

**DEPARTMENT OF
CITY PLANNING**

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(213) 978-1300

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CALIFORNIA**



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EXECUTIVE OFFICES

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

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2021-9593-SE

The Department of City Planning determined that the proposed project is exempt from CEQA pursuant to Public Resources Code Section 21080.27(b)(1). Pursuant to Public Resources Code Section 21080.27(a)(3), there is substantial evidence demonstrating that the proposed project 1) qualifies as supportive housing pursuant to Health and Safety Code Section 50675.14; 2) meets the eligibility requirements of Article 11 (commencing with Section 65650) of Chapter 3 of Division I of Title 7 of the Government Code; and 3) is funded, in part, by the Measure H sales tax proceeds approved by the voters in the March 17, 2017, special election in the County of Los Angeles. All actions to approve the proposed project were taken in furtherance of providing vitally needed Supportive Housing to house and serve the homeless in the City of Los Angeles.

Health and Safety Code 50675.14(b)(2) defines “supportive housing” as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community.” Health & Safety Code Section 50675.14(b)(3) defines “target population” as persons, including persons with disabilities, and families who are homeless or were homeless when approved for tenancy in the supportive housing project where they currently reside. The Project does not limit the length of stay for its residents, will reserve all of the 93 non-manager residential units for low-income formerly homeless members of the target population, and is linked to onsite supportive services. As such, the Project qualifies as a supportive housing project under Health and Safety Code 50674.14(b)(2).

Government Code Section 65651 requires the development include (1) a 55-year recorded affordability restriction, (2) 100 percent of the units, excluding managers’ units, be affordable, (3) at least 25 percent of the units be restricted to residents in supportive housing who meet the criteria of the target population, (4) a plan for supportive services and documentation demonstrating that the supportive services will be provided onsite, the name of the entity who will provide the services, the staffing levels, and how the services will be funded (5) at least 3 percent of the total nonresidential floor area is reserved for onsite supportive services, (6) units are replaced in the manner described in 65915(c)(3), (7) units with a bathroom and a kitchen (or cooking facility) with a stovetop, sink, and refrigerator. As described in further detail below, the proposed project includes the use of an existing three-story building and the construction of a new six-story apartment building with a 100 percent affordable housing development (exclusive of the manager unit), subject to a 55-year affordability restrictive covenant and 100 percent of the units reserved for members of the target population. Measure HHH funds will be used to fund

both the proposed project and supportive services that will be provide on-site. The project files include the evidence to support all statements contained herein. As such, the project meets the eligibility requirements of Article 11 (commencing with Section 65650) of Chapter 3 of Division I of Title 7 of the Government Code.

Based on the foregoing, the proposed project is statutorily exempt from CEQA.

Project Location: 3150, 3160 West 7th Street & 701 – 719 South New Hampshire Avenue

Community Plan Area: Wilshire

Council District: 10 – Wesson

Project Description: The project site is currently improved with the vacant Children’s Institute. The 100 percent affordable proposed project includes the use of an existing three-story building and the construction of a new six-story apartment building. Together the buildings will contain a total of 93 studios, 1 two-bedrooms, and 1 three-bedroom unit. The maximum height of the proposed project will be approximately 85-feet in height and contain approximately 50,626 square feet of floor area, resulting in a proposed floor area ratio (FAR) of 1.7:1. The project will provide a total of 7,204 square feet of open space, consisting of common spaces on ground floor which includes multi-purpose room, learning center/ craft room, and courtyards. The development will provide 93 restricted affordable studio units and two (2) manager’s unit for a total 95 units. As part of the project, 11% of the total units (11 units) will be reserved for Extremely Low Income households, as determined by HCIDLA, and the remaining 82 units will be reserved for Low Income households as determined by HUD or Tax Credit Allocation Committee (TCAC) levels.