

Land Use Findings

In accordance with City Charter Section 556, the proposed ordinance is in substantial conformance with the purposes, intent, and provisions of the General Plan.

The proposed ordinance is in substantial conformance with the purposes, intent, and provisions of the General Plan in that it would further accomplish the following goals, objectives and policies of the General Plan as outlined below.

General Plan Framework Element:

The proposed ordinance meets the purpose and intent of the General Plan by furthering the objectives, policies and goals of a number of its Elements. The purpose of the proposed ordinance is to provide regulatory relief to businesses and properties during a declared local emergency that impacts regular business operations in trying to protect public health and safety. The intent is for the regulatory relief provided to help stabilize and revitalize existing commercial and industrial districts and centers. The regulatory relief may only be applicable during a declared local emergency; this is typically a time of uncertain outcomes and depressed economic activity.

The support provided is regulatory relief from certain Zoning Code provisions related to time limits for conditional use permits (CUP) and certain provisions related to automobile parking. This relief is targeted mainly to existing businesses and buildings, and is provided to help minimize costs, streamline permitting, and allow flexibility during an uncertain situation that resulted in a local emergency declaration.

The proposed ordinance supports the conservation and maintenance of the City's commercial districts and centers, industrial areas, and its nonresidential uses. This is accomplished by minimizing costs for existing business and property owners during a local emergency. The proposed ordinance extends time limits for CUPs until well after the termination of the local emergency to allow recovery of impacted businesses. This deferral of time limitations avoids costly administrative processes that would not otherwise be a burden if not for the conditions associated with a local emergency declaration. Costs are further reduced by waiving many conditioned requirements for off-site and valet automobile parking during and immediately after a local emergency. These cost savings for existing businesses, though limited in scope and term-limited, can help sustain a local business during an economically uncertain time.

Automobile parking requirements for existing buildings undergoing a nonresidential change of use are minimized by the proposed ordinance. No additional automobile parking is required for said change of use during and immediately after a declared local emergency. This relief provision helps to maintain the existing building stock and provides these buildings with flexibility during and after a local emergency by removing automobile parking requirements as a consideration in the reuse of the building. This flexibility allows for a diversity of uses to repopulate commercial and industrial properties and be responsive to the needs of the local neighborhood and their changing shopping needs. It also, in certain cases, will remove the need for discretionary review of a change of use since parking requirements will not change.

This term-limited change in automobile parking requirements is permanent for properties that are granted a change of use during the time period these provisions are applicable. The permanency of this provision furthers the City's goal of reducing vehicle miles traveled and appropriately managing its automobile parking supply. The potential reduction in automobile parking will assist in incentivizing alternative modes of transportation and will remove the incentive for automobile

trips if parking is limited. This reduction in vehicle miles traveled has numerous environmental benefits as well as helps disperse trips to other modes and times.

Finally, the proposed ordinance furthers the planning efforts the City has undertaken to adequately prepare for local emergencies, disaster relief, and recovery. The ordinance, in its entirety, provides the Mayor and City Council with another tool to help to combat the impacts and economic realities of a local emergency regardless of whether it is a natural disaster, man-made event, or threat to public health.

As discussed, the proposed ordinance further accomplishes the following goals, policies, and objectives of the General Plan:

General Plan Framework Element:

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.

Objective 7.4. Improve the provision of governmental services, expedite the administrative processing of development applications, and minimize public and private development application costs.

Objective 7.3. Maintain and enhance existing businesses in the City.

Objective 7.6. Maintain a viable retail base in the City to address changing resident and business shopping needs.

Mobility Plan 2035 (Transportation Element):

Policy 4.13. Parking and Land Use Management. Balance on-street and off-site parking supply with other transportation and land use objectives.

Policy 5.2. Vehicle Miles Traveled. Support ways to reduce vehicle miles traveled (VMT) per capita.

Safety Element:

Goal 3. A city where private and public systems, services, activities, physical condition and environment are reestablished as quickly as feasible to a level equal to or better than that which existed prior to the disaster.

In accordance with City Charter Section 558(b)(2), the proposed ordinance is in substantial conformance with public necessity, convenience, general welfare and good zoning practice.

The proposed ordinance supplements existing temporary regulations applicable only during a declared local emergency. The ordinance responds to a desire for a codified mechanism for the Mayor or City Council to enact specific temporary provisions that would relax certain Zoning Code provisions related time limits for conditional use permits (CUP) and various automobile parking provisions during and immediately after a declared local emergency. The ordinance provides this

relief to assist existing businesses, buildings, and properties during economically uncertain times that exist during a local emergency. The relief is targeted at commercial and institutional uses, and intends to help stabilize these businesses and properties by deferring certain administrative timelines and associated costs and by waiving certain automobile parking requirements that encourage automobile trips and can incur substantial cost to the operator. The proposed ordinance intends to provide targeted relief that is limited in scope and applicability that is conformance with its General Plan and good zoning practices.

Environmental Findings

Approval of the project is supported by the Negative Declaration (ENV-2020-4927-ND) prepared for this project. The Negative Declaration concludes that the proposed ordinance would not have a significant effect on the environment, and therefore, an Environmental Impact Report is not required.

It is reasonably anticipated the proposed ordinance will not be associated with significant environmental impacts. The proposed ordinance is not anticipated to directly or indirectly result in any new development since the Project is limited in scope and applicability. The Project does not change any zoning or General Plan designations, create any zoning entitlements, approve any development, authorize new construction, or introduce any new uses. It is not anticipated to induce significant growth and development due to its time-limited applicability only during and for a defined period after a local emergency, and only if activated by the City Council or Mayor. Furthermore, the Project's eligibility criteria minimize the scope of its relief provisions and the potential for significant new development.

The Negative Declaration was published in the Los Angeles Times on November 19, 2020, opening a 30-day period to receive comments. It reflects the lead agency's independent judgment and analysis. On the basis of the whole of the record before the lead agency, including any comments received, the lead agency finds that there is no substantial evidence that the proposed ordinance will have a less than significant effect on the environment.