

# TRANSMITTAL TO CITY COUNCIL

<b>Case No.(s)</b>	<b>Planning Staff Name(s) and Contact No.</b>	<b>C.D. No.</b>
CPC-2009-3955-CA	TANNER BLACKMAN 213-978-1353	ALL

<b>Items Appealable to Council:</b>	<b>Last Day to Appeal:</b>	<b>Appealed:</b>
N/A	N/A	Yes <input type="checkbox"/> No <input type="checkbox"/>

**Location of Project (Include project titles, if any.)**

CITYWIDE

**Name(s), Applicant / Representative, Address, and Phone Number.**

CITY OF LOS ANGELES

**Name(s), Appellant / Representative, Address, and Phone Number.**

**Final Project Description** (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description only those items which are appealable to Council.)

A proposed ordinance (Appendix A) to amend the conditional use permit regulations for floor area ratio (FAR) averaging in unified developments to allow for the transfer of density in mixed-use unified developments, remove reference to expiring Redevelopment Project Areas, and make minor technical corrections.

<b>Fiscal Impact Statement</b> <small>*Determination states administrative costs are recovered through fees.</small>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Environmental No.</b> ENV-2009-3956-ND	<b>Commission Vote:</b> 6-0
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 JAMES WILLIAMS, Commission Executive Assistant I	Date: 7.28.10
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CITY PLANNING  
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LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
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DATE : JUL 28 2010

Planning and Land Use Management Committee  
Council of the City of Los Angeles  
City Hall, Room 395  
Los Angeles, CA 90012

ATTN: Patrice Lattimore, Legislative Assistant

**CITY PLAN CASE NO. 2009-3955-CA**

Transmitted herewith is a proposed ordinance to amend the conditional use permit regulations for floor area ratio (FAR) averaging in unified developments to allow for the transfer of density in mixed-use unified developments, remove reference to expiring Redevelopment Project Areas, and make minor technical corrections.

On June 24, 2010, following a public hearing, the City Planning Commission approved the proposed ordinance, attached.

This action was taken by the following vote:

Moved: Roschen  
Seconded: Orozco  
Ayes: Cardoso, Freer, Kezios, Romero  
Absent: Burton, Woo  
Vacant: One

**Vote: 6-0**

James Williams, Commission Executive Assistant I  
City Planning Commission

Attachments: Findings, Proposed Ordinance  
cc: Amy Brothers, Michael Bostrom, Deputy City Attorneys, Land Use Division  
City Planning Staff: Tanner Blackman

## APPENDIX A

### ORDINANCE NO. \_\_\_\_\_

A proposed ordinance amending Sections 12.24 and 19.11 of the Los Angeles Municipal Code to allow for the transfer of residential density in mixed-use unified developments in specific zones, remove reference to expiring Redevelopment Project Areas, and make minor technical corrections.

### THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

**Sec. 1.** Subdivision 19 of Subsection W of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

19. **Floor area ratio averaging and residential density transfer in unified developments.** ~~A unified development for purposes of this subdivision shall mean a development which is:~~

~~(a) a combination of functional linkages, such as pedestrian or vehicular connections;~~

~~(b) in conjunction with common architectural and landscape features, which constitute distinctive design elements of the development;~~

~~(c) is composed of two or more contiguous parcels, or lots of record separated only by a street or alley;~~

~~(d) and when the development is viewed from adjoining streets appears to be a consolidated whole.~~

~~The averaging of floor area ratios may be permitted for buildings which will comprise a unified commercial, industrial or mixed use development in the C or M Zones or in the R5 zone in the Bunker Hill Urban Renewal Project Area and the Central Business District Redevelopment Area, even if buildings on each individual parcel or lot would exceed the permitted floor area ratio. However, the floor area ratio for the unified development when calculated as a whole may not exceed the maximum permitted floor area ratio for the height district in which the unified development is located. In addition to the findings otherwise required by this section, before granting an approval, the Zoning Administrator shall find that the development, although located on separate parcels or lots of record, is a unified development as defined by this subdivision. All persons with an ownership interest in the property requesting floor area ratio averaging and all persons with mortgage interests, including those persons holding ground leases, must sign the application. A current title search shall be submitted with the application to insure that all persons with an ownership interest in the property have signed the application. If the Zoning Administrator approves the floor area ratio averaging, then the~~

~~applicants shall file a covenant running with the land with the Department of Building and Safety prior to the issuance of any building permits:~~

~~(a) guaranteeing to continue the operation and maintenance of the development as a unified development;~~

~~(b) indicating the floor area used on each parcel and the floor area potential, if any, that would remain;~~

~~(c) guaranteeing the continued maintenance of the unifying design elements; and~~

~~(d) specifying an individual or entity to be responsible and accountable for this maintenance. An annual inspection shall be made by the Department of Building and Safety of the development to monitor compliance.~~

(a) **Floor Area Ratio Averaging.** The averaging of floor area ratios may be permitted for buildings which will comprise a unified commercial, industrial, or mixed-use development in the C or M zones citywide or in the R5 zone within the Central City Community Plan Area, even if buildings on each individual parcel or lot would exceed the permitted floor area ratio. However, the floor area ratio for the unified development when calculated as a whole may not exceed the maximum permitted floor area ratio for the height district(s) in which the unified development is located.

(b) **Residential Density Transfer.** The transfer of residential density may be permitted for buildings which will comprise a unified mixed-use development in the C zones citywide or in the R5 zone within the Central City Community Plan Area, even if buildings on each individual parcel or lot would exceed the permitted density. However, the number of all dwelling units and guest rooms for the unified development when calculated as a whole may not exceed the maximum number permitted based on the minimum lot area per dwelling unit and guest room standards set forth in the zone(s) in which the unified development is located.

(c) **Definition.** A unified development for purposes of this subdivision shall mean a development which is:

(1) a combination of functional linkages, such as pedestrian or vehicular connections;

(2) in conjunction with common architectural and landscape features, which constitute distinctive design elements of the development;

(3) is composed of two or more contiguous parcels, or lots of record separated only by a street or alley;

(4) and when the development is viewed from adjoining streets appears to be a consolidated whole.

(d) **Finding.** In addition to the findings otherwise required by this section, before granting an approval, the Zoning Administrator shall find that the development, although located on separate parcels or lots of record, is a unified development as defined by this subdivision.

(e) **Procedures.** In addition to the requirements of subsection A through Q of this section, all persons with an ownership interest in the property requesting floor area ratio averaging, residential density transfer, or both and all persons with mortgage interests, including those persons holding ground leases, must sign the application. A current title search shall be submitted with the application to ensure that all persons with an ownership interest in the property have signed the application.

(f) **Covenant.** If the Zoning Administrator approves the floor area ratio averaging or residential density transfer, then the applicants shall file a covenant running with the land with the Department of Building and Safety prior to the issuance of any building permits:

(1) guaranteeing to continue the operation and maintenance of the development as a unified development;

(2) indicating the floor area and, if applicable, density used on each parcel and the floor area and, if applicable, density potential, if any, that would remain;

(3) guaranteeing the continued maintenance of the unifying design elements; and

(4) specifying an individual or entity to be responsible and accountable for this maintenance and the fee for the annual inspection of compliance by the Department of Building and Safety, required pursuant to Section 19.11.

**Sec. 2.** Section 19.11 of the Los Angeles Municipal Code is amended to read as follows:

**SEC. 19.11. ANNUAL INSPECTION OF COMPLIANCE WITH FAR FLOOR AREA RATIO AVERAGING AND RESIDENTIAL DENSITY TRANSFER COVENANTS.**

A fee of \$300.00 shall be charged and collected by the Department of Building and Safety to cover the cost of an annual inspection to monitor compliance with and maintain records of the FAR Averaging Covenant covenant required pursuant to

Sections 12.24 B.25\_ and 12.24 C.58\_ prior to July 1, 2000 and Section 12.24 W.19\_ on and after July 1, 2000, ~~and for maintaining records of those covenants.~~

**Sec. 3.** The City Clerk shall certify that ...

## LAND USE FINDINGS

The City Planning Department recommends that the City Planning Commission, in accordance with Charter Sections 556 and 558, find:

1. In accordance with Charter Section 556, that the proposed ordinance (Appendix A) is in substantial conformance with the purposes, intent, and provisions of the General Plan in that it supports:

Goal 3A of the Framework Element of the General Plan, "A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term ... conservation of existing residential neighborhoods, ... and achievement of the vision for a more liveable city", specifically addressing:

- Objective 3.1, "Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors," through implementation of Policy 3.1.4 by accommodating "new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram," and
- Objective 3.2, "Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution," through implementation of Policy 3.2.2, by helping "[e]stablish ... patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations," and
- Objective 3.4, "Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts," through implementation of Policy 3.4.3a, by helping "[e]stablish incentives for the attraction of growth and development in the districts, centers, and mixed-use boulevards targeted for growth that may include ... [d]ensities greater than surrounding areas";

Goal 3C of the Framework Element of the General Plan, "Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents," specifically addressing:

- Objective 3.7, "Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved" by implementation of Policy 3.7.1, which states that the City must "[a]ccommodate the development of multi-family residential units in areas designated in the community plans"; and

Goal 4A of the Framework Element of the General Plan, "An equitable distribution of housing opportunities by type and cost accessible to all residents of the City," and Goal 1 of the Housing Element of the General Plan, "A City where housing production and preservation result in an adequate supply of ownership and rental housing," specifically addressing:

- Framework Element Objective 4.1, "Plan the capacity for and develop



incentives to encourage production of an adequate supply of housing units ... to meet the projected housing needs,” through implementation of Policy 4.1.1 by helping “[p]rovide sufficient land use and density to accommodate an adequate supply of housing units ... to meet the twenty-year projections of housing needs,” and

- Housing Element Objective 1.1, “Plan the capacity and develop incentives for the production of an adequate supply of rental and ownership housing for households of all income levels and needs,” through implementation of Policy 1.1.3 by facilitating “new construction of a variety of housing types that address current and projected needs of the city’s households,” Policy 1.1.4 by expanding “location options for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards,” and Policy 1.1.6 by facilitating “innovative models that reduce land, materials and labor costs”; and

2. in accordance with Charter Section 558 (b)(2), the proposed ordinance (Appendix A) will be in conformity with the public necessity, convenience, general welfare, and good zoning practice in that it supports:

Goal 4A of the Framework Element of the General Plan, “An equitable distribution of housing opportunities by type and cost accessible to all residents of the City,” and Goal 1 of the Housing Element of the General Plan, “A City where housing production and preservation result in an adequate supply of ownership and rental housing” specifically addressing:


- Framework Element Objective 4.4, “Reduce regulatory and procedural barriers to increase housing production and capacity in appropriate locations,” through implementation of Policy 4.4.1a by introducing flexibility that establishes “development standards that are sufficiently detailed and tailored to community and neighborhood needs to reduce discretionary approvals requirements,” and
- Housing Element Objective 1.5, “Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs” by effectuating Program E, Zoning Code Reform, identified under Policy 1.5.1, “Streamline the land use entitlement, environmental review, and building permit processes”; and

Goal 2 of the Housing Element of the General Plan, “A City in which housing helps create safe, livable and sustainable neighborhoods,” specifically addressing:

- Objective 2.2, “Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit,” through implementation of Policy 2.2.1 by helping “[p]rovide incentives to encourage the integration of housing with other compatible land uses”; and

## **ENVIRONMENTAL FINDING**

A Negative Declaration, ENV-2009-3956-ND, was published on this matter on April 22, 2010, and it was determined that this project will not have a significant effect on the environment (see Attachment 2).

CITY OF LOS ANGELES OFFICE OF THE CITY CLERK ROOM 395, CITY HALL LOS ANGELES, CALIFORNIA 90012 CALIFORNIA ENVIRONMENTAL QUALITY ACT <b>NEGATIVE DECLARATION</b>		
LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT CITYW	
PROJECT TITLE ENV-2009-3956-ND	CASE NO. CPC-2009-3955-CA	
PROJECT LOCATION N/A N/A		
PROJECT DESCRIPTION A proposed ordinance amending Sections 12.24 W.19 and 19.11 of the Los Angeles Municipal Code to allow for the transfer of residential density in mixed-use unified developments as a conditional use in specific zones, remove reference to expiring Redevelopment Project Areas, and address minor technical corrections.  No development is proposed as part of the project. No change in land use, density, or intensity is proposed as part of this project.		
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY City of Los Angeles, Department of City Planning 200 N. Spring Street, Room 763 Los Angeles, CA 90012		
FINDING: The City Planning Department of the City of Los Angeles has Proposed that a negative declaration be adopted for this project. The Initial Study indicates that no significant impacts are apparent which might result from this project's implementation. This action is based on the project description above.		
Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.		
THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.		
NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
TANNER BLACKMAN	City Planning Assistant	(213) 978-1353
ADDRESS  200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	SIGNATURE (Official)  	DATE  4/16/2010



DEPARTMENT OF CITY PLANNING  
RECOMMENDATION REPORT



**CITY PLANNING COMMISSION**

**Date:** June 10, 2010  
**Time:** After 8:30 a.m.\*  
**Place:** Room 1010, City Hall  
200 North Spring Street  
Los Angeles, CA 90012

**Case No.:** CPC 2009-3955-CA  
**CEQA No.:** ENV-2009-3956-ND  
**Location:** Citywide  
**Council No.:** All  
**Plan Area:** All

**PUBLIC HEARING REQUIRED**

**REQUEST:** Amendments to Section 12.24 W.19 and 19.11 of the Los Angeles Municipal Code (LAMC).

**SUMMARY:** A proposed ordinance (Appendix A) to amend the conditional use permit regulations for floor area ratio (FAR) averaging in unified developments to allow for the transfer of density in mixed-use unified developments, remove reference to expiring Redevelopment Project Areas, and make minor technical corrections.

**RECOMMENDED ACTIONS:**

1. **Adopt** the staff report as its report on the subject;
2. **Adopt** the attached findings;
3. **Approve** the proposed ordinance (Appendix A) and recommend its adoption by the City Council; and
4. **Approve** the associated environmental clearance ENV-2009-3956-ND (Attachment 2).

S. GAIL GOLDBERG, AICP  
Director of Planning

MICHAEL LOGRANDE  
Chief Zoning Administrator

ALAN BELL, AICP  
Senior City Planner, Office of Zoning Administration

THOMAS ROTHMANN  
City Planner, Code Studies Section  
Telephone: (213) 978-1370

TANNER BLACKMAN  
Planning Assistant, Code Studies Section  
Telephone: (213) 978-1353

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, 200 North Spring Street, Room 532, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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## SUMMARY

Since its adoption in 1990, the conditional use permit ("CUP") for floor area ratio ("FAR") averaging in unified developments has been an innovative zoning tool. This CUP, which allows the transfer of developable floor area from one parcel to another, has aided several infill and mixed-use developments through its design flexibility. However, despite longstanding City policy of encouraging mixed-use development, current FAR averaging regulations allow only the transfer of floor area from one adjacent parcel to another, not residential density. This omission impedes mixed-use development by requiring applicants to file for additional approvals. Also, the current language references expiring Redevelopment Project Areas.

To maintain consistency with City policy of encouraging mixed-use development while streamlining an approval process, the attached draft ordinance (Appendix A) amends the zoning code to allow applicants to request "Residential Density Transfer" as well as Floor Area Ratio Averaging in unified developments. Further, the draft ordinance removes reference to expiring Redevelopment Project Areas and makes other minor technical corrections.

## STAFF REPORT

### Initiation

Pursuant to Charter Section 558 and Section 12.32 A of the Los Angeles Municipal Code, the Director of Planning has initiated the attached, proposed ordinance (Appendix A).

### Background

Effective August 9, 1990, Ordinance No. 166,025 established a conditional use permit to allow the averaging of floor area ratio (FAR averaging) in unified developments.<sup>1</sup> The FAR averaging conditional use grew out of a Council Motion in 1986 to redefine floor area calculations for a "shopping center" or "industrial center" in order to allow greater than permitted floor area on a given parcel of a development, so long as the development did not exceed the total allowable floor area for all parcels together. After multiple public hearings between 1986 and 1990, the City enacted an ordinance authorizing the Zoning Administrator to permit FAR averaging in unified developments as a conditional use.

The FAR averaging conditional use allows an applicant to transfer developable floor area from one parcel to another within unified developments, so long as the entire

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<sup>1</sup> Unified development is defined in LAMC 12.24 W.19, meaning a development "composed of two or more contiguous parcels" with "a combination of functional linkages" and "common architectural and landscape features" that "appears to be a consolidated whole" when "viewed from adjoining streets."

project does not exceed the cumulative, allowable floor area of the individual parcels. FAR averaging may be requested in commercial or manufacturing zones citywide and in the R5 zone within two downtown Project Areas of the Community Redevelopment Agency of Los Angeles (CRA/LA). LAMC 12.24 W.19 also includes specific application requirements and findings needed to grant the conditional use. Additionally, this CUP requires the filing of a covenant guaranteeing continued operation and maintenance as a unified development and payment of an annual inspection fee.

Since adoption of the ordinance, there have been 21 requests to allow FAR averaging through the conditional use process. An example is the Herald Examiner building at the southwest corner of the intersection of Broadway and 11<sup>th</sup> Street in the Central City Community Plan. The Herald Examiner building is a designated historic monument. Since it is zoned to accommodate a tower in excess of 13 stories, the Herald Examiner parcel contains undevelopable floor area potential. Through the FAR averaging CUP, an applicant was able to transfer that potential floor area to an adjacent parcel. When used this way, FAR averaging in unified developments provides a tool that incentivizes infill development while preserving historic structures. Similarly, the Sunset Gower Studios in Hollywood transferred floor area from above historic studio structures for the Technicolor facility on Sunset Boulevard.

### **Mixed-Use**

Since the early 1990s the City of Los Angeles has been actively promoting mixed-use, infill development in its plans and policies.

To spur the creation of mixed-use projects throughout the City, several sections of the LAMC have been added since 1990 to allow FAR averaging in conjunction with other types of development projects. These are:

- an exception for adaptive reuse projects in the Downtown Project Area (*LAMC 12.22 A.26 – added by Ord. No. 175,558, Eff. 12/1/03*);
- a conditional use permit for other adaptive reuse projects (*LAMC 12.24 X.1 – Ord. No. 175,588, Eff. 12/1/03*); and
- the density bonus exception (*LAMC 12.22 A.25 – Ord. No. 179,681, Eff. 4/15/08*) – which also allows for the “Averaging of Density” on density bonus projects on unified development sites.

Further, in 2003, the City adopted Ordinance 174,999, establishing the residential/accessory services zones, RAS3 and RAS4. These mixed-use zones aim to provide “a mechanism to increase housing opportunities, enhance neighborhoods, and revitalize older commercial corridors” and “a tool to accommodate projected population growth in mixed use and residential projects that is compatible with existing residential neighborhoods” (*LAMC Sections 12.10.5 and 12.11.5*).

Despite the creation of such zoning tools, limitations to the development of mixed-use developments still exist within the Planning and Zoning Code. The inability to transfer density along with allowable floor area through 12.24 W.19 is one such limitation.

### **Issues with the Floor Area Ratio Averaging CUP**

To create mixed-use, unified development projects through the FAR averaging CUP, many developers must also file for a zone variance under the authority of Section 12.27 in order to average density across the parcels or transfer density from one parcel to another. Because of this, the Department of City Planning has processed no fewer than nine cases requesting variances for "density averaging" or "density transfer."

The hardship finding required to approve a variance rather than a conditional use permit creates unnecessary burden and cost for would-be mixed-use developers, slowing the production of housing and the economic benefits such projects bring.

Another issue with the FAR averaging CUP as currently worded is the reference to two expiring CRA/LA project areas. Currently, the LAMC allows applicants to request FAR averaging CUPs on lots zoned R5 in the Central Business District Redevelopment Project Area, which expires July 2010, and the Bunker Hill Redevelopment Project Area, which expires at the end of 2011. Through separate code amendments, the Community Planning Bureau of the Department of City Planning is addressing other necessary corrections in the LAMC due to the expiration of these Project Areas.

### **Proposed Ordinance**

The attached, proposed ordinance differs from the current LAMC 12.24 W.19 in only a few respects. First, the draft ordinance reorganizes some content of the section to be consistent with other sections of LAMC 12.24. Specifically, an explanatory section of what is allowed through this conditional use is moved to the beginning, followed by definitions, etc. Second, the proposed ordinance language allows applicants to request "Floor Area Ratio Averaging," "Residential Density Transfer," or both, as may apply to the specific development proposal. Third, the proposed ordinance removes the reference to the retiring "Bunker Hill Urban Renewal Project Area" and "the Central Business District Redevelopment Area," replacing the references with "the Central City Community Plan Area." Finally, the draft ordinance extends all provisions and requirements for floor area ratio averaging to residential density also, including findings, procedures, and the covenant requirement.

The proposed ordinance would allow the applicant to distribute density among the parcels as well as redistributing floor area ratio, without also necessitating a zone variance for density. This simple change will allow increased feasibility for mixed-use projects throughout the City of Los Angeles.

For example, imagine that a given unified development project contains two parcels. The hypothetical Parcel A, a 10,000 square-foot lot, allows a by-right density of one dwelling unit for every 400 square feet of lot area. However, the hypothetical Parcel B, a 16,000 square-foot lot, requires 800 square feet of lot area per dwelling unit. In such a case, Parcel A could have up to 25 units of by-right residential density, and parcel B could have up to 20 residential units. Combined, this unified development could have a residential density of 45 units, which equals an average density of 578 square feet per dwelling unit for the combined parcels. Rather than at most 25 units on Parcel A and 20 units on Parcel B, the "density transfer" provision of the proposed ordinance would allow applicants to move the density from one lot to another, so long as the combined density did not exceed that allowed by the zoning.

Under the proposed ordinance, applicants may continue to request CUPs for FAR averaging in entirely commercial or industrial projects. Also, 100% residential projects requested in commercial zones will be able to apply for only density transfer to move allowable units from one parcel to another without also transferring FAR. This flexibility allows a wider range of innovative development projects through this convenient, simple process rather than through zone variances or other complicated zoning tools.

Also, the FAR averaging conditional use permit described in LAMC 12.24 W.19 includes the requirement of a covenant, identifying FAR used and potential remaining, guaranteeing continued maintenance as a unified development, and ongoing Department of Building and Safety inspection and compliance through payment of an annual inspection fee. Unless specifically conditioned by the decision-maker on a case-by-case basis, no such requirement exists for development projects asking for essentially the same entitlement through the variance process.

Of course, applicants may still apply for a variance for density. However, variance requests require a finding of "hardship" for approval. Such a requirement poses an onerous burden to the development of mixed-use unified developments. The proposed ordinance enhances an existing conditional use and will provide an improved option for applicants looking to develop mixed-use projects on complicated, infill locations. The conditional use will still allow Zoning Administrator discretion and conditioning while ensuring ongoing Building and Safety compliance and inspection. Further, the CUP includes language that there be no net increase in FAR, which has been extended to residential density in the proposed ordinance. Through the variance process, applicants are free to ask for any possible deviation from code. Although future applicants will still be able to request variances seeking entitlements that increase density or floor area beyond the by-right zoning of a site, the CUP will certainly become the more attractive option for applicants seeking to develop mixed-use unified developments. Therefore, the Planning Department aims to enhance a somewhat underused tool created in 1986-1990 by adding components of an identified, overused zone variance, while updating provisions to eliminate references to retiring redevelopment project areas.

Finally, the proposed ordinance alters the wording of LAMC 19.11 to include all covenants for 12.24 W.19, not just those for FAR averaging.



**Conclusion**

The proposed ordinance (Appendix A) amends the conditional use permit regulations for floor area ratio (FAR) averaging in unified developments to allow for the transfer of residential density in mixed-use unified developments, removes reference to expiring Redevelopment Project Areas, and makes other, minor technical corrections. These changes further the City's policies of encouraging mixed-use development in appropriate locations and streamlining development processes.

## APPENDIX A

### ORDINANCE NO. \_\_\_\_\_

A proposed ordinance amending Sections 12.24 and 19.11 of the Los Angeles Municipal Code to allow for the transfer of residential density in mixed-use unified developments in specific zones, remove reference to expiring Redevelopment Project Areas, and make minor technical corrections.

### THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

**Sec. 1.** Subdivision 19 of Subsection W of Section 12.24 of the Los Angeles Municipal Code is amended to read as follows:

19. **Floor area ratio averaging and residential density transfer in unified developments.** ~~A unified development for purposes of this subdivision shall mean a development which is:~~

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~~(c) is composed of two or more contiguous parcels, or lots of record separated only by a street or alley;~~

~~(d) and when the development is viewed from adjoining streets appears to be a consolidated whole.~~

~~The averaging of floor area ratios may be permitted for buildings which will comprise a unified commercial, industrial or mixed use development in the C or M Zones or in the R5 zone in the Bunker Hill Urban Renewal Project Area and the Central Business District Redevelopment Area, even if buildings on each individual parcel or lot would exceed the permitted floor area ratio. However, the floor area ratio for the unified development when calculated as a whole may not exceed the maximum permitted floor area ratio for the height district in which the unified development is located. In addition to the findings otherwise required by this section, before granting an approval, the Zoning Administrator shall find that the development, although located on separate parcels or lots of record, is a unified development as defined by this subdivision. All persons with an ownership interest in the property requesting floor area ratio averaging and all persons with mortgage interests, including those persons holding ground leases, must sign the application. A current title search shall be submitted with the application to insure that all persons with an ownership interest in the property have signed the application. If the Zoning Administrator approves the floor area ratio averaging, then the~~

applicants shall file a covenant running with the land with the Department of Building and Safety prior to the issuance of any building permits:

~~(a) guaranteeing to continue the operation and maintenance of the development as a unified development;~~

~~(b) indicating the floor area used on each parcel and the floor area potential, if any, that would remain;~~

~~(c) guaranteeing the continued maintenance of the unifying design elements; and~~

~~(d) specifying an individual or entity to be responsible and accountable for this maintenance. An annual inspection shall be made by the Department of Building and Safety of the development to monitor compliance.~~

(a) **Floor Area Ratio Averaging.** The averaging of floor area ratios may be permitted for buildings which will comprise a unified commercial, industrial, or mixed-use development in the C or M zones citywide or in the R5 zone within the Central City Community Plan Area, even if buildings on each individual parcel or lot would exceed the permitted floor area ratio. However, the floor area ratio for the unified development when calculated as a whole may not exceed the maximum permitted floor area ratio for the height district(s) in which the unified development is located.

(b) **Residential Density Transfer.** The transfer of residential density may be permitted for buildings which will comprise a unified mixed-use development in the C zones citywide or in the R5 zone within the Central City Community Plan Area, even if buildings on each individual parcel or lot would exceed the permitted density. However, the number of all dwelling units and guest rooms for the unified development when calculated as a whole may not exceed the maximum number permitted based on the minimum lot area per dwelling unit and guest room standards set forth in the zone(s) in which the unified development is located.

(c) **Definition.** A unified development for purposes of this subdivision shall mean a development which is:

(1) a combination of functional linkages, such as pedestrian or vehicular connections;

(2) in conjunction with common architectural and landscape features, which constitute distinctive design elements of the development;

(3) is composed of two or more contiguous parcels, or lots of record separated only by a street or alley;

(4) and when the development is viewed from adjoining streets appears to be a consolidated whole.

(d) **Finding.** In addition to the findings otherwise required by this section, before granting an approval, the Zoning Administrator shall find that the development, although located on separate parcels or lots of record, is a unified development as defined by this subdivision.

(e) **Procedures.** In addition to the requirements of subsection A through Q of this section, all persons with an ownership interest in the property requesting floor area ratio averaging, residential density transfer, or both and all persons with mortgage interests, including those persons holding ground leases, must sign the application. A current title search shall be submitted with the application to ensure that all persons with an ownership interest in the property have signed the application.

(f) **Covenant.** If the Zoning Administrator approves the floor area ratio averaging or residential density transfer, then the applicants shall file a covenant running with the land with the Department of Building and Safety prior to the issuance of any building permits:

(1) guaranteeing to continue the operation and maintenance of the development as a unified development;

(2) indicating the floor area and, if applicable, density used on each parcel and the floor area and, if applicable, density potential, if any, that would remain;

(3) guaranteeing the continued maintenance of the unifying design elements; and

(4) specifying an individual or entity to be responsible and accountable for this maintenance and the fee for the annual inspection of compliance by the Department of Building and Safety, required pursuant to Section 19.11.

**Sec. 2.** Section 19.11 of the Los Angeles Municipal Code is amended to read as follows:

**SEC. 19.11. ANNUAL INSPECTION OF COMPLIANCE WITH FAR FLOOR AREA RATIO AVERAGING AND RESIDENTIAL DENSITY TRANSFER COVENANTS.**

A fee of \$300.00 shall be charged and collected by the Department of Building and Safety to cover the cost of an annual inspection to monitor compliance with and maintain records of the FAR Averaging Covenant covenant required pursuant to

Sections 12.24 B.25, and 12.24 C.58, prior to July 1, 2000 and Section 12.24 W.19, on and after July 1, 2000, ~~and for maintaining records of those covenants.~~

**Sec. 3.** The City Clerk shall certify that ...

## LAND USE FINDINGS

The City Planning Department recommends that the City Planning Commission, in accordance with Charter Sections 556 and 558, find:

1. In accordance with Charter Section 556, that the proposed ordinance (Appendix A) is in substantial conformance with the purposes, intent, and provisions of the General Plan in that it supports:

Goal 3A of the Framework Element of the General Plan, "A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term ... conservation of existing residential neighborhoods, ... and achievement of the vision for a more liveable city", specifically addressing:

- Objective 3.1, "Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors," through implementation of Policy 3.1.4 by accommodating "new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram," and
- Objective 3.2, "Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution," through implementation of Policy 3.2.2, by helping "[e]stablish ... patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations," and
- Objective 3.4, "Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts," through implementation of Policy 3.4.3a, by helping "[e]stablish incentives for the attraction of growth and development in the districts, centers, and mixed-use boulevards targeted for growth that may include ... [d]ensities greater than surrounding areas";

Goal 3C of the Framework Element of the General Plan, "Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents," specifically addressing:

- Objective 3.7, "Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved" by implementation of Policy 3.7.1, which states that the City must "[a]ccommodate the development of multi-family residential units in areas designated in the community plans"; and

Goal 4A of the Framework Element of the General Plan, "An equitable distribution of housing opportunities by type and cost accessible to all residents of the City," and Goal 1 of the Housing Element of the General Plan, "A City where housing production and preservation result in an adequate supply of ownership and rental housing," specifically addressing:

- Framework Element Objective 4.1, "Plan the capacity for and develop

incentives to encourage production of an adequate supply of housing units ... to meet the projected housing needs,” through implementation of Policy 4.1.1 by helping “[p]rovide sufficient land use and density to accommodate an adequate supply of housing units ... to meet the twenty-year projections of housing needs,” and

- Housing Element Objective 1.1, “Plan the capacity and develop incentives for the production of an adequate supply of rental and ownership housing for households of all income levels and needs,” through implementation of Policy 1.1.3 by facilitating “new construction of a variety of housing types that address current and projected needs of the city’s households,” Policy 1.1.4 by expanding “location options for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards,” and Policy 1.1.6 by facilitating “innovative models that reduce land, materials and labor costs”; and

2. in accordance with Charter Section 558 (b)(2), the proposed ordinance (Appendix A) will be in conformity with the public necessity, convenience, general welfare, and good zoning practice in that it supports:

Goal 4A of the Framework Element of the General Plan, “An equitable distribution of housing opportunities by type and cost accessible to all residents of the City,” and Goal 1 of the Housing Element of the General Plan, “A City where housing production and preservation result in an adequate supply of ownership and rental housing” specifically addressing:

- Framework Element Objective 4.4, “Reduce regulatory and procedural barriers to increase housing production and capacity in appropriate locations,” through implementation of Policy 4.4.1a by introducing flexibility that establishes “development standards that are sufficiently detailed and tailored to community and neighborhood needs to reduce discretionary approvals requirements,” and
- Housing Element Objective 1.5, “Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs” by effectuating Program E, Zoning Code Reform, identified under Policy 1.5.1, “Streamline the land use entitlement, environmental review, and building permit processes”; and

Goal 2 of the Housing Element of the General Plan, “A City in which housing helps create safe, livable and sustainable neighborhoods,” specifically addressing:

- Objective 2.2, “Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit,” through implementation of Policy 2.2.1 by helping “[p]rovide incentives to encourage the integration of housing with other compatible land uses”; and

## **ENVIRONMENTAL FINDING**

A Negative Declaration, ENV-2009-3956-ND, was published on this matter on April 22, 2010, and it was determined that this project will not have a significant effect on the environment (see Attachment 2).

CITY OF LOS ANGELES  
 OFFICE OF THE CITY CLERK  
 ROOM 395, CITY HALL  
 LOS ANGELES, CALIFORNIA 90012  
 CALIFORNIA ENVIRONMENTAL QUALITY ACT  
 NEGATIVE DECLARATION

<b>LEAD CITY AGENCY</b> City of Los Angeles	<b>COUNCIL DISTRICT</b> CITYW
--	----------------------------------

<b>PROJECT TITLE</b> ENV-2009-3956-ND	<b>CASE NO.</b> CPC-2009-3955-CA
--	-------------------------------------

**PROJECT LOCATION**  
N/A N/A

**PROJECT DESCRIPTION**  
 A proposed ordinance amending Sections 12.24 W.19 and 19.11 of the Los Angeles Municipal Code to allow for the transfer of residential density in mixed-use unified developments as a conditional use in specific zones, remove reference to exploring Redevelopment Project Areas, and address minor technical corrections.

No development is proposed as part of the project. No change in land use, density, or intensity is proposed as part of this project.


**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**  
 City of Los Angeles, Department of City Planning  
 200 N. Spring Street, Room 763  
 Los Angeles, CA 90012

**FINDING:**  
 The City Planning Department of the City of Los Angeles has Proposed that a negative declaration be adopted for this project. The Initial Study indicates that no significant impacts are apparent which might result from this project's implementation. This action is based on the project description above.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
TANNER BLACKMAN	City Planning Assistant	(213) 978-1353

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		4/16/ 2010



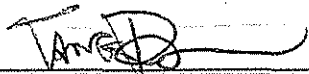
**CITY OF LOS ANGELES**  
OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**INITIAL STUDY**  
**and CHECKLIST**  
(CEQA Guidelines Section 15063)

<b>LEAD CITY AGENCY:</b> City of Los Angeles	<b>COUNCIL DISTRICT:</b> CITYW	<b>DATE:</b> 04/14/2010
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning		
<b>ENVIRONMENTAL CASE:</b> ENV-2009-3956-ND	<b>RELATED CASES:</b> CPC-2009-3955-CA	
<b>PREVIOUS ACTIONS CASE NO.:</b>	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
<b>PROJECT DESCRIPTION:</b> PROPOSED CODE AMENDMENT TO 12.24 W.19, FAR AVERAGING IN UNIFIED DEVELOPMENTS		
<b>ENV PROJECT DESCRIPTION:</b> A proposed ordinance amending Sections 12.24 W.19 and 19.11 of the Los Angeles Municipal Code to allow for the transfer of residential density in mixed-use unified developments as a conditional use in specific zones, remove reference to expiring Redevelopment Project Areas, and address minor technical corrections.  No development is proposed as part of the project. No change in land use, density, or intensity is proposed as part of this project.		
<b>ENVIRONMENTAL SETTINGS:</b> The City of Los Angeles is the second largest city in the United States by population with an estimated 4 million residents. The city's boundaries cover a total area of 498.3 square miles (1,291 km <sup>2</sup> ), comprising 469.1 square miles (1,214.9 km <sup>2</sup> ) of land and 29.2 square miles (75.7 km <sup>2</sup> ) of water, reflecting a diverse terrain of urbanized areas, beaches, mountains, and valleys. The City of Los Angeles is divided into 15 City Council districts and 35 Community Plan Areas.		
<b>PROJECT LOCATION:</b> N/A N/A		
<b>COMMUNITY PLAN AREA:</b> CITYWIDE <b>STATUS:</b>  <input type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	<b>AREA PLANNING COMMISSION:</b> CITYWIDE	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> CITYWIDE
<b>EXISTING ZONING:</b>	<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b> N/A	<b>LA River Adjacent:</b> NO
<b>GENERAL PLAN LAND USE:</b>	<b>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</b> N/A	
	<b>PROPOSED PROJECT DENSITY:</b> N/A	

Termination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



City Planning Assistant

(213) 978-1353

Signature

Title

Phone

**Evaluation Of Environmental Impacts:**

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

## Environmental Factors Potentially Affected:

Environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> AESTHETICS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input checked="" type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input type="checkbox"/> PUBLIC SERVICES
<input checked="" type="checkbox"/> AIR QUALITY	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input checked="" type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/TRAFFIC
<input checked="" type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

## INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

### Background

**PROPOSER NAME:**

City of Los Angeles, Department of City Planning

**PHONE NUMBER:**

(213) 978-1353

**PROPOSER ADDRESS:**

100 N. Spring Street, Room 763  
Los Angeles, CA 90012

**DATE SUBMITTED:**

12/08/2009

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

**PROPOSAL NAME (if Applicable):**

Code Amendment to FAR Averaging CUP

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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<b>I. AESTHETICS</b>				
a.	Have a substantial adverse effect on a scenic vista?			✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?			✓
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓	
<b>II. AGRICULTURE AND FOREST RESOURCES</b>				
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓
<b>III. AIR QUALITY</b>				
a.	Conflict with or obstruct implementation of the applicable air quality plan?			✓
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓
d.	Expose sensitive receptors to substantial pollutant concentrations?			✓
e.	Create objectionable odors affecting a substantial number of people?			✓
<b>IV. BIOLOGICAL RESOURCES</b>				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓
<b>V. CULTURAL RESOURCES</b>				

Potentially significant impact	Potentially significant less mitigation incorporated	Less than significant impact	No impact
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Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				✓
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
Disturb any human remains, including those interred outside of formal cemeteries?				✓

#### GEOLOGY AND SOILS

Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?				✓
Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?				✓
Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				✓
Result in substantial soil erosion or the loss of topsoil?				✓
Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓
Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓

#### I. GREEN HOUSE GAS EMISSIONS

Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				✓
Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓

#### II. HAZARDS AND HAZARDOUS MATERIALS

Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✓
Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

Potentially significant impact	Potentially ignificant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
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**IX. HYDROLOGY AND WATER QUALITY**

a.	Violate any water quality standards or waste discharge requirements?				✓
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				✓
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f.	Otherwise substantially degrade water quality?				✓
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓

**X. LAND USE AND PLANNING**

a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✓
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

**XI. MINERAL RESOURCES**

a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

**XII. NOISE**

a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				✓
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				✓
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				✓

Potentially significant impact	Potentially significant less mitigation incorporated	Less than significant impact	No impact
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For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
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For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
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**II. POPULATION AND HOUSING**

Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
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Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
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Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
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**V. PUBLIC SERVICES**

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?				✓
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Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?				✓
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Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?				✓
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Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?				✓
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Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?				✓
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**VI. RECREATION**

Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
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Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓
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**VII. TRANSPORTATION/TRAFFIC**

Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				✓
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				✓
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
e.	Result in inadequate emergency access?				✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓

**XVII. UTILITIES AND SERVICE SYSTEMS**

a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✓
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?				✓

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description will not cause potentially significant impacts on the environment. Therefore, this environmental analysis concludes that a Negative Declaration shall be issued for the environmental case file known as ENV-2009-3956-ND and the associated case(s), CPC-2009-3955-CA .

ADDITIONAL INFORMATION:

Supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) [cityplanning.lacity.org/](http://cityplanning.lacity.org/) or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
ANNER BLACKMAN	City Planning Assistant	(213) 978-1353	04/14/2010

Impact?	Explanation	Mitigation Measures
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**APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE**

**I. AESTHETICS**

a.	NO IMPACT	<p>The proposed code amendment would alter the regulations applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within the City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process. The code amendment project itself does not include any specific physical development. The proposed code amendment would not change existing City regulations governing building heights, nor would it change allowed land uses or development intensity within the City of Los Angeles. As a discretionary action a developer may request, all future development projects to which the proposed code amendment would apply will require CEQA review, including an assessment of the project's visual impacts upon existing neighborhood character. Implementation of the proposed regulations through future development projects would not represent any change in how future development would affect scenic vistas. No adverse impact would result.</p>	
b.	NO IMPACT	<p>Scenic resources including trees (inclusive of street trees and other landscape trees) and historic buildings are found throughout the City of Los Angeles. However, the proposed code amendment project itself does not include any specific physical development that would affect these resources, and the proposed regulations would not encourage tree removal, damage to historic structures, or any increase in development intensity or distribution in the project area. No adverse impact would result.</p>	
c.	NO IMPACT	<p>The proposed code amendment would refine regulations to be applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would</p>	

Impact?	Explanation	Mitigation Measures
	<p>establish regulations to allow residential density transfer in unified developments through the same conditional use process. The code amendment project itself does not include any specific physical development. As a discretionary action a developer may request, all future development projects to which the proposed ordinance would apply will require CEQA review, which would include an assessment of the project's visual impacts. No adverse impact would result.</p>	
LESS THAN SIGNIFICANT IMPACT	<p>Future development approved within the City of Los Angeles has the potential to create new sources of substantial light or glare that could adversely affect day or nighttime views. However, this proposed code amendment project does not include any specific development and does not encourage more lighting or glare-generating architectural features than are allowed under existing regulations. Impacts would be less than significant.</p>	

**AGRICULTURE AND FOREST RESOURCES**

NO IMPACT	<p>The proposed code amendment would alter the regulations applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process. This specific discretionary action may only be requested in C and M zones and R5 zones within the Central City Community Plan Area. Further, the proposed regulations themselves do not include any specific development and do not encourage conversion of agricultural land to non-agricultural uses or impacts to land under Williamson Act contract. No impacts to agricultural resources would occur.</p>	
NO IMPACT	<p>The proposed code amendment would alter the regulations applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments</p>	

Impact?	Explanation	Mitigation Measures
	<p>through the same conditional use process. This specific discretionary action may only be requested in C and M zones and R5 zones within the Central City Community Plan Area. Further, the proposed regulations themselves do not include any specific development and do not encourage conversion of agricultural land to non-agricultural uses or impacts to land under Williamson Act contract. No impacts to agricultural resources would occur.</p>	
c. NO IMPACT	<p>The proposed code amendment would alter the regulations applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process. This specific discretionary action may only be requested in C and M zones and R5 zones within the Central City Community Plan Area. Further, the proposed regulations themselves do not include any specific development and do not encourage conversion of agricultural land to non-agricultural uses or impacts to land under Williamson Act contract. No impacts to agricultural resources would occur.</p>	
d. NO IMPACT	<p>The proposed code amendment would alter the regulations applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process. This specific discretionary action may only be requested in C and M zones and R5 zones within the Central City Community Plan Area. Further, the proposed regulations themselves do not include any specific development and do not encourage conversion of agricultural land to non-agricultural uses or impacts to land under Williamson Act contract. No impacts to agricultural resources would occur.</p>	

Impact?	Explanation	Mitigation Measures
NO IMPACT	The proposed code amendment would alter the regulations applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process. This specific discretionary action may only be requested in C and M zones and R5 zones within the Central City Community Plan Area. Further, the proposed regulations themselves do not include any specific development and do not encourage conversion of agricultural land to non-agricultural uses or impacts to land under Williamson Act contract. No impacts to agricultural resources would occur.	
<b>AIR QUALITY</b>		
NO IMPACT	Implementation of the code amendment project would not increase population levels or net density in the City of Los Angeles. As the project would not contribute to population growth in excess of that forecasted in the AQMP, no impact would occur.	
NO IMPACT	No development is proposed as part of or would be facilitated by the code amendment project, and no increases in land use density, intensity, or distribution are proposed. Thus, no impact is anticipated from new stationary sources of pollutants, such as generators or household uses (stoves, heaters, fireplaces etc). As no construction is proposed, impacts from construction emissions would not be increased. Thus, overall air quality would be unaffected by project implementation. The proposed code amendment would refine regulations to be applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process. The code amendment project itself does not include any specific physical development. No adverse impacts would occur.	

Impact?	Explanation	Mitigation Measures
c. NO IMPACT	<p>No development is proposed as part of or would be facilitated by the code amendment project, and no increases in land use density, intensity, or distribution are proposed. Thus, no impact is anticipated from new stationary sources of pollutants, such as generators or household uses (stoves, heaters, fireplaces etc). As no construction is proposed, impacts from construction emissions would not be increased. Thus, overall air quality would be unaffected by project implementation. The proposed code amendment would refine regulations to be applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process. The code amendment project itself does not include any specific physical development. No adverse impacts would occur.</p>	
d. NO IMPACT	<p>Commercial and industrial uses of the type that would result in substantial pollutant concentrations or objectionable odors would not be facilitated by the proposed code amendment project. No changes in land use designations or allowed uses are proposed, and no development would be directly approved by the project. No adverse impacts would occur.</p>	
e. NO IMPACT	<p>Commercial and industrial uses of the type that would result in substantial pollutant concentrations or objectionable odors would not be facilitated by the proposed code amendment project. No changes in land use designations or allowed uses are proposed, and no development would be directly approved by the project. No adverse impacts would occur.</p>	
<b>IV. BIOLOGICAL RESOURCES</b>		
a. NO IMPACT	<p>Biological resources may be found throughout the City of Los Angeles. However, the proposed code amendment project itself does not include any physical development that would affect these resources, and the proposed regulations would not encourage tree removal, damage to identified species, riparian communities, or sensitive natural</p>	

Impact?	Explanation	Mitigation Measures
	<p>habitats, or any increase in development intensity or distribution in the project area. As a discretionary action a private developer may request, all future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's biological impacts. Implementation of the proposed regulations through future development projects would not represent any change in how future development would affect scenic vistas. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.</p>	
NO IMPACT	<p>Biological resources may be found throughout the City of Los Angeles. However, the proposed code amendment project itself does not include any physical development that would affect these resources, and the proposed regulations would not encourage tree removal, damage to identified species, riparian communities, or sensitive natural habitats, or any increase in development intensity or distribution in the project area. As a discretionary action a private developer may request, all future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's biological impacts. Implementation of the proposed regulations through future development projects would not represent any change in how future development would affect scenic vistas. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.</p>	
NO IMPACT	<p>Biological resources may be found throughout the City of Los Angeles. However, the proposed code amendment project itself does not include any physical development that would affect these resources, and the proposed regulations would not encourage tree removal, damage to identified species, riparian communities, or sensitive natural habitats, or any increase in development</p>	



Impact?	Explanation	Mitigation Measures
	<p>intensity or distribution in the project area. As a discretionary action a private developer may request, all future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's biological impacts. Implementation of the proposed regulations through future development projects would not represent any change in how future development would affect scenic vistas. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.</p>	
d. NO IMPACT	<p>Biological resources may be found throughout the City of Los Angeles. However, the proposed code amendment project itself does not include any physical development that would affect these resources, and the proposed regulations would not encourage tree removal, damage to identified species, riparian communities, or sensitive natural habitats, or any increase in development intensity or distribution in the project area. As a discretionary action a private developer may request, all future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's biological impacts. Implementation of the proposed regulations through future development projects would not represent any change in how future development would affect scenic vistas. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.</p>	
e. NO IMPACT	<p>Biological resources may be found throughout the City of Los Angeles. However, the proposed code amendment project itself does not include any physical development that would affect these resources, and the proposed regulations would not encourage tree removal, damage to identified species, riparian communities, or sensitive natural habitats, or any increase in development intensity or distribution in the project area.</p>	

Impact?	Explanation	Mitigation Measures
	<p>As a discretionary action a private developer may request, all future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's biological impacts. Implementation of the proposed regulations through future development projects would not represent any change in how future development would affect scenic vistas. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.</p>	
NO IMPACT	<p>Biological resources may be found throughout the City of Los Angeles. However, the proposed code amendment project itself does not include any physical development that would affect these resources, and the proposed regulations would not encourage tree removal, damage to identified species, riparian communities, or sensitive natural habitats, or any increase in development intensity or distribution in the project area. As a discretionary action a private developer may request, all future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's biological impacts. Implementation of the proposed regulations through future development projects would not represent any change in how future development would affect scenic vistas. No adverse impacts to biological resources, including identified species, riparian communities or sensitive natural communities, wetlands, protected trees, and habitats, are anticipated from the proposed code amendment.</p>	
<b>CULTURAL RESOURCES</b>		
NO IMPACT	<p>The proposed project involves regulatory changes and does not include any specific physical development. The proposed standards would not facilitate nor encourage new development projects, but would affect discretionary, conditional use requests for floor area ratio and residential density transfer in unified developments. As a discretionary action a private developer may request, all future development projects to which the</p>	

Impact?	Explanation	Mitigation Measures
	<p>proposed code amendment would apply will require CEQA review, which would include an assessment of the project's potential impacts to historic and cultural resources and would be subject to the City's existing policies and procedures, designed to evaluate and protect such resources. Because no construction or physical changes to existing buildings is proposed as part of the project and because of the existing regulations and protections in place, including required CEQA review for projects with potential impacts to historic resources, adoption of the proposed code amendment is not anticipated to have any adverse impacts to historic resources.</p>	
<p>b. NO IMPACT</p>	<p>The proposed project involves regulatory changes and does not include any specific physical development. As a discretionary action a private developer may request, all future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's potential impacts to archaeological resources and would be subject to the City's existing policies and procedures, designed to evaluate and protect such resources. In addition, California Health and Safety Code Section 7050.5 et seq. require that if human remains are discovered the Coroner shall be contacted and an investigation undertaken. If the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she must contact the Native American Heritage Commission. No adverse impacts to archaeological or paleontological resources associated with implementation of the proposed code amendment are anticipated. would be less than significant.</p>	
<p>c. NO IMPACT</p>	<p>The proposed project involves regulatory changes and does not include any specific physical development. As a discretionary action a private developer may request, all future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's potential impacts to archaeological resources and would be subject to the City's existing policies and procedures, designed to</p>	

Impact?	Explanation	Mitigation Measures
	<p>evaluate and protect such resources. In addition, California Health and Safety Code Section 7050.5 et seq. require that if human remains are discovered the Coroner shall be contacted and an investigation undertaken. If the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she must contact the Native American Heritage Commission. No adverse impacts to archaeological or paleontological resources associated with implementation of the proposed code amendment are anticipated.would be less than significant.</p>	
NO IMPACT	<p>The proposed project involves regulatory changes and does not include any specific physical development. As a discretionary action a private developer may request, all future development projects to which the proposed code amendment would apply will require CEQA review, which would include an assessment of the project's potential impacts to archaeological resources and would be subject to the City's existing policies and procedures, designed to evaluate and protect such resources. In addition, California Health and Safety Code Section 7050.5 et seq. require that if human remains are discovered the Coroner shall be contacted and an investigation undertaken. If the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she must contact the Native American Heritage Commission. No adverse impacts to archaeological or paleontological resources associated with implementation of the proposed code amendment are anticipated.would be less than significant.</p>	
<b>I. GEOLOGY AND SOILS</b>		
NO IMPACT	<p>Los Angeles County, like most of Southern California, is a region of high seismic activity and is therefore subject to risk and hazards associated with earthquakes. Several active faults within the region are considered capable of affecting property throughout the City of Los Angeles. The proposed project involves regulatory changes and does not include any specific physical development. No increases in land use density, intensity, or distribution are</p>	

Impact?	Explanation	Mitigation Measures
	<p>proposed. No specific development is proposed and no development would be specifically approved by adoption of the project. Individual future development projects, to which the proposed regulations would be applicable, would be subject to the requirements of the International Building Code and the California Building Code, which would ensure that the design and construction of new structures are engineered to withstand the expected ground acceleration, liquefaction, or other hazards that may occur on-site. Because no new development is proposed and due to required compliance with applicable building codes, no impacts related to seismic hazards are anticipated.</p>	
<p>b. NO IMPACT</p>	<p>Los Angeles County, like most of Southern California, is a region of high seismic activity and is therefore subject to risk and hazards associated with earthquakes. Several active faults within the region are considered capable of affecting property throughout the City of Los Angeles. The proposed project involves regulatory changes and does not include any specific physical development. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the project. Individual future development projects, to which the proposed regulations would be applicable, would be subject to the requirements of the International Building Code and the California Building Code, which would ensure that the design and construction of new structures are engineered to withstand the expected ground acceleration, liquefaction, or other hazards that may occur on-site. Because no new development is proposed and due to required compliance with applicable building codes, no impacts related to seismic hazards are anticipated.</p>	
<p>c. NO IMPACT</p>	<p>Los Angeles County, like most of Southern California, is a region of high seismic activity and is therefore subject to risk and hazards associated with earthquakes. Several active faults within the region are considered capable of affecting property throughout the City of Los Angeles. The proposed project involves regulatory changes and does not</p>	

Impact?	Explanation	Mitigation Measures
	<p>include any specific physical development. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed and no development would be specifically approved by adoption of the project. Individual future development projects, to which the proposed regulations would be applicable, would be subject to the requirements of the International Building Code and the California Building Code, which would ensure that the design and construction of new structures are engineered to withstand the expected ground acceleration, liquefaction, or other hazards that may occur on-site. Because no new development is proposed and due to required compliance with applicable building codes, no impacts related to seismic hazards are anticipated.</p>	
NO IMPACT	<p>Landslides are often triggered by earthquakes or torrential rainstorms. As noted throughout this document, no specific development is proposed as part of nor would any individual development be approved by the project, and no increases in land use density, intensity, or distribution are proposed. No landslide impacts are anticipated.</p>	
NO IMPACT	<p>Erosion potential from site preparation for larger projects would be largely addressed through standard erosion control BMPs that are typically required during project construction; for example, projects with greater than one acre of ground disturbance require State Water Resources Control Board Storm Water Pollution Prevention Plans. In addition, no specific development is proposed as part of this code amendment project, no individual development would be approved by the code amendment, and no increases in land use density, intensity, or distribution are proposed. No impacts resulting from soil erosion or loss of topsoil are anticipated.</p>	
NO IMPACT	<p>No specific development is proposed as part of the code amendment project, no individual development would be approved by the code amendment, and no increases in land use density, intensity, or distribution are proposed. In addition, compliance with California Building Code standards for safe construction generally ensures that no impacts related to expansive soils would occur.</p>	

Impact?	Explanation	Mitigation Measures
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g.	NO IMPACT	No specific development is proposed as part of the code amendment project, no individual development would be approved by the code amendment, and no increases in land use density, intensity, or distribution are proposed. In addition, compliance with California Building Code standards for safe construction generally ensures that no impacts related to expansive soils would occur.	
h.	NO IMPACT	No specific development is proposed as part of the code amendment project, no individual development would be approved by the code amendment, and no increases in land use density, intensity, or distribution are proposed. No impacts would occur related to septic capability.	

**VII. GREEN HOUSE GAS EMISSIONS**

a.	NO IMPACT	No development is proposed as part of or would be facilitated by the code amendment project, and no increases in land use density, intensity, or distribution are proposed. Thus, no impact is anticipated, directly or indirectly, regarding generation of greenhouse gas emissions. As no construction is proposed, impacts from construction emissions would not be increased. The proposed code amendment would refine regulations to be applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process. The code amendment project itself does not include any specific physical development. No adverse impacts would occur.	
b.	NO IMPACT	No development is proposed as part of or would be facilitated by the code amendment project, and no increases in land use density, intensity, or distribution are proposed. Thus, adoption of the code amendment is not anticipated to conflict with applicable plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions. As no construction is proposed, impacts from construction emissions would not be increased. The proposed code amendment would refine regulations to be applied to future applications	

Impact?	Explanation	Mitigation Measures
	<p>requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process. The code amendment project itself does not include any specific physical development. No adverse impacts would occur.</p>	

**II. HAZARDS AND HAZARDOUS MATERIALS**

<p>NO IMPACT</p>	<p>Individual future development projects that may apply for the discretionary conditional use outlined in LAMC 12.24 W.19 may be located on or near sites that could raise concerns regarding hazardous materials use, contamination, or other hazards. However, no increases in land use density, intensity or distribution, are proposed as part of the proposed code amendment. No specific development is proposed, and no individual development would be approved by adoption of the code amendment. In addition, a number of existing state and federal laws and programs apply to hazards and hazardous materials and would apply to subsequent future individual development projects. These include the Resource Conservation and Recovery Act, California Fire Codes, Senate Bill 1082 (Facilities Subject to Corrective Action), Department of Health Services regulations, and Department of Housing regulations. Finally, Municipal Code Section 54.05 requires that a hazardous substance clearance report, including provisions for site remediation if warranted, be approved by the County Health Department and recorded with the County for sale or transfer of any property, upon which there has been an unauthorized disposal or release of a hazardous substance.</p>	
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<p>NO IMPACT</p>	<p>Individual future development projects that may apply for the discretionary conditional use outlined in LAMC 12.24 W.19 may be located on or near sites that could raise concerns regarding hazardous materials use, contamination, or other hazards. However, no increases in land use density, intensity or distribution, are proposed as part of the proposed code amendment. No specific development is proposed, and no individual development would be approved by adoption of the</p>	
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Impact?	Explanation	Mitigation Measures
	<p>code amendment. In addition, a number of existing state and federal laws and programs apply to hazards and hazardous materials and would apply to subsequent future individual development projects. These include the Resource Conservation and Recovery Act, California Fire Codes, Senate Bill 1082 (Facilities Subject to Corrective Action), Department of Health Services regulations, and Department of Housing regulations. Finally, Municipal Code Section 54.05 requires that a hazardous substance clearance report, including provisions for site remediation if warranted, be approved by the County Health Department and recorded with the County for sale or transfer of any property, upon which there has been an unauthorized disposal or release of a hazardous substance.</p>	
c. NO IMPACT	<p>Individual future development projects that may apply for the discretionary conditional use outlined in LAMC 12.24 W.19 may be located on or near sites that could raise concerns regarding hazardous materials use, contamination, or other hazards. However, no increases in land use density, intensity or distribution, are proposed as part of the proposed code amendment. No specific development is proposed, and no individual development would be approved by adoption of the code amendment. In addition, a number of existing state and federal laws and programs apply to hazards and hazardous materials and would apply to subsequent future individual development projects. These include the Resource Conservation and Recovery Act, California Fire Codes, Senate Bill 1082 (Facilities Subject to Corrective Action), Department of Health Services regulations, and Department of Housing regulations. Finally, Municipal Code Section 54.05 requires that a hazardous substance clearance report, including provisions for site remediation if warranted, be approved by the County Health Department and recorded with the County for sale or transfer of any property, upon which there has been an unauthorized disposal or release of a hazardous substance.</p>	

Impact?	Explanation	Mitigation Measures
NO IMPACT	Individual future development projects that may apply for the discretionary conditional use outlined in LAMC 12.24 W.19 may be located on or near sites that could raise concerns regarding hazardous materials use, contamination, or other hazards. However, no increases in land use density, intensity or distribution, are proposed as part of the proposed code amendment. No specific development is proposed, and no individual development would be approved by adoption of the code amendment. In addition, a number of existing state and federal laws and programs apply to hazards and hazardous materials and would apply to subsequent future individual development projects. These include the Resource Conservation and Recovery Act, California Fire Codes, Senate Bill 1082 (Facilities Subject to Corrective Action), Department of Health Services regulations, and Department of Housing regulations. Finally, Municipal Code Section 54.05 requires that a hazardous substance clearance report, including provisions for site remediation if warranted, be approved by the County Health Department and recorded with the County for sale or transfer of any property, upon which there has been an unauthorized disposal or release of a hazardous substance.	
NO IMPACT	The City of Los Angeles contains the Los Angeles International Airport, the Van Nuys Airport, and Whiteman Airport. No safety hazard impacts would occur because no new individual development or increases in land use density, intensity, or distribution are proposed as part of the proposed code amendment. No adverse impacts are anticipated.	
NO IMPACT	The City of Los Angeles contains the Los Angeles International Airport, the Van Nuys Airport, and Whiteman Airport. No safety hazard impacts would occur because no new individual development or increases in land use density, intensity, or distribution are proposed as part of the proposed code amendment. No adverse impacts are anticipated.	
NO IMPACT	The circulation network would remain unchanged under the proposed regulations. Access to and from existing structures and to and through the project area would remain unchanged. Existing requirements for fire and other emergency	

Impact?	Explanation	Mitigation Measures
	access would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.	
h. NO IMPACT	The City of Los Angeles is highly urbanized but contains large areas of undeveloped lands adjacent to urban areas, where the possibility of wildfires exist at the wildland-urban interface. However, no specific development is proposed by the code amendment project, and no increases in land use density, intensity, or distribution are proposed. Individual future development projects that may apply for the discretionary conditional use outlined in LAMC 12.24 W.19 will be subject to requirements of the International Building Code and the California Building Code. No impacts would occur.	
<b>IX. HYDROLOGY AND WATER QUALITY</b>		
a. NO IMPACT	No specific development is proposed as part of the code amendment project, no individual development will be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are anticipated.	

Impact?	Explanation	Mitigation Measures
NO IMPACT	No development is proposed as part of the code amendment project, no individual development would be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed. Adoption of the proposed code amendment would not result in a measurable increase in the demand for water. No impacts are anticipated.	
NO IMPACT	No specific development is proposed as part of the code amendment project, no individual development will be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are anticipated.	
NO IMPACT	No specific development is proposed as part of the code amendment project, no individual development will be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a	

Impact?	Explanation	Mitigation Measures
	<p>NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are anticipated.</p>	
e. NO IMPACT	<p>No specific development is proposed as part of the code amendment project, no individual development will be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation</p>	

Impact?	Explanation	Mitigation Measures
	Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are anticipated.	
NO IMPACT	No specific development is proposed as part of the code amendment project, no individual development will be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed. Regulations under the federal Clean Water Act require that a NPDES general construction storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of a NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains BMPs to control the discharge of pollutants, including sediment, into the local surface water drainages. For project operation, the City's Stormwater and Urban Runoff Pollution Control regulations (Municipal Code, Chapter VI Article 4.4) require measures to control stormwater pollutants, including implementation of practices from the "Development Best Management Practices Handbook" adopted by the Board of Public Works. The City's NPDES Permit requires new development and redevelopment projects to incorporate water quality measures. Depending on the type of project, either a Standard Urban Stormwater Mitigation Plan (SUSMP) or a Site Specific Mitigation Plan is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site. No impacts are anticipated.	
NO IMPACT	No development is proposed as part of the code amendment project, no individual development would be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed. Existing requirements for flood management and mitigation would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.	
NO IMPACT	No development is proposed as part of the code amendment project, no individual development would be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed.	

Impact?	Explanation	Mitigation Measures
	Existing requirements for flood management and mitigation would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.	
i. NO IMPACT	No development is proposed as part of the code amendment project, no individual development would be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed. Existing requirements for flood management and mitigation would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.	
j. NO IMPACT	No development is proposed as part the code amendment project, no individual development would be approved as part of the code amendment, and no increases in land use density, intensity, or distribution are proposed. Coastal areas of the City of Los Angeles could potentially be subject to tsunami or seiche, and existing requirements for mitigation, including the Coastal Development Permitting process administered by the Coastal Development Commission, would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.	
<b>X. LAND USE AND PLANNING</b>		
a. NO IMPACT	The proposed code amendment would alter the regulations applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed, and no individual development would be approved by adoption of the code amendment. No changes in land use designations are proposed, and no major infrastructure or other projects or changes that would divide existing communities are proposed or would be directly facilitated. No impacts would occur.	

Impact?	Explanation	Mitigation Measures
NO IMPACT	<p>The proposed code amendment would alter the regulations applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed, and no individual development would be approved by adoption of the code amendment. Implementation of the proposed changes to existing conditional use regulations through future requested projects within the City of Los Angeles would be consistent with the General Plan, applicable Community Plans, and Zoning Ordinance as amended by this code amendment project. No impacts would occur.</p>	
NO IMPACT	<p>The proposed code amendment would alter the regulations applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed, and no development would be specifically approved by adoption of the program. Therefore, No habitat conservation plans or natural community conservation plans would be impacted.</p>	
<b>I. MINERAL RESOURCES</b>		
NO IMPACT	<p>The proposed code amendment would alter the regulations applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process. No increases in land use density, intensity, or distribution are proposed. No specific development is</p>	



Impact?	Explanation	Mitigation Measures
	proposed, and no development would be specifically approved by adoption of the program. Therefore, no impacts to mineral resources would occur.	
b. NO IMPACT	The proposed code amendment would alter the regulations applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed, and no development would be specifically approved by adoption of the program. Therefore, no impacts to mineral resources would occur.	
<b>XII. NOISE</b>		
a. NO IMPACT	The proposed code amendment would alter the regulations applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed, and no development would be specifically approved by adoption of the proposed code amendment. Because the proposed project does not include any development proposals or entitlements, adoption of the proposed code amendment would not place sensitive receptors in areas, subject to noise that exceeds noise standards.	
b. NO IMPACT	The proposed code amendment would alter the regulations applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process. No increases in land use density, intensity, or distribution are	

Impact?	Explanation	Mitigation Measures
	<p>proposed. No specific development is proposed, and no development would be specifically approved by adoption of the proposed code amendment. Because the proposed project does not include any development proposals or entitlements, adoption of the proposed code amendment would not place sensitive receptors in areas, subject to noise that exceeds noise standards.</p>	
NO IMPACT	<p>The proposed code amendment would alter the regulations applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process. No increases in land use density, intensity, or distribution are proposed. No specific development is proposed, and no development would be specifically approved by adoption of the proposed code amendment. Because the proposed project does not include any development proposals or entitlements, adoption of the proposed code amendment would not place sensitive receptors in areas, subject to noise that exceeds noise standards.</p>	
NO IMPACT	<p>No specific development is proposed and no development would be specifically approved by adoption of the proposed code amendment. The proposed regulations do not involve any development proposals or entitlements. Any future requesting a conditional use through LAMC 12.24 W.19 to be developed in the City of Los Angeles will comply with Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible. Therefore, no impacts related to temporary construction noise would occur.</p>	
NO IMPACT	<p>The proposed code amendment would alter the regulations applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential</p>	

Impact?	Explanation	Mitigation Measures
	density transfer in unified developments in specific zones through the same conditional use process. No specific development is proposed, and no individual development would be approved by adoption of the program. If adopted, the proposed code amendment will not impact any existing or planned airport plans. Therefore, the project would not expose people to excessive noise levels associated with airport operations.	
f. NO IMPACT	The proposed code amendment would alter the regulations applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments in specific zones through the same conditional use process. No specific development is proposed, and no individual development would be approved by adoption of the program. If adopted, the proposed code amendment will not impact any existing or planned airport plans. Therefore, the project would not expose people to excessive noise levels associated with airport operations.	

**XIII. POPULATION AND HOUSING**

a.	NO IMPACT	No specific development is proposed as part of the code amendment project, no individual development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. No housing is proposed for construction or removal, and no population inducing development or regulations are proposed. The proposed code amendment would alter the regulations applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process; however, the conditional use process will not allow any increase in net density above what has been planned. Therefore, no population and housing impacts would occur.	
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Impact?	Explanation	Mitigation Measures
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NO IMPACT	<p>No specific development is proposed as part of the code amendment project, no individual development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. No housing is proposed for construction or removal, and no population inducing development or regulations are proposed. The proposed code amendment would alter the regulations applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process; however, the conditional use process will not allow any increase in net density above what has been planned. Therefore, no population and housing impacts would occur.</p>	
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NO IMPACT	<p>No specific development is proposed as part of the code amendment project, no individual development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. No housing is proposed for construction or removal, and no population inducing development or regulations are proposed. The proposed code amendment would alter the regulations applied to future applications requesting a conditional use for floor area ratio averaging in unified developments in specific zones within City of Los Angeles, per LAMC 12.24 W.19. Further, the code amendment would establish regulations to allow residential density transfer in unified developments through the same conditional use process; however, the conditional use process will not allow any increase in net density above what has been planned. Therefore, no population and housing impacts would occur.</p>	
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**IV. PUBLIC SERVICES**

NO IMPACT	<p>Because no development is proposed as part of or would be facilitated by the code amendment project, and no increases in land use density, intensity, or distribution are proposed, the code amendment project would not increase the demand for fire or police protection services, schools, parks, or other public services. No new facilities would be required, and no alterations to existing facilities would</p>	
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Impact?	Explanation	Mitigation Measures
	<p>no alterations to existing facilities would result from adoption of the proposed code amendment. No adverse impacts related to public services or public services facilities would occur from adoption of the proposed code amendment.</p>	
b. NO IMPACT	<p>Because no development is proposed as part of or would be facilitated by the code amendment project, and no increases in land use density, intensity, or distribution are proposed, the code amendment project would not increase the demand for fire or police protection services, schools, parks, or other public services. No new facilities would be required, and no alterations to existing facilities would result from adoption of the proposed code amendment. No adverse impacts related to public services or public services facilities would occur from adoption of the proposed code amendment.</p>	
c. NO IMPACT	<p>Because no development is proposed as part of or would be facilitated by the code amendment project, and no increases in land use density, intensity, or distribution are proposed, the code amendment project would not increase the demand for fire or police protection services, schools, parks, or other public services. No new facilities would be required, and no alterations to existing facilities would result from adoption of the proposed code amendment. No adverse impacts related to public services or public services facilities would occur from adoption of the proposed code amendment.</p>	
d. NO IMPACT	<p>Because no development is proposed as part of or would be facilitated by the code amendment project, and no increases in land use density, intensity, or distribution are proposed, the code amendment project would not increase the demand for fire or police protection services, schools, parks, or other public services. No new facilities would be required, and no alterations to existing facilities would result from adoption of the proposed code amendment. No adverse impacts related to public services or public services facilities would occur from adoption of the proposed code amendment.</p>	
e. NO IMPACT	<p>Because no development is proposed as part of or would be facilitated by the code amendment project, and no increases in land use density, intensity, or distribution are proposed, the code amendment project would not increase the demand</p>	

Impact?	Explanation	Mitigation Measures
	<p>for fire or police protection services, schools, parks, or other public services. No new facilities would be required, and no alterations to existing facilities would result from adoption of the proposed code amendment. No adverse impacts related to public services or public services facilities would occur from adoption of the proposed code amendment.</p>	

**V. RECREATION**

NO IMPACT	<p>No development is proposed as part of the code amendment project, no specific development would be approved by the code amendment, and no increases in land use density, intensity, or distribution are proposed. No housing or other uses are proposed or would be specifically approved that would result in increased demand for recreational facilities, and no population-inducing development or regulations are proposed. No adverse impacts related to recreation would occur.</p>	
NO IMPACT	<p>No development is proposed as part of the code amendment project, no specific development would be approved by the code amendment, and no increases in land use density, intensity, or distribution are proposed. No housing or other uses are proposed or would be specifically approved that would result in increased demand for recreational facilities, and no population-inducing development or regulations are proposed. No adverse impacts related to recreation would occur.</p>	

**VI. TRANSPORTATION/TRAFFIC**

NO IMPACT	<p>No development is proposed nor would any specific development be approved by the proposed code amendment. Implementation of the proposed code amendment, which would not change the land use designations or density in the project area, would not be expected to affect traffic or circulation. Therefore, and because no specific development, changes in land use, or increases in allowed land use intensity are proposed as part of the proposed code amendment, project implementation would not increase traffic volumes within the City of Los Angeles. It should also be noted that future development projects would be subject to individual review for potential traffic impacts and those impacts would be addressed on a case-by-case basis. No adverse impacts would result.</p>	
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Impact?	Explanation	Mitigation Measures
b. NO IMPACT	<p>No development is proposed nor would any specific development be approved by the proposed code amendment. Implementation of the proposed code amendment, which would not change the land use designations or density in the project area, would not be expected to affect traffic or circulation. Therefore, and because no specific development, changes in land use, or increases in allowed land use intensity are proposed as part of the proposed code amendment, project implementation would not increase traffic volumes within the City of Los Angeles. It should also be noted that future development projects would be subject to individual review for potential traffic impacts and those impacts would be addressed on a case-by-case basis. No adverse impacts would result.</p>	
c. NO IMPACT	<p>No development is proposed nor would any specific development be approved by the proposed code amendment. Therefore, no change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks would result. Building heights would not be increased, nor would projects regulated by the proposed code amendment increase airport traffic levels. No adverse impacts would result.</p>	
d. NO IMPACT	<p>No sharp curves, dangerous intersections or other hazardous traffic or intersection configurations are proposed or would be facilitated by implementation of the code amendment project. Major changes in road engineering, alignment or intersection controls that could affect traffic safety are not proposed. Farm equipment and other incompatible vehicular or transportation uses would not be introduced or facilitated by the project. No adverse impacts would result.</p>	
e. NO IMPACT	<p>The circulation network would remain unchanged under the proposed regulations. Access to and from existing structures and to and through the project area would remain unchanged. Existing requirements for fire and other emergency access would continue to be applied to development as it is proposed and reviewed. No adverse impacts are anticipated.</p>	

Impact?	Explanation	Mitigation Measures
NO IMPACT	No development is proposed nor would any specific development be approved by the proposed code amendment. Therefore, no change in parking capacity is anticipated from adoption of the proposed project. The project would not conflict with adopted policies, plans, or programs supporting alternative transportation. No adverse impact would result.	
<b>VII. UTILITIES AND SERVICE SYSTEMS</b>		
LESS THAN SIGNIFICANT IMPACT	No development is proposed as part of the code amendment project, no specific development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. The project would not result in a measurable increase in the demand for water nor in an increase in wastewater generation. No new or expanded facilities are proposed or would be required in order to implement the proposed code amendment. Impacts would be less than significant.	
NO IMPACT	No new development or increases in potential development are proposed, and no wastewater facilities are proposed for alteration or expansion. New development built subject to the proposed regulations would be subject to various water conservation measures in the citywide landscape ordinance and other regulations. No impact would result.	
LESS THAN SIGNIFICANT IMPACT	No development is proposed as part of the code amendment project, no specific development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. The project would not result in a measurable increase in the demand for water nor in an increase in wastewater generation. No new or expanded facilities are proposed or would be required in order to implement the proposed code amendment. Impacts would be less than significant.	
LESS THAN SIGNIFICANT IMPACT	No development is proposed as part of the code amendment project, no specific development would be approved by the project, and no increases in land use density, intensity, or distribution are proposed. The project would not result in a measurable increase in the demand for water nor in an increase in wastewater generation. No new or expanded facilities are proposed or would be required in	



Impact?	Explanation	Mitigation Measures
	order to implement the proposed code amendment. Impacts would be less than significant.	
e. NO IMPACT	No new development or increases in potential development are proposed, and no wastewater facilities are proposed for alteration or expansion. New development built subject to the proposed regulations would be subject to various water conservation measures in the citywide landscape ordinance and other regulations. No impact would result.	
f. LESS THAN SIGNIFICANT IMPACT	No development is proposed as part of the code amendment project, no specific development would be approved, and no increases in land use density or intensity are proposed. Implementation of the proposed code amendment would not result in a measurable increase in solid waste generation. Impacts would be less than significant.	
g. NO IMPACT	No development is proposed as part of the code amendment project, no specific development would be approved, and no increases in land use density or intensity are proposed. Implementation of the proposed code amendment would not result in a measurable increase in solid waste generation. No impacts are anticipated.	
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>		
a. LESS THAN SIGNIFICANT IMPACT	The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, or threaten to eliminate a plant or animal community.	
b. LESS THAN SIGNIFICANT IMPACT	The cumulative impacts associated with the proposed project will result in a less than significant impact.	
c. LESS THAN SIGNIFICANT IMPACT	The proposed project does not pose significant impacts to humans.	

Case Number: CPC-2009-3955-CA  
Determination Letter Mailing  
MAILING DATE: 07/28/2010

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