

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

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COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
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DIRECTOR
(213) 978-1271
ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272
LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274
EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

December 6, 2013

The Honorable Michael N. Feuer
City Attorney
City Hall East, 7th Floor
200 North Main Street
Los Angeles, CA 90012-4131

Attention: Kenneth Fong
Deputy City Attorney

**RE: Los Angeles River Improvement Overlay (LA-RIO) District
Council File No: 12-0096-SI (not transmitted)
CPC File Nos: 2007-3036-RIO (not transmitted)**

Dear Mr. Feuer:

Transmitted is the proposed draft ordinance prepared by your office that establishes the first River Improvement Overlay (RIO) District, the Los Angeles River Improvement Overlay District (LA-RIO) to facilitate appropriate development in designated areas adjacent to the Los Angeles River.

The language contained in this draft ordinance is substantially the same as that approved by the City Planning Commission on February 9, 2012 and the special joint meeting of the Ad Hoc River Committee and Planning and Land Use Management Committee (PLUM) on February 27, 2012. This letter contains the required findings regarding the ordinance.

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act (CEQA), a Negative Declaration (ENV-2007-3037-ND) was published on October 6, 2011. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment.

FINDINGS

1. In accordance with Charter Section 556, the proposed ordinance is in substantial conformance with the purposes, intent and provisions of the General Plan. The proposed ordinance and standards will positively contribute to the improvement of water quality and supply and the provision of ecological corridors for birds and wildlife as defined in Chapter 6 of the Open Space and Conservation Element; and will promote effective and efficient approaches to reducing stormwater runoff and protecting water quality as defined in Objective 9.6 of Chapter 9 of the Framework Element of the General Plan; and
2. in accordance with Charter Section 558 (b)(2), the proposed ordinance will be in conformity with the public necessity, convenience, general welfare, and good zoning practice in that it will contribute toward protecting the City's natural settings from the effects of the encroachment of development as defined in Objective 6.1 of Chapter 6 of the Framework Element of the General Plan; and will protect and enhance the diversity and sustainability of the natural ecologies of the Santa Monica and San Pedro bays by requiring that future development near and along the Los Angeles River provide watershed protection in accordance with the City's Conservation Element of the General Plan; and
3. in accordance with Charter Section 558 (b)(2) and the City's General Plan Framework Objective 6.2, the proposed ordinance will maximize the use of the City's existing open space network and recreation facilities by providing connections to them; and
4. in accordance with Charter Section 558 (b)(2) and the City's General Plan Framework Objective 6.4, the proposed ordinance will ensure that the City's open spaces contribute positively to the stability and identity of the communities and neighborhoods in which they are located or through which they pass by encouraging a positive interface between the Los Angeles River and its adjacent properties. The LA-RIO will encourage developments to include entryways to increase visibility and the safety of River Greenway users; and
5. in accordance with Charter Section 558 (b)(2), the proposed ordinance will have no adverse effect upon the General Plan, specific plans, or any other plans being created by the Department of City Planning because the proposed ordinance is consistent with the General Plan and carries out the General Plan goals, policies and objectives discussed above.

CHARTER SECTION 559

For the foregoing reasons and as provided under the authority of Charter Section 559 and City Plan Case No. 13505-A, I find that my action conforms with all applicable portions of the General Plan and with the January 12, 2012 action of the City Planning Commission, and I therefore approve this ordinance (attached) and recommend that it be adopted by the City Council.

Sincerely,


MICHAEL J. LOGRANDE
Director of Planning

Attachment