

I. Introduction

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In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15089, the City of Los Angeles, as the Lead Agency, must prepare a Final EIR before approving a project. The purpose of this Final Environmental Impact Report (Final EIR) is to provide an opportunity for the lead agency to respond to comments made by the public and agencies regarding the Draft EIR prepared for the 713 East 5th Street Project (the Project). Pursuant to CEQA Guidelines Section 15132, this Final EIR includes revisions to the Draft EIR; a list of persons, organizations, and agencies that provided comments on the Draft EIR; and responses to comments received regarding the Draft EIR. In addition, this Final EIR includes a Mitigation Monitoring Program.

This Final EIR constitutes the second part of the EIR for the Project and is intended to be a companion to the Draft EIR. The Draft EIR for the Project, which circulated for public review and comment from December 20, 2018 through February 4, 2019, constitutes the first part of the EIR and is incorporated by reference and bound separately. (Refer to Volumes 1 through 3 of the Draft EIR).

1. Organization of the Final EIR

This Final EIR is organized into four main sections as follows:

Section I. Introduction—This section provides an introduction to the Final EIR and lists the contents of the Final EIR. Also included in this section are an overview of the public review process that was completed for the Project, a summary of the Project, and areas of concern.

Section II. Responses to Comments—This section includes a matrix of the parties that commented on the Draft EIR and the issues that they raised. This matrix is followed by verbatim numbered copies of the comments followed by numbered responses to each of the written comments made regarding the Draft EIR. Copies of the full original comment letters are provided in Appendix FEIR-1 of this Final EIR.

Section III. Revisions, Clarifications, and Corrections to the Draft EIR—This section includes the revisions that have been made to the Draft EIR for the Project based on comments received from the public and agencies and other items requiring revisions.

This section also includes an analysis of the proposed revisions in consideration of CEQA Guidelines Section 15088.5.

Section IV. Mitigation Monitoring Program (MMP)—This section provides the full MMP for the Project. The MMP lists project design features and mitigation measures by environmental topic, and identifies for each of the features and measures the applicable enforcement agency, monitoring agency, monitoring phase, monitoring frequency, and action indicating compliance.

This Final EIR also includes the following appendix:

Appendix FEIR-1. Draft EIR Comment Letters—This appendix to the Final EIR includes copies of all written comments received on the Draft EIR.

As discussed in Section III, Revisions, Clarifications, and Corrections to the Draft EIR, of this Final EIR, the following revised appendix is included in this Final EIR:

- **Revised Draft EIR Appendix F.2—LADWP and SoCalGas Will Serve Letters**

2. Public Review Process

In accordance with CEQA, the environmental review process for the Project commenced with solicitation of comments from identified responsible and trustee agencies, as well as interested parties on the scope of the Draft EIR, through a Notice of Preparation (NOP) process. The City prepared an Initial Study and circulated an NOP for public comment to the State Clearinghouse, Office of Planning and Research, responsible agencies, and other interested parties on June 1, 2018, for a review period through July 2, 2018. The Initial Study, NOP, and NOP comment letters are included in Appendix A of the Draft EIR.

Consistent with the requirements of Sections 15087 and 15105 of the CEQA Guidelines, the Draft EIR was submitted to the State Clearinghouse, Office of Planning and Research, and was circulated for a 45-day public comment period commencing on December 20, 2018 through February 4, 2019. Following the Draft EIR public comment period, this Final EIR has been prepared and includes responses to the comments raised regarding the Draft EIR.

3. Overview of the Project

a. Existing Uses

The Project Site is currently developed with a three-story residential building, totaling 14,475 square feet of floor area, which would be demolished to accommodate the Project. The existing three-story building, also known as the Edward Hotel, contains 46 Very Low Income SRO units and one unit designated for a manager's unit with the residents sharing restrooms located on each floor and a communal kitchen. The sizes of the existing units range from 122 square feet to 180 square feet. The manager's unit consists of 433 square feet. The existing building was constructed in 1924 as a residential hotel, and does not provide supportive services on-site for the existing Very Low Income residents.

The existing substandard building is without private bathrooms, private kitchens, an elevator, or central HVAC. As observed by the Project Applicant (Applicant), the roof of the existing building leaks, while the domestic water plumbing system has failed numerous times, producing leaks from toilets with worn valves, circulation pump connections failing, and numerous pinhole leaks in pipes behind drywall, leading to water intrusion and invasive repairs. In addition, the electrical load of the Edward Hotel building is currently insufficient for modern amenities. Furthermore, the common kitchen has one four-burner range and oven, which does not allow for all residents to utilize the kitchen at convenient times during the day and, thus, is insufficient for the needs of residents on-site. Additionally, the lack of cooling and central ventilation leads residents to prop open doors for cross ventilation in their unit, which diminishes privacy and safety, while also allowing more noise and odor into the common areas. The Edward Hotel is identified by SurveyLA as a Contributor to the Fifth Street Single-Room Occupancy Hotel Historic District, a potentially eligible historic district.

Existing landscaping on the Project Site is limited, with one Callery pear tree located in the public right-of-way in front of the Project Site along 5th Street. Based on the Tree Inventory and Report, provided in Appendix IS-2 of the Initial Study (refer to Appendix A of the Draft EIR), this existing street tree would be removed to accommodate the development of the Project. Pursuant to the requirements of the City of Los Angeles Urban Forestry Division, the street tree would be replaced on a 2:1 basis. Removal of the existing street tree in the public right-of-way would occur in accordance with the policies of the Los Angeles Department of Public Works, Bureau of Street Services, Urban Forestry Division. Removal of the existing street tree in the public right-of-way would require approval from the Board of Public Works.

b. Proposed Uses

The Project proposes to develop a new residential building on a 5,506-square-foot (approximately 0.13-acre) site comprising two parcels located at 713–717½ East 5th Street in downtown Los Angeles (Project Site). Overall, the eight-story building would contain 33,007 square feet of total floor area. Residential supportive service uses would be located on Floor 2 while common amenity areas would be provided on the ground floor, Floor 2, and Floor 8. The residential units would be located on Floors 2 through 8 and would comprise 30,934 square feet of total floor area. The dwelling units, which are proposed as efficiency/studio units, would range from 395 square feet to 406 square feet, with an average size of 405 square feet. The proposed manager's unit is a two-bedroom unit comprising 815 square feet. The existing residential building to be removed does not provide supportive services on-site, nor does it contain private bathrooms and showers within each dwelling unit. The existing building consists of rooms that currently range from 122 square feet to 180 square feet, plus an existing manager's unit comprising 433 square feet.

A new residential building to replace the existing building is proposed because the current substandard residential building includes unit sizes and building conditions that are not able to fully accommodate independent living in conjunction with permanent supportive housing best practices. Accordingly, the primary needs of the target population would require supportive services that include, but are not limited to, intensive case management; mental health support and services; addiction/recovery services; employment and/or benefits advocacy; assistance in strengthening independent living skills; and building a more comprehensive natural social support system to serve residents who may have needs related, but not limited, to homelessness; mental illness; physical and/or mental disabilities, including combat-related injuries, such as traumatic brain injury and post-traumatic stress disorder; insufficient natural social support systems; addiction; unemployment and/or prolonged poverty; lack of work history; lack of financial literacy; and limited independent living skills.

c. List of Discretionary Actions

The City of Los Angeles has the principal responsibility for approving the Project. Approvals required for development of the Project may include, but are not limited to, the following:

- Pursuant to the Los Angeles Municipal Code (LAMC) Section 11.5.6, as authorized by the Los Angeles Charter Section 555, the Applicant requests approval of a General Plan Amendment to revise the land use designation in the Central City Community Plan from Light Manufacturing to Regional Commercial to permit the construction of a new affordable housing project containing a

maximum of 51 residential units of which 50 will be set aside as Restricted Affordable Efficiency Dwelling units, with a minimum of 5 percent set aside for Extremely Low Income households and 11 percent for Very Low Income households, and one unit set aside as a manager's unit, and 433 square feet of space for residential supportive services;

- Pursuant to LAMC Section 12.32-F & 12.32-Q, the Applicant requests approval of a Vesting Zone Change and Height District Change from M2-2D to C2-4D to permit the construction of a new affordable housing project containing a maximum of 51 residential units of which 50 will be set aside as Restricted Affordable Efficiency Dwelling units, with a minimum of 5 percent set aside for Extremely Low Income households and 11 percent for Very Low Income households, and one unit set aside as a manager's unit, and approximately 433 square feet of space for residential supportive services. The Project's proposed Floor Area Ratio is equal to 6 to 1.
 - a. Pursuant to LAMC Section 11.5.11 (e) and California Government Code 65915(k), the Project Applicant is requesting the following incentives in connection with this affordable Project:
 - i. 2,562.5 square feet of open space and 7 trees (a 50-percent reduction in required open space and 50-percent reduction in the number of required trees) in lieu of the 5,125 square feet of open space and 13 trees required pursuant to LAMC Section 12.21 G;
 - ii. No parking space shall be required for Restricted Affordable units set aside for Permanent Supportive housing.
- Pursuant to LAMC Section 16.05, the Applicant requests the approval of Site Plan Review findings for an affordable housing development located within the Greater Downtown Housing Incentive Area.
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, a demolition permit, street tree removal (if required), temporary street closure permits, grading permits, foundation permits, and building permits.

4. Areas of Concern

Based on the Draft EIR comment letters received regarding the Draft EIR, which are included in Appendix FEIR-1, of this Final EIR, issues known to be of concern include: air quality; hazards and hazardous materials; and wastewater.