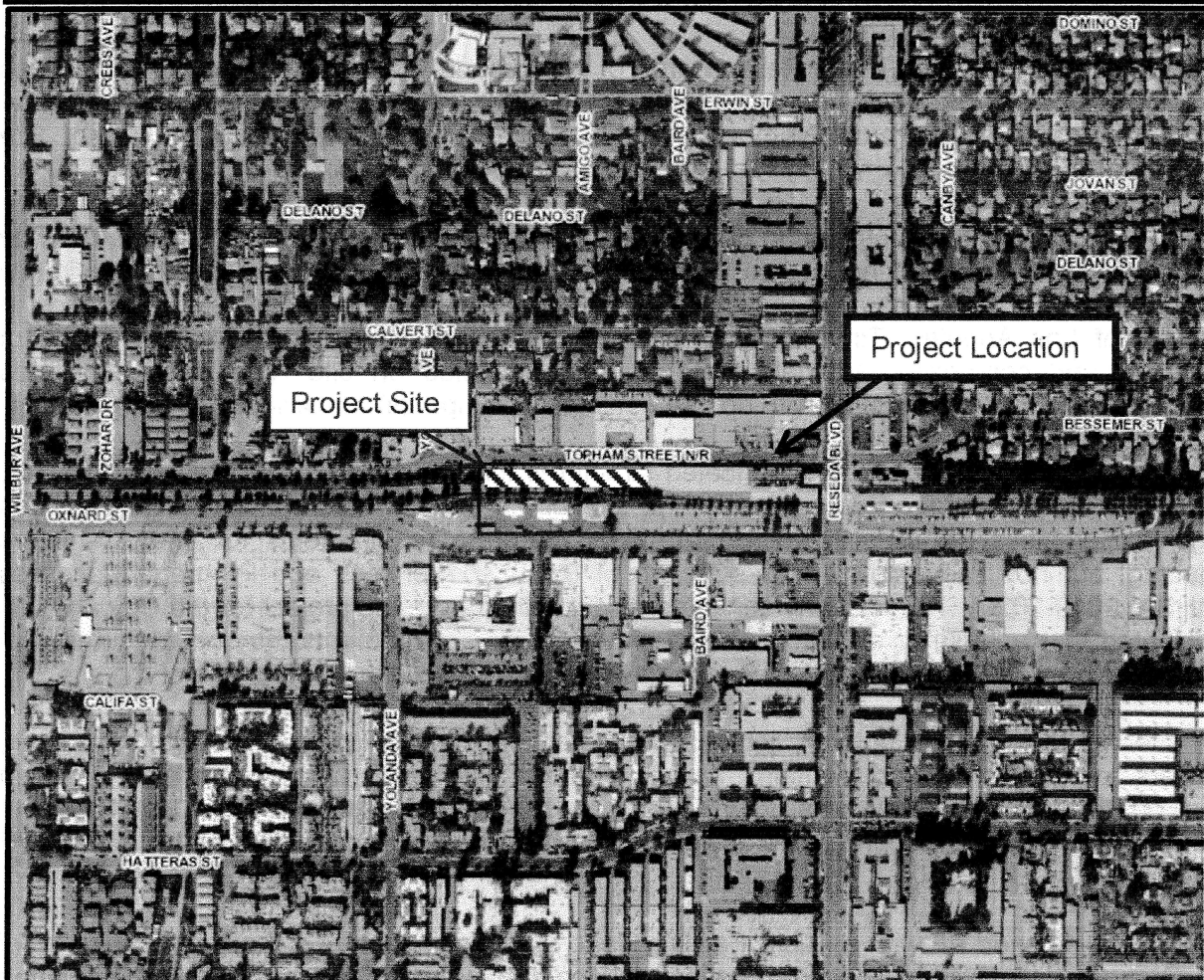


commercial uses that front along Oxnard Ave. The northern boundary across W. Topham St., are combination of retail and commercial uses. The project site is located within an urban area on a parcel that is currently developed as a MTA transit station parking lot. The site is considered a transit and transportation passenger facility use, and a public institutional use. The parcels that surround the site are also a combination of qualified urban uses. (City of Los Angeles Department of City Planning, 2020)

Figure 1
Project Site Location Map



I. PROJECT HISTORY: HOMELESS SHELTER CRISIS AND EMERGENCY

A. Homelessness Imposes a Loss of, or Damage to, Life, Health, Property, and to Essential Public Services in the City

Homelessness presents a danger of loss or damage to the health and property of the people of the City and an undue burden on essential public services. Homeless persons constitute approximately 0.78 percent of the City's population (Los Angeles Homeless Services Authority, 2018).

In 2018, homeless persons constituted 13.5 percent of LAFD's total patient transports to a hospital, meaning a homeless person is 17 percent more likely to require emergency hospital transportation than the general population (LAFD Battalion Chief and Paramedic Douglas