

COUNCIL FILE

CRISIS AND BRIDGE HOUSING FACILITIES AT 18616 W. TOPHAM ST. CD 3 TINY HOME VILLAGE PROJECT (C.F. 20-0841) CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) NOTICE OF EXEMPTION (NOE)

Dear President Martinez and Honorable Members:

On June 24, 2020, a motion was introduced, relative to the proposed strategy and funding recommendations to implement the COVID-19 Homelessness Roadmap, moving that City Council immediately allocate monies from the COVID-19 Federal Relief Fund to the Bureau of Engineering to initiate the environmental analysis for homeless shelter projects. 18616 W. Topham St. in Council District 3, which is currently developed with a MTA Orange Line Busway Station transit parking lot, has been identified as a homeless shelter project site.

RECOMMENDATION

Staff recommends that Council determine the Crisis and Bridge Housing facility on 18616 W. Topham St. which allows for the lease of this property and use as a temporary shelter for those experiencing homelessness, is statutorily exempt under the California Environmental Quality Act exemption determinations under Public Resources Code Section 21080(b)(4) as a specific action necessary to prevent or mitigate an emergency, Public Resources Code section 21080.27 (AB 1197) applicable to City of Los Angeles bridge homeless shelters; and, because the project is partly funded by "Homeless Emergency Aid Program funds," it is exempt under Governor's Order N-32-20. Please refer to the attachment with an NOE for the project.

PROJECT LOCATION: 18616 W. Topham St., Reseda, CA 91335. The project site is located along the Orange Line Bus Way at the Reseda Station, just west of Reseda Blvd. in the Reseda area of the Reseda-West Van Nuys Community Plan Area in the City of Los Angeles Council District 03 (CD 03), Assessor's Parcel Number (APN) 7212-701-8BRK, see *Figure 1 – Project Site Location*. T.G. 530-H7,J7 & 560-H1,J1

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT The proposed project consists of the construction of a new homeless shelter at a Los Angeles County Metropolitan Transportation Authority (MTA) owned parcel that includes a tiny home village of small, detached, pre-fabricated cabins assembled on site with beds for up to 146 individuals, two hygiene trailers with restrooms, showers, lavatories, drinking fountains, perimeter security fencing, and designated seating areas for food services for people experiencing homelessness. The nature of this project is to serve the local homeless community within the vicinity of the project. The purpose of the project is to provide emergency shelter for individuals experiencing homelessness to help bridge their transition from living on the streets to finding services and, ultimately, living in transitional and/or permanent housing. The project includes approximately 76 tiny homes; 71 with double beds (142 occupants), four with Americans with Disabilities Act (ADA) compliant single beds, and there is one tiny home for storage that has no beds. There are also two 320-sf prefabricated structures for administration and laundry facilities. The Project Site is approximately 32,500-square feet (sf) and is currently developed as a MTA parking lot. The project includes beds in crisis and bridge housing for up to 146 people experiencing homelessness. Project beneficiaries include the homeless community, the public and local businesses. 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 agreement may be executed, as well as a lease with MTA for use of the site.. (Please see the attached narrative for more details).

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 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)