

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2015-4499-CA	ENV-2015-4500-CE	All
PROJECT ADDRESS:		
Citywide		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
City of Los Angeles Department of City Planning <input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Simon Pastucha	(213) 978-0628	Simon.Pastucha@lacity.org
Connie Chauv	(213) 978-0016	Connie.Chauv@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>A proposed ordinance amending Sections 12.09 A.3 and 12.22 C.27 of the Los Angeles Municipal Code to require greater front and rear yard setbacks, restrict small lot subdivisions from R2 zones, create a small lot division of land process for existing "bungalow court" projects, and create a process to establish City Planning Commission design standards for Small Lot Subdivision projects with an incidental administrative clearance procedure.</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

At its meeting on August 25, 2016, the following action was taken by the City Planning Commission:

1. Recommended adoption of the proposed ordinance amending LAMC Sections 12.09 A.3 and 12.22 C.27 (Exhibit A) by City Council;
2. Adopted the staff report as the report on the subject;
3. Approved the findings included in the report and recommend its adoption by the City Council;
4. Recommended the City Council adopt state California Environmental Quality Act ("CEQA") Exemption No. ENV-2015-4500-CE which is a determination based upon the whole of the administrative record, pursuant to CEQA Guidelines, section 15061(b)(3), the proposed ordinance is not subject to CEQA because it can be seen with certainty that there is no possibility the project may have a significant effect on the environment; and
5. Direct Planning Staff to do a test implementation phase of the draft Small Lot Design Standards and report back with final illustrated Design Standards prior to the Small Lot Ordinance becoming effective.

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

1. Adoption of the proposed Ordinance amending LAMC Sections 12.09 A.3 and 12.22 C.27 (Exhibit A);
2. Adopt the attached findings;
3. Adopt the state California Environmental Quality Act ("CEQA") Exemption No. ENV-2015-4500-CE which is a determination based upon the whole of the administrative record, pursuant to CEQA Guidelines, section 15061(b)(3), the proposed ordinance is not subject to CEQA because it can be seen with certainty that there is no possibility the project may have a significant effect on the environment.

FINAL ENTITLEMENTS NOT ADVANCING:

None

ITEMS APPEALED:

None

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input checked="" type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input type="checkbox"/> Other _____	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other _____	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):**FISCAL IMPACT STATEMENT:**☐ Yes☒ No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:☒ City Planning Commission (CPC)☐ Cultural Heritage Commission (CHC)☐ Central Area Planning Commission☐ East LA Area Planning Commission☐ Harbor Area Planning Commission☐ North Valley Area Planning Commission☐ South LA Area Planning Commission☐ South Valley Area Planning Commission☐ West LA Area Planning Commission**PLANNING COMMISSION HEARING DATE:**

August 25, 2016

COMMISSION VOTE:

6 - 0

LAST DAY TO APPEAL:

N/A

APPEALED:

N/A

TRANSMITTED BY:

James K. Williams

**TRANSMITTAL DATE:**

SEP 14 2016



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801
(213) 978-1300; planning.lacity.org

LETTER OF DETERMINATION

Mailing Date: **SEP 14 2016**

CASE NO.: CPC-2015-4499-CA
CEQA: ENV-2015-4500-CE

Location: Citywide
Council District: All
Plan Areas: All
Request: Code Amendment

Applicant: City of Los Angeles

At its meeting on August 25, 2016, the following action was taken by the City Planning Commission:

1. **Approved** the proposed **ordinance** amending LAMC Sections 12.09 A.3 and 12.22 C.27.
2. **Adopted** the **staff report** as the report on the subject.
3. **Adopted** the **Findings** included in the report.
4. **Directed** Planning Staff to do a test implementation phase of the draft Small Lot Design Standards and report back with final illustrated Design Standards prior to the Small Lot Ordinance becoming effective.

Recommendation to City Council:

1. **Recommend** the City Council **adopt** the proposed **ordinance** amending LAMC Sections 12.09 A.3 and 12.22 C.27.
2. **Recommend** the City Council **adopt** the **Findings** included in the report.
3. **Recommend** the City Council **adopt** state California Environmental Quality Act ("CEQA") Exemption No. **ENV-2015-4500-CE** which is a determination based upon the whole of the administrative record, pursuant to CEQA Guidelines, section 15061(b)(3), the proposed ordinance is not subject to CEQA because it can be seen with certainty that there is no possibility the project may have a significant effect on the environment.

This action was taken by the following vote:

Moved: Dake-Wilson
Seconded: Millman
Ayes: Ahn, Ambroz, Katz, Padilla-Campos
Absent: Choe, Mack, Perlman
Vote: 6 - 0

James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Effective Date/Appeals: The determination of the Los Angeles City Planning Commission is final and not appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachment: Ordinance, Findings, CEQA Exemption
Senior City Planner: Simon Pastucha, City Planning Assistant: Connie Chauv

ORDINANCE NO. _____

A proposed ordinance amending Sections 12.09 A.3 and 12.22 C.27 (Small Lot Ordinance), Chapter 1 of the Los Angeles Municipal Code to require greater front and rear yard setbacks, restrict small lot subdivisions from R2 zones, create a division of land process for existing "bungalow court" projects, and establish design standards for small lot subdivision projects with an incidental administrative clearance process.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Subdivision 3 of Subsection A of Section 12.09 of the Los Angeles Municipal Code is amended to read:

3. Apartment houses, boarding or rooming houses, or multiple dwellings on lots having a side lot line adjoining a lot in a commercial or industrial zone, provided that:

- (a) The use, including the accessory buildings and uses and required yards, does not extend more than 65 feet from the boundary of the less restrictive zone which it adjoins; and
- (b) The lot area per dwelling unit or guest room regulations of the RD1.5 zone shall apply to these uses.

Section 2. Subdivision 27 of Subsection C of Section 12.22 of the Los Angeles Municipal Code is amended to read:

27. **Small Lot Subdivision.** The purpose of this provision is to create alternative fee-simple home ownership within the multifamily and commercial zones. A Small Lot Subdivision shall be permitted in the RD, R3, R4, R5, RAS and the P and C zones pursuant to an approved tract map or parcel map. A subdivision for the purposes of small lots enables the construction of new small lot homes and provides opportunities for the preservation of multiple older detached dwellings or clusters of dwellings (bungalow courts) located on a single lot to be rehabilitated as for-sale dwellings on individual small lots.

- (a) **Construction of New Small Lots.** Notwithstanding any provisions of this Code relating to minimum lot area to the contrary, in the RD, R3, R4, R5, RAS and the P and C zones, parcels of land may be subdivided into lots which may contain one, two or three dwelling units, provided that the density of the subdivision complies with the minimum lot area per dwelling unit requirement established for each zone, or in the case of a P zone, the density of the subdivision shall comply with the minimum lot area per dwelling unit of the least restrictive abutting commercial or multi-family residential zone(s).

- (1) A parcel map or tract map, pursuant to Section 17.00 et seq. of this Code, shall be required for the creation of a small lot subdivision. The parcel map or vesting tentative tract map must comply with the Advisory Agency Small Lot Map Standards; and

- (2) For small lot subdivision projects, no demolition, grading, building permit or certificate of occupancy shall be issued unless the Director of Planning has reviewed the application and determined, by signature, that the Small Lot Subdivision Project complies with all applicable City Planning Commission Small Lot Design Standards. The Director of Planning sign-off is an Administrative Clearance that is ministerial in nature.
 - (i) The Director is authorized to designate one or more members of the professional staff of the Department of City Planning to perform any of the Director's duties of this section. The Director shall establish an administrative process, guidelines, procedures, requirements, and forms as may be necessary to conduct the review of the Administrative Clearance to determine conformance with the Small Lot Design Standards.
 - (ii) The application for the Administrative Clearance shall be filed concurrent with the tract or parcel map.
 - (iii) All small lot subdivisions shall be conditioned to require conformance with the Director of Planning approved plans.
- (3) The minimum lot width shall be 18 feet and the minimum lot area shall be 600 square feet. The Advisory Agency shall designate the location of front yards in the subdivision tract or parcel map approval.
- (4) Access shall be provided to a lot containing a dwelling unit and to its required parking spaces, pursuant to Section 12.21 A.4(a) by way of a public or private street, an alley, or an access easement.
- (5) The lot area coverage by all structures shall not exceed 75% of an approved small lot, unless the tract or parcel map provides an open space easement equivalent to 25% of the lot area of each lot not meeting this provision.
- (6) No front, side, or rear yard shall be required between interior lot lines created within an approved small lot subdivision.
- (7) The provisions of the front yard of the underlying zone shall apply to the Front Lot Line of the perimeter of the subdivision.
- (8) The following shall apply to the perimeter of the subdivision:
 - (i) Along the perimeter of the subdivision abutting any R1 or more restrictive single family zone, the provisions of the side yard and rear yard of the underlying zone shall apply; and
 - (ii) Along the perimeter of the subdivision not abutting any R1 or more restrictive single family zone the following shall apply:

- a. A five-foot yard shall be required along the Side Lot Line of the perimeter of the subdivision; and
 - b. A ten-foot yard shall be required along Rear Lot Line of the perimeter of the subdivision.
 - (iii) Along the perimeter of the subdivision abutting an alley, half the alley width may be counted towards the rear yard requirements per 12.22 C.10.
 - (9) No passageway pursuant to Section 12.21 C.2 of this Code shall be required.
 - (10) In a P zone, lots may be developed as a small lot subdivision, provided that the General Plan land use designation of the lot is "commercial" or "multiple family residential."
 - (11) A dwelling unit in a small lot subdivision shall not be required to comply with Paragraphs (a), (b), (f) and (g) of Section 12.21 A.17 of this Code.
 - (12) Fences and walls along the perimeter of the proposed subdivision within the yard setback of the front lot line shall be no more than three and one-half feet in height in accordance with Section 12.22 C.20 of this Code. Fences and walls along the perimeter of the proposed subdivision within the yard setback of the Side and Rear Lot Line of the subdivision shall be no more than six feet in height in accordance with Section 12.22 C.20 of this Code.
 - (13) All small lot subdivisions are exempt from the "frontage" requirement as defined in the definition of "Lot" pursuant to Section 12.03. Frontage requirement as defined in the definition of "Lot" pursuant to Section 12.03 shall be waived for all lots created within a small lot subdivision
- (b) "Bungalow Court" Small Lots.** Existing bungalow courts with four or more older detached dwellings oriented around a common landscaped courtyard on a single lot with a Certificate of Occupancy issued prior to 1950 may be subdivided into small lots and shall comply with Subparagraphs (1), (2) (4), and (9) through (13) of this Subdivision.
- (1) Notwithstanding any provisions of this Code relating to minimum lot area to the contrary, in the RD, R3, R4, R5, RAS and the P and C zones, parcels of land may be subdivided into lots which may contain one, two or three dwelling units, provided that the density of the subdivision complies with the minimum lot area per dwelling unit requirement established for each zone, or in the case of a P zone, the density of the subdivision shall comply with the minimum lot area per dwelling unit of the least restrictive abutting commercial or multi-family residential zone(s). Bungalow courts that are nonconforming as to density, yards, or parking may be subdivided provided that the subdivision does not further increase the density nor reduce the yards, and that existing parking be maintained, respectively.

- (2) A nonconforming building, structure, or improvements may be maintained or repaired or structurally altered provided it conforms with Section 12.23 A of this Code. However, the existing structure shall also be in conformance with the "Bungalow Court" Small Lot Design Standards.
- (3) All existing dwellings shall provide parking as required on the original permits. No additional parking is required.
- (4) All new dwellings added to the Bungalow Court Small Lot project are subject to Subparagraphs (1) through (13) of this Subdivision including current setback requirements, parking, and applicable Small Lot Design Standards.

FINDINGS

GENERAL PLAN/CHARTER FINDINGS

1. City Charter Section 556

In accordance with **Charter Section 556**, that the proposed ordinance (Exhibit A) is in substantial conformance with the purposes, intent, and provisions of the General Plan in that it would amend regulations to ensure that small lot projects will be more sensitive and compatible with the existing neighborhood context and zoning.

Specifically, the proposed ordinance amendment is consistent with the following goals, objectives, and policies of the General Plan Framework Element and Housing Element.

General Plan Framework

Policy 4.1.8

Create incentives and reduce regulatory barriers in appropriate locations in order to promote the adaptive re-use of structures for housing and rehabilitation of existing units. (P2, P18)

The proposed Code Amendment creates a division of land process for the preservation of bungalow courts as Small Lot Subdivisions. The intent is to allow the preservation and adaptive reuse of existing bungalow courts for the conversion into fee-simple structures for home ownership.

In 2008, the City approved a Small Lot Subdivision for the conversion of the historic Maltman Bungalow Courts into individual "small lots" so that they could be preserved through ownership of the individual units. Bungalow Courts were typically built as individual units on one large lot as rental homes. However, many are deteriorating and currently require multiple variances or exceptions to enable their preservation and rehabilitation. The Code Amendment will enable the reuse of L.A.'s original small lots to become a reality through the Small Lot Ordinance. With the proposed Code Amendment, existing bungalow courts with four or more older detached dwelling units on a single lot with Certificate of Occupancy issued prior to 1950 may qualify to be subdivided into Small Lot Homes.

The proposed Code Amendment also allows existing non-conforming bungalow courts to retain their non-conforming rights as to yards, parking, driveway access, passageways and density (per Section 12.23 A of the Municipal Code), making it simpler for applicants to convert the bungalow courts into small lot homes without demolishing or reconfiguring existing structures.

Implementation Program 24

Formulate citywide development standards that:
a. Enhance and/or conserve the appearance and functionality of residential and commercial areas, including appropriate applications for mixed-use structures that integrate housing with

commercial uses. The following indicates a preliminary list of standards that may be considered.

(1) Encourage and facilitate the assembly of small lots for higher-density housing or mixed-use

The proposed Code Amendment is part of a comprehensive update to the Small Lot Subdivision process that establishes standards for the creation of Small Lot Subdivisions that encourage the integration of Small Lot Subdivisions in existing multi-family residential or commercial zoned neighborhoods. The Design Standards also include standards regarding the design of mixed-use small lots.

General Plan Housing Element

Objective 2.4 *Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City*

The Amendment focuses on changing existing regulations to create Small Lot Subdivisions that exhibit front and rear yard requirements that are more closely aligned with that which is required by a site's zone designation, better respecting unique neighborhood scale and character.

Policy 2.4.1 *Promote preservation of neighborhood character in balance with facilitating new development*

The creation of the "Bungalow Court" Small Lot provisions will incentivize the preservation of this unique typology and neighborhood character on sites that are in danger of being cleared for new development.

Policy 2.4.2 *Develop and implement design standards that promote quality residential development*

The establishment of the Administrative Clearance Process to require adherence to the new Small Lot Design Standards will implement this Policy.

Housing Program 3 *Facilitate the development of Small Lot Subdivisions*

Through ten years of implementation, the City has identified the existing front and rear yard setback exceptions for Small Lot Subdivisions as necessary, but a potential obstacle in moving projects forward in their current form. The Amendment will facilitate the development of Small Lot Subdivisions by bringing the setback exceptions in closer alignment with existing Zoning Code regulations for front and rear yards.

2. City Charter Section 558

In accordance with **Charter Section 558 (b) (2)**, the proposed ordinance (Exhibit A) is in substantial conformance with public necessity, convenience, general welfare and represents good zoning practice.

Public Necessity, Convenience and General Welfare – The Amendment is necessary in order to make the Small Lot Subdivision approval process more straightforward and reduce the number of development issues that often lead to an appeal of a parcel or tract map approval by the Deputy Advisory Agency. Since 2014, appeals were filed for roughly 22 percent of Small Lot Subdivision projects. This is in comparison to a 11 percent appeal rate in the first 8 years of ordinance implementation. Most of the appeals were filed by aggrieved parties, and many cited the lack of compliance with the Small Lot Design Guidelines as an appeal point. The Small Lot Design Guidelines were translated into Small Lot Design Standards, and the Amendment will establish a Code-required process whereby projects must adhere to the Standards. The intent is to reduce the number of issues that often lead to an appeal of a parcel or tract map approval by the Deputy Advisory Agency, and address design considerations early on in the process. Reducing the number of issues will also further convenience and general welfare by reducing barriers to create housing opportunities within the City.

Good Zoning Practice - The Amendment is in substantial conformance with good zoning practice as it continues to implement and respect the adopted zoning on a given site while creating the mechanism to allow Small Lot Subdivision developments to be constructed with more straightforward regulations, promoting this hybrid housing typology.

In accordance with Charter Section 558, and in order to ensure the timely processing of this ordinance, the City Planning Commission authorizes the Director of Planning to approve or disapprove for the Commission any modification to the subject ordinance as deemed necessary by the Department of Building and Safety and/or the City Attorney's Office. In exercising that authority, the Director must make the same findings as would have been required for the City Planning Commission to act on the same matter. The Director's action under this authority shall be subject to the same time limits and shall have the same effect as if the City Planning Commission had acted directly.

CEQA FINDINGS

In accordance with California Environmental Quality Act (CEQA) Guidelines, this Ordinance Amendment is exempt under the State CEQA Guidelines Section 15061(b)(3), as well as the City of Los Angeles CEQA Guidelines, Article II, Section 2, class (m). Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential to cause a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA. In addition, the City's CEQA Guidelines, Article II, Section 2, Class (m) exempt the adoption of ordinances that do not result in an impact on the physical environment. The proposed ordinance amends provisions of the existing Small Lot Ordinance only and is not considered a project under the CEQA Guidelines because there is no development, change in land use, intensity or density proposed as part of this project. Future requests for the approval of Small Lot Subdivisions and the construction of Small Lot Homes will require entitlement applications and individual environmental review. See attached Exhibit F - CEQA Narrative for Categorical Exemption - ENV-2015-4500-CE

EXHIBIT F

CEQA Narrative for Categorical Exemption

ENV-2015-4500-CE

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) NARRATIVE:**ENV-2015-4500-CE****I. PROJECT DESCRIPTION**

An amendment to Section 12.22-C,27 of the Los Angeles Municipal Code (**Small Lot Ordinance**), the “project,” will revise existing regulations regarding the requirements for a small lot subdivision discretionary application. It will create greater front and rear setback requirements; establish an incidental administrative process to allow for the review of plot plans; and create a new subdivision process for the reuse of existing dwellings of a typology typically called “Bungalow Courts”. They are existing dwellings built with multiple individual structures on one large lot as rental homes. It will also clarify the intent and procedural information as it relates to the Small Lot Ordinance. The proposed ordinance amends provisions of the existing Small Lot Ordinance only and is not considered a project under the CEQA Guidelines because there is no development, change in land use, intensity or density proposed as part of this project. Future requests for the approval of small lot subdivisions and the construction of Small Lot Homes require the review and action on a subdivision entitlement application and each application will be subject to environmental review on a site specific basis.

II. HISTORY OF THE SMALL LOT SUBDIVISION ORDINANCE AND EXISTING PROVISIONS

The Small Lot Ordinance was adopted in 2005 by the Los Angeles City Council as a new housing tool to encourage the development of alternative fee-simple homeownership in areas of zoned for multi-family and commercial uses. The Ordinance incentivized infill residential development in an effort to facilitate the development of more housing that resulted in new opportunities for property ownership. Through the division of land process, the Ordinance created an alternative housing form known as the Small Lot Home that is reflective of a hybrid of single- and multi-family housing. Small Lot Homes are able to combine fee simple (traditionally single-family) home ownership and condo living where there are minimal yards to maintain and shared amenities.

The Small Lot Ordinance was adopted under the *Definitions* (LAMC Section 12.03 – Lot) and *Exceptions* (LAMC Section 12.22-C) Sections of the Municipal Code to permit the subdivision of small lots in the multi-family, commercial, and parking zones. The provisions of the Ordinance exempted the minimum lot area and yard requirements of a property's underlying zone, yet still relied on the zone to determine the permitted use, height, and density. As a result, Small Lot developments were permitted in zones that would otherwise only allow apartments and condominium units as a matter of right.

Whereas traditional tract or parcel map approvals in multi-family zones involve a subdivision of airspace rights for condominium units, small lot subdivisions involve a division of land into “small lots” that allow for fee simple ownership. In order to permit these subdivisions, the Ordinance established enabling provisions to allow legal access and frontage to a public or private street to be provided via an access easement. In addition, it permitted deviations from traditional lot and yard requirements that resulted in the ability of Small Lot Homes to look and function as row townhomes but be constructed so each unit is built to be detached and independently on its own individual “small lot.”

III. AMENDMENT TO THE SMALL LOT ORDINANCE

A Comprehensive Update to the Small Lot Subdivision Process

The City's proposed amendment to the Small Lot Ordinance is part of a comprehensive update to the Small Lot Subdivision process. The update involves an Advisory Agency Policy Update for small lots, which establishes enforceable development standards under the authority of the Advisory Agency¹, and the amendment to the Small Lot Ordinance. All proposed changes are intended to enhance the form, function, and livability of small lot maps projects, as well as provide clarity and consistency in the processing of Small Lot Subdivisions cases.

The amendment will not further make existing provisions of the Small Lot Ordinance any less restrictive. As described in the project description, the proposed changes to the existing Small Lot Ordinance will create *greater* front and rear setback requirements; establish an incidental administrative process that will allow for the review of proposed plot plans; and create a new subdivision process for the reuse of existing Bungalow Courts. Bungalow Courts were typically built with multiple individual units on one large lot as rental homes. However, many are deteriorating and currently require multiple variances or exceptions to enable their preservation and rehabilitation. The Code Amendment will enable the reuse of L.A.'s original small lots to become a reality through the Small Lot Ordinance. With the proposed Code Amendment, existing bungalow courts with four or more, older detached dwelling units on a single lot with a Certificate of Occupancy issued prior to 1950 may qualify to be subdivided into Small Lot Homes. In addition, the Ordinance language will be amended to clarify the procedures and intent of the small lot subdivision process, which is *to create alternative fee-simple home ownership within the multi-family and commercial zones, enable the construction of new small lot homes and provide opportunities for the preservation and rehabilitation of multiple older detached apartment homes located on a single lot to be reused as for-sale housing on individual small lots*. As a result of the comprehensive update to the Ordinance, the general massing of small lot subdivisions will be reduced and better integrated into existing Los Angeles neighborhoods.

The following identifies the proposed amendments to the existing provisions:

- Whereas the Code allows a 5-foot setback where the property line of the subdivision abuts a lot that is not created pursuant to the subdivision, *the amendment will require the map's front yard setback requirement to coincide with the property's underlying zone requirement. The*

¹ Granted under the authority of the California Subdivision Map Act, the Advisory Agency will issue a comprehensive policy update establishing Small Lot "Map Standards" related to access easements, utility easements, maintenance agreements, guest parking, trash enclosures, and open space easements. The most noticeable change established by the policy update will be the requirement that approved common access easements remain open to the sky at all times and increase the thresholds to be applicable to more projects to require guest parking and open space easements. This will reduce the presence of buildings which cantilever over driveways, resulting in the reduction of the top-heavy look of some small lot designs. The comprehensive set of Small Lot Map Standards will provide consistency and set clear expectations for a more streamlined process and will enhance the overall form and function of Small Lot developments. Details of the Policy Update will not be analyzed herein, an entitlement action is not required in order to be effectuated. All information regarding small lot subdivisions within the City of Los Angeles will be included within a comprehensive *Small Lot Guide* that will contain Small Lot background and preamble language, newly established Map and Design Standards, instructions for filing, and examples of best practices.

rear yard will be increased to 15 feet when the rear property line abuts a single-family zone and will be set at 10 feet when abutting all other zones. The side yard requirements for the map will remain at 5 feet.

- Whereas the Code allows a minimum lot width of 16 feet for each new small lot, *the amendment will increase the requirement to an 18-foot minimum.*
- Whereas the Code prohibits proposed structures from occupying more than 80% of an individual lot, unless project is providing common open space, *the amendment will further restrict lot coverage and prohibit structures from occupying no more than 75% of an individual lot area, unless providing common open space.*
- Whereas the Code states that vehicular access may be provided to either a lot containing a dwelling unit or to its required parking spaces by way of a street or alley frontage, driveway access or similar access to a street, *the amendment clarifies that access shall be provided to every Small Lot Home as well as its designated parking, by way of street or alley frontage, or common access easement.*
- Whereas the Code prohibits fences and walls within 5 feet of the front lot line from being more than 3 ½ feet in height and fences and walls within 5 feet of the side and rear lot lines from being more than 6 feet in height, *the amendment prohibits fences and walls from exceeding the allowed height in the exterior setback areas based on the boundary of the proposed lot for subdivision.*

These proposed changes will result in overall modifications to the general design of small lot subdivision maps. The changes will result in an overall reduction to the massing of Small Lot Homes that will typically range between 10% and 20%. Increasing the required minimum lot width and reducing the permitted lot coverage of each resulting subdivided lot will equate to reduced building footprints with slightly larger minimum lot sizes. Incidentally, as part of the Small Lot “Map Standards,” modified requirements for easements, when provided, will ensure that each proposed new Small Lot Home will have ease of access from a street or alley to its individual unit and required parking. Increased yard setbacks to the front and rear lot lines of the perimeter of the subdivision will result in new construction that is akin to other multi-family structures. Finally, changes to language related to new fences clarify the original intent of such language to ensure that 6-foot tall fences are not proposed in the front yard of the lot to be subdivided.

As described, the result of these increased requirements will result in reduced massing of newly constructed Small Lot Homes and will additionally result in the provision of more open spaces throughout new projects. The increased front and rear yard setbacks, increased minimum lot width, along with established design standards will facilitate a better integration of small lot subdivisions into existing established neighborhoods zoned for multi-family uses.

New Administrative Clearance:

The Subdivision Map Act Section 66415 defines the “Advisory Agency” as a designated official or an official body charged with the duty of making investigations and reports on the design and improvement of proposed divisions of real property, the imposing of requirements or conditions thereon, or the kinds, nature and extent of the design and improvements, or both, recommended or decided by the advisory agency to be required. The Advisory Agency is granted the authority to regulate the form and function of a tract or parcel map and further condition the map as necessary;

however, it is limited from regulating the design of buildings when considering a proposed map. The Map Act, however, does extend the regulating powers of building design if and when a local jurisdiction (i.e. the City of Los Angeles) creates a new review process for building design. As outlined in the Map Act (Section 66473), a local agency shall disapprove a map for failure to meet or perform any of the requirements of conditions imposed by local ordinance.

As such, the Code Amendment would establish a separate Administrative Clearance process to require that Small Lot plot plans be reviewed for compliance with Design Standards that will be established through the ordinance adoption process. This clearance will be required of every new small lot subdivision request, including modifications, and shall be filed simultaneously with the subdivision request. New project requests for small lot subdivisions will be required to meet design standards which relate to "Building Design," "Pedestrian Connectivity and Access," and "Landscaping and Front Yard Uses." In addition, projects with proposed mixed use small lot homes will have additional required design standards and proposed "Bungalow Court projects" will be subject to a separate set of standards due to the unique approach to allow for the preservation of older existing typology .

"Bungalow Court" Small Lot Subdivisions:

The Small Lot Ordinance Amendment will create a mechanism to allow for the conversion of "Bungalow Courts" detached apartment dwellings located on one lot into individual fee-simple small lot homes. The amendment would allow this to be done without, for the most part, requiring various zone variances, adjustments, or zoning administrator determinations that would otherwise be required to legalize an existing structure that may be out of compliance with zoning regulations that were established after its original construction.

IV. FORESEEABLE ACTIVITIES FROM THE PROJECT (AMENDMENT)

The amendment ("project") to the existing Small Lot Ordinance would establish enforceable development and design standards and provide the public and development community with more consistency, a consistent procedures, and clearer expectations. The amended language will better guide the future planning and development of small lot subdivisions; however, it will not directly increase the production of new Small Lot Homes. It will not further incentivize nor make the Small Lot Ordinance any less restrictive.

V. ENVIRONMENTAL REVIEW UNDER CEQA

In accordance with California Environmental Quality Act (CEQA) Guidelines, this Ordinance Amendment is exempt under the State CEQA Guidelines Section 15061(b)(3) as well as the City of Los Angeles CEQA Guidelines, Article II, Section 2, class (m). Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential to cause a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA. In addition, the City's CEQA Guidelines, Article II, Section 2, Class (m) exempt the adoption of ordinances that do not result in an impact on the physical environment. The proposed ordinance amends provisions of the

existing Small Lot Ordinance only and is not considered a project under the CEQA Guidelines because there is no development, change in land use, intensity or density proposed as part of this project. Future requests for the approval of small lot subdivisions and the construction of Small Lot Homes require the review and action on a subdivision entitlement application and each will be subject to environmental review on a site specific basis.

- A. State CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA if it is covered by "the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in questions may have a significant effect on the environment, the activity is not subject to CEQA."*

The proposed code amendment would modify the regulations applied to future applications requesting the approval of a small lot subdivision map. The code amendment project itself does not include any specific physical development. The proposed code amendment would not change any existing City regulations governing building heights, nor would it change allowed land uses or development projects to which the proposed code amendment would apply. No increases in land use, density, intensity, or distribution are proposed, and no individual development would be approved by the adoption of the code amendment. No changes in land use designations are proposed nor would result from the approval of the proposed changes to the Small Lot Ordinance. Implementation of the proposed changes to existing small lot subdivision regulations through any future requested project within the City of Los Angeles would be required to be consistent with the General Plan, applicable Community Plans, and Zoning Ordinance as amended by this code amendment project.

- B. City of Los Angeles Environmental Quality Act Guidelines, Article II, Class 2(m), consists of the adoption of ordinances that do not result in impacts on the physical environment.*

The proposed code amendment ("project") would result in changes to existing regulations applied to future discretionary applications requesting the approval of a small lot subdivision map. The amendment will require greater front and rear setbacks of small lot projects; create a new subdivision process for the division of existing apartment homes into fee simple homes; establish an administrative process that will allow for the review development plans; will clarify the intent and procedural information as it relates to the Ordinance. The project itself does not include any specific physical development. Any future small lot subdivision development project within the City of Los Angeles would be required to be consistent with the General Plan, applicable Community Plans, and Zoning Ordinance as amended by this project and would be subject to CEQA review.

VI. EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS

Given that the proposed project is a code amendment that involves regulatory changes and does not include any specific physical development, Planning staff evaluated the exceptions to the use of Categorical Exemptions for the proposed ordinance listed in "CEQA Guidelines" Section 15300.2 and determined that none of the exceptions apply to the proposed ordinance as described below:

- A. Location. *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

Categorical Exemptions, Classes 3, 4, 5, 6, and 11 have not been considered for the proposed ordinance amendment. Therefore, the exception is not applicable.

- B. Cumulative Impact. *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The proposed amendment to the Small Lot Subdivision Ordinance (the "project") will not result in any cumulative impacts. A successive project of the same type would be equivalent to a subsequent amendment to the Ordinance. Any such amendment; however, would not result in cumulative impacts because they would not result in the immediate approval of a physical development at a specific location.

- C. Significant Effect Due to Unusual Circumstances. *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

There is no reasonable possibility that the proposed amended ordinance will have a significant effect due to unusual circumstances. The existing Small Lot Ordinance permits small lot subdivisions to occur, on a discretionary land use entitlement basis, in zones that allow for multi-family housing where the allowable density is calculated as it would be for the development of apartments or condominiums. The potential tentative and final approval of a subdivision map is not unusual in that this procedure is a standardized process. The construction of one or more Small Lot homes is not unusual in that this process is required to adhere to regulated building codes and construction methods. While unusual circumstances may occur during the entitlement and construction of individual Small Lot developments, the proposed amendment to the Ordinance will not result in the immediate development of a Small Lot Home. The amendment will not make any such development a by-right or ministerial project/process, that could occur without appropriate CEQA review.

- D. Scenic Highway. *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

The proposed amended ordinance will not damage scenic resources within a designated scenic highway. The proposed code amendment to the Small Lot Ordinance would alter the regulations applied to future applications requesting the approval of a small lot subdivision map. The code amendment project itself does not include any specific physical development.

- E. Hazardous Waste Site. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

Individual future development projects that may apply for the discretionary subdivision approval outlined in LAMC 12.22-C,27 may be located on or near sites that contain hazardous materials, contamination, or other hazards. However, no increases in land use density, intensity or distribution, are proposed as part of the proposed code amendment. No specific development is proposed, and no individual development would be approved by adoption of the code amendment. The amendment will not make Small Lot subdivisions a by-right or ministerial project/process that could occur without appropriate CEQA review. In addition, a number of existing state and federal laws and programs apply to hazards and hazardous materials and would apply to subsequent future individual development projects. These include the Resource Conservation and Recovery Act, California Fire Codes, Senate Bill 1082 (Facilities Subject to Corrective Action), Department of Health Services regulations, and Department of Housing regulations. Finally, Municipal Code Section 54.05 requires that a hazardous substance clearance report, including provisions for site remediation if warranted, be approved by the County Health Department and recorded with the County for sale or transfer of any property, upon which there has been an unauthorized disposal or release of a hazardous substance.

- F. Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The proposed project involves regulatory changes and does not include any specific physical development. The proposed amendments would not facilitate nor further encourage new development projects, and would only affect discretionary, small lot subdivision requests. All future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's potential impacts to historic and cultural resources, and would be subject to the City's existing policies and procedures designed to evaluate and protect such resources. No specific construction or physical changes to existing buildings are proposed as part of the project. In addition, because of existing regulations and protections in place, including required CEQA review for projects with potential impacts to historic resources, the adoption of the proposed code amendment is not anticipated to have any adverse impacts to historic resources.

VII. ADDITIONAL FACTUAL SUPPORT

Below is a consideration of all categories on the Initial Study Checklist to demonstrate further that the proposed amended ordinance qualifies for the listed categorical exemptions and that even if a threshold test is met for any exception, there is no substantial evidence supporting a fair argument that a significant impact would occur from the Project.

A. *Aesthetics*

The proposed code amendment ("project") would alter the regulations applied to future discretionary applications requesting a small lot subdivision approval pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-C,27. The project will require greater front and rear yard setbacks; increase minimum lot widths; reduce the amount of lot area an individual home can occupy; clarify existing access and fence requirements; establish a new subdivision process for the reuse of existing apartment homes into individual fee simple homes, establish an administrative process that will effectively establish Small Lot "Design Standards;" and will clarify the intent and procedural information as it relates to the Ordinance. The project itself does not include any specific physical development. The amendment would not change existing City regulations governing building heights, nor would it change allowed land uses or development intensity within the City of Los Angeles. All future discretionary development projects to which the proposed code amendment would apply will require CEQA review, and would include an assessment of the project's visual impacts upon existing neighborhood character. In light of the above, the proposed amended ordinance would have no new impacts on aesthetics.

B. *Agricultural and Forest Resources*

The proposed code amendment would alter the regulations applied to future applications requesting a small lot subdivision approval within the City of Los Angeles, pursuant to LAMC 12.22-C,27. The project will require greater front and rear yard setbacks; increase minimum lot widths; reduce the amount of lot area an individual home can occupy; clarify existing access and fence requirements; establish a new subdivision process for the adaptive reuse of existing apartment homes into individual fee simple homeownership, establish an administrative process that will effectively establish Small Lot "Design Standards;" and will clarify the intent and procedural information as it relates to the Ordinance. A Small Lot subdivision is a discretionary action that is only permitted in zones that allow for multi-family housing where the allowable density is calculated as it would be for the development of apartments or condominiums. Further, the proposed regulations themselves do not include any specific development and do not encourage conversion of agricultural land to non-agricultural uses or impacts to land under Williamson Act contract. No impacts to agricultural resources would occur.

C. *Air Quality*

Implementation of the code amendment project would not increase population levels or the net density in the City of Los Angeles, as small lot subdivisions are only permitted in zones that already allow for multi-family housing where the allowable density is calculated as it would be for the development of apartments or condominiums. No increases in land use, density, intensity, or distribution are proposed, and no individual development would be approved by

the adoption of the code amendment. Furthermore, no changes in land use designations are proposed nor would result from the approval of the proposed changes to the Small Lot Ordinance. Implementation of the proposed changes through any future requested project within the City of Los Angeles would be required to be consistent with the General Plan, applicable Community Plans, and Zoning Ordinance as amended by this code amendment project. As the project would not contribute to unplanned population growth in excess of that forecasted by the South Coast Air Quality Management District (SCAQMD), no impact would occur. Thus, no impact is anticipated from new stationary sources of pollutants, such as generators or household uses (stoves, heaters, fireplaces etc). The code amendment does not include any specific physical development. Overall air quality would be unaffected by the adoption of the code amendment and no adverse impacts would occur.

D. *Biological Resources*

Biological resources may be found throughout the City of Los Angeles. However, the proposed code amendment project itself does not include any physical development that would affect these resources, and the proposed regulations would not encourage tree removal, damage to identified species, riparian communities, or sensitive natural habitats, or any increase in development intensity or distribution in the project area. All future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's biological impacts. Implementation of the proposed code amendment through future development projects would not represent any change in how future development would affect biological resources. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.

E. *Cultural Resources*

The proposed project involves regulatory changes and does not include any specific physical development. The proposed amendment would not facilitate nor further encourage new development projects, but would affect discretionary, small lot subdivision requests. All future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's potential impacts to historic and cultural, archaeological, and paleontological resources and would be subject to the City's existing policies and procedures, designed to evaluate and protect such resources. No specific construction or physical changes to existing buildings are proposed as part of the project. In addition, because of existing regulations and protections in place, including required CEQA review for projects with potential impacts to any historic, archaeological, paleontological and human remains resources, the adoption of the proposed code amendment is not anticipated to have any adverse impacts to cultural resources.

F. *Geology and Soils*

Los Angeles County, like most of Southern California, is a region of high seismic activity and is therefore subject to risk and hazards associated with earthquakes. Several active faults within the region are considered capable of affecting property throughout the City of Los Angeles. Erosion potential from site preparation for larger projects would be largely addressed through standard erosion control BMPs that are required during project construction; for example,

projects with greater than one acre of ground disturbance require State Water Resources Control Board Storm Water Pollution Prevention Plans.

The proposed project involves a code amendment that does not include any specific physical development. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed nor would be approved by adoption of the code amendment. Future development projects, to which the amended Small Lot Ordinance would be applicable, would be subject to the requirements of the International Building Code and the California Building Code, which would ensure that the design and construction of new structures are engineered to withstand the expected ground acceleration, liquefaction, or other hazards such as landslides, expansive soils, and soil erosion, that may occur on-site. With no specific development proposed as part of this code amendment project, no impacts to Geology and Soils are anticipated to result.

G. *Greenhouse Gas Emissions*

The project will require greater front and rear yard setbacks; increase minimum lot widths; reduce the amount of lot area an individual home can occupy; clarify existing access and fence requirements; establish a new subdivision process for the adaptive reuse of existing apartment homes into individual fee simple homeownership, establish an administrative process that will effectively establish Small Lot "Design Standards;" and will clarify the intent and procedural information as it relates to the Ordinance. No development is proposed as part of or would be facilitated by the code amendment project, and no increases in land use density, intensity, or distribution are proposed. Thus, no impacts to the generation of greenhouse gas emissions are anticipated occur, either directly or indirectly as a result of the adoption of the code amendment.

H. *Hazards and Hazardous Materials*

The proposed project involves a code amendment that does not include any specific physical development. No increases in land use density, intensity, or distribution are proposed and no specific development is proposed nor would be approved by adoption of the code amendment.

Individual future development projects that may apply for a discretionary small lot subdivision approval pursuant to LAMC Section 12.22-C,27 may be located on or near sites containing hazardous materials, contamination, or other hazards. In such cases, future projects would be subject to existing state and federal laws and programs apply to the handling of hazards and hazardous materials. These include the Resource Conservation and Recovery Act, California Fire Codes, Senate Bill 1082 (Facilities Subject to Corrective Action), Department of Health Services regulations, and Department of Housing regulations. Finally, Municipal Code Section 54.05 requires that a hazardous substance clearance report, including provisions for site remediation if warranted, be approved by the County Health Department and recorded with the County for sale or transfer of any property, upon which there has been an unauthorized disposal or release of a hazardous substance.

Additional safety hazards related to existing airport facilities would not occur because no new individual development or increases in land use density, intensity, or distribution are proposed as part of the proposed code amendment. The circulation network would remain unchanged

under the proposed regulations and existing requirements for fire and other emergency access would continue to be applied to new development as it is proposed and reviewed.

The City of Los Angeles does contain large areas of undeveloped lands adjacent to urban areas where the possibility of wildfires exists at the wildland-urban interface; however, no specific development project is being proposed by the code amendment. Future projects that apply for a small lot subdivision approval will be required to adhere to all existing regulatory measures that will ensure hazards and hazardous materials appropriately handled. As such, no adverse impacts would occur from the adoption of the code amendment.

I. *Hydrology and Water Quality*

The project will require greater front and rear yard setbacks; increase minimum lot widths; reduce the amount of lot area an individual home can occupy; clarify existing access and fence requirements; establish a new subdivision process for the adaptive reuse of existing apartment homes into individual fee simple homeownership, establish an administrative process that will effectively establish Small Lot "Design Standards;" and will clarify the intent and procedural information as it relates to the Ordinance. No specific development is proposed nor would be approved as part of the code amendment project and no increases in land use density, intensity, or distribution would be granted.

All future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's potential impacts to hydrology and water quality. Any new project that may have any potential to degrade water quality would be subject to the provisions of the Low Impact Development (LID) Ordinance (Ordinance No. 181,899) to ensure that projects mitigate runoff and stormwater pollution. Based upon this, the proposed amended ordinance is not expected to result in any hydrology or water quality impacts.

J. *Land Use and Planning*

The 2013-2021 Housing Element of the City's General Plan identifies the City's housing conditions and needs and establishes goals, objectives, and policies for a growth strategy with programs to achieve livable neighborhoods for all residents. Objective 1.1-3 of the Housing Element states that the City should facilitate the development of small lot subdivisions, which permit detached, fee-simple home ownership on lots as small as 600 square feet, thus providing more affordable alternative for-sale housing types within commercial and multi-family residential zones. The City should identify obstacles in the development standards, code requirements, and procedures to developing small lot subdivisions and propose revisions to the Small Lot Subdivision Guidelines, clarification [policy] memos, Code Amendments or other measures to eliminate impediments.

The project will require greater front and rear yard setbacks; increase minimum lot widths; reduce the amount of lot area an individual home can occupy; clarify existing access and fence requirements; establish a new subdivision process for the adaptive reuse of existing apartment homes into individual fee simple homeownership, establish an administrative process that will effectively establish Small Lot "Design Standards;" and will clarify the intent and procedural information as it relates to the Ordinance. The proposed amendment to the

Ordinance, alone, will not result in the immediate development of any small lot homes, nor will it result in any changes to land use designations, increases in density or permitted height.

The Small Lot Ordinance permits these subdivisions to occur, on a discretionary land use entitlement basis, in zones that allow for multi-family housing where the allowable density is calculated as it would be for the development of apartments or condominiums. The amendment will not make any such development project a by-right or ministerial project/process, that could occur without the appropriate level of CEQA review.

The proposed code amendment would modify the regulations applied to future applications requesting a discretionary approval for a small lot subdivision for properties permitting multi-family residential uses within City of Los Angeles, per LAMC 12.22-C,27. The proposed code amendment would not change any other existing City regulations, nor would it change allowed land uses or development projects to which the proposed code amendment would apply to and require CEQA review. As a result, no adverse impacts to land use and planning would occur.

K. *Mineral Resources*

The proposed code amendment would modify the regulations applied to future applications requesting the approval of a small lot subdivision map; however, it does not include any specific physical development. The proposed code amendment would not change any existing City regulations governing building heights nor would it change allowed land uses or development projects to which the proposed code amendment would apply. All future projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's potential impacts to mineral resources. However, at this time no specific development is proposed, and no development would be specifically approved by adoption of the code amendment. Therefore, no impacts to mineral resources would occur.

L. *Noise*

The proposed code amendment would modify the regulations applied to future applications requesting the approval of a small lot subdivision map. The proposed code amendment, however, would not change any existing City regulations governing building heights, density, or land use designations. No specific development is proposed, and no development would be specifically approved by adoption of the proposed code amendment. All future small lot development projects will require CEQA review and would be subject to noise regulations developed and implemented by the City to mitigate construction and operational impacts. Due to the fact the project does not include any development proposals or entitlements, adoption of the proposed code amendment would not place sensitive receptors in areas, subject to noise that exceeds noise standards, nor will it impact any existing or planned airport plans. As a result, the project would not create any adverse noise impacts.

M. Population and Housing

The project will require greater front and rear yard setbacks; increase minimum lot widths; reduce the amount of lot area an individual home can occupy; clarify existing access and fence requirements; establish a new subdivision process for the adaptive reuse of existing apartment homes into individual fee simple homeownership, establish an administrative process that will effectively establish Small Lot "Design Standards;" and will clarify the intent and procedural information as it relates to the Ordinance. The amendment does not propose any increases in land use density, intensity, or distribution.

No specific development is proposed nor would any individual development be approved as part of the proposed code amendment. No housing is proposed for construction or removal, and no population inducing development or regulations are proposed. The proposed amendment would modify the regulations applied to future small lot subdivision applications. The amendment would not change any existing City regulations governing building heights, nor would it change permitted land uses to which the proposed code amendment would apply. All future development projects will require CEQA review, which would include an assessment of an individual project's potential impacts to population and housing. Therefore, no new population and housing impacts would occur.

N. Public Services

The project will require greater front and rear yard setbacks; increase minimum lot widths; reduce the amount of lot area an individual home can occupy; clarify existing access and fence requirements; establish a new subdivision process for the adaptive reuse of existing apartment homes into individual fee simple homeownership, establish an administrative process that will effectively establish Small Lot "Design Standards;" and will clarify the intent and procedural information as it relates to the Ordinance.

Due to the fact that no development is proposed as part of the code amendment to the Small Lot Ordinance, and no increases in land use density, intensity, or distribution are proposed, the amendment alone would not increase the demand for fire or police protection services, schools, parks, or other public services. No new facilities would be required, and no alterations to existing facilities would result from adoption of the proposed code amendment. As a result, no adverse impacts related to public services or public services facilities would occur.

O. Recreation

The project will require greater front and rear yard setbacks; increase minimum lot widths; reduce the amount of lot area an individual home can occupy; clarify existing access and fence requirements; establish a new subdivision process for the adaptive reuse of existing apartment homes into individual fee simple homeownership, establish an administrative process that will effectively establish Small Lot "Design Standards;" and will clarify the intent and procedural information as it relates to the Ordinance. All future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's potential impacts to recreation resources.

At this time, no housing development is proposed nor would be approved as part of the amendment and no increases in land use density, intensity, or distribution would result from its adoption. As a result, no adverse impacts related to recreation services or facilities would occur.

P. Transportation/Traffic

The project will require greater front and rear yard setbacks; increase minimum lot widths; reduce the amount of lot area an individual home can occupy; clarify existing access and fence requirements; establish a new subdivision process for the adaptive reuse of existing apartment homes into individual fee simple homeownership, establish an administrative process that will effectively establish Small Lot "Design Standards;" and will clarify the intent and procedural information as it relates to the Ordinance. No development is proposed nor would any specific development be approved by the adoption of the proposed amendment to the Small Lot Ordinance.

With no specific development, changes in land use designation or intensity are proposed, the code amendment would not increase traffic volumes, change air traffic patterns or increase airport traffic, nor result in the construction of sharp curves, dangerous intersection or other hazardous traffic or intersections within the City of Los Angeles. No major changes in road engineering, alignment or intersection controls that could affect traffic safety are proposed and farm equipment and other incompatible vehicular or transportation uses would not be introduced or facilitated by the project. Any future development projects would be subject to individual review for potential traffic impacts and those impacts would be addressed on a case-by-case basis. The adoption of the amendment would not be expected to affect traffic or circulation within the City. No adverse impacts would result.

Q. Utilities and Service Systems

No specific development is proposed nor would any individual development be approved as part of the proposed code amendment. In addition, no increases in land use density, intensity, or distribution are proposed. The project would not result in a measurable increase in the demand for water nor in an increase in wastewater generation. No new or expanded wastewater facilities are proposed or would be required in order to implement the proposed code amendment. New development built subject to the proposed regulations would be subject to various water conservation measures in the citywide landscape ordinance and other regulations. All future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's potential impacts to utilities and service systems. As a result, no impact would result from the code amendment.

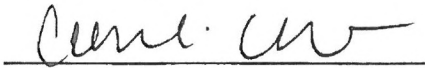
R. Mandatory Findings of Significance

Based on all of the above, the proposed ordinance would not substantially degrade environmental quality, substantially reduce fish or wildlife habitat, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The project would alter the regulations applied to future applications requesting the approval of a

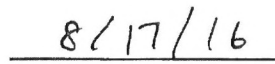
small lot subdivision map, only, and would not impact adopted land uses, zoning, or density. The project itself does not involve new construction, excavation, or grading, and is not growth inducing. Implementation of the proposed changes to existing small lot subdivision regulations through a future project within the City of Los Angeles would be required to be consistent with the General Plan, applicable Community Plans, and Zoning Ordinance as amended by this code amendment project. Furthermore, any new project to which the proposed code amendment would apply will require CEQA review.

As noted previously in the Exceptions to the Use of Categorical Exemptions section, and as supported in this Additional Factual Support section, the proposed ordinance amendment would not have a cumulatively considerable impact on the environment.

Prepared by:

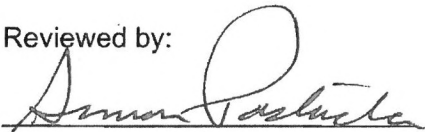


Connie Chauv
City Planning Assistant

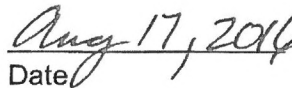


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Reviewed by:



Simon Pastucha
Senior City Planner



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