

FINDINGS

1. General Plan/Charter Findings

City Charter Section 556 and 558

Pursuant to City Charter Sections 556 and 558, as described below, the proposed ordinance is in substantial conformance with the purpose, intent and provisions of the General Plan, as well as in conformance with the public necessity, convenience, general welfare and good zoning practice. Specifically, the action addresses each of the following goals, objectives and policies of the General Plan as outlined below.

General Plan Findings

General Plan Framework Element

The proposed Permanent Supportive Housing ordinance will meet the intent and purposes of the General Plan Framework Element to encourage the creation of housing opportunities for households of all types and incomes, while at the same time promoting livable neighborhoods. In particular, the proposed Permanent Supportive Housing ordinance would further the intent and purpose of the following relevant goals, objectives, and policies of the Framework Element:

Goal 4A: An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.

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

Policy 4.41: Take the following actions in order to increase housing production and capacity:

- a. Establish development standards that are sufficiently detailed and tailored to community and neighborhood needs to reduce discretionary approvals requirements.*
- b. Streamline procedures for securing building permits, inspections, and other clearances needed to construct housing.*

Policy 5.8.3: Revise parking requirements in appropriate locations to reduce costs and permit pedestrian-oriented building design:

- a. Modify parking standards and trip generation factors based on proximity to transit and provision of mixed-use and affordable housing.*

Housing Element

The proposed Permanent Supportive Housing Ordinance is in substantial conformance with the purpose, intent and provisions of the General Plan in that it would further accomplish the goals, objectives and policies of the Housing Element outlined below:

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 1.1.7: Strengthen the capacity of the development community to develop affordable housing.

Objective 1.4: Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Policy 1.4.1: Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

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

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 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.

Objective 4.2: Promote outreach and education to: homeless populations; residents; community stakeholders; health, social service and housing providers and funders; criminal justice system agencies; and, communities in which facilities and services may be located.

Policy 4.2.3: Strengthen the capacity of the development community to locate, construct and manage housing facilities for the homeless.

As made evident by the list of General Plan goals, objectives and policies provided above, the proposed ordinance is in conformance with a range of General Plan goals related to the provision of permanent housing and services for persons experiencing homelessness. The City's General Plan clearly recognizes the need for programs which remove regulatory barriers and provide for ministerial approval for permanent supportive housing in appropriate locations throughout the City. The proposed ordinance responds to the General Plan by providing land use incentives, streamlined development review, and unique development standards for permanent supportive housing, which provides housing for homeless individuals with lower incomes. In addition, the proposed ordinance is sensitive to neighborhood context, as it respects the applicability of Specific Plans and overlays, and includes a series of context-sensitive design standards to ensure that projects provide the appropriate pedestrian-scale design.

The ordinance also directly addresses a specific implementation program in the Housing Element of the General Plan (Program 132 – Zoning and Development Standards for Homeless Housing). The program called for the Department of City Planning to identify and adopt changes to the Zoning Code to facilitate by-right siting of a greater variety of shelter, transitional and permanent supportive housing throughout the City, including tailored development standards and different performance standards. The proposed ordinance accomplishes this program by creating a ministerial approval process for qualifying PSH projects, paired with a set of unique development standards, additional incentives, and performance standards.

2. CEQA Findings

As demonstrated in Exhibit B.1, the proposed Permanent Supportive Housing Ordinance will not result in a significant effect on the environment because revisions to the proposed ordinance have been made pursuant to the Mitigated Negative Declaration (MND-2017-3137-MND). An Environmental Impact Report is not required.

Additionally, approval of the project is supported by an Addendum to the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy Final Program Environmental Impact Report, SCH No. 2015031035 (2016 RTP/SCS PEIR) for this project (Exhibit B.2). The PSH Ordinance has been reviewed by the City of Los Angeles in light of Sections 15162 and 15163 of the CEQA Guidelines. As the CEQA Lead Agency, the City of Los Angeles has determined, based on the analysis presented in Exhibit B.2, that none of the conditions apply which would require preparation of a subsequent or supplemental EIR and that an Addendum to the certified 2016 RTP/SCS PEIR is the appropriate environmental documentation under CEQA for the PSH Ordinance.