

STATUTORY EXEMPTION, CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to regulating Accessory Dwelling Units and Junior Accessory Dwelling Units in accordance with State law.

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

1. DETERMINE, based on the whole of the administrative record, that the Ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21080.17 of the California Public Resources Code (PRC) (CEQA not applicable to local ordinances regulating construction of dwelling units and second units).
2. DETERMINE, based on the whole of the administrative record, that the Ordinance is exempt from CEQA under CEQA Guidelines Sections 15301 (categorical exemption for existing facilities), 15302 (categorical exemption for replacement or reconstruction of existing structures and facilities), 15303 (categorical exemption for new construction or conversion of small structures, including ADUs), and that none of the exceptions under 15300.2 apply. Reliance on these categorical exemptions is appropriate when substantial evidence in the record supports the use of the categorical exemptions and none of the exceptions in CEQA Guidelines Section 15300.2 applies.
3. ADOPT the revised FINDINGS of the Department of City Planning as the Findings of Council.
4. PRESENT and ADOPT the accompanying ORDINANCE dated December 5, 2019, amending Sections 12.03, 12.22 and 12.33, and repealing portions of Section 12.24, of Chapter 1 of the Los Angeles Municipal Code for the purpose of regulating Accessory Dwelling Units and Junior Accessory Dwelling Units in accordance with State law

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

Community Impact Statement: Yes.

For:
Bel Air-Beverly Crest Neighborhood Council

For if amended:
Eagle Rock Neighborhood Council
Foothill Trails District Neighborhood Council
Wilshire Center Koreatown Neighborhood Council
Costal San Pedro Neighborhood Council

Neutral:
Granada Hills South Neighborhood Council
Northwest San Pedro Neighborhood Council

10 VOTES REQUIRED ON SECOND READING

Summary:

At a regular meeting held December 10, 2019, the PLUM Committee considered a City Attorney report and Draft Ordinance relative to regulating Accessory Dwelling Units and Junior Accessory Dwelling Units in accordance with State law. After an opportunity for public comment, the Committee recommended that Council approve the Ordinance, CEQA determinations, and findings. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

| <u>MEMBER</u> | <u>VOTE</u> |
|---------------|-------------|
| HARRIS-DAWSON | YES |
| BLUMENFIELD | YES |
| PRICE | YES |
| CEDILLO | YES |
| LEE | ABSENT |
| AC | |

-NOT OFFICIAL UNTIL COUNCIL ACTS-