

FINDINGS

General Plan/Charter Findings

In accordance with City Charter Section 556, the proposed ordinance is in substantial conformance with the purposes, intent, and provisions of the General Plan in that it would further accomplish the goals, objectives, and policies of the General plan as outlined below:

- **Promote Pedestrian Activity (Framework Element Objective 3.16):** The amendments ensure the pedestrian experience is prioritized with improved or clarified regulations such as promoting active ground story uses with ground story height improvements, reducing tenant space vacancy by removing excessive standards for projects involving use modifications, improving regulations to encourage tree planting in the parkway for shade in the public right of way, and adjusting the regulations to frontage yard fences and walls by adding a planting area to the fence type, thus improving the pedestrian experience.
- **Economic Development (Framework Element Objective 7.4):** The amendments improve governmental services by expediting the administrative processing of development applications. Examples of the ordinance improving economic development include increasing ground story height for Frontage districts to allow for greater commercial use flexibility or avoiding overtly burdensome costs to businesses by clarifying that a use modification does not trigger physical parking lot redesigns. These clarifications and updates minimize public and private development costs, enable Los Angeles to be competitive when attracting desirable new development, and reduce the administrative burden for both City staff and applicants.
- **Municipal Service Levels (Framework Element Objective 7.8):** The ordinance ensures that municipal service levels are maintained by simplifying over-complex rules such as the height measurement methodology for the Grade Plane Elevation measurement rule.

In accordance with City Charter Section 558 (b)(2) and Section 13B.1.3.E. in Chapter 1A of the LAMC, the proposed Maintenance Ordinance is in substantial conformance with public necessity, convenience, general welfare, and good zoning practice because the proposed Maintenance Ordinance supports the intent of the New Zoning Code to be a user-friendly and transparent code, and maintains the overall goal of providing clarity and consistency in the implementation of standards and administrative process of

development applications. The proposed Maintenance Ordinance also continues to improve the provision of governmental services by continuing to build upon the groundwork for a more predictable and consistent new Zoning Code system with targeted updates making it easier for both applicants and the public to navigate, understand, and implement various land use regulations in the New Zoning Code (Chapter 1A).

Environmental/CEQA Findings

The Department of City Planning has determined, based on the whole of the administrative record, that the proposed Maintenance Ordinance (Exhibit A) is in line with a number of the goals, policies, objectives and programs identified in the Downtown Community Plan Update, Boyle Heights Community Plan Update, and Harbor LA Community Plans Update.

- The effects of the Downtown Community Plan Update were analyzed in an Environmental Impact Report (EIR) (ENV-2017-433-EIR) (SCH No. 2017021024) which was certified by the Los Angeles City Council on May 3, 2023. An addendum to the EIR (ENV-2017-433-EIR-ADD1) was subsequently certified by the Los Angeles City Council on October 25, 2024. For the purposes of this report the EIR and Addendum will be referred to as the Downtown Community Plan EIR.
- The effects of the Boyle Heights Community Plan Update were analyzed in an EIR (ENV-2016-2906-EIR) (SCH No. 2016091010) which was certified by the Los Angeles City Council on September 25, 2024.
- The effects of the Harbor LA Community Plans Update were analyzed in an EIR (ENV-2019-3379-EIR) (SCH No. 2019080248) which was certified by the Los Angeles City Council on September 9, 2025.

Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162(a), no changes to the project or circumstances or new information require a major revision to the EIRs listed above. None of the modifications and refinements in the proposed Maintenance Ordinance result in a new significant and unavoidable impact or a substantial increase in the severity of an environmental impact analyzed in the certified EIRs. Furthermore, it does not alter the assumptions in the certified EIRs regarding Reasonably Anticipated Development. As such, it would not foreseeably change any of the impact conclusions in the certified EIRs and therefore does not require any further analysis.

Section 15162 and 15164 of the CEQA Guidelines lists the conditions that would require the preparation of a subsequent EIR, negative declaration or an addendum. These include the following:

Section 15162(a)

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The Proposed Project was analyzed in the EIRs referenced above and has been reviewed by the City of Los Angeles in light of Sections 15162 and 15164 of the CEQA Guidelines.

As the CEQA Lead Agency, the City of Los Angeles has determined, based on the analysis presented herein, that none of the conditions apply which would require preparation of a subsequent or supplemental EIRs because there are no changes to the circumstances, or new information to the Downtown Community Plan EIR project, Boyle Heights Community Plan Update EIR project, or the Harbor LA Community Plans Update EIR project. As such no new addendum, and no subsequent or supplemental EIR is required.

Incorporation by Reference

The following documents were used in the preparation of these findings, and incorporated herein by reference, consistent with Section 15150 of the Guidelines. The documents are available for review at the City of Los Angeles, Department of City Planning Records Management, 221 N. Figueroa Street, Room 1450 Los Angeles, and online at the following weblink: <https://planning.lacity.gov/development-services/eir>

- Downtown Community Plan Update / New Zoning Code for Downtown Community Plan (Council File 22-0617); Case No. ENV-2017-433-EIR and No. ENV-2017-433-EIR-ADD1
- Boyle Heights Community Plan Update (Council File 23-0861); Case No. ENV-2016-2906-EIR
- Harbor LA Community Plans Update (Council Files 25-0774 and 25-0775); Case No. ENV-2019-3379-EIR