

Building Moratorium Initiative

As you may have learned from the news, a group called Coalition to Preserve L.A. (CPLA) is seeking to place an Initiative on the ballot in 2016 that would establish a City-wide building moratorium. Click [here](#) for a copy of the Initiative.

The key provisions include:

- A two-year building moratorium against the approval of any project that seeks a General Plan amendment or a zone change that would result in more intense land use, floor area ratio, density or height.
- A two-year building moratorium against the issuance of any building permit for a previously approved project that entailed a General Plan amendment or a zone change that would result in more intense land use, floor area ratio, density or height.
- Prohibits the preparation of an EIR or other CEQA document by the project applicant or a consultant under contract with the applicant. Instead, the CEQA document must be prepared by City staff or a consultant under direct contract with the City.
- No amendment to the General Plan can be approved that would facilitate the approval of a specific development project.
- Amendments to the General Plan would be limited to geographic areas that have a "significant social, economic, or physical identity," which is defined as an entire community plan area, specific plan area, neighborhood council area, or area of 15 acres or greater.
- In approving a General Plan amendment, the City must demonstrate that the amendment is consistent with all elements of the General Plan.

Alston & Bird will be working with various businesses and trade groups to oppose this Initiative, including the Los Angeles Chamber of Commerce. If you would like more information about the Initiative or our efforts to oppose it, please contact Ed Casey (213.576.1005, ed.casey@alston.com) or Nicki Carlsen (213.576.1128, nicki.carlsen@alston.com).