

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to unpermitted dwelling units.

Recommendation for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. DETERMINE that the project is categorically exempt pursuant to City's California Environmental Quality Act (CEQA) Guidelines Section 15301, and Class 1, Categories 1, 4 and 5 of the CEQA Guidelines. Projects that qualify for this exemption include those involving repair, permitting, or minor alteration of existing private or public structures or facilities, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. This determination that the project is exempt from CEQA as referenced above, is based on the whole of the administrative record, the lead agency's independent judgment and analysis, and the determination that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS approved by the Los Angeles City Planning Commission on February 25, 2016, as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated March 17, 2017, adding Subdivision 10 to Section 14.00 A of Chapter 1 of the Los Angeles Municipal Code to preserve and create affordable housing units by establishing a process for granting legal status to existing unpermitted dwelling units in multiple-family buildings when certain affordability criteria and performance standards are met, in conformance with the State Density Bonus provisions in California Government Code section 65915.
4. INSTRUCT the Department of City Planning (DCP) to report in one year on the impacts that this policy has had and any proposed changes recommended by the DCP and the Housing and Community Investment Department.

Fiscal Impact Statement: None submitted by the City Attorney. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

(Housing Committee waived consideration of the above matter)

URGENCY CLAUSE - 12 VOTES REQUIRED ON SECOND READING

Summary:

At a regular meeting held on March 21, 2017, the PLUM Committee considered a draft Ordinance to grant legal status to existing unapproved dwelling units. Staff from the DCP provided the Committee background information, and the City Attorney answered any legal questions. After an opportunity for public comment, the Committee recommended to approve the Ordinance and for the DCP to report back in one year relative to any impacts and any proposed changes. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	YES
PRICE	YES

SD
14-1150-S1_RPT_PLUM_3-21-17

-NOT OFFICIAL UNTIL COUNCIL ACTS-