



**MICHAEL N. FEUER**  
CITY ATTORNEY

REPORT NO. R 16 - 0 2 1 2  
JUN 23 2016

**REPORT RE:**

**DRAFT INTERIM CONTROL ORDINANCE PROHIBITING THE ISSUANCE  
OF BUILDING PERMITS FOR THE CONSTRUCTION OF RESIDENTIALLY  
ZONED PROPERTIES WHERE CONSTRUCTION DOES NOT MEET  
NEIGHBORHOOD-SPECIFIC CRITERIA**

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

Council File No. 16-0735

Honorable Members:

This Office has prepared and now transmits for your consideration the enclosed draft interim control ordinance (ICO) for neighborhood conservation, approved as to form and legality.

Summary of Ordinance Provisions

The ICO prohibits the construction of single-family homes that do not meet specific criteria in the following neighborhoods:

- Brookside – Council District 4
- Sherman Oaks – Council District 4
- Sycamore Square – Council District 4
- Picfair Village – Council District 10
- Wilshire Vista – Council District 10

Charter Findings Not Required

Because the enclosed ICOs are being adopted as an urgency measure pursuant to California Government Code Section 65858, they are not subject to the procedures otherwise required before the adoption of a land use ordinance.

CEQA Determination

If the City Council wishes to adopt the ordinance, it must first comply with the California Environmental Quality Act (CEQA). The Director of Planning recommends that you make the following finding:

A Negative Declaration (ND) (ENV-2016-1787-ND) was prepared for the proposed project pursuant to CEQA. On the basis of the whole 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. The Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are located within the Policy Planning Section of the Planning Department in Room 667, 200 North Spring Street.

Council Rule 38 Referral

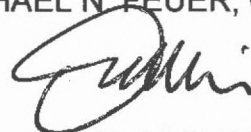
A copy of the enclosed draft ordinance was sent, pursuant to Council Rule 38, to the Department of Building and Safety, with a request that all comments and recommendations, if any, be presented directly to the City Council when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Saro Balian at (213) 978-8242. He or another member of this Office will be present when you consider this matter to answer any questions that you may have.

Very truly yours,

MICHAEL N. FEUER, City Attorney

By



DAVID MICHAELSON  
Chief Assistant City Attorney