

SECTION V

PLANNING & LAND USE MANAGEMENT (PLUM)

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Planning Assignment Contact List

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PLANNING AND LAND USE MANAGEMENT (PLUM)

The PLUM section of the HHWNC Board Notebook holds a minimal reference section. If you have questions regarding PLUM, please talk with the PLUM Chair, members of the PLUM committee, the Executive Board members or long standing Area Chairs. The Planning Department's contact information is in the contact section at the end of the Binder. An electronic copy of the Guide to Using ZIMAS is provided. However, it is too large a document for the hard copy binder and should be accessed online. An online mapping system that displays the zoning information of parcels within the City of Los Angeles. Parcels may be searched and identified by address, legal description, street intersection, or assessor's parcel number. ZIMAS can be used to find, property lines, zoning, land use, assessed land value, case numbers and more. ZIMAS will let you know all the planning case numbers, jurisdictions and City overlays that a parcel has attached to it.

[ZIMAS \(Zone Information Map Access System\)](http://zimas.lacity.org/)

<http://zimas.lacity.org/>

[ZIMAS Reference Guide:](http://cityplanning.lacity.org/workshops/zimasrefguide.pdf)

<http://cityplanning.lacity.org/workshops/zimasrefguide.pdf>

[Using ZIMAS to Find Historic Preservation Information](http://preservation.lacity.org/status/using-zimas-find-historic-preservation-information)

<http://preservation.lacity.org/status/using-zimas-find-historic-preservation-information>

PLANNING AND LAND USE MANAGEMENT (PLUM)

The neighborhood council's PLUM Committee and full Board often are asked to, or want to, weigh in on proposed laws and regulations. The Hollywood Community Plan update, the SE Valley Community Plan update, the valet parking ordinance, the small lot subdivision ordinance, the party house ordinance, street vending ordinances, short term rental ordinances and regulations, ReCode LA and the Processes and Procedures Proposed Ordinance, etc.

The PLUM committee and Board also discuss State and County legislative issues when warranted, and is in contact with County and State representatives.

All this to say, when it comes to Planning and Land Use Management (PLUM), there are many pieces that have to be considered when an application is presented to the Board. Common sense advice for the reader is that applications, proposed law changes, and other cases should impel our board members to try to think through what is involved, and that it can be like a jigsaw puzzle to figure out all the pieces.....or as many as we can. Often, it can be a highly collaborative process to figure out what is involved, what the facts are, and what we would recommend should be done. There are many references in the PLUM Section to help in discussions.

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ZIMAS (Zone Information Map Access System)

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ZIMAS Reference Guide:

<http://cityplanning.lacity.org/workshops/zimasrefguide.pdf>

Using ZIMAS to Find Historic Preservation Information

<http://preservation.lacity.org/status/using-zimas-find-historic-preservation-information>

As a Board member, you should already be receiving the "Planning Bi-Weekly Case" notifications via your Board member email which lists the applications sorted by Neighborhood Council.

If you aren't receiving the notifications, you can sign up it and several other notifications from the City by visiting the Self Serve section of the Department of Neighborhood Empowerment:

<http://www.eompowerla.org/self-serve/>. Scroll down the page to find "Early Notification Subscriptions" and click on the words to open a drop down menu where you can select the notifications you would like to receive.

ZIMAS

Search

Reports

Council District	CD 13 - Mitch O'Farrell
Census Tract #	1902.02
LADBS District Office	Los Angeles Metro
Building Permit Info	View

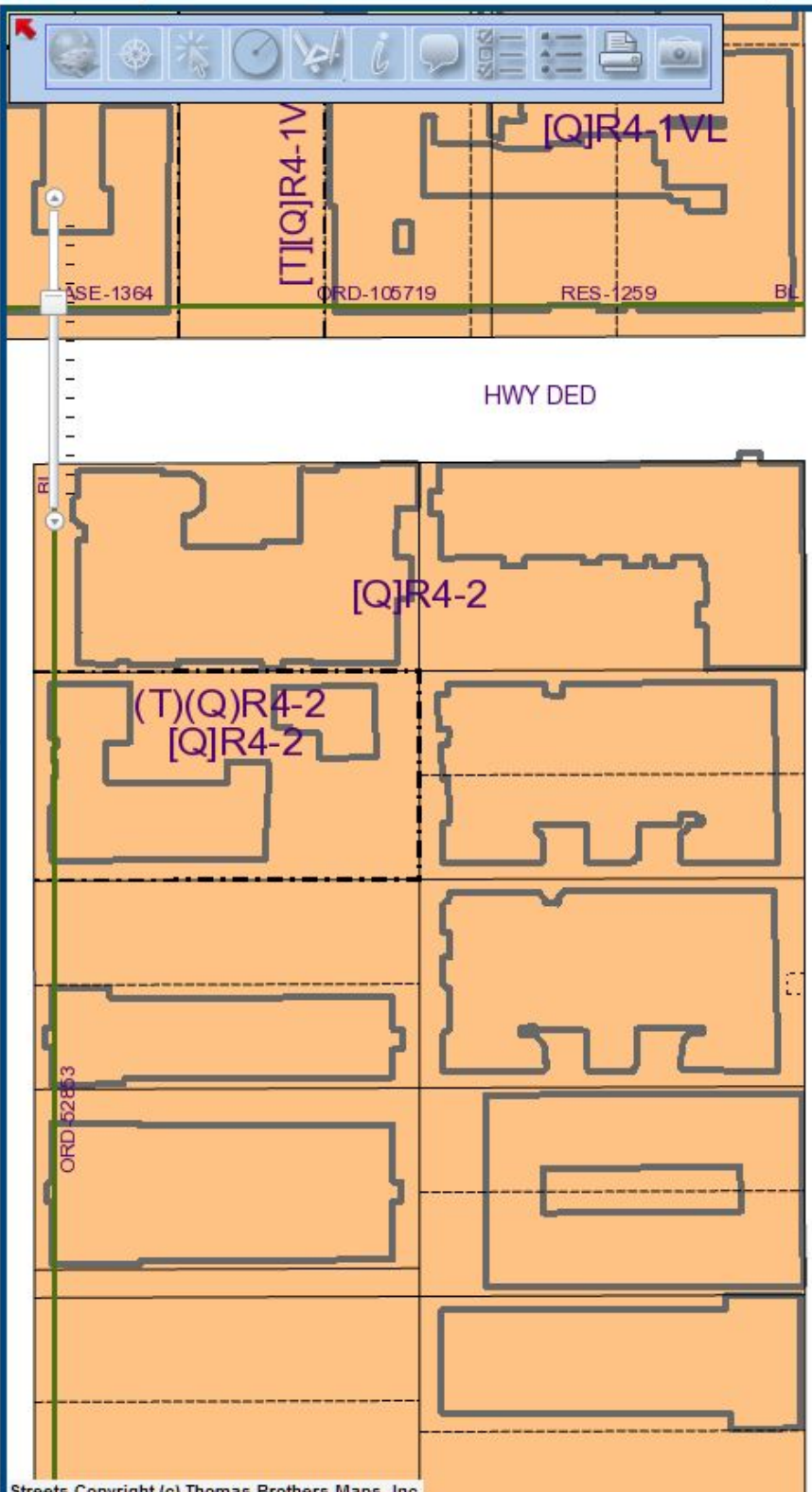
▼ Planning and Zoning

Special Notes	None
Zoning	[Q]R4-2
Zoning Information (ZI)	ZI-1352 Hollywood Redevelopment Project
Zoning Information (ZI)	ZI-2441 Alquist-Priole Earthquake Fault Zone
Zoning Information (ZI)	ZI-2433 Revised Hollywood Injunction
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
Zoning Information (ZI)	ZI-2277 Hollywood Redevelopment Project
General Plan Land Use	High Density Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Historic Preservation Review	No
HistoricPlacesLA	View
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
SB 35 Eligibility	View
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
CRA - Community Redevelopment Agency	Hollywood Redevelopment Project
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

► Assessor

▼ Case Numbers

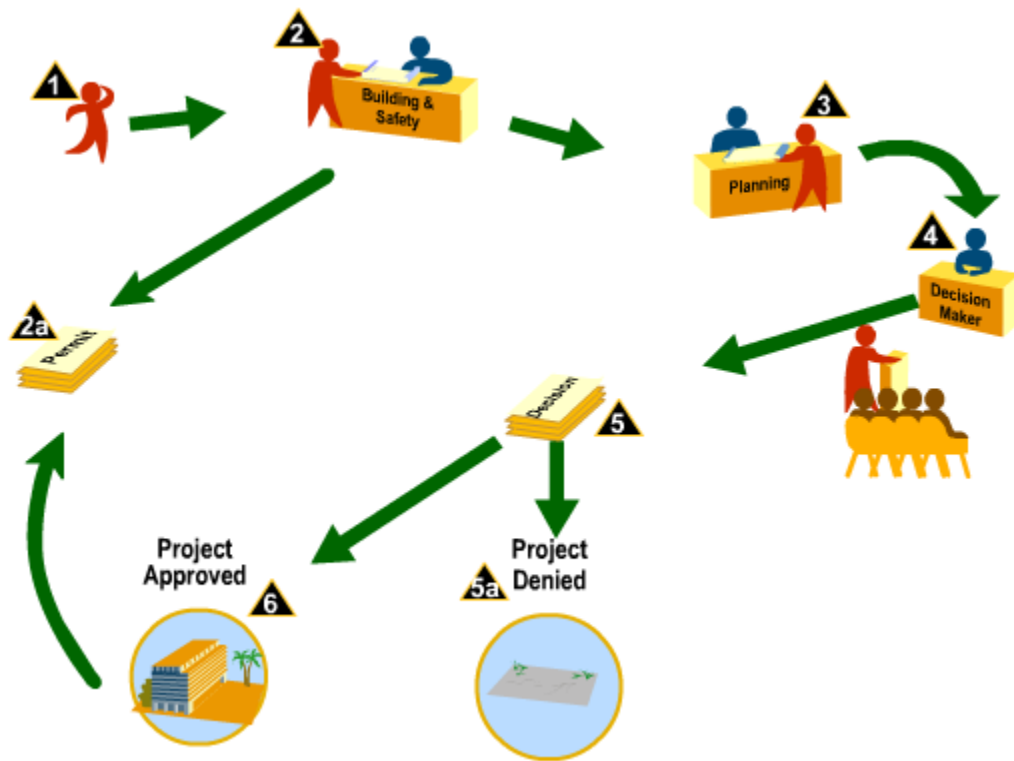
Recent Activity	None
City Planning Commission	CPC-2016-1450-CPU



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Land Use (Entitlement) Permit Process

Keep in mind that these are simplified versions aimed at providing the user with a general understanding of the planning process and do not contain all the steps involved nor do they provide detailed explanations for the steps illustrated.



1. A Person wonders what they can do with their property or already has an idea in mind for a project at a specific location. Typical questions they may have are: What is the zoning on my property? Can I put up a six foot wall along my front yard? Can I put this type of business or use at this location?

The first thing they should do is to go to the Los Angeles Department of Building & Safety (LADBS) to check the zoning regulations on the property, to discuss the project with LADBS staff, and to apply for the necessary building permits.

2. At the LADBS public counter, the proposed project is reviewed to determine whether or not it meets all of the zoning regulations.

If it conforms to all of the zoning regulations, the applicant has their plans approved by LADBS and a building permit is issued. This is called “by right development” where the applicant has the right to build or use their property if all of the zoning requirements of the property are met.

If it doesn’t conform to the zoning regulations or requires approval by the Department of City Planning (Planning), LADBS will instruct the applicant to go to Planning to apply for the necessary land use permits (entitlements).

- A. Once an applicant received a building permit, they can go ahead with their project. No public hearing or further discretionary approvals are required.
3. At the Planning public counter, the project is reviewed to determine which type of land use permit (entitlement) the applicant must apply for to have their project considered for approval, the application procedure is explained, and the application form is distributed. After the applicant completes the application form, they return to the Planning public counter to submit their application package.

In order to inform certified Neighborhood Councils at the earliest time, a convenient list of new applications for land use permits (entitlements) that have been accepted for review will be emailed every two weeks.

4. For most projects a public hearing is required. When a public hearing is required, a public hearing notice is mailed out to the appropriate parties. ***The hearing notice is also mailed to the certified Neighborhood Council within which the project is located. At the public hearing, any individual or community group including a Neighborhood Council has the right to speak on the proposed project. Written comments are also accepted per the instructions on the hearing notice. Depending on the required action, the project is reviewed by the appropriate decision-maker.***
5. After considering all public testimony and Planning staff recommendations, the decision maker will make a decision (determination) on the proposed project. The determination will either approve the project as is, approve the project with conditions or deny the project. Once a determination is issued, it can be appealed. ***A Neighborhood Council is an entity of the City of Los Angeles and therefore cannot directly appeal a determination.***

If the determination is appealed, it is heard by an appeal body. The appeal requires a separate public hearing. The appeal body will then issue their decision on the project. After all appeal efforts have been exhausted, the decision becomes final.

If the determination is not appealed, the original decision becomes final.

6. After a project is approved, the applicant must return to LADBS to obtain necessary building permits.

ACTIVE	CASE_PREFIX	DESCRIPTION	NOTES
Y	AA	ADVISORY AGENCY	
Y	ADM	ADMINISTRATIVE REVIEW	
Y	APCC	APC CENTRAL	
Y	APCE	APC EAST LOS ANGELES	
Y	APCH	APC HARBOR	
Y	APCNV	APC NORTH VALLEY	
Y	APCS	APC SOUTH LOS ANGELES	
Y	APCSV	APC SOUTH VALLEY	
Y	APCW	APC WEST LOS ANGELES	
Y	CHC	CULTURAL HERITAGE COMMISSION	Added July 2004
Y	CPC	CITY PLANNING COMMISSION	
Y	DIR	DIRECTOR OF PLANNING	
Y	ENV	ENVIRONMENTAL	
Y	HPO	HISTORIC PRESERVATION OFFICER	Added July 2004
Y	PAR	PRE-APPLICATION REVIEW	Added Mar 2017
Y	PS	PRIVATE STREET	
Y	TT	TENTATIVE TRACT	
Y	VTT	VESTING TENTATIVE TRACT	
Y	ZA	ZONING ADMINISTRATION	

ACTIVE	CASE_SUFFIX	DESCRIPTION	PREFIX_USAGE	NOTES
C	(n)A	APPEALS	ALL	Created via Case Page within PCTS.
C	5A	SECTION 245 REVIEW	ALL	Created via Case Page within PCTS.
Y	A	PRIVATE STREET MODIFICATIONS (1ST REQUEST)	ADM	Sec 18.12 and Section 19.02.C.2 (fees)
Y	ACI	AMENDMENT TO COUNCIL INSTRUCTIONS	DIR	
Y	AD	ANNEXATION/DETACHMENT	CPC	
C	ADD(n)	ADDENDUM FOR EIR	EIR	
Y	ADU	ACCESSORY DWELLING UNIT	ADM	
Y	AIC	APPROVAL IN CONCEPT	ZA	
Y	B	PRIVATE STREET MODIFICATIONS (2ND REQUEST)	ADM	Sec 18.12 and Section 19.02.C.2 (fees)
Y	BL	BUILDING LINE	APC, CPC	
Y	BSA	BUILDING AND SAFETY APPEAL TO ZA	DIR	
Y	C	PRIVATE STREET MODIFICATIONS (3RD REQUEST)	ADM	Sec 18.12 and Section 19.02.C.2 (fees)
Y	CA	CODE AMENDMENT	CPC	
Y	CAL	CALVO EXCLUSION	ZA	
Y	CART	COMMERCIAL ARTCRAFT DISTRICT	CPC	(Per LAMC 13.06)

Y	CASP	CORNFIELD ARROYO SPECIFIC PLAN	ADM	
Y	CATEX	CATEGORICAL EXCLUSION	ADM	
Y	CC	CONDOMINIUM CONVERSION		
C	CC(n)	CASE CLEARANCE	CHC, CPC, APC, DIR	Created via Case Page within PCTS.
Y	CCMP	CERTIFICATE OF COMPATIBILITY	DIR	Added 2004
Y	CDO	COMMUNITY DESIGN OVERLAY DISTRICT	CPC	(Per LAMC 13.08)
Y	CDP	COASTAL DEVELOPMENT PERMIT	ALL	
Y	CE	CATEGORICAL EXEMPTION	ENV	Do not attach suffixes from the main case
Y	CEX	COASTAL EXEMPTION	ADM	
Y	CLQ	CLARIFICATION OF 'Q' CONDITIONS	DIR	
Y	CM	CASE MANAGEMENT	PAR	Added 4/1/2018
Y	CN	NEW CONDOMINIUMS	TT, VTT	
Y	CNCO	CONTINUATION OF NONCONFORMING OIL WELLS	ZA	
Y	COA	CERTIFICATE OF APPROPRIATENESS	APC, DIR	
Y	COC	CERTIFICATE OF COMPLIANCE	AA	
Y	CPIO	COMMUNITY PLAN IMPLEMENTATION OVERLAY CLEARANCE	ADM	
Y	CPIOA	COMMUNITY PLAN IMPLEMENTATION OVERLAY ADJUSTMENT	DIR	
Y	CPIOE	COMMUNITY PLAN IMPLEMENTATION OVERLAY EXCEPTION	APC, CPC, ZA	
Y	CPU	COMMUNITY PLAN UPDATE	CPC	
Y	CR	CALIFORNIA REGISTER	CHC	For Office of Historic Resources use only
Y	CRA	COMMUNITY REDEVELOPMENT AGENCY	CPC	
Y	CU	CONDITIONAL USE	APC, CPC, ZA	(Per LAMC 12.24)
Y	CUB	CONDITIONAL USE BEVERAGE-ALCOHOLI	ZA, PAR	(Per LAMC 12.24)
Y	CUE	CONDITIONAL USE EXCEPTION	ZA	
Y	CUW	CONDITIONAL USE - WIRELESS	ZA, APC, CPC, ADM	Added October 2007, ZA only. ADM added to SPR on 10/22/2018
Y	CUX	ADULT ENTERTAINMENTS	ZA, PAR	
Y	CWC	CONFORMING WORK CONTRIBUTING ELEMENTS	ADM	Replaces HPM (added 2004). Changed from DIR to ADM prefix on 12/28/17
Y	CWNC	CONFORMING WORK NON-CONTRIBUTING ELEMENTS	ADM	Replaces HPM (added 2004). Changed from DIR to ADM prefix on 12/28/17
Y	D	PRIVATE STREET MODIFICATIONS (4TH REQUEST)	ADM	Sec 18.12 and Section 19.02.C.2 (fees)
Y	DA	DEVELOPMENT AGREEMENT	CPC	
Y	DB	DENSITY BONUS	CPC, DIR	Re-activated in 2005
Y	DD	DIRECTOR'S DETERMINATION	DIR	Use only with Venice Specific Plan
Y	DEM	DEMOLITIONS	APC, DIR	
Y	DI	DIRECTOR OF PLANNING INTERPRETATION	DIR	New suffix

Y	DPS	DEEMED-TO-BE-APPROVED PRIVATE STREET	AA	New suffix
Y	DRB	DESIGN REVIEW BOARD		Section 16.50: Ordinance No. 173,268 (Effective Date 07/01/2000)
Y	E	PRIVATE STREET MODIFICATIONS (5TH REQUEST)	ADM	Sec 18.12 and Section 19.02.C.2 (fees)
Y	EAF	ENVIRONMENTAL ASSESSMENT	ENV	Based on results of EAF, suffix will be changed to MND, ND, or EIR by Environment staff
Y	EIR	ENVIRONMENTAL IMPACT REPORT	ENV	
Y	ELD	ELDER CARE FACILITIES	APC, ZA	Section 14.3.1
C	EXT(n)	TIME EXTENSION	ALL	Created via Case Page within PCTS.
Y	F	FENCE HEIGHT	ZA	
Y	FAR	FLOOR AREA RATIO AVERAGING	ZA	
Y	FH	FENCE HEIGHT DISTRICT	CPC	Per LAMC Section 13.10
Y	G	SURFACE GRAVEL MINING DISTRICT	CPC	(Per LAMC 13.03)
Y	GB	GREEN BUILDING	ALL	Per Ordinance No. 179,820 (Effective Date 11/01/2008)
Y	GP	GRADING TRACT MAPS	AA	Per LAMC 91.7006.8.2: Ord. No. 171,939 (Effective Date 04/15/1998)
Y	GPA	GENERAL PLAN AMENDMENT	CPC	
Y	GPAJ	GENERAL PLAN AMENDMENT JJJ	APC, CPC	
Y	HCM	HISTORIC CULTURAL MONUMENT	CHC, HPO	Added July 2004
Y	HD	HEIGHT DISTRICT	APC, CPC	
Y	HE	HARDSHIP EXEMPTION	CPC	
Y	HPOZ	HISTORIC PRESERVATION OVERLAY ZONE	CPC	(Per LAMC 12.20.3)
Y	ICO	INTERIM CONTROL ORDINANCE	CPC	
Y	INT	INTERPRETATIONS	DIR	
Y	IPRO	INTERIM PLAN REVISION ORDINANCE	CPC	
Y	K	EQUINEKEEPING DISTRICT	CPC	(Per LAMC 13.05)
Y	LCP	LOCAL COASTAL PROGRAM	CPC	
C	M(n)	MODIFICATION	ALL	Created via Case Page within PCTS.
Y	MA	MILLS ACT	CHC, HPO	Added July 2004
Y	MAEX	MILLS ACT EXEMPTION	CHC	Added July 2004
Y	MCUP	MASTER CONDITIONAL USE PERMIT	ZA	Section 12.24-W,1; 12.24-W,18(a); and 12.24-X,2. Effective Date: 1/20/2011.
Y	MEL	MELLO ACT COMPLIANCE REVIEW	APC, CPC, DIR, ZA	
Y	MND	MITIGATED NEGATIVE DECLARATION	ENV	
Y	MPA	MASTER PLAN APPROVAL	ZA	Section 12.24-M Effective Date: Jan 20, 2011
Y	MPC	MOBILEHOME PARK CLOSURE	AA	

Y	MSC	MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)	APC, CPC	
				Was DIR/ADM only (request update to all by Valley Project Planning on 5/9/2019). Added to ADM (to DIR) on 4/1/18
Y	MSP	MULHOLLAND SPECIFIC PLAN	ALL	(Per LAMC 13.09)
Y	MU	MIXED USE DISTRICT	CPC	
Y	NC	NONCONFORMING USE CASES	ZA	
Y	ND	NEGATIVE DECLARATION	ENV	
Y	NR	NATIONAL REGISTER	CHC	For Office of Historic Resources use only
Y	NSO	NEIGHBORHOOD STABILIZATION OVERLAY		
Y	O	METHODS AND CONDITIONS - OIL DRILLING CASES	CPC	(Per LAMC 13.01)
Y	OVR	OVERLAY REVIEW	ADM	
C	P(n)	PRELIMINARY DESIGN REVIEW	DIR	Use only with DRB Cases
C	PA(n)	PLAN APPROVAL	ALL	Created via Case Page within PCTS.
Y	PAB	PLAN APPROVAL BOOZE	ZA	
Y	PAD	PLAN APPROVAL ONLY FOR A DEEMED-TO-BE-APPROVED CU	APC, CPC, ZA	
Y	PC	PLAN CONSISTENCY APPEAL	DIR	
Y	PMEX	PARCEL MAP EXEMPTION	AA	
Y	PMLA	PARCEL MAP	AA	
Y	PMV	PARCEL MAP VIOLATION	AA	
Y	PMW	PARCEL MAP WAIVER	AA	
Y	POD	PEDESTRIAN-ORIENTED DISTRICT	CPC	(Per LAMC 13.07)
Y	PP	PROJECT PERMIT	DIR	
Y	PPSP	PARAMOUNT PICTURES SPECIFIC PLAN	ADM	
				Added on 5/28/2018 Per Subsection A of Section 14.00-Public Benefit Projects to Subdivision 13, Density Bonus for Qualified Permanent Supportive Housing.
Y	PSH	PERMANENT SUPPORTIVE HOUSING		
Y	PUB	PUBLIC BENEFIT	DIR	
Y	PV	PLAYA VISTA	ADM	
Y	PWA	PUBLIC WORKS APPROVAL	DIR	
Y	QC	Q CONDITION CLEARANCE	ADM	
Y	RAO	REASONABLE ACCOMMODATION ORDINANCE	DIR, ZA	
C	REC(n)	RECONSIDERATION	ALL	Created via Case Page within PCTS.
Y	REV	REVERSION TO ACREAGE (CONSOLIDATION OF LOTS)		
Y	RFA	RESIDENTIAL FLOOR AREA DISTRICT		
Y	RIO	RIVER IMPROVEMENT OVERLAY DISTRICT		
Y	RPD	RESIDENTIAL PLANNED DEVELOPMENT DISTRICT	CPC	(Per LAMC 13.04)
Y	RV	REVOCATION	DIR	(Per LAMC 12.27.1)

Y	S	ANIMAL SLAUGHTERING DISTRICT	CPC	(Per LAMC 13.02)
Y	SCEA	SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT	ENV	
Y	SCPE	SUSTAINABLE COMMUNITIES PRIORITY EXEMPTION	ENV	Compliance with SB 375, CEQA, and Public Resources Code Section 21155
Y	SE	STATUTORY EXEMPTIONS	ENV	Pursuant to Sections 21080 through 21080.42 of the State's Public Resource Code
Y	SIP	STREAMLINED INFILL PROCESS (SB35)	ADM	
Y	SL	SMALL LOT SUBDIVISION	AA	
Y	SLD	SMALL LOT DESIGN	ADM	
Y	SM	SLIGHT MODIFICATIONS	ZA	(Per LAMC 12.28)
Y	SMA	SURFACE MINING ACT	DIR	
Y	SN	SIGN DISTRICT	DIR	(Per LAMC 13.11)
Y	SP	SPECIFIC PLAN (INCLUDING AMENDMENTS)	CPC	
Y	SPE	SPECIFIC PLAN EXCEPTION	APC, CPC, ZA	
Y	SPP	SPECIFIC PLAN PROJECT PERMIT COMPLIANCE	APC,ZA,CPC,DIR,ADM	ADM added to SPR on 10/22/2018
Y	SPPA	SPECIFIC PLAN PROJECT PERMIT ADJUSTMENT	DIR	
Y	SPPM	SPECIFIC PLAN PROJECT PERMIT MODIFICATION	DIR	
Y	SPR	SITE PLAN REVIEW	APC,CPC,ZA,DIR,ADM	ADM added to SPR on 10/22/2018
C	SUP(n)	SUPPLEMENTAL FOR EIR		
Y	TAE	TEMPORARY USE APPROVALS FOR EMERGENCIES	ZA	
Y	TC	TECHNICAL CORRECTIONS TO HISTORIC RESOURCES SURVEYS	CHC, CPC, APC, DIR	Technical Corrections to Historic Resources Surveys (Ordinance No. 184903-An Ordinance amending Section 12.20.3) Effective date June 17 2017, Council File No. 16-1157
Y	TDR	TRANSFER OF DEVELOPMENT RIGHTS (aka TFAR)	APC	
Y	TEQ	TEMPORARY EARTHQUAKE		
Y	TOC	TRANSIT ORIENTED COMMUNITIES	ADM, DIR, PAR	added TOC to PAR on 4/1/18
Y	UAIZ	URBAN AGRICULTURE INCENTIVE ZONE	ADM	
Y	UDU	UNAPPROVED DWELLING UNIT	ADM, DIR	
Y	VCU	VESTING CONDITIONAL USE	APC, CPC, ZA	
Y	VSO	VENICE SIGNOFF	ADM	
Y	VZC	VESTING ZONE CHANGE	APC, CPC	
Y	VZCJ	VESTING ZONE CHANGE JJJ	APC, CPC	
Y	WDI	WAIVER OF DEDICATIONS AND IMPROVEMENTS	DIR,APC,TT,VTT,CPC	Sections 11.12, 12.21, 12.37, 17.05, and 19.01. Ordinance No. 184,718 (Effective Date 03/04/2017)

Per LAMC 91.7006.8.2: Ord. No. 171,939
(Effective Date 04/15/1998)

Y	WTM	WAIVER OF TRACT MAP	AA
		AREA,HEIGHT,YARD,AND BLDG LINE ADJMNTS GT 20%	
Y	ZAA	(SLIGHT MODIFICATIONS)	ZA
Y	ZAD	ZA DETERMINATION (PER LAMC 12.27)	ZA, DIR
Y	ZAI	ZA INTERPRETATIONS	ZA
Y	ZBA	ZONE BOUNDARY ADJUSTMENT	DIR
Y	ZC	ZONE CHANGE	APC, CPC
Y	ZCJ	ZONE CHANGE JJJ	APC, CPC
Y	ZV	ZONE VARIANCE	ZA

COMMON ABC LICENSE TYPES AND THEIR BASIC PRIVILEGES

LICENSE TYPE	DESCRIPTION
01	BEER MANUFACTURER - (Large Brewery) Authorizes the sale of beer to any person holding a license authorizing the sale of beer, and to consumers for consumption on or off the manufacturer's licensed premises. Without any additional licenses, may sell beer and wine, regardless of source, to consumers for consumption at a bona fide public eating place on the manufacturer's licensed premises or at a bona fide eating place contiguous to the manufacturer's licensed premises. May conduct beer tastings under specified conditions (Section 23357.3). Minors are allowed on the premises.
02	WINEGROWER - (Winery) Authorizes the sale of wine and brandy to any person holding a license authorizing the sale of wine and brandy, and to consumers for consumption off the premises where sold. Authorizes the sale of all wines and brandies, regardless of source, to consumers for consumption on the premises in a bona fide eating place that is located on the licensed premises or on premises owned by the licensee that are contiguous to the licensed premises and operated by and for the licensee. May possess wine and brandy for use in the preparation of food and beverage to be consumed at the bona fide eating place. May conduct winetastings under prescribed conditions (Section 23356.1; Rule 53). Minors are allowed on the premises.
20	OFF SALE BEER & WINE - (Package Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.
21	OFF SALE GENERAL - (Package Store) Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.
23	SMALL BEER MANUFACTURER - (Brew Pub or Micro-brewery) Authorizes the same privileges and restrictions as a Type 01. A brewpub is typically a very small brewery with a restaurant. A micro-brewery is a small-scale brewery operation that typically is dedicated solely to the production of specialty beers, although some do have a restaurant or pub on their manufacturing plant.
40	ON SALE BEER - (Bar, Tavern) Authorizes the sale of beer for consumption on or off the premises where sold. No wine or distilled spirits may be on the premises. Full meals are not required; however, sandwiches or snacks must be available. Minors are allowed on the premises.
41	ON SALE BEER & WINE – EATING PLACE - (Restaurant) Authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.
42	ON SALE BEER & WINE – PUBLIC PREMISES - (Bar, Tavern) Authorizes the sale of beer and wine for consumption on or off the premises where sold. No distilled spirits may be on the premises. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required.
47	ON SALE GENERAL – EATING PLACE - (Restaurant) Authorizes the sale of beer, wine and distilled spirits for consumption on the licenses premises. Authorizes the sale of beer and wine for consumption off the licenses premises. Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.
48	ON SALE GENERAL – PUBLIC PREMISES - (Bar, Night Club) Authorizes the sale of beer, wine and distilled spirits for consumption on the premises where sold. Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required.
49	ON SALE GENERAL – SEASONAL - Authorizes the same privileges and restrictions as provided for a Type 47 license except it is issued for a specific season. Inclusive dates of operation are listed on the license certificate.



LICENSE TYPE	DESCRIPTION
51	CLUB - Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. No off-sale privileges. Food service is not required. Minors are allowed on the premises.
52	VETERAN'S CLUB - Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. Authorizes the sale of beer and wine, to members and guest only, for consumption off the licensed premises. Food service is not required. Minors are allowed on the premises.
57	SPECIAL ON SALE GENERAL - Generally issued to certain organizations who cannot qualify for club licenses. Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. Authorizes the sale of beer and wine, to members and guests only, for consumption off the licensed premises. Food service is not required. Minors are allowed on the premises.
59	ON SALE BEER AND WINE – SEASONAL - Authorizes the same privileges as a Type 41. Issued for a specific season. Inclusive dates of operation are listed on the license certificate.
60	ON SALE BEER – SEASONAL - Authorizes the sale of beer only for consumption on or off the premises where sold. Issued for a specific season. Inclusive dates of operation are listed on the license certificate. Wine or distilled spirits may not be on the premises. Minors are allowed on the premises.
61	ON SALE BEER – PUBLIC PREMISES - (Bar, Tavern) Authorizes the sale of beer only for consumption on or off the licensed premises. Wine or distilled spirits may not be on the premises. Minors are not allowed to enter and remain (warning signs required). Food service is not required.
67	BED AND BREAKFAST INN - Authorizes the sale of wine purchased from a licensed winegrower or wine wholesaler only to registered guests of the establishment for consumption on the premises. No beer or distilled spirits may be on the premises. Wine shall not be given away to guests, but the price of the wine shall be included in the price of the overnight transient occupancy accommodation. Removal of wine from the grounds is not permitted. Minors are allowed on the premises.
70	ON SALE GENERAL – RESTRICTIVE SERVICE - Authorizes the sale or furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees. This license is normally issued to "suite-type" hotels and motels, which exercise the license privileges for guests' "complimentary" happy hour. Minors are allowed on the premises.
75	ON SALE GENERAL – BREWPUB - (Restaurant) Authorizes the sale of beer, wine and distilled spirits for consumption on a bona fide eating place plus a limited amount of brewing of beer. This license does not authorize the sale of alcoholic beverages for consumption off the premises where sold. Minors are allowed on the premises.
80	BED AND BREAKFAST INN – GENERAL - Authorizes the sale of beer, wine and distilled spirits purchased from a licensed wholesaler or winegrower only to registered guests of the establishment for consumption on the premises. Alcoholic beverages shall not be given away to guests, but the price of the alcoholic beverage shall be included in the price of the overnight transient occupancy accommodation. Removal of alcoholic beverages from the grounds is not permitted. Minors are allowed on the premises.
86	INSTRUCTIONAL TASTING LICENSE —Issued to the holder of and premises of a Type 20 or Type 21 licensee, authorizes the tasting of alcoholic beverages as authorized to be sold from the off-sale premises, on a limited basis. Requires physical separation from the off-sale premises while tasting is taking place and generally requires the participation of a specifically-authorized manufacturer or wholesaler licensee.



SPECIAL EVENTS

The Department also issues licenses and authorizations for the retail sale of beer, wine and distilled spirits on a temporary basis for special events. The most common are listed below. Other less common ones are found in Business and Professions Code Section 24045.2, et seq.

SPECIAL DAILY BEER AND/OR WINE LICENSE - (Form ABC-221) Authorizes the sale of beer and/or wine for consumption on the premises where sold. No off-sale privileges. Minors are allowed on the premises. May be revoked summarily by the Department if, in the opinion of the Department and/or the local law enforcement agency, it is necessary to protect the safety, welfare, health, peace and morals of the people of the State. In some instances, the local ABC office may require the applicant to obtain prior written approval of the local law enforcement agency. Issued to non-profit organizations. (Rule 59, California Code of Regulations)

DAILY ON SALE GENERAL LICENSE - (Form ABC-221) Authorizes the sale of beer, wine and distilled spirits for consumption on the premises where sold. No off-sale privileges. Minors are allowed on the premises. May be revoked summarily by the Department if, in the opinion of the Department and/or the local law enforcement agency, it is necessary to protect the safety, welfare, health, peace and morals of the people of the State. In some instances, the local ABC office may require the applicant to obtain prior written approval of the local law enforcement agency. Issued to political parties or affiliates supporting a candidate for public office or a ballot measure or charitable, civic, fraternal or religious organizations. (Section 24045.1 and Rule 59.5 California Code of Regulations)

CATERING AUTHORIZATION - (Form ABC-218) Authorizes Type 47, 48, 51, 52, 57, 75 and 78 licensees (and catering businesses that qualify under Section 24045.12) to sell beer, wine and distilled spirits for consumption at conventions, sporting events, trade exhibits, picnics, social gatherings, or similar events. Type 47, 48 and 57 licensees may cater alcoholic beverages at any ABC-approved location in the State. Type 51 and 52 licensees may only cater alcoholic beverages at their licensed premises. All licensees wishing to cater alcoholic beverages must obtain prior written authorization from the Department for each event. At all approved events, the licensee may exercise only those privileges authorized by the licensee's license and shall comply with all provisions of the ABC Act pertaining to the conduct of on-sale premises and violation of those provisions may be grounds for suspension or revocation of the licensee's license or permit, or both, as though the violation occurred on the licensed premises. (Section 23399 and Rule 60.5 California Code of Regulations)

EVENT AUTHORIZATION - (Form ABC-218) Authorizes Type 41, 42, 47, 48, 49, 57, 75 and 78 licensees to sell beer, wine and distilled spirits for consumption on property adjacent to the licensed premises and owned or under the control of the licensee. This property shall be secured and controlled by the licensee and not visible to the general public. *The licensee shall obtain prior approval of the local law enforcement agency.* At all approved events, the licensee may exercise only those privileges authorized by the licensee's license and shall comply with all provisions of the ABC Act pertaining to the conduct of on-sale premises (including any license conditions) and violations of those provisions may be grounds for suspension or revocation of the licensee's license or permit, or both, as though the violation occurred on the licensed premises. (Section 23399)

WINE SALES EVENT PERMIT - (Form ABC-239) Authorizes Type 02 licensees to sell bottled wine produced by the winegrower for consumption off the premises where sold and only at fairs, festivals or cultural events sponsored by designated tax exempt organizations. The licensee must notify the city and/or county where the event is being held and obtain approval from ABC for each event (Form ABC-222). The licensee must also comply with all restrictions listed in Business and Professions Code Section 23399.6.

Note:

1. "Minor" means any person under 21 years of age.
2. Consult Section 25663(b) regarding age of employees in off-sale premises; consult Sections 25663(a) and 25663.5 regarding age of employees in on-sale premises.
3. In certain situations, ABC may place reasonable conditions upon a license, such as restrictions as to hours of sale, employment of designated persons, display of signs, restrictions on entertainment or dancing, etc. If a license has been conditioned, it will be endorsed as such on the face of the license. (Conditional licenses, Sections 23800-23805.)

4. Licensees whose license allows minors on the premises may have a “house policy” restricting minors from entering certain areas of the premises or prohibiting minors in the premises during certain hours.
5. This handout contains only abbreviated information. Contact your local ABC office for full information before doing anything which may jeopardize your license. Also available from the ABC: Quick Summary of Selected ABC Laws (form ABC-608); Alcoholic Beverage Control Act (complete laws); Rules & Regulations; and P-90 (describes privileges of non-retail licenses).

GENERALIZED SUMMARY OF ZONING REGULATIONS

CITY OF LOS ANGELES

Zone	Use	Maximum Height		Required yards			Minimum Area		Min. Lot Width	Parking Req'd.
		Stories	Feet	Front	Side	Rear	Per Lot	Per Dwelling Unit		
Agricultural										
A1	Agricultural One-Family Dwellings, Parks, Playgrounds, Community Centers, Golf Courses, Truck Gardening, Extensive Agricultural Uses, Home Occupations	Unlimited (8)	45 or(6),(8)	20% lot depth; 25 ft. max. or (6)	10% lot width; 25 ft. max. or (6)	25% lot depth; 25 ft.max.	5 acres	2.5 acres	300 ft.	2 spaces per dwelling unit (6)
A2	Agricultural A1 uses						2 acres	1 acre	150 ft.	
RA	Suburban Limited Agricultural Uses, One-Family Dwellings, Home Occupations,		45 or (6),(7),(8)	20% lot depth; 25 ft. max., but not less than prevailing (6)	10 ft. or 10% lot width < 70 ft. + 1 ft. for 3 stories or more (6),(7)		17,500 sq. ft. (1)	17,500 sq. ft. (1)	70 ft. (1)	2 covered spaces per dwelling unit (6)
Residential Estate										
RE40	Residential Estate One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Accessory Living Quarters, Home Occupations	Unlimited (8)	45 or(6),(8)	20% lot depth; 25 ft. max., but not less than prevailing (6)	10 ft. min., + 1 ft. each story over 2nd (6)	25% lot depth; 25 ft. max.	40,000 sq. ft. (1)	40,000 sq. ft. (1)	80 ft. (1)	2 covered spaces per dwelling unit (6)
RE20			45 or(6),(7),(8)		10 ft. min., + 1 ft. each story over 2nd (6),(7)		20,000 sq. ft. (1)	20,000 sq. ft. (1)	80 ft. (1)	
RE15					10% lot width; 10 ft. max; 5 ft. min. + 1 ft. each story over 2nd (6),(7)		15,000 sq. ft. (1)	15,000 sq. ft. (1)	80 ft. (1)	
RE11					10% lot width < 50 ft.; 5 ft.; 3 ft. min. + 1 ft. each story over 2nd (6),(7)		11,000 sq. ft. (1)	11,000 sq. ft. (1)	70 ft. (1)	
RE9							9,000 sq. ft. (1)	9,000 sq. ft. (1)	65 ft. (1)	
RS	Suburban One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Home Occupations					20 ft. min.	7,500 sq. ft.	7,500 sq. ft.	60 ft.	
One-Family Residential										
R1	One-Family Dwelling RS Uses, Home Occupations	Unlimited (8)	45 or(6),(7),(8)	20% lot depth; 20 ft. max., but not less than prevailing (6)	10% lot width < 50 ft.; 5 ft.; 3 ft. min. + 1 ft. each story over 2nd (6),(7)	15 ft. min.	5,000 sq. ft.	5,000 sq. ft.	50 ft.	2 covered spaces per dwelling unit (6)
RU			30		10 ft.	3 ft. (9)	10 ft.	3,500 sq. ft.	n/a	35 ft.
RZ2.5	Residential Zero Side Yard Dwellings across not more than 5 lots (2), Parks, Playgrounds, Home Occupations		45 or(8)	10 ft. min.	zero (3); 3 ft. + 1 ft. for each story over 2nd	zero (3) or 15 ft.	2,500 sq. ft.		30 ft. w/ driveway, 25 ft. w/o driveway; 20 ft.–flag, curved or cul-de-sac	
RZ3							3,000 sq. ft.			
RZ4							4,000 sq. ft.			
RW1	One-Family Residential Waterways One-Family Dwellings, Home Occupations (10)		30		10% lot width; 3 ft. min.	15 ft. min	2,300 sq. ft.		28 ft.	

Zone	Use	Maximum Height		Required yards			Minimum Area		Min. Lot Width	Parking Req'd.	
		Stories	Feet	Front	Side	Rear	Per Lot	Per D.U.			
Multiple Residential											
R2	Two Family Dwellings R1 Uses. Home Occupations	Unlimited (8)	45 or (6),(7),(8)	20% lot depth; 20 ft. max., but not less than prevailing	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2nd	15 ft.	5,000 sq. ft.	2,500 sq. ft.	50 ft.	2 spaces, one covered	
RD1.5	Restricted Density Multiple Dwelling One-Family Dwellings,Two-Family Dwellings, Apartment Houses, Multiple Dwellings, Home Occupations		45 or (6),(7),(8)	15 ft.	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2nd, not to exceed 16 ft. (6)	15 ft.	5,000 sq. ft.	1,500 sq. ft.	60 ft.	1 space per unit < 3 habitable rooms; 1.5 spaces per unit = 3 habitable rooms; 2 spaces per unit > 3 habitable rooms; uncovered (6) 1 space each guest room (first 30)	
RD2								2,000 sq. ft.			
RD3							6,000 sq. ft.	3,000 sq. ft.			
RD4							8,000 sq. ft.	4,000 sq. ft.			
RD5							10,000 sq. ft.	5,000 sq. ft.			70 ft.
RD6							12,000 sq. ft.	6,000 sq. ft.			
RMP	Mobile Home Park Home Occupations		45 or (8)	20% lot depth 25 ft. max.	10 ft.	25% lot depth 25 ft. max.	20,000 sq. ft.	20,000 sq. ft.	80 ft.	2 covered spaces per dwelling unit	
RW2	Two Family Residential Waterways One-Family Dwellings,Two-Family Dwellings, Home Occupations			10 ft. min.	10% lot width < 50 ft.; 3 ft. min.; + 1 ft. for each story over 2nd	15 ft.	2,300 sq. ft.	1,150 sq. ft.	28 ft.		
R3	Multiple Dwelling R2 Uses, Apt. Houses, Multiple Dwellings, Child Care (20 max.)			15 ft; 10 ft. for key lots	10% lot width < 50 ft., 3 ft. min.; 5 ft.; + 1 ft. for each story over 2nd, not to exceed 16 ft.	15 ft.	5,000 sq. ft.	800 sq. ft.; 500 sq. ft. per guest room	50 ft.	same as RD zones	
RAS3	Residential/ Accessory R3 Uses, Limited ground floor commercial	5 ft., or average of adjoining buildings	0 ft. for ground floor commerc. 5 ft. for residential	15 ft. adjacent to RD or more restrictive zone; otherwise 5 ft.	800 sq. ft.; 200 sq. ft. per guest room						
R4	Multiple Dwelling R3 Uses, Churches, Schools, Child Care, Homeless Shelter	Unlimited (8)	15 ft; 10 ft. for key lots	10% lot width < 50 ft.; 5 ft.; 3 ft. min.; + 1 ft. for each story over 2nd, not to exceed 16 ft.	15 ft. + 1 ft. for each story over 3rd; 20 ft. max.	400 sq. ft.; 200 sq. ft. per guest room					

Multiple Residential continued ↓

Multiple Residential continued ↑

RAS4	Residential/ Accessory R4 Uses, Limited ground floor commercial	Unlimited (8)	5 ft., or average of adjoining buildings	0 ft. for ground floor commerc. 5 ft. for residential	15 ft. adjacent to RD or more restrictive zone; otherwise 5 ft.	5,000 sq. ft.	400 sq. ft.; 200 sq. ft. per guest room	50 ft.	same as RD zones
R5	Multiple Dwelling R4 uses, Clubs, Lodges, Hospitals, Sanitariums, Hotels		15 ft; 10 ft. for key lots	10% lot width < 50 ft.; 3 ft. min.; 5 ft.; + 1 ft. for each story over 2nd, not to exceed 16 ft.	15 ft. + 1 ft. for each story over 3rd; 20 ft. max.		200 sq. ft.		

Loading space is required for the RAS3, R4, RAS4, and R5 zones in accordance with Section 12.21 C 6 of the Zoning Code.

Open Space is required for 6 or more residential units in accordance with Section 12.21 G of the Zoning Code.

Passageway of 10 feet is required from the street to one entrance of each dwelling unit or guest room in every residential building, except for the RW, RU, and RZ zones, in accordance with Section 12.21 C2 of the Zoning Code.

Zone	Use	Maximum Height		Required yards			Minimum Area Per Lot/ Unit	Min. Lot Width
		Stories	Feet	Front	Side	Rear		
Commercial (see loading and parking, next page)								
CR	Limited Commercial Banks, Clubs, Hotels, Churches, Schools, Business and Professional Colleges, Child Care, Parking Areas, R4 Uses	6 (8)	75 ft. (8)	10 ft. min.	10% lot width < 50 ft.; 10 ft.; 5 ft. min., for corner lots, lots adj. to A or R zone, or for residential uses	15 ft. min + 1 ft. for each story over 3rd	same as R4 for resid. uses; otherwise none	50 ft. for resid. uses; otherwise none
C1	Limited Commercial Local Retail Stores < 100,000 sq. ft., Offices or Businesses, Hotels, Hospitals and/or Clinics, Parking Areas, CR Uses Except for Churches, Schools, Museums, R3 Uses	Unlimited (8)			same as R3 for corner lots, lots adjacent to A or R zone, or residential uses	15 ft. + 1 ft. for each story over 3rd; 20 ft. max for resid. uses or abutting A or R zone	same as R3 zone for residential uses; otherwise none	
C1.5	Limited Commercial C1 Uses—Retail, Theaters, Hotels, Broadcasting Studios, Parking Buildings, Parks and Playgrounds, R4 Uses						same as R4 zone for residential uses; otherwise none	
C2	Commercial C1.5 Uses; Retail w/Limited Manuf., Service Stations and Garages, Retail Contr. Business, Churches, Schools, Auto Sales, R4 Uses	Unlimited (8)		none	none for commercial uses; same as R4 zone for residential uses at lowest residential story	same as R4 for resid. uses; otherwise none	same as R4 for residential uses; otherwise none	
C4	Commercial C2 Uses with Limitations, R4 Uses							
C5	Commercial C2 Uses, Limited Floor Area for Manuf. of CM Zone Type, R4 Uses							
CM	Commercial Manufacturing Wholesale, Storage, Clinics, Limited Manuf., Limited C2 Uses, R3 Uses	Unlimited (8)		none	none for commercial uses; same as R4 for residential uses	same as R3 for residential uses; otherwise none		

Loading Space: Hospitals, hotels, institutions, and every building where lot abuts an alley. Minimum loading space is 400 sq. ft.; additional space for buildings > 50,000 sq. ft. of floor area. None for apartment buildings < 30 units, in accordance with Section 12.21 C 6 of the Zoning Code.

Parking. See separate parking handout.

Zone	Use	Maximum Height		Required yards			Minimum Area Per Lot/ Unit	Min. Lot Width
		Stories	Feet	Front	Side	Rear		
Manufacturing								
MR1	Restricted Industrial CM Uses, Limited Commercial and Manufacturing, Clinics, Media Products, Limited Machine Shops, Animal Hospitals and Kennels	unlimited (8)	5 ft. for lots <100 ft. deep; 15 ft. for lots >100 ft. deep	none for industrial or commercial uses; same as R4 zone for residential uses (5)	none for industrial or commercial uses; same as R4 zone for residential uses (5)	none for industrial or commercial uses; same as R4 zone for residential uses; (5)		
M1	Limited Industrial MR1 Uses, Limited Industrial and Manufacturing Uses, no R Zone Uses, no Hospitals, Schools, Churches, any Enclosed C2 Use, Wireless Telecommunications, Household Storage		none					
MR2	Restricted Light Industrial MR1 Uses, Additional Industrial Uses, Mortuaries, Animal Keeping		5 ft. for lots <100 ft. deep; 15 ft. for lots >100 ft. deep				none for industrial or commercial uses; same as R5 zone for residential uses; (5)	
M2	Light Industrial M1 and MR2 uses, Additional Industrial Uses, Storage Yards, Animal Keeping, Enclosed Composting, no R Zone Uses		none	same as R5 zone for residential uses (5)				
M3	Heavy Industrial M2 Uses, any Industrial I Uses, Nuisance Type Uses 500 ft. from any Other Zone, no R Zone Uses			none		none		

Loading Space: Institutions, and every building where lot abuts an alley. Minimum loading space is 400 sq. ft.; additional space for buildings > 50,000 sq. ft. of floor area. None for apartment buildings < 30 units, in accordance with Section 12.21 C 6 of the Zoning Code.

Parking. See separate parking handout.

Zone	Use	Maximum Height		Required yards			Minimum Area Per Lot/ Unit	Min. LotWidth
		Stories	Feet	Front	Side	Rear		
Parking								
P	Automobile Parking– Surface and Underground Surface Parking; Land in a P Zone may also be Classified in A or R Zone	unlimited (8)		10 ft. in combination with an A or R Zone; otherwise none	none		none, unless also in an A or R Zone	
PB	Parking Building P Zone Uses, Automobile Parking Within aBuilding			0 ft., 5 ft., or 10 ft., depending on zoning frontage and zoning across the street	5 ft. + 1 ft. each story above 2nd if abutting or across street and frontage in A or R Zone	5 ft. + 1 ft. each story above 2nd if abutting A or R Zone	none	

Zone	Use	Maximum Height		Required yards			Minimum Area Per Lot/ Unit	Min. Lot Width
		Stories	Feet	Front	Side	Rear		
Open Space/ Public Facilities/Submerged Lands								
OS	Open Space Parks and Recreation Facilities, Nature Reserves, Closed Sanitary Landfill Sites, Public Water Supply Reservoirs, Water Conservation Areas	none		none			none	
PF	Public Facilities Agricultural Uses, Parking Under Freeways, Fire and Police Stations, Government Buildings, Public Libraries, Post Offices, Public Health Facilities, Public Elementary and Secondary Schools							
SL	Submerged Lands Navigation, Shipping, Fishing, Recreation							

- (1) "H" Hillside areas may alter these requirements in the RA-H or RE-H zones. Subdivisions may be approved with smaller lots, provided larger lots are also included. Section 17.05 H 1 of the Zoning Code.
- (2) Section 12.08.3 B 1 of the Zoning Code.
- (3) Section 12.08.3 C 2 and 3 of the Zoning Code.
- (4) Section 12.09.5 C of the Zoning Code. For 2 or more lots the interior side yards may be eliminated, but 4 ft. is required on each side of the grouped lots.
- (5) Section 12.17.5 B 9 (a). Dwelling considered as accessory to industrial use only (watchman or caretaker including family.)
- (6) Height, yard and parking requirements for single family dwellings may be governed by the Hillside Ordinance, Section 12.21 A 17 of the Zoning Code.
- (7) Side yard requirements for single family dwellings not in Hillside Areas or Coastal Zone may be governed by the "Big House" Ordinance, ord. 169,775, which has been codified in the yard requirements sections for the relevant zones.

(8) Height District (Section 12.21.1 of the Zoning Code) [see below for (9), (10)]:

Height Districts							
Zone	1 ‡	1L ‡	1VL ‡	1XL ‡	2	3	4
A1\$, A2\$, RE40\$, RZ, RMP, RW2, RD, R3, RAS3	45' 3:1 FAR		45' 3 stories † 3:1 FAR	30' 2 stories † 3:1 FAR	6 stories for RD,RAS3 and R3†; otherwise 6:1 FAR	6 stories for RD,RAS3 and R3†; otherwise 10:1 FAR	6 stories for RD,RAS3 and R3†; otherwise 13:1 FAR
RE11 \$, RE15 \$, RE20 \$, RA \$ *	36' 3:1 FAR		36' 3 stories † 3:1 FAR		6:1 FAR	10:1 FAR	13:1 FAR
R1\$, R2, RS \$, RE9 \$ *	33' 3:1 FAR		33' 3 stories † 3:1 FAR				
PB	none 2 stories	75' 2 stories	45' 2 stories	30' 2 stories	none 6 stories	none 10 stories	none 13 stories
R4, RAS4, R5	none 3:1 FAR	75' 6 stories † 3:1 FAR	45' 3 stories † 3:1 FAR	30' 2 stories † 3:1 FAR	none 6:1 FAR	none 10:1 FAR	none 13:1 FAR
C, M	1.5:1 FAR	75' 6 stories † 1.5:1 FAR	45' 3 stories † 1.5:1 FAR	30' 2 stories † 1.5:1 FAR	75' for CR; otherwise none 6:1 FAR	75' for CR; otherwise none 10:1 FAR	75' for CR; otherwise none 13:1 FAR
PB	2 stories	2 stories	2 stories	2 stories	6 stories	10 stories	13 stories

FAR—Floor Area Ratio

* Prevailing Height in accordance with the 3rd unnumbered paragraph of Section 12.21.1 of the Zoning Code may apply.

† Buildings used entirely for residential (and ground floor commercial in RAS zones) are only limited as to height, not stories.

‡ Floor area in height district 1 in other than C and M zones is limited to 3:1 FAR.

§ Height limited to 36' or 45' in Hillside Areas in accordance with Section 12.21 A 17 of the Zoning Code.

For **CRA** height districts, see Section 12.21.3 of the Zoning Code. For **EZ** height districts, see Section 12.21.4 for the Zoning Code. For **CSA** height districts, see Section 12.21.5 of the Zoning Code. For Century City North (**CCN**) and Century City South (**CCS**) height districts, see Section 12.21.2 of the Zoning Code and the Specific Plans.

(9) The side yard on one side of the lot may be reduced to zero provided that the remaining side yard is increased to 6 ft., in accordance with Section 12.08.1 C 2 of the Zoning Code.

(10) Specific requirements for open space, rear yards, and projections into front yards are in Section 12.08.5 C of the Zoning Code.

Transitional Height: Portions of buildings in C or M zones within certain distances of RW1 or more restrictive zones shall not exceed the following height limits, in accordance with Section 12.21.1 A 10 of the Zoning Code:

Distance (ft)	Height (ft)
0–49	25
50–99	33
100–199	61

Zone Prefixes (Section 12.32 of the Zoning Code)

(T), [T], T	Tentative Zone Classification	City Council requirements for public improvements as a result of a zone change—see Council File
(Q), [Q], Q	Qualified Classification	Restrictions on property as a result of a zone change, to ensure compatibility with surrounding property
D	Development Limitation	Restricts heights, floor area ratio, percent of lot coverage, building setbacks

Supplemental Use Districts—to regulate uses which cannot adequately be provided for in the Zoning Code (Section 13.00 of the Zoning Code)

CA	Commercial and Artcraft
CDO	Community Design Overlay
FH	Fence Height
G	Surface Mining
K	Equinekeeping
MU	Mixed Use
O	Oil Drilling
POD	Pedestrian Oriented District
RPD	Residential Planned Development
S	Animal Slaughtering
SN	Sign

Other Zoning Designations

ADP	Alameda District Specific Plan
CCS	Century City South Studio Zone
CSA	Centers Study Area
CW	Central City West Specific Plan
GM	Glencoe/Maxella Specific Plan
HPOZ	Historic Preservation Overlay Zone
LASED	LA Sports & Entertainment S.P.
OX	Oxford Triangle Specific Plan
PKM	Park Mile Specific Plan
PV	Playa Vista Specific Plan
WC	Warner Center Specific Plan

THIS SUMMARY IS ONLY A GUIDE. DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE DEPARTMENT OF BUILDING AND SAFETY.



Department of City Planning Assignment List December 2020 planning.lacity.org

Central, West/South and Valley Project Planning And Frequently Utilized Ordinances

General Information – 213-978-1160

COMMUNITY

Alameda District Specific Plan, Yi Lu	213-978-1287
..... Unit Head, Nuri Cho	213-978-1177
Arleta-Pacoima Community Plan, Christine Bustillos	818-374-5072
..... Unit Head, Sarah Hounsell	818-374-9917
Atwater Village POD, Olga Ruano	213-473-9983
..... Unit Head, Nicole Sanchez	213-978-3034
Avenue 57/Pasadena Gold Line, Adrineh Melkonian	213-978-1301
..... Unit Head, Nicole Sanchez	213-978-3034
Bel Air - Beverly Crest Com Plan, Esther Serrato	213-978-1211
..... Unit Head, Jordann Turner	213-978-1365
Boyle Heights Com Plan, Monique Acosta	213-978-1173
..... Unit Head, Kevin Golden	213-978-1396
Brentwood – Pacific Palisades Com Plan,	
..... Makan Baranghoori	213-978-1148
..... Nick Vasuthasawat	213-978-1250
..... Unit Head, Jordann Turner	213-978-1365
Broadway CDO, Osvaldo Garcia	213-978-1218
..... Unit Head, Nuri Cho	213-978-1177
Broadway Sign District, Osvaldo Garcia	213-978-1218
..... Unit Head, Nuri Cho	213-978-1177
Bunker Hill Specific Plan, Yi Lu	213-978-1287
..... Unit Head, Nuri Cho	213-978-1177
Canoga Park/West Hills/Winnetka/Woodland Hills Com Plan,	
..... Tracy Williams	818-374-9910
..... Dominick Ortiz	818-374-5061
..... Lizzi Beduya	818-374-5049
..... Unit Head, Laura Frazin-Steele	818-374-9919
Canoga Park Commercial Corridor, CDO, Canoga Park	
..... Downtown CDO; Streetscape, Tracy Williams	818-374-9910
..... Dominick Ortiz	818-374-5061
..... Lizzi Beduya	818-374-5049
..... Unit Head, Laura Frazin-Steele	818-374-9919
Central City Com Plan, Yi Lu	213-978-1287
..... Unit Head, Nuri Cho	213-978-1177
Central City North Com Plan, Osvaldo Garcia	213-978-1218
..... Unit Head, Nuri Cho	213-978-1177
Central City West Specific Plan, Hakeem Parke-Davis	213-978-1487
..... Unit Head, Nuri Cho	213-978-1177
Century City North & South Specific Plan, Dylan Sittig	213-978-1197
..... Unit Head, Elizabeth Gallardo	213-978-1297
Chatsworth/Porter Ranch Com Plan, William Cabrera	818-374-9903
..... Unit Head, Sarah Hounsell	818-374-9917
Coastal Bluffs Specific Plan, Ira Brown	213-978-1453
..... Unit Head, Jordann Turner	213-978-1365
Coliseum District Specific Plan, Sarah Molina-Pearson	213-482-0376
Colorado Blvd SP/DRB Adrineh Melkonian	213-978-1301
..... Unit Head, Nicole Sanchez	213-978-3034
Cornfield Arroyo Seco Specific Plan, Osvaldo Garcia	213-978-1218
..... Unit Head, Nuri Cho	213-978-1177

Crenshaw Corridor Specific Plan, Kyle Winston	213-978-1348
..... Unit Head, Sergio Ibarra	213-473-9985
Cypress Park – Glassell Park CDO, Adrineh Melkonian	213-978-1301
..... Unit Head, Nicole Sanchez	213-978-3034
Devonshire/Topanga Corridor SP/DRB, Kora McNaughton	818-374-9908
..... Unit Head, Sarah Hounsell	818-374-9917
Downtown Design Guide, Yi Lu	213-978-1287
..... Unit Head, Nuri Cho	213-978-1177
Downtown Westchester CDO, Kevin Fulton	213-978-1210
..... Unit Head, Jordann Turner	213-978-1365
Echo Park ICO/CDO, Monique Acosta	213-978-1173
..... Unit Head, Kevin Golden	213-978-1396
Encinitas Sign District, Peg Malone-Brown	818-374-5036
..... Unit Head, Sarah Hounsell	818-374-9917
Encino-Tarzana Com Plan, Tracy Williams	818-374-9910
..... Dominick Ortiz	818-374-5061
..... Lizzi Beduya	818-374-5049
..... Unit Head, Laura Frazin-Steele	818-374-9919
Exposition Corridor, Transit Neigh plan, Dylan Sittig	213-978-1197
..... Unit Head, Elizabeth Gallardo	213-978-1297
Figueroa/7 TH Street Sign District, Maira Sanchez	213-978-1243
..... Unit Head, Nuri Cho	213-978-1177
Figueroa/Olympic Sign District, Maira Sanchez	213-978-1243
..... Unit Head, Nuri Cho	213-978-1177
Fletcher Square CDO, Olga Ruano	213-473-9983
..... Unit Head, Nicole Sanchez	213-978-3034
Foothill Boulevard Corridor Specific Plan, Christine Bustillos	818-374-5072
..... Unit Head, Sarah Hounsell	818-374-9917
Girard Tract Specific Plan, Tracy Williams	818-374-9910
..... Dominick Ortiz	818-374-5061
..... Lizzi Beduya	818-374-5049
..... Unit Head, Laura Frazin-Steele	818-374-
9919Glencoe-Maxella Specific Plan, Esther Serrato	213-978-1211
..... Unit Head, Jordann Turner	213-978-1365
Granada Hills Specific Plan & DRB w/ Signs,	
..... William Cabrera	818-374-9903
..... Unit Head Sarah Hounsell	818-374-9917
Granada Hills/Knollwood Com Plan, William Cabrera	818-374-9903
..... Unit Head, Sarah Hounsell	818-374-9917
Harbor Gateway Com Plan, Jeanalee Obergfell	213-978-0092
..... Unit Head, Connie Chauv	213-978-0016
Hollywood Com Plan, Vacant	213-978-xxxx
..... Unit Head, Vacant	213-978-1372
Hollywood Signage Supp Use District, Danalynn Dominguez	213-978-1340
..... Unit Head, Vacant	213-978-xxxx
Hollywoodland Specific Plan & DRB, Liku Abera	213-978-1195
..... Unit Head, Vacant	213-978-xxxx
Jordan Downs Specific Plan, Jeanalee Obergfell	213-978-0092
..... Unit Head, Connie Chauv	213-978-0016
Larchmont Boulevard “Q” Conditions, Qiuana Williams	213-978-1326
..... Unit Head, Iris Wan	213-978-1397
LAX-EI Segundo Dunes Specific Plan, Ira Brown	213-978-1453
..... Unit Head, Jordann Turner	213-978-1365
Lincoln Blvd CDO, Sienna Kuo	213-978-1376
..... Bindu Kannan	213-978-1290
..... Unit Head, Vacant	213-978-xxxx
Lincoln Heights CDO, Olga Ruano	213-473-9983
..... Unit Head, Nicole Sanchez	213-978-3034
Little Tokyo CDO, Maira Sanchez	213-978-1243
..... Unit Head, Nuri Cho	213-978-1177
Los Angeles Sports & Entertainment District (LASED)	
..... (Staples Center – Specific Plan), Maira Sanchez	213-978-1243
..... Unit Head, Nuri Cho	213-978-1177
Loyola Marymount University Specific Plan, Esther Serrato	213-978-1211
..... Unit Head, Jordann Turner	213-978-1365
Loyola Village CDO, Kevin Fulton	213-978-1210
..... Unit Head, Jordann Turner	213-978-1365
Mello Coordinator, Juliet Oh	213-978-1186
Melrose “Q” Limitations, Vacant	213-978-xxxx
..... Unit Head, Vacant	213-978-xxxx
Miracle Mile CDO, Chi Dang	213-978-1307
..... Unit Head, Iris Wan	213-978-1397
Mission Hills/Panorama City-North Hills-Sepulveda Community Plan,	
..... Christine Bustillos	818-374-5072
..... Unit Head, Sarah Hounsell	818-374-9917
Mt. Washington/Glassell Park SP, Nashya Sadono	213-978-1363
..... Dylan Lawrence	213-978-1182
..... Unit Head, Nicole Sanchez	213-978-3034
Mulholland Scenic Corridor SP, Tracy Williams	818-374-9910
..... Dominick Ortiz	213-874-5061
..... Lizzi Beduya	818-374-5049
..... Unit Head, Laura Frazin-Steele	818-374-9919

North Westwood Village SP, Dylan Sittig	213-978-1197
..... Unit Head, Elizabeth Gallardo	213-978-1297
Northeast Hillside Ordinance, Olga Ruano	213-473-9983
..... Unit Head, Nicole Sanchez	213-978-3034
Northeast LA Community Plan, Olga Ruano	213-473-9983
..... Unit Head, Nicole Sanchez	213-978-3034
North Hollywood /Valley Village Com Plan,	
..... Erin Nash	213-675-4167
..... Unit Head, Andrew Jorgensen	818-374-9904
North University Park SP/DRB, Daniel Mata	213-847-3657
..... Unit Head, Vacant	213-847-xxxx
Northridge Community Plan, William Cabrera	818-374-9903
..... Unit Head, Sarah Hounsell	818-374-9917
Oaks “D” Limitations, Liku Abera	213-978-1195
..... Unit Head, Vacant	213-978-xxxx
Oxford Triangle Specific Plan,	
..... General Inquiries email planning.veniceSP@lacity.org	
..... Unit Head, Vacant	213-978-xxxx
Pacific Palisades Commercial Village SP/DRB,	
..... Nick Vasuthasawat	213-978-1250
..... Unit Head, Jordann Turner	213-978-1365
Pacoima CDO & Streetscape Plan, Christine Bustillos	818-374-5072
..... Unit Head, Sarah Hounsell	818-374-9917
Palms Mar Vista Community Plan, Esther Serrato	213-978-1211
..... Unit Head, Jordann Turner	213-978-1365
Panorama City CDO & Streetscape Plan,	
..... Peg Malone-Brown	818-374-5036
..... Unit Head, Sarah Hounsell	818-374-9917
Paramount Pictures Specific Plan, Vacant	818-374-xxxx
..... Unit Head, Vacant	818-374-xxxx
Park Mile SP/DRB, Chi Dang	213-978-1307
..... Unit Head, Iris Wan	213-978-1397
Playa Vista Specific Plan, Ira Brown	213-978-1453
..... Unit Head, Jordann Turner	213-978-1365
Ponte Vista Specific Plan, Daisy Benicia	213-978-1320
..... Unit Head, Connie Chauv	213-978-0016
Porter Ranch Land Use/Trans Specific Plan w/DRB,	
..... William Cabrera	818-374-9903
..... Unit Head, Sarah Hounsell	818-374-9917
Priority Housing West/South Coordinator, Connie Chauv	213-978-0016
..... Unit Head, Vacant	213-978-xxxx
Priority Housing Central,	
..... James Harris	213-978-1241
..... Unit Head, Vacant	213-978-xxxx
Reseda Central Business District CDO & Streetscape,	
..... Tracy Williams	818-374-9910
..... Dominick Ortiz	818-374-5061
..... Lizzi Beduya	818-374-5049
..... Unit Head, Laura Frazin-Steele	818-374-9919
Reseda/West Van Nuys Plan & CDO,	
..... Tracy Williams	818-374-9910
..... Dominick Ortiz	818-374-5061
..... Lizzi Beduya	818-374-5049
..... Unit Head, Laura Frazin-Steele	818-374-9919
San Gabriel/Verdugo Mountains SP, Peg Malone-Brown	818-374-5036
..... Unit Head, Andrew Jorgensen	818-374-9904
San Pedro (CPIO), Jeanalee Obergfell	213-978-0092
..... Unit Head, Connie Chauv	213-978-0016
San Pedro Community Plan Jeanalee Obergfell	213-978-0092
..... Unit Head, Connie Chauv	213-978-0016
San Pedro Specific Plan, Jeanalee Obergfell	213-978-0092
..... Unit Head, Connie Chauv	213-978-0016
San Vicente Specific Plan & DRB,	
..... Makan Baranghoori	213-978-1148
..... Unit Head, Jordann Turner	213-978-1365
Sepulveda Corridor Specific Plan, Dylan Sittig	213-978-1197
..... Unit Head, Elizabeth Gallardo	213-978-1297
Sherman Oaks/Studio City/Toluca Lake/Cahunega Pass Com Plan,	
..... Marianne King (F)	818-374-5059
..... Unit Head, Andrew Jorgensen	818-374-9904
Silverlake/EchoPark/Elysian Valley Com Plan,	
..... Monique Acosta	213-978-1173
..... Unit Head, Kevin Golden	213-978-1396
South Los Angeles Alcohol Specific Plan,	
..... Vacant	213-978-xxxx
..... Unit Head, Sergio Ibarra	213-473-9985
South Los Angeles Com Plan, Helen Jadali	213-978-1339
..... Unit Head, Sergio Ibarra	213-473-9985
South Los Angeles Design Q, Helen Jadali	213-978-1339
..... Unit Head, Sergio Ibarra	213-473-9985
South Los Angeles CPIO, Rafael Fontes	213-978-1189
..... Unit Head, Sergio Ibarra	213-473-9985

Southeast Los Angeles Com Plan, Helen Jadali	213-978-1339
..... Unit Head, Sergio Ibarra	213-473-9985
Southeast Los Angeles CPIO, Helen Jadali	213-978-1339
..... Unit Head, Sergio Ibarra	213-473-9985
Southeast Los Angeles Design Q, Helen Jadali	213-978-1339
..... Unit Head, Sergio Ibarra	213-473-9985
Sun Valley CDO & Streetscape Plan,	
..... Peg Malone-Brown	818-374-5036
..... Unit Head, Sarah Hounsell	818-374-9917
Sun Valley/La Tuna Canyon Com Plan,	
..... Peg Malone-Brown	818-374-5036
..... Unit Head, Sarah Hounsell	818-374-9917
Sunland/Tujunga/Shadow Hills/Lake View Terrace/ East La Tuna Canyon Com Plan,	
..... Peg Malone-Brown	818-374-5036
..... Unit Head, Sarah Hounsell	818-374-9917
Sylmar Community Plan, Kora McNaughton	818-374-9908
..... Unit Head, Sarah Hounsell	818-374-9917
Toluca Lake Village CDO, Marianne King (T)	818-374-5059
..... Olga Ayala (F)	818-374-5042
..... Erin Nash (F)	213-675-4167
..... Unit Head, Andrew Jorgensen	818-374-9904
USC Specific Plan, Kyle Winston	213-978-1348
..... Unit Head, Sergio Ibarra	213-473-9985
Valley Circle/Plummer St Scenic Corridor Specific Plan,	
..... William Cabrera	818-374-9903
..... Unit Head, Sarah Hounsell	818-374-9917
Valley Village Specific Plan, Marianne King (T)	818-374-5059
..... Olga Ayala (TH/F)	818-374-5042
..... Erin Nash (T/W)	213-675-4167
..... Unit Head Andrew Jorgensen	818-374-9904
Van Nuys/North Sherman Oaks Com Plan,	
..... Olga Ayala (F)	818-374-5042
..... Unit Head, Andrew Jorgensen	818-374-9904
Van Nuys CBD, CDO & Streetscape Plan,	
..... Marianne King (T)	818-374-5059
..... Olga Ayala (TH/F)	818-374-5042
..... Erin Nash (T/W)	213-675-4167
..... Unit Head, Andrew Jorgensen	818-374-9904
Venice Coastal Specific Plan,	
..... General Inquiries email planning.veniceSP@lacity.org	
..... Unit Head, Vacant	213-978-xxxx
Venice Community Plan, Sienna Kuo	213-978-1376
..... Bindu Kannan	213-978-1290
..... Unit Head, Vacant	213-978-xxxx
Ventura/Cahuenga Blvd Corridor Specific Plan; Encino, Sherman Oaks, Studio City/Cahuenga, Tarzana, and Woodland Hills Streetscape Plans	
..... Marianne King (T)	818-374-5059
..... Olga Ayala (TH/F)	818-374-5042
..... Erin Nash (T/W)	213-675-4167
..... Unit Head Andrew Jorgensen	818-374-9904
Vermont/Western (SNAP) Station Neighborhood Area Specific Plan, (General inquiries for SNAP email: planning.snap@lacity.org)	
..... Unit Head, Vacant	213-978-xxxx
Warner Center 2035 Plan, Kristine Jegalian	213-675-6769
..... Sheila Toni	818-374-5050
..... Unit Head, Tim Fargo	818-374-9911
West Adams CPIO, Kyle Winston	213-978-1348
..... Unit Head, Sergio Ibarra	213-473-9985
West Adams/Baldwin Hills/Leimert Com Plan,	
..... Kyle Winston	213-978-1348
..... Unit Head, Sergio Ibarra	213-473-9985
West LA Community Plan, Dylan Sittig	213-978-1197
..... Unit Head, Elizabeth Gallardo	213-978-1297
West Pico Boulevard CDO, Dylan Sittig	213-978-1197
..... Unit Head, Elizabeth Gallardo	213-978-1297
Westchester-Playa Del Rey Com Plan, Ira Brown	213-978-1453
..... Kevin Fulton	213-978-1210
..... Unit Head, Jordann Turner	213-978-1365
Westfield, Dylan Sittig	213-978-1197
..... Unit Head, Elizabeth Gallardo	213-978-1297
Westlake Community Plan, Marie Pichay	213-978-1470
..... Unit Head, Nuri Cho	213-978-1177
West Wilshire Blvd CDO, Dylan Sittig	213-978-1197
..... Unit Head, Elizabeth Gallardo	213-978-1297
Westwood Boulevard POD, Dylan Sittig	213-978-1197
..... Unit Head, Elizabeth Gallardo	213-978-1297
Westwood Community Plan, Dylan Sittig	213-978-1197
..... Unit Head, Elizabeth Gallardo	213-978-1297
Westwood DRB, Dylan Sittig	213-978-1197
..... Unit Head, Elizabeth Gallardo	213-978-1297

Westwood Multi-Family Q, Dylan Sittig	213-978-1197
..... Unit Head, Elizabeth Gallardo	213-978-1297
Westwood Village SP, Dylan Sittig	213-978-1197
..... Unit Head, Elizabeth Gallardo	213-978-1297
Westwood-Pico NOD, Dylan Sittig	213-978-1197
..... Unit Head, Elizabeth Gallardo	213-978-1297
Wilmington-Harbor City Com Plan Jeanalee Obergfell.....	213-978-0092
..... Unit Head, Connie Chauv	213-978-0016
Wilshire Community Plan, Vacant.....	213-978-xxxx
..... Unit Head, Iris Wan.....	213-978-1397
Wilshire Westwood Scenic Corridor & DRB, Dylan Sittig	213-978-1197
..... Unit Head, Elizabeth Gallardo.....	213-978-1297

Community Planning Bureau

Community Planning - Metro

Division Manager, Craig Weber – 213-978-1311
General Information – 213-978-1164

Central Section

Purple Line Transit District, Renata Dragland	213-978-1205
Hollywood Community Plan Update, Linda Lou	213-978-1473
Section Head, Priya Mehendale	213-978-1380

East & Central Section

Downtown Community Plan Update, Brittany Arceneaux.....	213-978-1911
Overlay Amendment Unit, Clare Kelley.....	213-978-1207
Boyle Heights Community Plan Update, Kiran Rishi	213-978-1169
Section Head, Valerie Watson.....	213-978-1294

Community Planning – South, Harbor and West LA

Division Manager, Haydee Urita-Lopez – 213-978-1325
General Information – 213-978-1164

South & Harbor Section

Harbor Gateway Com Plan Update, Teresa Batson.....	213-978-1165
Wilmington-Harbor City Com Plan Update, Marie Cobian	213-978-0626
Slauson Corridor Transit District, Steven Katigbak	213-978-1349
Section Head, Sr. City Planner, Reuben Caldwell.....	213-978-1209

West Section

Palms-MV-Del Rey Com Plan Update, Kinikia Gardner	213-978-1445
Venice LCP, Laura MacPherson.....	213-978-1187
Venice Community Plan Update, Laura MacPherson	213-978-1187
West LA Community Plan Update, Kinikia Gardner	213-978-1445
Westchester-Playa Del Rey Com Plan Update,	

..... Kinikia Gardner.....	213-978-1445
Section Head, Sr. City Planner, Melissa Alofaituli	213-847-3644

West/South Harbor Overlay Amendment Unit

Overlay Amendment Unit, Fabiola Inzunza.....	213-978-1321
..... Zuriel Espinoza.....	213-978-1249
..... Unit Head, Susan Wong	213-978-1472
LAX and LAX-LAMP, Vacant	213-978-xxxx
Section Head, Sr. City Planner, Christine Saponara	213-978-1174

Community Planning – Valley

Division Manager, Rebecca Valdez – 213-978-1416
General Information – 818-374-5074

West Valley Section

SW Valley Community Plan Update, Vacant.....	818-374-xxxx
Section Head, Sr. City Planner, Andy Rodriguez	818-374-5047

East Valley Unit

SE Valley Community Plan Update, Tal Harari	818-374-9900
Orange Line Transit District, Lynell Washington	818-374-7556
Section Head, Sr. City Planner, David Olivo	818-374-9915

Valley Overlay Amendment Unit

Ventura Boulevard Specific Plan Amendment,	
..... Delia Arriaga.....	818-374-5035
..... Unit Head, Courtney Schoenwald	818-374-9916
Section Head, Sr. City Planner, Andy Rodriguez	818-374-5047

Community Planning – Zoning Integration Program

Division Manager, Vacant – 213-978-xxxx

..... Unit 1	
..... Alex Heath.....	213-978-0627
..... Renae Zelmar.....	213-978-1337
..... Unit Head, Erick Lopez	213-978-1323
..... Unit 2	
..... Unit Head, Erin Coleman	213-978-1338

Citywide Policy

Division Manager, Vacant – 213-978-xxxx
General Information – 213-978-1164

General Plan, River/Wildlife, Demographics	
Section Head: Conni Pallini-Tipton.....	213-978-1179
Demographics,	

..... Unit Head, Jack Tsao.....	213-978-1367
..... Lin Bai.....	213-978-1797
..... Angela Chang.....	213-978-1434

General Plan	
..... Ariane Briski.....	213-978-2289
..... Lena Mik	213-978-2717
..... Alexander Linz	213-978-1220

General Plan/Wildlife Corridor	
..... Lena Mik	213-978-2717
..... Alexander Linz	213-978-1220
..... Kat Superfisky.....	213-978-1917

Mobility	
..... Unit Head, Emily Gable.....	213-978-1342
..... Jonathan Ayon.....	213-978-1877
..... Cameron Phillips.....	213-978-1347

Environmental Policy Unit	
..... Unit Head, Diana Kitching	213-978-1308
..... Adam Villani.....	213-978-1352
..... Amanda Briones	213-978-1391

Housing Policy	
Section Head: Matthew Glesne.....	213-978-2666
..... Unit Head, Blair Smith.....	213-978-1886
..... Cally Hardy	213-978-1643
..... Betty Barberena.....	213-978-1194
..... Wajiha Ibrahim.....	213-978-1302

Office of Historic Resources (OHR)

Division Manager, Ken Bernstein – 213-847-3652
Section Head, Shannon Ryan - 213-847-3651
General Information – 213-847-3676

SurveyLA & Historic PlacesLA, Sara Delgadillo Cruz	213-847-3650
Historic-Cultural Monuments & Mills Act, Lambert Giessinger.....	213-847-3648
Historic-Cultural Monuments & Mills Act, Melissa Jones,	213-847-3679
Redevelopment Plan Historic Resources, Mickie Torres-Gil.....	213-847-3691

OHR Historic Preservation Overlay Zones (HPOZ) Unit

Division Manager, Ken Bernstein – 213-847-3652
Section Head, Shannon Ryan - 213-847-3651
General Information – 213-847-3676

52 ND Place/Tifal Brothers Tract, Katie DeBiase	213-847-3659
Adams Normandie, Vacant	213-847-xxxx
Angelino Heights, Christina Park.....	213-847-3643
Balboa Highlands, Suki Gershenhorn	213-847-3675
Banning Park, Max Loder	213-847-3645
Carthay Circle,Jonathan Kaplan.....	213-847-3668
Carthay Square, Jonathan Kaplan	213-847-3668
Country Club Park, Amanda Kainer	213-847-3647
Gregory Ain Mar Vista Tract, Lydia Chapman	213-847-3646
El Sereno–Berkshire, Jonathan Kaplan.....	213-847-3668
Hancock Park, Suki Gershenhorn	213-847-3675
Harvard Heights, Deepeaka Dhaliwal.....	213-847-3654
Highland Park-Garvanza, Katie DeBiase	213-847-3659
Hollywood Grove, Deepeaka Dhaliwal	213-847-3654
Jefferson Park, Max Loder	213-847-3645
La Fayette Square, Amanda Kainer	213-847-3647
Lincoln Heights, Jonathan Kaplan.....	213-847-3668
Melrose Hill, Deepeaka Dhaliwal.....	213-847-3654
Miracle Mile, Christina Park	213-847-3643
Miracle Mile North, Daniel Mata	213-847-3657
**North University Park, Daniel Mata.....	213-847-3657
Oxford Square, Amanda Kainer	213-847-3647
Pico Union, Max Loder.....	213-847-3645
South Carthay, Jonathan Kaplan	213-847-3668
Spaulding Square, Amanda Kainer	213-847-3647
Stonehurst, Suki GershenUhorn	213-847-3675
Sunset Square, Amanda Kainer.....	213-847-3647
University Park Katie DeBiase	213-847-3659
Van Nuys, Suki Gershenhorn.....	213-847-3675
Vinegar Hill, Max Loder	213-847-3645
West Adams Terrace, Deepeaka Dhaliwal	213-847-3654
Western Heights, Deepeaka Dhaliwal	213-847-3654
Whitley Heights, Deepeaka Dhaliwal.....	213-847-3654

Wilshire Park, Amanda Kainer.....	213-847-3647
Windsor Square, Lydia Chapman.....	213-847-3646
Windsor Village, Amanda Kainer	213-847-3647
**North University Park is a Specific Plan area that complies with HPOZ regulations	

Urban Design Studio

Division Manager, Ken Bernstein – 213-847-3652
Section Head, Sr. City Planner, Michelle Levy - 213-847-3710

Holly Harper.....	213-847-3706
Danai Zaire	213-847-3709
Stacy Farfan (River Planner).....	213-978-1012

Code Studies

Section Head, Sr. City Planner – Hagu Solomon-Cary	213-978-1361
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..... Unit 1	
..... Darby Whipple.....	213-978-1475
..... Mary Richardson	213-978-1478
..... Patrick Whalen	213-978-1370
..... Unit Head, Bonnie Kim	213-978-1330
..... Unit 2	
..... Niall Huffman.....	213-978-3405
..... Roberto Luna	213-978-9701
..... Andrew Pennington	213-978-1395
..... Unit Head, Vacant.....	213-978-xxxx

Zoning Administration Division

Chief Zoning Administrator, Estineh Mailian – 213-978-1313
General Information – 213-978-1318

Associate Zoning Administrators	
..... Jack Chiang	
..... Henry Chu	
..... Theodore Irving	
..... Jonathan Hershey	
..... Charlie Rausch	
..... Christina Toy-Lee	
Management Support–Hearing Coordinator, Stacy Munoz.....	213-978-1354
Nuisance Abatement / Revocations,	
Sr. City Planner, Vanessa Soto	213-978-1178
City Planner, Matthew Lum	213-978-1912

Citywide Projects

Expedited Processing Section	
General Information	213-978-1316
Expedited Processing	
Sr. City Planner, Vacant.....	213-978-xxxx
Sr. City Planner, Heather Bleemers.....	213-978-1322

Major Projects

General Information	213-847-3683
Metro, Milena Zazadzien	213-847-3636

Information Technologies Division

Director of Systems, Mony Patel – 978-1399
General Information – 213-978-1393
Technical Support – 213-978-1455

Systems Section

Section Head, Vacant.....	213-978-xxxx
BuildLA, Paul Tsan.....	213-978-1409
Cybersecurity, Vacant	213-978-xxxx
Database Services, Vacant	213-978-xxxx
Infrastructure/Help Desk, Cam Vuong	213-978-1466
Planning4LA.org, George Yu.....	213-978-1423
OAS, PDIS, Payment Systems	
..... Vincent Valbuena	213-978-1417
PCTS, Vacant	213-978-xxxx
ZIMAS, Vacant.....	213-978-xxxx

GIS Section

Section Head, Betty Dong	213-978-1392
Data Maintenance Unit	
..... General Plans/ Land Use, Cruz Ortiz.....	213-978-1440
..... Ordinance Maps, Cuong Fan.....	213-978-1468
..... Zoning/Cases, Vacant	213-978-xxxx
Product Unit, Charles Lee	213-978-1441
..... Community Planning, Timmy Luong	213-978-1407
..... Community Planning (Valley), Jesus Ramos	818-374-5037
..... Citywide, Gary Himan	213-978-1425
..... SurveyLA/ MapGallery, David Dieudonne.....	213-978-1432

Development Services Division

Division Manager, Maya Zaitzevsky - 213-4827082

General Information – Metro Public Counter, 4th Fl	213-482-7077
Metro Counter, Sr. City Planner, Maritza Przekop.....	213-482-0421
Metro Counter, Anna Vidal	213-482-7079
Case Management, 10th Fl	
Sr. City Planner, Sarah Molina-Pearson	213-482-0376
City Planner, Susan Zermeno	213-482-7073
City Planner, Nick Ayars	213-482-7071
Housing Unit,	
Eric Claros.....	213-202-5448
Ulises Gonzalez	213-202-5411
General Info – Valley Public Counter, Rm 251	818-374-5050/5051
Sr. Planner, Nick Hendricks	818-374-5068
Valley Counter, Noah McCoy.....	818-374-5028
General Information – West LA Public Counter, 2nd FL	310-231-2598
Sr. Planner, Maritza Przekop.....	310-231-2907
West LA Counter, Vacant	310-231-xxxx

Deep Counter & Home-Sharing Services

Division Manager, Bob Duenas - 213-202-5424
Section Head, Sr. City Planner - Phyllis Nathanson -213-202-5427

General Information, 5th Fl	213-202-5464
Specialized Services	
Wireless Unit, Alam Choudhury	213-202-5423
..... Tina Vacharkulksemsuk.....	213-202-5475
Parcel Maps, Griselda Gonzalez.....	213-202-5422
Parcel Maps,Vacant	213-202-xxxx
BEST Program, City Planner, Vacant	213-202-xxxx
MVIP, City Planner, Naomi Guth.....	213-978-1201
Redevelopment Plan Unit, Giselle Corella	213-202-5413
Home-Sharing, 5th Fl	
City Planner, Joann Lim.....	213-202-5454

Commission

Unit Head, Irene Gonzalez– 213-978-1360
General Information – 213-978-1300

City Planning Commission, Cecilia Lamas	213-978-1299
Central APC, Etta Armstrong	213-978-1128
Cultural Heritage, James Williams	213-978-1295
East Los Angeles APC, Etta Armstrong	213-978-1128
Harbor APC, Cecilia Lamas	213-978-1299
North Valley APC, Cecilia Lamas.....	213-978-1299
South Los Angeles Etta Armstrong	213-978-1128
South Valley, James Williams	213-978-1295
West Los Angeles APC, James Williams	213-978-1295

External Affairs

Chief External Affairs Officer, Yeghig Keshishian – 213-978-1324

Section Head, Jenna Monterrosa.....	213-978-1377
Public Information Director, Nora Frost.....	213-978-1248
Public Relations Specialist, Oliver Hall.....	213-978-1190
Public Relations Specialist, Leslie Mylius.....	213-978-1203
Community Liaison, Fipe Leilua	213-978-1193
Community Liaison, Ariel Jones	213-978-1332
Community Liaison, Jaime Espinoza	213-978-1357
Management Assistant, Nelson Hunter-Valls	213-978-1015

Graphic Services Section

Section Head, City Hall, Elvia Hernandez	213-978-0639
Section Head, Valley – Shakeh Boghoskhanian	818-374-5039

Performance Management Unit

Roy Samaan.....	213-978-1213
Jonathan Chiu	213-978-3304
Ryan Ly	213-978-1269

Useful City of Los Angeles Planning & Land Use Management Links

To see the organizational of the Los Angeles Department of City Planning, visit

<https://planning.lacity.org/contact/organizational-chart>

To see the assignment list containing Hollywood Planning Department contacts for Hollywood visit

<https://planning.lacity.org/contact/organizational-chart> and scroll to the bottom of the page to find the link.

To see and understand a standardized version of all clearance instructions given in a myriad of Department of Building and Safety memos written in the last 15 years visit here

https://www.ladbs.org/docs/default-source/publications/misc-publications/clearance-handbook.pdf?sfvrsn=4d7be453_39

To access the Fourth Edition LADBS Zoning Code Manual and Commentary

<https://www.ladbs.org/docs/default-source/publications/information-bulletins/zoning-code/zoning-code-manual-and-commentary.pdf>