



Office of the Los Angeles City Attorney
Hydee Feldstein Soto

REPORT NO. R24-0249
MAY 21, 2024

REPORT RE:

**DRAFT ORDINANCE AMENDING THE PORTER RANCH
SPECIFIC PLAN TO MODIFY YARD REQUIREMENTS FOR
THE HORSEKEEPING LOTS IN SUBAREAS A AND B**

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

Council File No. 03-1443-S1

Honorable Members:

This Office has prepared and now transmits for your consideration the enclosed draft ordinance, approved as to form and legality. The draft ordinance amends the Porter Ranch Specific Plan (Specific Plan) to modify the yard regulations applicable to the 40 horsekeeping lots in Subarea A and all 65 single-family home lots in Subarea B of the Specific Plan.

Background and Summary of Ordinance Provisions

On January 25, 2024, the City Planning Commission (CPC), considered a proposed Specific Plan Amendment to the Porter Ranch Specific Plan and a proposed ordinance to modify existing front and side yard regulations in Subareas A and B of the Specific Plan, along with a recommendation report from the Department of City Planning. The CPC adopted the recommendation of the Department of City Planning and recommended that the City Council approve the Specific Plan Amendment and adopt the proposed ordinance.

On March 5, 2024, the Planning and Land Use Management (PLUM) Committee considered the report from CPC and recommended that the City Council adopt the CPC's findings and request that the City Attorney prepare and present a draft ordinance approved as to form and legality. On March 15, 2024, the City Council adopted the PLUM Committee's recommendations.

Accordingly, this Office has prepared and transmits the draft ordinance, approved as to form and legality. The draft ordinance amends Section 7.A.3 of the Specific Plan to modify the front and side yard setback requirements applicable to 105 single-family home lots: all 40 horsekeeping lots in Subarea A of the Specific Plan and all 65 single lots in Subarea B of the Specific Plan, as requested by the City Council. Additionally, as part of its form and legality review, and in consultation with the Department of City Planning, additional edits to the draft ordinance have been made that clarify the applicability of side yard setback requirements for lots improved by a building of three or more stories.

California Environmental Quality Act (CEQA) Standard of Review

The CPC recommends that, prior to adoption of the draft ordinance, the City Council find the project was assessed in the previously certified EIR No. EIR-1988-26-SP-ZC, certified on July 10, 1990; and, pursuant to CEQA Guidelines Sections 15162 and 15164 and the subsequent addenda (dated March 2001, October 2006, and March 2017) and the Addendum dated January 2024, that no major revisions to the EIR are required and no subsequent EIR or negative declaration is required for approval of the project. If the City Council concurs, it should adopt these findings prior to or concurrent with its action on the ordinance.

Charter Findings Required

Charter Section 558(b)(3) requires the City Council to make the findings required in Subsection (b)(2) of the same section, namely adoption of the draft ordinance will be in conformity with public necessity, convenience, general welfare, and good zoning practice. Charter Section 558(b)(3)(A) allows the City Council to adopt an ordinance conforming to the CPC's recommendation of approval of the ordinance, if the CPC recommends such approval. Similarly, Charter Section 556 requires the City Council to make findings showing that the action is in substantial conformance with the purposes, intent, and provisions of the General Plan. The City Council can either adopt the CPC's findings and recommendations as set forth in the CPC Transmittal Report to the City Council or make its own.

Council Rule 38 Referral

A copy of the draft ordinance was sent, pursuant to Council Rule 38, to the Department of City Planning and the Department of Building and Safety with a request

to provide 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 Matthew Meehan at (213) 978-8179. A member of this Office will be available when you consider this matter to answer questions you may have.

Sincerely,

HYDEE FELDSTEIN SOTO, City Attorney

By



JOHN W. HEATH
Chief Assistant City Attorney

JWH:MM:jr
Transmittal