

CITY OF LOS ANGELES  
CALIFORNIA ENVIRONMENTAL QUALITY ACTNOTICE OF  
DETERMINATION

(California Environmental Quality Act Guidelines Section 15094)

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State OPR if the project requires discretionary approval from a state agency. (State OPR, 1400 Tenth St, Rm 121 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State)

Los Angeles Department of City Planning  
200 N. Spring Street,  
Los Angeles, CA 90012

COUNCIL DISTRICT

Citywide

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)

Low-Rise Ordinance  
Senate Bill 79 Implementation Ordinance

THIS NOTICE WAS POSTED

ON July 01 2026

UNTIL July 31 2026

CASE NO.

CPC-2026-1798-MSC, CPC-2026-1797-  
CA; ENV-2026-1799-SE, ENV-2020-  
6762-EIR, ENV-2020-6762-EIR-ADD1,  
ENV-2020-6762-EIR-ADD2; Sch. No.  
2021010130

PROJECT APPLICANT

Los Angeles City Planning

REGISTRAR - RECORDER/COUNTY CLERK

PROJECT DESCRIPTION AND LOCATION

The Proposed Project includes two ordinances, the Low-Rise Ordinance and Senate Bill (SB) 79 Phased Implementation Ordinance, that together comprise the City's local implementation of SB 79 (2025) or "The Abundant and Affordable Homes Near Transit Act", which was signed into law by Governor Gavin Newsom on October 10, 2025, pursuant to Government Code Sections 65912.155 - 65912.162. The Low-Rise Ordinance amends the Mixed Income Incentive Program (MIIP) in Los Angeles Municipal Code (LAMC) Section 12.22 A.38 and other related code sections to establish housing incentives to allow low-scale, multifamily housing development in low density zones within a half-mile area of Opportunity Stations and renames the existing Corridor Transition Incentive Area to Low-Rise Incentive Area to better align the program's name with intended building outcomes. Opportunity Stations areas consist of a majority of Higher and Moderate Opportunity Areas as defined by LAMC Section 12.03 and the California Tax Credit Allocation Committee (CTCAC) and are major transit stops (as defined in Public Resources Code Section 21064.3) served by heavy rail, light rail, commuter rail, bus rapid transit, and certain bus lines that operate in bus-only lanes. Opportunity Station Areas are predominantly located in Central Los Angeles, West Los Angeles, Northeast Los Angeles, and the South Valley. The SB 79 Phased Implementation Ordinance will allow a temporary pause in the bill's effectuation citywide consistent with the sites, Transit Oriented Development zone, and low resource area criteria in GSC 65912.161(b); will codify exemptions from SB 79 for sites within industrial employment hubs and that are more than one-mile walking distance from a station pursuant to GSC 65912.160(e) and will establish mapping processes. The Proposed Project will apply to the entire geographic area located within the boundaries of the City of Los Angeles, which encompasses 467 square miles. Los Angeles is a coastal city, generally surrounded by the San Gabriel Mountains to the north, urban development and the Verdugo Mountains, San Rafael Hills, and San Gabriel Valley to the east, and urban development and the Santa Susana Mountains, Santa Monica Mountains, and Pacific Ocean to the west and south. The City is highly urbanized and contains a variety of residential, civic, institutional, commercial, industrial, and recreational/open space uses within the communities that comprise the City.

NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY

CONTACT PERSON

Theadora Trindle

STATE CLEARING HOUSE NUMBER

2021010130

TELEPHONE NUMBER

213-564-7099

This is to advise that on 6/23/2026 the City of Los Angeles approved the above described ordinances; adopted the Statutory Exemption from CEQA, and has made the following determinations:

SIGNIFICANT EFFECT

- ☒ Project will have a significant effect on the environment.  
☐ Project will not have a significant effect on the environment.

MITIGATION  
MEASURES

- ☒ Mitigation measures were made a condition of project approval.  
☐ Mitigation measures were not made a condition of project approval.

MITIGATION

- ☒ A mitigation reporting or monitoring plan was adopted for the project.

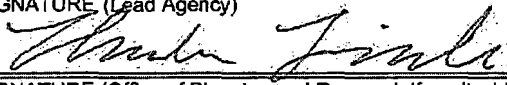
2026 143863

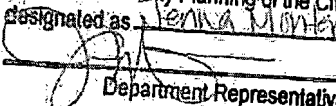
FILED  
Jul 01 2026

9/25/2012

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by NICOLE CORONA-BLANCO

|                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <b>REPORTING / MONITORING</b>                                                                                                                                                             | <input type="checkbox"/> A mitigation reporting or monitoring plan <b>was not</b> adopted for the project.                                                                                                                                                                                                                                                                                                                                |                                |
| <b>OVERRIDING CONSIDERATION</b>                                                                                                                                                           | <input checked="" type="checkbox"/> Statement of Overriding Considerations <b>was</b> adopted.<br><input type="checkbox"/> Statement of Overriding Considerations <b>was not</b> adopted.<br><input type="checkbox"/> Statement of Overriding Considerations <b>was not</b> required.                                                                                                                                                     |                                |
| <b>ENVIRONMENTAL IMPACT REPORT</b>                                                                                                                                                        | <input checked="" type="checkbox"/> An Environmental Impact Report <b>was</b> prepared and certified and findings <b>were</b> made for project pursuant to the provisions of CEQA. The final Environmental Impact Report with comments and responses and record of project approval may be examined at the Office of the City Clerk.*<br><input type="checkbox"/> An Environmental Impact Report <b>was not</b> prepared for the project. |                                |
| <b>NEGATIVE DECLARATION</b>                                                                                                                                                               | <input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration <b>was</b> prepared for the project and may be examined at the Office of the City Clerk.*<br><input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration <b>was not</b> prepared for the project.                                                                                                                      |                                |
| <b>SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT</b>                                                                                                                                   | <input type="checkbox"/> A Sustainable Communities Environmental Assessment <b>was</b> prepared for the project and may be examined at the Office of the City Clerk.*<br><input checked="" type="checkbox"/> A Sustainable Communities Environmental Assessment <b>was not</b> prepared for the project.                                                                                                                                  |                                |
| SIGNATURE (Lead Agency)<br>                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                           | TITLE<br>City Planner          |
| SIGNATURE (Office of Planning and Research if applicable)                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                           | DATE OF PREPARATION<br>6-30-26 |
| SIGNATURE (Office of Planning and Research if applicable)                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                           | TITLE<br>DATE                  |
| DISTRIBUTION:<br>Part 1 - County Clerk<br>Part 2 - Administrative Record<br>Part 4 - Responsible State Agency (if applicable)<br>Part 5 - Office of Planning and Research (if applicable) |                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as Jenika Montemayor, Principal City Planner  
  
 Department Representative

9/25/2012

2026 143863  
  
 FILED  
 Jul 01 2026

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by NICOLE CORONA - BLANCO



State of California—Department of Fish and Wildlife

**2026 ENVIRONMENTAL DOCUMENT FILING FEE  
CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:

19 — 07/01/2026 — 202607010500001

STATE CLEARING HOUSE # (If applicable)

2021010130

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|                                                                                                                                                                                                                                |  |                               |                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------|-------------------------------|
| LEAD AGENCY<br>CITY OF LOS ANGELES<br>(DEPARTMENT OF CITY PLANNING)                                                                                                                                                            |  | LEAD AGENCY EMAIL             | DATE<br>07/01/2026            |
| COUNTY/STATE AGENCY OF FILING<br>LOS ANGELES                                                                                                                                                                                   |  | DOCUMENT NUMBER<br>2026143863 |                               |
| PROJECT TITLE<br>LOW-RISE ORDINANCE SENATE BILL 79 IMPLEMENTATION ORDINANCE                                                                                                                                                    |  |                               |                               |
| PROJECT APPLICANT NAME<br>THEADORA TRINDLE                                                                                                                                                                                     |  | PROJECT APPLICANT EMAIL       | PHONE NUMBER<br>(213)564-7099 |
| PROJECT APPLICANT ADDRESS<br>200 NORTH SPRING STREET ROOM 395                                                                                                                                                                  |  | CITY<br>LOS ANGELES           | STATE<br>CA                   |
|                                                                                                                                                                                                                                |  | ZIP CODE<br>90012             |                               |
| PROJECT APPLICANT (Check appropriate box):                                                                                                                                                                                     |  |                               |                               |
| <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity |  |                               |                               |

## CHECK APPLICABLE FEES:

|                                                                                                             |            |          |
|-------------------------------------------------------------------------------------------------------------|------------|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR)                                                  | \$4,227.50 | \$ 0.00  |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                           | \$3,043.75 | \$ 0.00  |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,437.25 | \$ 0.00  |
| <input type="checkbox"/> Exempt from fee                                                                    |            |          |
| <input type="checkbox"/> Notice of Exemption (attach)                                                       |            |          |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                                              |            |          |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |          |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00   | \$ 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee                                         |            | \$ 25.00 |
| <input type="checkbox"/> Other                                                                              |            | \$ 0.00  |

## PAYMENT METHOD:

☐ Cash    ☐ Credit    ☐ Check    ☒ Other

TOTAL RECEIVED \$ 25.00

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| SIGNATURE<br>X | AGENCY OF FILING PRINTED NAME AND TITLE<br>NICOLE CORONA-BLANCO, ITC |
|----------------|----------------------------------------------------------------------|



State of California—Department of Fish and Wildlife

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19 — 07/01/2026 — 202607010500001

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2021010130

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|                                                                                                                                                                                                                                |  |                               |                               |
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|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| SIGNATURE<br>X | AGENCY OF FILING PRINTED NAME AND TITLE<br>NICOLE CORONA-BLANCO, ITC |
|----------------|----------------------------------------------------------------------|

Dean C. Logan  
Los Angeles County Registrar / Recorder  
12400 Imperial Highway, Norwalk, CA  
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: N. CORONA-BLANCO



\* 2 0 2 6 0 7 0 1 0 5 0 0 0 0 1 \*

Wednesday, July 1, 2026 11:14 AM

4004  
City of Los Angeles - Department ...

Item(s)

| Fee                      | Qty | Total   |
|--------------------------|-----|---------|
| NoE - County Posting Fee | 1   | \$25.00 |
| 2026143862               |     |         |
| NoD - County Posting Fee | 1   | \$25.00 |
| 2026143863               |     |         |

|              |  |                |
|--------------|--|----------------|
| <b>Total</b> |  | <b>\$50.00</b> |
|--------------|--|----------------|

Total Documents: 2

Customer payment(s):

Billing \$50.00