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INFORMATION
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June 17, 2014

The Honorable Mike Feuer
City Attorney
City Hall East, 7th Floor
200 North Main Street
Los Angeles, CA 90012-4131

Attention: Kenneth T. Fong
Deputy City Attorney

RE: Small Lot Procedural Change Ordinance
CPC No: 2013-2450-CA
CF 13-1478

Dear Mr. Feuer:

Transmitted is the proposed draft ordinance prepared by your office that amends the Los Angeles Municipal Code to allow building permits for small lot subdivisions to be obtained prior to the recordation of the final map, with recordation of a covenant and agreement.

The ordinance was prepared pursuant to the direction of the Director of the Department of City Planning at a February 12, 2013 meeting with staff. The language contained in this draft ordinance is substantially the same as that approved unanimously by the City Planning Commission (CPC) on December 19, 2013.

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act (CEQA), a Negative Declaration (ENV-2013-2451-ND) was published on August 9, 2013. On all measures the proposed ordinance will have either no or a less than significant effect on the environment. The proposed ordinance makes no changes to existing zoning, any specific plans, or other land use regulations that affect the physical environment.

FINDINGS

1. In accordance with Charter Section 556, that the proposed ordinance is in substantial conformance with the purposes, intent, and provisions of the General Plan. Specifically, the proposed ordinance implements Economic Development Objective 7.4 of the Framework Element, "Improve the provision of governmental services, expedite the administrative processing of development applications, and minimize public and private development application costs" and Goal 7G, "A range of housing opportunities in the City." It also implements Housing Objective 4.4 of the Framework Element, "Reduce regulatory and procedural barriers to increase housing production and capacity in appropriate locations."

The proposed ordinance streamlines the process to develop small lot subdivisions by removing procedural barriers without compromising the level of input available to the neighboring community and review by the City. The proposed ordinance supports production of a relatively new and popular form of housing.

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

Consistent with City policies to streamline development and provide a range of housing opportunities in the city, the ordinance removes a disruption in the approval process that is to the detriment of the local community, the developer, and the City in general.

CHARTER SECTION 559

For the foregoing reasons and as provided under the authority of Charter Section 559 and City Plan Case No. 13505-A, I find that my action conforms with all applicable portions of the General Plan and with the December 19, 2013 action of the City Planning Commission, and I therefore approve this ordinance (attached) and recommend that it be adopted by the City Council.

Sincerely,

MICHAEL J LOGRANDE
Director of Planning



ALAN BELL, AICP
Deputy Director

ML:AB:TR:DK
Attachment