

FINDINGS

General Plan/Charter Findings

1. **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.

a. **General Plan Land Use Designation.** The subject property is located within the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan, last updated and adopted by the City Council on August 17, 1999. The existing Plan designates the subject lot as General Commercial, which corresponds to the C1.5, C2, C4, RAS3, and RAS4 zones. The proposed Zone Change to RAS4-1VL-RIO is consistent with the land use designation on the Plan map and thus is in substantial conformance with the purposes, intent, and provisions of the General Plan as reflected in the adopted Community Plan.

b. **Canoga Park- Winnetka - Woodland Hills - West Hills Community Plan.** The Proposed Project with the recommended Zone Change to RAS4-1VL-RIO conforms to the following goals, objectives and policies of Community Plan:

GOAL 1: A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE CANOGA-PARK-WINNETKA-WOODLAND HILLS-WEST HILLS COMMUNITY PLAN AREA.

Objective 1-1: Achieve and maintain a housing supply sufficient to meet the diverse economic needs of current and projected population to the year 2010.

Policy 1-1.1: Maintain an adequate supply and distribution of multi-family housing opportunities in the Community Plan Area.

Program: The Plan Map identifies specific areas where multi-family residential development is permitted.

Objective 1-2: Reduce automobile trips in residential areas by locating new housing in areas offering proximity to goods, services, and facilities.

Policies 1-2.1: Locate higher residential densities near commercial centers and major bus routes where public service facilities, utilities and topography will accommodate this development.

Program: Maintain and continue the implementation of the City's Land Use/Transportation Policy.

Policy 1-2.2: Encourage multiple residential development in commercial zones.

Program: The Plan provides the potential for a floor area ratio bonus by providing for mixed use corridors in specific commercial areas.

Objective 1-3: Preserve and enhance the character and integrity of existing single and multi-family neighborhoods.

Policy 1-3.2: Approval of proposals to change residential density in any neighborhood shall be based, in part, on consideration of factors such as neighborhood character and identity, compatibility of land uses, impact on livability, adequacy of services and public facilities, and traffic impacts.

Program: The decision maker should adopt a finding which addresses these factors as part of any decision relating to changes in planned residential densities.

Objective 1-4: Provide a diversity of housing opportunities capable of accommodating all persons regardless of income, age or ethnic background.

Policy 1-4.1: Promote greater individual choice in type, quality, price and location of housing.

Program: The plan promotes greater individual choice through its allocation of lands for a variety of residential densities.

The proposed RAS4 Zone is identified as a corresponding zone of the existing General Commercial land use designation, whereas the current R1 zoning of the site is not. The Proposed Project will meet the above objectives and policies by providing additional multifamily housing at an appropriate density and location to meet the plan area's needs, and by implementing the assigned community plan land use designation. The site is located within an area already established with multi-family developments. The proposed RAS4 zone and new 80-unit apartment building would be compatible with the existing neighborhood land use and character.

Additionally, the site is located in a pedestrian friendly and transit rich area of Canoga Park. The site is located two blocks south of the Sherman Way commercial corridor, approximately 0.3 miles southwest of the Sherman Way Orange Line Station, and one block north of Los Angeles River Greenway which is currently identified for near-term bike path enhancements on the segment of the path nearest to the site. Multiple bus stops are located within 0.3 miles of the site as bus lines run along Sherman Way, Topanga Canyon Boulevard, and Vanowen Street. Numerous commercial amenities and services are located along the Sherman Way corridor, within walking distance of the site. As such, the proposed increase in residential density that would result from the requested Zone Change from R1 to RAS4 is appropriate given the proximity to services, public facilities, and transportation infrastructure and would not negatively impact livability.

The proposed Zone Change allows for new construction of an 80 unit, 100% affordable development project. The project will provide a new high-quality rental housing option for persons or families with lower incomes in Canoga Park. Additionally, the project is located on a partially vacant piece of land thus resulting in minimal displacement. Three single family homes will be redeveloped as a result of this project. Thus the project will result in 77 net new dwelling units.

- c. **Framework Element.** The Framework Element of the General Plan 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. It 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 current request:

Distribution of Land Uses

GOAL 3A: A PHYSICALLY BALANCED DISTRIBUTION OF LAND USES THAT CONTRIBUTES TOWARDS AND FACILITATES THE CITY'S LONG-TERM FISCAL AND ECONOMIC VIABILITY, REVITALIZATION OF ECONOMICALLY DEPRESSED AREAS, CONSERVATION OF EXISTING RESIDENTIAL NEIGHBORHOODS, EQUITABLE DISTRIBUTION OF PUBLIC RESOURCES, CONSERVATION OF NATURAL RESOURCES, PROVISION OF ADEQUATE INFRASTRUCTURE AND PUBLIC SERVICES, REDUCTION OF TRAFFIC CONGESTION AND IMPROVEMENT OF AIR QUALITY, ENHANCEMENT OF RECREATION AND OPEN SPACE OPPORTUNITIES, ASSURANCE OF ENVIRONMENTAL JUSTICE AND A HEALTHFUL LIVING ENVIRONMENT, AND ACHIEVEMENT OF THE VISION FOR A MORE LIVEABLE CITY.

Objective 3.4 Encourage new multi-family 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.

- Policy 3.4.3** Establish incentives for the attraction of growth and development in the districts, centers, and mixed-use boulevards targeted for growth that may include:
- a. Densities greater than surrounding areas...
 - f. Modified parking requirements in areas in proximity to transit or other standards that reduce the cost of development...

The Project Site is located along a "mixed use boulevard" as identified in the Framework Element. Additionally, the site is located within transit rich area of Canoga Park. The site is approximately 0.3 miles southwest of the Sherman Way Orange Line Station and multiple bus stops are located within 0.3 miles of the site as bus lines run along Sherman Way, Topanga Canyon Boulevard, and Vanowen Street. As such the RAS4 density (one unit per 400 square feet of lot area), the reduced parking incentive, and the increased height incentive are appropriate for the location and consistent with the Framework Element's polices regarding targeting growth along mixed use boulevards. The project will locate new units near adequate infrastructure and services and thus will help achieve the Framework's vision for a more livable city.

- d. Mobility Plan 2035.** The Mobility Plan of the General Plan may be affected by the approval of the requested Zone Change. Owensmouth Avenue, which bounds the site to the west is designated a Collector Street under the Mobility Plan. The Bureau of Engineering is not requesting any dedications. The majority of the Owensmouth Avenue between the Los Angeles River and Sherman Way is improved to a half-roadway width of 30 feet and a sidewalk width of 10 feet. A letter from the Bureau of Engineering dated May 21, 2019, provides a recommendation to align the curb in front of the property to allow for consistent roadway dimensions along the entire length of the street. The project has been conditioned to construct suitable surfacing to join the existing 30-foot wide half roadway and a 10-foot concrete sidewalk.

The Mobility Plan 2035 identifies the subject segment of Owensmouth Avenue on the Tier 2 Bike Lane Network. In consultation with the Department of Transportation, it was determined that a consistent 30-foot half roadway width is needed to accommodate

future bicycle lane facilities. Improvements will be completed to the satisfaction of the Bureau of Engineering, which will assure compliance with this Element of the General Plan.

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

GOAL 1: HOUSING PRODUCTION AND PRESERVATION.

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.

GOAL 4: ENDING AND PREVENTING 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 person/families at risk of homelessness to ensure that they remain housed and get the individualized help they may need.

As previously discussed, the site is currently zoned R1-1VL-RIO for single family uses. The recommended (T)(Q)RAS4-1VL-RIO Zone would allow for the Project Site to be redeveloped with a new 100% affordable housing project. The Project proposes to designate one unit as a manager's unit and the remaining 79 of the proposed 80 dwelling units would be set aside as Restricted Affordable units for Extremely Low Income Households, Low Income Households, and households with incomes at or below 80% of the Area Median Income. The redevelopment of the site with affordable rental units would introduce a new housing opportunity for a range of lower income groups within a newly constructed building. As such, the recommended Zone Change would be consistent with Goal No. 1 of the Housing Element, as well as the Objective 1.1 and Policies 1.1.2 and 1.1.3.

The three requested Developer's Incentives for increased height, reduced open space, and reduced parking result in building design and construction efficiencies that facilitate affordable housing costs. The increase in height allows for an additional residential level which supports the developer's decision to maximize the number of restricted affordable units that can be provided on site. The requested open space incentive allows the developer to increase the overall space dedicated to residential uses. The parking reduction allows the applicant to provide all parking within a ground level garage without necessitating a subterranean level of parking, thus allowing for significant construction cost savings. All three incentives support the applicant's proposal of a 100% affordable housing project and thus are consistent with Goal No. 1 of the Housing Element, as well as the Objective 1.1 and Policies 1.1.2 and 1.1.3.

At the public hearing, the applicant explained that the project intends to provide housing to a diverse pool of residents including persons who are homeless or disabled. The applicant anticipates that approximately half of the units will serve low income families and the other half will provide permanent supportive housing. The applicant stated that they have applied for financing through the No Place Like Home program and through Proposition HHH Supportive Housing Loan Program. The project offers space dedicated to the provision of on-site supportive services for project tenants. At the hearing, the applicant explained that on-site programming such as adult education classes and money management classes would be provided by service providing organizations such as Life Steps Foundation. Classes would be held in the multipurpose room located on the ground floor. Additionally, on-site case management would be provided for supportive housing residents. The project provides case-management offices and a private waiting area. Thus, as proposed, the project helps to achieve Goal No. 4, of the Housing Element to end and prevent homelessness, and Objective No. 4.1 and Policy 4.1.3 to provide permanent supportive housing options with services for homeless persons and persons/families at risk of homelessness

GOAL 2: SAFE, LIVABLE, AND SUSTAINABLE NEIGHBORHOODS.

Objective 2.1: Promote safety and health within neighborhoods.

Objective 2.3: Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.

Policy 2.3.3: Promote and facilitate the reduction of energy consumption in new and existing housing.

The Project Site has frontage along the eastern side of Owensmouth Avenue and the southern side of Hart Street. The Proposed Project would redevelop an underutilized and partially vacant site. The Project would remove three single family buildings which were constructed in the 1940s and 1950s and construct a new building which would meet current building code requirements for safety. The ground floor has been designed to create an active ground floor presence with the use of transparent materials along both street frontages as well as entrances from each street. The building is oriented around a central courtyard located on level two which will be open to the sky and will include openings in the sides of the building providing adequate access to light and air to all of the units. Additionally, the Project proposes and has been conditioned to install 3,300 square feet of solar panels. As recommended, the Project would be consistent with the above referenced health, livability, and sustainability goals, objectives, and policies.

- f. **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.
- g. **Health and Wellness Element and Air Quality Element.** Policy 5.1 and 5.7 of the Plan for a Healthy LA, the Health and Wellness Element, and Policy 4.2.3 of the Air Quality Element are policy initiatives related to the reduction of air pollution and greenhouse gases. As conditioned herein, the Project would be required to provide parking spaces which would be equipped for the immediate installation and use of EV Charging Stations,

as well as for future use. The Project has also been conditioned to install solar panels to an operating photovoltaic system. The installation and operation of the solar panels would help to reduce the site's dependence on fossil fuels and carbon generating public utility electrical power. Taken together, the conditions would 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 the City. As conditioned, the Project would be consistent with the aforementioned policies, as well as Policy 5.1.2 of the Air Quality Element, by ensuring that future developments are compatible with alternative fuel vehicles and shift to non-polluting sources of energy. The solar and EV conditions are also good zoning practices because they provide a convenient service amenity to the occupants or visitors who use electric vehicles and utilize electricity on site for other functions. As such, the Project provides service amenities to improve habitability for future residents of the Project and to minimize impacts on neighboring properties.

2. Zone Change Findings.

- a. **Pursuant to City Charter Section 558 and LAMC Section 12.32, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

The recommended Zone Change from R1-1VL-RIO to (T)(Q)RAS4-1VL-RIO would permit the development of the Project Site into a 80-unit affordable housing project with on-site supportive services.

Public Necessity, Convenience, and General Welfare

On April 29, 2019, Mayor Eric Garcetti released the LA's Green New Deal (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 goals of ending street homelessness by 2028, creating or preserve 50,000 income-restricted affordable housing units by 2035 and increasing stability for renters. The Zone Change would allow the site to be redeveloped and to provide a total of 79 income restricted units to the market along with space for on-site supportive services. At the public hearing, the applicant explained that the project intends to provide housing to a diverse pool of residents including persons who are homeless or disabled. The applicant anticipates that approximately half of the units will serve low income families and the other half will provide permanent supportive housing. Additionally, the project offers space dedicated to the provision on-site supportive services for project tenants including adult education classes, money management classes, and case management for supportive housing residents. The project provides a multipurpose room to hold classes and private case-management offices with a private waiting area. By providing housing and services to vulnerable populations, this project is consistent with public necessity, convenience, and general welfare.

Additionally, the Project would be an infill development within an area of the City that is developed with a mixture of residential and commercial uses. Due to the nature of the surrounding area, the Project would place housing within close proximity to commercial and light manufacturing jobs, as well as near public transit. The Project has been designed to provide an outdoor courtyard located within the interior of site. Additional outdoor amenity space is provided throughout the building. In total, the Proposed Project would provide 8,486 square feet of open space, which would include new landscaping and planting of trees. As proposed, the Project would improve the livability and general welfare of the future residents of the development.

Good Zoning Practice

The proposed RAS4 Zone is identified as a corresponding zone of the existing General Commercial land use designation, whereas the current R1 zoning of the site is not.

The project is located along a portion of the Owensmouth Avenue corridor between the LA River to the south and Gault Street to the north that is designated for General Commercial land uses. The properties fronting Owensmouth on the block north of the Project Site between Hart Street and Gault Street are zoned for commercial uses (C1). The majority of the block where the subject site is located is zoned for mixed use, commercial, and parking uses (RAS4, C1, C2, P). Five lots on the subject block fronting Owensmouth Avenue are zoned for single family uses (R1) with three of the lots being part of the subject site. The segment of the Owensmouth Avenue corridor where the subject site is located has been transitioning from single family to multifamily development through earlier Zone Change actions.

The proposed Zone Change would be consistent with a trend in the immediate surrounding neighborhood to establish zoning consistent with the existing General Commercial land use designation. For the reasons stated above, the requested Zone Change would permit a development which, as conditioned, is consistent with the General Plan land use designation, meets the objectives of the Community Plan, and is consistent with previously-granted Zone Changes in the immediate surrounding neighborhood as part of the area's transition to higher density and commercial land uses.

b. Pursuant to Section 12.32-G and Q of the Municipal Code "T" and "Q" Classification Findings.

The action, as recommended, has been made contingent upon compliance with the "(T)" and "(Q)" conditions imposed herein. Specific conditions have been added to address design and tree removal. Such limitations are necessary to protect the best interests of, and to assure a development more compatible with, surrounding properties, 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.

Entitlement Findings

3. 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.

The project is located in an area planned for General Commercial land uses and, with the approval of the proposed Zone Change to RAS4-1VL-RIO, will be zoned for residential/accessory service uses (or mixed use development). As discussed in Finding No. 1-a, the recommended Zone Change for the Project Site would be consistent with the land use designation. Pursuant to the proposed RAS4-1VL zone, the site would be limited to a density of one unit per 400 square feet of lot area (80 units) and an FAR of 3 to 1 (85,500 square feet of floor area). The project is consistent with the density and

the FAR of the zone as it is proposing 80 units and 79,240 square feet of floor area for an FAR of 2.78:1. As proposed, the Project would provide four (4) units set aside for Extremely Low Income Households and 12 units set aside for Low Income Households and would be consistent with the affordable housing requirements pursuant to LAMC Section 11.5.11. In conjunction with the requested Zone Change, the Applicant has requested Developer Incentives to reduce the required open space, increase the allowed height, and reduce required parking. As discussed in Finding No. 1-b through 1-g, the Project would meet the goals, objectives, and policies of the General Plan and the Canoga Park- Winnetka - Woodland Hills - West Hills 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.

- 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 Project Site is located at the southeast corner of Owensmouth Avenue and Hart Street in Canoga Park. The site is relatively flat and is comprised of four parcels consisting of 32,081 gross square feet of lot area. The site has approximately 200 feet of frontage along Owensmouth Avenue and 160 feet along Hart Street. The site is currently developed with an 11,000 square foot vacant lot and three single family homes that were constructed between 1948 and 1952. The applicant proposes to demolish the existing buildings and clear the site for the construction, use and maintenance of a new apartment building.

The site is within the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan area, is designated for General Commercial land uses and is currently zoned R1-1VL-RIO and is requesting a Zone Change to RAS4-1VL-RIO. The site is further located in the Los Angeles River Improvement Overlay District.

Height, Bulk, and Setbacks

The proposed RAS4-1VL-RIO zone limits density to one unit per 400 square feet of lot area (80 units) and an FAR of 3:1 (85,500 square feet of floor area). The project is proposing 80 units and 79,240 square feet of floor area for an FAR of 2.78:1 and thus complies with the density and floor area limitations of the requested zone.

Consistent with the RAS4 setback requirements, the project will observe a five-foot minimum front (north), side (east and west) and rear (south) yard setbacks. The northern Hart Street frontage is considered the front yard of the property.

The requested RAS4-1VL Zone allows a height of up to 50 feet. The applicant has requested a Developer's Incentive, allowed through LAMC 11.5.11, to allow increased height. The applicant has requested a six (6) foot increase in the permitted height for a maximum of 56 feet. The project will be five stories.

The surrounding properties are developed with a mixture of residential, commercial, and institutional buildings one- to four-stories in height. Building permits are currently under review for an entitled 42-foot and five-inch apartment building on the property directly abutting the site to the south (Case No. APCSV-2012-3587-ZC approved in August 2016). The apartment building across the street from the subject site is 40 feet in height (Case No. APCSV-2004-3120-ZC approved in July 2005). A three-story office building with a height of 45 feet was approved across the street from the subject site (Case No.

APCSV-2004-1239-ZC approved November 2005). Thus, the proposed project's requested height of 56 feet is similar to and compatible with the heights of building in the immediate area on the Owensmouth Avenue corridor.

Directly abutting the site to the east is the one-story Catholic Charities Guadalupe Community Center. The proposed project softens the transition to the neighboring single story building by using step-backs on the upper floors: The project proposes a second floor step-back of 15 feet along the full length of the eastern face of the building and a 25-foot step-back at the northeast corner of building at the third floor. The proposed step-backs allow the 56 foot building to remain compatible with the lower scale existing buildings located off of the corridor.

The apparent bulk of the proposed structure is minimized by architectural details including: pedestrian-scale ground floor elements; prominent building entrances located on each street frontage; landscaping and planters in the front and side yards abutting public rights of way; transparency at the ground floor; differing, high-quality building materials; breaks in the building plane; balconies; fenestration; a varied roof line; and upper story step-backs.

The height, bulk, and setbacks of project are consistent with existing development in the immediate surrounding area and with the requested RAS4-1VL-RIO zone and with the allowed Developer's Incentives pursuant to LAMC Section 11.5.1. Therefore, the project will be compatible with the existing and future developments in the neighborhood.

Off-Street Parking Facilities and Loading Areas

The Project proposes to provide 66 automobile parking spaces, which would be located within a ground level parking garage. As proposed, the Project would be consistent with the Objective 4 of the Residential Citywide Design Guidelines to Minimize the Appearance of Driveways and Parking Areas. A loading area is not required as this is a residential project.

Lighting

The proposed plans do not indicate a lighting plan; however, Condition No. 12 of the Conditions of Approval would ensure that the installation of lights would not result in a substantial amount of light that would adversely affect the day or night time views in the project vicinity.

Landscaping

The Project proposes to provide 8,486 square feet of open space of which 1,688 square feet is proposed to be landscaped. The Project has proposed landscaping throughout the Project Site and proposes to plant 20 24-inch box trees. The Project has been conditioned to meet the planting standards of the River Improvement Overlay Zone (RIO).

Trash Collection

The Project provides a trash and recycling area within the building. The common area for the collection would be located within the parking area on the ground floor.

Sustainability

The Project has proposed to install 3,300 square feet of operational solar panels on the rooftop, equivalent to approximately 15% of the total rooftop area. The Project includes Electric Vehicle (EV) Charging infrastructure with 20% of the parking spaces wired for the future installation of EV Chargers (“EV-ready”) and 5% of the parking spaces immediately installed with EV Chargers. As proposed, 14 parking spaces would be EV-ready and four (4) parking spaces would be immediately installed with EV Chargers. The immediate installation of the charging stations and solar would be in excess of building code requirements. The electric vehicle charging spaces and solar panels will improve habitability for residents and neighboring properties by reducing the level of greenhouse gas emissions and fuel consumption from the Project Site, in spite of increased parking capacity, through encouraging the use of low or zero emission vehicles.

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

The project proposes 80 residential units which will include 40 one-bedroom units, 20 two-bedroom units, and 20 three-bedroom units. Units range in size from 574 square feet to 1,142 square feet. Pursuant to LAMC Section 12.21 G, the Project would be required to provide 10,000 square feet of open space and 20 trees. In conjunction with the recommended Zone Change, it is recommended that the required open space be reduced. Although the Project would provide less open space than required pursuant to LAMC Section 12.21 G, the proposed open space areas has been thoughtfully designed and it is anticipated that it would be sufficient to improve the habitability of the building for its future residents. The project proposes to provide a total of 8,486 square feet of open space, a 16% reduction from what is required. The project is oriented around a central courtyard of 3,857 square feet. The courtyard includes a play area for children. Additional outdoor patios and court yards with landscaping and seating are provided throughout the building, providing for varying uses and social interactions. An additional 1,738 square feet of indoor open space would be provided for various recreational uses within a multi-purpose room. Landscaping would include a total of 20 24-inch box trees, to be planted on-site and in the public right away.

The project also offers space dedicated to the provision of on-site supportive services for project tenants. At the hearing, the applicant explained that on-site programming such as adult education classes and money management classes would be provided by service providing organizations such as Life Steps Foundation. Classes would be held in the 1,738 square foot multipurpose room located on the ground floor. Additionally, on-site case management would be provided for supportive housing residents. The project provides case-management offices and a private waiting area within approximately 700 square feet of space on the ground floor.

As proposed, the project would provide recreational and service amenities, including landscaped courtyards, patios, a children’s play structure, seating areas, a multipurpose room, and on-site supportive services which would improve habitability for its residents and minimize impacts on neighboring properties.

Environmental Findings

- 4. Environmental Finding.** On July 18, 2019, a Mitigated Negative Declaration (ENV-2019-1267-MND) was prepared for the Proposed Project. On the basis of the whole of the record before the lead agency, including any comments received, the lead agency finds 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 mitigation measures have been made enforceable by conditions on the project and a Mitigation Monitoring Program has been prepared. The records upon which this decision is based are with the Environmental Review Section of the Department of City Planning in Room 763, 200 North Spring Street.

5. **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 C, areas of minimal flooding.