if, after a public review and any required public hearings, it is adopted by the City and having final jurisdiction (including any appeals) over the project application. If a CEQA exemption is found inappropriate, issuance of a Negative Declaration or Environmental Impact Report will be required. IF THE INFORMATION SUBMITTED BY APPLICANT IS INCORRECT OR INCOMPLETE, SUCH ERROR OR OMISSION COULD INVALIDATE ANY CITY ACTIONS TAKEN FOR THE PROJECT, INCLUDING CEQA FINDINGS.
VI APPENDIX

VI A  CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

OFFICE OF THE CITY CLERK
ROOM 355, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION
(Article III, Section 3 — City CEQA Guidelines)

Submission of this form is optional. The form shall be filed with the County Clerk, 111 No. Hill St., Los Angeles, California 90012, pursuant to Public Resources Code Section 21162(b). Pursuant to Public Resources Code Section 21668(d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 130 days.

LEAD CITY AGENCY

PROJECT TITLE

CONDITIONAL USE FOR SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES

PROJECT LOCATION

170A N. VINE ST.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

A RESTAURANT WITH BEER & WINE CONSUMPTION FOR 170 PERSONS

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT IF OTHER THAN LEAD CITY AGENCY:

NEWPORT RESTAURANT ASSOCIATION

CONTACT PERSON

AREA CODE | TELEPHONE NUMBER | EXT.

EXEMPT STATUS: (Check One)

☐ MINISTERIAL
☐ DECLARED EMERGENCY
☐ EMERGENCY PROJECT
☐ GENERAL EXEMPTION
☑ CATEGORICAL EXEMPTION

Class ☐ Category ☐

(City CEQA Guidelines)

Art. III, Sec. 2b
Art. III, Sec. 2a(1)
Art. III, Sec. 2a(2) & (3)
Art. III, Sec. 1
Art. VII, Sec. 1

CITY CEQA GUIDELINES
STATE EIR GUIDELINES
Sec. 15073
Sec. 15071(a)
Sec. 15071(b) & (c)
Sec. 15060
Sec. 15100

JUSTIFICATION FOR PROJECT EXEMPTION:

PROJECT INVOLVES THE ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES WHERE THE PREMISES DO NOT EXCEED AN OCCUPANT LOAD OF 200 PERSONS.

☐ FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.

FEE: $25.00

RECEIPT NO. RECO BY.

DATE

10-6-80

10-6-80

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

Page 93 of 122

Rev. 11.04.2019
VI APPENDIX

VI A  CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

CEQA QUESTIONNAIRE FOR WORK ON HISTORIC BUILDINGS (App. E) (09/2004)

PCIS NO. __________________________

The building located at ____________________________________________
has been designated or is eligible to be designated as a historic monument as follows:

☐ National Register of Historic Places (#2000 & up)---------Z1145-__________
☐ California Register of Historic Resources (#1000 - #1999)-Z1145-__________
☐ City of Los Angeles Historic Monument (#1 - #999)--------Z1145-__________

Required Information:
Please answer the following questions to determine the level of California Environmental Quality Act (CEQA) review your project will require.

Note: If you are uncertain about what are the historic character defining features of your building, please contact the LA Conservancy at 213-623-2489 for National or California historic monuments, or contact the LA City Planning Department at 213-978-1183 for City of Los Angeles historic monuments.

1. Will your project include the addition of new floor area or structures to the building, such as a new mezzanine, ramp, stair, room, story, roof structure or antenna?
   ☐ YES  ☐ NO

2. Will your project include any change in color, design, texture or material of the exterior of the building?
   ☐ YES  ☐ NO

3. Will your project include the installation of electrical work, plumbing pipes and fixtures, heating & ventilation system which affect the exterior of the building?
   ☐ YES  ☐ NO  ☐ YES but only to replace existing systems with same size and type.

4. Will your project include the addition of new elements inside the building, such as partitions, ceilings, electrical work, plumbing pipes and fixtures, heating & ventilation system, sprinkler system, fire protection system?
   ☐ YES  ☐ NO  ☐ YES but only in the service areas of the building, such as those spaces housing mechanical equipment or accessory storage, AND the new elements will not impair the viewing or visual quality of any character defining feature.

A reproducible copy of this form is located at the end of this section.

5. Will your project include the REMOVING of any historic character-defining feature?
VI APPENDIX

VI A  CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

☐ YES  ☐ NO

6. Will your project include the REPLACING of any historic character-defining feature?
   ☐ YES  ☐ NO  ☐ YES but the feature is beyond repair and will be replaced with the same design, color, texture & material of the original feature.

If you answered YES or YES but to Question 6, please identify those features and their degree of deterioration. (You should only replace those features which are deteriorated beyond repair. Replacement shall match the original historic features in design, color, texture, and other visual qualities, and where feasible, materials)


7. Will your project include the REPAIRING of any historic character-defining feature?
   ☐ YES  ☐ NO  ☐ YES but the feature will be repaired using the same design, color, texture & material of the original feature.

If you answered YES or YES but to Question 7, please identify those features and methods of repair. (You should not use chemical or physical treatments such as sandblasting that cause damage to the historic materials.)


Declaration:
I certify and affirm under the penalty of perjury that all of the above information is correct.

Print name: ___________________________ Phone: ___________________________

Signature: ___________________________ Date: __________
☐ Owner  ☐ Contractor  ☐ Architect  ☐ Engineer  ☐ Authorized Agent

For Department Use:
Referred to DCP by (Print name): ___________________________ Phone: ___________________________
LADBS Office (Check one): ☐ LA   ☐ VN   ☐ WLA   ☐ SLA   ☐ SP

A reproducible copy of this form is located at the end of this section.
VI APPENDIX

VI A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

CEQA PROCEDURE FLOW CHART FOR STRUCTURAL PLAN CHECK

LEGEND:
PCE: Plan Check End
NOE: Notice of Exemption
NOD: Notice of Determination by Lead Agency
NOD R: Notice of Determination by Responsible Agency
NOD F: Cert. of Free Exemption for Fish & Game

Revised means for LADWP
1. Print out the form
2. Fill out form
3. Refer applicant to Recorder for filing of NOD or NOE
See Revised Formulation of filing the NOD or NOE
Form (01184), Section 8 in the procedure manual

County Clerk:
1540 Imperial Hwy,
Norwalk, CA 90650
City Clerk CEQA
P.O. Box, City Hall,
220 N. Spring St.,
Los Angeles, CA 90012

Rev. 11.04.2019
Page 96 of 122
VI APPENDIX

VI A  CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

CEQA PROCEDURE FLOW CHART
FOR STRUCTURAL PLAN CHECK

(App. F)

LEGEND:
PCE: Plan Check Eng.
NDE: Notice of Determination By Lead Agency
NOE-R: Notice of Determination By Responsible Agency
F&E: Cert. of Fee Exemption for Fish & Oiers
(references for LAOSS:
1. print out the form
2. fill out form
3. refer applicant to Recorder for filing of NOE or NOC
See attached instruction on filling out the NOE or NOC

(CEQA) Section 15102 in the structural manual

County Clerk
1200 Imperial Hwy.
Norwalk, CA 90650
City Clerk/CERA
P.O. Box 706, City Hall,
200 N. Spring St.,
Los Angeles, CA 90012

Rev. 11.04.2019

Page 97 of 122
VI APPENDIX

VI A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

APPENDIX H
GLOSSARY OF TERMINOLOGY FROM
TITLE 19, CHAPTER 3
GUIDELINES FOR CEQA

CEQA means the California Environmental Quality Act. Basic Purposes of CEQA. The basic purposes of CEQA are to:

(1) Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities.

(2) Identify ways that environmental damage can be avoided or significantly reduced.

(3) Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.

(4) Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

"Categorical exemption" means an exemption from CEQA for a class of projects based on a finding by the Secretary for Resources that the class of projects does not have a significant effect on the environment.

"EIR" or "Environmental Impact Report" means a detailed statement prepared under CEQA describing and analyzing the significant environmental effects of a project and discussing ways to mitigate or avoid the effects.

"Initial study" means a preliminary analysis prepared by the lead agency to determine whether an EIR or a negative declaration must be prepared or to identify the significant environmental effects to be analyzed in an EIR.

"Lead agency" means the public agency which has the principal responsibility for carrying out or approving a project. The lead agency will decide whether an EIR or negative declaration will be required for the project and will cause the document to be prepared. Possible City Lead Agencies:

- Planning - All projects involving discretionary approval by City Planning (HPOZ, CUP, ZV, Project Permit etc.)
- CRA - All projects in CRA areas
- CDD (Community Development Dept.) - All projects partially or fully funded by CDD (confirmed by Tony at 213-847-4307)
- LAHD (LA Housing Dept.) - All projects partially or fully funded by LAHD
- REC & PARK - All projects on City-Park Lands or land leased by R&P
- DWP - Projects involving DWP facilities
- Harbor - Projects at the Port of LA
VI APPENDIX

VI A  CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (continue)

- State- State owned historical resource
- LADBS - For projects not belong to one of the above

"Negative declaration" means a written statement by the lead agency briefly describing the reasons that a proposed project, not exempt from CEQA, will not have a significant effect on the environment and therefore does not require the preparation of an EIR.

"Mitigated negative declaration" means a negative declaration prepared for a project when the initial study has identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.

"Cultural Resources (Historical) Mitigation" from Standard Measures for MND published by City Planning Environmental Review Section includes:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.
- Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.
- Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
- Distinctive historic features, finishes and construction techniques or example of skilled craftsmanship which characterize an historic property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
The following pages contain four reproducible CEQA documents
CITY AGENCY AND ADDRESS (☐ LEAD or ☐ RESPONSIBLE)
City of Los Angeles Building & Safety Department
201 N. Figueroa St. Room 300
Los Angeles, CA 90012

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)

PROJECT DESCRIPTION AND LOCATION

This is to advise that on ______________, the Dept. of Building & Safety of the City of Los Angeles has approved the above described project and/or permit and has made the following determinations:

SIGNIFICANT EFFECT

☐ Project will have a significant effect on the environment.
☐ Project will not have a significant effect on the environment.

LITIGATION MEASURES

☐ Mitigated measures were made a condition of project approval.
☐ Mitigated measures were not made a condition of project approval.

OVERRIDING CONSIDERATION

☐ Statement of Overriding Considerations was adopted.
☐ Statement of Overriding Considerations was not adopted.
☐ Statement of Overriding Considerations was not required.

ENVIRONMENTAL IMPACT REPORT

☐ An Environmental Impact Report was prepared for the project and may be examined at the Office of the City Clerk *.
☐ An Environmental Impact Report was not prepared for the project.

NEGATIVE DECLARATION

☐ A Negative Declaration (ND) or Mitigated Negative Declaration (MND) was prepared for the project and may be examined at the Office of the City Clerk *.
☐ A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.

☐ Lead Agency finding: The Dept. of Bldg. & Safety as the Lead Agency certifies that the (ND) (MND) reflects the independent judgement of the agency, and has determined that this project will not have a significant effect on the environment. When mitigation measures are required, the Dept. of Bldg. & Safety will assure that the mitigation measures will be implemented.

☐ Responsible Agency finding: The Dept. of Bldg. & Safety as the Responsible Agency has considered that the (ND) (MND) (EIR) prepared by the Lead Agency in approving the (Building) (Grading) (Mechanical) (Plumbing) (Electrical) permit.

SIGNATURE

TITLE

DATE OF PREPARATION

[Table continued on the next page]
## Certificate of Fee Exemption

### Project Title (Including Its Common Name, If Any)

<table>
<thead>
<tr>
<th>PCIS/Case No.</th>
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### Project Description

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### Project Address

<table>
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<tr>
<th>County of Los Angeles</th>
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### Applicant Name and Address

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### Findings of Exemptions

- The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset are concerned.

- Measures are required as part of this approval which will mitigate the above mentioned impacts, to a level of insignificance.

- The project site, as well as the surrounding area (is presently) (was) developed with residential structures and does not provide a natural habitat for either fish or wildlife.

### Certification

I hereby certify that the Los Angeles Building and Safety Department has made the above findings of fact and that based upon the initial study and hearing record, if any, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

### Building & Safety Official

<table>
<thead>
<tr>
<th>Signature</th>
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### Date of Preparation

<table>
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<th>Print Name</th>
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**City Agency:** Los Angeles City Building & Safety, 201 N. Figueroa St. #300, CA90012

**County Clerk:** Los Angeles County Registrar-Recorder, 12400 Imperial Highway, Norwalk, CA90660

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Rev. 11.04.2019
CEQA QUESTIONNAIRE FOR WORK  

PCIS NO. ________________________

The building located at ____________________________ has been designated or is eligible to be designated as a historic monument as follows:

☐ National Register of Historic Places (#2000 & up)———Z1145-________________________
☐ California Register of Historic Resources (#1000 - #1999)-Z1145-________________________
☐ City of Los Angeles Historic Monument (#1 - #999)—Z1145-________________________

Required Information:
Please answer the following questions to determine the level of California Environmental Quality Act (CEQA) review your project will require.

Note: If you are uncertain about what are the historic character defining features of your building, please contact the LA Conservancy at 213-623-2489 for National or California historic monuments, or contact the LA City Planning Department at 213-978-1183 for City of Los Angeles historic monuments.

1. Will your project include the addition of new floor area or structures to the building, such as a new mezzanine, ramp, stair, room, story, roof structure or antenna?
   ☐ YES ☐ NO

2. Will your project include any change in color, design, texture or material of the exterior of the building?
   ☐ YES ☐ NO

3. Will your project include the installation of electrical work, plumbing pipes and fixtures, heating & ventilation system which affect the exterior of the building?
   ☐ YES ☐ NO ☐ YES but only to replace existing systems with same size and type.

4. Will your project include the addition of new elements inside the building, such as partitions, ceilings, electrical work, plumbing pipes and fixtures, heating & ventilation system, sprinkler system, fire protection system?
   ☐ YES ☐ NO ☐ YES but only in the service areas of the building, such as those spaces housing mechanical equipment or accessory storage, AND the new elements will not impair the viewing or visual quality of any character defining feature.

If you answered YES or YES but to Question 4, please identify the new elements and their locations.

__________________________________________

__________________________________________

-------------------------------

Rev. 11.04.2019
5. Will your project include the REMOVING of any historic character-defining feature?
   ☐ YES ☐ NO

6. Will your project include the REPLACING of any historic character-defining feature?
   ☐ YES ☐ NO ☐ YES but the feature is beyond repair and will be replaced with the same design, color, texture & material of the original feature.
   If you answered YES or YES but to Question 6, please identify those features and their degree of deterioration. (You should only replace those features which are deteriorated beyond repair. Replacement shall match the original historic features in design, color, texture, and other visual qualities, and where feasible, materials)

7. Will your project include the REPAIRING of any historic character-defining feature?
   ☐ YES ☐ NO ☐ YES but the feature will be repaired using the same design, color, texture & material of the original feature.
   If you answered YES or YES but to Question 7, please identify those features and methods of repair. (You should not use chemical or physical treatments such as sandblasting that cause damage to the historic materials.)
Declaration:
I certify and affirm under the penalty of perjury that all of the above information is correct.

Print name: ___________________________ Phone ___________________________

Signature: ___________________________ Date: ___________________________
☐ Owner  ☐ Contractor  ☐ Architect  ☐ Engineer  ☐ Authorized Agent

For Department Use:
Referred to DCP by (Print name): ___________________________ Phone: ___________________________
LADBS Office (Check one): ☐ LA  ☐ VN  ☐ WLA  ☐ SLA  ☐ SP
VI APPENDIX

VI B  FLOOD HAZARD MANAGEMENT SPECIFIC PLAN GUIDELINES

(This guideline is a repeat of Information Bulletin IB 2008-064)

REFERENCE NO.: L.A. Ordinance 172,081 Effective: 01-01-2008
DOCUMENT NO.: P/BC 2008-064 Revised: 02-19-2010
Previously Issued As: P/BC 2002-064

FLOOD HAZARD MANAGEMENT SPECIFIC PLAN GUIDELINES

The Flood Hazard Specific Plan (Ordinance No. 172,081, effective July 3, 1998) qualifies the City to be in the Regular Status classification of the National Flood Insurance Program. This plan qualifies property owners for greater coverage limits and generally lower flood insurance premium rates. This Information Bulletin, as required by Section 6.D of the Specific Plan, establishes standards necessary to carry out the provisions and intent of the Specific Plan.

A. DEFINITIONS

For the purpose of this Bulletin, the following terms are defined as follows:

1. BOE: City of Los Angeles Department of Public Works, Bureau of Engineering

2. DFIRM: Digital Flood Insurance Rate Map. Digital map provided by FEMA and used by the City of Los Angeles, to determine the boundaries of the Special Flood Hazard Areas. See http://navigatela.lacity.org/common/mapgallery/pdf/la_flood_haz_map.pdf or http://zimas.lacity.org/ to determine whether a parcel is located in Special Flood hazard Area.

3. Elevation Certificate: The Elevation Certificate is an important administrative tool to provide elevation information necessary to ensure compliance with the National Flood Insurance Program (NFIP). The Elevation Certificate may be downloaded from the FEMA website at http://www.fema.gov/business/nfip/elvinst.shtm

4. FEMA: Federal Emergency Management Agency

5. FHSP: Flood Hazard Management Specific Plan, Ordinance No. 172,081.

6. Flood-Proofing: Any combination of structural and non-structural additions, changes or adjustments to structures which prevent flood-related damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

7. Flood Proofing Certificate: The Flood Proofing Certificate is an administrative tool to document design information necessary to ensure compliance with the National Flood Insurance Program (NFIP). The Flood Proofing Certificate may be downloaded from the FEMA website at: http://www.fema.gov/plan/prevent/fhm/dl_fpc.shtm
VI APPENDIX

VI B FLOOD HAZARD MANAGEMENT SPECIFIC PLAN GUIDELINES
(This guideline is a repeat of Information Bulletin IB 2008-064)

8. LADBS: City of Los Angeles Department of Building and Safety.

9. Market Value: The value of the structure for which alterations are proposed, including depreciation. This definition is not to be construed to mean the replacement cost. Market Value may be estimated by LADBS as the “Assessed Improvement Value” found in the Los Angeles City Zoning Information web site: http://zimas.lacity.org/

10. Substantial Improvement or Substantial Damage: Any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50% of the Market Value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed.

B. APPLICATION

The following regulations (FEMA Publication 213 and Ord. 172,081) apply to all public and private development in the designated special flood hazard area mapped by the City Engineer.

1. No improvements of any kind are permitted in areas designated as Floodways (Ordinance 172,081, Section 5.C.2).

2. Projects other than new buildings and Substantial Improvements may be approved without conditions if the Permit Valuation is less than 50% of the Market Value. Documentation to support Market Value shall be attached to the building permit. If the Permit Valuation is over 40% of the Market Value, then the Market Value and Permit Valuation shall be verified and approved by the BOE.

3. Market Value is verified by the BOE using appraisal reports prepared by an appraiser certified in the state of California.

4. Building permits for new buildings or alterations with Permit Valuation in excess of 50% of the building Market Value are considered “Substantial Improvements” and shall fully comply with the requirements of the FHSP.

5. Requests for Modification of Building Ordinances for variations to this specific plan shall be processed with written concurrence from the National Flood Insurance Coordinator, Department of Public Works. Ordinance 172,081, Section 9.A.2.
VI APPENDIX

VI B  FLOOD HAZARD MANAGEMENT SPECIFIC PLAN GUIDELINES
(This guideline is a repeat of Information Bulletin IB 2008-064)

C.  CONSTRUCTION LIMITATIONS

The Flood Hazard Specific Plan and FEMA require specific construction limitations based on the location of the development in the Special Hazard Areas (Ordinance 172,081, Section 5). Developments located in more than one Special Hazard Area (i.e. floodway, flood prone, and mudflow) shall comply with the requirements for the most restrictive Special Hazard Area in which the development is located. The table below shows the group responsible for review and approval for various development phases.

<table>
<thead>
<tr>
<th>City Group</th>
<th>Description of Work</th>
<th>Non-building structures (except fences) and Grading (not associated with building construction and greater than 50 cubic yards)</th>
</tr>
</thead>
</table>
| Los Angeles Department of Public Works, Bureau of Engineering “BOE” | • Review and approve building and site designs for compliance with FHSP and FEMA requirements.  
• Communicate to LADBS the required forces on structures and buildings.  
• Stamp all approved Flood / Elevation Certificates.  
• Require applicant to incorporate approved Certificates to the building plans.  
• Maintain copies of all required Flood / Elevation Certificates.  
• Determine Market Value of structure and whether proposed work is a Significant Improvement.  
• If proposed work is a Significant Improvement, then see requirements for New Buildings.  
• If it is not a Significant Improvement, then the work may be approved without conditions.  
• See requirements for New Buildings.  
• Review site plan to verify that site drainage will not create a flood hazard or affect existing flood prevention systems. |
**VI B  FLOOD HAZARD MANAGEMENT SPECIFIC PLAN GUIDELINES**

(This guideline is a repeat of Information Bulletin IB 2008-064)

<table>
<thead>
<tr>
<th>City Group</th>
<th>Description of Work</th>
<th>Non-building structures (except fences) and Grading (not associated with building construction and greater than 50 cubic yards)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LADBS Building Plan Check</strong></td>
<td>New Buildings</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Identify projects located within the FHSP area and refer to BOE for plan approval.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Review structural strength (hydrologic forces) based on criteria set by BOE.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Additions, Alterations, Reconstructions, and Repair</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Identify project located within the FHSP area.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>If permit valuation is greater than 40% of Market Value, then refer to BOE for refined Significant Improvement calculation.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>If project is a Significant Improvement, then review structural strength (hydrologic forces) based on criteria set by BOE.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Document all approvals without conditions showing calculations when permit valuation is less than 40% of the Market Value.</td>
<td></td>
</tr>
<tr>
<td><strong>LADBS Grading Section</strong></td>
<td>Review and approve Geologic Reports for on-site slope stability, foundations, on-site mudflow, and site drainage.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Same as the requirements for New Buildings.</td>
<td>Same as the requirements for New Buildings.</td>
</tr>
</tbody>
</table>
VI B FLOOD HAZARD MANAGEMENT SPECIFIC PLAN GUIDELINES
(This guideline is a repeat of Information Bulletin IB 2008-064)

The following is a list of the required documents needed for approval by each city agency.

1. Los Angeles Department of Public Works, Bureau of Engineering, (“BOE”)
   a. Site plans, licensed survey maps, LADBS geology reports, Significant Improvement calculation, and other documentation necessary to verify compliance with the FHSP and FEMA construction requirements.
   b. Itemized construction cost estimates prepared by the engineer or architect of record for additions, alterations, repairs, rehabilitations, and reconstructions to complete a Significant Improvement determination for existing buildings.
VI APPENDIX

VI B FLOOD HAZARD MANAGEMENT SPECIFIC PLAN GUIDELINES
(This guideline is a repeat of Information Bulletin IB 2008-064)

d. Reports by civil engineers or geologists to establish structural design requirements for components of the building and site to withstand hydro-geologic forces pursuant to the FHSP Section 5.C.1 (b), Section 5.C.4 (c), and Section 5.C.6 (a). (For properties located within mudflow areas, mud prone areas, and flood-related erosion hazard areas to determine the extent of the exposure, determine remedies, and to determine that the proposed project will not aggravate existing hazards.)

2. LADBS Grading Section

Reports prepared by licensed geologists or soils engineer pursuant to the FHSP Section 5.C.4(c) and 5.C.6 (a) for properties located within mudflow areas, mud prone areas, and flood-related erosion hazard areas to determine the extent of the exposure, determine remedies and to determine that the proposed project will not aggravate existing hazards.

3. LADBS Structural Plan Check

a. Structural design drawings and calculations based on loads established by the Department of Public Works.

b. Building and grading permit applications with designs complying with the FHSP approved by the BOE.

4. LADBS Building Inspection

A BOE approved Flood Proofing Certificate, a BOE approved Elevation Certificate, or an elevation survey map from a licensed surveyor to approve the top of foundations.

D. REPORTING

LADBS is required to submit upon request to the City’s Flood Hazard Mitigation Coordinator, all necessary information and report as required under FEMA’s National Flood Insurance Program/Community Rating System (NFIP/CRS); (Ordinance 172,081, Section 11). Various required reports include, but are not limited to the following:

1. A report of the number of permits issued in Flood Hazard Zones during the bi-annual time period requested by FEMA.

2. A report of the number of waivers that have been applied for and granted in Flood Hazard Zones during the bi-annual time period requested by FEMA.

3. A report of the number of Certificate of Occupancies issued for buildings constructed in Flood Hazard Zones during the bi-annual time period requested by FEMA.
VI C  STORMWATER SUSMP/SPECIFIC APPROVALS

“Under Construction”
VI APPENDIX

VI D1 GENERAL VARIATION 2001 -1 FOR SED DATED MAY 1, 2001

The following variation applies to lots zoned RW-1 or more restrictive containing single-family residential uses except that both of the lots may be vacant. For other than single family properties, see General Variation 2001-2.

Pursuant to the authority vested in the Director of Planning by the provisions of Section 18.12, Article 8, Chapter 1 of the Los Angeles Municipal Code, relating to the issuance of building permits for two existing lots, the Director hereby grants the following variation to permit common driveway facilities without further approval by the Director of Planning, subject to the following conditions:

1. That the lots are separate legal parcels of record prior to July 30, 1962 with required street frontage or are separate parcels or lots shown on a recorded Parcel Map or recorded Tract Map; or have a recorded Certificate of Compliance; and

2. The driveway shall not cross more than one lot and shall not serve more than 2 existing single family residential lots; and

3. The driveway within such easement is improved to a width in conformance with the Fire Department’s fire access standards as stated in Section 57.09.03 of the Los Angeles Municipal Code, but in no event less than 20 feet; and

4. Ingress and egress easements in the common driveway have been recorded in favor of the involved owners in a manner satisfactory to the Department of Building and Safety; and

5. The unobstructed distance-from the ground to the sky-between buildings located on either side of said driveway is no less than 20 feet and otherwise meets all other setback and yard requirements of the LAMC.

This variation shall remain in effect until rescinded by subsequent action. It supersedes the previous General Variations dated February 1, 1996, March 28, 1974, and June 23, 1967.

CON HOWE
Director of Planning
VI APPENDIX

VI E GENERAL VARIATION 2001-2 FOR INDUSTRIAL, COMMERCIAL &
MULTIFAMILY DATED MAY 1, 2001

Common Driveways for Industrial, Commercial and Multi-Family Uses

The following variation does not apply to lots zoned RW-1 or more restrictive containing single family residential uses. See General Variation 2001-1.

Pursuant to the authority vested in the Director of Planning by the provisions of Section 18.12, Article 8, Chapter 1 of the Los Angeles Municipal Code, relating to the issuance of building permits for two or more existing lots, the Director hereby grants the following variation to permit common driveway facilities without further approval by the Director of Planning, subject to the following conditions:

1. That the lots are separate legal parcels of record prior to July 30, 1962 with required street frontage or are separate parcels or lots shown on a recorded Parcel Map or recorded Tract Map; or have a recorded Certificate of Compliance; and

2. Notwithstanding Section 12.21-A of the Los Angeles Municipal Code, a driveway within such easement is permitted over one or more lots to serve another lot(s). The driveway shall not be located and maintained on property which is in a more restrictive zone than that of the property on which the building(s) served is (are) located; except that where a lot is partly in the P Zone and partly a C or M Zone, and P Zone may be used. A driveway may also be located in a more restrictive zone than the zone of the lot where any of the building(s) is (are) located provided that the uses are permitted in the more restrictive zone; and

3. The driveway within such easement is improved to a width in conformance with the Fire Department’s fire access standards as stated in Section 57.09.03 of the Los Angeles Municipal Code, but in no event less than 20 feet; and

4. Ingress and egress easements in the common driveway have been recorded in favor of the involved owners that need the easement in a manner satisfactory to the Department of Building and Safety; and

5. The unobstructed distance-from the ground to the sky-between buildings located on either side of said driveway is no less than 20 feet and otherwise meets all other setback and yard requirements of the LAMC.

This variation shall remain in effect until rescinded by subsequent action. It supersedes the previous General Variations dated February 1, 1996, March 28, 1974, and June 23, 1967.

CON HOWE
Director of Planning
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A reproducible form of the AQMD Air Quality Permit Checklist is shown on the next page.
South Coast Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4182

Air Quality Permit Checklist

California Government Code Section 65850.2 prohibits cities from issuing a Certificate of Occupancy to a business without clearance from the local air quality agency. South Coast Air Quality Management District (SCAQMD) developed this Air Quality Checklist as a screening evaluation tool in the clearance process required pursuant to Section 65850.2. Please provide a response to all questions on this checklist.

If you have any question or need assistance completing this checklist, please contact the SCAQMD’s Small Business Assistance Office, and a representative will help you complete the information in the checklist.

NOTE: For asbestos/demolition information, please contact the Asbestos Hotline at 909-396-2336.

<table>
<thead>
<tr>
<th>Section A - Operator/Business Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Business Name:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>2. Address:</td>
</tr>
<tr>
<td>Street:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>3. Contact Name:</td>
</tr>
<tr>
<td>Title:</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Section B - Facility Business Information/Business and Equipment Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Please provide a detailed description of the business operations to be performed and equipment to be used at this location:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Section C - Checklist Questionnaire</th>
</tr>
</thead>
<tbody>
<tr>
<td>Please respond to all questions as it relates to the business activities to be performed at this location. Will business operations at this location:</td>
</tr>
</tbody>
</table>

1. Result in the release of air pollutants, including but not limited to, dust, fumes, gas, mist, odors, smoke, vapor, or a combination of these to the atmosphere? Yes No

2. Result in the use of fuel-burning equipment including, but not limited to, boilers, generators, and internal combustion engines? Yes No

3. Result in the use of hazardous materials, including but not limited to, chemicals, plastics, rubber, resins, solvents, paints, and parts cleaners? Yes No

<table>
<thead>
<tr>
<th>Section C - Checklist Questionnaire (continued)</th>
</tr>
</thead>
</table>

Rev. 4-14-17

Page 1 of 2
4. Result in the use of an above or underground storage tank?  
   Yes  No

5. Consist of manufacturing, fabrication, finishing, or treatment of wood, metal or plastic products:  
   Yes  No

6. Result in the use of any of the equipment listed below:  
   (Select all that apply)
   Yes  No
   - Abrasive Blasting Cabinet/Room
   - Air Conditioning Systems (containing > 50 lbs of refrigerant)
   - Application of Paints/Adhesives/Resins
   - Baghouse/Dust Collector
   - Bakery Oven (gas-fired)
   - Boiler/Water Heater (max. heat input = or > 1 million BTU/hr)
   - Charbroiler/Smoker
   - Coffee Roaster/Afterburner
   - Deep Fryer (excluding equipment located at eating establishments)
   - Dry Cleaning Equipment
   - Electrostatic Precipitator
   - Etching/Plating/Casting/Melting/Forging/Grinding/Cutting of Metals
   - Fermentation
   - Gasoline Storage & Dispensing Equipment
   - Internal Combustion Engine (rated > 50 bhp; e.g. back-up generator)
   - Mixing/Blending of Liquids and/or Powders
   - Molding/Extruding/Curing of Plastics
   - Pharmaceutical/Nutraceutical
   - Plasma/Laser Cutter
   - Printing/Coating/Drying
   - Production of Fumes/Dust/Smoke/Odors
   - Refrigeration Systems (containing > 50 lbs of refrigerant)

---

### Section D - Business Self Certification

7. Preparer:  Title:

Signature:  Date:  Telephone Number:

I hereby certify by my signature above that, I am a duly authorized representative of the above-named business, and that all information contained herein is true and correct.

---

### Equipment:

<table>
<thead>
<tr>
<th>Equipment</th>
<th>Clearance Issued By</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ] Applicant has permit(s) from the SCAQMD:</td>
<td></td>
</tr>
<tr>
<td>[ ] Applicant has filed for permit(s) with the SCAQMD:</td>
<td></td>
</tr>
<tr>
<td>[ ] Applicant is exempt from permit requirements:</td>
<td></td>
</tr>
<tr>
<td>[ ] Applicant has complied with filing requirements of R.222:</td>
<td></td>
</tr>
</tbody>
</table>
This page is intentionally left blank. A reproducible form of the Radiation Shielding Plan Application is shown on the next two pages.
RADIATION SHIELDING PLAN APPLICATION

PURSUANT TO L.A. COUNTY ORDINANCE 11.22.620, SHIELDING DESIGNS FOR RADIATION SAFETY MUST BE APPROVED BY THIS OFFICE FOR ALL NEW OR REMODELED X-RAY ROOMS.

INSTRUCTIONS:
1. MUST BE PRINTED OR TYPED CLEARLY. WHERE INDICATED, CHECK THE APPROPRIATE BOX. ALL INFORMATION MUST BE PROVIDED. AN INCOMPLETE APPLICATION WILL RESULT IN DELAYS.
2. PLAN APPROVAL REQUIRES PAYMENT OF FEE AND COMPLETION OF SECTIONS 1 THROUGH 12.
3. MAKE CHECK OR MONEY ORDER PAYABLE TO LOS ANGELES COUNTY TREASURER.
4. MAIL THE ORIGINAL AND ONE COPY OF THIS APPLICATION WITH CHECK OR MONEY ORDER TO:

RADIATION MANAGEMENT
COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
550 SOUTH VERMONT AVENUE, ROOM 601
LOS ANGELES, CA 90020

5. IF YOU HAVE ANY QUESTIONS, CONTACT THE OFFICE AT (213) 738-4059

6. PLANS SUBMITTED BY:

NAME________________________________________
ADDRESS____________________________________
CITY_________________________ ZIP___________
PHONE ( )__________________________

7. JOB/X-RAY MACHINE LOCATION:

NAME________________________________________
FIRST ___________________ LAST ____________
MEDICAL TITLE________________________________
ADDRESS____________________________________
CITY_________________________ ZIP___________
PHONE ( )__________________________

8. IS THIS AN ADDITION TO EXISTING EQUIPMENT AT THIS LOCATION? ( ) YES ( ) NO
IS THIS EQUIPMENT ONLY REPLACING EXISTING EQUIPMENT AT THIS LOCATION? ( ) YES ( ) NO
IS THIS EQUIPMENT BEING RELOCATED FROM ANOTHER ADDRESS? ( ) YES ( ) NO

IF YES, WHAT WAS THE NAME, ADDRESS AND REGISTRATION NUMBER OF THE PREVIOUS LOCATION?

NAME________________________________________
ADDRESS____________________________________
CITY_________________________ ZIP___________
REGISTRATION#______________________________

IF HEALTH PHYSICIST REPORT IS SUBMITTED, SECTIONS 9 AND 10 NEED NOT BE COMPLETED.

9. EQUIPMENT AND USE SPECIFICATIONS:

MACHINE TYPE: ( ) RADIOGRAPHIC ( ) FLUOROSCOPIC ( ) DENTAL ( ) THERAPY ( ) CT ( ) PODIATRIC
( ) OTHER (SPECIFY)________________________

MAXIMUM mA________________________ MAXIMUM kVp USED________________________
AVERAGE EXPOSURE TIME_________________SEC.
AVERAGE NUMBER OF EXPOSURES PER WEEK_________________
FLUOROSCOPIC ON TIME_________________ (IN MINUTES PER WEEK)
10. PROVIDE BLUE PRINT OR SKETCH OF X-RAY AND INCLUDE THE FOLLOWING INFORMATION. (SEE SAMPLE ATTACHED) **PROVIDE TWO COPIES**

A) COMPASS ORIENTATION
B) SCALE
C) DIRECTION OF MEAN AND PERCENTAGE OF USE IN EACH DIRECTION.
D) CONSTRUCTION MATERIAL AND THICKNESS OF WALLS, CEILING AND FLOOR IN MULTI-STORY BUILDING.
E) TYPE OF OCCUPANCY IN IMMEDIATE ADJOINING AREAS.
F) IN MULTI-STORY BUILDING, INCLUDE FLOOR TO CEILING DISTANCE AND TYPE OF OCCUPANCY ABOVE AND BELOW X-RAY ROOM.
G) LOCATION OF WALL CASSETTE HOLDER, X-RAY TABLE, OPERATOR POSITION, DENTAL CHAIR, ETC. (AS APPLICABLE).
H) INDICATE THICKNESS, LOCATION, AND DIMENSIONS OF EXISTING OR PROPOSED LEAD SHIELDING.

11. FEE

RADIATION SHIELDING CLASSIFICATION
DENTAL/PODIATRIC/VETERINARIAN RADIATION
OTHER RADIATION

PLAN CHECK FEE
$192.00 (PER X-RAY UNIT)
$380.00 (PER ROOM)

MAKE CHECK OR MONEY ORDER PAYABLE TO:
LOS ANGELES COUNTY TREASURER

CASH NOT ACCEPTED

CHECKS OR MONEY ORDER MUST BE FOR THE EXACT AMOUNT OF THE FEE. PERSONAL CHECKS MUST BEAR A NAME, ADDRESS AND TELEPHONE NUMBER. THIS FEE IS NOT REFUNDABLE NOR IS THE APPLICATION TRANSFERABLE. POST DATED AND TWO PARTY CHECKS WILL NOT BE ACCEPTED. FEES MAY CHANGE ON JULY 1ST OF EACH YEAR.

12. WHEN THE PLAN CHECK REVIEW IS COMPLETE:

WHAT TO BE CALLED ( )
WANT LETTER FAXED ( )
WANT LETTER MAILED ( )

ADDRESS LETTER TO INDIVIDUAL IN SECTION 6 ( ) 7 ( )

NAME: ________________________ TITLE: ________________________

PHONE ( ) FAX # ( )

OWNER/REPRESENTATIVE DECLARATION

I UNDERSTAND THAT THE AMOUNT OF FEE PAID IS BASED ON DECLARATION OF RADIATION CLASSIFICATION OF PLANS SUBMITTED. IF DECLARATION IS INCORRECT, OR ANY NECESSARY INFORMATION IDENTIFIED ON THIS FORM IS NOT PROVIDED, I UNDERSTAND THAT THE PLANS WILL NOT BE APPROVED.

PRINT NAME: ________________________ SIGNATURE: ________________________

TITLE: ________________________ DATE: ________________________

FOR OFFICE USE ONLY

DATE PLANS RECEIVED: ________________________ FEE: ________________________

PLANS RECEIVED BY: ________________________ RECEIPT NO.: ________________________

PLAN CHECK NO.: ________________________

Page 120 of 122
Rev. 11.04.2019
VI APPENDIX

VI H  SAMLE COASTAL DEVELOPMENT LETTER FROM THE PORT OF L.A.  
(For Jobs on Port Properties).

September 18, 2003

Dear Mr. ******

SUBJECT:  COASTAL DEVELOPMENT PERMIT EXEMPTION

The Port of Los Angeles’ Planning and Research Division has reviewed the Application for Development Projects (ADP No. *******, dated September 18, 2003) regarding ************* proposed removal of a 30-inch section of pipe at the western side of ************* between ***** Way and ** Street, near Berth 82.

Based upon the project description provided in the ADP, it has been determined that the proposed project does not require a coastal development permit (CDP). The proposed project is exempt from CDP requirements under Section 30610(d) of the California Coastal Act of 1976, as amended.

Although the proposed project is exempt from the CDP requirements, it requires evaluation by the Port’s Environmental Management Division to determine its consistency with the California Environmental Quality Act (CEQA), as well as issuance of a Harbor Department Engineering permit. Your application has been forwarded to those divisions for further processing.

Issuance of the Harbor Department Engineering permit does not eliminate the need for other City permits (e.g. Building & Safety) which may be required for your project.

If you have any questions relative to the processing of the application, please contact Property Management Division at (310) 732-3860.

Sincerely,

DAVID MATHEWSON
Director of Planning and Research

DM/3C
G:\Planning\ADP\univ\ ****** exempt.wpd
ADP No. ******

Cc:  Property Management Division (S. You)
      Engineering Division / Poohs (D. Ransch)
      Environmental Management Division
EXEMPTION LETTER

Date: December 12, 2011
Reference Number: 5-11-137-X
Applicant: City of Los Angeles Dept. of Building and Safety
Attn: Bud Ovrom, General Manager
c/o Sarah Clark, Development Reform Analyst
Office of Mayor Antonio R. Villaraigosa
201 N. Figueroa Street, 10th Floor
Los Angeles, CA 90012

Project Locations: Existing buildings in the City of Los Angeles Coastal Zone, Single and Dual Jurisdiction (except for structures on the beach).

Project Description: Installation of rooftop, flush-mounted solar power systems that do not increase the height of the existing building by more than ten percent.

This is to certify that, pursuant to Sections 30610(a) and (b) of the Coastal Act and Sections 13250 and 13253 of Title 14 Calif. Code of Regulations, a coastal development permit is not necessary for the installation of rooftop solar power systems on existing buildings (as described above) for the reasons checked below. The City may issue a building permit for the described projects without any further review by the staff of the Coastal Commission.

_X_ Single Jurisdiction Area: The proposed development is an improvement to an existing structure which is not located in the area between the sea and the first public road or within 300 feet of the inland extent of any beach or high tide line.

_X_ Dual Jurisdiction Area: The proposed development is an improvement to an existing structure and is located in the area between the sea and the first public road or within 300 feet of the inland extent of any beach or high tide line, but is not: a) an increase of 10% or more of internal floor area, b) an increase in height over 10%, or c) a significant non-attached structure.

Please be advised that only the project described above is exempt from the permit requirements of the Coastal Act. Please call our Long Beach office at 562-590-5071 if you have any questions.

Sincerely,

Charles R. Posner
Coastal Program Analyst

G:\LA exemptions\5-11-137-X LA solar panels xmpin Dec11 CP