7. The Department shall have the authority to withhold permits for public works capital improvement projects until receipt of written certification from the Cultural Affairs Department that the board, bureau or department of the city authorized by law to construct the project has fully complied with the requirements of the city's Public Works Improvements Arts Program. For purposes of this section, public works capital improvement project" includes any capital project paid for wholly or in part by the City of Los Angeles or by any board, bureau or department of the city authorized by the city charter or other law to construct or remodel any building, structure, park, utility, street, sidewalk or parking facility, or any other type of capital project or any portion thereof, within the geographical limits of the city.

8. The Department shall have the authority to withhold the building permit where, in the opinion of the Superintendent of Building, the design of a structure, due to the unusual configuration of the structure or parts of the structure or assembly of structural materials therein, does not provide at least the same safeguard against earthquake as provided by the applicable portions of this Code when applied in the design of a similar structure of customary configuration.

9. Reserved.

10. The Department shall have the authority to withhold a building permit or relocation permit for a site if the Department determines that demolition or relocation work has been done on the site without the benefit of required demolition or relocation permits. If the Department, after notice and hearing, makes this determination, the Department shall also have the authority to record an affidavit with the County Recorder stating that no permits for any new development shall be issued on the property for a period of 5 years.

11. The Department shall have the authority to withhold a building permit for a residential building composed of two or more residential rental units, under the following circumstances:

    A. When the applicant states that the purpose for a building permit is to construct a condominium, stock cooperative or community apartment project, permits shall be withheld until all necessary tentative tract or preliminary parcel maps for the new subdivision have been approved by the City.

    B. When the applicant states that the purpose for a building permit is for the construction of a building other than a condominium, stock cooperative or community apartment project, a building permit shall be withheld until the Department receives a sworn affidavit from the real property owner, which has been recorded by the County Recorder, stating that the owner waives the right to construct on the subject lot, a condominium, stock cooperative or community apartment project for a period of 10 years from the date of the issuance of the building permit, and that the waiver will bind any purchaser, encumbrancer, assignee, devisee and transferee of the property during that 10 year period. Notwithstanding the above, the Department shall have the authority to issue a building permit after the Director of Planning certifies that the project conforms to all of the current standards of approval for new condominiums.

12. The Department of Building and Safety shall have the authority to withhold building permits for the construction of hotels until a conditional use permit allowing the sale of liquor has been granted by the Department of City Planning or until the Department of Building and Safety receives from the property owner a sworn affidavit, signed by the owner and recorded by the Los Angeles County Recorder, declaring that the hotel shall not sell or serve liquor on the premises for a period of not less than 5 years.

13. The Department of Building and Safety shall have the authority to withhold grading permits for developments with disturbed areas of one acre or more unless the applicant is able to show that a Notice of Intent to comply with the State Construction Activity Storm Water Permit has been filed with the State Water Resources Control Board and a Storm Water Pollution Prevention Plan has been prepared. For the purpose of this section, "**disturbed area**" shall mean an area altered as a result of cleaning, grading and/or excavation of earth.

14. The Department of Building and Safety shall require applicants, as a condition for issuing a grading or building permit, to incorporate into the plan documents best management practices necessary to control stormwater pollution from sediments, erosion, and construction materials leaving the construction site. Such requirements shall be in accordance with the provisions contained in the "***Development Best Management Practices Handbook, Part A Construction Activities***" adopted by the Board of Public Works as authorized by Section 64.72 of the *Los Angeles Municipal Code*.

15. The Department of Building and Safety shall have the authority to withhold grading and/or building permits for developments until:

    A. The applicant incorporates into the development to the satisfaction of the Bureau of Sanitation of the Department of Public Works, best management practices necessary to