

EXEMPTION NARRATIVE

The proposed project includes the construction of a new homeless shelter site (Project Site) that will provide emergency shelter, two hygiene trailers, storage, and food services to people experiencing homelessness. The Project Location is on an approximately .76-acre, rectangular shaped parcel that is currently owned and developed as the MTA surface parking lot for the Orange Line Busway Reseda Station. The Project Site is on a 32,500-sf portion of the Orange Line Busway Reseda Station transit parking lot area. (City of Los Angeles Department of City Planning, 2020).

The Project Site is located in the Reseda area of the Reseda-West Van Nuys Community Plan Area in the City of Los Angeles Council District 03 (CD 03), 18616 W. Topham St., Reseda, CA 91335, and Assessor's Parcel Number (APN) 2127-018-BRK, see *Figure 1 – Project Site Location*.

The project includes the construction of a new homeless shelter site at an Orange Line Busway Reseda Station public parking lot that includes tiny homes with beds for up to 146 individuals experiencing homelessness, in furtherance of providing emergency homeless shelter beds in the City of Los Angeles. Tiny homes are small, detached, pre-fabricated cabins made of aluminum and composite materials that will be assembled on site. The project includes approximately 76 tiny homes; 71 with double beds (142 occupants) and 4 with ADA single beds.

Additionally, there will be two pre-fabricated structures for administration and laundry facilities, one tiny home for storage with no beds. The shelter will be operated consistent with the Los Angeles Homeless Services Authority's (LAHSA) program requirements for bridge shelters including, but not limited to, LAHSA's Scope of Required Services and Program Standards (LAHSA, 2019-2020). A third-party service provider will operate the project for the City and it is anticipated that a lease or similar operating and/or funding agreements may be executed with the service provider, County, and/or LAHSA, as well as a lease with MTA for use of the site.

The site will also include outdoor lighting, perimeter fencing, hygiene trailers with restrooms, showers, lavatories, drinking fountains, a double gate, a new deck, ramp and stairs, a trash bin area, outdoor seating, a pet area, new power service, new asphalt paving, staff parking, site lighting, a food distribution area, and designated seating areas for food services. No trees will be removed.

The project is zoned PF with a Public Facilities land use designation. It is located in a portion of the Orange Line Busway Reseda Station parking lot, which is a transit or transportation passenger facility and public institutional facility, just west of the intersection of Oxnard St. and Reseda Blvd. As shown in Figure 1, below, there is a combination of qualified urban uses that are adjacent to the site.

The parcel is an infill site that is bounded by parcels that are developed with a combination of qualified urban uses. To the west, the site is bounded by a public institutional use, a MTA transit maintenance yard located in the public right-of-way. Further west is a landscaped highway median that separates the Orange Line Busway from W. Topham St. that is considered a transit facility and public institutional use. The parcel is bounded to the east by the Orange Line Busway Reseda Station parking lot, a transit and transportation passenger facility and a public institutional use. The site is bounded by the Orange Line Busway on the south. Across the Orange Line Busway southerly, there is a combination of qualified urban uses; there is the Orange Line Busway Bike Path, and across the bike path, there are retail stores and