

regulations by which all new construction and substantial improvements to public and private development shall be governed.

#### **A. General.**

1. These regulations apply to the special flood hazard area designations and water surface elevations furnished by the Administrator and the City Engineer.

2. To the extent permitted by law, all public and private development shall be subject to these regulations and construction may not commence without compliance with the provisions and intent of this Plan and permits from those governmental agencies from which approval is required by Federal or State law.

3. These regulations shall be considered to be the minimum requirements and where sound engineering and prudence demand, such additional measures shall be taken to assure full compliance with the intent and purpose of this Plan.

4. This section shall not create liability on the part of the City of Los Angeles, the United States or any officer or employee thereof.

5. It is not the intent of these regulations to abrogate or lessen in any respect any other provision of the Los Angeles Municipal Code. Should any provisions of this section conflict with any other provision of the Los Angeles Municipal Code, the more restrictive shall prevail.

#### **B. Planning Development Permits.**

1. Applications and procedures for zone changes, variances, conditional use permits, divisions of land, coastal development permits, environmental clearances, or any other permit procedure pertinent to this Plan shall contain additional information on the application forms sufficient to determine the existence and extent of flood-related hazards, and to provide sufficient data to enable thorough and complete review of the development as it relates to this Plan.

2. For all projects processed by the Department of City Planning including the office of Zoning Administration a finding of fact shall be made as to whether or not a project is located within a special hazard area. For projects found to be located in a special hazard area the following finding shall be made: "that the project conforms with both the specific provisions and the intent of the Floodplain Management Specific Plan." Specific