

# Notice of Exemption

## Appendix E

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles

**From:** (Public Agency): City of Los Angeles

Bureau of Engineering

1149 S. Broadway, Los Angeles, CA 90015

(Address)

Project Title: CD 1 Tiny Home Village / RV Homeless Shelter - Cypress Park

Project Applicant: City of Los Angeles

Project Location - Specific:

499 N. San Fernando Road, Los Angeles, CA 90031

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Tiny Home Village and RV Homeless Shelter. See attached.

Name of Public Agency Approving Project: City of Los Angeles

Name of Person or Agency Carrying Out Project: City of Los Angeles

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemptions. State code number: 21080.27 (AB 1197)

Reasons why project is exempt:

As a specific action necessary to prevent or mitigate an emergency, and as reflected in CEQA Guideline, Section 15269(c); and Public Resources Code, Section 21080.27 (AB 1197), applicable to City of Los Angeles emergency homeless shelters.

Lead Agency

Contact Person: Maria Martin

Area Code/Telephone/Extension: 213-485-5753

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: 

Digitally signed by Maria Martin  
DN: cn=Maria Martin, o=Department  
of Public Works, ou=Bureau of  
Engineering,  
email=maria.martin@lacity.org, c=US  
Date: 2022.07.01 12:28:37 -07'00'

Date: July 1, 2022

Title: Envir. Affairs Officer

- Signed by Lead Agency     Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

CITY OF LOS ANGELES  
 DEPARTMENT OF PUBLIC WORKS  
 BUREAU OF ENGINEERING  
 1149 S. BROADWAY, 7<sup>th</sup> FLOOR  
 LOS ANGELES, CALIFORNIA 90015  
 CALIFORNIA ENVIRONMENTAL QUALITY ACT  
 NOTICE OF EXEMPTION  
 (Articles II and III - City CEQA Guidelines)

**ORIGINAL FILED**

JUN 23 2022

LOS ANGELES, COUNTY CLERK

Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, California, 90650, pursuant to Public Resources Code Section 21152(b). Pursuant to Public Resources Code Section 21167(d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project.

<b>LEAD CITY AGENCY AND ADDRESS:</b> City of Los Angeles c/o Bureau of Engineering (BOE) 1149 S. Broadway, MS 939 Los Angeles, CA 90015	<b>COUNCIL DISTRICT</b> 1
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<b>PROJECT TITLE:</b> CD 1 Tiny Home Village / RV Homeless Shelter - Cypress Park	<b>LOG REFERENCE</b> C.F. 20-0841
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**PROJECT LOCATION:** 499 N. San Fernando Road, in the Northeast Los Angeles Community Plan Area of the City of Los Angeles (City), Los Angeles County. See Figure 1: Project Location. T.G. 594 J7

**DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:** The CD 1 Tiny Home Village / RV Homeless Shelter - Cypress Park (Project) consists of construction of a new homeless shelter on City owned parcels and public right-of-way, a lease, and operation of the homeless shelter with emergency housing structures or units for up to approximately 130 beds for families and/or individuals, including one structure with two Americans with Disabilities Act (ADA) compliant single beds, for people experiencing homelessness. A third-party service provider will operate the Project for the City and it is anticipated that a lease or similar operating and/or funding agreement may be executed. The purpose of the Project is to provide emergency shelter and case management for people experiencing homelessness to help bridge their transition from living on the streets to finding services and, ultimately, living in transitional and/or permanent housing. Approximately three trees will be removed and replaced in accordance with City policy. Project beneficiaries include the homeless community, the public, and local businesses. (Please see the attached narrative for more details.)


On December 3, 2021, the City Council determined the Project was exempt under the California Environmental Quality Act (CEQA) and approved the Project and the Project is moving construction award on May 23, 2022.

<b>CONTACT PERSON</b> Maria Martin (Maria.Martin@lacity.org)	<b>TELEPHONE NUMBER</b> (213) 485-5753
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<b>EXEMPT STATUS:</b>	<u>CITY CEQA GUIDELINES</u>	<u>STATE CEQA GUIDELINES</u>	<u>CA PUBLIC RESOURCE CODE</u>
<input checked="" type="checkbox"/> STATUTORY		15269(c)	21080(b)(4) & 21080.27

**JUSTIFICATION FOR PROJECT EXEMPTION:** This Project is statutorily exempt from CEQA under Public Resources Code, Section 21080(b)(4), as a specific action necessary to prevent or mitigate an emergency, and as reflected in CEQA Guideline, Section 15269(c); and Public Resources Code, Section 21080.27 (AB 1197), applicable to City of Los Angeles emergency homeless shelters (see attached narrative).

**IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING**

<b>SIGNATURE:</b>  Maria Martin	<b>TITLE:</b> Environmental Affairs Officer BOE Environmental Management Group	<b>DATE:</b> 05/19/22
<b>RECEIPT NO.</b>	<b>REC'D BY</b>	<b>DATE</b>

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**Figure 1: Project Location**



## NARRATIVE

### I. PROJECT DESCRIPTION, CONTINUED

The Project will provide tiny homes, which consist of prefabricated, state certified structures. For this site, two or four pre-fabricated duplex residential units will be “stitched” or joined together to set up approximately thirty-four structures (for up to approximately 128 occupants) and two structures with ADA compliant single beds (two occupants), for approximately 130 individuals total. Each residential unit will be equipped with a kitchen, bathroom and living space. Please see the Figure 2 below for a sample floor plan and Figures 3 and 4 for site layout illustrations. The site will also provide a main driveway entrance from Avenue 19<sup>th</sup> with a 20-foot double entrance gate and fire access lane, a guard booth, two administration structures, a flex space container, a laundry structure, mobile seating areas with umbrellas, a pet area, staff parking, eight-foot high perimeter fencing with privacy slats, asphalt paving painted with solar reflective coating, two secondary emergency access gates, a new fire hydrant, and utility connections, including potable water, sanitary sewer, and electric service. Three trees that are located near the fence line and range in size from five to 12 inches in diameter will be removed. These are ornamental trees and are not protected species under the City’s Protected Tree Ordinance. As applicable, the removed trees will be replaced in accordance with City Policy and Migratory Bird Treaty Act.

**FIGURE 2: RESIDENTIAL UNIT SAMPLE FLOOR PLAN**

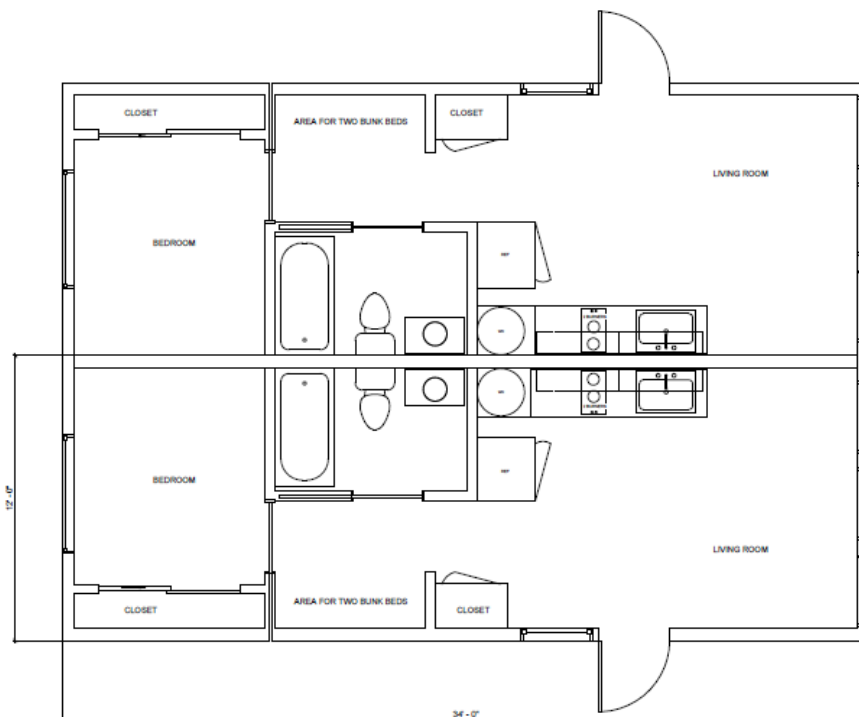


FIGURE 3: SITE LAYOUT PLAN VIEW



**FIGURE 4: SITE LAYOUT**



The Project operation will include approximately twenty employees working three shifts throughout the day with site security provided on a 24/7 basis or per a security plan consistent with the Los Angeles Homeless Services Authority's (LAHSA) standards. By creating a stable environment and providing access to basic needs, clients will be able to maintain a consistent connection to outreach workers and case managers to create a path to interim or permanent housing. The shelter will be operated consistent with LAHSA program requirements for crisis and bridge shelters including, but not limited to, LAHSA's Scope of Required Services and Program Standards, as noted in the references section. A third-party service provider will operate the project for the City and it is anticipated that a lease or similar operating and/or funding agreements may be executed with the service provider, County, and/or LAHSA.

The Project site is located on approximately 43,000 square-foot area comprised of City owned parcels and public right-of-way, southwest of the San Fernando Road and Riverside Drive intersection. The Project site parcels are zoned GW(CA) which is a nonresidential zone with an Open Space land use designation and are surrounded by

parcels zoned for transportation facilities to the west and south, rail tracks and the Pasadena (110) Freeway respectively; open space to the north, and commercial/industrial uses to the east (City of Los Angeles Department of City Planning, 2016 and 2021).

## II. PROJECT HISTORY

### A. Homelessness Imposes a Loss of, or Damage to, Life, Health, Property, and to Essential Public Services in the City

Homelessness presents a danger of loss or damage to the health and property of the people of the City and an undue burden on essential public services. Homeless persons constitute approximately 0.78 percent of the City's population (Los Angeles Homeless Services Authority, 2018).

In 2018, homeless persons constituted 13.5 percent of LAFD's total patient transports to a hospital, meaning a homeless person is 17 percent more likely to require emergency hospital transportation than the general population (LAFD Battalion Chief and Paramedic Douglas Zabilski, 2019). Studies have shown that individuals identified as homeless utilize health care services more frequently than comparable non-homeless individuals of the same age, gender, and low-income status, particularly high-cost services such as ER visits and psychiatric hospitalizations (Hunter, 2017) (Hwang SW, 2013).

Los Angeles County's Chief Executive Officer reported the County spent \$965 million on health, law enforcement, and social services toward individuals experiencing homelessness in fiscal year 2014–2015 (Wu, 2016). Consistent with that report, a 1998 study in the *New England Journal of Medicine* found that homelessness was associated with substantial excess costs per hospital stay in New York City, with homeless patient staying in the hospital 36 percent longer per admission on average than other patients (Salit, Hospitalization Costs Associated with Homelessness in New York City, 1988).

Homelessness also causes significant danger to the health and lives of persons who are homeless. Homeless individuals living in the City are frequent crime victims. In 2018, LAPD reported 2,965 instances where a homeless individual was a victim of a serious crime, including homicide, rape, aggravated assault, theft, and arson (also known as "Part 1 Crimes.") (Commander Dominic H. Choi, 2019). This compares to 1,762 such crimes in 2017, a 68 percent increase (*Id.*). This dramatic increase in Part 1 Crime statistics may be due to more rigorous LAPD data collection methodologies, however it is consistent with the increasing incidence of homelessness documented in June of 2019 detailed below (*Id.*).

Overall, in 2018, the LAPD reported 6,671 instances in total where a homeless individual was a Part 1 Crime victim and/or suspect, among the 31,285 estimated homeless individuals throughout the City (*Id.*). This means that in 2018 there was approximately one Part 1 Crime per every 4.68 homeless individuals in the City. By comparison, for the same year LAPD reported 129,549 total Part 1 Crimes Citywide among an estimated population of 4,054,400 City residents, or approximately one Part 1 crime per every 31.29 City residents. Accordingly, the rate of Part 1 crimes among homeless individuals in 2018



was approximately seven times higher than the rate among the City population as a whole (*Id.*).

On October 4, 2018 and again on February 6, 2019, the Los Angeles County Department of Public Health identified an outbreak of endemic flea-borne typhus in downtown Los Angeles among persons experiencing homelessness. On September 19, 2017, the Los Angeles County Department of Public Health declared a Hepatitis A virus outbreak among persons who are homeless and/or use illicit drugs in the County. Likewise, a January 2018 report from the Los Angeles County Department of Mental Health reported that data from the Los Angeles County Medical Examiner-Corner's showed that a significant number of deaths in the homeless population were caused by treatable conditions such as arteriosclerotic cardiovascular disease, pneumonia, diabetes, cancer, cirrhosis, severe bacterial infections and other conditions (Choi, 2019). As noted more recently by the Board of Supervisors for the County of Los Angeles on October 29, 2019:

Mortality rates for people experiencing homelessness are much higher than those for the general population, have risen in the County over the past five years, and are expected to increase again for 2019. A recent analysis by the County's Department of Public Health on mortality rates and causes of death among people experiencing homelessness shed critical light on this issue and provided sobering data on recent trends. The overall mortality rate, which accounts for increases in the total homeless population over the 6-year period from 2013 to 2018, increased each year from 1,382 per 100,000 to 1,875 deaths per 100,000, with the total number of deaths among people experiencing homelessness increasing each year from 536 in 2013 to 1,047 in 2018. The leading causes of death included coronary heart disease (22%) and unintentional drug and alcohol overdose (21%), indicating that there are opportunities for interventions to prevent premature deaths (Supervisor Ridley-Thomas, Supervisor Solis, 2019) (Department of Public Health, 2019).

These significant adverse health impacts suffered by the homeless in the City and County of Los Angeles are consistent with the impacts identified by a well-established body of expert social science studies that document the significant adverse health and welfare impacts experienced by homeless persons in the United States and in other countries, which the homeless in the City and County experience as well. Some of that research has documented the following impacts upon homeless persons:

*Mortality Rates.* A study of the mortality rates of sheltered homeless people in New York City between 1987 and 1994 documented that homeless men died at a rate more than twice that of other residents of New York, and that homeless women died at a rate more than 3.7 times greater than other New York residents (Barrow, Susan M., PhD, Daniel B. Herman, DSW, Pilar Cordova, BA, and Elmer L. Struening, PhD, 1999). A study conducted between 1985 and 1988 in Philadelphia found that the mortality rate among homeless persons in Philadelphia was nearly four times greater than for the general population (Hibbs, Jonathan R., MD, et. al., 1994). A review of five years of data between 2000 and 2005 in Glasgow, Scotland found that homelessness is, itself, is an independent risk factor for death, distinct from other specific causes (Morrison, 2009).

*Access to Healthcare.* A 2003 nationwide survey of homeless persons documented that homeless adults reported substantial unmet needs for multiple types of health care (Baggett, Travis P., MD, MPH, James J. O’Connell, MD, Daniel E. Singer, MD, and Nancy A. Rigotti, MD, 2010). The report found 73 percent of the respondents reported at least one unmet health need, including an inability to obtain needed medical or surgical care (32%), prescription medications (36%), mental health care (21%), eyeglasses (41%), and dental care (41%) (*Id.*).

*AIDs Impacts.* A study of San Francisco residents diagnosed with AIDS from 1996 through 2006 and reported to the San Francisco Department of Public Health demonstrated that homeless persons with HIV/AIDS have greater morbidity and mortality, more hospitalizations, less use of antiretroviral therapy, and worse medication adherence than HIV infected persons who are stably housed (Schwarcz, Sandra K, Ling C Hsu,, Eric Vittinghoff, Annie Vu, Joshua D Bamberger and Mitchell H Katz, 2009).

*Cancer Impacts.* A study of 28,000 current and formerly homeless individuals in Boston documented that homeless men saw a significantly higher cancer incident rate than expected compared to the general Massachusetts general population, and that homeless women and men experienced significantly higher cancer mortality rates than the Massachusetts general population (Baggett, Travis P et al., 2015).

## **B. Unexpected and Unabated Dramatic Surge in Homelessness**

A 2017 Rand Corporation study reported the County of Los Angeles as having the highest rate in the United States of unsheltered individuals who experience homelessness (Hunter, Sarah B., Melody Harvey, Brian Briscoombe, and Matthew Cefalu, 2017). The impacts of homelessness upon the homeless and upon the community, in terms of the danger to or loss of life, property, health and burden on public services is exacerbated in the City due the very size of the City’s homeless population. The homeless shelter crisis and the rise in homelessness are the type of emergency situations that led the State to adopt AB 1197, an urgency statute addressing homelessness that was deemed necessary for the immediate preservation of the public peace, health, or safety and for the critical necessity to address the shelter and homeless crisis within the City of Los Angeles.

The City Council declared a homeless shelter crisis pursuant to Government Code Section 8698, et seq. on April 17, 2018 (The Honorable M. Bonin & M. O’Farrell, 2019), which is currently in effect (The Honorable M. Bonin & M. Harris-Dawson, 2019). Following significant investment of resources by both the County and City, the 2018 Homeless Count showed progress in reducing homelessness, documenting a 5.5 percent overall decrease in the number of persons experiencing homelessness in LA County (LAHSA, 2020).

*Table 1 - 2018 Homeless Count Data Summary* presents the data revealed by the 2018 Homeless Count concerning the City of Los Angeles, as documented in the 2018 Data Summary in Table 1 (LAHSA, 2020).

<b>Table 1</b>		
<b>2018 Homeless Count Data Summary</b>		
	<b>Number of Individuals</b>	<b>Change from 2017</b>
Sheltered Homeless	8,398	6% Decrease
Unsheltered Homeless	22,887	5.3% Decrease
Total Homeless Persons	31,285	5.5% Decrease

Despite these efforts and the initial progress shown in 2018, the revised 2019 Homeless Count, released in July 22, 2020, unexpectedly documented a dramatic increase in the number of individuals experiencing both sheltered and unsheltered homelessness in (LAHSA, 2020) *Table 2 - 2019 Homeless Count Data Summary* presents the data revealed by the 2019 Homeless Count concerning the City of Los Angeles, as documented in the 2019 Data Summary as shown in Table 2 (LAHSA, 2020).

<b>Table 2</b>		
<b>2019 Homeless Count Data Summary (Revised 07/20/2020)</b>		
	<b>Number of Individuals</b>	<b>Change from 2018</b>
Sheltered Homeless	8,944	6.5% Increase
Unsheltered Homeless	26,606	16.2% Increase
Total Homeless Persons	35,550	13.7% Increase

LAHSA published its 2020 Homeless Count, released in July 20, 2020, which shows that the homelessness emergency in the City of Los Angeles continues unabated. The documented number of individuals experiencing both sheltered and unsheltered homelessness dramatically increased yet again, as shown in *Table 3 - 2020 Homeless Count Data Summary* (LAHSA, 2020).

<b>Table 3</b>		
<b>2020 Homeless Count Data Summary</b>		
	<b>Number of Individuals</b>	<b>Change from 2019</b>
Sheltered Homeless	12,438	39% Increase
Unsheltered Homeless	28,852	8.4% Increase

Total Homeless Persons	41,290	16.1 % increase
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**C. Emergency Related to COVID-19 Pandemic Impacting Homeless Community**

In addition to the crisis of growing homelessness, the COVID-19 pandemic is impacting homeless persons. On March 4, 2020, the Governor proclaimed a State of Emergency for the State of California (Governor Gavin Newsom, 2020), and the Mayor of the City of Los Angeles declared a local emergency related to the threat of the COVID-19 pandemic affecting the local population (Mayor Eric Garcetti, 2020). The City is facing an unprecedented emergency at the current time due to the sudden occurrence of the COVID-19 pandemic, and this emergency is particularly concerning for the imminent threat it poses to the City’s homeless population.

On March 11, 2020, the State Department of Health issued guidance for protecting homeless Californians from COVID-19, which noted the following:

“We know that individuals experiencing homelessness are at greater risk of having an untreated and often serious health condition. This vulnerable population also has a higher risk of developing severe illness due to COVID-19,” said Dr. Mark Ghaly, Secretary of the California Health and Human Services Agency. “It is important that we act now to protect this population and the compassionate people who serve them.” (Corey Egel, 2020.)

The homeless often live unsheltered, unprotected from the elements and in close contact and proximity to other individuals in the homeless community. As noted above, the homeless population is substantially more prone to underlying health conditions. The State Department of Public Health additionally states that populations “with compromised immune systems, and people with certain underlying health conditions like heart disease, lung disease and diabetes, for example, seem to be at greater risk of serious illness.” (California Dept. of Public Health, 2020). Thus, exposure to COVID-19 in the homeless population is an imminent concern for the damage it will cause on these susceptible individuals.

On March 12, 2020, the Governor’s Executive Order No. N-25-20 noted the “need to secure numerous facilities to accommodate quarantine, isolation, or medical treatment of individuals testing positive for or exposed to COVID-19.” (Governor Gavin Newsom, 2020). On March 18, 2020, the Governor issued Executive Order No. N-32-20 (Governor Gavin Newsom, 2020), which further noted imminent impacts to the homeless, as follows:

[T]he emergency of COVID-19 necessitates a more focused approach, including emergency protective measures to bring unsheltered Californians safely indoors, expand shelter capacity, maintain health and sanitation standards and institute medically indicated interventions, and add new isolation and quarantine capacity to California’s shelter and housing inventory to slow the spread of the pandemic....

The Governor stated that “[p]eople experiencing homelessness are among the most vulnerable to the spread of COVID-19,” and “California is deploying massive resources to get these vulnerable residents safely into shelter, removing regulatory barriers and

securing trailers and hotels to provide immediate housing options for those most at risk. Helping these residents is critical to protecting public health, flattening the curve and slowing the spread of COVID-19.” (California Governor, Press Release (Governor Gavin Newsom, 2020).

On March 19, 2020, the Governor issued a stay-at-home order directing residents to stay home or at their place of residence (Governor Gavin Newsom, 2020). It noted “in a short period of time, COVID-19 has rapidly spread throughout California, necessitating updated and more stringent guidance from federal, state, and local public health officials.” (Governor Gavin Newsom, 2020). Similar local Safer-at-Home orders followed (County of Los Angeles Public Health Department, 2020) (Mayor Eric Garcetti, 2020). The City’s Safer at Home order particularly noted the following:

City of Los Angeles officials and contracted partners responsible for homelessness outreach shall make every reasonable effort to persuade such residents to accept, if offered, temporary housing or shelter, as the Health Officer of the County of Los Angeles recommends that sheltering individuals will assist in reducing the spread of the virus and will protect the individual from potential exposure by allowing the individual access to sanitation tools (Mayor Eric Garcetti, 2020).

In the United States District Court Central District of California case of *LA Alliance for Human Rights Et Al. vs. the City of Los Angeles, Et al.* Case No. CV 20-02291 DOC (The Honorable Judge David O. Carter, 2020), concerning homelessness, the Court entered a May 2020 injunction that had ordered the City of Los Angeles in partnership with the County of Los Angeles, to protect a particular subset of persons experiencing homelessness, finding they are exposed to severely heightened public health risks as a result of where they live (The Honorable Judge David O. Carter, 2020). Although the Court vacated that order on June 18, 2020, in favor of a homeless shelter agreement between the City and County, the Court retained its right to re-impose the May 2020 injunction. The Court’s May 2020 findings concerning the emergency situation faced by homeless persons, therefore, is relevant to understanding the emergency situation.

The Injunction found that the combined risks of health impacts from living near freeways and the on-going Covid-19 pandemic constitute an emergency. The Court found that it is unreasonably dangerous for humans to live in areas which have deleterious health impacts and can shorten a homeless person’s life expectancy by decades. These locations near freeways, for example, could be contaminated with lead or other carcinogenic substances and also increase the danger that a homeless person will be struck by a vehicle or injured in the event of an earthquake or crash. Camps in these locations can also burden the general public—for example, by posing potential hazards to passing motorists, or by making sidewalks and other rights-of-way inaccessible to individuals with disabilities.

The Court further found that providing housing for persons experiencing homelessness will help stop the spread of COVID-19 persons experiencing homelessness and will also help reduce the likelihood that the disease will spread throughout the greater Los Angeles community.

Taken together, the unexpected and dramatic increase in homelessness in the City and County of Los Angeles identified first in 2019 continues unabated in 2020, which is now exacerbated by the COVID-19 pandemic posing a critical emergency situation in the City of Los Angeles. This situation presents documented dangers to health, life, property and a burden on public resources which presents an emergency as defined by CEQA as explained below. Furthermore, the State has created additional CEQA exemptions applicable in the City of Los Angeles concerning homelessness and homeless shelters.

### **III. THE PROJECT IS EXEMPT FROM FURTHER CEQA REVIEW**

#### **A. The Project is Exempt Pursuant to the Emergency CEQA Statutory Exemption (PRC Section 21080(b)(4))**

Public Resources Code Section 21080(b)(4) provides that CEQA does not apply, to “specific actions necessary to prevent or mitigate an emergency.” Public Resources Code section 21060.3 defines Emergency as, “a sudden, unexpected occurrence, involving a clear and imminent danger, demanding immediate action to prevent or mitigate loss of, or damage to, life, health, property, or essential public services.” Section 21060.3 further provides that Emergency, “includes such occurrences as fire, flood, earthquake, or other soil or geologic movements, as well as such occurrences as riot, accident, or sabotage.”

Finally, 14 California Code of Regulations (Governor's Office of Planning and Research, 2018) Section 15269, “Emergency Projects,” provides examples of emergency projects exempt from the requirements of CEQA, including the following:

(c) Specific actions necessary to prevent or mitigate an emergency. This does not include long-term projects undertaken for the purpose of preventing or mitigating a situation that has a low probability of occurrence in the short-term, but this exclusion does not apply

(i) if the anticipated period of time to conduct an environmental review of such a long-term project would create a risk to public health, safety or welfare, or

(ii) if activities (such as fire or catastrophic risk mitigation or modifications to improve facility integrity) are proposed for existing facilities in response to an emergency at a similar existing facility.

The Project is a specific action necessary to prevent or mitigate an emergency – the conditions arising from a sudden and unexpected dramatic rise in the City’s already dangerously large homeless population, now adversely impacted by the COVID-19 pandemic for all of the reasons set forth above in Part II (Project History). The Project, therefore is exempt from CEQA environmental review pursuant to Section 21080(b)(4).

**B. The Project is Exempt Pursuant to AB 1197 Codified at PRC Section 21080.27**

Assembly Bill 1197 (Santiago, 2019) was signed into law on September 26, 2019, which adopted Section 21080.27 of the California Public Resources Code (PRC) and created a statutory exemption for compliance with CEQA for emergency shelter projects located within the City of Los Angeles. The intent of AB 1197 is to help the City of Los Angeles address its homeless crisis and is an urgency statute that is deemed necessary for the immediate preservation of the public peace, health, or safety and for the critical necessity to address the shelter and homeless crisis. AB 1197 took immediate effect on September 26, 2019 in order to address the unique circumstances faced by the City of Los Angeles and to expedite the development of emergency homeless shelters. As noted in the following sections, this shelter project complies with the requirements in AB 1197, and thus the Project is exempt from CEQA pursuant to AB 1197 (PRC § 21080.27).

**1. City of Los Angeles Declaration of a Shelter Crisis**

Public Resources Code, section 21080.27(a)(2) requires that emergency shelters be approved during a shelter crisis under Government Code, section 8698.2. The City of Los Angeles City Council declared a homeless shelter crisis pursuant to Government Code Section 8698, et seq. on April 17, 2018 (The Honorable M. Bonin & M. O'Farrell, 2019), which is currently in effect (The Honorable M. Bonin & M. Harris-Dawson, 2019).

**2. The Project Meets the Definition of a Low Barrier Navigational Center in Government Code Section 65660**

Under AB1197, emergency shelters must meet the definition of “Low Barrier Navigational Center” in Government Code Section 65660, which defines Low Barrier Navigation Center as a “Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities, while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter and housing. The City builds and operates emergency shelters, such as this Project, to be operated as low barrier navigation centers consistent with Government Code Section 65660.

**Service-Enriched Shelter with Case Managers Connecting to Services.** The requirements are met by this Project for a “service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities, while case managers connect families experiencing homelessness to income, public benefits, health services, shelter and housing.” This Project provides temporary housing, with case managers staffing the facility that provide connections to homeless family services and assistance for the occupants. This is one of the fundamental purposes of this shelter project. For example, the Project’s programs include Trauma Informed Care policies and procedures that involve understanding, recognizing, and responding to the effects of all types of trauma. Trauma Informed Care also emphasizes physical, psychological and emotional safety for both families and providers, and helps families rebuild a sense of control and empowerment. Trauma Informed services take into account an understanding

of trauma in all aspects of service delivery and place priority on the trauma survivor's safety, choice, and control. Trauma Informed Care services create a culture of nonviolence, learning, and collaboration.

The Project will be operated by service providers coordinated with the Los Angeles Homeless Services Authority (LAHSA). The intention of this emergency shelter is to provide persons experiencing homelessness with some stability, so that they can more easily maintain contact with housing navigation and/or case management services to facilitate safe and supportive housing placement.

Per LAHSA's Crisis and Bridge Housing Scope of Required Services, which will be followed for operating the shelter in this Project, service providers that oversee an emergency shelter must provide case management services and develop a Housing Stability Plan with each person. The shelter will program implement a case management and service plan known as Housing-Focused Case Management and Support Services (HFCMSS). HFCMSS includes but is not limited to: support with completing housing applications, accompanying the individual to housing appointments and/or leasing appointments, and other support associated with the housing placement process. The primary objective of HFCMSS is to extend support to individuals through an individualized case management relationship that will ultimately translate to increased housing stability. The HFCMSS offers services to connect individuals to permanent housing. Case Managers present at the shelter make rapid connections to a broad continuum of resources and permanent housing, emphasizing a short-term stay.

HFCMSS connects families to a Housing Navigator who assists individuals to gain access to permanent housing through referrals to housing programs (such as RRH, Permanent Supportive Housing, affordable housing, etc.). A case manager is assigned to an individual when the person enters the program and then helps the participant establish a connection to a Housing Navigator. A Housing Navigator assists individuals with Housing Navigation services. Housing Navigation services are available to individuals to support their housing placement goals and must be focused on assisting the participant in identifying and accessing permanent housing within the general ninety (90) days. Housing Navigation services may be provided onsite or offsite, and may also require participants' to be accompanied to off-site appointments.

Case management must be conducted on a regular and routine basis and must be routinely documented. The content and outcome of case management meetings with individuals are entered into a housing management information system with case notes that are tracked in the system. Housing-focused case management sessions are dedicated to assessing and reassessing needs, educating individuals on community resource opportunities, developing Housing Stability Plans, scheduling appointments, and providing necessary follow up to ensure housing stability plans are progressing on schedule and needs are adequately being addressed.



As noted in LAHSA's Program Standards, supportive services for the shelters focus on the income, resources, skills and tools needed to pay rent, comply with a lease, take reasonable care of a housing unit, and avoid serious conflict with other tenants, the landlord, and/or the police. The Program Standards also require service providers to utilize and maintain referral networks with specific lists of health services and public benefit services for connecting occupants to those benefits. Thus, the project is a service-enriched shelter focused on moving individuals into permanent housing that provides temporary living facilities, while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter and housing.

**Housing First.** The Project is a "Housing First" shelter pursuant to Government Code Section 65660. Also, in being such a Housing First shelter, the project complies with Chapter 6.5 of Division 8 of the Welfare and Institutions Code (commonly referred to as the Housing First Law) as required by Government Code Section 65662 (discussed further below). "Housing First" means the evidence-based model that uses housing as a tool, rather than a reward, for recovery from homelessness, and that centers on providing or connecting people experiencing homelessness to permanent housing as quickly as possible. Housing First providers offer services as needed and requested on a voluntary basis and that do not make housing contingent on participation in services.

Housing First also includes time-limited rental or services assistance, so long as the housing and service provider assists the recipient in accessing permanent housing and in securing longer-term rental assistance, income assistance, or employment. In the event of an eviction, programs shall make every effort, which shall be documented, to link tenants to other stable, safe, decent housing options. Exit to homelessness should be extremely rare, and only after a tenant refuses assistance with housing search, location, and move-in assistance. If resources are needed to successfully divert an individual from entry into the homelessness system, a referral must immediately be made to a CES Diversion/Prevention program. In order to identify other permanent housing options, service providers continue to have such problem solving conversations with the individual while residing in Crisis and Bridge Housing. More broadly, the project includes a housing and services plan and housing-focused case management, both with an orientation towards supporting individuals to exit to safe and stable housing. This Project meets the above-noted Housing First requirements.

The emergency shelters are operated by service providers coordinated through LAHSA. All service providers must comply with LAHSA's Scope of Required Services, Program Standards, and Facility Standards. Per LAHSA's Program Standards, all eligible participants are to be served with a Housing First approach. LAHSA's CES for Families' Principles and Practices that were approved by the CES Policy Council on August 23, 2017 shall be used to guide the development of systems-level policy and to ensure transparent and accountable decision-making with privately owned Service Providers who enter into a partnership with LAHSA. The basic underlying principle of LAHSA's System Components is that access to housing is the primary need for its program participants. Services are voluntary and not required to enter into a shelter. Individuals will not be rejected or exited from participation in the emergency shelter due to any unnecessary barriers.

The City's shelters are intended to be a Housing First program focused on quickly moving individuals experiencing homelessness into permanent housing and then providing the additional supports and services each person needs and wants to stabilize in that housing. The basic underlying Housing First principle is that individuals are better able to move forward with their lives once the crisis of homelessness is over and they have control of their housing. The City's emergency shelter will, provide a safe, low barrier, housing-focused, and homeless services support in a twenty-four (24) hour residence to help individuals who experience homelessness that meet the above-noted requirements for Housing First. One of the core components of the Housing First model is that longer-term housing accepts referrals directly from shelters. The City's shelters, including this Project, are primarily focused on connecting, transitioning, and referring homeless individuals into such permanent housing as quickly as possible in the Housing First model, and accepting occupants through the crisis response system. The intention of this emergency shelter project is to provide participants with some stability, so that they can more easily maintain contact with housing navigation and case management services and facilitate safe and supportive housing placement. Services in the City's shelters, including this Project, are never mandatory and cannot be a condition of obtaining the housing intervention. This Project will provide temporary housing, case managers and Housing Navigators staffed at the facility or offsite who provide connections to homeless services for the occupants. Based on the above-noted information, the project's emergency shelter meets the Housing First requirements relative to AB 1197.

**Low Barrier.** "Low Barrier" means the shelters use best practices to reduce barriers to entry, including but not limited to, the presence of partners (if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth); pets; storage for possessions; and privacy (such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms). The City's shelters, including this Project, meet these requirements.

The Project provides approximately 130 beds which allow for presence of partners. This Project is pet friendly and includes a pet area. Participants are allowed to bring their pets to the shelter. The Project has storage within each sleeping area for personal possessions or storage bins. The Project is designed to provide privacy to participants by providing each family or individual with their own sleeping space. There are separated sleeping spaces with communal bathrooms. Therefore, the project is managed and designed to allow the privacy of participants and is a pet friendly facility for participants who choose to be accompanied by their pets.

The Project uses low barrier best practices that reduce barriers to entry. They include the allowance for presence of partners, pet friendly facilities, storage areas for some possessions, and management and design for individuals' privacy. All of the City's emergency shelters, including this project, meet these requirements. Therefore, none of the noted conditions would preclude access to the project, and the project is considered crisis and bridge housing that is "low barrier" within the meaning of Government Code Section 65660 and AB 1197.

In sum, based on the above-noted information, which is additionally explained and provided with additional details in the documents from LAHSA cited in the Reference section to this document, the Project meets the definition of Low Barrier Navigation Center set forth in Government Code Section 65660.

### **3. The Project Complies with Government Code Section 65662**

Under AB1197, emergency shelters must meet the four requirements identified in Government Code Section 65662(a) through (d), which are each discussed in turn in this section.

**Connecting to Permanent Housing through a Services Plan.** Government Code Section 65662(a) requires that Low Barrier Navigation Centers offer services to connect families and individuals to permanent housing through a services plan that identifies services staffing. This Project meets that requirement. As noted above, the Project includes housing-focused case management sessions that involve developing Housing Stability Plans/Housing and Services Plans, scheduling appointments, and providing necessary follow up to ensure housing stability plans are progressing on schedule and needs are adequately being addressed. This is required in LAHSA's Scope of Required Services.

The Housing Stability Plan is the family or individual's service plan that summarizes the participant's housing goals, services needed, what will be provided, actions that need to be taken (by staff and the participant), and referrals that need to be made. Case managers develop the services plan in coordination with the family or individual right after intake and assessment, track the plan in a homeless management information system, and revise the plan as the family or person's situation changes and steps are completed or revised accordingly.

Families and individuals are assisted with a range of activities that address the stated goals of the family or individual in the Housing Stability Plan, including but not limited to:

- Accessing personal identification (For quick referral to permanent housing)
- Accessing certification of the current income (For quick referral to permanent housing)
- Mainstream Benefits
- Substance Abuse services
- Mental Health Services
- Health Services
- Vocational Services
- Employment Services
- Educational Support
- Legal Services
- Life Skills Development
- Independent Living Program for Youth
- Transitional Housing Program for Youth
- CES and CoC Rapid Re-Housing Program

- Housing Navigation Assistance
- CoC Permanent Supportive Housing
- LA County Department of Health Services, Housing for Health or Housing and Jobs Collaborative
- LA County Department of Health Services, Countywide Benefits Entitlement Services Team
- LA County Department of Mental Health, Countywide Housing Assistance Program
- Veterans Administration Housing Programs
- Housing Opportunities for Persons with Aids (HOPWA) Housing
- Crisis Housing for Unaccompanied Youth
- Youth Family Reconnection Program

Progress and problems implementing the plan are reviewed and updated frequently.

**Coordinated Entry System.** Government Code Section 65662(b) requires Low Barrier Navigation Centers to be linked to a coordinated entry system allowing staff and co-locating staff to conduct assessments and provide services to connect families and individuals to permanent housing. This is required by LAHSA's Scope of Required Services and Program Standards. Thus, all City of Los Angeles homeless shelters, including this project, are linked to the Los Angeles County Coordinated Entry System, a centralized or coordinated assessment system designed to coordinate program participant intake, assessment, and referrals. The residents are prioritized through the coordinated entry system in the Los Angeles County Coordinated Entry System for safe and supportive housing resources. The City's collaborates with Los Angeles County Case Entry System and provides case management services to program participants through a Housing Stability Plan. Case managers must develop a Housing Stability Plan in coordination with the participant right after intake and assessment. The Housing Stability Plan must be tracked in a Homeless Management Information System (HMIS) along with the date of completion.

The shelter will collaborate with Los Angeles County Case Entry System Housing Navigators and case managers from other outside agencies to provide case management services to program participants. Los Angeles County Coordinated Entry System case managers work with participants and assist by facilitating services appointments; and then eventually help them find permanent housing.

**Compliance with Welfare and Institutions Code.** Government Code Section 65662(c) requires Low Barrier Navigation Centers comply with Chapter 6.5 of Division 8 of the Welfare and Institutions Code, which specifies the Housing First requirements. As noted above, the City's emergency shelters, including this project, are Housing First shelters, and thus they comply with this requirement.

**Homeless Management Information System.** Government Code Section 65662(d) requires Low Barrier Navigation Centers to have a system for entering stays, demographics, income, and exit destination through a local Homeless Management

Information System designed to coordinate program participant intake, assessment, and referrals. These are required by LAHSA's Scope of Required Services and Program Standards. The City's emergency shelters use such a system in the Los Angeles Continuum of Care Homeless Management Information System (HMIS). In 2001, Congress directed the U.S. Department of Housing and Urban Development (HUD) to ensure the collection of more reliable data regarding the use of homeless programs. HUD required all Continuum of Care applicants to demonstrate progress in implementing a Homeless Management System (HMIS). LAHSA led a regional planning process, encompassing three Continuums of Care - Los Angeles, Glendale, and Pasadena. This process resulted in the selection of a system that would not only satisfy the HUD mandate, but would also provide the Los Angeles Continuum with a means to measure the effectiveness of programs serving homeless families. Presently, the Los Angeles Continuum of Care (LACoC) is part of a collaborative called the Los Angeles HMIS Collaborative. The LA HMIS Collaborative consists of three Continuums of Care (CoC): Los Angeles, Glendale, and Pasadena.

HMIS is a web-based application that is designed to collect information on the characteristics and service needs of homeless persons. The system allows agency users and the Los Angeles Homeless Services Authority (LAHSA) to use collected information for informed programmatic decision-making. Participating agencies collect and input standardized client-level and demographic data into the system, including client/household demographic details; relationships within a family and household; client/household income; client/household documents; case management and services; housing placements; and progress for housing retention. The HMIS includes a focus on Outcomes Management that sets and measures milestones and target achievements of clients and program performance.

Housing Stability Plans are tracked in a Homeless Management Information System (HMIS) along with the date of completion. Case managers complete a Monthly Update with the family to assess progress towards achieving the goals defined in the Housing Stability Plan. All services must be tracked, and information is provided to families in HMIS with the goal of the individuals achieving housing stability and sustainability upon exit from the program. Exit destination information is also collected. Accordingly, the Project meets the HMIS requirements.

In sum, based on the above-noted information, which is additionally explained in more detail in the documents from LAHSA cited in the Reference section to this document, the Project meets the requirements set forth in Government Code Section 65662.

#### **4. The Project is in a Qualified Location Under AB 1197**

AB 1197 requires that the site be located in "either a mixed-use or nonresidential zone permitting multifamily uses or infill site..." (PRC § 21080.27(a)(2).) The project is considered an infill site because the site has been developed with, and its perimeter is surrounded by, qualified urban uses.

The lot is zoned GW(CA) which is a nonresidential zone. The site is currently undeveloped; however, at least 75% of the perimeter of the site is surrounded by qualified urban uses. There are industrial uses and transportation facilities to the west, east, and south of the site. Therefore, the site meets the definition of infill site. (City of Los Angeles Department of City Planning, 2016 and 2021).

The parcel is an infill site that is bounded by parcels that are developed with qualified urban uses, industrial and transportation uses.

The Project site is located within an urban area on a parcel that is currently undeveloped and identified in the Community Plan as open space use, public right-of-way and is surrounded by qualified urban uses. Therefore, the site meets the definition of infill site. Therefore, the Project site is surrounded by qualified urban uses and is considered a qualified location under AB 1197.

#### **5. The Project Involves Qualified Funding Under AB 1197**

AB 1197 (Public Resources Code Section 21080.27(a)(2)(A)-(D) exempt emergency shelter projects from CEQA which have at least a portion of the funding from qualified sources. The City has determined that the Project is a homeless shelter project that would qualify for the other homeless shelter funding sources identified in AB 1197, and that those funds may be applied to this Project if such funding becomes available, which further qualifies this Project for the exemption under AB 1197. Because these funding sources are qualified funding sources under Public Resources Code Section 21080.27(a)(2)(A), the funding requirement may also be met. However, the Project meets other requirements as described elsewhere in this document.

#### **6. The City's Actions Qualify under AB 1197 as Actions in Furtherance of Providing Emergency Shelters in the City of Los Angeles**

AB 1197 (Public Resources Code Section 21080.27(b)(1)), exempts from CEQA "any activity approved by or carried out by the City of Los Angeles in furtherance of providing emergency shelters or supportive housing in the City of Los Angeles." This Project involves construction of a new homeless shelter, lease, and operation of an emergency homeless shelter, as described above, which is located in the City of Los Angeles. The City will provide funding and enter into contracts with a qualified service provider and/or LAHSA, to lease and operate the emergency shelter. Therefore, the City's actions are in furtherance of providing emergency shelters in the City of Los Angeles and qualify for exemption from CEQA under AB 1197.

#### **7. AB 1197 Conclusion**

Based on the above-noted information, the Project is exempt from CEQA pursuant to Public Resources Code Section 21080.27.

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Attachment

Project Site Plan (Please see plan for 499 N. San Fernando Road site only)



# CYPRESS PARK HOMELESS HOUSING

## PLANCHECK SUBMITTAL | DATE

BUREAU OF ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
CITY OF LOS ANGELES



NO.	REVISION DESCRIPTION	DATE	BY
1	COVER SHEET	04-11-2022	
2	ACCESSIBLE PATH OF TRAVEL	04-28-2022	
3	FIRE TRUCK ACCESS PLAN		
4	ORDINANCES AND CERTIFICATES		
5	CITY OF LOS ANGELES DIRECTIVES		
6	VOLUNTARY METHANE MITIGATION PLAN - NOT USED		
7	METHANE TESTING REPORT - FOR REFERENCE ONLY		
8	METHANE TESTING REPORT - FOR REFERENCE ONLY		
9	METHANE TESTING REPORT - FOR REFERENCE ONLY		
10	METHANE TESTING REPORT - FOR REFERENCE ONLY		

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

ABBREVIATIONS	SYMBOLS
<p>AND ANGLE</p> <p>PERPENDICULAR PARALLEL OR EQUAL</p> <p>ASPHALT CONCRETE</p> <p>ACCOUTICAL</p> <p>ADJUSTIBLE</p> <p>AGGREGATE</p> <p>ALUMINUM</p> <p>ALTERNATE</p> <p>APPROXIMATE ARCHITECTURE (URAL)</p> <p>BOARD BELOW</p> <p>BETWEEN</p> <p>BELOW GRADE</p> <p>BUILDING BLOCKING</p> <p>BOTTOM</p> <p>BOTH SIDES</p> <p>CABINET</p> <p>CEMENT</p> <p>CERAMIC</p> <p>CORNER GUARD</p> <p>CHAMFER</p> <p>CIRCLE</p> <p>CIRCUMFERENCE</p> <p>CONTROL JOINT</p> <p>CLOSET</p> <p>CEILING</p> <p>CONCRETE MASONRY UNIT</p> <p>COUNTER</p> <p>COMPUTER</p> <p>CONCRETE</p> <p>CONNECTION</p> <p>CONSTRUCTION</p> <p>CONTINUOUS (ATION)</p> <p>CONTRACT (OR) CORRIDOR</p> <p>CARPET</p> <p>CASEMENT</p> <p>CERAMIC TILE</p> <p>CENTER</p> <p>DOUBLE</p> <p>DEMOLITION</p> <p>DEPRESSED</p> <p>DIAMETER</p> <p>DIMENSION</p> <p>DOWN</p> <p>DOOR</p> <p>DRAWING</p> <p>DETAIL</p> <p>DRAWER</p> <p>EXISTING</p> <p>EACH</p> <p>EXPANSION BOLT</p> <p>EACH FACE</p> <p>ELEVATION</p> <p>ELECTRIC (AL)</p> <p>ELEVATOR</p> <p>EQUAL OR =</p> <p>EQUIPMENT</p> <p>EACH SIDE</p> <p>ESCALATOR</p> <p>ESTIMATE</p> <p>EACH WAY</p> <p>EXISTING</p> <p>EXPANSION JOINT</p> <p>EXTERIOR</p> <p>FOUNDATION</p> <p>FIRE EXTINGUISHER</p> <p>FINISH FLOOR</p> <p>FINISH FLOOR ELEVATION</p> <p>FINISH FLOOR LINE</p> <p>FINISH GRADE</p> <p>FINISH FLOOR (ING)</p> <p>FLUORESCENT</p> <p>FACE OF CONCRETE</p> <p>FACE OF FINISH</p> <p>FACE OF MASONRY</p> <p>FACE OF STUD</p> <p>FIREPLACE</p> <p>FRAME</p> <p>FOOT OR FEET</p> <p>FUTURE</p> <p>GALVANIZED</p> <p>GENERAL CONTRACTOR</p>	<p>EXISTING STRUCTURE TO BE DEMOLISHED</p> <p>EXISTING STRUCTURE TO REMAIN</p> <p>NEW CONSTRUCTION</p> <p>WALL / FLOOR TYPES</p> <p>DOOR NUMBER</p> <p>WINDOW NUMBER</p> <p>INTERIOR ELEVATION</p> <p>SHEET NUMBER</p> <p>SECTION NUMBER</p> <p>SHEET NUMBER</p> <p>DETAIL NUMBER</p> <p>SHEET NUMBER</p> <p>CENTER LINE</p> <p>CEILING HEIGHT</p> <p>ALIGN TWO SURFACES</p> <p>EXIT SIGN (ARROW INDC. DIRECTIONAL SIGN)</p> <p>REVISION NOTATION</p> <p>WORK POINT</p> <p>SPRINKLER HEAD</p> <p>SPEAKER</p> <p>TELEPHONE</p> <p>OUTLET</p> <p>ELECT. SWITCH</p> <p>DATA OUTLET</p> <p>SMOKE/CARBON MONOXIDE COMBINATION ALARM</p> <p>EXHAUST FAN</p> <p>DENOTES SAFETY GLAZING</p> <p>6X WALL</p> <p>1 HR TYPE "X" GYPSUM</p>

### PROPERTY INFORMATION

**PROJECT ADDRESS:**  
500 N. AVE 19  
LOS ANGELES, CA 90031

**PROPERTY OWNER:**  
CITY OF LOS ANGELES  
200 NORTH MAIN STREET  
LOS ANGELES, CA. 90012

**LEGAL DESCRIPTION:**  
Assessor Parcel No.: 5415003909  
Lot No: FT 1  
Block: NONE  
Tract: JEFFRIES TRACT  
ARB: NONE  
Map Reference: M R 6-441  
Map Sheet: 141A219  
Thomas Brothers Grid: PAGE 594 - GRID J7

**LEGAL DESCRIPTION:**  
Assessor Parcel No.: 5415003910  
Lot No: FR 55  
Block: NONE  
Tract: DAYTON AVENUE HOME TRACT  
ARB: NONE  
Map Reference: M B 7-69  
Map Sheet: 141A219  
Thomas Brothers Grid: PAGE 594 - GRID J7

**LEGAL DESCRIPTION:**  
Assessor Parcel No.: 5415003906  
Lot No: 43  
Block: NONE  
Tract: DAYTON AVENUE HOME TRACT  
ARB: NONE  
Map Reference: M B 7-69  
Map Sheet: 141A219  
Thomas Brothers Grid: PAGE 594 - GRID J7

**LEGAL DESCRIPTION:**  
Assessor Parcel No.: 5415003906  
Lot No: 46  
Block: NONE  
Tract: DAYTON AVENUE HOME TRACT  
ARB: NONE  
Map Reference: M B 7-69  
Map Sheet: 141A219  
Thomas Brothers Grid: PAGE 594 - GRID J7

### PROJECT DESCRIPTION:

CONSTRUCTION OF AN EMERGENCY HOMELESS SHELTER WITH SUPPORTIVE SERVICES. THE SHELTER SHALL CONSIST OF:

- STATE CERTIFIED MODULAR STRUCTURE WITH 2 UNITS: 7
- 5 STANDARD = 40 OCCUPANTS
- 1 ACCESSIBLE FOR MOBILITY (UNIT No.1 & No.2) = 2 OCCUPANTS
- 1 ACCESSIBLE FOR COMMUNICATION (UNIT No.3) STITCHED WITH 1 STANDARD UNIT = 8 OCCUPANTS
- STATE CERTIFIED MODULAR STRUCTURE WITH 4 UNITS: 5
- 5 STANDARD = 80 OCCUPANTS
- TOTAL OCCUPANTS = 130
- \*SEE SHEET A200 FOR CONFIGURATION TYPES
- 01 16X40 ADMIN / FLEX SPACE CONTAINER
- 01 GUARD BOOTH
- 01 PREFAB 8X20 MODULAR LAUNDRY BUILDING
- PET RELIEF AREA W/ PERIMETER FENCING
- FENCING AND GATES
- 13 TABLES
- 8 SITE BENCHES
- 9 UMBRELLAS
- REMOVE (3) EXISTING TREES AND REPLACE WITH (4) SYCAMORES, (1) PEPPER AND (1) PLUM TREE.

\* NOTE: MODULAR LAUNDRY BUILDING MUST OBTAIN STATE OF CALIFORNIA CERTIFICATION, AND OBTAIN SEPARATE LADBS APPROVALS UNDER SEPARATE PERMIT

**LOT AREA:**  
36,305 sq ft

**PLANNING AND ZONING:**  
ZONING: GV(CA)  
GEN. PLAN LAND USE: OPEN SPACE  
HILLSIDE AREA: NO  
SPECIFIC LAND USE: CORNFIELD/ARROYO SECO  
HISTORIC PRESERV.: YES  
OVERLAY DIST.: NONE  
TOC: TIER 3  
COUNCIL DISTRICT: CD 1 - GILBERT CEDILLO  
METHANE H.S. METHANE BUFFER ZONE  
LIQUEFACTION: YES

**LEGAL DESCRIPTION:**  
Assessor Parcel No.: 5415003909  
Lot No: PT 2  
Block: NONE  
Tract: JEFFRIES TRACT  
ARB: NONE  
Map Reference: M R 6-441  
Map Sheet: 141A219  
Thomas Brothers Grid: PAGE 594 - GRID J7

**LEGAL DESCRIPTION:**  
Assessor Parcel No.: 5415003910  
Lot No: POR 54  
Block: NONE  
Tract: DAYTON AVENUE HOME TRACT  
ARB: NONE  
Map Reference: M B 7-69  
Map Sheet: 141A219  
Thomas Brothers Grid: PAGE 594 - GRID J7

**LEGAL DESCRIPTION:**  
Assessor Parcel No.: 5415003906  
Lot No: 44  
Block: NONE  
Tract: DAYTON AVENUE HOME TRACT  
ARB: NONE  
Map Reference: M B 7-69  
Map Sheet: 141A219  
Thomas Brothers Grid: PAGE 594 - GRID J7

**LEGAL DESCRIPTION:**  
Assessor Parcel No.: 5415003906  
Lot No: 47  
Block: NONE  
Tract: DAYTON AVENUE HOME TRACT  
ARB: NONE  
Map Reference: M B 7-69  
Map Sheet: 141A219  
Thomas Brothers Grid: PAGE 594 - GRID J7

### GENERAL

G000 COVER SHEET  
G001 CODE ANALYSIS & EGRESS  
G002 ACCESSIBLE PATH OF TRAVEL  
G003 FIRE TRUCK ACCESS PLAN  
G004 ORDINANCES AND CERTIFICATES  
G005 CITY OF LOS ANGELES DIRECTIVES  
G006 VOLUNTARY METHANE MITIGATION PLAN - NOT USED  
G007 METHANE TESTING REPORT - FOR REFERENCE ONLY  
G008 METHANE TESTING REPORT - FOR REFERENCE ONLY  
G009 METHANE TESTING REPORT - FOR REFERENCE ONLY  
G010 METHANE TESTING REPORT - FOR REFERENCE ONLY

### SURVEY

1 SITE SURVEY OVERALL  
2 SITE SURVEY  
3 SITE SUREVY

### CIVIL

C1.01 GENERAL NOTES  
C1.02 DEMOLITION PLAN - NOT USED  
C2.01 GRADING PLAN  
C2.02 SECTIONS  
C2.03 WALL PROFILE  
C2.04 GRADING PLAN - FINISH FLOOR  
C3.01 STORM DRAIN & UTILITY PLAN  
C4.01 DETAILS  
C4.02 DETAILS  
C4.03 DETAILS  
C4.04 DETAILS  
C5.01 EROSION & SEDIMENT CONTROL NOTES

### ARCHITECTURAL

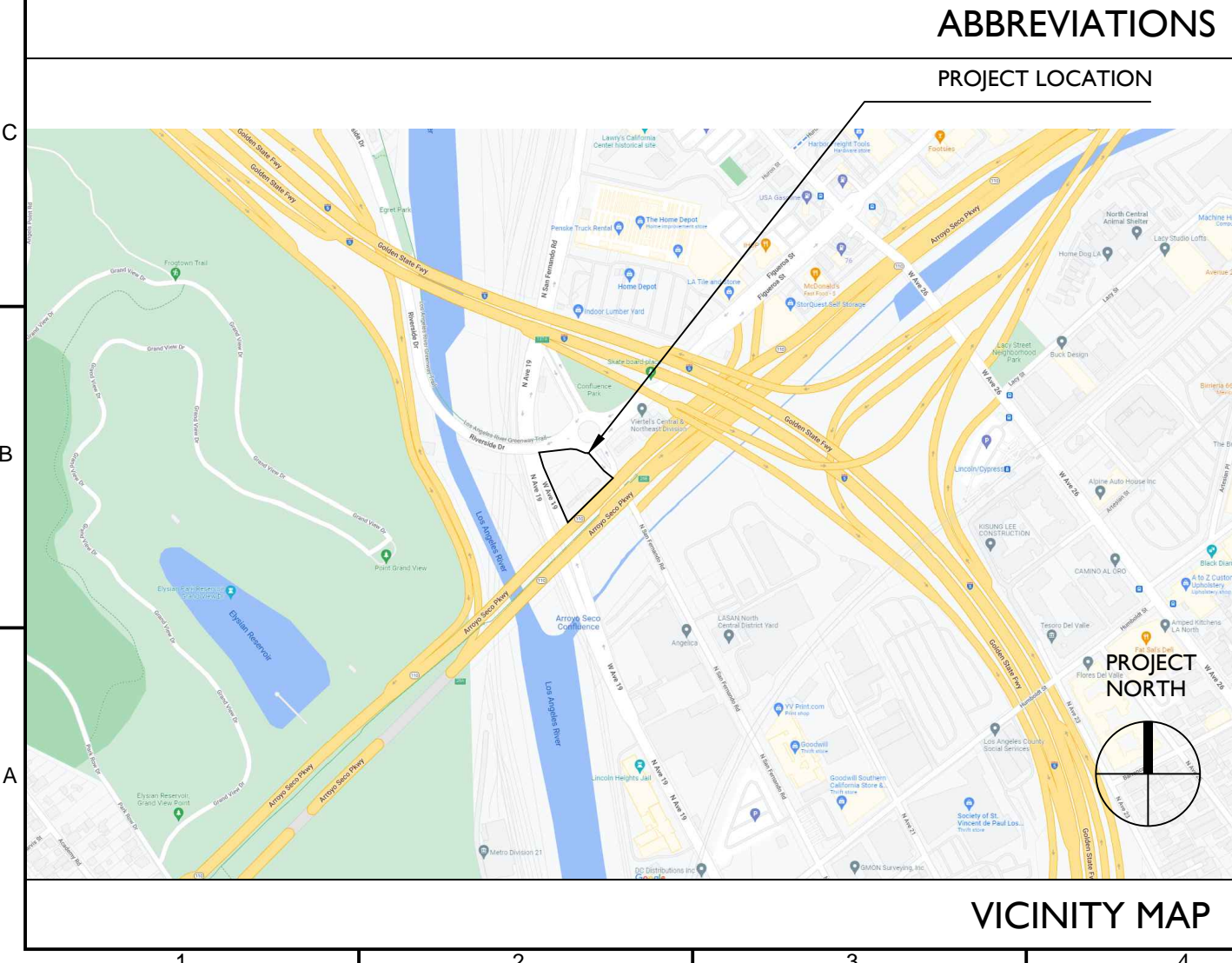
A100 SITE PLAN  
A101 SITE FENCING PLAN  
A102 SITE FINISHES PLAN - NOT USED  
A103 SITE LAYOUT PLAN - NOT USED  
A110 SIGNAGE PLAN  
A700 DETAILS - SITE FENCING  
A701 DETAILS - SIGNAGE  
A702 DETAILS - NOT USED  
A710 DETAILS - NOT USED  
A800 MODULAR UNITS TITLE - FOR REFERENCE ONLY  
A801 MODULAR UNITS FLOORPLANS & SCHEDULES - FOR REFERENCE ONLY  
A802 MODULAR UNITS RCP & SCHEDULES - FOR REFERENCE ONLY  
A803 MODULAR UNITS EXTERIOR ELEVATIONS - FOR REFERENCE ONLY  
A804 MODULAR UNITS ELECTRICAL PLAN & SCHEDULES - FOR REFERENCE ONLY  
A805 MODULAR UNITS MECHANICAL PLAN & SCHEDULES - FOR REFERENCE ONLY  
A806 MODULAR UNITS PLUMBING PLAN & SCHEDULES - FOR REFERENCE ONLY  
A807 GUARD SHACK - FOR REFERENCE ONLY  
A808 LAUNDRY BUILDING - NOT USED  
A809 ADMINISTRATION BUILDING - NOT USED  
A810 FINISH COLORS - NOT USED

### ELECTRICAL

E001 ELECTRICAL COVER SHEET  
E002 SINGLE LINE DIAGRAM AND FEEDER SCGEUDUE  
E003 PANEL SCHEDULES  
E200 LIGHTING SITE PLAN  
E300 POWER SITE PLAN  
E400 EMERGENCY PHOTOMETRIC CALCULATION  
E600 ELECTRICAL DETAILS  
E601 ELECTRICAL DETAILS  
E602 ELECTRICAL DETAILS  
E603 ELECTRICAL DETAILS  
E604 ELECTRICAL DETAILS  
E605 ELECTRICAL DETAILS

### PLUMBING

P001 PLUMBING COVER SHEET  
P002 PLUMBING CALCULATIONS  
P200 OVERALL SITE PLUMBING PLAN  
P400 PLUMBING DIAGRAMS  
P601 PLUMBING DETAILS



### APPLICABLE CODES

CITY / LOCAL AHJ:

- 2020 LOS ANGELES BUILDING CODE
- 2020 LOS ANGELES GREEN BUILDING CODE

STATE:

- 2019 BUILDING STANDARD ADMINISTRATIVE CODE PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
- 2019 CALIFORNIA BUILDING CODE
- PART 2, TITLE 24, CCR (2009 IBC WITH 2010 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA ELECTRICAL CODE
- PART 3, TITLE 24, CCR (2008 NEC WITH 2010 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA MECHANICAL CODE
- PART 4, TITLE 24, CCR (2009 UMC WITH 2010 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA PLUMBING CODE
- PART 5, TITLE 24, CCR (2009 UPC WITH 2010 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA FIRE CODE
- PART 9, TITLE 24, CCR (2009 IFC WITH 2010 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA REFERENCED STANDARDS - PART 12, TITLE 24

FEDERAL:

- 2010 AMERICANS WITH DISABILITIES ACT GUIDELINES

### LADBS PERMITS LIST

USE OF LAND PERMIT	LADBS PERMITS
PLUMBING PERMIT	XXXXX-10000-XXXXX
ELECTRICAL PERMIT	XXXXX-10000-XXXXX
LAUNDRY BUILDING PERMIT	XXXXX-10000-XXXXX
ADMIN BUILDING PERMIT	XXXXX-10000-XXXXX
BUILDING "A" PERMIT	XXXXX-10000-XXXXX
BUILDING "B" PERMIT	XXXXX-10000-XXXXX
BUILDING "C" PERMIT	XXXXX-10000-XXXXX
BUILDING "D" PERMIT	XXXXX-10000-XXXXX
BUILDING "E" PERMIT	XXXXX-10000-XXXXX
BUILDING "F" PERMIT	XXXXX-10000-XXXXX
BUILDING "G" PERMIT	XXXXX-10000-XXXXX
BUILDING "H" PERMIT	XXXXX-10000-XXXXX
BUILDING "I" PERMIT	XXXXX-10000-XXXXX
BUILDING "J" PERMIT	XXXXX-10000-XXXXX
BUILDING "K" PERMIT	XXXXX-10000-XXXXX
BUILDING "L" PERMIT	XXXXX-10000-XXXXX

### DEFERRED SUBMITTALS

A DEFERRED FIRE ALARM SUBMITTAL IS REQUIRED FOR:

- MODULAR RESIDENTIAL UNIT BUILDINGS
- GUARD BOOTH
- ADMIN BUILDING
- LAUNDRY BUILDING

PROVIDE SINGLE CELLULAR DIAL-OUT FIRE ALARM SYSTEM PER NFPA 72 SECTION 26.6.3.3.

A DEFERRED SUBMITTAL/SEPARATE PERMIT IS REQUIRED FOR THE FOLLOWING STRUCTURES AND UTILITIES:

- LAUNDRY BUILDING
- ADMIN BUILDING
- PLUMBING PERMIT
- ELECTRICAL PERMIT
- MODULAR RESIDENTIAL UNIT BUILDINGS

### PROJECT DATA

<p><b>CLIENT:</b> Los Angeles Homeless Services Authority (LAHSA) 811 Wilshire Blvd, #600 Los Angeles, CA 90017</p> <p><b>GENERAL CONTRACTOR:</b> Ford E.C. Inc. 10850 Wilshire Blvd., Suite 380 Los Angeles, CA 90024 T: 310-474-7999 Contact: Arash Daghigian email: arash@fordecinc.com</p> <p><b>PROPERTY OWNER:</b> City of Los Angeles 200 North Main Street Los Angeles, CA. 90012</p>	<p><b>ARCHITECT:</b> Lehrer Architects 2140 Hyperion Avenue Los Angeles, CA 90027 T: 323-664-7477 Contact: Erik Alden, AIA LEED AP email: erik@lehrerarchitects.com</p> <p><b>CIVIL ENGINEER:</b> Barbara L. Hall 318 West Evergreen Avenue Monrovia, CA 91016 T: 626-256-3230 Ext: 101 Contact: Barbara Hall, PE email: barbara_hall@bhallinc.com</p> <p><b>MEP ENGINEER:</b> AlfaTech 421 E. Huntington Drive Monrovia, CA 91016 T: 626-803-0140 Contact: Penn Chan, PE email: penn.chan@atce.com</p>
---	---

PLAN CHECK SUBMITTAL

NOT FOR CONSTRUCTION

CITY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

GARY LEE MOORE, P.E., ENV SP

ARCHITECT: LEHRER ARCHITECTS  
DESIGNED BY: LEHRER ARCHITECTS  
DRAWN BY: N/A  
CHECKED BY: N/A  
APPROVED BY: N/A

PROJECT: G01 CYPRESS: EMERGENCY HOMELESS HOUSING  
ADDRESS: 500 N. AVE 19  
LOS ANGELES, CA 90031

COVER SHEET

PROJECT FILE NUMBER

DRAWING NO. G000

SHEET 0 OF 0 SHEETS

PATH: \\ENRME\ENR\PROJECTS\2304\_COP - CYPRESS PARK HOMELESS HOUSING\0300\_COVERSHEET.DWG  
LAST UPDATE: Thursday, April 28, 2022 9:14:24 AM  
PLOT DATE: Thursday, April 28, 2022 10:01:19 AM

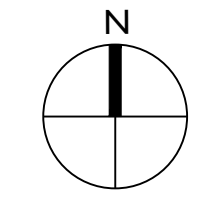


**LEGEND**

34 UNIT NUMBER TAG

**KEYNOTES**

- 001 STATE CERTIFIED MODULAR RESIDENTIAL STRUCTURE WITH 2 UNITS: 7 TOTAL. UNDER SEPARATE PERMIT
- 002 STATE CERTIFIED MODULAR STRUCTURE WITH 2 UNITS: ACCESSIBLE FOR MOBILITY - 1 TOTAL. UNDER SEPARATE PERMIT
- 003 STATE CERTIFIED MODULAR STRUCTURE WITH 2 UNITS: 1 ACCESSIBLE FOR COMMUNICATION STITCHED WITH 1 STANDARD UNIT - 1 TOTAL. UNDER SEPARATE PERMIT
- 004 STATE CERTIFIED MODULAR STRUCTURE WITH 4 UNITS: 5 TOTAL
- 005 8X20 LAUNDRY/STORAGE, W/ SERVICE SINK. UNDER SEPARATE PERMIT
- 006 16X40 ADMIN/FLEX SPACE CONTAINER. UNDER SEPARATE PERMIT
- 007 6X6 GUARD BOOTH
- 008 PET RELIEF AREA W/ PERIMETER FENCING
- 009 ACCESSIBLE DIRECTIONAL SIGN TO READ "ACCESSIBLE ENTRANCE ON SAN FERNANDO ROAD"
- 010 ACCESSIBLE MAIN ENTRANCE GATE W/ LATCH AUTOMATIC CLOSURE AND CONCRETE PAVING
- 011 ADA ACCESS SIGN MOUNTED ON (E) FENCE
- 012 STATE CERTIFIED COMPOSITE RAMP SYSTEM TYP. UNDER SEPARATE PERMIT
- 013 STATE CERTIFIED COMPOSITE DECK AND STAIRS, TYP. UNDER SEPARATE PERMIT
- 014 3' WIDE EMERGENCY EXIT GATE W/ AUTOMATIC CLOSURE AND LATCH CONCRETE STAIR/RAILING
- 015 SIGN WITH FACILITY ADDRESS
- 016 HOSE BIB PER PLUMBING PLAN, TYP.
- 017 NEW ELECTRICAL TRANSFORMER. SEE ELECT. DWGS
- 018 20' WIDE DRIVEWAY AND APRON. SEE CIVIL PLANS
- 019 20' WIDE X 8' TALL VEHICULAR GATE W/ PRIVACY SLATS AND LOCKS
- 020 EXISTING SEWER MANHOLE TO REMAIN. PROTECT IN PLACE AND DO NOT COVER.
- 021 COMMUNAL SPACE MAIN EATING AREA
- 022 TRASH BIN CONTAINER
- 023 CHAIN LINK FENCE W/ PRIVACY SLATS ON TOP OF (N) RETAINING WALL. TOP OF FENCE SHALL BE 8 FEET MEASURED FROM THE HIGHEST POINT. SEE SITE FENCING PLAN, SHEET A101
- 024 ASPHALT PAVING, PAINTED, REFER TO PAVING PLAN TYP.
- 025 EXIT SIGN MOUNTED ON FENCE OR CUSTOM MOUNTED, SEE ELECT. TYP.
- 026 SITE BENCH
- 027 TABLE
- 028 UMBRELLA
- 029 (N) VAN ACCESSIBLE PARKING SPACE SEE CIVIL DRAWINGS
- 030 (N) ACCESS AISLE SEE DETAIL CIVIL DRAWINGS
- 031 (N) STANDARD PARKING SPACE SEE CIVIL DRAWINGS
- 032 INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) SEE CIVIL DRAWINGS
- 033 POLE LIGHT, SEE ELECT. DWGS, TYP.
- 034 EXIT SIGN POSTS, SEE ELECT. DWGS, TYP.
- 035 EXISTING PUBLIC FIRE HYDRANT
- 036 MSA AND UG PS
- 037 RETAINING WALL
- 038 42" HIGH CHAINLINK FENCE W/ 3' WIDE DOUBLE PEDESTRIAN GATES AND ADA LATCHING DEVICE
- 039 APPROXIMATE LOCATION OF (E) WATER LINE. REFER TO CIVIL UTILITY PLANS FOR ADDITIONAL INFORMATION
- 040 CURB AND GUARDRAIL
- 041 CONC. CURB PER CIVIL AND 8' TALL CHAINLINK FENCE W/ PRIVACY SLATS
- 042 CONCRETE PAD FOR IRRIGATION CONTROLLER AND STREET LIGHT CONTROLLER CABINET
- 043 NEW FIRE RISER AT EACH RESIDENTIAL UNIT, TYP.
- 044 (N) CONCRETE WHEEL STOP SEE CIVIL DRAWINGS
- 045 (N) PRIVATE FIRE HYDRANT
- 046 ELECTRICAL EQUIPMENT. SEE ELECT. DWGS



**SITE PLAN** SCALE: 1/16" = 1'-0"

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.  
 PATH/FILENAME: E:\PROJECTS\2204\_CDP - CYPRESS PARK HWY\BRANINGS\01\_CAD\DWG\CD1\_SHEETS\A100\_SITELAN.DWG  
 LAST UPDATE: Wednesday, April 27, 2023 5:46:55 PM  
 PLOT DATE: Thursday, April 28, 2023 9:21:42 AM  
 REVISION DATES (DESIGN STAGE ONLY)  
 2009

LEHRER ARCHITECTS L.A.  
 1000 W. WILSON AVENUE, SUITE 100  
 LOS ANGELES, CA 90024  
 TEL: 213.487.1111 FAX: 213.487.1112  
 WWW.LEHRERARCHITECTS.COM

NO.	REVISION DESCRIPTION	DATE	BY
A	LADWP COORDINATION	04.11.2022	
	PLAN CHECK SUBMITTAL	04.28.2022	

INDEX NO.	BUILDING NO.
-----------	--------------

DEPARTMENT OF PUBLIC WORKS  
 CITY ENGINEER  
**GARY LEE MOORE, P.E., ENV SP**  
 ARCHITECTURAL DIVISION

ARCHITECT:	LEHRER ARCHITECTS
DESIGNED BY:	LEHRER ARCHITECTS
DRAWN BY:	N/A
CHECKED BY:	N/A
APPROVED BY:	N/A

PLANS CHECK SUBMITTAL  
 PROJECT ISSUE DATE: --

WORK ORDER NO.	
PLAN FILE NO.	Project File Number
DRAWING NO.	<b>A100</b>
SHEET	10 SHEETS

CITY OF LOS ANGELES  
 CLIENT: BUREAU OF ENGINEERING  
 GENERAL MANAGER: --

SHEET TITLE:	SITE PLAN
PROJECT:	CD1 CYPRESS: EMERGENCY HOMELESS HOUSING
ADDRESS:	500 N. AVE 19 LOS ANGELES, CA 90031