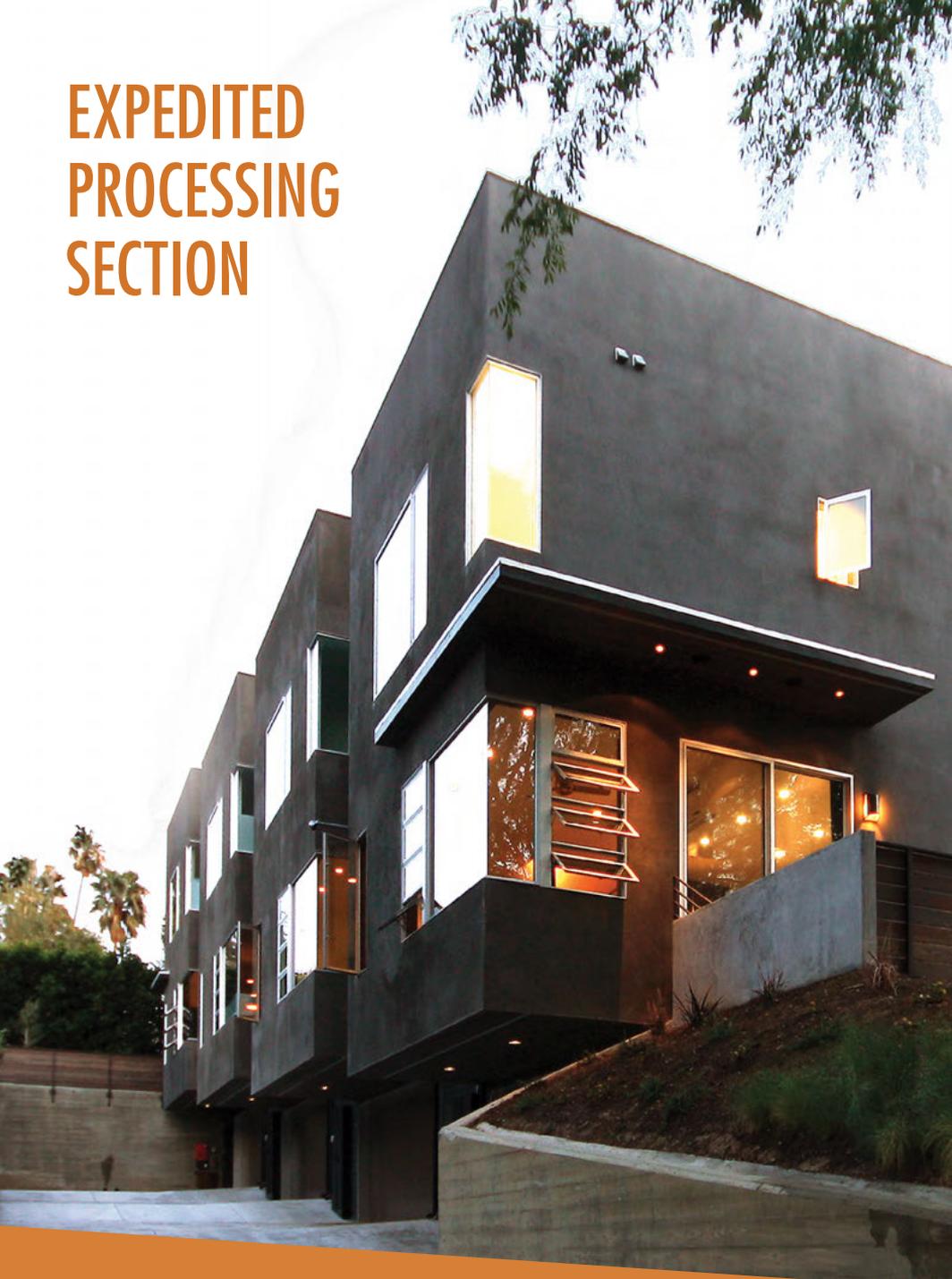


EXPEDITED PROCESSING SECTION



Los Angeles
Department of
City Planning



90 DAYS TO HEARING

Established in 2003, the Expedited Processing Section (EPS) of the Los Angeles Department of City Planning provides the public with a faster alternative for processing entitlement applications. Cases are “expedited” for an additional fee paid by the applicants and can yield a 30% to 50% time savings over the traditional process. The EPS commits to holding a public hearing within 90 days of a case being deemed complete.

The EPS works to further the City’s objectives to promote development that enhances the built environment while maintaining a streamlined development review process as set forth in the City’s General Plan Framework and the Housing Element. Since its inception, the EPS has entitled over 66,000 new housing units and helped improve the viability of thousands of businesses.

In order to guarantee a high level of service, the EPS selectively accepts cases for processing.

Cases Processed by the EPS

- Advisory Agency (Tract/Parcel Maps)
- Planning Commission (CPC/APC Cases)
- Zoning Administration (ZA Cases)

Cases Processed on a Case-By-Case Basis

- Condominium Conversions
- Director’s Determinations (Stand-Alone)
- Density Bonus
- General Plan Amendments/Zone Changes
- Multiple Approval Entitlements
- Transfer of Floor Area (TFAR) (under 50,000 SF)

Cases Not Processed

- Cases requiring a new EIR
- Cases involving a Development Agreement
- Cases in the Coastal Zone
- Cases in the Hillside Zone
- Cases in a Historic Preservation Overlay Zone (HPOZ)
- Lot Line Adjustments or Certificates of Compliance
- Master CUBs
- Stand-Alone Specific Plan Entitlements

EPS Fees

The EPS is a full-cost recovery program. All costs associated with processing a case by the EPS are paid for by the applicants.

Initial Fee Deposits* by Case Type:

DIR Cases & Modifications	\$5,000
Tract/Parcel Maps	\$8,500
ZA Cases (Variance, CUP, ZAA, PA)	\$8,500
APC Cases	\$12,000
CPC Cases	\$15,000
Joint ZA/DIR & Tract/Parcel Map Cases	\$12,000
Joint APC & Tract/Parcel Map Cases	\$14,000
Joint CPC & Tract/Parcel Map Cases	\$17,500

** This fee is a deposit. The cost to process an application can exceed the initial deposit. Additionally, the Bureau of Engineering also requires a \$3,000 fee to expedite Tract and Parcel Map cases.*

Starting Your EPS Filing

A preliminary review of the project during a Consultation Meeting will determine whether it is eligible for expedited processing. The following materials are required for the consultation:

- Site Plan
- Parcel Profile (from ZIMAS)
- Draft Master Land Use Application
- Community Plan Referral Form (if within a Specific Plan or Community Design Overlay area)
- Affordable Housing Referral Form (if Density Bonus)
- Design Guidelines Checklist (if new construction)

Once the case has been cleared for EPS filing, an original completed Fee Agreement and the Deposit Fee must be filed with the case submittal at the Development Services Center. All other filing requirements must be adhered to.





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For general planning inquiries, contact:

LADCP Development Services Center
(213) 482-7077
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