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CITY ATTORNEY

REPORT NO. R 16 - 0 2 0 1
JUN 1 6 2016

REPORT RE:

DRAFT ORDINANCE AMENDING THE PACIFIC PALISADES COMMERCIAL VILLAGE AND NEIGHBORHOODS SPECIFIC PLAN TO ADD NEW DEFINITIONS AND CREATE COMMERCIAL VILLAGE SUBAREA A WITH SEPARATE SIGN, ALCOHOL AND STREETScape STANDARDS

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 16-0627
CPC-2015-2714-VZC-SP-SPP-DRB

Honorable Members:

This Office has prepared and now transmits for your consideration, approved as to form and legality, the enclosed draft ordinance. The purpose of the draft ordinance is to amend in part the Pacific Palisades Commercial Village and Neighborhoods Specific Plan (Specific Plan) to provide new definitions for roof features, building height, marquee sign and public access way, and divide the existing Commercial Village into a Subarea A and B, with specific standards for signs, alcohol uses and streetscape design for Subarea A.

Background and Summary of Ordinance Provisions

The City Planning Commission approved and recommended the City Council adopt a partial amendment to the Specific Plan on April 28, 2016 (Planning Case No. CPC-2015-2714-VZC-SP-SPP-DRB). The amendments provide new definitions for roof features, building height, marquee sign and public access way. It also creates the Commercial Village Subarea A and B, with specific standards for signs, alcohol uses and streetscape design for Commercial Village Subarea A.

On June 14, 2016, the City Council adopted a report from the Planning and Land Use Management Committee (PLUM) requesting that the City Attorney draft an ordinance implementing the recommended amendments (CF 16-0627).

The enclosed draft ordinance implements the requested Specific Plan amendments by amending the Table of Contents, Map 2, and Sections 3.B, 4, 7.A, 10.B.3, 13.B.6 and 13.B.8; deleting Paragraph 2.J; and replacing the regulations at Section 11 with alcohol consumption regulations for Commercial Village Subarea A. It also adds new Specific Plan Subsections 10.D.4, 12.I and 13.B.13, along with a new Appendix A for Streetscape Design and a new Appendix B for a Master Sign Program, both applicable to Commercial Village Subarea A.

CEQA Determination

The City Council may find that the proposed ordinance was environmentally assessed in a Mitigated Negative Declaration (ENV-2015-2715-MND) adopted by the City Planning Commission on April 28, 2016, and an Addendum to the Mitigated Negative Declaration (CF 16-0627) that was adopted by the City Council on June 14, 2016; and that in its independent judgement based on the whole of the administrative record, there is substantial evidence that none of the conditions described in California Environmental Quality Act Guidelines, Section 15162 have occurred, and therefore no further environmental review is required under the California Environmental Quality Act.

Charter Findings

Pursuant to Charter Section 559, the Director of Planning will approve the draft ordinance on behalf of the City Planning Commission. Should Council adopt this ordinance, it may comply with the provisions of Charter Section 558 by either adopting the findings of the Director of Planning as set forth in his transmittal to the City Council or by making your own findings.


Council Rule 38 Referral

The draft ordinance was sent, pursuant to Council Rule 38, to the Department of Building and Safety with a request that all comments, if any, be transmitted directly to Council when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Donna Wong at (213) 978-8064. She or another member of this Office will be present when you consider this matter to answer any questions you may have.

Very truly yours,

MICHAEL N. FEUER, City Attorney

By 
DAVID MICHAELSON
Chief Assistant City Attorney

DW:mgm
Transmittal