

WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION SPECIFIC PLAN

Ordinance Nos: 186,105 & 186,108
Effective Date: June 28, 2019

COUNCIL DISTRICTS: 5, 11

GOAL:

The Specific Plan helps mitigate the cumulative impacts of development by requiring new development to contribute a fair share towards completing needed regional transportation improvements, in addition to completing required project specific mitigations. The Specific Plan assesses a one-time TIA fee on qualifying new development and identifies a comprehensive set of transportation improvements that are funded in part by the fee revenue.

INSTRUCTIONS:

A permit shall not be issued for any Project until the Department of Transportation (DOT) and the Bureau of Engineering's (BOE) City Engineer have certified the following:

- Payment of any Transportation Impact Assessment (TIA) fee due or that the payment has been guaranteed to the satisfaction of DOT; and/or
- Completion of any transportation measures, or that their completion has been guaranteed to the satisfaction of DOT and/or BOE.

PROJECT:

A Project is defined as the construction of any building or structure, or the addition to, alteration, conversion, or change of use of any land, building or structure on a lot in the plan area that requires at least a building permit, or change of use permit which results in an increase in the number of Trips based on the trip generation methodology outlined in the LADOT Transportation Impact Study Guidelines. Off-site parking areas which serve a Project shall be considered a part of the Project.

Note: DOT staff will determine if the Project is subject to a TIA Fee. For informational purposes, a list of Project types that typically require TIA Fees is provided on page 3 of this ZI.

EXEMPTIONS:

The following are exempt from the requirements of this Specific Plan:

- Any work on an existing building or structure which does not result in an increase in floor area or a change of use.
- Additions or alterations to a residential use or structure, which do not add new dwelling units or change the existing use, or any portion of the existing use. A residential use does not include hotels, motels, or other similar types of uses.
- Tenant improvements with no change of use or increase in floor area.
- Building permits for electrical, plumbing, mechanical, fascia, sign installations, mandated earthquake-related requirements, or other work that does not result in an increase in floor area or a change in use.
- Work done to comply with an abatement or enforcement order from LADBS or other City department that does not increase existing approved floor area or result in a change in use.
- Demolitions.

CONTACT:

Refer all Project applicants to the LADOT, West L.A./Coastal Programs Office at (310) 524-8253.

Note: Advise applicants that not all projects can be cleared the same day and that an appointment may be necessary.

LINK:

LADOT's [Development Review Page](#) with the Specific Plan and TIA Fees.

Note: TIA fees are adjusted annually. The ordinance includes the rates upon adoption in 2019)

APPLICABILITY MATRIX FOR WEST LA TIMP

Project Description		LADBS to check for	Clearance required from	
			DOT	DCP
Change of Use		--	DOT	--
Use of Land		--	DOT	--
New Construction	Single Dwelling Unit	--	DOT	--
	Two or More Dwelling Units	--	DOT	--
	Comm./Indust./Institut.	--	DOT	--
Relocation	Single Dwelling Unit	--	DOT	--
	Two or More Dwelling Units	--	DOT	--
	Comm./Indust./Institut.	--	DOT	--
Addition	Single Dwelling Unit	--	DOT	--
	Two or More Dwelling Units	--	DOT	--
	Comm./Indust./Institut.	--	DOT	--
Exterior Alteration	Single Dwelling Unit	--	--	--
	Two or More Dwelling Units	--	--	--
	Comm./Indust./Institut.	--	--	--
Interior Alteration	Single Dwelling Unit	--	--	--
	Two or More Dwelling Units	--	--	--
	Comm./Indust./Institut.	--	--	--
Demolition	Single Dwelling Unit	--	--	--
	Two or More Dwelling Units	--	--	--
	Comm./Indust./Institut.	--	--	--
Pool and/or Spa New or Alterations	Single Dwelling Unit	--	--	--
	Two or More Dwelling Units	--	--	--
	Comm./Indust./Institut.	--	--	--
Signs (New and Alterations)	On-Site	--	--	--
	Off-Site	--	--	--
Site grading	Hill Side	--	--	--
	Non-Hill Side	--	--	--
Fences and Block Walls		--	--	--
Underground Tank Removal and Remediation		--	--	--
Seismic Reinforcement and Retrofitting		--	--	--

Legend:

LADBS LADBS staff shall check all quantifiable requirements such as height, no. of stories, floor area, yard, etc.
LADBS LADBS staff need not review the specific plan requirements or no clearance by DCP or DOT is required.
PPB Clearance by DCP Project Planning Bureau is required.
DOT Clearance by DOT is required.

ADDITIONAL INFORMATION FOR THE PROJECT APPLICANT REGARDING TIA FEES FOR THE WEST LA TIMP

DOT Staff shall determine if a Project is required to pay a TIA Fee. The following information is intended to help applicants plan ahead for potential TIA Fee obligations.

Projects that include any of the following may be subject to a TIA Fee, as determined by DOT:

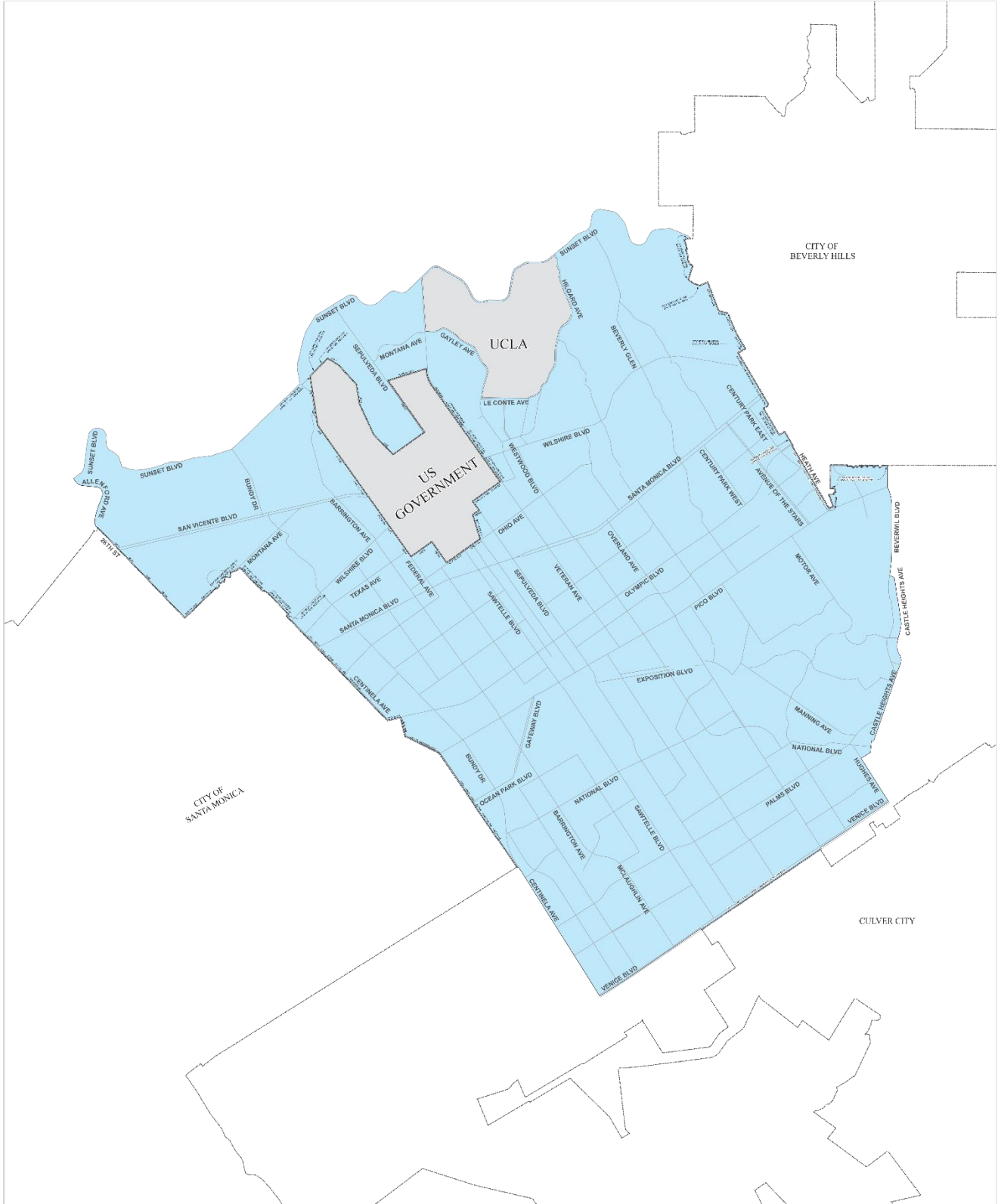
- Net new commercial or industrial square footage
- Net new dwelling units
- Change of use from a land use category with a lower fee rate to a land use category with a higher fee rate (per the land use categories listed in the TIA fee schedule in the Fee Ordinance)

Projects that include any of the following may not require a TIA Fee, as determined by DOT:

- Affordable Dwelling Units, if they meet the criteria of the Specific Plan.
- One hundred percent affordable housing projects. A “one hundred percent affordable housing project” means a Project in which each residential unit in the Project, exclusive of a manager's unit or units, is an Affordable Dwelling Unit. A one hundred percent affordable housing project may include on-site services or mixed commercial uses.
- Projects providing housing or services for persons experiencing homelessness, including but not limited to permanent or temporary supportive housing projects, transitional housing projects, and supportive services.
- Accessory dwelling units to single family homes, commonly referred to as “granny flats”.
- Educational institutions, public and private.
- Child Care Facilities as defined by the LAMC Section 12.03.
- Churches, Temples, and other buildings used for assembly, whether for religious or secular purposes.
- Hospitals.
- Eldercare Facilities, as defined in the LAMC Section 12.03.
- Park and Ride Facilities.
- Temporary uses of less than six months in duration based on a building permit where no extension of time is permitted.
- Governmental or Public Facilities defined as capital improvements and/or buildings or structures used for the operation of City, County, State or Federal governments including, but not limited to, police and fire stations, government offices, government equipment yards, sanitation facilities, schools, parks, United States Federal Aviation Authority or Los Angeles World Airports (LAWA) administrative facilities, and other similar administrative facilities in which general government operations are conducted. Governmental or Public Facility does not include the use of publicly owned land, buildings, improvements or structures for private activities pursuant to lease agreements.
- Projects on property owned by LAWA and used for aircraft operations (commercial or noncommercial) or airport operation facilities (such as, terminals and other passenger processing related facilities such as gate areas and non-commercial spaces of passenger transportation such as the Intermodal Transportation Facility), not including cargo facilities or maintenance facilities.

The RESIDENTIAL TIA Fee is phased in on the following schedule:

- Projects with plans submitted to DBS **prior to October 28, 2019** are **not subject** to the Residential Fee.
- Projects with plans submitted to DBS **on or after October 28, 2019** are subject to **1/3 of the Residential Fee** rate.
- Projects with plans submitted to DBS **on or after April 30, 2020** are subject to **2/3 of the Residential Fee** rate.
- Projects with plans submitted to DBS **on or after October 26, 2020** are subject to **full Residential Fee** rate.



West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP)

- WLA TIMP
- US Government*
- UCLA*

*Government Facilities, including the Veterans Administration at Brentwood Campus and the University of California Los Angeles Campus, are exempt from the TIA Fee requirements of the WLA TIMP.

