

**ORDINANCE NO.** \_\_\_\_\_

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the addition of regulations concerning development applications that are pending at the time of adoption of the 2015 General Plan Update zoning consistency program.

**SECTION 1.** Section 22.16.225 is hereby amended to read as follows:

**22.16.230 Applicability of Applications for Zone Changes and Amendments.**

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**B. 2015 General Plan Update.** If a zone change or amendment is the result of a zoning consistency program of the 2015 General Plan Update, including but not limited to amendments to Section 22.56.215 (Hillside Management Areas) and Part 28 of Chapter 22.52 (Significant Ecological Areas), the following provisions shall apply:

1. Pending Applications. The following shall apply to complete applications filed prior to the effective date:

a. The applicant may choose whether the application will be reviewed for compliance with the previous zone and previous regulations or with the changed zone and amended regulations that are the result of the zoning consistency program of the 2015 General Plan Update. In either case, approval of the application is not guaranteed.

b. If an application is reviewed for compliance with the previous zone and previous regulations, the applicant may modify the application prior to consideration by the Commission, Hearing Officer or Director. The modification may

necessitate the submittal of revised, updated, or additional materials and reports, such as but not limited to, site plans, elevations, and oak tree reports. The modified application shall be reviewed for compliance with the previous zone and previous regulations unless otherwise selected under subsection A.1 of this Section, or if it does not change the housing type (e.g. from single-family to two-family or multi-family) nor increase:

i. The residential density;

ii. The floor area or lot coverage of non-residential space;

iii. The amount of grading; or

iv. The area of ground disturbance.

## 2. Modifications to Approved Applications.

a. Minor modifications to an approved but not used application, found in substantial conformance with such application as determined by the Director, may be reviewed for compliance with the previous zone and previous regulations. Otherwise, a modification shall be considered a new application and shall be reviewed for compliance with the changed zone and amended regulations that are the result of the zoning consistency program of the 2015 General Plan Update.

b. If an approval is used and has a grant term, the approved use may be maintained until the end of the grant term. At the end of the grant term, the use shall be subject to the provisions of Title 22 in effect at that time. During the grant term, any minor modification to the approved use, found in substantial conformance with such application as determined by the Director, shall be reviewed for compliance with

the previous zone and previous regulations. Otherwise, a modification to the approved use shall be subject to the provisions of Title 22 in effect at that time.

c. If an approval is used and does not have a grant term, the approved use may be maintained in perpetuity unless a time limit is specified by Section 22.56.1540. In addition, all applicable provisions in Part 10 of Chapter 22.56 shall apply to the approved use. A modification to the approved use, found in substantial conformance with such application as determined by the Director, shall be reviewed for compliance with the previous zone and previous regulations. Otherwise, a modification to the approved use shall be subject to Part 10 of Chapter 22.56 and all other relevant provisions of Title 22 in effect at that time.