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(213) 978-1300

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200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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May 26, 2026

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

CITY COUNCIL CONSIDERATION ITEMS FOR THE LOW RISE ORDINANCE; CF 25-1083-S3; CASE NO. CPC-2026-1797-CA; ENV-2026-1799-SE; ENV-2020-6762-EIR, ENV-2020-6762-EIR-ADD1, ENV-2020-6762-EIR-ADD2

Dear Honorable Members:

At its meeting on May 14, 2026, the City Planning Commission (CPC) unanimously approved and recommended that the City Council adopt the Low Rise Ordinance with modifications. On May 19, 2026, the Department of City Planning transmitted the Proposed Low Rise Ordinance to the Council File, as described in the Report from the Los Angeles City Planning Commission, dated May 19, 2026.

On May 21, 2026, in a letter from the Department of City Planning, the Department provided a list of recommended actions.

Below is a list of modified recommended actions on the Low Rise Ordinance for the City Council to take action on and is intended to supersede the list of recommended actions from the City Planning Department's May 21, 2026 letter:

1. Find, in the independent judgment of the decision maker, in consideration of the whole of the record, the Project is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.085(b), and was assessed in the Housing Element Environmental Impact Report No. ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 29, 2021, Addendum No. 1 (ENV-2020-6762-EIR-ADD1) approved on June 14, 2022, and Addendum No. 2 (ENV-2020-6762-EIR-ADD2) approved on December 10, 2024 (collectively, "EIR"), and no subsequent or supplemental EIR is required pursuant to CEQA Guidelines Sections 15162 and 15164;

2. Request the City Attorney to prepare and transmit for Council consideration the proposed Low Rise Ordinance, as recommended by the CPC on May 14, 2026;
3. Adopt the Findings attached to the CPC Letter of Determination, dated May 19, 2026
4. Request the City Attorney to prepare and transmit for Council consideration a revised draft ordinance, Revised Low-Rise Ordinance, if additional modifications are found necessary due to pending guidance from the California Department of Housing and Community Development and/or the Southern California Association of Governments, that may be received during formal and legality review;
5. Direct the Planning Director, or designee, pursuant to Charter Section 559, to implement pending guidance from the Southern California Association of Governments and/or California Department of Housing and Community Development, including without limitation, establishing review processes for industrial land.

For questions regarding this report, please contact Jenna Monterrosa, Principal City Planner, at jenna.monterrosa@lacity.org, in the Department of City Planning.

Sincerely,



VINCENT P. BERTONI, AICP
Director of Planning

VPB:AV:JM:BS:TT:AM:CB