

# FINDINGS

## General Plan/Charter Findings

In accordance with Charter Section 556, the proposed ordinance amending the Central City West Specific Plan is in substantial conformance with the purposes, intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC).

## General Plan Framework/Community Plan Consistency

The proposed ordinance is consistent with the following goals, objectives, and policies of the General Plan Framework, in addition to several goals, objectives, and policies echoed in the applicable community plan which is part of the Land Use Element of the General Plan.

### **General Plan Framework**

The proposed ordinance (Exhibit A) amending the Central City West Specific Plan is consistent with the following goals, objectives, and policies of the General Plan Framework:

- Goal 7G** A range of housing opportunities in the City.
- Objective 7.9** Ensure that the available range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent range, access to local services and access to transportation, to accommodate future population growth and to enable a reasonable portion of the City's work force to both live and work in the City.
- Policy 7.9.1** Promote the provision of affordable housing through means which require minimal subsidy levels and which, therefore, are less detrimental to the City's fiscal structure.
- Objective 7.10** Program resources in a manner that encourages appropriate development, housing opportunities, transit service and employment generation in all areas of the City, with particular emphasis on those portions of the City which historically have not received a proportional share of such opportunities, consistent with the City's overall economic policies.

The proposed amendment is consistent with the General Plan Framework's goals, objectives, and policies of providing and promoting a range of housing opportunities in the City. The Specific Plan area is located adjacent to downtown Los Angeles and is one of the densest areas in the City. A majority of lots are zoned multiple-family residential, commercial and mixed use allowing for up to R5 density (200 sq.ft. per dwelling unit) with allowable heights that range from 75 feet or 1,268 feet above mean sea level and floor area ratios (FAR) up to 7.5 to 1. With existing permissive zoning, the Specific Plan area was intended to be a high density area and new development was intended to include and generate funds to pay for affordable housing in the area, either through a payment of the Specific Plan's Linkage Fee on nonresidential development, or through the inclusionary housing provisions, either as affordable units constructed on-site or

through payment of an in lieu fee. The proposed amendments will continue to mandate that a portion of any multiple-family residential or mixed use projects consisting of 11 dwelling units or more, provide for affordable housing either through a set-aside of dwelling units at expanded affordability levels or through the payment of a fee. With the proposed amendment, the Specific Plan will allow the inclusionary requirement to be satisfied with the provision of Very Low. Given the Specific Plan area's close proximity to downtown Los Angeles where there is access to employment, transit, and services, expanding affordable dwelling units to lower income households further promotes the General Plan Framework's goal of providing for a range of housing opportunities in the City.

### **Westlake Community Plan**

The proposed ordinance will promote the objectives, policies and goals of the Westlake Community Plan by continuing to protect the existing affordable housing stock and facilitate the production of new affordable housing in the Westlake Community Plan area. By aligning the Specific Plan's provisions with existing affordable housing policies, the Specific Plan's modified affordable housing requirements will facilitate the production of affordable housing units. The proposed ordinance is consistent with applicable objectives and policies of the Westlake Community Plan, including the following:

#### **Residential**

- Objective 1** To designate a supply of residential land adequate to provide housing of the types, sizes, and densities required to satisfy the varying needs and desires of all segments of the community's population.
- Objective 2** To conserve and improve existing viable housing for persons desiring to live in Westlake, especially low and moderate income families.
- Policy 5** That the City shall discourage the demolition of affordable housing unless there is adequate assurance that suitable equivalent replacement units will be made available.

The objectives and policies listed above will be accomplished through the implementation of the proposed ordinance. The proposed ordinance will continue to conserve and improve housing opportunities for existing and future residents of the Westlake and Specific Plan area. The proposed ordinance retains the Specific Plan's affordable housing provisions. The proposed ordinance ensures that there is no demolition without replacement and further facilitates the production of affordable housing. By including additional income categories of Extremely Low as it pertains to replacement and Very Low as it pertains to inclusionary housing, the Specific Plan is further ensuring that housing is provided for the varying income levels of area's population. Additionally, fees collected will continue to be deposited into the Central City West Housing Fund maintaining the intent of the Specific Plan to utilize fees collected from development projects within the Specific Plan to fund additional affordable housing in the area. Much of the Specific Plan area is zoned for multiple-family residential, commercial and mixed use development with permissive allowable densities, FAR and height limitations which continue to attract development in the area. With the proposed amendments, the fees collected and/or affordable housing units

constructed will continue to ensure the conservation and improvement of housing opportunities for all segments of the community's population.

### **Silver Lake-Echo Park-Elysian Valley Community Plan**

The proposed ordinance will promote the goals, objectives, and policies of the Silver Lake-Echo Park-Elysian Valley Community Plan by continuing to protect and facilitate the production of affordable housing. The Specific Plan's modified affordable housing requirements facilitate the production of affordable housing units by aligning the modified provisions with existing affordable housing regulations and policies. The proposed ordinance is consistent with applicable goals, objectives, and policies of the Silver Lake-Echo Park-Elysian Valley Community Plan, including the following:

#### **Residential**

- Goal 1** A safe, secure and high quality residential environment for all economic, age and ethnic segments of the Plan Area.
- Objective 1-1** Achieve and maintain a housing supply sufficient to meet the diverse economic and socioeconomic needs of current and projected population to the year 2010.
- Policy 1-1.1** Maintain an adequate supply and distribution of multiple family, low income and special needs housing opportunities in the Community Plan Area.

The objectives and policies listed above will be accomplished through the implementation of the proposed ordinance. The proposed ordinance maintains the mandate that there is no demolition without replacement and that inclusionary affordable units be constructed in the area or projects will be required to pay the existing in lieu fee to the Central City West Housing Fund to be used for the future construction of affordable housing in the area. The Specific Plan area is in close proximity to downtown Los Angeles and is zoned for multiple-family residential, commercial and mixed uses with permissive allowable densities, FAR and height limitations that continue to attract development in the area. As the older housing stock is improved or replaced, the Specific Plan regulations will continue to ensure that all development is contributing to the stock of affordable housing. The proposed amendments align the Specific Plan's affordable housing regulations with current affordable housing regulations in order ensure that the Specific Plan is not discouraging affordable housing production in the area as a result of inequitable application of fees or confusing regulations that do not clarify how voluntary incentive programs satisfies requirements of the Specific Plan. The proposed amendments ultimately align the Specific Plan's affordable housing regulations with those applicable Citywide.

### **Public Necessity, Convenience, General Welfare, and Good Zoning**

Los Angeles City Charter Section 558 and LAMC Section 12.32(C)(7) require that prior to adopting a land use ordinance, the City Council make findings that the ordinance conforms with public necessity, convenience, general welfare, and good zoning practice. The proposed ordinance conforms to public necessity, convenience, general welfare, and good zoning practice because the intent of the proposed amendments is to align the Specific Plan's affordable housing

regulations with current affordable housing laws in order to facilitate the production of affordable housing. The City of Los Angeles in particular is experiencing a shortage of affordable housing. Several State Housing Bills have recently passed in efforts to streamline housing development by removing legislative barriers to the development of housing. Consistent with the City Council Motion and the trend of recent State housing legislation, the proposed ordinance removes confusion and brings conformity in the Specific Plan area to the application of the affordable housing provisions. By clarifying the method for calculating affordable dwelling units, including additional income categories to increase conformance and eligibility for other State and City affordable housing incentive programs, and ensuring fees are applied in the Specific Plan area consistently with the rest of the City, the proposed ordinance will ensure the Specific Plan area is not at a competitive disadvantage in terms of housing production.

### **CEQA Findings**

Pursuant to Section 210821(c)(3) of the California Public Resource Code, the Department of City Planning prepared a Negative Declaration (ENV-2018-5223-ND), concluding that the proposed Ordinance amending the Central City West Specific Plan ("Project") will result in less than significant impacts and/or that there will be no impacts. The Negative Declaration (Exhibit D) was published November 8, 2018 with a comment period ending November 28, 2018.

The Final Negative Declaration (ND) for the Project concluded less than significant impacts for the mandatory findings of significance. The Project did not propose or authorize any development by itself. As discussed in the Final ND, a majority of the multiple-family and mixed use zones in the project area are built out, therefore, the Project would not impact any endangered flora or fauna, or modify any special status species habitat. Further, it would not impact habitat or population levels of fish or wildlife species, nor would it threaten a plant or animal community or a rare endangered plant or animal.

The Final ND disclosed that no significant impacts were identified for the 17 environmental factors as a result of the Project. The Project would not result in any unmitigated significant impacts thus no cumulative impacts would occur. The Final ND determined that there would be no substantial adverse effects on human beings directly or indirectly.

Consistent with the Final ND, the proposed Ordinance does not propose or authorize any project by itself. The approval of the Ordinance will apply the modified affordable housing regulations to lots zoned for multiple-family residential, commercial and mixed uses within the Central City West Specific Plan neighborhood, an established urbanized area that is mostly built out. Thus, new proposed multiple-family residential and mixed use developments approved under the proposed Ordinance will not endanger any fauna or flora or modify any special status species or habitat. Additionally, the Ordinance does not authorize any project in any identified Biological Resource Area. No fish, wildlife species, endangered plant or animals will be impacted by the adoption of the Ordinance amending the Central City West Specific Plan.

All environmental factors were analyzed in the Negative Declaration and no significant impacts were identified. The proposed Ordinance will not have any substantial environmental effects on humans directly or indirectly.