Zoning Information No.: 2490
Original Published Date: 01/08/2020
Last Revision Date:

EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN

Effective Date: December 26, 2019

COUNCIL DISTRICT(S): 5, 10, and 11

PURPOSE:

On December 26, 2019, Ordinance No. 186,402 became effective establishing the Exposition Corridor Transit Neighborhood Plan (Specific Plan). The Ordinance establishes the Specific Plan and Specific Plan Subareas, and adopts use and development regulations for properties within the boundaries of the Specific Plan. The Specific Plan encourages new residential, mixed-use, commercial, and industrial growth near the Exposition Light Rail Line. Other relevant ordinances and documents are located in Council File 18-0437.

INSTRUCTIONS:

The Department of Building and Safety (LADBS) shall not issue any permit for the demolition, new construction, addition to or exterior alteration of any building or structure, change of use, sign, fences and walls, or site grading on a lot located in whole or in part within the Specific Plan boundaries unless the Director of Planning or their assignee has approved the permit as being in compliance with the Specific Plan.

LADBS may review and approve the following without a Specific Plan clearance:

- Any project on a property zoned R1 (One-Family Zone) or R2 (Two-Family Zone)
- Electrical Permits
- Express Permits
    - Express Permits related to building activity (see Section I of LADBS Information Bulletin P/GI 2017-003) involving potential historic resources (SurveyLA) also require DCP Clearance and should be referred to the assigned planner for review.
- Fire Sprinkler Permits
- Interior Alterations/Repairs
- Mechanical HVAC Permits (non-rooftop equipment)
- Plumbing permits
- Solar Permits
- Seismic Reinforcement and Retrofitting
- Underground Tank Removal and Remediation

See also the **Applicability Matrix** for the Exposition Corridor Transit Neighborhood Plan (Specific Plan).

Properties identified as eligible historic resources in SurveyLA will undergo an additional level of review in coordination with the Office of Historic Resources.

Applicants who require permit clearances should be referred to the assigned planner, contact information can be found at this link.

In most situations, several meetings with the assigned planner may be necessary prior to obtaining Department of City Planning Clearance and generally, Projects cannot be cleared the same day. An appointment is highly recommended, as walk-ins are not usually possible to accommodate.

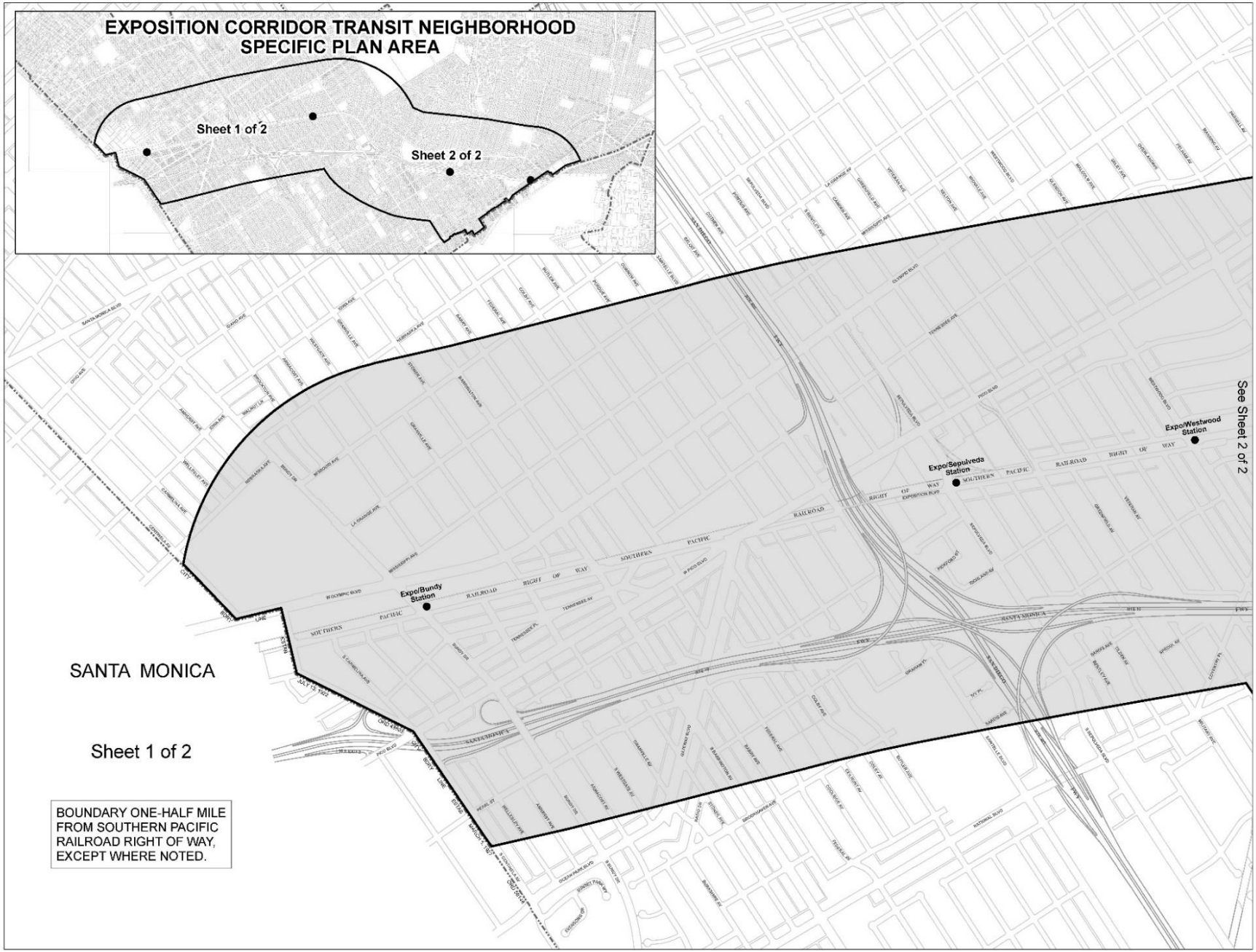
APPLICABILITY MATRIX FOR EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN (SPECIFIC PLAN)

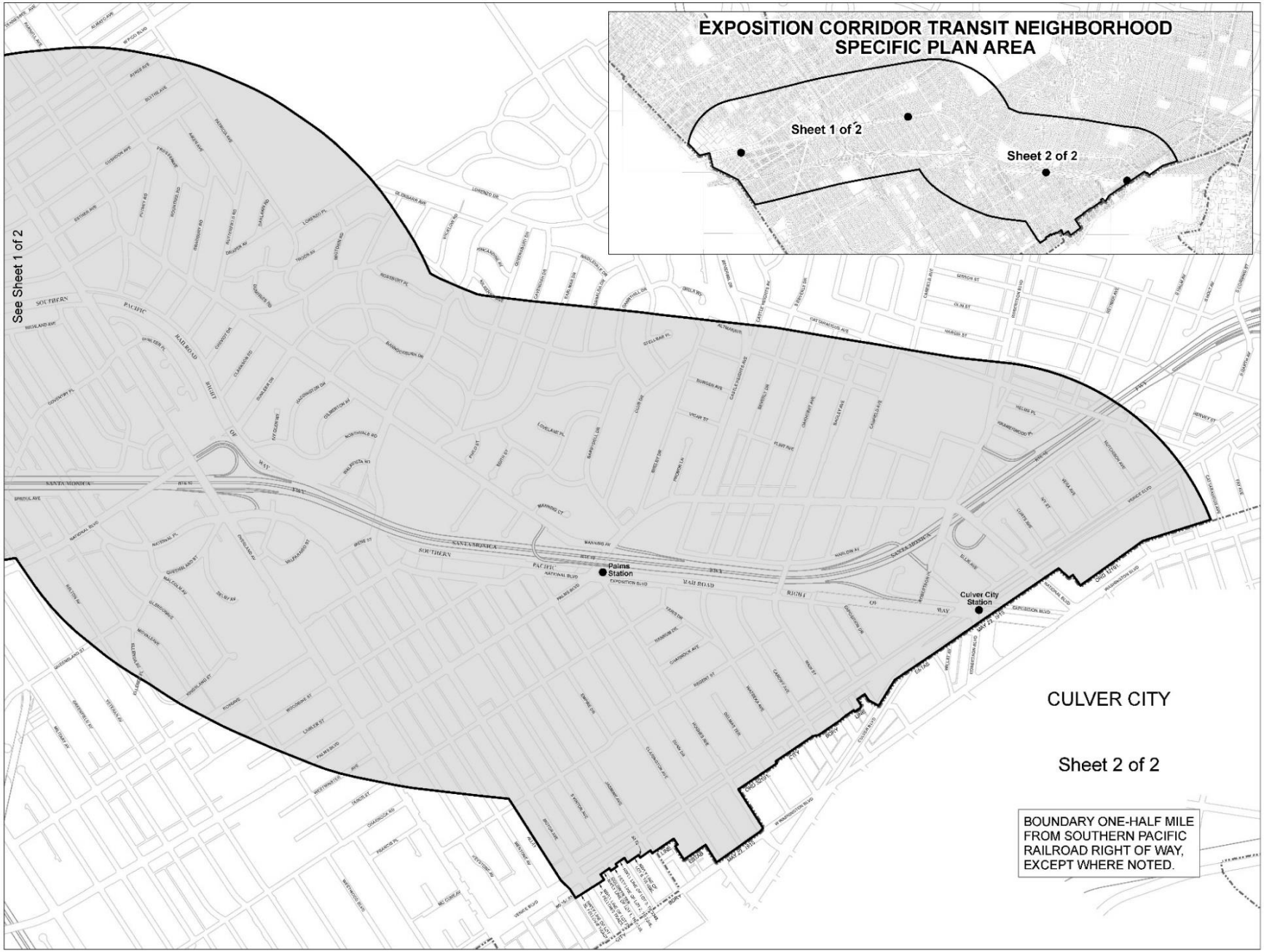
Project Description		LADBS to check for compliance	Clearance required from	
			DCP	**DOT**
Projects on R1 or R2 Zoned Property		DBS	----	----
Interior Alterations/Repair*		DBS	----	----
Signs New & Alterations*	On-Site	DBS	DCP	----
	Off-Site	DBS	----	----
Seismic Reinforcement & Retrofitting*		DBS	----	----
Underground Tank Removal & Remediation*		DBS	----	----
Change of Use*		DBS	DCP	----
Use of Land*		DBS	DCP	----
New Construction*		DBS	DCP	DOT
Addition & Exterior Alteration*		DBS	DCP	----
Demolition*		DBS	DCP	----
Fences & Walls*		DBS	DCP	----
Site Grading*		DBS	DCP	----

*Properties designated as either a One-Family Zone (R1) or Two-Family Zone (R2) are exempt from Specific Plan review.

Legend:

DBS LADBS staff shall check for general zoning code compliance.
"----" Department staff need not review. Clearance is not required.
DCP Clearance by DCP is required.
DOT Clearance by DOT is required.


EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD
SPECIFIC PLAN AREA
Sheet 1 of 2
Sheet 2 of 2
SANTA MONICA
Sheet 1 of 2
BOUNDARY ONE-HALF MILE FROM SOUTHERN PACIFIC RAILROAD RIGHT OF WAY, EXCEPT WHERE NOTED.
Expo/Bundy Station
Expo/Sepulveda Station
Expo/Westwood Station
See Sheet 2 of 2


EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD
SPECIFIC PLAN AREA
Sheet 1 of 2
Sheet 2 of 2
See Sheet 1 of 2
Palms Station
Culver City Station
CULVER CITY
Sheet 2 of 2
BOUNDARY ONE-HALF MILE FROM SOUTHERN PACIFIC RAILROAD RIGHT OF WAY, EXCEPT WHERE NOTED.

ZI 2490

Exposition Corridor Transit Neighborhood Plan Specific Plan Implementation Flowchart

