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CITY ENGINEER

1149 S. BROADWAY, SUITE 700  
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

October 22, 2018

The Honorable Herb J. Wesson, Jr.  
President  
Los Angeles City Council

c/o Holly L. Wolcott  
City Clerk  
City Hall Room 360

**1920 WEST 3<sup>RD</sup> STREET TENANT IMPROVEMENT PROJECT (CF 18-0941)  
CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION (NOE)**

Dear President Wesson and Honorable Members:

On October 22, 2018, the Homelessness and Poverty Committee waived consideration of an October 3, 2018 motion, relative to the improvement of the above-referenced building for the temporary use as an emergency shelter for those experiencing homelessness.

**RECOMMENDATION**

Find that 1920 West 3<sup>rd</sup> Street Tenant Improvement Project, which allows the use of the Los Angeles Mission-owned building as a temporary shelter, is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301, Class 1(a) and under the City of Los Angeles CEQA Guidelines, Art. III, Sec. 1, Class 1(1)(14). Refer to the attached NOE.

If you have any questions, please contact Allan Kawaguchi at (213) 485-4687.

Sincerely,

Gary Lee Moore, PE, ENV SP  
City Engineer

GLM/AK/mem

C:\Users\53614\Desktop\Transmittal to Council 1920 West 3rd Street CEQA NOE 181022.doc

Attachment



COUNTY CLERK'S USE

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**NOTICE OF EXEMPTION**  
(Articles II and III – City CEQA Guidelines)

CITY CLERK'S USE

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 1149 S. Broadway, MS 939 Los Angeles, CA 90015	<b>COUNCIL DISTRICT</b> 1
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<b>PROJECT TITLE:</b> 1920 West 3 <sup>rd</sup> Street Tenant Improvements	CIP No. W.O. E1908441	<b>LOG REFERENCE</b>
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<b>PROJECT LOCATION:</b> 1920 West 3 <sup>rd</sup> Street, Los Angeles, CA 90057	T.G. 634 C2
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**DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:**

The project includes tenant improvements and temporary use of a Los Angeles Mission-owned, 6,271-square foot (SF) two story commercial building as a homeless shelter site for up to 36 months, with a maximum 180-day stay per user. The shelter will be equipped with 30 beds; may include office and support services, hygiene services (showers, lavatories, toilets) and laundry facilities. The site will be continuously staffed. The purpose of the project is to both aid the homeless population and improve public access to nearby public sidewalks and businesses. The temporary project use is allowed under current C2-1 zoning. The project is consistent with City of Los Angeles General Plan as the goal is to improve access to the public realm. Project beneficiaries include the homeless community, the surrounding Westlake community and local businesses.

<b>CONTACT PERSON</b> Maria Martin	<b>TELEPHONE NUMBER</b> (213) 485-5753
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<b>EXEMPT STATUS: (Check One)</b>	<b>CITY CEQA GUIDELINES</b>	<b>STATE CEQA GUIDELINES</b>
<input type="checkbox"/> MINISTERIAL	Art. II, Sec. 2.b	Sec. 15268
<input type="checkbox"/> DECLARED EMERGENCY	Art. II, Sec. 2.a(1)	Sec. 15269(a)
<input type="checkbox"/> EMERGENCY PROJECT	Art. II, Sec. 2.a(2)	Sec. 15269(b)(c)
<input type="checkbox"/> GENERAL EXEMPTION	Art. II, Sec. 1	Sec. 15061(b)(3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION*	Art. III, Sec. 1 Class 1(1)(14)	Sec. 15301(a)
<input type="checkbox"/> STATUTORY*	Art. _____	Sec. _____

\* See Public Resources Code Sec. 21080 and set forth state and city guidelines provisions.

**JUSTIFICATION FOR PROJECT EXEMPTION:**

The project is categorically exempt pursuant to CEQA Article 19, Section 15301 Class 1(a) *Existing Facilities*. The project is also categorically exempt under the *City of Los Angeles CEQA Guidelines*, Art. III, Sec. 1, Class 1(1)(14) *Existing Facilities*. None of the limitations set forth in State CEQA Guidelines 15300.2 apply (see attached narrative).

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

<b>SIGNATURE:</b>  Maria Martin	<b>TITLE:</b> Environmental Affairs Officer Environmental Management Group	<b>DATE:</b>
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<b>FEE:</b> \$75.00 _____	<b>RECEIPT NO.</b>	<b>REC'D BY</b>	<b>DATE</b>
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## CATEGORICAL EXEMPTION NARRATIVE

### I. PROJECT DESCRIPTION (Continued)

The project site is located in the Westlake Community Plan area of Los Angeles within Council District 1 (CD 1). The intersection of Alvarado Street and 3<sup>rd</sup> Street is located to the northwest, approximately 545 feet away. The project site is approximately 0.7 mile southwest of U.S. Route 101 (101 Hollywood Freeway) and is bounded by, Bonnie Brae Street to the east and Westlake Avenue to the west, 3<sup>rd</sup> Street to the north, and 6<sup>th</sup> Street to the south, as shown in *Figure 1. Project Location Map*. The address is 1920 West 3<sup>rd</sup> Street, (Assessor's Parcel No. [APN] 515-4027-036). This lot is a portion of a parcel composed of two lots. The site is irregularly shaped and is surrounded by commercial uses to the east, west, north, and south. The subject site is zoned C2-1 with a land use designation of Highway Oriented Commercial.

The nature of the project is to provide: 1) overnight shelter facilities and support for the local homeless community and 2) to improve public access to sidewalks and local businesses. To accomplish this, the project will provide a temporary bridge housing facility that includes beds; and may include living space, food, homeless persons' storage, restrooms, laundry, and showers. Case management may be provided to help the user move toward a transition from living on the streets to living in transitional and permanent housing.

The project includes the tenant improvements for an internal remodel and a temporary use of a Los Angeles Mission-owned, 6,271-square foot (SF) two-story commercial building. Tenant improvements include interior paint (walls and trim), electrical panel service increase, electrical wires rework to meet current code; heating, ventilation, and air conditioning (HVAC), flooring, door, lighting, and cabinet replacements; window restoration, Fire, Life Safety system replacement. The City would lease the facility for use as a bridge housing homeless shelter for the local homeless community. The shelter will be equipped with 30 beds; may include office and support services, hygiene services (showers, lavatories, toilets) and laundry facilities. There will be no change in the permitted occupancy or use. The facility has no on-site parking, but it is surrounded with street parking. The site is located within 0.5 mile of the MacArthur Park Metro Red Line station and the nearest bus stop is located on the corner of Bonnie Brae and 3<sup>rd</sup> Street, approximately 177 feet from the site. The project site will be operated by the Los Angeles Homeless Services Authority, or other City vendor. The facility will be continuously staffed with security and provided with directional security lighting. The facility will have a full staff during operational hours. The project use is allowed under current Highway Oriented Commercial (C2-1) zoning and land use designation. The project is consistent with the City of Los Angeles General Plan.

### II. PROJECT HISTORY

In the City and County of Los Angeles, the presence of the unsheltered homeless population has been growing over the years, as well as homeless encampments. Because of this, in some areas of the city, access to public places, access routes, and businesses

have been hindered, and although there are a growing number of support services to help the homeless find their way off the streets, more services are needed. The latest homeless count in Council District 1 was completed by the Data and Research Unit of LAHSA. See *Table 1 - Homeless Population Count, Council District 1* for the homeless population count prepared by this Unit on April 8, 2018 for the project site and for various radii from the site. (Ref. 1)



<b>Table 1. Homeless Population Count, Council District 1</b>	
<b>Sheltered</b>	283
Unsheltered	2,169
<b>Total</b>	<b>2,452</b>

Over the years, as the homeless population grew, other similar services to that of the project have developed in the general area (within 5 miles) of the proposed project, some are listed in the Homeless Shelter Directory (Ref. 2)

- 1) Good Shepherd Center for Homeless Women - 267 Belmont Ave Los Angeles, California 90059 - Good Shepherd Center for Homeless Women is a transitional housing residence.
- 2) New Economies for Women, 303 Loma Drive, Los Angeles 90017 - New Economics for Women seeks to approach the realization of our mission by being consistently on the cutting edge of holistic strategies that create sustainable economic and generational prosperity for the community, including Latinas and their families.
- 3) Hawkes Transitional Residence 1640 Rockwood St, Los Angeles, CA 90026 - The mission of Good Shepherd Center for Homeless Women and Children is to empower women and their children to move from homelessness to self-sufficiency, through housing, employment and support services offered with dignity and love.
- 4) Angels Flight Shelter, A Program of Catholic Charities of Los Angeles Inc. - 2905, 357 S Westlake Ave, Los Angeles, CA 90057.
- 5) Homeless Health Care Los Angeles – 2330 Beverly Blvd., Los Angeles, CA 90057 - Founded in 1985, Homeless Health Care Los Angeles has helped more than 190,000 of the most marginalized and impoverished individuals and their families in Los Angeles through medical, behavioral health and quality of life services.

The above services are local and provide similar services as those of the proposed project, such as educational and vocational support, training, job placement, hygiene, housing referrals, etc.

**III. ENVIRONMENTAL REVIEW**

**Basis for Categorical Exemption**

A Project qualifies for a categorical exemption pursuant to *CEQA Guidelines Section 15301 Class 1* and *City CEQA Guidelines, Article III, Class 1, Existing Facilities*, if it consists of

the minor alteration of existing public or private structures, facilities, mechanical equipment, involving negligible or no expansion of use beyond that existing. *CEQA Section 15301 Class 1(a)* includes interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. *City CEQA Guidelines, Article III, Class 1(1)* includes interior alterations involving remodeling or minor construction where there will be negligible or no expansion of use. *Class 1(14)* includes issuance of any lease to use an existing structure or facility involving negligible or no expansion of use. This project involves tenant improvements to the inside of an existing commercially zoned homeless shelter that will not change the permitted occupancy or use, and the bed count will remain the same as what existed previously.

**Consideration of Potential Exceptions to use of a Categorical Exemption**

The State CEQA Guidelines (CCR Sec 15300.2) limit the use of categorical exemptions in the following circumstances:

**1. Location.** Exemption 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 impact on the environment may be significant in a particularly sensitive environment. Therefore, these classes are considered to apply all instances, except where the project may have an 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. The project is exempt under Class 1 (existing facility), therefore, this exception has no application here.

**2. Cumulative Impact.** This exception applies when, although a particular project may not have a significant impact, the cumulative impact of successive projects of the same type in the same place, over time is significant. This project consists of interior tenant improvements that require minimal construction equipment and vehicles. As such this project would not contribute to cumulatively significant impacts. Therefore, this exception has no application here.

**3. Significant Effect.** 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.

**PARKING**

**ZI- 2374 – Los Angeles State Enterprise Zone**

Enterprise Zones are specific geographic areas designated by City Council resolution, and have received approval from the California Department of Commerce under either the Enterprise Zone Act Program or Employment and Economic Incentive Act Program. The Federal, State and City governments provide economic incentives to stimulate local investment and employment through tax and regulation relief and improvement of public services. The project does not include parking spaces and does not need to utilize a lower parking ratio that is allowed in an Enterprise Zone because the project is a tenant improvement for an internal remodel so the occupancy rate is not changing and there will be no expansion of use. Also, the project is located 0.5 mile from a Regional Transportation system and 177 feet from a local bus stop. Furthermore, the zoning of the project site does not include a special height district. As such, this project is consistent

with the applicable Enterprise Zone designation and regulations.

**ZI – 2452 Transit Priority Area (TPA) in the City of Los Angeles**

The project is an existing commercially zoned homeless shelter located within a TPA, but is not a residential, mixed-use residential, or employment center project and based on this, the project is not subject to certain TPA-specific exemptions for aesthetics and parking. The closest transit stop is at the corner of Bonnie Brae Street and 3<sup>rd</sup> Street, approximately 177 feet west of the project site. The project site is approximately 0.5 mile from a major transit stop located at the MacArthur Park Metro Red Line Station directly southeast of the site. There are no land use regulations found in the Los Angeles Municipal Code (LAMC) or the City’s General Plan that specifically require the need to address the project’s visual resources, aesthetic character, shade and shadow, and light and glare impacts, and thus even if TPA could be applied, additional planning analysis would not be needed. As such, this project is consistent with the applicable TPAs designation and regulations.

There are no unusual circumstances known to this office. Therefore, this exception has no application here.

**4. Scenic Highway.** A categorical exemption shall not be used for a project, which may result in 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. The proposed project is not within a state designated scenic highway or within sight of any state designated scenic highway. Therefore, this exception has no application here.

**5. Hazardous Waste Site.** This exception applies when a project is located on a site listed as a hazardous waste site under Government Code Section 65962.5. As of September 6, 2018, the project site was not on any such list. Therefore, this exception has no application here.

**6. Historical Resources.** This exception applies when a project may cause a substantial adverse change in the significance of a historical resource. The project involves the tenant improvement for an interior remodel of an existing commercial homeless shelter. Therefore, this project will not cause an adverse change in the significance of a historical resource. Therefore, this exception has no application here.

Based on the described consideration of potential adverse environmental impacts and consideration of exceptions to using a categorical exemption, no adverse environmental impacts are anticipated and no exceptions, as listed above, apply to this project.

**REFERENCES**

1. Los Angeles Homeless Services Authority. *Search of Homeless Population Density for CD 1 Temporary Bridge Housing*, September 6, 2018
2. Los Angeles Homeless Services Authority. Online search of LAHSA statistics for CD 1, September 6, 2018.