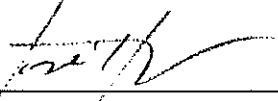


25a/26a

MOTION

I **MOVE** that the matter of Negative Declaration, Planning and Land Use Management Committee Report and Ordinances First Consideration amending Sections 12.03, 12.04, 12.07, 12.07.01, 12.07.1, 12.08, 12.21, 12.21.1, 12.23, 12.28, 12.32, and 13.19 of the Los Angeles Municipal Code and adding Sections 12.21.6 and 13.20 to the Los Angeles Municipal Code to establish new regulations for all single-family residential zoned properties including RA, RE, RS, and R1, and to establish variations of the R1 Zone and also a Rear Detached Garage Supplemental Use District that may be applied to regulate garage placement in the RA, RE, RS, and R1 Zones, Item 25 and 26 on today's Council Agenda (CF's 14-0656 and 16-1460), **BE AMENDED** to **PRESENT** and **ADOPT** the attached Ordinance, in lieu of the Ordinances attached to the Files.

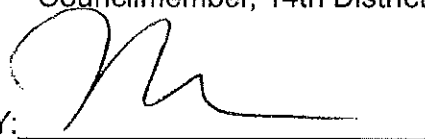
PRESENTED BY: _____




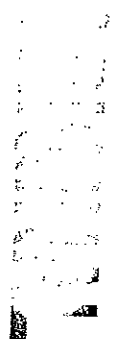
JOSE HUIZAR

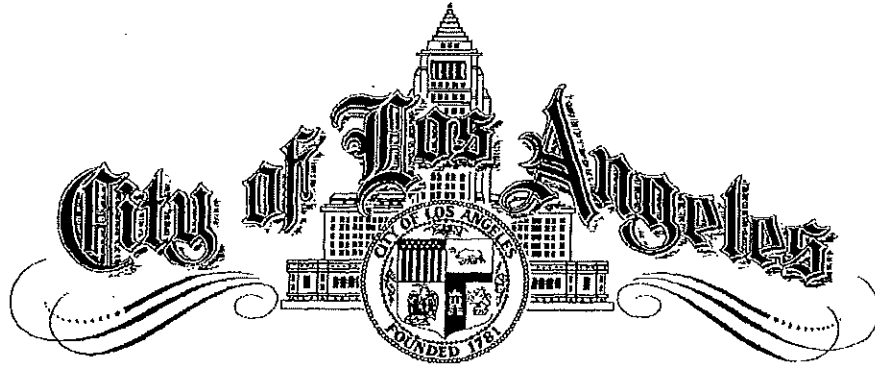
Councilmember, 14th District

SECONDED BY: _____




MAR - 1 2017





MICHAEL N. FEUER
CITY ATTORNEY

REPORT NO. R 1 7 - 0 0 6 4

FEB 2 8 2017

REPORT RE:

REVISED DRAFT ORDINANCE AMENDING SECTIONS 12.03, 12.04, 12.07, 12.07.01, 12.07.1, 12.08, 12.21, 12.21.1, 12.23, 12.28, 12.32 AND 13.19 OF – AND ADDING SECTIONS 12.21.6 AND 13.20 TO – THE LOS ANGELES MUNICIPAL CODE TO ESTABLISH NEW REGULATIONS FOR ALL SINGLE-FAMILY RESIDENTIAL ZONED PROPERTIES INCLUDING RA, RE, RS AND R1 AND TO ESTABLISH VARIATIONS OF THE R1 ZONE AND ALSO A REAR DETACHED GARAGE SUPPLEMENTAL USE DISTRICT

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File Nos. 14-0656 & 16-1460

Honorable Members:

On January 13, 2017, this Office transmitted a draft ordinance, approved as to form and legality, which amends 12.03, 12.07, 12.07.01, 12.07.1, 12.08, 12.21, 12.23, and 12.28 of the Los Angeles Municipal Code (LAMC) to establish new regulations for all single-family residential zoned properties including RA, RE, RS, and R1 (Baseline Hillside Ordinance/ Baseline Mansionization Ordinance). (City Attorney Report No. R17-0011.) On February 10, 2017, this Office also transmitted a draft ordinance, approved as to form and legality, which amends Sections 12.03, 12.04, 12.08, 12.21, 12.21.1, 12.23, and 12.32, and 13.19, and adds 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 (R1 Variation Zones Ordinance). (City Attorney Report No. R17-0044.)

At its meeting of February 14, 2017, the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council requested that this Office transmit a single ordinance that consolidates the two ordinances, as portions of each amend the same LAMC sections.

This Office has prepared and now transmits for your consideration the enclosed revised draft ordinance, approved as to form and legality, which consolidates the Baseline Hillside Ordinance/Baseline Mansionization Ordinance and the R1 Variation Zones Ordinance as requested by the PLUM Committee. This consolidated ordinance integrates into a single ordinance the versions of Baseline Hillside Ordinance/Baseline Mansionization Ordinance and R1 Variation Zones Ordinance that were recommended by the PLUM Committee for the City Council's approval. It also includes technical corrections and clarifications to language requested by the Department of Building and Safety pursuant to Council Rule 38. Finally, this ordinance includes recitals that state the Council's intention to replace the interim control ordinances that were adopted in 2015 and 2016 (Ordinances Nos. 183,496, 183,497 and 184,381).

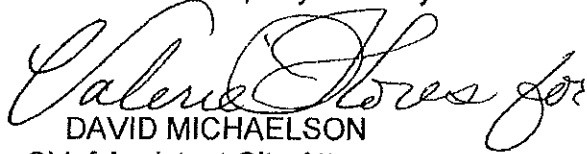
Council Rule 38 Referral

A copy of the draft ordinance was sent, pursuant to Council Rule 38, to the Department of Building and Safety. The department was requested to report its comments, if any, directly to the City Council or its Committee when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Adrienne Khorasanee at (213) 978-8246. She or another member of this Office will be present when you consider this matter to answer any questions you may have.

Very truly yours,

MICHAEL N. FEUER, City Attorney

By 
DAVID MICHAELSON
Chief Assistant City Attorney

DM:ASK:mgm
Transmittal