

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Mello Act Ordinance

Lead Agency: City of Los Angeles Contact Person: Susan Wong
 Mailing Address: 200 North Spring Street Room 667 Phone: (213) 978-1472
 City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Los Angeles/Coastal Zone

Cross Streets: _____ Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: _____

Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Citywide Code Amendment

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Citywide Code Amendment

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Various

Project Description: (please use a separate page if necessary)

The Mello Act Ordinance (" Project ") is an ordinance to implement California Government Code Section 65590-65590.1, also known as the Mello Act adopted by the Legislature in 1982. The Mello Act seeks to preserve and expand the number of affordable dwelling units in the Coastal Zone areas of the State of California. The City has been complying with the Mello Act through the application of the Interim Administrative Procedures (IAP) adopted by the City Council (CF 98-0255) effective April 15, 2001. The Project will adopt permanent local regulations, process and project review requirements in the Los Angeles Municipal Code that will replace the existing Interim Administrative Procedures for projects that result in demolition, loss, or conversion of Residential Units and/or the development of new Residential Units in the Coastal Zone. The Project will also include the establishment of the Coastal Zone Affordable Housing Trust Fund for the purposes of collecting in lieu fees and expending funds to create additional affordable housing units in the Coastal Zone.

(PROJECT DESCRIPTION CONTINUED ON SEPARATE PAGE)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

MELLO ACT ORDINANCE PROJECT DESCRIPTION CONT.

No land use changes are proposed as part of this Project. The main changes between the proposed Project and how the City has implemented Mello under the IAP are procedural and administrative in nature. More specifically the Project will:

- Be consistent with and implement the provisions of the Mello Act (Government Code Section 65590-65590.1).
- Ensure the preservation and maintenance of existing Residential Units, both affordable and market rate.
- Clarify the roles between the Housing and Community Investment Department (HCIDLA) and the Department of City Planning (DCP).
- Apply to any action for which a permit, authorization, or determination is required to be issued, resulting in the Conversion, Demolition, or reduction of the number of existing Residential Units; and/or the construction of new dwelling units.
- Apply to Change of Use from residential to a non-residential use and Condominium Conversion that converts one or more existing Residential Units to a condominium, cooperative, or similar form of owner.
- Apply to all Existing Affordable Residential Units that are rent restricted.
- Modify location allowance for Existing Affordable Residential Units replacement requirements.
- Create an in-lieu fee option for qualified affordable replacement units and fractional inclusionary units.
- Apply inclusionary requirements to developments of five or more units and require units to be built “on-site”.
- Introduce new and standardize methodology for financial feasibility studies.
- Incorporate regulations for Protected units and Right of First Refusal.
- Establish the Coastal Zone Affordable Housing Trust Fund.

The Project Area includes the Coastal Zone portions of the Brentwood-Pacific Palisades, Venice, Palms-Mar Vista-Del Rey, Westchester-Playa del Rey, San Pedro, and Wilmington-Harbor City Community Plan areas. These Coastal Zone areas are aggregated into the following subareas (see Figure 1): Subarea 1 Palisades (comprised of the Pacific Palisades Coastal Zone areas); Subarea 2 Venice (comprised of the Venice, Del Rey, and Playa del Rey Coastal Zone areas); Subarea 3 Harbor (comprised of the San Pedro Coastal Zone areas and the Wilmington Coastal Zone areas). The Project, in and of itself, does not propose or approve any development or any construction.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input checked="" type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input checked="" type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>University of California</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date February 11, 2021 Ending Date March 15, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>N/A</u>	Applicant: <u>City of Los Angeles</u>
Address: _____	Address: <u>200 North Spring Street Room 667</u>
City/State/Zip: _____	City/State/Zip: <u>Los Angeles/CA/90012</u>
Contact: _____	Phone: <u>(213) 978-1472</u>
Phone: _____	

Signature of Lead Agency Representative: Susan Wong Date: 02/05/2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.