

NEGATIVE DECLARATION, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Zone and Height District Change for various parcels lying within the proposed Oaks of Los Feliz Ordinance Map.

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

1. FIND, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, (No. ENV-2016-2111-ND) and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; FIND that the Negative Declaration reflects the independent judgment and analysis of the City; and ADOPT the Negative Declaration.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated October 13, 2016 effecting a Zone and Height District Change to parcels lying within the proposed Oaks of Los Feliz Ordinance Map from R1-1, RE9-1, R1-1D, RE9-1D, RE11-1D and RE15-1D to R1-1D, RE9-1D, RE11-1D and RE15-1D with modifications to Lot Coverage and Floor Area Ratio (FAR) in the Existing Development D Limitation, as a follow-up to Interim Control Ordinance No. 183497, with the proposed Zone Change Ordinance providing more specialized development regulation for single-family dwelling units within the project boundaries identified in the revised D Limitation, including maximum lot coverage requirements as well as modifications to the calculations of residential FAR to include the calculation of above ground basements.

Applicant: City of Los Angeles, Department of City Planning

Case No. CPC-2016-2115-ZC

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.

**TIME LIMIT FILE - MARCH 27, 2017**

**(LAST DAY FOR COUNCIL ACTION - MARCH 24, 2017)**

**(URGENCY CLAUSE - 12 VOTES REQUIRED ON SECOND READING)**

Summary:

At a Special meeting held on January 18, 2017, the PLUM Committee considered the draft

Ordinance effecting a Zone and Height District Change to various parcels lying within the Oaks of Los Feliz Ordinance Map. Staff from the Department of City Planning provided the Committee with information regarding the proposed changes to the zoning and height. After an opportunity for public comment, the Committee recommended to approve the Ordinance. 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	ABSENT
ENGLANDER	YES
PRICE	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**