

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
ZONING INFORMATION FILE
Effective Date: August 28, 2013

ZI NO. 2439
JORDAN DOWNS URBAN VILLAGE SPECIFIC PLAN

COUNCIL DISTRICT: 15

COMMENTS:

On August 28, 2013, Ordinance No. 182,684 became effective to establish the Jordan Downs Urban Village Specific Plan.

INSTRUCTIONS:

Issue no, grading, foundation, building, sign, or use of land permits for any Project on any lot located in whole or in part within the Specific Plan area unless the Director of Planning has issued a building permit clearance ("sign off"), except for:

- Demolition;
- interior alterations to an existing building or structure (unless it entails conversion from retail into residential uses that increases the occupant load and/or number of habitable rooms, as determined by the Department of Building and Safety);
- additions to existing buildings that:
 - cumulatively increase the Floor Area of an existing building by less than 10% in area from the date of the adoption of this Specific Plan, as determined by the Department of Building and Safety; and
 - do not exceed the height of the existing building;
- exterior remodeling of a building that exists as of the effective date of this Specific Plan; and
- the rehabilitation or reconstruction of a conforming or nonconforming building or structure which was damaged or destroyed by fire, flood, wind, earthquake or other natural or man-made disaster.

In issuing a building permit clearance, the Director's review shall determine whether an individual Project is in compliance with those regulations, guidelines and mitigation measures which are set forth in the Jordan Downs Urban Village Specific Plan, and whether the Project requires a Specific Plan Project Permit Compliance Review or an administrative clearance. Refer all applicants who require a Planning clearance to the Department of City Planning, Plan Implementation Division, Metro Neighborhood Projects.