

FINDINGS

A. GENERAL PLAN/CHARTER FINDINGS

1. General Plan Land Use Designation

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, Land Use, Transportation, Noise, Safety, Housing and Conservation. The Framework Element of the General Plan is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

The subject property is located within the Mission Hills – Panorama City – North Hills Community Plan as updated and adopted by the City Council on June 9, 1999. The existing Plan designates the subject site for General Commercial land use with corresponding zones of C1.5, C2, C4, P, RAS3, RAS4. The subject site is not located within any geographic specific plan area. The applicant is requesting a vesting zone change from (T)(Q)C2-1VL, [Q]C2-1VL, and RA-1VL to RAS4-1VL.

The applicant's zone change request is consistent with the current General Plan land use designation. The proposed project, a 49 unit residential apartment building, is intended to be 100% affordable and provide housing to victims of domestic violence. The apartment building is proposed at 45 feet in height, which is consistent with the 50 foot height limitation allowed under the RAS-1VL Zone. The applicant's plans show 30 automobile parking spaces including 40% compact spaces (12 compact stalls), which is consistent with the developer incentives allowed under LAMC Section 11.5.11. Additionally, the provision of parking at 0.5 spaces per dwelling unit excluding the manager's unit for a total of 30 parking spaces with 40% compact spaces is consistent with Parking Option 2 as allowed by right under LAMC Section 12.22 A.25(d)(2). The requested building line removal along Plummer Street, which is designated Avenue II, is consistent with the Mobility Plan 2035, which requires a designated right-of-way width of 86 feet and a designated roadway width of 56 feet. Furthermore, previous actions show that the building line along Plummer Street has been removed proximal to the subject site (Ordinance Nos. 153,895, 162,270, and 177,801).

2. Charter Section 556 Findings: *That the Vesting Zone Change is in substantial conformance with the purposes, intent and provisions of the General Plan.*

Framework Element. The Citywide Framework Element of the General Plan sets forth a citywide comprehensive long-range growth strategy. The recommended vesting zone change from (T)(Q)C2-1VL, [Q]C2-1VL, and RA-1VL to (T)(Q)RAS4-1VL conforms to the following objectives and policies of the Framework Element as follows:

Objective 4.1: Plan the capacity for and development incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population.

Policy 4.1.5: Monitor the growth of housing developments and the forecast of housing needs to achieve a distribution of housing resources to all portions of the City and all income segments of the City's residents.

Policy 4.1.6: Create incentives and give priorities in permit processing for low- and very-low income housing developments throughout the City.

Given the surrounding land uses, which include multi-family residences and commercial uses, the neighborhood would be well served by changing the zone from a commercial zone to a residential/accessory zone. The change in zone, as requested by the applicant, would further the policies of the General Plan Framework Element by increasing the supply of affordable housing for Very Low and Extremely Low Income households.

Furthermore, the Citywide General Plan Framework Element states:

Policy 4.1.4: Reduce overcrowded housing conditions by providing incentives to encourage development of family-size units.

Policy 4.1.7: Establish incentives for the development of housing units appropriate for families with children and larger families.

The plans submitted by the applicant show 2 bedroom units and a children's play area, which will serve parents and children.

Chapter 5 of the Framework Element sets goals, objectives, and policies for Urban Form and Neighborhood Design. The Framework Element states:

Policy 5.5.3: Formulate and adopt building and site design standards and guidelines to raise the quality of design Citywide.

As shown in "**Exhibit A,**" the applicant has incorporated Residential Citywide Design Guidelines in the project design as follows:

- The project has a pedestrian-first orientation. The main pedestrian entrance is on grade at Van Nuys Boulevard to enhance pedestrian flow, and is designed and set back to afford residents a sense of privacy. The automobile driveway entrance is located away from the corner of Van Nuys Boulevard and Plummer Street at the easternmost edge of the site.
- The project incorporates a 360° design as the building is attractively designed from all views with distinctive architectural features, durable and varied materials, color variations (for example, overlapping panels, recessed entries, storefront glazing, metal canopies, wood slat shading system, metal picket guardrail, crystal white stucco finish, concrete).
- The project incorporates a highly functional arrangement of program elements and organization.
- Larger windows in individual residential units are used at public rooms such as the living room and dining room.

- The project is climate-adapted featuring courtyard spaces and covered walkways for good access to natural light and ventilation, metal sunshades on south and west elevations, and landscaping.
- Landscaping at front and side yards will screen and soften parking areas that abut the public right-of-way.
- The project offers two courtyards providing unique amenities. The ground floor courtyard is 1,805 square feet and provides a garden-like setting, while the second 3,086 square foot podium level courtyard includes a barbeque area, meditation area, and benches.
- All open areas and setbacks will have a balance of landscape and hardscape utilizing drought resistant planting materials (for example, overhead trellis at barbeque area, sculptural planter and seating area, children's play area, planting strips)

Housing Element. The 2013-2021 Housing Element of the General Plan is the City's blueprint for meeting housing and growth challenges. According to the Housing Element, there is a "crisis" of housing in the City. In Los Angeles, there is a need for more housing units, and a need for a broader array of housing types to meet evolving household types and sizes at different price points. Table 1.8 shows that in 2011, the homeless population included 2,253 persons who are victims of domestic violence. Based on the 2019 Greater Los Angeles Homeless Count, that number has increased to 12,876 homeless victims of domestic violence. The Housing Element includes the following goal:

Goal 4: ...An adequate supply of housing for homeless persons will be pursued through a variety of policies and programs, from short-term housing such as shelter for victims of domestic violence and other homeless persons, to long-term solutions such as rental assistance for homeless persons and the development of permanent supportive housing...

The proposed 100% affordable, 49-unit multi-family residential apartment building is intended to house and provide supportive services for victims of domestic violence, thereby meeting a goal of the Housing Element of the General Plan.

Health and Wellness, Mobility 2035, and Air Quality Elements. The proposed project is designed to be climate-adapted; for example, the applicant's plans (see "Exhibit A") show generous courtyard spaces and covered walkways that should make for good access to natural light and ventilation. The project is also designed with metal sunshades on the south and west elevations. The use of natural light, ventilation, and metal sunshades provide passive heating and cooling. To reduce levels of pollution and greenhouse gas emissions and encourage water conservation, low water trees and plants, such as Sweet Bay, Brisbane Box, and Deer Grass, are utilized in the project landscaping. Of the 30 automobile parking spaces proposed by the applicant, 2 parking spaces are proposed to be EV-ready parking spaces to support the adoption of low and zero emission transportation fuel sources by the project's occupants and visitors. The solar zone area that is equal to or greater than 15% of the building's total roof area, as shown on "Exhibit A," will support the site's EV chargers and other site electrical uses to help reduce the site's dependence on fossil fuels and carbon generating public utility electrical power. Taken together, these design features provide for the public welfare and public necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and City in response to General Plan Health and Wellness Element Policies

5.1 (reduce air pollution), 5.6 (resilience), 5.7 (reduce greenhouse gas emissions); Air Quality Element Policy 4.2.3 (ensuring new development is compatible with alternative fuel vehicles), 5.1.2 (shift to non-polluting sources of energy in buildings and operations); Mobility Element Policy 4.1 (expand access to transportation choices) and 5.4 (encourage adoption of low emission fuel sources, new mobility technology and supporting infrastructure).

General Plan/Community Plan. The Mission Hills – Panorama City – North Hills Community Plan Map includes the following Footnote No. 7:

There shall be no multiple residential development which exceed the density of the adjacent or surrounding residential density unless appropriately conditioned by the City Planning Commission and/or City Council to mitigate adverse impacts and to assure development harmonious and compatible with the surrounding neighborhood.

The proposed 49-unit multiple family residential development is compatible with the density of the multi-family uses to the north along Van Nuys Boulevard and the east along Plummer Street. Furthermore, the proposed use has been conditioned herein under environmental Case No. ENV-2017-613-MND to mitigate any adverse impacts to a less than significant level.

The Community Plan text includes the following relevant land use goals, objectives, policies and programs:

GOAL 1: A SAFE SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.

The Mission Hills – Panorama City – North Hills Community Plan was updated and adopted by the Los Angeles City Council on June 9, 1999. The project, a 100% affordable, 49-unit multi-family residential apartment building for victims of domestic violence, advances a number of specific policies and objectives contained in the Community Plan. These include:

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, light rail transit stations, and major bus routes where public service facilities and utilities will accommodate this development.

Program: The plan concentrates most of the higher residential densities near transit corridors and/or Transit Oriented Districts (TOD).

The proposed project is located on Van Nuys Boulevard, which is designated a Boulevard II by the Mobility Plan 2035. As such, Van Nuys Boulevard serves as a significant north-south transportation corridor not only in the San Fernando Valley but also within the City of Los Angeles. Metro is proposing 9.2 miles of light rail under the East San Fernando Valley Transit Corridor Project. Light rail trains are expected to operate in the Van Nuys Boulevard median for 6.7 miles beginning at the Van Nuys Metro Orange Line station to San Fernando Road. The line will transition to the Metro right-of-way for 2.5 miles. Furthermore, the subject site is served by the Metro Rapid Lines 744 and 788 along Van

Nuys Boulevard and the Metro Local and Limited Lines 167 along Plummer Street and 233 along Van Nuys Boulevard. Therefore, the General Plan Amendment as proposed would implement the objectives, policies, and programs of the Community Plan by locating higher densities near transit corridors and major bus routes.

The Mission Hills – Panorama City – North Hills Community Plan continues to state:

Objective 1-5: To promote and insure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

Policy 1-5.5: Provide for livable family housing at higher densities.

The proposed project will meet the above objectives and policies by providing 100% affordable housing for victims of domestic violence, thereby addressing the need for adequate housing for all persons including an underserved sector of the population. Furthermore, the attractively designed 49-unit multi-family housing utilizes a highly functional arrangement of program elements and organization with courtyard spaces, covered walkways, and children's play areas.

Chapter V of the Community Plan identifies design and landscaping standards for individual projects. The Plan provides the following guidelines for multiple residential projects:

All multiple family residential projects of five or more units shall be designed around a landscaped focal point or courtyard to serve as an amenity for residents. Toward that goal the following policies are proposed:

- 1. Providing a pedestrian entrance at the front of each project.*
- 2. Requiring useable open space for outdoor activities, especially for children.*

As previously stated, the proposed 49-unit multiple family residential building has a clearly defined pedestrian entrance along Van Nuys Boulevard and is designed around two courtyards. One courtyard is planned at ground level and a second courtyard is at podium level. The courtyards include benches, barbeque areas, children's play equipment, and drought tolerant landscaping.

Therefore, the proposed project is consistent with the General Plan and the proposed Low Medium II Residential land use designation that serves to implement the goals and objectives of the Mission Hills – Panorama City – North Hills Community Plan.

3. **Charter Section 558 Findings: *That the action is in substantial conformance with the purposes, intent and provisions of the General Plan.***

The Planning Commission shall hold a public hearing and make a report and recommendation to the Council regarding the relation of the proposed amendment to the General Plan and whether adoption of the proposed amendment will be in conformity with public necessity, convenience, general welfare and good zoning practice.

B. ENTITLEMENT FINDINGS

There is a critical and well-documented demand for housing throughout the City of Los Angeles. The proposed Vesting Zone Change, T Conditions, Q Conditions, and Building Line Removal are consistent with Section 558 of the City Charter and Section 12.32 of the LAMC in that it will be in conformance with public necessity, convenience, general welfare and good zoning practice as described below.

4. **Vesting Zone Change, Section 12.32 Q of the LAMC:** *That the vesting zone change is conditioned as deemed necessary to protect the best interest of and assure a development more compatible with the surrounding property or neighborhood; to secure an appropriate development in harmony with the objectives of the General Plan; to prevent or mitigate potential adverse environmental effects of the zone change; or that the public necessity, convenience, or general welfare require that provision be made for the orderly arrangement of the property concerned into lots and/or that provisions be made for adequate streets, drainage facilities, grading, sewers, utilities and other public dedications or improvements.*
- a. *The vesting zone change is conditioned as deemed necessary to protect the best interest of and assure a development more compatible with the surrounding property or neighborhood.*

The proposed project is located at the northeast corner of Van Nuys Boulevard and Plummer Street in the Mission Hills-Panorama City-North Hills Community Plan area. The relatively flat, rectangular-shaped subject site is zoned (T)(Q)C2-1VL, [Q]C2-1VL, and RA-1VL. The permanent [Q] Condition on the western portion of the site limits residential density to the RE11 Zone (permitting single-family homes) and prohibits hotel/motel uses. The subject site is designated General Commercial by the Community Plan, with corresponding zones of C1.5, C2, C4, P, RAS3, RAS4. The proposed vesting zone change to RAS4-1 is consistent with the corresponding General Commercial land use designation. The subject site is not located within any geographic specific plan area.

The abutting [Q]C2-1VL and P-1VL Zoned lots to the north of the subject site along Van Nuys Boulevard are developed with a two-story multi-family residential dwelling. The abutting RD2-1 Zoned lot to the east along Plummer Street is also developed with a two-story multi-family residential dwelling. To the south, across Plummer Street, the abutting sites are zoned [Q]C2-1VL and RD2-1, and are developed with a one-story medical use and a one-story single-family dwelling, respectively. The abutting site at the northwest corner of Van Nuys Boulevard and Plummer Street is zoned [Q]C2-1VL and is improved with a one-story mini-shopping center with neighborhood commercial uses. The abutting site located at the southwest west corner of Van Nuys Boulevard and Plummer Street is zoned [Q]C2-1VL and is developed with auto repair uses. All of the abutting sites are designated for General Commercial land use under the Community Plan, with the exception of the abutting property to the east, which is designated Low Medium II Residential.

Further north, the east side of Van Nuys Boulevard is developed with multi-family residential uses and the Mid-Valley Multipurpose Center on [Q]C2-1VL and P-1VL Zoned sites designated General Commercial under the Community Plan. The west side of Van Nuys Boulevard to the north of the subject site is developed with medical/nursing/rehabilitation uses on [Q]C2-1VL lots designated Neighborhood and

General Commercial under the Community Plan. Further south of the subject site, along the east and west sides of Van Nuys Boulevard, properties are developed with multi-family residential uses, zoned R3, and designated for Medium Residential land use. Further east, along the north and south sides of Plummer Street, sites are improved with multi-family residential uses, zoned RD2, and designated Low Medium II under the Community Plan. Further west, sites along the north side of Plummer Street are developed with single-family residential uses and are zoned RA-1 and designated for Low Residential land use. Further west, along the south side of Plummer Street, sites are zoned QR3-1 and (T)(Q)RD1.5-1 and designated Low Medium II and Medium Residential and improved with multi-family residential uses and LAFD Fire Station 7.

The vesting zone change assures a development more compatible with the surrounding neighborhood. The proposed project would revitalize the site by replacing an existing automotive use and single-family dwelling with an attractively designed multi-family use in an area where there is an overconcentration of automotive use. The proposed project site is not located within a geographic specific plan area or overlay zone, but is located within a 3 mile corridor of Van Nuys Boulevard that separates the geographic boundaries of the Pacoima Community Design Overlay to the north and the Panorama Community Design Overlay to the south. Both the Pacoima and Panorama Community Design Overlays are regulated by permanent [Q] Conditions (Ordinance Nos. 175,546 and 175,550) to prohibit auto-related uses due to the overconcentration of auto use in the area.

The proposed project is conditioned to offer 49 units that are 100% affordable in an area where 25% of the population is below the poverty level (Department of City Planning, 2014 Statistics). The proposed project is conditioned to be in substantial conformance with “**Exhibit A,**” which shows a 51,340 square foot, four-story, 45 foot in height residential apartment building with an approximately 2.5:1 FAR that is below the allowable 3:1 FAR. The square footage, height, and floor area of the project are compatible with the existing multi-family uses along Van Nuys Boulevard and Plummer Street. Additionally, the applicant is proposing 30 parking spaces, including 12 compact spaces (40% compact) at a site along Van Nuys Boulevard where light rail is proposed under the East San Fernando Valley Transit Corridor Project. The proposed project site and right-of-way is conditioned to be planted with street trees and attractively landscaped with drought tolerant landscape material. Solar power will be utilized to achieve energy efficiency, and utilities will be undergrounded where possible for aesthetics. Therefore, the vesting zone change is conditioned as deemed necessary to protect the best interest of and assure a development more compatible with the surrounding property or neighborhood.

b. ***The proposed vesting zone change will secure an appropriate development in harmony with the objectives of the General Plan.***

As previously stated, the proposed vesting zone change to (T)(Q)RAS4-1 is consistent with the corresponding General Commercial land use designation. The vesting zone change is in harmony with Framework Element and the Housing Element by meeting the Citywide need for an increase in affordable multi-family housing. The proposed project is in harmony with the objectives of the Health and Wellness Element, Air Quality Element, and the Mobility Plan 2035 by meeting objectives for climate-adapted development that is energy efficient, close to transit, and resilient. Finally, the

proposed project meets the objectives of the Mission Hills-Panorama City-North Hills Community Plan by replacing an existing auto use where there is an overconcentration of auto uses and instead offering attractively designed housing intended for victims of domestic violence, and thereby meeting the needs of all sectors of the population.

As previously stated, the proposed project is designed in accordance with standards set forth in the Framework Element and the Mission Hills-Panorama City-North Hills Community Plan. The project is attractively designed with complementary and varied building materials and colors, and includes useable open space to serve project residents.

c. *The proposed project is conditioned to prevent or mitigate potential adverse environmental effects of the vesting zone change.*

The project was analyzed under Mitigated Negative Declaration No. ENV-2017-613-MND ("Mitigated Negative Declaration") and the Mitigation Monitoring Program attached to this report as Exhibit G. The project was found to have potential impacts in the following areas:

- Biological Resources (trees, nesting birds)
- Hazards and Hazardous Materials (hazardous materials)
- Noise (temporary noise during construction, residential fronting on boulevard)
- Transportation (pedestrian safety during construction phases)
- Tribal Cultural Resources (on-site monitor)
- Mandatory Findings of Significance (cumulative impacts, adverse effect)

With mitigation as conditioned herein, all potential impacts are expected to be reduced to a less than significant level.

d. *That the public necessity, convenience, or general welfare require that provision be made for the orderly arrangement of the property concerned into lots and/or that provisions be made for adequate streets, drainage facilities, grading, sewers, utilities and other public dedications or improvements.*

The project applicant has not made a request to subdivide the property into lots. However, public necessity, convenience, and general welfare require that all infrastructure improvements be addressed as T Conditions herein. Street dedications and improvements are conditioned herein as recommended by the Bureau of Engineering memo dated August 30, 2018. The proposed project, including the parking and driveway plan, will be reviewed by the Department of Transportation prior to issuance of a final Certificate of Occupancy. In their April 8, 2019 memo, the Bureau of Street Lighting recommended additional street lighting as conditioned herein. A Soils Report Approval Letter dated February 27, 2019 was issued by the Department of Building and Safety (Log # 107060). The removal and/or installation of street trees in the public right-of-way will be reviewed and approved by the Bureau of Engineering and Bureau of Street Trees, Urban Forestry Division. The project will be reviewed as appropriate by the Department of Building and Safety, Bureau of Engineering, and Bureau of Sanitation for any other necessary conditions relating to construction and/or infrastructure improvements (e.g., sewers, shoring and lateral supports). As such, provisions are made for adequate streets, drainage facilities, grading, sewers, utilities and other public dedications or improvements.

5. Q Condition Findings

- a. ***The Q limitations are necessary to protect the best interests of and assure a development more compatible with the surrounding property or neighborhood.***

The proposed Q conditions contain provisions regarding site development; limit the use, building height, and floor area ratio (FAR); provide for affordable housing; and regulate parking to ensure that the project is compatible with the surrounding neighborhood with regard to its scale and appearance.

- b. ***The Q limitations are necessary to secure an appropriate development in harmony with the objectives of the General Plan.***

To ensure that the development is in harmony with the General Plan, the proposed Q conditions contain provisions regarding land use and affordability to ensure that housing opportunities exist for underserved sectors of the population.

- c. ***The Q limitation is necessary to prevent or mitigate adverse environmental effects of the zone change.***

Under Case No. ENV-2017-613-MND, mitigation measures are imposed on the subject case to reduce impacts to a less than significant level. The Mitigated Negative Declaration was analyzed based on the project description reflected in the applicant's site plans as shown in "Exhibit A". These site plans incorporate unit density, height, FAR, and parking. As such, the proposed Q conditions prevent or mitigate adverse environmental impacts from the project.

6. **T Condition Finding: *Public necessity, convenience and general welfare require that provision be made for the orderly arrangement of the property concerned into lots and/or that provision be made for adequate streets, drainage facilities, grading, sewers, utilities, park and recreational facilities; and/or that provision be made for payments of fees in lieu of dedications and/or that provision be made for other dedications; and/or that provision be made for improvements; all in order that the property concerned and the area within which it is located may be properly developed in accordance with the different and additional uses to be permitted within the zone to which the property is proposed for change.***

The current action, as recommended, has been made contingent upon compliance with "T" conditions of approval imposed herein for the proposed project. Such 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 T Conditions ensure appropriate and necessary sidewalk improvements and street lighting. The project will be reviewed as appropriate by the Department of Building and Safety for any other necessary infrastructure improvements. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site.

7. Building Line Removal Findings

- a. ***The requested building line removal is in conformance with the public necessity, convenience, general welfare and good zoning practice.***

The Area Planning Commission shall hold a public hearing and make a report and recommendation to the Council regarding the relation of the proposed land use ordinance to the General Plan and whether adoption of the proposed land use ordinance will be in conformity with public necessity, convenience, general welfare and good zoning practice.

- b. ***The building line removal is necessary to establish, change or remove a building line in order to give proper effect to the zoning proposed in the proceeding.***

The existing 25 foot Building Line along Plummer Street was originally established by Ordinance No. 99,739 effective February 8, 1952. To achieve the proposed 49-unit multi-family residential apartment building, the applicant proposes a 5 foot side yard setback as required by LAMC Section 12.11.5 C.2 along Plummer Street. Requiring observance of the 25 foot building line would not allow the applicant to build at the desired density allowed by the RAS4-1 Zone. The proposed 5 foot side yard is consistent with the setbacks along Plummer Street to the east, where the building line at the abutting property was removed in 1980.

- c. ***The building line removal is necessary to provide for the systematic execution of the General Plan.***

The Citywide Framework Element of the General Plan was most recently adopted on August 8, 2001. The Framework Element sets forth a citywide comprehensive long-range growth strategy. The recommended Vesting Zone Change to (T)(Q)RAS4-1 is in conformance with Framework Element by increasing the supply of housing in the City, and in particular, in the Mission Hills – Panorama City – North Hills Community Plan area. When the 25 foot Building Line Ordinance was established in 1952, it was undoubtedly difficult to predict the City's current housing crisis. As such, allowing the applicant to provide housing at the density corresponding to the General Commercial land use designation is in conformance with current objective, policies, and programs of the General Plan.

- d. ***The building line removal is necessary to obtain a minimum uniform alignment from the street at which buildings, structures or improvements may be built or maintained, to protect and implement the Mobility Element of the General Plan; to provide sufficient open space for public and private transportation, and to facilitate adequate street improvements.***

The intent of said Building Line was to prevent the intrusion of any structure which would interfere with the eventual improvement of Plummer Street to Secondary Highway standards while preserving adequate front yards. The improvement of Plummer Street along the property frontage will be undertaken by complying with the T Conditions herein as required to be in conformance with the Mobility Plan 2035. The City did not require any new dedication from Plummer Street, because it is currently a fully dedicated street with four existing travel lanes.

- e. ***The building line removal is necessary to preserve the commonly accepted characteristics of residential districts.***

Los Angeles Municipal Code Section 12.11.5 C.2 regulates side yard setbacks in the RAS4 Zone, and requires a minimum 5 foot setback on the subject lot. Therefore, removal of the 25 foot building line on this property is necessary to preserve the commonly accepted characteristics of residential districts.

- f. The building line removal is necessary to preserve the spread of major fires and to facilitate the fighting of fires.***

Removing the 25 foot building line while providing a 5 foot side yard setback will enable the proposed improvements to be constructed within the 150 feet of the edge of a roadway of an improved street as required by current Fire Department standards.

- g. The building line removal is necessary to promote the public peace, health, safety, comfort, convenience, interest and general welfare.***

As documented in the Housing Element, Los Angeles is experiencing a citywide housing crisis. The building line removal will allow for the development of a 100% affordable multi-family residential building in an area of the City that is 25% below the poverty level. Additionally, removal of the building line will allow for improved pedestrian and vehicular access at the Plummer Street egress point. As such, the building line removal promotes the public peace, health, safety, comfort, convenience, interest and general welfare.

C. CEQA Findings

A Mitigated Negative Declaration, Case No. ENV-2017-613-MND, was prepared for the proposed project. The Department of City Planning published the Mitigated Negative Declaration beginning May 16, 2019 for 20 days, ending June 5, 2019 for the subject case. The Lead Agency found all of the following potential significant impacts could be mitigated to less than significant level with mitigation as provided in the Mitigation and Monitoring Program prepared for the project:

- Biological Resources (trees, nesting birds)
- Hazards and Hazardous Materials (hazardous materials)
- Noise (temporary noise during construction, residential fronting on boulevard)
- Transportation (pedestrian safety during construction phases)
- Tribal Cultural Resources (on-site monitor)
- Mandatory Findings of Significance (cumulative impacts, adverse effect)

Therefore, Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-613-MND, as circulated on May 16, 2019, ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

In addition, on October 16, 2019, a statutory notice of exemption (NOE) was issued for the proposed project pursuant to State AB 1197 (California Public Resources Code Section 21080.27

effective September 26, 2019). The record demonstrates as provided in the project file that the project is in furtherance of providing supportive housing, as defined in PRC 21080.27(a)(3), including because the project will provide housing for the target population defined in Health and Safety Code Section 50675.14 of the Government Code Section 65650; and the project has received a funding commitment from the Proposition HHH Permanent Supportive Housing Loan Program in support of the project.

Therefore, Find the project is statutorily exempt from CEQA pursuant to California Public Resources Code Section 21080.27.

The records upon which this decision is based are with Valley Project Planning, Department of City Planning, 6262 Van Nuys Boulevard, Room 430, Los Angeles, CA 90012.