

FLOOD HAZARD MANAGEMEN

SPECIFIC PLAN

154405

ORDINANCE NO. \_\_\_\_\_

1 An Ordinance Establishing a Specific Plan for the Management of Flood  
2 Hazards.

3 WHEREAS, the Congress of the United States has enacted the National Flood  
4 Insurance Act of 1968, as amended (42 USC 4001 et seq.), and the Flood  
5 Disaster Protection Act of 1973 (Public Law 93-234, 87 Stat. 975), and  
6 subsequent laws for the protection of life and property and to forestall to  
7 the extent possible, flood-related disaster, and

8 WHEREAS, in enacting those laws, Congress has found that;

9 (1) annual losses throughout the Nation from floods and mudslides are  
10 increasing at an alarming rate, largely as a result of the accelerating  
11 development of, and concentration of population in areas of flood and mudslide  
12 hazards;

13 (2) the availability of Federal loans, grants, guaranties, insurance and  
14 other forms of financial assistance are often determining factors in the  
15 utilization of land and the location and construction of public and private  
16 industrial, commercial and residential facilities;

17 (3) property acquired or constructed with grants or other Federal  
18 assistance may be exposed to risk of loss through floods, thus frustrating the  
19 purpose for which such assistance was extended;

20 (4) Federal instrumentalities insure or otherwise provide financial  
21 protection to banking and credit institutions whose assets include a  
22 substantial number of mortgage loans and other indebtedness secured by  
23 property exposed to loss and damage from floods and mudslides;

24 (5) the Nation cannot afford the tragic loss of life caused annually by  
25 flood occurrences, nor the increasing losses of property suffered by flood  
26 victims, most of whom are still inadequately compensated despite the provision  
27 of costly disaster relief benefits; and

28 (6) it is in the public interest for persons already living in  
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1 flood-prone areas to have both the opportunity to purchase flood insurance and  
2 access to more adequate limits of coverage, so they will be indemnified for  
3 their losses in the event of future flood disaster, and

4 WHEREAS, the Flood Disaster Protection Act of 1973:

5 (1) substantially increases the limits of coverage authorized under the  
6 National Flood Insurance Program;

7 (2) provides for the expeditious identification of, and the dissemination  
8 of information concerning flood-prone areas;

9 (3) requires State or local communities, as a condition of future Federal  
10 financial assistance, including disaster relief and federally insured  
11 mortgages, to participate in the National Flood Insurance Program and to adopt  
12 adequate floodplain ordinances with effective enforcement provisions  
13 consistent with (at the minimum) Federal standards to reduce or avoid future  
14 flood losses; and

15 (4) requires the purchase of flood insurance by property owners who are  
16 being assisted by Federal programs or by federally supervised, regulated or  
17 insured agencies or institutions in the acquisition or improvement of land or  
18 facilities located or to be located in identified areas having special flood  
19 hazards, and

20 WHEREAS, it is imperative that the City adopt a floodplain management  
21 program in order to transfer from the Emergency Phase to Regular status in the  
22 National Flood Insurance Program, and

23 WHEREAS, Regular Status will significantly increase the limits of coverage  
24 and significantly reduce the overall premium rates of flood insurance, and

25 WHEREAS, Congress intended the National Flood Insurance Program to be only  
26 the minimum basis upon which local communities should design their floodplain  
27 management regulations, and

28 WHEREAS, the Federal Regulations, being designed for national coverage, do  
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1 not fully recognize certain flood and/or mudflow hazards unique to the western  
2 States and particularly to Southern California, and

3 WHEREAS, for the protection of human life, health, safety and for the  
4 protection of property, it is essential to fully develop an adequate  
5 floodplain management plan, and

6 WHEREAS, the State Constitution empowers to the City to make and enforce  
7 all laws and regulations in respect to Municipal affairs, and

8 WHEREAS, Section 96.5 of the City Charter provides that the purpose of the  
9 General Plan shall be to serve as a basic and continuous reference in:  
10 (a) planning for the development of the City, (b) developing, correlating and  
11 coordinating official regulations, controls, programs and services, and  
12 (c) attaining coordination of planning and administration by all agencies of  
13 the City government, other governmental bodies and private organizations and  
14 individuals involved in the development of the City, and

15 WHEREAS, the policies, objectives and programs of the Conservation Plan,  
16 an element of the City's General Plan, adopted by the City Council on  
17 December 20, 1973, are consistent with the applicable provisions and intent of  
18 the Flood Disaster Protection Act of 1973.

19 WHEREAS, it is a policy of the Safety Element of the General Plan, adopted  
20 by the City Council on September 19, 1975, that "hazards to life and property  
21 due to mudflow and storm runoff be minimized," and

22 WHEREAS, Section 97.1 of the City Charter sets forth the authority for the  
23 establishment of specific plans as may be required to insure the execution of  
24 the General Plan, and

25 WHEREAS, Section 11.5.7 of the Los Angeles Municipal Code declares that a  
26 specific plan shall provide by ordinance such regulatory controls or  
27 incentives as may be necessary for the systematic execution of the General  
28 Plan; NOW THEREFORE:  
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1 THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

2 SECTION 1. PURPOSE AND OBJECTIVES

3 The Council hereby establishes this Specific Plan. The Plan shall apply  
4 to all public and private development. This plan is intended to provide for  
5 the establishment, management and regulatory control of flood hazard areas.

6 Being hazard-specific, this Plan provides sections designed to deal with  
7 the unique problems of each hazard in addition to the citywide policies and  
8 goals. This Plan is not intended as a Geographically Specific Plan as  
9 referred to in Paragraph D, Section 11.5.7 of the Los Angeles Municipal Code  
10 and that Paragraph is not applicable to this Plan.

11 This Plan does not imply that land outside the areas of special flood  
12 hazard identified on the Los Angeles Flood Hazard Map or that uses permitted  
13 within such areas will be free from flooding or flood-related damages. This  
14 map identifies areas expected to be impacted by 100-year floods. As a matter  
15 of practicality, the City cannot provide protection against every eventuality  
16 and no guarantee is given or implied that all eventualities are protected  
17 against.

18 Objectives of the Plan include:

- 19 A. To protect human life and health;
- 20 B. To forestall, to the extent possible, flood-related disaster (from  
21 any cause);
- 22 C. To provide a means by which public and private development is planned  
23 in such a manner as to avoid or otherwise minimize flood-related  
24 risks to residents and structures on or near hillside areas, as well  
25 as upstream or downstream of any project;
- 26 D. To minimize expenditures of public money for costly flood control  
27 projects;
- 28 E. To minimize the need for rescue and relief efforts associated with  
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1 flooding and generally undertaken at the expense of the general  
2 public;

3 F. To provide the authority under which special programs can be devised  
4 in order to provide for the relief from flood-related hazards.

5 G. To minimize prolonged business interruption;

6 H. To minimize damage to public facilities and utilities such as water  
7 and gas mains, electric, telephone and sewer lines, streets and  
8 bridges located in areas of special flood hazard;

9 I. To help maintain a stable tax base by providing for the second use  
10 and development of areas of special flood hazard so as to minimize  
11 future blight areas;

12 J. To assure that potential buyers and renters are notified when  
13 property is located in an area of special flood hazard; and,

14 K. To assure that those who occupy the areas of special flood hazard  
15 assume responsibility for their actions.

16 SECTION 2. DEFINITIONS.

17 For the purposes of this Plan, certain terms require special definitions.  
18 All other words or terms not herein defined shall be construed as defined in  
19 Sections 11.01, 12.03 and 17.01 of the Los Angeles Municipal Code.

20 Administrator. The Federal Insurance Administrator. The person delegated  
21 the responsibility of the administration of the National Flood Insurance  
22 Program.

23 Area of Coastal High-hazard. Any area, subject to high velocity waters  
24 including, but not limited to wave wash or tsunami. This area is  
25 designated VI-30 or unnumbered V zones on the Los Angeles Flood Hazard Map  
26 (LAFHM).

27 Area of Shallow Flooding. A designated AO or VO Zone on the LAFHM with  
28 base flood depths from one to three feet where a clearly defined channel  
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1 does not exist, where the path of flooding is unpredictable, and  
2 indeterminate and where velocity flow may be evident.

3 Area of Special Flood-related Erosion Hazard. Land which is most likely  
4 to be subject to severe flood-related erosion losses. This area is a  
5 designated E Zone on the LAFHM.

6 Area of Special Flood Hazard. All land in the floodplain subject to a one  
7 percent or greater chance of flooding in any given year. This area is  
8 designated as A, AO, A1-99, V, and V1-30 zones on the LAFHM.

9 Area of Special Mudflow Hazard. Land which is most likely to be subject  
10 to severe mudflow. This area is a designated Zone M on the LAFHM.

11 Base Flood. Any flood having a one percent chance of being equaled or  
12 exceeded in any given year.

13 Capital Flood. A flood resulting from flow generated by a pattern  
14 storm.\* The pattern storm utilized in the Los Angeles areas is a 24-hour  
15 rainfall producing 6 inches of rain. This storm is preceded by three days  
16 of rainfall whose peak rates are 10%, 40% and 35% of the above-peak  
17 rainfall rate. The pattern storm was developed from many rainfall records  
18 by placing the 5-minute period of highest intensity at a common time - 90  
19 minutes clock time (or 1152 minutes elapsed time). Eighty percent of the  
20 total rainfall time of the storm occurs before the period of highest  
21 intensity. (80% x 24 hrs. x 60 min. = 1152 min.).

22 Debris. Any natural material such as, but not limited to, silt, sand,  
23 rock, wood, and any man-made objects, including, but not limited to,  
24 vehicles and structures or their component parts capable of being  
25 transported by water or mudflow and deposited in a location other than the  
26 point of origin.

27 Development. Any man-made change to improved or unimproved real estate,  
28 including, but not limited to, building or other structures, mining,  
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1 dredging, filling, grading, paving, excavation or drilling operations.

2 Emergency. Any occurrence which by reason of its magnitude is or is likely  
3 to become beyond the control of the normal services, personnel, equipment  
4 and facilities of the regularly constituted branches and departments of  
5 the City government.

6 Existing Construction. Any development for which "Start of Construction"  
7 commenced prior to adoption of this Plan. "Existing Construction" may  
8 also be referred to as "Existing Structures".

9 Flood or Flooding.

- 10 1. A general and temporary condition of partial or complete inundation  
11 of normally dry land areas resulting from:
- 12 a. Overflow of inland or tidal waters, including storm waves, or  
13 seiches.
  - 14 b. Unusual and rapid accumulation or runoff of surface waters from  
15 any source.
  - 16 c. Rupture or breaching of water retaining structures including,  
17 but not limited to dams, canals and viaducts caused by an  
18 unpreventable force of nature.
  - 19 d. Mudflow which is proximately caused or precipitated by  
20 accumulations of water on or under the ground.
  - 21 e. The collapse or subsidence of land resulting from flood-related  
22 erosion.

23 Flood Boundary and Floodway Map (FBFM). The official map issued by the  
24 Administrator which delineates floodways within the City of Los Angeles.

25 Flood Elevation Determination. A determination by the Administrator or by  
26 the City Engineer of the water surface elevations of the base flood.

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28 \* A statistical storm derived from historical rainfall data used for design  
29 of high capacity drainage systems in Los Angeles City.

1 Flood Hazard or Flood-related Hazard: Any hazard covered by this Plan  
2 including, but not limited to: flooding, mudflow, coastal high-hazards and  
3 flood-related erosion.

4 Flood Hazard Study. An examination, evaluation and determination of flood  
5 hazards from all causes and if appropriate, corresponding water surface  
6 elevations, or an examination, evaluation and determination of mudflow  
7 and/or flood-related erosion hazards prepared by a licensed hydrologist or  
8 civil engineer.

9 Flood Insurance. Insurance coverage provided under the National Flood  
10 Insurance Program.

11 Flood Insurance Rate Map (FIRM). The official map issued by the  
12 Administrator delineating both the special hazard areas and the risk  
13 premium zones for the City of Los Angeles.

14 Floodplain or Flood-prone Area. Any land susceptible to being inundated  
15 by water from any source (see definition of "Flooding").

16 Flood Protection System. Structural works which have been constructed  
17 specifically to modify flooding in order to reduce the extent of the area  
18 and/or of flood waters within areas of "Special (flood) Hazard." Such a  
19 system of specialized flood-modifying works typically includes hurricane  
20 tidal barriers, dams, reservoirs, levees or dikes and improved channels  
21 and are constructed in conformance with sound engineering standards.

22 Flood-proofing. Any combination of structural and non-structural  
23 additions, changes or adjustments to structures which reduce or eliminate  
24 flood-related damage to real estate or improved real property, water and  
25 sanitary facilities, structures and their contents.

26 Flood-related Erosion Area or Flood-related Erosion-Prone Area. An area  
27 which is likely to suffer flood-related erosion damage resulting from the  
28 collapse or subsidence of land along the shore or bank of an ocean, lake,  
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1 river or watercourse as a result of undermining caused by waves or  
2 currents of water exceeding anticipated cyclical levels or suddenly caused  
3 by an unusually high water level in a natural body of water, resulting  
4 from a severe storm, or by an unanticipated force of nature, such as a  
5 tsunami, an abnormal tidal surge, flash flood or some similarly unusual  
6 and unforeseeable event which results in flooding.

7 Floodway. The channel of a river or other major drainage course and the  
8 adjacent land areas that must be reserved in order to discharge the  
9 Capital Flood without cumulatively increasing the water surface elevation  
10 more than a designated height.

11 Freeboard. A factor of safety denoting the vertical distance above a  
12 flood level for the purposes of floodplain management. The determination  
13 of freeboard should take into account factors that could contribute to  
14 flood heights greater than the height calculated for a selected size flood  
15 and floodway conditions, such as wave action, bridge openings and the  
16 hydrological effect of urbanization of the watershed and/or burn of the  
17 natural vegetation cover of the watershed.

18 Habitable Floor. Any floor usable for living purposes, which includes  
19 working, sleeping, eating, cooking or recreation or a combination thereof.

20 Los Angeles Flood Hazard Map (LAFHM). The official map for the City of  
21 Los Angeles showing the boundaries of hazard areas and consists of a  
22 number of separate sheets, actual or computer-stored, bearing marks,  
23 notations, references and other pertinent information.

24 Mean Sea Level. The average height of the sea for all stages of the tide.

25 Mobile Home. A structure, transportable in one or more sections which is  
26 built on a permanent chassis and designed to be used with or without a  
27 permanent foundation when connected to the required utilities.  
28 Recreational vehicles or travel trailers used only for vacations are not  
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1 considered mobile homes. The term includes, but is not limited to, the  
2 definition of "Mobile Home" as set forth in the regulations governing the  
3 Mobile Home Safety and Construction Standards Program (24 CFR 3282.7(u)).  
4 Mobile Home Park or Mobile Home Subdivisions. A parcel (or contiguous  
5 parcels) of land divided into two or more mobile home lots for rent or  
6 sale and having facilities for servicing the lot on which the mobile home  
7 is to be affixed (including at a minimum site grading or the pouring of  
8 concrete pads, installation of utilities and the construction of streets).

9 Mudflow.

10 The condition wherein there is a river, flow or inundation of liquid mud  
11 down a hillside usually, but not limited to the result of a dual condition  
12 of loss of brush cover and the subsequent accumulation of water on or  
13 under the ground preceded by a period of unusually heavy or sustained  
14 rain. A mudflow may occur as a distinct phenomenon while a landslide is  
15 in progress.

16 Mudflow-Prone Areas. An area with land surfaces and slopes of  
17 unconsolidated material where the history, geology and climate indicate a  
18 potential for mudflow.

19 New Construction, New Development or New Project.

20 Any public project or any phase of a public project for which a contract  
21 has not been entered into or any private project for which a grading  
22 and/or building permit is issued on or after the date that this Plan  
23 becomes effective. It is not intended in this definition that the issuance  
24 of a grading permit prior to the effective date of this Plan abrogate the  
25 necessity for compliance with this Plan for any additional permits issued  
26 after the Plan's effective date.

27 New Mobile Home Parks or Mobile home Subdivision.

28 Any "Mobile Home Park" or "Mobile Home Subdivision" for which a grading  
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1 and/or building permit is issued on or after the effective date of the  
2 Plan.

3 One Hundred-Year Flood. Synonymous with "Base Flood."

4 Person. Includes any individual or group of individuals, corporation,  
5 partnership, association or other entity, including Federal, State,  
6 regional and local governments and agencies.

7 Plan. The Flood Hazard Management Specific Plan.

8 Project. Synonymous with "Development."

9 Special Hazard Area. An area having special flood, mudflow, coastal high  
10 hazard and/or flood-related erosion hazards and shown on a FIRM or FBFM as  
11 Zone A, A0, A1-99, V1-30, M or E.

12 Start of Construction. The first placement of permanent construction of a  
13 structure (other than a mobile home) on a site, such as the pouring of  
14 slabs or footings or any work beyond the stage of excavation. For a  
15 structure (other than a mobile home) without a basement or poured  
16 footings, the "start of construction" includes the first permanent framing  
17 or assembly of the structure or any part thereof on its piling or  
18 foundation. For mobilehomes not within a mobilehome park or mobile home  
19 subdivision "start of construction" means the affixing of the mobilehome  
20 on its permanent site. For mobilehomes within mobilehome parks or mobile  
21 home subdivisions "start of construction" is the date on which the  
22 construction of facilities for servicing the site on which the mobilehome  
23 is to be affixed (including at a minimum, the construction of streets,  
24 either final site grading or the pouring of concrete pads, and  
25 installation of utilities) is completed.

26 Structure. Anything constructed or erected either upon or below the  
27 surface of the earth and which is supported directly or indirectly by the  
28 earth including mobile homes.

1        Substantial Improvement. Any repair, reconstruction or improvement of a  
2        structure, the cost of which equals or exceeds fifty-percent of the market  
3        value of the structure either, (a) before the improvement or repair is  
4        started, or (b) if the structure has been damaged, and is being restored,  
5        before the damage occurred. For the purposes of this definition  
6        "Substantial Improvement" is considered to occur when the alteration of  
7        any wall, ceiling, floor, or other structural part of a structure  
8        commences, whether or not that alternation affects the external dimensions  
9        of the structure. The term does not include any project for improvement  
10       of a structure to comply with existing state or local health, sanitary or  
11       safety code specifications which are solely necessary to assure safe  
12       living conditions or any alteration of a structure listed on the National  
13       Register of Historic Places or a state inventory of Historic Places.

14       Waiver. A grant of relief from any or all of the terms of this Plan or  
15       implementing regulations thereof.

16       Water Surface Elevation. The projected heights in relation to mean sea  
17       level reached by floods of various magnitudes and frequencies in the flood  
18       plains of coastal, lacustrine, riverine or other riparian areas.

19       SECTION 3. LOS ANGELES FLOOD HAZARD MAP.

20       The LAFHM is designated the official map for the City of Los Angeles  
21       showing the boundaries of flood hazard areas and shall consist of a number of  
22       separate sheets bearing marks, notations, references and other pertinent  
23       information and shall be established and revised by ordinance. The LAFHM is  
24       on file in the office of City Engineer.

25       A. The LAFHM shall include:

- 26           1. The FIRM and the FBFM, which maps, together with the Flood  
27           Insurance Study for the City of Los Angeles, issued by the  
28           Federal Insurance Administration, are by this reference  
29           incorporated herein.

1           2. Other maps designated by the City Council.

2           B. The LAFHM shall be executed at a scale sufficient to allow a  
3 lot-by-lot determination of applicability to these regulations.

4           C. Copies of the LAFHM shall be available for enquiry and inspection at  
5 the public counters in the central and district offices of the:

- 6           1. Department of City Planning  
7           2. Bureau of Engineering  
8           3. Department of Building and Safety

9 SECTION 4. POLICIES.

10          A. Citywide. It is the City's policy:

- 11           1. That public and private development be prohibited in areas where  
12 flood-related hazards would seriously endanger human life,  
13 health or property.
- 14           2. That nonessential public utilities, public or quasi-public  
15 facilities not be located in special hazard areas. When public  
16 utilities, public or quasi-public facilities must be located in  
17 hazard areas, assure that they are constructed to minimize or  
18 eliminate any flood hazards.
- 19           3. That, as the General Plan Elements and Community Plans are  
20 restudied and revised, areas needing the protection provided by  
21 this Specific Plan will be appropriately designated.
- 22           4. That the City consider during the processing of development  
23 proposals the potential for flooding and flood-related damage in  
24 areas not otherwise identified as flood hazard areas due, but  
25 not limited to, the rupture, breakage or structural failure of a  
26 dam, reservoir, aqueduct or other large water or sewer conduit,  
27 whether by an earthquake or by any other cause.
- 28           5. That uses compatible with flooding shall be encouraged in  
29 special hazard areas as opposed to other uses.

- 1           6. That the City in considering proposals for all new public and  
2           private development take into account the potential for adverse  
3           effects on development already existing within special hazard  
4           areas.
- 5           7. That all future public and private developments, including  
6           rehabilitation, reconstruction and add-on construction be  
7           located and designed with regard to flood-related hazards.
- 8           8. That all development presently existing in flood-related hazard  
9           areas be encouraged to institute protective and remedial  
10          measures for protection from flood hazards.
- 11          9. That land subject to repeated and/or severe flood damage where  
12          feasible and practicable be acquired by the City and held as  
13          open space or be used in a manner compatible with flood-related  
14          hazards.
- 15          10. That the City prepare flood warning and emergency preparedness  
16          plans as a part of the City's Emergency Preparedness Plan, with  
17          an emphasis on phased early warning to citizens in potentially  
18          affected areas.
- 19          11. That alternative access and escape routes be designated when  
20          normal routes may be blocked or destroyed by flooding.
- 21          12. That all persons who occupy property which is subject to flood  
22          hazards bear full responsibility for their actions.
- 23          13. That as more information becomes available and/or new situations  
24          arise, additional flood hazard studies be undertaken and,  
25          pursuant to such studies, provisions be added to this Plan as  
26          become necessary for the fullest implementation of the spirit  
27          and intent of the Plan.
- 28          14. That the City coordinate with neighboring jurisdictions its  
29          efforts in the management of flood-related hazard areas.

- 1 15. That means be sought by which relief from flood-related  
2 disasters can be expedited.
- 3 16 That the broadest range of design and construction alternatives  
4 consistent with this Plan be considered for new development in  
5 flood-related hazard areas and that the choice of acceptable  
6 alternatives rest with the applicant.
- 7 17. That the City seek innovative means to achieve the goals and to  
8 carry-out the intent and purpose of this Plan.
- 9 18. That demonstration grants be applied for as one of many methods  
10 to carry-out the Programs of this Plan.

11 B. Floodways. In addition to the Citywide Policies, in floodways it is  
12 the policy of the City:

- 13 1. That drainage channels adequate to discharge the flood waters or  
14 runoff of a Capital Flood be preserved from encroachment in  
15 areas which are still substantially undeveloped.
- 16 2. That no new development be allowed in floodways.
- 17 3. That where existing development now occupies floodways measures  
18 be taken to either:
- 19 (a) provide flood works sufficient to discharge a Capital Flood  
20 or,  
21 (b) encourage relocation of such development outside of areas  
22 which must be preserved as floodways as required for the  
23 overall safety, health and well-being of the community.
- 24 4. That floodways be maintained in good repair and free of debris  
25 by the agency or organization (public or private) responsible  
26 for such activity.

27 C. Floodplains. In addition to the Citywide policies, in floodplains it  
28 is the policy of the City:

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1 1. That the existence and extent of flooding be considered in the  
2 planning, siting, design and construction of public and private  
3 development.

4 2. That full consideration be given to the fact that development in  
5 flood-prone areas may create a potential for loss of life and  
6 personal injuries, loss to public and private property and  
7 exposure to flood hazards.

8 D. Mud-prone Areas. In addition to the Citywide policies, in mud-prone  
9 areas, it is the policy of the City:

10 1. That the existence and extent of mudflow hazards areas be  
11 considered in the planning, siting, design and construction of  
12 public and private development.

13 2. That full consideration be given to the fact that development in  
14 mudflow areas may create a potential for loss of life and  
15 personal injuries, loss to public and private property and  
16 exposure to mud-prone hazards.

17 E. Coastal High-hazard and Flood-related Erosion Hazard Areas: In  
18 addition to the Citywide policies in areas of coastal high-hazard and  
19 of special flood-related erosion hazard, it is the policy of the  
20 City:

21 1. That the existence and extent of coastal high-hazard and/or  
22 flood-related erosion be considered in the planning, siting,  
23 design and construction of public and private development.

24 2. That full consideration be given to the fact that development in  
25 coastal high-hazard and/or flood-related erosion areas may  
26 create a potential for loss of life and personal injuries, loss  
27 to public and private property and exposure to coastal  
28 high-hazard and/or flood-related erosion hazards.



## 1 SECTION 5. DEVELOPMENT REGULATIONS.

2 This Section prescribes the regulations by which all public and private  
3 development shall be governed.

4 A. General

- 5 1. These regulations apply to the special flood hazard area  
6 designations and water surface elevations furnished by the the  
7 Administrator and the City Engineer.
- 8 2. To the extent permitted by law, all public and private  
9 development shall be subject to these regulations and  
10 construction may not commence without compliance with the  
11 provisions and intent of this Plan.
- 12 3. These regulations shall be considered to be the minimum  
13 requirements and where sound engineering and prudence demand,  
14 such additional measures shall be taken to assure full  
15 compliance with the intent and purpose of this Plan.
- 16 4. This section shall not create liability on the part of the City  
17 of Los Angeles, the United States or any officer or employee  
18 thereof.
- 19 5. It is not the intent of these regulations to abrogate or lessen  
20 in any respect any other provision of the Los Angeles Municipal  
21 Code. Should any provisions of this section conflict with any  
22 other provision of the Los Angeles Municipal Code, the more  
23 restrictive shall prevail.

24 B. Planning Development Permits

- 25 1. Applications and procedures for Zone Changes, Variances,  
26 Conditional Use Permits, Divisions of Land, Coastal Development  
27 Permits, Environmental Clearances, or any other permit procedure  
28 pertinent to this Plan shall contain additional information on  
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1 the application forms sufficient to determine the existence and  
2 extent of flood-related hazards, and to provide sufficient data  
3 to enable thorough and complete review of the development as it  
4 relates to this Plan,

5 2. For all projects processed by the Department of City Planning  
6 including the office of Zoning Administrator a finding of fact  
7 shall be made as to whether or not a project is located within a  
8 special hazard area. For projects found to be located in a  
9 special hazard area the following finding shall be made: "that  
10 the project conforms with both the specific provisions and the  
11 intent of the Floodplain Management Specific Plan." Specific  
12 factual evidence supporting this finding shall be contained in  
13 the record pertaining to the project.

14 3. No new zone variance or conditional use permit may be granted or  
15 existing zone variance or conditional use permit extended for  
16 development within a floodway.

17 4. Subdivisions. Notwithstanding the provisions of Section 5-A,1,  
18 herein, these regulations shall also apply to all subdivisions  
19 located within the boundaries of a "Hillside Area" as defined in  
20 Section 91.0403 of the Municipal Code.

21 (a) Subdivisions shall be designed in such a manner as to  
22 prevent flood-related damage to the subdivision and to  
23 existing downstream development, both during construction  
24 and subsequently.

25 (b) Public and private drainage and sanitary facilities and  
26 utilities shall be designed and installed so as to  
27 eliminate or minimize damage from flood-related hazards.

28 (c) For areas involving natural or man-made channels for  
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