

FINDINGS

General Plan/Charter Findings

1. **General Plan Land Use Designation.** The Project Site, 1424 North Deepwater Avenue, is located within the Wilmington – Harbor City Community Plan, which was last updated by the City Council on July 14, 1999. The site is a rectangular-shaped site comprised of one (1) lot and 56,060 square feet of lot area. The Community Plan designates the site with a land use designation of Low Residential, which lists RE9, RS, R1, RU, RD6, and RD5 as corresponding zones.

As recommended, the amendment would re-designate the Project Site to the General Commercial land use designation, which lists the following corresponding zones: C1.5, C2, C4, RAS3, and P. The Community Plan also contains a Footnote No. 7 which restricts General Commercial land uses to “the use and area provisions of the RD1.5 zone”. Under the General Plan Amendment, the applicant has requested to be excluded and exempted from the provisions of Footnote No. 7 so that the project is no longer restricted to the RD1.5 use and area provisions. The recommended change to the Zone to C2-1XL-O-CUGU for the site would be consistent with the adoption of the recommended Plan Amendment and would be in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Wilmington – Harbor City Community Plan.

2. **Charter Finding – City Charter Finding 555.** The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic, or physical identity.

The Project Site is located within the Wilmington – Harbor City Community Plan area, approximately 230 feet from the northwestern corner of the intersection of Eubank Avenue and Pacific Coast Highway. Pacific Coast Highway is a commercial corridor that extends from the 110 Freeway on the west to Eubank Avenue to the east, and provides access to the industrial district that comprises the northeasterly portion of the Community Plan area. The Project Site is directly north of the Pacific Coast Highway commercial corridor, with the southerly abutting property zoned [Q]C2-1VL-O-CUGU and developed with public storage facilities. Neighboring properties further north and to the west are zoned R1-1XL-O-CUGU and developed with single-family homes built primarily in the 1960s fronting along Deepwater Avenue and Seagrove Avenue which dead-end at a cul-de-sac north of the site. The Project Site has its own physical identity in that it is vacant in an otherwise developed neighborhood. The site contains seven (7) oil wells that were plugged and abandoned in the 1990s per DOGGR records, and one (1) of the wells will require re-abandonment to meet current standards. The Project Site is currently vacant, and has not been previously developed per building permit records. The ability to develop the vacant site is limited, as the existing R1-1XL-O-CUGU zoning would permit only 11 dwelling units. The amendment and zone change would allow development of the site with 56 dwelling units, which would include 55 dwelling units set aside as Restricted Affordable Units for Very Low Income households. The project is only proposing 56 dwelling units at a rate of one dwelling unit per 1,000 square feet of lot area, which is appropriate as a transition to the single-family residential neighborhood. The project will therefore serve as a buffer between the single-family residential neighborhood on the north and the commercial uses to the south.

3. **Charter Finding – City Charter Finding 556.** When approving any matter listed in Section 558, the City Planning Commission and the Council shall make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General

Plan. If the Council does not adopt the City Planning Commission's findings and recommendations, the Council shall make its own findings.

The Project Site is located within the Wilmington – Harbor City Community Plan area, which is one of 35 community plans that the Land Use Element of the General Plan is comprised of. The Community Plan designates the site with a land use designation of Low Residential, which lists RE9, RS, R1, RU, RD6, and RD5 as corresponding zones. The site is presently zoned R1-1XL-O-CUGU, which is consistent with the existing land use designation.

As recommended, the amendment would re-designate the Project Site to the General Commercial land use designation, and would amend Footnote No. 7 to clarify that the footnote limiting the development to the use and provisions of RD1.5 zone does not apply to the Project Site. The amendment of the land use designation and footnote, in conjunction with the recommended zone change to C2-1XL-O-CUGU, would allow the development of the site with a new affordable housing project.

The site is located within an area that is designated and zoned for a variety of uses including Low Residential (R1-1XL-O-CUGU), Low Medium I Residential ([Q]R2-1XL-O-CUGU), General Commercial ([Q]C2-1VL-O-CUGU), Open Space (OS-1XL-CUGU, OS-1XL-O-CUGU), and Light Manufacturing ([T][Q]MR2-1VL-CUGU) within a 500-foot radius from the subject site. The adjoining property to the south has frontage along the north side of Pacific Coast Highway, and is zoned [Q]C2-1VL-O-CUGU and developed with a public storage facility with structures ranging from 1 to 2 stories in height. The adjoining property to the north is an 11-foot wide strip of vacant land that is under separate ownership and fenced off from Eubank Avenue. Neighboring properties further north and to the west are zoned R1-1XL-O-CUGU and developed with single-family homes fronting along Deepwater Avenue and Seagrove Avenue which dead-end at a cul-de-sac north of the site. Across Eubank Avenue to the east is the Wilmington Cemetery on an OS-1XL-CUGU zoned lot, and across Pacific Coast Highway to the south is The Banning Residence Museum and Wilmington Senior Citizen Center on an OS-1XL-O-CUGU zoned lot. Other surrounding properties across the intersection of Eubank Avenue and Pacific Coast Highway and O Street to the southeast are zoned [Q]R2-1XL-O-CUGU and improved with multi-family and single-family residences ranging from 1 to 2 stories in height. Properties further north along Eubank Avenue are zoned [T][Q]MR2-1VL-CUGU and improved as shipping container storage. Other neighborhood-serving uses within a quarter-mile radius of the subject site include the Phineas Banning Senior High School, commercial retail, fast food restaurants, and a church. The project is also within close proximity to the Torrance Bus Lines 3 and R3, LADOT DASH Wilmington Bus Line, and Metro Bus Line 246.

Per California Department of Conservation, Division of Oil, Gas and Geothermal Resources ("DOGGR") records, the site contains seven (7) oil wells that were plugged and abandoned in the 1990s; one (1) of the wells will require re-abandonment to meet current standards. The Project Site is currently vacant, and has not been previously developed per building permit records. The site was previously cited for on-site trailers being used as habitable buildings, storage of motor homes, trailers, cars and equipment.

The ability to develop the vacant site is limited, as the existing R1-1XL-O-CUGU zoning would permit only 11 dwelling units. The amendment and zone change would allow development of the site with 56 dwelling units, which would include 55 dwelling units set aside as Restricted Affordable Units for Very Low Income households. As further discussed in Finding Nos. 5 through 12, the amendment of the land use designation would be consistent with the purpose, intent, and provisions of the General Plan.

4. **Charter Finding – City Charter Finding 558.** The proposed Amendment to the Central City Community Plan will be in conformance with public necessity, convenience, general welfare and good zoning practice.

The recommended amendment to the Wilmington – Harbor City Community Plan would re-designate the land use designation of the Project Site from Low Residential to General Commercial, and would amend Footnote No. 7 to clarify that the footnote limiting the development to the use and provisions of RD1.5 zone does not apply to the Project Site. In conjunction with the recommended amendment, the recommended zone change from R1-1XL-O-CUGU to C2-1XL-O-CUGU would allow the development of the Project Site to a 56-unit affordable housing project.

Public Necessity, Convenience, and General Welfare

The Project Site has a land use designation of Low Residential and is zoned R1-1XL-O-CUGU, which would limit development to only 11 dwelling units on the subject site. The site is currently vacant, and has not been previously been developed per building permit records.

The Project proposes to develop the vacant and undeveloped site into a 56-unit affordable housing project, which would include 55 dwelling units set aside as Restricted Affordable Units for Very Low Income households, and provide supportive services to its residents. As the existing land use designation and zone would only permit 11 dwelling units, the amendment is necessary to permit the development of the site for the affordable housing project as proposed.

On April 8, 2015, Mayor Eric Garcetti released the Sustainable City pLAN, a roadmap to achieve short-term results while setting the path to strengthen the transformation of the City in the decades to come. As part of the plan, the Mayor set forth a goal of creating 100,000 new housing units by 2021. The plan highlights the need to minimize the loss of affordable housing and the need to increase the production of affordable housing. The amendment would allow the site to be developed and to provide 56 additional units to the housing market. The Project would be an infill development within an area of the City that is developed with a mixture of residential, commercial, open space, and light manufacturing uses. The amendment would not only introduce new housing, but would allow for housing to be provided in new construction, which has not occurred in the area. Additionally, due to the unique nature of the surrounding area, the Project would place housing along a commercial corridor on Pacific Coast Highway and within close proximity to commercial and light manufacturing jobs. Additionally, the Project has been designed to provide an open space amenity area, which would include new landscaping and planting of trees along Eubank Avenue. As proposed, the Project would improve the livability and general welfare of the future residents of the development.

Good Zoning Practice

The Project Site is designated by the Community Plan for Low Residential land uses and is zoned R1-1XL-O-CUGU. As zoned, it is consistent with the existing land use designation.

The site is located within an area that is designated and zoned for a variety of uses including Low Residential (R1-1XL-O-CUGU), Low Medium I Residential ([Q]R2-1XL-O-CUGU), General Commercial ([Q]C2-1VL-O-CUGU), Open Space (OS-1XL-CUGU, OS-1XL-O-CUGU), and Light Manufacturing ([T][Q]MR2-1VL-CUGU) within a 500-foot radius from the subject site. The adjoining property to the south has frontage along the north side of Pacific Coast Highway, and is zoned [Q]C2-1VL-O-CUGU and developed with a public storage facility with structures ranging from 1 to 2 stories in height. The adjoining property to the north is an

11-foot wide strip of vacant land that is under separate ownership and fenced off from Eubank Avenue. Neighboring properties further north and to the west are zoned R1-1XL-O-CUGU and developed with single-family homes fronting along Deepwater Avenue and Seagrove Avenue which dead-end at a cul-de-sac north of the site. Across Eubank Avenue to the east is the Wilmington Cemetery on an OS-1XL-CUGU zoned lot, and across Pacific Coast Highway to the south is The Banning Residence Museum and Wilmington Senior Citizen Center on an OS-1XL-O-CUGU zoned lot. Other surrounding properties across the intersection of Eubank Avenue and Pacific Coast Highway and O Street to the southeast are zoned [Q]R2-1XL-O-CUGU and improved with multi-family and single-family residences ranging from 1 to 2 stories in height. Properties further north along Eubank Avenue are zoned [T][Q]MR2-1VL-CUGU and improved as shipping container storage. Other neighborhood-serving uses within a quarter-mile radius of the subject site include the Phineas Banning Senior High School, commercial retail, fast food restaurants, and a church. The project is also within close proximity to the Torrance Bus Lines 3 and R3, LADOT DASH Wilmington Bus Line, and Metro Bus Line 246.

Per California Department of Conservation, Division of Oil, Gas and Geothermal Resources (“DOGGR”) records, the site contains seven (7) oil wells that were plugged and abandoned in the 1990s; one (1) of the wells will require re-abandonment to meet current standards. The Project Site is currently vacant, and has not been previously developed per building permit records. The site was previously cited for on-site trailers being used as habitable buildings, storage of motor homes, trailers, cars and equipment.

The ability to develop the vacant site is limited, as the existing R1-1XL-O-CUGU zoning would permit only 11 dwelling units. The amendment and zone change would allow development of the site with 56 dwelling units, which would include 55 dwelling units set aside as Restricted Affordable Units for Very Low Income households. As provided in Finding Nos. 5 through 12, the amendment of the land use designation would be consistent with the purpose, intent, and provisions of the General Plan.

The amendment to re-designate the site to General Commercial would allow it to be developed with a new affordable housing development that would consist primarily of Restricted Affordable housing set aside for Very Low Income households. As the surrounding area is developed with a mixture of residential, commercial, open space, and light manufacturing uses, the amendment would not be introducing an incompatible use to the area, and would not be eliminating an existing use since the site is currently vacant. Furthermore, while the proposed zone and Footnote exemption would allow residential development at a rate of one dwelling unit per 400 square feet of lot area, for a maximum of 140 dwelling units on-site, the project is only proposing 56 dwelling units at a rate of one dwelling unit per 1,000 square feet of lot area, which is appropriate as a transition to the single-family residential neighborhood. As provided in Finding Nos. 5 through 12, the amendment would allow the development of the site with affordable housing that is consistent with the objectives and policies of the Community Plan.

The General Plan Amendment, Zone Change, and Site Plan Review granted herein is necessary to provide much needed supportive housing in this location based on the site's existing vacant and unutilized conditions and the site's proximity to transit, neighborhood services including the Wilmington Senior Citizen Center, and major corridor along Pacific Coast Highway.

5. **General Plan Text.** The Wilmington – Harbor City Community Plan text includes the following relevant objectives, policies, and programs:

- Objective 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.
- Policy 1-1.1: Designate specific lands to provide for adequate multi-family residential development.
- Policy 1-1.2: Protect existing single family residential neighborhood from new, out of scale development
- Policy 1-1.3: Protect existing stable single family and low density residential neighborhoods from encroachment by higher density residential and other incompatible uses.
- Policy 1-1.4: Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design.
- Objective 1-2: To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.
- Policy 1-2.1: Locate higher residential densities near commercial centers and major transit routes, where public service facilities, utilities, and topography will accommodate this development.
- Policy 1-3.1: Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.
- Policy 1-3.2: Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposed.
- Objective 1-5: To promote and insure the provision of adequate housing for all persons regardless of income, age, or ethnic background.
- Policy 1-5.1: Promote greater individual choice in type, quality, price, and location of housing.

The Project Site has frontage along the western side of Eubank Avenue, approximately 230 feet from the northwestern corner of the intersection of Eubank Avenue and Pacific Coast Highway. The proposed Project would be one of the first new developments in the area, which has seen very little new development. The Project would develop an existing vacant site with the construction of a new affordable housing project that will provide 56 dwelling units, 55 of which would be set aside as Restricted Affordable Units for Very Low Income households.

The project will serve as a buffer between the single-family residential neighborhood on the north and the commercial uses to the south. Although the project proposes a density, height, and massing that exceeds the development pattern of the single-family residential neighborhood to the north, the project will be at a lower density and height than what would be allowed on the commercial properties to the south. As mentioned, the project proposes 56 dwelling units, at the rate of one dwelling unit per 1,000 square feet of lot area, and is lower than the density allowed on the commercial properties to the south which is one dwelling per

1,500 square feet of lot area. Similarly, the project proposes a 36-foot tall building, which will serve as a transition between the commercial properties to the south which are allowed a 45-foot building height limit. Furthermore, the project is designed with substantial setbacks and landscaping to serve as a buffer from the surrounding residential uses on the north. The building will be set back approximately 86 feet from Eubank Avenue and approximately 32 feet from the northerly property line, and will provide landscaping in the form of Italian cypress trees, to screen the project from the adjacent single-family residential buildings to the north. Therefore, the project will protect the existing single-family neighborhoods from the encroachment of new out-of-scale development.

The recommended amendment to re-designate the site to the General Commercial land use designation and recommended zone and height district change to C2-1XL-O-CUGU would allow the site to be developed with the Project as proposed. The project would not remove any existing residential or affordable units from the market, and would add 55 affordable units to the market. As proposed, the Project would be consistent with the definition of a 100 percent affordable project, as defined in LAMC Section 11.5.11, as the remaining one (1) unit will be designated as manager's units. As previously described, the site is located within an area which is developed with residential, commercial, open space, and light manufacturing uses. The development of the site with additional affordable housing units would place future residents within proximity to the commercial corridor along Pacific Coast Highway. As recommended, the General Plan Amendment to the land use designation from Low Residential to General Commercial, and the Zone Change to C2-1XL-O-CUGU would be consistent with the above referenced objectives, policies, and programs of the Wilmington – Harbor City Community Plan.

6. **Framework Element.** The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following provisions, objectives and policies relevant to the instant request:

- Goal 3C: Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents.
- Objective 3.4: Encourage new multifamily residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.
- Objective 3.6: Allow for the intensification of selected single-family areas that directly abut high-density development as "transitions" between these uses.
- Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.
- Policy 3.7.1: Accommodate the development of multi-family residential units in areas designated in the community plans in accordance with Table 3-1 and

Zoning Ordinance densities indicated in Table 3-3, with the density permitted for each parcel to be identified in the community plans.

Policy 3.7.4: Improve the quality of new multi-family dwelling units based on the standards in Chapter 5 Urban Form and Neighborhood Design Chapter of this Element.

Goal 7G: A range of housing opportunities in the City.

Objective 7.9: Ensure that the available range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent range, access to local services and access to transportation, to accommodate future population growth and to enable a reasonable portion of the City's work force to both live and work in the City.

Policy 7.9.1: Promote the provision of affordable housing through means which require minimal subsidy levels and which, therefore, are less detrimental to the City's fiscal structure.

As recommended, the General Commercial land use designation and C2 Zone would enable the development of the vacant site with an affordable housing project that would provide Restricted Affordable dwelling units set aside for Very Low Income households. The development of the site would introduce new supportive housing, along with on-site social services, while also improving the livability of its future residents by providing on-site open space and landscaping. As recommended, the use would be compatible with existing development in the area which consists of residential, commercial, open space, and light manufacturing uses, and would be consistent with the above referenced goals, objectives, and policies, of the Framework Element.

7. **Housing Element.** The Housing Element of the General Plan contains the following relevant goals, objectives, and policies:

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.1.2: Expand affordable rental housing for all income groups that need assistance.

Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.

Policy 1.3.5: Provide sufficient land use and density to accommodate an adequate supply of housing units within the City to meet the projections of housing needs

Goal 2: A City in which housing helps to create safe, livable and sustainable neighborhoods.

- Objective 2.1: Promote safety and health within neighborhoods.
- Policy 2.1.2 Establish development standards and other measures that promote and implement positive health outcomes.
- Policy 2.2.1. Provide incentives to encourage the integration of housing with other compatible land uses.
- Objective 2.2: Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.
- Policy 2.2.2: Provide incentives and flexibility to generate new multi-family housing near transit and centers, in accordance with the General Plan Framework element, as reflected in Map ES.1.
- Policy 2.4: Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.
- Policy 2.4.1: Promote preservation of neighborhood character in balance with facilitating new development.
- Policy 2.4.2: Develop and implement design standards that promote quality residential development.
- Policy 2.4.3: Develop and implement sustainable design standards in public and private open space and street rights-of-way. Increase access to open space, parks and green spaces.
- Objective 2.5: Promote a more equitable distribution of affordable housing opportunities throughout the City.
- Policy 2.5.2: Foster the development of new affordable housing units citywide and within each Community Plan area.
- Goal 4: A City committed to preventing and ending homelessness.
- Objective 4.1: Provide an adequate supply of short-term and permanent housing and services throughout the City that are appropriate and meet the specific needs of all persons who are homeless or at risk of homelessness.
- Policy 4.1.3: Provide permanent supportive housing options with services for homeless persons and persons/families at risk of homelessness to ensure that they remain housed and get the individualized help they may need.
- Policy 4.1.6: Provide housing facilities and supportive services for the homeless and special needs populations throughout the City, and reduce zoning and other regulatory barriers to their placement and operation in appropriate locations.

The Project Site has frontage along the western side of Eubank Avenue, approximately 230 feet from the northwestern corner of the intersection of Eubank Avenue and Pacific Coast Highway. The proposed Project would be one of the first new developments in the area, which has seen very little new development. The Project would develop an existing vacant site with

the construction of a new affordable housing project that will provide 56 dwelling units, 55 of which would be set aside as Restricted Affordable Units for Very Low Income households. The project will provide on-site supportive services and administrative offices on the ground floor, and will include an open-air open space amenity area along Eubank Avenue. As recommended, the Project would be consistent with the above referenced goals, objectives, and policies.

8. **Mobility Element.** The Mobility Element of the General Plan is not likely to be affected by the recommended action herein. The proposed project, with the requested General Plan Amendment and Vesting Zone Change, proposes to construct a new three-story residential building on the western side of Eubank Avenue. Eubank Avenue is designated as a Collector Street and is currently dedicated to a right-of-way width of approximately 50 feet with a 40-foot roadway. The project will be required to dedicate and improve the public right-of-way to the satisfaction of the Bureau of Engineering. In addition to providing dedications to meet the established Street Standards, the project is also consistent with the following policies of the Mobility Element:

Policy 3.3: Land Use Access and Mix: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 5.4: Clean Fuels and Vehicles: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

The project will introduce new senior affordable housing opportunities on a site that is within close proximity to the Torrance Bus Lines 3 and R3, LADOT DASH Wilmington Bus Line, and Metro Bus Line 246. The Project has been conditioned to require that 20 percent of the parking spaces are to be wired for the installation of future EV chargers, and that 5 percent of the provided parking be installed with EV chargers.

9. **Safety Element.** The Safety Element of the General Plan contains the following relevant goals, objectives, and policies:

Goal 1: A city where potential injury, loss of life, property damage and disruption of the social and economic life of the City due to fire, water related hazard, seismic event, geologic conditions or release of hazardous materials disasters is minimized.

Policy 1.1.4: Health/environmental protection. Protect the public and workers from the release of hazardous materials and protect City water supplies and resources from contamination resulting from accidental release or intrusion resulting from a disaster event, including protection of the environment and public from potential health and safety hazards associated with program implementation. [All EOO hazardous materials hazard and water pollution mitigation programs implement this policy.]

Per California Department of Conservation, Division of Oil, Gas and Geothermal Resources ("DOGGR") records and Construction Site Well Review dated August 19, 2019 and revised on September 18, 2019, the site contains seven (7) oil wells that were plugged and abandoned in the 1990s; one (1) of the wells will require re-abandonment to meet current standards (see MND Appendix C). A Memorandum on Proposed and Anticipated Oil Well and Methane Mitigation Measures was prepared by Carlin Environmental Consulting, Inc. dated August 21,

2019 (see MND Appendix D). According to the memorandum, the applicant will bring all oil wells into compliance and design, permit (plan check), inspect, and certify methane mitigation measures beneath the proposed building. The documents were reviewed by the Petroleum Administrator with the Department of Public Works, who confirmed the findings in correspondence dated September 16, 2019 and September 19, 2019. With imposition of the mitigation measures in Condition Nos. 28 and 34 including but not limited to a methane mitigation system, passive system, subsurface methane investigation, leak testing and ventilation and protection of oil wells, and completion of all oil well abandonment activities prior to the issuance of grading or building permits, the project will be designed to protect the health and safety of all future inhabitants.

10. The Conservation Element. The Conservation Element of the General Plan contains the following relevant goals, objectives, and policies:

Policy 16.3: Continue to protect neighborhoods from potential accidents and subsidence associated with drilling, extraction and transport operations, consistent with California Department of Conservation, Division of Oil and Gas requirements.

Per California Department of Conservation, Division of Oil, Gas and Geothermal Resources (“DOGGR”) records and Construction Site Well Review dated August 19, 2019 and revised on September 18, 2019, the site contains seven (7) oil wells that were plugged and abandoned in the 1990s; one (1) of the wells will require re-abandonment to meet current standards (see MND Appendix C). A Memorandum on Proposed and Anticipated Oil Well and Methane Mitigation Measures was prepared by Carlin Environmental Consulting, Inc. dated August 21, 2019 (see MND Appendix D). According to the memorandum, the applicant will bring all oil wells into compliance and design, permit (plan check), inspect, and certify methane mitigation measures beneath the proposed building. The documents were reviewed by the Petroleum Administrator with the Department of Public Works, who confirmed the findings in correspondence dated September 16, 2019 and September 19, 2019. With imposition of the mitigation measures in Condition Nos. 28 and 34 including but not limited to a methane mitigation system, passive system, subsurface methane investigation, leak testing and ventilation and protection of oil wells, and completion of all oil well abandonment activities prior to the issuance of grading or building permits, the project will be designed to protect the health and safety of all future inhabitants.

11. The Health Element. The Health and Wellness Element of the General Plan contains the following relevant goals, objectives, and policies:

Policy 5.4: Protect communities’ health and well-being from exposure to noxious activities (for example, oil and gas extraction) that emit odors, noise, toxic, hazardous, or contaminant substances, materials, vapors, and others.

Per California Department of Conservation, Division of Oil, Gas and Geothermal Resources (“DOGGR”) records and Construction Site Well Review dated August 19, 2019 and revised on September 18, 2019, the site contains seven (7) oil wells that were plugged and abandoned in the 1990s; one (1) of the wells will require re-abandonment to meet current standards (see MND Appendix C). A Memorandum on Proposed and Anticipated Oil Well and Methane Mitigation Measures was prepared by Carlin Environmental Consulting, Inc. dated August 21, 2019 (see MND Appendix D). According to the memorandum, the applicant will bring all oil wells into compliance and design, permit (plan check), inspect, and certify methane mitigation measures beneath the proposed building. The documents were reviewed by the Petroleum Administrator with the Department of Public Works, who confirmed the findings in

correspondence dated September 16, 2019 and September 19, 2019. With imposition of the mitigation measures in Condition Nos. 28 and 34 including but not limited to a methane mitigation system, passive system, subsurface methane investigation, leak testing and ventilation and protection of oil wells, and completion of all oil well abandonment activities prior to the issuance of grading or building permits, the project will be designed to protect the health and safety of all future inhabitants.

12. **The Sewerage Facilities Element.** The Sewerage Facilities Element of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

Entitlement Findings

13. Zone Change Findings.

- a. **Pursuant to Section 12.32-C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

Public Necessity, Convenience, and General Welfare

The Project Site is located within the Wilmington – Harbor City Community Plan. The site is located within an area that is designated and zoned for a variety of uses including Low Residential (R1-1XL-O-CUGU), Low Medium I Residential ([Q]R2-1XL-O-CUGU), General Commercial ([Q]C2-1VL-O-CUGU), Open Space (OS-1XL-CUGU, OS-1XL-O-CUGU), and Light Manufacturing ([T][Q]MR2-1VL-CUGU) within a 500-foot radius from the subject site.

The existing R1-1XL-O-CUGU Zone would prohibit the development of the Project Site with a new Project containing 56 residential dwelling units as proposed. As discussed under Finding No. 4, the Sustainable City pLAn issued by the Mayor establishes a goal to create 100,000 dwelling units by the year 2021. Additionally, the plan indicates a need to not only enable the production of additional housing, but to encourage the production of affordable housing. The Zone Change would permit the development of the site with a 100 percent affordable project, as defined by LAMC Section 11.5.11, with 1 market-rate manager's unit and 55 units proposed to be set aside for Very Low Income households.

The Project would place additional housing within proximity to the commercial corridor along Pacific Coast Highway, as well as industrial employment centers of the Wilmington community. As such, the project is eligible for a Developer's Incentive for reduced parking as a 100 percent affordable housing project at a ratio of 0.3 parking space per dwelling unit for special needs having either paratransit service or unobstructed access within ½ mile to fixed bus route service that operates at least 8 times a day, consistent with AB 744 and California Gov. Code Section 65915(p)(2). This reduces the reliance on the use of individual vehicles and encourage the use of public transit, and is therefore consistent with the policies and objectives of the General Plan as provided in Finding Nos. 5 through 12.

As a Project involving the construction of more than six (6) dwelling units, the Project is required to provide open space for the future residents in accordance with LAMC Section

12.21 G. In lieu of providing a combination of common and private open space, the applicant has chosen to provide all of the required open space as common open space, in the form of an open-air open space amenity area located along Eubank Avenue. This will provide access to usable outdoor space providing direct access to light and air to the future residents, and will also provide a landscaped buffer from the community. Therefore, as provided under Finding No. 4, the Project would be consistent with the public necessity, convenience, and general welfare of the surrounding area.

Good Zoning Practice

As recommended, the Zone Change to C2-1XL-O-CUGU would allow the development of the Project Site with new affordable housing.

As provided under Finding No. 4, the site is located within an area that is designated and zoned for a variety of uses including Low Residential (R1-1XL-O-CUGU), Low Medium I Residential ([Q]R2-1XL-O-CUGU), General Commercial ([Q]C2-1VL-O-CUGU), Open Space (OS-1XL-CUGU, OS-1XL-O-CUGU), and Light Manufacturing ([T][Q]MR2-1VL-CUGU) within a 500-foot radius from the subject site. The adjoining property to the south has frontage along the north side of Pacific Coast Highway, and is zoned [Q]C2-1VL-O-CUGU and developed with a public storage facility with structures ranging from 1 to 2 stories in height. The adjoining property to the north is an 11-foot wide strip of vacant land that is under separate ownership and fenced off from Eubank Avenue. Neighboring properties further north and to the west are zoned R1-1XL-O-CUGU and developed with single-family homes fronting along Deepwater Avenue and Seagrove Avenue which dead-end at a cul-de-sac north of the site. Across Eubank Avenue to the east is the Wilmington Cemetery on an OS-1XL-CUGU zoned lot, and across Pacific Coast Highway to the south is The Banning Residence Museum and Wilmington Senior Citizen Center on an OS-1XL-O-CUGU zoned lot. Other surrounding properties across the intersection of Eubank Avenue and Pacific Coast Highway and O Street to the southeast are zoned [Q]R2-1XL-O-CUGU and improved with multi-family and single-family residences ranging from 1 to 2 stories in height. Properties further north along Eubank Avenue are zoned [T][Q]MR2-1VL-CUGU and improved as shipping container storage.

Per California Department of Conservation, Division of Oil, Gas and Geothermal Resources (“DOGGR”) records, the site contains seven (7) oil wells that were plugged and abandoned in the 1990s; one (1) of the wells will require re-abandonment to meet current standards. The Project Site is currently vacant, and has not been previously developed per building permit records. The site was previously cited for on-site trailers being used as habitable buildings, storage of motor homes, trailers, cars and equipment.

The ability to develop the vacant site is limited, as the existing R1-1XL-O-CUGU zoning would permit only 11 dwelling units. The amendment and zone change would allow development of the site with 56 dwelling units, which would include 55 dwelling units set aside as Restricted Affordable Units for Very Low Income households.

As the surrounding area is developed with a mixture of residential, commercial, open space, and light manufacturing uses, the amendment would not be introducing an incompatible use to the area, and would not be eliminating an existing use since the site is currently vacant. Furthermore, while the proposed zone and Footnote exemption would allow residential development at a rate of one dwelling unit per 400 square feet of lot area, for a maximum of 140 dwelling units on-site, the project is only proposing 56 dwelling units at a rate of one dwelling unit per 1,000 square feet of lot area, which is appropriate as a transition to the single-family residential neighborhood. As described in Finding Nos. 1, 3,

and 5 through 12, the amendment would allow the development of the site with affordable housing that is consistent with the objectives and policies of the Community Plan.

The General Plan Amendment, Zone Change, and Site Plan Review granted herein is necessary to provide much needed supportive housing in this location based on the site's existing vacant and unutilized conditions and the site's proximity to neighborhood services including the Wilmington Senior Citizen Center, major corridor along Pacific Coast Highway, and public transit.

- b. **Pursuant to Section 12.32-G and Q of the Municipal Code "T" and "Q" Classification Findings.** The current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. As recommended, the Zone Change has been placed in temporary "T" and permanent "Q" Classifications in order to ensure consistency with the amendment to the land use designation from Low Residential to General Commercial. The "T" Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The "Q" conditions that limits the scale and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

13. Site Plan Review Findings. In order for the site plan review to be granted, all three of the legally mandated findings delineated in Section 16.05 F of the Los Angeles Municipal Code must be made in the affirmative:

- a. **The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.**

As provided under Finding No. 1, the recommended Zone Change would be consistent with the recommended land use designation. As proposed, the Project would provide 1 market-rate manager's unit and 55 dwelling units set aside for Very Low Income households and would be considered a 100 percent affordable housing development pursuant to LAMC Section 11.5.11. In conjunction with the requested Zone Change, the Applicant has requested two (2) Developer's Incentives for reduced parking and increased height. As provided under Finding Nos. 5 through 12, the Project would meet the goals, objectives, and policies of the General Plan and the Wilmington – Harbor City Community Plan area. As such, the project is in substantial conformance with the General Plan and Community Plan. The project site is not located within a Specific Plan area. The General Plan Amendment, Zone Change, and Site Plan Review granted herein is necessary to provide much needed supportive housing in this location based on the site's existing vacant and unutilized conditions and the site's proximity to neighborhood services including the Wilmington Senior Citizen Center, major corridor along Pacific Coast Highway, and public transit.

- b. **The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on adjacent properties and neighboring properties.**

The subject site is a level, rectangular-shaped, approximately 56,060 square-foot lot located to the northwest of the intersection of Eubank Avenue and Pacific Coast Highway in the Wilmington – Harbor City Community Plan. The site has a frontage of approximately 98 feet along the west side of Eubank Avenue, and a lot depth of approximately 570 feet. The adjoining property to the south has frontage along the north side of Pacific Coast Highway, and is zoned [Q]C2-1VL-O-CUGU and developed with a public storage facility with structures ranging from 1 to 2 stories in height. The adjoining property to the north is an 11-foot wide strip of vacant land that is under separate ownership and fenced off from Eubank Avenue. Neighboring properties further north and to the west are zoned R1-1XL-O-CUGU and developed with single-family homes fronting along Deepwater Avenue and Seagrove Avenue which dead-end at a cul-de-sac north of the site.

The proposed Project would be one of the first new developments in the area, which has seen very little new development. The Project would develop an existing vacant site with the construction of a new affordable housing project that will provide 56 dwelling units, 55 of which would be set aside as Restricted Affordable Units for Very Low Income households. The project is the construction, use, and maintenance of a 3-story, 36-foot tall, 51,202 square-foot affordable housing project comprised of 56 dwelling units (100% restricted to Very Low Income households exclusive of one manager's unit), with on-site supportive services. The project will provide 19 parking spaces at grade level, and will provide 48 long-term and 5 short-term bicycle parking spaces. The project will have a Floor Area Ratio ("FAR") of 0.92:1. The project will involve the grading of approximately 2,750 cubic yards of soil, the removal of one (1) non-protected tree within the dedicated right-of-way area, and the re-abandonment of one (1) existing oil well. The proposed project would include design features, landscaping improvements, off-street parking facilities, lighting, landscaping, and enclosed trash collection, to enhance the visual quality of the area, and to be compatible with existing and future development on adjacent properties and neighboring properties.

Height

The proposed project consists of a building that is up to three (3) stories and approximately 36 feet in height. The site's current R1-1XL-O-CUGU Zone would restrict height to 30 feet, and the site's proximity to an RW1 or more restrictive zone (Wilmington Cemetery is zoned OS-1XL-O-CUGU) would further restrict height to a maximum 25-foot building height within 49 feet and maximum 33-foot building height within 99 feet of that lot per transitional height requirements of LAMC Section 12.21.1 A. 10. However, the proposed 36-foot height is allowed in conjunction with the Zone Change to C2-1XL-O-CUGU through the Developer's Incentive for an increase in building height to 36 feet. The easterly portion of the building (containing the community room and administrative offices) facing Eubank Avenue will only be one (1) story and approximately 18 feet in height. As shown in Exhibit "A", the project provides a 32-foot northerly setback to provide a 24-foot wide driveway with landscaping in the form of Italian cypress trees to serve as a buffer and screen the project from the adjacent single-family residential buildings to the north. The adjoining property to the north is an 11-foot wide strip of vacant land that is under separate ownership. Therefore, in combination with the 32-foot setback and adjacent 11-foot wide strip of land, the proposed building will be 43 feet away from the nearest single-family residential buildings to the north. The proposed building will also be set back approximately 86 feet from the Eubank Avenue street frontage, and will be screened with landscaping and the open space amenity along Eubank Avenue. The adjoining property to the south is zoned [Q]C2-1VL-O-CUGU which permits a building height of 45 feet. Therefore, the proposed project will serve as a buffer between the single-family neighborhood to the north and commercial uses to the south, and is not incompatible with the adjacent allowable building heights.

Bulk/Massing

The building will be up to 36 feet and three (3) stories in height, with a width of approximately 60 feet (facing Eubank Avenue) and length of 270 feet. The easterly portion of the building (containing the community room and administrative offices) facing Eubank Avenue will only be one (1) story and approximately 18 feet in height. While the proposed bulk and massing exceeds the development pattern of the single-family residential neighborhood to the north, the building will be set back approximately 86 feet from Eubank Avenue and approximately 32 feet from the northerly property line, and therefore will have a substantial buffer from the surrounding residential uses. Furthermore, in accordance with the Citywide Design Guidelines, the project provides architectural detailing that enhances the building façade by applying changes in building plane, recess, and varied building materials and colors, to incorporate variation in design.

Building Materials

The building design incorporates changes in building plane, recess, and varied building materials and colors to add architectural interest to the building and creates distinct breaks in the building plane. These breaks are further differentiated through the use of a variety of building materials that include fiber cement nickel gap siding, stucco, and metal awnings. Together, these elements are applied to create sufficient breaks in plane and articulation. In accordance with the Citywide Design Guidelines, changes in building materials are applied purposefully to modulate the building façade, and provide vertical articulation to distinguish the ground floor from upper residential levels. The project will also reserve 15 percent of the roof area for solar panels, as provided in Exhibit "A" and conditioned herein.

Entrances

The building entrance is provided through the community room that overlooks the open space amenity area along Eubank Avenue. The building entrance will be a set of double doors that are enhanced with transparent glazing along the adjacent community room facades and a metal awning. In accordance with the Citywide Design Guidelines, the building entrance is located and designed to be visible and prominent from the street. A secondary residential entrance is provided along the northern façade. A third residential entrance is provided along the rear westerly façade, and is accessible by a 6-foot wide pedestrian pathway that runs along the southern property line of the site.

Setbacks

The proposed C2-1XL-O-CUGU Zone requires a 6-foot side yard setback and 15-foot rear yard setback, with no front yard setback requirements. The project exceeds these setback requirements to provide buffers from the surrounding uses. The project will provide an 86-foot easterly front yard setback from Eubank Avenue to provide a 4,768 square foot open space amenity area along the Eubank Avenue frontage. The project will also provide a 32-foot northerly side yard setback to provide a 24-foot driveway with landscaping and create a buffer from the single-family residential neighborhood to the north. A 6-foot side yard setback will be provided along the southern property line, which will serve as pedestrian access to the rear of the site, and a 96-foot rear yard setback will be provided from the westerly property line to provide an open-air surface parking lot with 10 parking spaces.

Parking/Loading

The project will provide a total of 19 parking spaces for the proposed residential uses, which would be provided at grade level. Nine (9) surface parking spaces are provided towards the front of the lot, and ten (10) surface parking spaces are provided in the rear of the lot. Both are accessed from the 26-foot wide drive aisle that enters from Eubank Avenue and runs along the northern property line of the site. As conditioned, no vehicular

access is proposed along Deepwater Avenue or Seagrove Avenue, and a minimum of five percent of spaces will be configured for electric vehicle chargers.

Lighting

The project is conditioned so that all pedestrian walkways and vehicle access points will be well-lit with lighting fixtures that are harmonious with the building design. As conditioned, all outdoor lighting provided on-site will be shielded to prevent excessive illumination and spillage onto adjacent public rights-of-way, adjacent properties, and the night sky.

Landscaping

On-site landscaping and open space is provided in the form a 4,768 square foot open space amenity area along the Eubank Avenue frontage. The open space area includes a BBQ, tables and chairs, permeable interlocking pavers, trellis, and plant materials. In addition, the project proposes landscaping along the northern property line in the form of sweet bay trees as a buffer to screen the site from view from the single-family residential neighborhood to the north. The project is conditioned to submit landscape plans prepared by a licensed landscape architect or licensed architect to show the size and location of all plants, and ensure sufficient depth and soil volume for trees and green roofs.

Trash Collection

A designated trash room is provided at the ground floor of the building adjacent to the drive aisle. The trash room is located and is fully enclosed so that it is not visible from public view from the street. Service providers will access the trash area from the drive aisle that enters off of Eubank Avenue. Therefore, trash collection will not affect circulation for surrounding properties.

c. The residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The proposed project provides recreational and service amenities that will improve habitability for the residents and minimize any impacts on neighboring properties. The project will provide 3,482 square feet of supportive services in the form of a community room and related administrative offices. Common open space is provided in the form of a 4,768 square foot open space amenity area along the Eubank Avenue frontage. The open space area includes a BBQ, tables and chairs, permeable interlocking pavers, trellis, and plant materials. Therefore, the proposed project provides sufficient recreational and service amenities for its residents, minimizing any impacts on neighboring properties.

14. Supportive Housing Project Findings. In accordance with Assembly Bill (“AB”) 1197 (PRC Section 21080.27), a supportive housing project that qualifies for the following eligibility requirements in accordance with PRC Section 21080.27(a)(3) is statutorily exempt from CEQA:

- a. The supportive housing development meets the eligibility requirements of any of the following:**
- a) Government Code Section 65650 (AB 2162); or**
 - b) An Interim Motel Housing Project pursuant to Los Angeles Municipal Code (LAMC) Section 14.00 A.12; or**
 - c) Qualified Permanent Supportive Housing pursuant to LAMC Section 14.00 A.13.**

The project meets the eligibility requirements of Government Code Section 65650 (AB 2162), which refers to the following definition of “supportive housing” in Section 50675.14 of the California Health and Safety Code (“HSC”):

“Supportive housing” means 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 his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The project is a supportive housing project with no limit on length of stay, and will be restricted to occupancy by the target population as defined by HSC Section 50675.14(b)(3) for qualifying homeless individuals. On-site supportive services will be provided in conformance with the requirements of Proposition HHH funds.

In addition, the project complies with the following eligibility requirements of Government Code Section 65650:

(1) Units within the development are subject to a recorded affordability restriction for 55 years.

There will be 56 units in the project and all of them, except for the market-rate manager’s unit, will be restricted to Very Low Income households, and covenanted as such for a period of 55 years.

(2) One hundred percent of the units, excluding managers’ units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, “lower income households” has the same meaning as defined in Section 50079.5 of the Health and Safety Code.

The development will restrict 100 percent of units, excluding a manager’s unit, that is 55 out of 56 units, for Very Low Income households, as defined by LAMC Section 11.5.11 and Health and Safety Code Section 50105.

(3) At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers’ units, in the development shall be restricted to residents in supportive housing.

The development will restrict 100 percent of units, excluding a manager’s unit, that is 55 out of 56 units, to members of the target population.

(4) The developer provides the planning agency with the information required by Section 65652, which requires a developer of supportive housing subject to this article shall provide the planning agency with a plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project, as required by Section 65651, and describing those services, which shall include all of the following: (a) The name of the proposed entity or entities that will provide supportive services; (b) The proposed funding source or sources for the provided onsite supportive services; (c) Proposed staffing levels.

The developer has provided to the Department of City Planning a plan for providing supportive services (see Exhibit G). The plan identifies an organization called The People Concern as the provider for supportive services. The Los Angeles County Department of Health Services will provide funding in the amount of \$297,000 per year for Intensive Case Management Services. The staffing levels will include one clinical case manager/team lead, one clinical case manager, one case manager, one clinical supervisor, and one program manager, equivalent to 144 hours per week, to administer services.

(5) Nonresidential floor area shall be used for onsite supportive services in the following amounts: (A) For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services; (B) For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

The 56-unit project is required to provide at least 3 percent of the total nonresidential floor area for on-site supportive services, and is conditioned as such. The project will approximately 3,482 square feet for on-site supportive service areas, including offices, computer room, and community room, as shown in Exhibit "A".

(6) The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.

Per the AB 2556 Determination completed by the Los Angeles Housing and Community Investment Department ("HCIDLA") dated January 3, 2019, no replacement affordable units are required.

(7) Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

All 56 units in the development will include a bathroom and full kitchen with a stovetop, sink, and refrigerator.

Therefore, the project is a supportive housing project that will meet the eligibility requirements of Government Code Section 65650, and is conditioned herein.

- b. The supportive housing development is funded, in whole or in part, by any of the following:**
- a) The No Place Like Home Program (Part 3.9 (commencing with Section 5849.1) of Division 5 of the Welfare and Institutions Code); or**
 - b) The Building Homes and Jobs Trust Fund (Health and Safety Code Section 50470); or**
 - c) County of Los Angeles Measure H funds; or**
 - d) City of Los Angeles Measure HHH funds; or**
 - e) The City of Los Angeles Housing Impact Trust Fund.**

The applicant has submitted a letter of funding commitment from the Los Angeles Housing + Community Investment Department dated October 22, 2018, demonstrating that the project will receive funds from the Proposition HHH Permanent Supportive Housing Loan Program (see Exhibit G).

Therefore, as a supportive housing project that meets the eligibility requirements of Government Code Section 65650 and has received funding from the City of Los Angeles Proposition HHH funds, the project qualifies for the CEQA exemption under AB 1197.

The Department of City Planning has determined that the proposed project is exempt from CEQA pursuant to Assembly Bill 1197, Public Resource Code Section 21080.27(a)(3) and 21080.27(b)(1). There is substantial evidence demonstrating that the project is consistent with the definition of Supportive Housing under Section 50675.14 of the Health and Safety Code, the project meets the eligibility requirements of Article 11 of Chapter 3 of Division 1 of Title 7 of the Government Code, and the project is funded, in part, by general bond obligations issues pursuant to Proposition HHH approved by the City of Los Angeles at the November 8, 2016, statewide general election. All actions to approve the Project were taken in furtherance of providing vitally needed Supportive Housing to house and serve the homeless in the City of Los Angeles.

The General Plan Amendment, Zone Change, and Site Plan Review granted herein is necessary to provide much needed supportive housing in this location based on the site's existing vacant and unutilized conditions and the site's proximity to neighborhood services including the Wilmington Senior Citizen Center, major corridor along Pacific Coast Highway, and public transit.

Environmental Findings

- 15. Mitigated Negative Declaration.** A Mitigated Negative Declaration (ENV-2018-7330-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, that there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Project Planning Division of the Planning Department in Room 721, 200 North Spring Street.
- 16. Statutory Exemption.** Pursuant to Assembly Bill 1197 and PRC Section 21080.27, a supportive housing project that satisfies the requirements of PRC Section 21080.27(a)(3) is Statutorily Exempt from the California Environmental Quality Act ("CEQA").
- 17. Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain.