

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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**NOTICE OF INTENT TO ADOPT
A NEGATIVE DECLARATION**

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: ENV-2019-7394-ND

Project Location: The Project Area consists of the Coastal Zone which includes portions of Pacific Palisades, Venice, Del Rey, Playa Del Rey, San Pedro and Wilmington in the City of Los Angeles.

Project Description: 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.

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).

