



COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles

700 W. Main Street • Alhambra, CA 91801
Tel: 626.262.4511 • TDD: 626.943.3898 • www.lacdc.org

Hilda L. Solis
Mark Ridley-Thomas
Sheila Kuehl
Janice Hahn
Kathryn Barger
Commissioners

March 13, 2018

The Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

1-D March 13, 2018

CELIA ZAVALA
ACTING EXECUTIVE OFFICER

**APPROVAL OF FUNDING AND ENVIRONMENTAL DOCUMENTATION FOR ONE
MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENT LOCATED IN THE CITY OF LOS
ANGELES
(DISTRICT 3) (3 VOTE)**

SUBJECT

This letter recommends that your Board approve a loan of up to \$3,000,000 to fund one affordable multifamily rental housing development. The allocation recommended in this action is for the Casa del Sol project, selected through the Notice of Funding Availability (NOFA) for Affordable Multifamily Rental Housing, Round 23-A, issued by the Community Development Commission (Commission).

IT IS RECOMMENDED THAT THE BOARD:

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the Commission has considered the attached Notice of Exemption for the Casa Del Sol project, which was prepared by the City of Los Angeles as lead agency; and find that this project will not cause a significant impact on the environment.
2. Approve the loan to the recommended developer, A Community of Friends, using up to \$3,000,000 in Mental Health Housing Funds for the Casa del Sol affordable housing development.
3. Authorize the Executive Director, or designee, to negotiate, execute, and if necessary, amend, or reduce the loan agreement with the recommended developer, A Community of Friends, or their Commission-approved designee, and all related documents, including but not limited to documents to subordinate the loan to construction and permanent financing, and any intergovernmental, interagency, or inter-creditor agreements necessary for the implementation of the development,

following approval as to form by County Counsel.

4. Authorize the Executive Director, or designee, to incorporate, as needed, up to \$3,000,000 in Mental Health Housing Funds into the Commission's approved Fiscal Year 2017-2018 budget on an as-needed basis and included in future Fiscal Year budgets accordingly, for the purposes described herein.

5. Authorize the Executive Director to reallocate Commission funding set aside for affordable housing at the time of project funding, as needed and within the project's approved funding limit, in line with project needs, and within the requirements for each funding source.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

As a result of NOFA Round 23-A, a total of 20 projects will be recommended for funding. The first nine projects were approved by your Board on February 20, 2018. The Casa del Sol project is being recommended to your Board for approval at this time. The remaining 10 projects are awaiting local approvals.

The project seeking approval through this action is a multifamily affordable housing development that will provide 44 new housing units, of which 43 units will be set aside for formerly homeless and chronically homeless seniors with a diagnosed mental disability, and one unit for the onsite manager. The project is located in the Sun Valley community of the City of Los Angeles.

Approval is requested to ensure that the housing development project can meet the March 16, 2018 deadline for submitting Low Income Housing Tax Credit and Qualified Residential Rental Project applications to the California Tax Credit Allocation Committee and California Debt Limit Allocation Committee, respectively. The Commission will return to your Board at a later date with separate actions to recommend funding for the remaining projects utilizing the balance of NOFA Round 23-A funding.

FISCAL IMPACT/FINANCING

The recommended loan will provide up to \$3,000,000 in Mental Health Housing Funds. This amount will be incorporated into the Commission's approved Fiscal Year 2017-2018 budget on an as-needed basis and included in future years' budgets accordingly.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On September 12, 2017, a total of \$64,600,000 in Affordable Housing Trust Funds was made available for NOFA Round 23-A for affordable housing construction activities, consisting of \$39,600,000 in County Affordable Housing Funds, of which \$9,200,000 are Measure H Funds, and \$25,000,000 in Mental Health Housing Funds.

Due to an overwhelming demand for \$49,000,000 in Mental Health Housing Funds by 10 qualified projects, on January 16, 2018 the Board approved an increase in NOFA funds to ensure these 10 projects would be financed. This action allowed the Commission to backfill the Mental Health Housing Funds shortfall with a combination of Mental Health Housing Funds initially reserved for a future NOFA and \$9,250,000 in available Affordable Housing Trust Funds.

A total of 20 projects were selected through NOFA 23-A. The first nine projects received board

approval on February 20, 2018. The Casa del Sol project is being recommended for approval at this time. The Commission will return to your Board at a later date with separate actions to recommend awards for the remaining projects utilizing the balance of NOFA Round 23-A funding.

The loan agreement and related documents will incorporate affordability restrictions, target assisted populations, and contain provisions requiring the developer to comply with all applicable federal, state, and local laws. The loan will be evidenced by a promissory note and secured by a deed of trust, with the term of affordability enforced by a recorded regulatory agreement. Approval of this project will leverage approximately \$16.8 million in additional external funding sources, which is more than five times the amount of NOFA 23-A funds invested.

The loan agreement and related documents for this project will reflect the Special Needs set-aside and indicate that the assisted units will be affordable to households earning no more than 30% of the median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for family size, as established by the U.S. Department of Housing and Urban Development. The loan agreement will require that the affordable housing units be set aside for a period of 55 years. Subject to various underwriting requirements, the developer may be required by the Commission or other lenders to create a single asset entity to designate ownership of the project. This “designee” will be a Commission-approved single asset entity created by the developer prior to execution of the loan agreement and all related loan documents.

This letter also recommends that the Executive Director have the authority to reallocate funds set aside for the affordable housing development at the time of project funding to better align project funds with available resources. Any reallocation of funds will be made within the project’s approved funding limit, in line with project needs, and within the requirements for each funding source.

ENVIRONMENTAL DOCUMENTATION

The proposed Casa del Sol project has been reviewed by the Commission pursuant to the requirements of CEQA.

The Casa Del Sol project was determined exempt from the requirements of CEQA by the City of Los Angeles in accordance with CEQA Guidelines Section 15332. The Commission’s consideration of this determination satisfies the requirements of CEQA.

Environmental documentation for the proposed project is attached.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The requested action will increase the supply of Special Needs and affordable housing units in the County of Los Angeles.

The Honorable Board of Commissioners

3/13/2018

Page 4

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Monique King-Viehlend". The signature is written in a cursive, flowing style.

MONIQUE KING-VIEHLAND

Executive Director

MKV:KT:ck

Enclosures

COUNTY CLERK'S USE
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT

CITY OF LOS ANGELES

CITY CLERK'S USE

DOCUMENT FILED City Clerk's Office NS 18-007-PL	No.:	Certified by Ⓢ	Date: 1-23-18
---	------	-------------------	------------------

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 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. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 6 - Martinez
--	----------------------------------

PROJECT TITLE DIR-2017-3457-DB	LOG REFERENCE ENV-2017-3458-CE
-----------------------------------	-----------------------------------

PROJECT LOCATION
10966 and 10970 W. Ratner Street

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: Demolition of an existing approximately 1,068 sq. ft. commercial building and associated site improvements, and construction of a new 4-story apartment building for Special Needs (as defined in Section 51312 of the Health and Safety Code) seniors, providing 43 restricted affordable units and one manager's unit on an approximately 17,500 square-foot site, with 15 parking spaces, 49 bicycle parking spaces, and 4,441 square feet of open space. Approximately 3,430 cubic yards of soil will be graded, and 150 cubic yards will be exported.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
A Community of Friends

CONTACT PERSON: Daniel Rojas	AREA CODE 213	TELEPHONE NUMBER 480-0809	EXT.
------------------------------	------------------	------------------------------	------

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1
Class <u>32</u> (State CEQA Guidelines)		
<input type="checkbox"/> OTHER		

ORIGINAL FILED
 JAN 23 2018

JUSTIFICATION FOR PROJECT EXEMPTION:

Project Description

Demolition of all existing site improvements including an existing, approximately 1,068 sq. ft. commercial building and associated surface parking lot, bank porte cochere, walls, fences, and curbs, and the construction, use, and maintenance of a new 4-story apartment building for Special Needs (defined in Section 51312 of the Health and Safety Code) seniors (defined in Section 12.22.A.25(b) of the LAMC), constructed to a maximum height of 47 feet (and a maximum height of 44 feet within 50 to 99 feet of a lot within the R1 Zone), providing 43 restricted affordable units (7 Very Low income and 36 Low income) and one manager's unit, on an approximately 17,500 square-foot site, with 15 parking spaces, 49 bicycle parking spaces, and 4,441 square feet of open space. Approximately 3,430 cubic yards of soil will be graded, and 150 cubic yards will be exported. Three non-protected on-site trees will be removed as a part of the proposed project.

The requested entitlement for the 100 percent affordable project is for a zero percent Density Bonus with three on-menu affordable housing incentives, in order to permit a 15 percent reduction in the required (southerly) side yard, providing a 6-foot side yard in lieu of the otherwise required 7-foot side yard; an 11-foot increase in building height, permitting a 44-foot tall building in-lieu of the otherwise maximum permitted building height of 33 feet (for that portion of the building located within 50 to 99 feet of a lot within the R1 Zone), and; a floor area ratio (FAR) of 2.74 in lieu of the otherwise maximum permitted FAR of 1.5:1, in exchange for setting aside seven units for Very Low Income Seniors, and 36 units for Low Income Seniors. As a project which is characterized as an infill development, the project qualifies for a Categorical Exemption under State CEQA Guidelines, ("CEQA Guidelines") Article 19, Section 15332 (In-Fill Development Projects).

CEQA Determination – Class 32 Categorical Exemption Applies

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following five applicable conditions: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services.

(a) The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.

The proposed project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations. The 17,500 square foot site is currently developed with a 1,068 sq. ft. commercial building and associated surface parking lot. The site is zoned [Q]C2-1L-CDO-CUGU and has a General Plan Land Use Designation of Community Commercial, which allows both commercial and multi-family residential land uses. Footnote 3 of the Sun Valley-La Tuna Canyon Community Plan limits development to 6 stories. The C2 Zone, a corresponding zone to the Community Commercial land use designation, permits R4 Zone development. As such, the proposed 44 units of apartment housing would be permitted within the C2 Zone, pursuant to the area requirements of the R4 zone (i.e., 1 dwelling unit/400 sq. ft.). The [Q] on the Zone applies to commercial projects, requiring façade articulation, establishing building frontage requirements, regulating signage, and prohibiting auto related uses. However, as the proposed project is not commercial development, these conditions would not apply. The 1L height district on the subject property's zone restricts building height to a maximum of 6 stories and 75 feet, and FAR to a maximum of 1.5:1. The transitional height requirements of the Code limit building height to 33 feet on that portion of the proposed project located within 50 to 99 feet of the R1 Zone, to the south of the site. Setback requirements of the C2 zone include 0-foot front, 7-foot side, and 16-foot rear yards. The proposed project includes a 4-story building constructed to a height of 44 feet, a FAR of 2.74:1, and a westerly side yard of 6-feet. However, the applicant has requested incentives through the Density Bonus Ordinance to allow a reduced westerly side yard, increased building height, and increased FAR in order to permit the proposed project, in exchange for providing 100 percent restricted affordable units. The applicant also qualifies for a parking ration of 0.3 spaces per unit, pursuant to AB 744, by providing a 100 percent affordable development consisting solely of rental units for special needs people, having unobstructed access within ½ mile to a fixed route bus service (i.e., Rapid Bus 794, and Local Bus Lines 94, 152, 162, 163, 169, and 222) that operated at least 8 times per day, exclusive of the manager's unit. The project meets all other development regulations of the Zone including open space and landscaping. ZI-2305 Sun Valley Community Design Overlay District (CDO) applies to the subject property, however a clearance is not required for development of solely residential units. ZI-2458 Clean Up Green Up (CUGU) Supplemental Use District is also applicable to the site, but the proposed project is not an industrial-type project, and as such it does not meet applicable qualifying criteria. Thus, the project is not subject to the requirements of CUGU. Consistent with the Community Plan, the proposed 44-unit apartment development, which provides seven (7) units for Very Low Income Seniors and 36 units for Low Income Seniors, adds new, multi-family housing to Los Angeles' housing supply, in a neighborhood which is conveniently located to a variety of community services. As shown in Table 1 (attached), the proposed project is consistent with applicable policies of the Sun Valley – La Tuna Canyon Community Plan.

(b) The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses.

The proposed development is wholly within the City of Los Angeles on a 0.4 acre site (i.e., less than five acres). The project site is entirely surrounded by urban uses, which include 2- and 3-story apartment buildings, surface parking lots, an institutional use, and commercial uses. Specifically, the uses immediately adjacent to the northeast include a 3-story apartment building and a United States post office building in the [Q]C2-1L-CDO-CUGU Zone; surface parking lots across W. Ratner Street to the north in the [Q]R3-1VL-CDO-CUGU Zone; a bank to the west across W. Ratner Street in the [Q]C2-1L-CDO-CUGU Zone; surface parking lots, a Denny's restaurant, and a check cashing business to the southwest in the [Q]C2-1L-CDO-CUGU Zone, and; a 2-story apartment building to the south and east in the R3-1-CUGU Zone.

(c) The project has no value as habitat for endangered species, rare, or threatened species.

The project site and surrounding area is fully developed with urban uses, including residential, commercial, and surface parking lot development, as further described in the above response (b), and is proximate to the commercial corridors along Vineland Avenue and San Fernando Road, and other employment centers. The project site does not contain any natural open space areas that would provide habitat for native plants or animals, and has no value as a habitat for endangered, rare or threatened species. A total of three non protected trees are located on the

subject property, and will be removed as a part of the proposed project. As no protected tree species will be removed, no impact will result.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

As identified in the Department of Transportation (DOT) Referral Form dated September 22, 2017, the project does not exceed established thresholds for analysis, and no traffic study or Memorandum is required. As such, significant traffic impacts would not result. DOT established these thresholds after conducting extensive analysis of the type, density, and intensity of development that has the potential to cause direct, indirect, and cumulative impacts on traffic. Based upon that analysis, DOT has determined that projects falling below established thresholds are not anticipated to cause significant impacts to traffic. With regard to air quality, the proposed project will have less than 80 residential units and involves less than 20,000 cubic yards of soil export, which is the Department's interim air quality screening criteria used to identify projects which have the potential to generate criteria pollutants in excess of established SCAQMD (construction or operational) thresholds. In addition, the project will be required to comply with the LADBS Good Neighbor Construction Practices, which include code required measures applicable to construction vehicle staging/parking, delivery of construction materials, routine street closures, street sidewalk work, construction noise, construction debris clean-up, storage of building materials, and permitted construction hours, all of which will minimize the negative impacts of construction on the surrounding community. The project will be subject to Regulatory Compliance Measures ("RCM"), which require compliance with the City of Los Angeles Noise Ordinance, which includes regulations specifically pertaining to demolition and construction noise, and noise generated from stationary equipment. The project will also be required to comply with RCM's pertaining to pollutant discharges, dewatering, and stormwater control requirements, including implementing Best Management Practices for stormwater runoff. These RCMs will ensure there are no significant impacts related to air quality, noise and water quality.

(e) The proposed project has been reviewed by City staff, and can be adequately served by all required utilities and public services.

The project site will be adequately served by all required public utilities and services, given that the site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los Angeles Unified School District, Los Angeles Public Library, and other public services. These utilities and public services have continuously served the neighborhood for more than 50 years. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required of all projects, it can be anticipated that the proposed project will not create any impact on existing utilities and public services through the net addition of 44 dwelling units. In addition, the project proposes to meet the minimum standards required for Leadership in Energy and Environmental Design (LEED) Gold certification. Features would include solar photovoltaic (PV) systems on the roof, a solar thermal water heating system, drought-tolerant landscaping, and ENERGY STAR appliances. These features would be consistent with local and Statewide goals and policies, including the City of Los Angeles Air Quality Element and the Southern California Association of Governments' 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, aimed at reducing the generation of GHGs.

Based on the facts herein, it can be found that the project meets the qualifications of the Class 32 Exemption.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.

The City has further considered whether the proposed project is subject to any of the six exceptions set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the following reasons:

A. Location. *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

This exception is not applicable as the proposed project does not rely on Classes 3, 4, 5, 6, or 11.

B. Cumulative Impact. *The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.*

Based on a review of databases including the City of Los Angeles Department of City Planning Zone Information

Map Access System (ZIMAS), for nearby case approvals(<http://zimas.lacounty.org/>), the Los Angeles Department of Building and Safety (LADBS) for recently issued permits, and Navigate LA for other entitlements requested on property in the surrounding area, one approval (VTT-73712) was granted on August 3, 2016, for a 48 lot small-lot subdivision on an approximately 1.4 acre site located approximately 400 feet northeast of the subject property, on the west side of San Fernando Road between Sunland Boulevard and W. Ratner Street. However, mitigation measures addressing impacts to aesthetics, tree removal, noise (including construction noise), public services, safety hazards, and traffic are required as a part of this approval, and a majority of required public improvement work would be expected to occur along San Fernando Road. A new 9-unit apartment building was also recently constructed immediately adjacent to the northeast. However, this work was recently completed, and as such, would not be ongoing at the time the proposed project is constructed. In addition, construction of both the proposed project and the proposed 48 single-family small lot homes to the northeast will be required to comply with the LADBS Good Neighbor Construction Practices, which include code required measures applicable to construction vehicle staging/parking, delivery of construction materials, routine street closures, street sidewalk work, construction noise, construction debris clean-up, storage of building materials, and permitted construction hours, all of which will minimize the negative impacts of construction on the surrounding community. Therefore, the cumulative impact of successive projects of the same type in the same place, over time, would not be significant.

C. Significant Effect Due To Unusual Circumstances. *This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.*

Based on a review of the data reported on the Department of City Planning's ZIMAS for the subject property, the site is not located within a Very High Fire Hazard Severity Area, Coastal Zone, Farmland, or within a Flood Zone or Watercourse. In addition, the site is not located within or proximate to a Methane Hazard site, a High Wind Velocity area, Oil Wells, a Special Grading Area (Bureau of Engineering Basic Grid Map A-13372), a Preliminary Fault Rupture Study Area, or an area prone to Liquefaction, Landslide or Tsunami. The project site is located within 0.73 kilometers of the Verdugo fault, but is not located within the Alquist-Priolo Fault Zone. Specific RCMs in the City of Los Angeles regulate the grading and construction of projects, and will require the submittal of a Geology and Soils Report, which is reviewed by the Department of Building and Safety, and includes conditions of approval that are documented in the Soils Report Approval Letter which must be followed. As shown on the plans submitted with the applicant's request, as well as in the Environmental Assessment Form prepared for the proposed project, all lighting will be low-level to provide security and accent the building's architectural features, glare-free, directed on-site, and shielded from adjacent uses. In addition, the RCMs require that design and construction of the building must conform to the California Building Code. These RCMs are enforced by the Department of Building and Safety, and will reduce any impacts from the specific environment on the project. The project site is indicated for the Urban Agricultural Incentive Zone, however the applicant is not proposing to dedicate the site to an urban agricultural use.

As stated above in the response to (a) above, the Sun Valley Community Design Overlay District (CDO) (ZI-2305) applies to the subject property, however, a clearance is not required for development of solely residential units; the Clean Up Green Up (CUGU) Supplemental Use District (ZI-2458) is also applicable to the site, but the proposed project is not an industrial-type project and as such it does not meet applicable qualifying criteria. While ZI-2374 Los Angeles State Enterprise Zone applies to the subject property, the applicant is not proposing to utilize any of the incentives associated with this designation. ZI-2355, Environmental Justice Improvement Area, applies to the subject property, however this designation regulates industrial projects and the proposed project is a multi-family development. ZI-2452 Transit Priority Areas also applies to the subject project, which summarizes the requirements of SB 743 and states that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment for certain types of development including residential, such as the proposed project. As such, any aesthetics or parking impacts of the proposed project would not result in a significant impact on the environment. The Sun Valley Streetscape Plan is not applicable because improvements are not proposed within the public right-of-way, and no dedication is required. The project site is located within 500 feet of Roscoe Elementary School and Sun Valley Park, but neither of these locations would be expected to be significantly impacted by construction-related traffic, as Vineland Avenue/Sunland Boulevard and San Fernando Road, both designated Avenue I, would be expected to be used for trips to-and-from the site, and primary access to both of these facilities is not taken from either of these routes. Thus, the project will not have a significant effect on the environment due to unusual circumstances and this exception does not apply.

D. Scenic Highways. *This exception applies when, although the project may otherwise be exempt, there may be damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

According to Appendix B of the City of Los Angeles Mobility Plan 2035, the subject site is not designated as a Scenic Highway, nor are there any designated Scenic Highways located near the project site. Based on this, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

E. Hazardous Waste Sites. *Projects located on a site or facility listed pursuant to California Government Code 65962.5.*

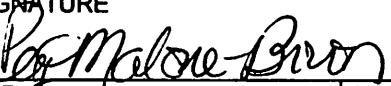
Based on a review of the California Department of Toxic Substances Control "Envirostor Database" (<http://www.envirostor.dtsc.ca.gov/public/>), no known hazardous waste sites are located on or proximate to the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

F. Historical Resources. *Projects that may cause a substantial adverse change in the significance of an historical resource.*

Based on the City's HistoricPlacesLA website (<https://preservation.lacity.org/survey/historic-places-la>) and SurveyLA (<https://preservation.lacity.org/survey/la-findings-and-reports>), the citywide survey of Los Angeles, the project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. In addition, it was not found to be a potential historic resource based on communications dated September 26, 2017 received from the Office of Historic Resources. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

In conclusion, since the project meets all of the requirements of the categorical exemption set forth at CEQA Guidelines, Section 15332, and none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from the requirements of CEQA.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 		TITLE City Planning Associate		DATE 1-8-18	
FEE \$2,280.00		RECEIPT NO. 0202299106		REC'D. BY Dennis Chu	
				DATE 3/4/2016	

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

NAME (PRINTED)

SIGNATURE

DATE

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as DIR-2017-3457-DB


Department Representative

Table 1

Plan Objectives	Project Consistency
1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.	Consistent. The Project would add 44 units of housing for special needs seniors within the Sun Valley–La Tuna Canyon Community Plan planning area.
1-2: To locate new housing in a manner which reduces trips and makes it accessible to services and facilities.	Consistent. Implementation of the Project would provide housing for special needs seniors in the same location a commercial building and surface parking lot used to exist. No increase in traffic or trips above DOT thresholds would occur, and the Project would not negatively impact the level of service at surrounding intersections. Additionally, there is easy access to major roadways and freeways.
1-3: Preserve and enhance the varied and distinct character and integrity of existing single and multiple family neighborhoods.	Consistent. This is a mixed-use neighborhood containing multifamily and single-family residences, as well as commercial uses, as defined by the Sun Valley–La Tuna Canyon Community Plan. The Project would provide housing for special needs seniors, and would be designed to complement the surrounding developments to preserve the existing character of the neighborhood. The Project would be compatible with the surrounding multiple-family and commercial land uses, and would be located in an area that is adequately served by public services and utilities. As such, the Project is consistent with the Community Plan.
1-6: To limit the intensity and density in hillside areas to that which can reasonably be accommodated by infrastructure and natural topography.	Not Applicable. The Project site is not located in a hillside area.
4-1: To protect the resources of the Plan area for the benefit of the residents and of the region by preserving existing open space and, where possible, acquiring new open space.	Consistent. The proposed Project would not remove existing recreational areas, parks, or open space areas. The Project would replace a single-story commercial building and surface parking lot on a site that is flat. Further, the Project proposes community space and open space areas, such as courtyards.
13-1: To comply with Citywide performance standards for acceptable levels of service (LOS) and insure that necessary road access and street improvements are provided to accommodate traffic generated by all new development.	Consistent. The Los Angeles Department of Transportation (LADOT) has a minimum traffic impact analysis threshold (typically 500 daily trips or 42 peak-hour trips). The proposed Project would replace a single-story commercial building and surface parking lot with 44 residential units. As shown in the LADOT Referral Form dated September 22, 2017 prepared for the proposed project, the anticipated project trip generation would not exceed established LADOT thresholds. Accordingly, the proposed Project would not have a significant effect on the LOS at nearby intersections.
15-1: Provide parking in appropriate locations in accord with Citywide standards and community needs.	Consistent. The proposed project is a 100 percent affordable rental special needs project (as defined in Section 51312 of the Health and Safety code), which has unobstructed access within ½ mile to fixed bus route service that operates at least eight times daily, and as such the city may not impose a parking requirement in excess of 0.3 spaces per unit. The project would provide 15 parking spaces for residents and guests in conformance with the requirements of AB 744. On-street parking is also available within the project site vicinity.
16-1: To ensure that the Plan Areas significant cultural and historical resources are protected, preserved and/or enhanced.	Consistent. The Project site does contain any cultural or historic resources. The existing commercial building, built in 1982, does not meet the eligibility criteria for listing in the National Register of Historic Places or the California Register of Historical Resources, or as a City of Los Angeles Historic-Cultural Landmark.