

NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to amending Sections the Los Angeles Municipal Code (LAMC) to establish variations of the R1 Zone and a RG Rear Detached Garage Supplemental Use District.

Recommendations for Council action:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the CEQA; that the Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 16-1460 in the custody of the City Clerk and in the files of the Department of City Planning (DCP) in the custody of the Environmental Review Section; and, ADOPT the Negative Declaration [ENV-2016-2111-ND].
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated February 10, 2017 amending Sections 12.03, 12.04, 12.08, 12.21, 12.21.1, 12.23, 12.32 and 13.19, and adding Sections 12.21.6 and 13.20 to the LAMC to establish variations of the R1 Zone and an RG Rear Detached Garage Supplemental Use District that may be applied to regulate garage placement in the RA, RE, RS and R1 Zones.
4. REQUEST the City Attorney to prepare and present an Ordinance consolidating the Ordinance establishing variations of the R1 Zone and an RG Rear Detached Garage Supplemental Use District that may be applied to regulate garage placement in the RA, RE, RS and R1 Zones (attached to Council file No. 16-1460), with the Ordinance establishing new regulations for all single-family residential zoned properties including RA, RE, RS and R1 Citywide, and updating the existing Baseline Mansionization Ordinance and Baseline Hillside Ordinance provisions relating to the size and bulk of new single-family residences and modifying grading provisions for single-family lots in designated Hillside areas, as amended by the PLUM Committee (attached to Council file No. 14-0656).

Applicant: City of Los Angeles, DCP

Case No. CPC-2016-2110-CA

CEQA No. ENV-2016-2111-ND

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

Community Impact Statement: None submitted.

URGENCY CLAUSE - 12 VOTES REQUIRED ON SECOND READING

Summary:

At a regular meeting held on January 18, 2017, the PLUM Committee considered new regulations for single-family residential zoned properties. Staff from the DCP provided an overview of the proposed regulations. A representative from Council Districts Four, Five, 10 and 11 provided comments on the item. The City Attorney commented that the R1 Variation Zone needs to be incorporated with the single-family residential zoned properties. After an opportunity for public comment, the Committee recommended that City Attorney prepare a new Ordinance that will consolidate the Ordinance establishing new regulations for all single-family residential zoned properties (Council file No. 14-0656) with the draft Ordinance for the R1 Zone and RG Rear Detached Garage Supplemental Use District. 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

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-