

ON July 01 2026

UNTIL July 31 2026

REGISTRAR - RECORDER/COUNTY CLERK

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 395
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
 CPC-2026-1798-MSC, CPC-2026-1797-CA

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2026-1799-SE

PROJECT TITLE

Low-Rise Ordinance, Senate Bill (SB) 79 Phased Implementation Ordinance

COUNCIL DISTRICT

Citywide

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

Citywide

☐ Map attached.

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

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. The ordinances which comprise the proposed project were adopted by the City Council on June 23, 2026, and the City Council found that the proposed project was assessed in the Housing Element Environmental Impact Report (EIR) (ENV-2020-6762-EIR, ENV-2020-6762-EIR-ADD1, ENV-2020-6762-EIR-ADD2).

NAME OF APPLICANT / OWNER:

Los Angeles City Planning

CONTACT PERSON (If different from Applicant/Owner above)

Theadora Trindle

(AREA CODE) TELEPHONE NUMBER

213-564-7099

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☒ STATUTORY EXEMPTION(S)Public Resources Code Section(s) 21080.085(a)☐ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) _____

☒ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b)GCS 65912.160(c)(1 - 2)

Don C. Legan, Registrar - Recorder/County Clerk
 Electronically signed by NICOLE CORONA - BLANCO

FILED
 Jul 01 2026

2026 143862

JUSTIFICATION FOR PROJECT EXEMPTION:☐ Additional page(s) attached

The SB 79 Phased Implementation Ordinance is exempt because pursuant to GCS 65912.160(c)(1 - 2), an ordinance to make a zoning code consistent with the provisions of GSC 65912.155 - 65912.162 is determined not to be a project for the purposes of review under the California Environmental Quality Act (CEQA). The Phased Implementation Ordinance makes the City's zoning consistent with SB 79 because it phases in local implementation through meeting the technical requirements of 65912.161(b) and permanently exempts industrial employment hubs as well as sites that are more than one-mile walking distance from a station pursuant to GCS 65912.160(e). GCS 65912.161(b) allows a local jurisdiction to not apply GCS 65912.157 to areas that meet the rules specified in GCS 65912.161(b)(A-F) so long as an ordinance is adopted "in accordance with Section 65912.160". As such, the Phased Implementation Ordinance affirms compliance with GCS 65912.161(b) and meets the requirements of GCS Section 65912.160(c)(1), making the City's zoning code consistent with SB 79 through the effectuation of a phased implementation approach of the bill's provisions.

The Low-Rise Ordinance is exempt because it is consistent with PRC Section 21080.085(a) which allows a statutory exemption for rezoning that "implements that schedule of actions contained in an approved housing element." The Low-Rise Ordinance expands the incentives of the City of Los Angeles' Housing Element Rezoning Program to sites within a half-mile of transit. The expansion of these incentives is proposed through code amendments that codify relief from a site's underlying zoning rules, including but not limited to density, FAR, and height, in exchange for the provision of on-site affordable housing. Enabling a site to build a project type or size not previously allowed effectively results in a site level rezoning. This rezoning approach implements the schedule of actions in the City's Housing Element, including Programs 48 (Update to Density Bonus and Other Affordable Housing Incentive Programs), 55 (Implement CEQA Streamlining Measures), 57 (Improvements to Development Processing), 103 (Missing Middle), 121 (RHNA Re-Zoning), and 124 (Affirmatively Furthering Fair Housing Program).

☐ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

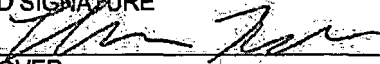
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Theadora Trindle



6-30-26

STAFF TITLE

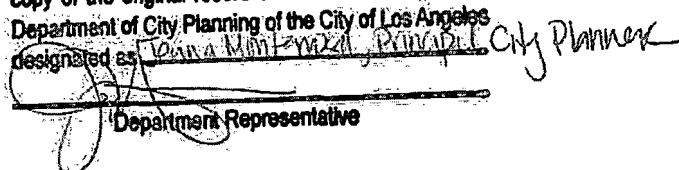
City Planner

ENTITLEMENTS APPROVED

Code Amendment (CPC-2026-1797-CA) and Ordinance (CPC-2026-1798-MS)

DISTRIBUTION: County Clerk, Agency Record Rev. 9-17-2025

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 Planning


Department Representative

2026 143862



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)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LOS ANGELES (DEPARTMENT OF CITY PLANNING) COUNTY/STATE AGENCY OF FILING LOS ANGELES		LEAD AGENCY EMAIL	DATE 07/01/2026
PROJECT TITLE LOW-RISE ORDINANCE, SENATE BILL (SB) 79 PHASED IMPLEMENTATION ORDINANCE		DOCUMENT NUMBER 2026143862	
PROJECT APPLICANT NAME THEADORA TRINDLE	PROJECT APPLICANT EMAIL	PHONE NUMBER (213)564-7099	
PROJECT APPLICANT ADDRESS 200 NORTH SPRING STREET ROOM 395	CITY LOS ANGELES	STATE CA	ZIP CODE 90012
PROJECT APPLICANT (Check appropriate box): ☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity			

CHECK APPLICABLE FEES:

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

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ 25.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE NICOLE CORONA-BLANCO, ITC
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State of California—Department of Fish and Wildlife

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SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE NICOLE CORONA-BLANCO, ITC
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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



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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		

Total		\$50.00
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Total Documents: 2

Customer payment(s):

Billing \$50.00