

STATUTORY EXEMPTION, HOUSING ELEMENT ENVIRONMENTAL IMPACT REPORT (EIR) NO. ENV-2020-6762-EIR and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a proposed Low-Rise Ordinance amending the Mixed Income Incentive Program to establish housing incentives to allow low-scale, multi-family housing development in low density zones within a half-mile area of Opportunity Station Areas.

Recommendations for Council action:

1. FIND, in the independent judgment of the decision maker, in consideration of the whole of the record, the Project is statutorily exempt from the California Environmental Quality Act (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 (State Clearinghouse 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. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council, listed in the LACPC Letter of Determination, dated May 19, 2026, attached to the Council file.
3. REQUEST the City Attorney to prepare and transmit for Council consideration the proposed Low-Rise Ordinance, as recommended by the LACPC on May 14, 2026, with the following amendment:

Add a requirement that Council be notified when the Planning Director makes changes to the maps pursuant to Section 9 of the proposed ordinance.

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 (SCAG), 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 SCAG and/or California Department of Housing and Community Development, including without limitation, establishing review processes for industrial land; and if such guidance necessitates modifications, REQUEST the City Attorney, with the assistance of the Department of City Planning (DCP), to indicate in their report any policy changes that are being incorporated into the draft ordinance due to guidance from SCAG and the California Department of Housing and Community Development.
6. INSTRUCT the DCP to provide additional analysis and recommendations regarding additional incentives for mixed-income projects providing deeper affordability, majority moderate-income projects, and 100 percent affordable projects.
7. INSTRUCT the DCP to provide annual reports to Council regarding the Low-Rise Ordinance, including a list of projects that have been: a) Submitted for DCP approval, b) Received DCP approval, c) Been issued building permits, and d) Have certificates of occupancy; the Station Area for each project, the number of units by unit type, building height, and number of floors (including mezzanines); and recommendations for modifications to ensure financial viability of projects, including adjustments to affordability requirements, and requirements for street widening or other public improvements.
8. INSTRUCT the DCP to report back on at-grade Parking configuration options.

Applicant: City of Los Angeles

Case No. CPC-2026-1797-CA

Environmental Nos. ENV-2026-1799-SE; ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1; ENV2020-6762-ADD2

Related Case No. CPC-2026-1798-MS

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

Community Impact Statement: None submitted

Summary:

At a regular meeting held on May 26, 2026, the PLUM Committee considered an LACPC report, DCP Recommended Actions report, and a proposed Low-Rise Ordinance amending the Mixed Income Incentive Program to establish housing incentives to allow low-scale, multi-family housing development in low density zones within a half-mile area of Opportunity Station Areas. DCP staff provided an overview of the matter. After discussion and an opportunity for public comment, the Committee recommended approval of the DCP recommendations listed in the report dated May 26, 2026, as amended, and identified in Recommendation Nos. 3, 5, 6, 7, and 8, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	YES
RAMAN:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-