

STATUTORY EXEMPTION, HOUSING ELEMENT ENVIRONMENTAL IMPACT REPORT (EIR) NO. ENV-2020-6762-EIR, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a proposed Senate Bill (SB) 79 Phased Implementation Ordinance that will allow a temporary pause in the bill's effectuation citywide consistent with the sites, Transit Oriented Development zone, and low resource area criteria; codify exemptions from SB 79 for sites within industrial employment hubs and that are more than one-mile walking distance from a station; and will establish mapping processes.

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 not a Project under the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65912.160(c)(2), and the Project 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 Section 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 Phased Implementation Ordinance, as recommended by 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 3 of the proposed ordinance.

4. REQUEST the City Attorney to prepare and transmit for Council consideration a revised draft ordinance, Revised Phased Implementation 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 form and legality review.
5. DIRECT the Planning Director, or designee, pursuant to Charter Section 559, to amend the SB 79 Map Inventory and Phased Implementation Model Results associated with Council file No. 25-1083-S4 to reflect any final Council action or pending guidance from the California Department of Housing and Community Development and/or the Southern California Association of Governments (SCAG) that renders a site eligible for permanent or temporary exemption under California Government Code Sections 65912.155 through 65912.161; 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.

Applicant: City of Los Angeles

Case No. CPC-2026-1798-MS

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

Related Case No. CPC-2026-1797-CA

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 SB 79 Phased Implementation Ordinance that will allow a temporary pause in the bill's effectuation citywide consistent with the sites, Transit Oriented Development zone, and low resource area criteria; codify exemptions from SB 79 for sites within industrial employment hubs and that are more than one-mile walking distance from a station; and will establish mapping processes. 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, and 5, 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>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	YES
RAMAN:	ABSENT

CR
25-1083-S4_rpt_PLUM_05-26-26

-NOT OFFICIAL UNTIL COUNCIL ACTS-