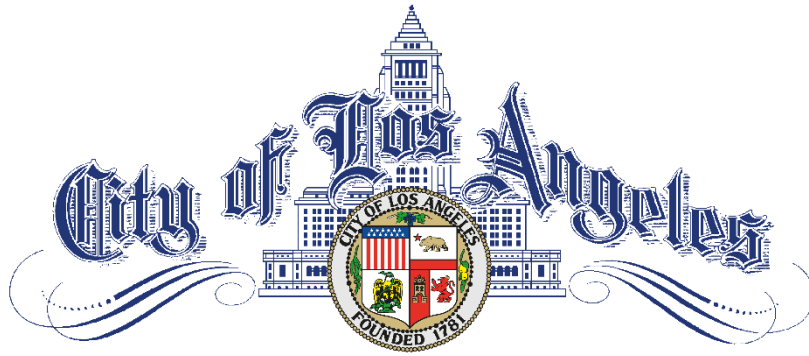




Office of the Los Angeles City Attorney
Hydee Feldstein Soto

REPORT NO. R26-0528
09/14/26

REPORT RE:

REVISED DRAFT ORDINANCE AMENDING SECTIONS 12.03, 12.10.5, 12.11.5, 12.13, 12.21, 12.21.1, 12.22, 12.40, 12.41, 12.42, AND 12.43 OF ARTICLE 2, SECTIONS 13.09 AND 13.18 OF ARTICLE 3; AND SECTION 62.177 OF ARTICLE 2 OF CHAPTER VI; AND SECTION 91.7012 OF ARTICLE 1 OF CHAPTER IX OF THE LOS ANGELES MUNICIPAL CODE, TO UPDATE THE EXISTING LANDSCAPE ORDINANCE, TO ESTABLISH LANDSCAPE AND SITE DESIGN STANDARDS THROUGH A CORRESPONDING POINT SYSTEM, AND TO DEFINE AND STREAMLINE PROVISIONS RELATED TO OUTDOOR AMENITY AREAS

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. 24-1399

Honorable Members:

On June 29, 2026, this Office transmitted for your consideration a draft ordinance, approved as to form and legality. (Attachment to City Attorney Report No. R26-0387.) On July 1, 2026, this Office subsequently transmitted a Revised Report, along with the corresponding Landscape and Site Design Point System, also approved as to form and legality. (Attachment 1 to City Attorney Report No. R26-0393.)

At its meeting on August 26, 2026, the City Council adopted an amending motion that requested this Office to prepare and present a revised draft ordinance to amend Section 13.09.F.1.(c) of Chapter 1 of the Los Angeles Municipal Code to increase the

street tree planting requirement by reducing the street frontage from 30 to 25 feet. (Council File No. 24-1399, Motion 14A (Lee-Blumenfield).)

This Office has prepared and now transmits for your consideration the enclosed revised draft ordinance, approved as to form and legality and amended pursuant to Amending Motion 14A and the actions taken by the City Council on August 26, 2026. No other substantive changes or corrections have been made to the revised draft ordinance or the corresponding Landscape and Site Design Point System.

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 whether 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 City Council to adopt an ordinance conforming to the City Planning Commission's (CPC) recommendation of approval of the ordinance, if the CPC recommends such approval. Similarly, Charter Section 556 requires City Council to make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan.

On October 24, 2024, the CPC adopted the Department of City Planning's (DCP) staff report along with required findings in support of the Draft Ordinance, recommending that City Council adopt the Draft Ordinance. The City Council can adopt either the CPC Findings, or make its own.

CEQA Determination

DCP also recommends that City Council find that, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Initial Study/Negative Declaration for the Landscape and Site Design Ordinance (ENV-2022-4857-ND), dated October 2024, and all comments received, there is no substantial evidence that the project will have a significant effect on the environment. If City Council concurs, it must comply with CEQA by making this determination in its independent judgment prior to or concurrent with its action on the ordinance.

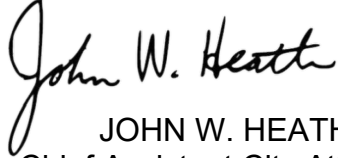
Council Rule 38 Referral

A copy of the Draft Ordinance has been sent pursuant to Council Rule 38 to the Department of Building and Safety, Bureau of Street Services, Department of Transportation, and DCP, with a request that all comments be presented directly to City Council or its Committees when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Kimberly Huangfu at (213) 978-8257. 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

JH:KAH:jr
Transmittal