

CITY CENTER and CENTRAL INDUSTRIAL DEVELOPMENT GUIDELINES and CONTROLS for RESIDENTIAL HOTELS

Effective Date: November 11, 2019

Expiration Dates: City Center (May 2033); Central Industrial (November 2033)

COUNCIL DISTRICT: 14

BACKGROUND:

On September 30, 2019, under the authority granted in the Redevelopment Dissolution statutes, the Los Angeles City Council and Mayor approved a resolution and accompanying Ordinance No. 186,325, transferring the land use authority from the CRA/LA, Designated Local Authority (CRA/LA-DLA) to the City of Los Angeles (City). The City is now responsible for implementing and enforcing the unexpired Redevelopment Plans and associated Design for Development Guidelines and Development Guidelines (collectively known as “DFDs”). The DFD for Residential Hotels in the [City Center](#) and [Central Industrial](#) Redevelopment Project Areas remain effective until the expiration dates of the respective City Center and Central Industrial Redevelopment Plans. The DFD prohibits the demolition, rehabilitation, or conversion of Residential Hotel Unit(s), or the construction of any new development on the site of a destroyed or demolished Residential Hotel unless the applicant complies with the provisions of the DFD.

The goal of the Residential Hotel DFD is to preserve and protect the supply of affordable housing in the City Center and Central Industrial Redevelopment Project Areas.

COMMENTS:

Compliance with the Residential Hotel DFD is in addition to any other applicable regulations including, but not limited to, the Residential Hotel Unit Conversion and Demolition Ordinance (LAMC Chapter IV Article 7.1) and Rent Stabilization Ordinance (LAMC Chapter XV Article 1). Please refer to all ZIs and other tags in ZIMAS. The Los Angeles Housing and Community Investment Department (HCIDLA) is the presiding department on compliance with the various regulations related to the conversion or demolition of housing units. The City Planning Department is the presiding department on compliance with the Redevelopment Regulations¹.

Note that the property is identified in ZIMAS because the former Community Redevelopment Agency of the City of Los Angeles (CRA/LA) has made the determination that the property is a Residential Hotel when the DFD was first adopted².

INSTRUCTIONS:

1. **Refer** an applicant requesting any building, grading, demolition, sign or change of use permit, or a discretionary land use approval to the following department sections:

- **Los Angeles City Planning Department**
Development Services Center (DSC), Metro Counter
Redevelopment Plan Unit
201 North Figueroa Street, Suite 525
Telephone: (213) 202-5456
Email: planning.redevelopment@lacity.org

- **Los Angeles Housing and Community Investment Department (HCIDLA)**

- Planning and Land Use Services Section at (213) 808-8843. Complete [Residential Hotel Application for Clearance](#) form;
- Rent Stabilization for demolition/removal of rental units at (213) 808-8537 when applicable; and
- Code Enforcement Division at (213) 847-3803. Complete [Primary Renovation Work Checklist](#) for *all applications for alteration/repair permits* and [Tenant Habitability Plan](#) when applicable.

2. Add all of the following clearances:

- **City Planning clearances**

- Redevelopment Project Area
- Historic Resource Verification
- RDP Residential Hotel/SRO

- **HCIDLA clearances**

- RDP Residential Hotel/SRO
- Residential Hotels
- Demo/Removal of Rental Units (*if applicable*)
- Tenant Habitability Plan (*if applicable*)

¹ As defined in [Ordinance 186.325](#)

² Adopted June 2006