

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

CITY PLANNING COMMISSION

RENEE DAKE WILSON  
PRESIDENT  
DANA M. PERLMAN  
VICE-PRESIDENT  
ROBERT L. AHN  
DAVID H. J. AMBROZ  
MARIA CABILDO  
CAROLINE CHOE  
RICHARD KATZ  
JOHN W. MACK  
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COMMISSION EXECUTIVE ASSISTANT II  
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INFORMATION  
[www.planning.lacity.org](http://www.planning.lacity.org)

RECEIVED  
City Attorney  
Land Use/Real Property

MAY 29 2014

May 28, 2014

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

RE: River Improvement Overlay (RIO) District  
Council File No: 12-0096-S1 (not transmitted)  
CPC File Nos: 2008-3125-CA (not transmitted)

Dear Mr. Feuer:

Transmitted is the proposed overlay ordinance prepared by your office that amends the Los Angeles Municipal Code to enable the establishment of and set forth the framework for River Improvement Overlay Districts and the preparation of River Design Guidelines to enable the City to facilitate appropriate development in designated areas adjacent to the City's waterways.

The language contained in this draft was revised slightly subsequent to the Planning and Land Use Management Committee meeting on January 14, 2014 but 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.

**ENVIRONMENTAL IMPACT**

The proposed ordinance is generally exempt from the requirements of the California Environmental Quality Act (CEQA) and City Guidelines for the implementation thereof pursuant to Article II, Section 2, Subsection (m) of the City of Los Angeles CEQA Guidelines. The enactment of the proposed ordinance establishes rules and procedures for the adoption of future waterway-specific RIO districts.

**FINDINGS**

1. In accordance with Charter Section 556, the proposed ordinance (Appendix A) is in substantial conformance with the purposes, intent and provisions of the General Plan. The proposed ordinance will positively contribute to the ecological dimension that is based on the improvement of water quality and supply and 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 (Appendix A) 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 urban 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 enabling a RIO district that will require future developments to provide watershed protection and revitalization measures in accordance with the City's Conservation Element of the General Plan; and
3. in accordance with Charter Section 558 (b)(2), the proposed ordinance (Appendix A) 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

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RE: River Improvement Overlay (RIO) District  
Council File No: 12-0096-S1 (not transmitted)  
CPC File Nos: 2008-3125-CA (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.

The language contained in this draft was revised slightly subsequent to the Planning and Land Use Management Committee meeting on January 14, 2014 but 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.

**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 (Appendix A) and proposed guidelines (Appendix D) are in substantial conformance with the purposes, intent and provisions of the General Plan. The proposed ordinance and guidelines 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 (Appendix A) and proposed guidelines (Appendix D) 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 (Appendix A) and proposed guidelines (Appendix D) will maximize the use of the City's existing open space network and recreation facilities by providing connections to them. The River Design Guidelines include a variety of design measures that promote safe pedestrian and bicycle access to the Los Angeles River; and
4. in accordance with Charter Section 558 (b)(2) and the City's General Plan Framework Objective 6.4, the proposed ordinance (Appendix A) and proposed guidelines (Appendix D) 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 and Los Angeles River Design Guidelines 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 (Appendix A) and proposed guidelines (Appendix D) 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.

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MICHAEL J. LOGRANDE  
Director of Planning

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