

APPROVED
SEP 17 2020

BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-179

DATE September 17, 2020

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: KEN MALLOY HARBOR REGIONAL PARK – PROPOSED CD15 TINY HOMES VILLAGE PROJECT – PROPOSED EMERGENCY USE OF A PORTION OF THE PARK FOR THE CONSTRUCTION OF AND USE AS A TEMPORARY HOMELESS SHELTER FACILITY FOR A PERIOD NOT TO EXCEED THREE (3) YEARS OF OPERATION – APPROVAL OF PRELIMINARY PLANS; STATUTORY EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO PUBLIC RESOURCES CODE (PRC) SECTION 21080(b)(4) [SPECIFIC ACTIONS TO PREVENT OR MITIGATE AN EMERGENCY] REFLECTED IN CALIFORNIA CEQA GUIDELINES SECTION 15269(c) AS WELL AS PRC SECTION 21080.27 [ANY ACTIVITY APPROVED BY OR CARRIED OUT BY THE CITY OF LOS ANGELES IN FURTHERANCE OF PROVIDING EMERGENCY SHELTERS OR SUPPORTIVE HOUSING IN THE CITY OF LOS ANGELES] AND CALIFORNIA GOVERNOR’S ORDER N. 32-20 [SUSPENSION OF DIVISION 13, COMMENCING WITH SECTION 21000, OF THE PUBLIC RESOURCES CODE AND REGULATIONS ADOPTED PURSUANT THAT DIVISION FOR ANY PROJECT USING HOMELESS EMERGENCY AID PROGRAM FUNDS, HOMELESS HOUSING, ASSISTANCE AND PREVENTION PROGRAM FUNDS OR FUND APPROPRIATED IN SENATE BILL 89, SIGNED ON MARCH 17, 2020]

AP Diaz _____
H. Fujita _____
V. Israel _____
S. Piña-Cortez Per _____
C. Santo Domingo DP _____
N. Williams _____



General Manager

Approved X Disapproved _____ Withdrawn _____
With Correction

RECOMMENDATIONS

1. Find that the emergency use for a temporary period not to exceed three (3) years of operation, of a portion of the Department of Recreation and Parks’ (RAP) Ken Malloy Harbor Regional Park (Exhibit A) located at 1221 Figueroa Place, Wilmington, California 90744 (Los Angeles County Assessor’s Parcel No. 7412-010-903), as a temporary homeless shelter site, is consistent with the use of a portion of Ken Malloy Harbor Regional Park (Park) for park purposes;
2. Approve the proposed construction of the CD 15 Tiny Homes Village Project (Project) on a portion of the Department’s Park as further described in the Summary of this Report, and its operation for a period not to exceed three (3) years;

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3. Approve design plans, substantially in the form as attached to this Report and further described in the Summary of this Report, for the Project to be located in a portion of the Park (Exhibit B);
4. Authorize RAP's General Manager or designee to approve technical revisions to the plans as necessary, to complete the construction of the proposed Project, ~~and authorize RAP's General Manager;~~
5. Authorize RAP's General Manager or designee to issue a license (e.g. Temporary Right of Entry Permit), as needed, to the Department of Public Works, Bureau of Engineering (BOE); Department of General Services (GSD); or other City Departments to conduct site preparation, utility installation, construction and other works related to the installation of the proposed Project at the Park;
6. Authorize RAP's General Manager or designee, which may include another City Department, to issue a license to a housing operator for the operation, security and maintenance of the proposed Project for a period not to exceed three (3) years of operation;
7. Find that the proposed Project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to PRC Section 21080(b)(4)[Specific actions to prevent or mitigate an emergency], as reflected in California CEQA Guidelines Section 15269(c), PRC Section 21080.27 [Any activity approved by or carried out by the City of Los Angeles in furtherance of providing emergency shelters or supportive housing in the City of Los Angeles] and California Governor's Order N. 32-20 [Suspension of Division 13, commencing with Section 21000, of the Public Resources Code and regulations adopted pursuant that Division for any project using Homeless Emergency Aid Program Funds, Homeless Housing Assistance and Prevention Program Funds or Fund Appropriated in Senate Bill 89, signed on March 17, 2020]; and,
8. Request the Bureau of Engineering to file a Notice of Exemption (NOE) within five (5) working days of approval with the Office of Planning and Research (OPR) and the Los Angeles County Clerk's Office.

SUMMARY

Declaration of an Emergency Shelter Crisis in the City of Los Angeles

In April 17, 2018, City Council, through Council File (CF) No. 15-1138-S33, and with the support of the Mayor, unanimously voted to declare an emergency shelter crisis in the City of Los Angeles. With this declaration and pursuant to Los Angeles Municipal Code (LAMC) 12.80 and 12.81, shelters could now be established and operated on non-governmental property as well as property owned or leased by the City of Los Angeles in any zone without limits.

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On May 30, 2018, Mayor Garcetti issued Executive Directive No. 24 which directed 15 City Departments to prioritize and facilitate the construction of temporary emergency homeless shelters also called Bridge Housing. Although, RAP was not one of the 15 City Departments named in the subject directive, RAP, with its over four hundred fifty (450) parks, was asked to contribute to alleviate the emergency shelter crisis within the City of Los Angeles.

On March 20, 2019, the Board of Recreation and Park Commissioners (Board), through Report No. 19-062, approved the construction and operation of a temporary homeless shelter and storage facility on a 0.7 acre or 30,127 square feet portion of RAP's Lafayette Park. Subsequently, on September 4, 2019, the Board, through Report No 19-179, approved the construction and operation of a second temporary homeless shelter and storage facility on a 0.65 acre or 28,500 square feet portion of RAP's Griffith Park on Riverside Drive. The Griffith Park-Riverside Drive shelter was completed in June and operations began on July 8. The Lafayette Shelter is currently in construction and is anticipated to be completed by November.

On August 6, 2020, the Board, through Report No. 20-160, approved the construction and operation of a temporary Tiny Homes Village homeless shelter on a 0.5 acre or 21,705 square-foot portion of RAP's North Hollywood Park on Chandler Boulevard. On this same date, the Board, through Report No. 20-161, approved the construction and operation of a second temporary Tiny Homes Village homeless shelter on a 1.72 acre or 75,000 square-foot portion of RAP's Valley Plaza Park on Laurel Canyon Drive.

LA Alliance for Human Rights vs. City of Los Angeles

In June 2020, the City of Los Angeles (City) and the County of Los Angeles (County) reached an agreement to provide housing and services for up to 6,700 homeless people who live near freeways and those over 65 years of age or vulnerable to COVID-19. This agreement was approved by a federal judge related to a lawsuit filed in March 2020 by the Los Angeles Alliance for Human Rights which accused the City of Los Angeles of failing to comprehensively address the homeless crisis.

Under the agreement, the City will provide 6,700 beds within eighteen (18) months and the County will provide up to \$300 million over the next five (5) years to fund homeless services. The County also agrees to pay the City a one-time bonus fee of \$8 million if 5,300 beds are available within ten (10) months.

As indicated earlier in this report, the Board approved two (2) homeless pallet shelters at North Hollywood Park and Valley Plaza Park at its meeting held on August 6, 2020. This Project would be the third pallet shelter that the Board would be considering. All three (3) locations have been evaluated by RAP staff in cooperation with other City staff. It should be noted that the Office of Councilmember Joe Buscaino is supportive of the Project location. Further, due to COVID-19, the urgency to address the public health and safety conditions, and the timeline set forth in the court-approved agreement extensive community outreach has not been conducted.

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The portion of the Park proposed for this project measures approximately 1.1 acres or 47,800 square-feet (see Exhibit B). This area is in an underutilized portion of a parking lot within the Harbor Sports Complex of the Park. It is immediately adjacent to a sports field and a ground mounted solar array.

The proposed Project will provide shelter and services for up to 150 homeless individuals. The scope of work will include seventy three 8'x8' Pallet Shelters with double beds, four (4) with American with Disabilities Act compliant single beds, two (2) – 7'x26' Hygiene Mobile Units, one (1) – 8'x20' modular shipping container offices, two (2) 10'x10' Pallet for storage and one Pallet for food preparation. The site will also accommodate seating, an eating area with picnic tables, fencing and umbrellas for shade.

The proposed Project is unique in its use of pallet shelters as habitable structures. Pallet shelters are small, white rectangular structures constructed with a fiberglass material and an aluminum frame. These shelters come in two sizes: a (8'x8') 64-square-foot and a (10'x10') 100-square-foot model. These can be set up with little to no tools in under an hour. They come with a fold-up bed, windows, a ventilation system, and a front door that locks. They are an "Ikea approach to shelter," as the shelter comes in pieces that are assembled on site (see Exhibit C).

Advantages to the use of pallet shelters include the fact that they are prefabricated and can easily be built in less than one hour with minimal tools. The shelters can be outfitted with beds, climate control, safety features, electricity, and more. They can be ready for resident move-in within a short amount of time.

ENVIRONMENTAL IMPACT

The proposed Project consists of the new construction of a temporary homeless shelter and is meant to prevent or mitigate the conditions arising from a sudden and unexpected dramatic rise in the City's already dangerously large homeless population. City Council declared a homeless shelter crisis pursuant to Government Code Section 8698, et seq. on April 17, 2018. The 2020 Homeless population count shows an unexpected and unabated dramatic surge in homelessness, and finds that the number of people experiencing homelessness in the City has increased by 16.1% since 2019, while the unsheltered homeless population has increased by 8.4%. Studies illustrated in the Notice of Exemption (Attachment 4) show the burden that homelessness imposes to life, health, property, and to essential public services in the City. Furthermore, the City is facing an unprecedented emergency at the current time due to the sudden occurrence of the COVID-19 pandemic, and this emergency is particularly concerning for the imminent threat it poses to the City's homeless population. In the United States District Court Central District of California case of *LA Alliance for Human Rights Et Al. vs. the City of Los Angeles, Et al.* Case No. 20-cv-02291-DOC concerning homelessness, the Court entered a May 2020 injunction, which has since been vacated for other reasons, recognizing that the combined risks of health impacts from living near freeways and the on-going COVID-19 pandemic constitute an emergency.

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Public Resources Code (PRC) section 21080(b)(4) provides that the California Environmental Quality Act (CEQA) does not apply to “specific actions necessary to prevent or mitigate an emergency.” PRC section 21060.3 defines *emergency* as, “a sudden, unexpected occurrence, involving a clear and imminent danger, demanding immediate action to prevent or mitigate loss of, or damage to, life, health, property, or essential public services.” Section 21060.3 further provides that *emergency* “includes such occurrences as fire, flood, earthquake, or other soil or geologic movements, as well as such occurrences as riot, accident, or sabotage.” Moreover, Article 18, Section 15269(c) of CEQA Guidelines clarifies that a project to prevent a future emergency – such as this Project, which is designed to mitigate the impacts caused by the sudden and unexpected dramatic rise in the City’s already dangerously large homeless population, now adversely impacted by the COVID-19 pandemic— need not be sudden or unexpected to qualify as statutorily exempt from CEQA compliance.

Based on these considerations, RAP staff recommends that the Board determines that the proposed Project is statutorily exempt from the provisions of CEQA pursuant to PRC Section 21080(b)(4), as reflected in Article 18, Section 15269(c) of California CEQA Guidelines.

On September 27, 2019, the California Legislature approved AB 1197, which introduces Section 21080.27 of the California PRC. Section 21080.27 exempts from the requirements of CEQA certain activities approved or carried out by the City of Los Angeles and other eligible public agencies, related to supportive housing and emergency shelters. As described in Attachment 4, the proposed project responds to the requirements listed in AB 1197, therefore, staff recommends that the Board determine that it is exempt from the provisions of CEQA pursuant PRC Section 21080.27.

Moreover, on March 18, 2020, Governor Newsom signed and issued Executive Order No. N-32-20 suspending CEQA and the CEQA Guidelines’ requirements “for any project using Homeless Emergency Aid Program funds, Homeless Housing, Assistance, and Prevention Program funds, or funds appropriated in Senate Bill 89, signed on March 17, 2020.” The Governor noted that “strict compliance with the various statutes and regulations specified in this order would prevent, hinder, or delay appropriate actions to prevent and mitigate the effects of the COVID-19 pandemic.” Because this project uses “Homeless Emergency Aid Program funds,” RAP staff recommends that the Board determines that it is exempt from CEQA under the Governor’s Executive Order No. N-32-20.

City Staff will file a Notice of Exemption (NOE) with the Office of Planning and Research (OPR) and with the Los Angeles County Clerk should the Board grant this approval.

FISCAL IMPACT

This proposed Project will be fully funded through the A Bridge Home Program and a maintenance fund will be established for the duration of services. There is no fiscal impact to RAP’s general fund.

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This Report was prepared by Cid Macaraeg, Sr. Management Analyst II, Planning, Construction and Maintenance Branch.

LIST OF ATTACHMENTS/EXHIBITS

Attachment 1 – Map of Ken Malloy Harbor Regional Park

Attachment 2 – Concept Plan for Ken Malloy Harbor Regional Park Tiny Village Shelter

Attachment 3 – Generic Pallet Shelter Exhibit

Attachment 4 – Notice of Exemption for Ken Malloy Harbor Regional Park – Proposed CD15 Tiny Homes Village Housing Project



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Ken Malloy Harbor Regional Park -
CD 15 Tiny Home Village

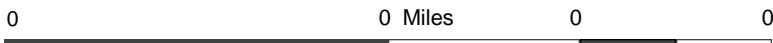


Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any kind.

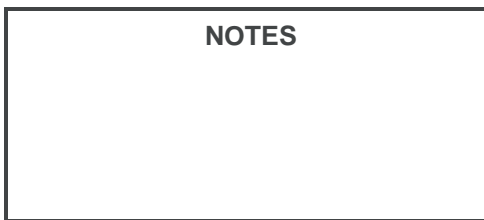
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SCALE 1: 9,028



NOTES



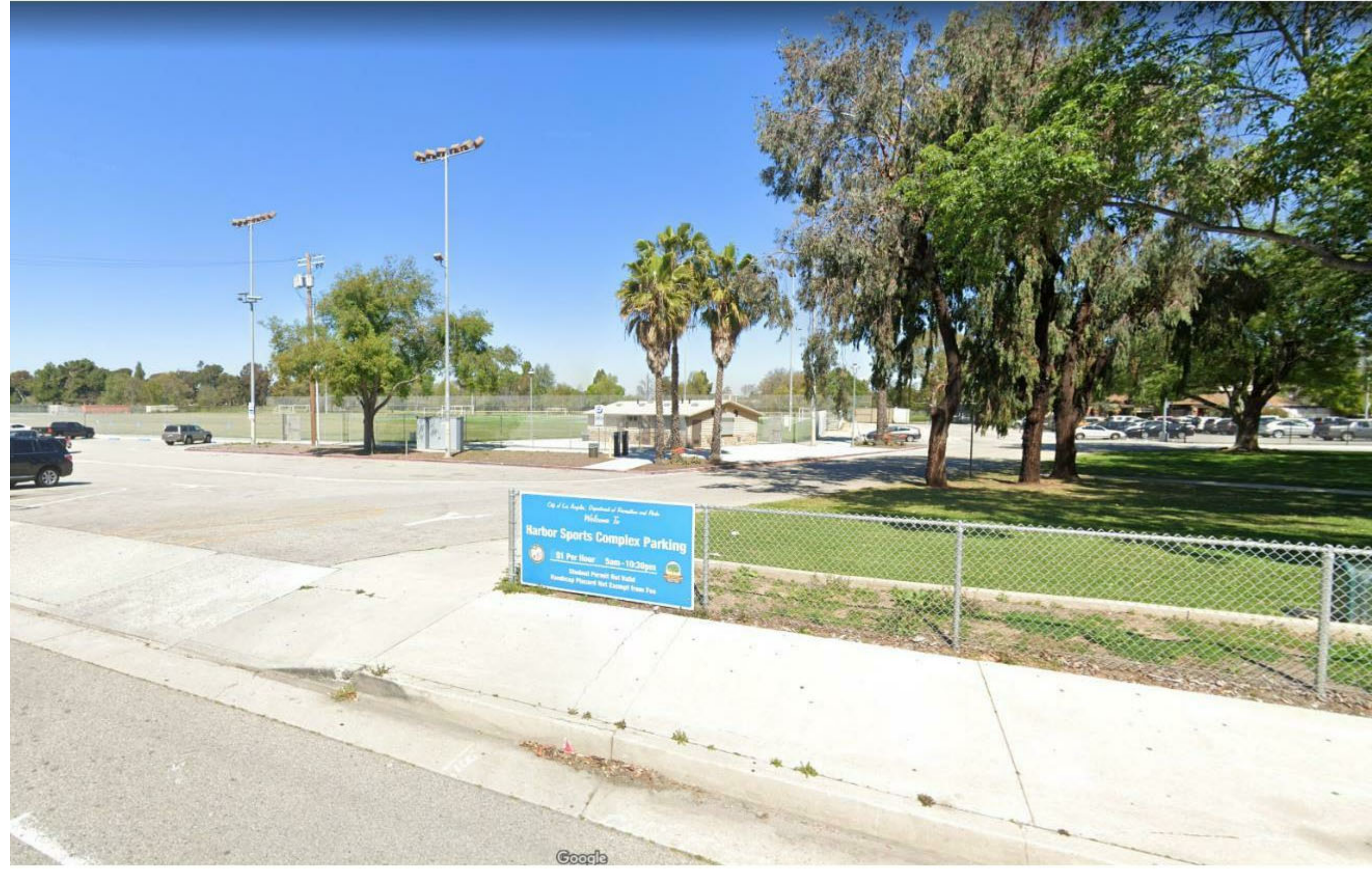
SHELTER AND HOUSING PROGRAM

1221 FIGUEROA PLACE



COVER
COUNCIL DISTRICT: 15
DATE: 8/31/20
DRAWN BY: MQ
CHECKED BY: AK
Scale:

DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER
CD 15 TINY HOME VILLAGE
1221 FIGUEROA PLACE



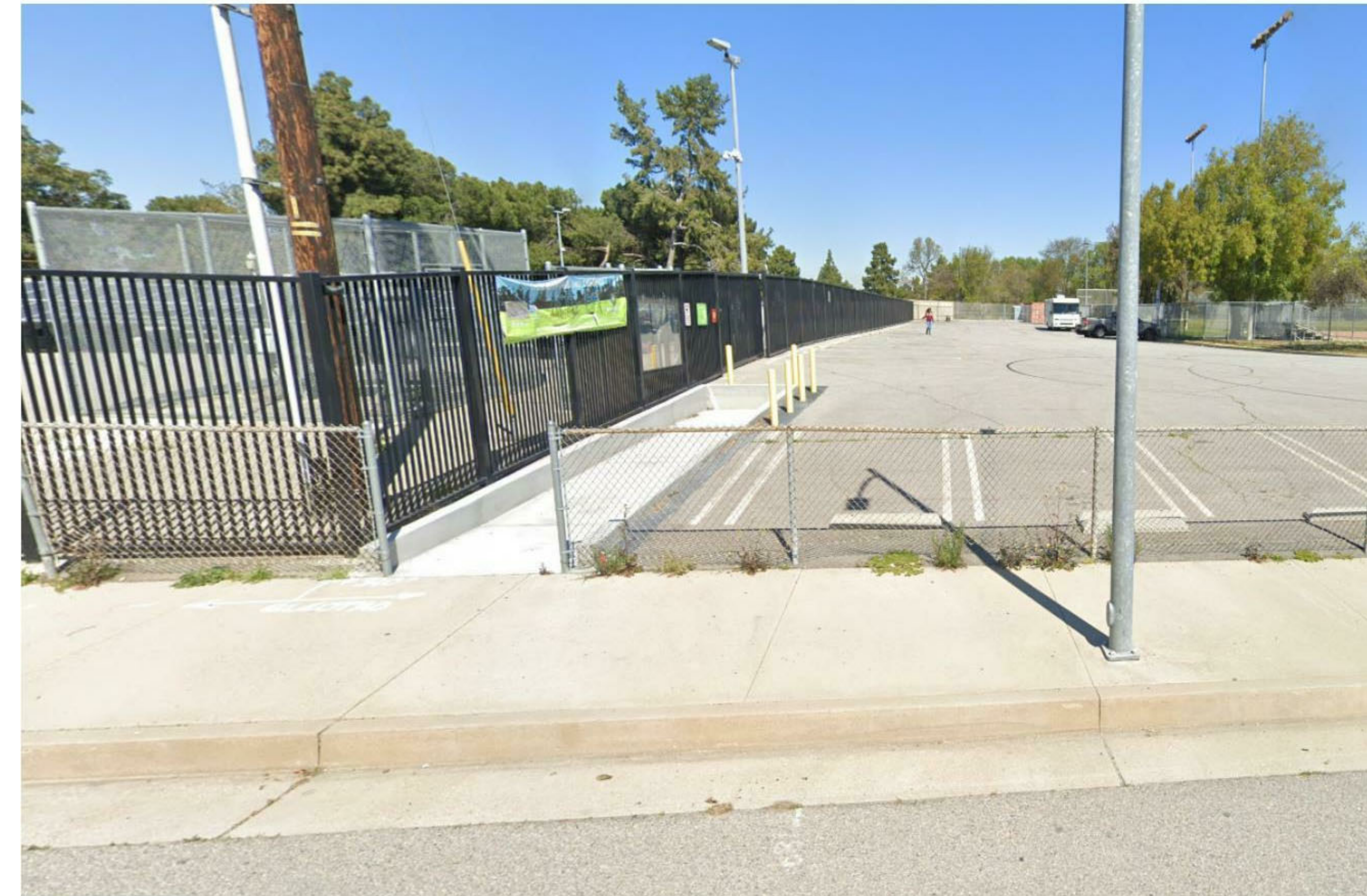
ENTRANCE AT EAST SIDE OF THE PARK



LOOKING WEST ALONG L STREET



ENTRANCE AT WEST SIDE OF THE PARKING LOT



ACCESS TO RAP PHOTOVOLTAIC AREA

SITE PHOTOS	COUNCIL DISTRICT:	15	G003
	DATE:	8/31/20	
	DRAWN BY:	MQ	
	CHECKED BY:	AK	

CITY ENGINEER
CD 15 TINY HOME VILLAGE
1221 FIGUEROA PLACE



VICINITY MAP
1" = 60'-0"

1221 FIGUEROA PLACE
EMERGENCY CABINS PROJECT

PROJECT SCOPE:
NEW EMERGENCY SLEEPING CABINS PROJECT AT A RECREATION AND PARKS SITE. PROJECT SHALL PROVIDE SHELTER TO 150 INDIVIDUALS AT A TIME. SITE AMENITIES WILL INCLUDE MOBILE HYGIENE UNITS WITH RESTROOM, SHOWERS, LAVATORIES, AND DRINKING FOUNTAINS; SEATING AREAS WITH UMBRELLAS FOR FOOD SERVICES, LAUNDRY SERVICES, AND ADMINISTRATIVE OFFICES WITH STAFF RESTROOM, AND SEPARATE STORAGE UNITS.

APPROXIMATE LIMIT OF WORK: 47,800 SQ FT

SITE COMPONENTS:
EMERGENCY SLEEPING CABINS (PALLET 64)

- 73 STANDARD - DOUBLE BEDS
- 4 ADA - SINGLE BEDS

TOTAL BEDS: 150

MOBILE HYGIENE UNITS: 2 REQUIRED

8X40 ADMIN./ LAUNDRY STRUCTURE: 2 REQUIRED

STORAGE UNIT (PALLET 100): 1 REQUIRED

SITE INFORMATION

ADDRESS/LEGAL INFORMATION

PIN NUMBER 033B201 66
LOT/PARCEL AREA 2,840,196.3 SQ. FT.
ASSESSOR PARCEL NO. (APN) 7412010903
TRACT PECK'S SUBDIVISION/ PARTITION RANCHO
MAP REFERENCE D C C 2373 RF 141 MAP 4547
BLOCK 7
LOT FR
ARB NONE
MAP SHEET 033B201

JURISDICTIONAL INFORMATION

COMMUNITY PLAN AREA WILMINGTON-HARBOR CITY
AREA PLANNING COMMISSION HARBOR
NEIGHBORHOOD COUNCIL HARBOR CITY
COUNCIL DISTRICT CD 15 - JOE BUSCAINO
CENSUS TRACT # 9800.15
LADBS DISTRICT OFFICE SAN PEDRO

PLANNING AND ZONING INFORMATION

ZONING OS-1XL-0
ZONING INFORMATION (ZI)2427 FREEWAY ADJACENT ADVISORY
GENERAL PLAN LAND USE OPEN SPACE
URBAN AGRICULTURE YES
INCENTIVE ZONE
VERY HIGH FIRE HAZARD YES
SEVERITY ZONE
FIRE DISTRICT NO. 1 NO
FLOOD ZONE OUTSIDE FLOOD ZONE
METHANE HAZARD SITE YES
HIGH WIND VELOCITY NO
WELLS NONE
ALQUIST-PRIOLO NO
LANDSLIDE NO
LIQUEFACTION YES

FIRE DEPARTMENT REQUIREMENTS

1. SITE WILL REQUIRE ONE NEW FIRE HYDRANTS, AS SHOWN. GENERAL CONTRACTOR TO VERIFY FINAL LOCATION WITH LAFD
2. TWO 20' LAFD APPROVED KEYED GATES REQUIRED FOR APPARATUS FULL DRIVE THROUGH ACCESS.
3. PROVIDE ONE SMOKE ALARM IN EACH UNIT.
4. THE SMOKE ALARM TO BE INTERCONNECTED WITH OTHER UNITS' SMOKE ALARMS SO THE ACTIVATION OF ONE UNIT'S SMOKE ALARM WILL ACTIVATE ALL OTHER ON SITE UNITS' SMOKE ALARMS.
5. PROVIDE A FIRE EXTINGUISHER IN EACH UNIT
6. PROVIDE ADDITIONAL FIRE EXTINGUISHERS AT THE EXTERIOR OF THE UNITS AND ARE SPACED NOT MORE THAN 50 FEET APART.

BUREAU OF ENGINEERING

ENGINEERING CITY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

CITY ENGINEER

GARY LEE MOORE, PE, ENV SP

A Bridge Home

VICINITY AND SITE DATA

COUNCIL DISTRICT: 15

DATE: 8/31/20

DRAWN BY: MQ

CHECKED BY: AK

Scale: 1" = 60'-0"

A001

CD 15 TINY HOME VILLAGE

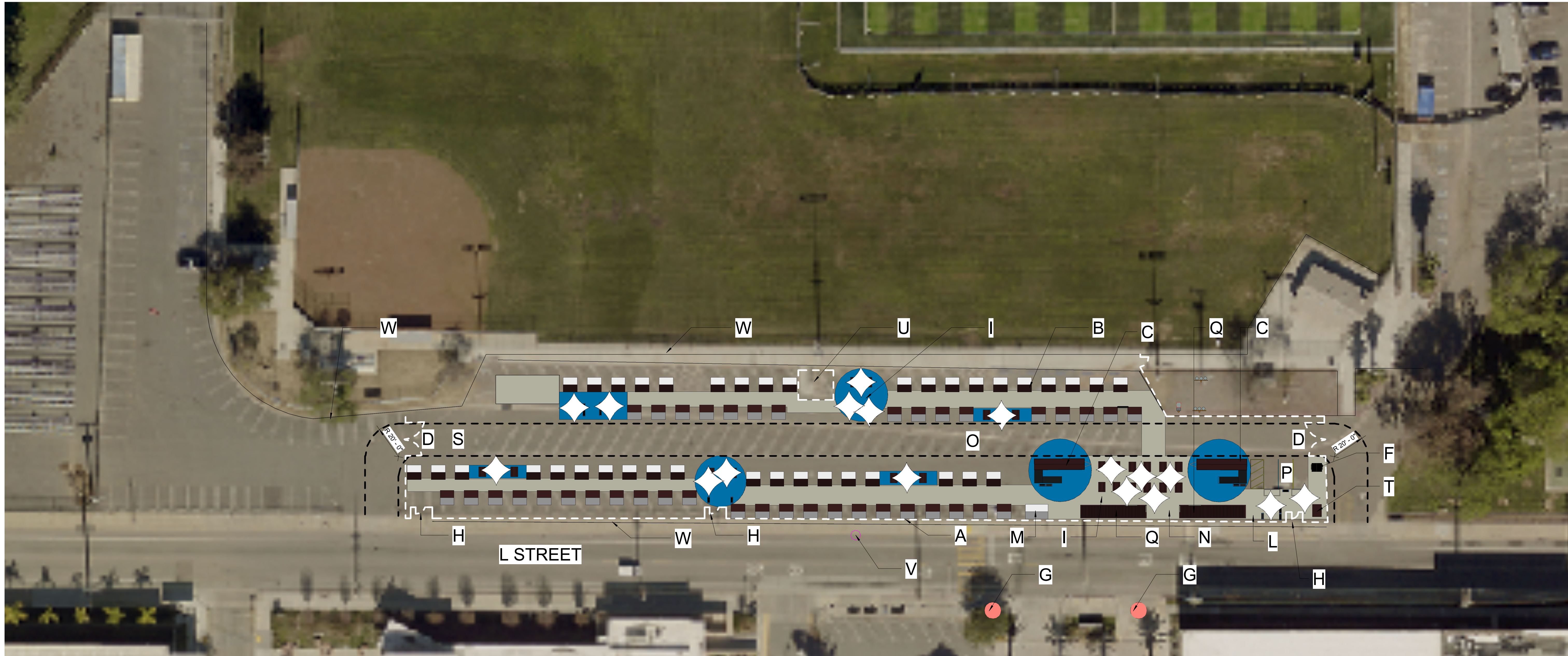
1221 FIGUEROA PLACE



**CD 15 TINY HOME
 VILLAGE**
 1221 FIGUEROA PLACE

B.O.D AERIAL VIEW

COUNCIL DISTRICT:	15	A002
DATE:	8/31/20	MQ
DRAWN BY:	AK	Scale:
CHECKED BY:		



1221 FIGUEROA PLACE, WILMINGTON 90744

OVERALL SITE PLAN
1" = 30'-0"

PROJECT SCOPE:

NEW HOMELESS TINY HOME PROJECT IN AN EXISTING PARKING LOT OWNED BY RECREATION AND PARKS

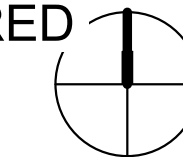
THE PROJECT WILL PROVIDE BEDS TO 150 INDIVIDUALS. SITE AMENITIES INCLUDE MOBILE HYGIENE UNITS WITH RESTROOM, SHOWERS, LAVATORIES, AND DRINKING FOUNTAINS; DESIGNATED SEATING AREAS WITH MOBILE UMBRELLAS FOR FOOD SERVICES; A PRE FABRICATED STRUCTURE FOR ADMINISTRATIVE OFFICES AND LAUNDRY, ALONG WITH PERIMETER SECURITY FENCING.

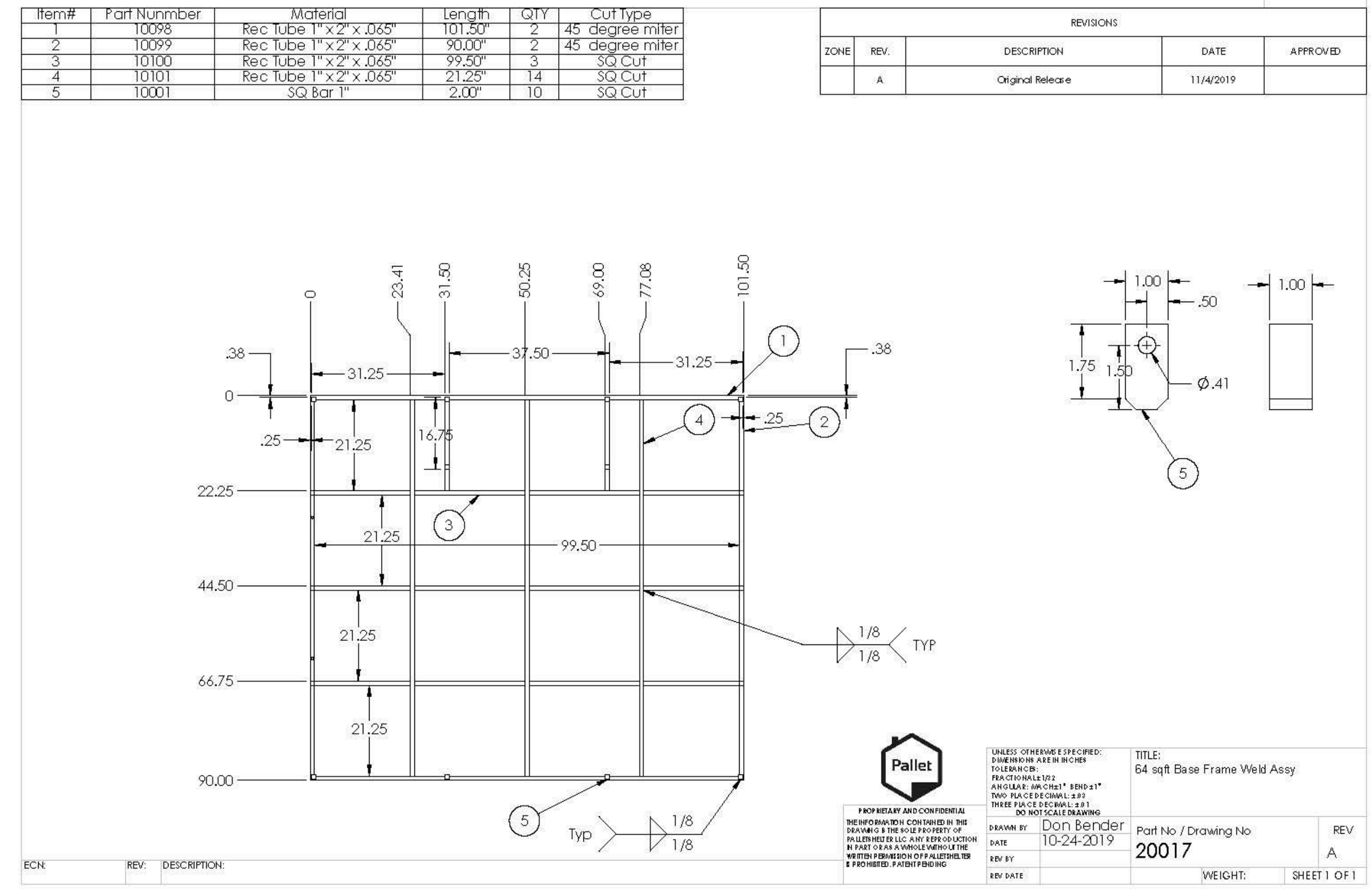
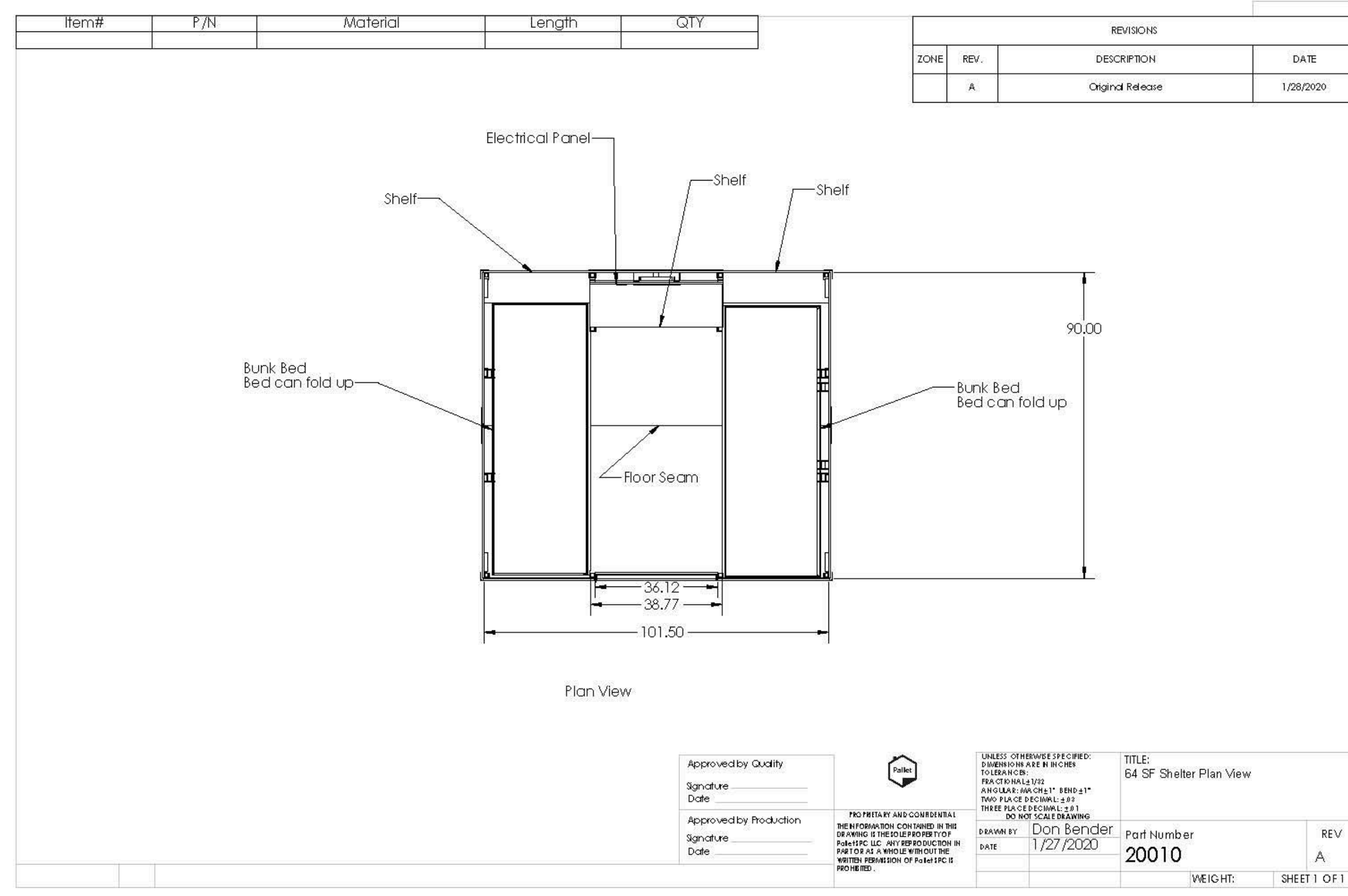
PROPOSED SHELTER PROGRAM: APPROX 47,800 SF

- 78 PALLET HOUSES MAX: 150 BEDS
 - a. 73 DOUBLE 8x8 (146 OCCUPANTS)
 - b. 4 ACCESSIBLE 8x8 (4 OCCUPANTS)
 - c. 1 FOOD/ STORAGE 10X10 (100 SF)
- TWO ADMIN/LAUNDRY IN-GROUND PREFABRICATED STRUCTURE (8X40)
- TWO HYGIENE TRAILERS (1:15 FOR TOILETS AND SHOWERS)
- TWO LAUNDRY FACILITIES
- 3 PARKING STALLS

KEYNOTE LEGEND

- A. (N) PERIMETER FENCING WITH PRIVACY SLATS, 8' HIGH, SLEEVE EXISTING POLES IS POSSIBLE, REMOVE EXISTING AS NECESSARY
- B. PALLET SHELTER 64, TO BE PLACED ON EXISTING ASPHALT
- C. HYGIENE TRAILER, SHOWERS, TOILETS, LAVATORIES, SEE SHEET A300
- D. NEW DOUBLE GATE
- E. GROUND TO BE PAINTED
- F. DUMPSTERS- CITY PROVIDED
- G. EXISTING FIRE HYDRANT
- H. (N) EGRESS GATE WITH PANIC HARDWARE
- I. (N) OUTDOOR SEATING WITH PICNIC TABLES-ULINE METAL PICNIC TABLES-6' RECTANGLE OR 46" ROUND AND MOBILE UMBRELLAS WITH ACRYLIC CANVAS SUNBRELLA FABRIC
- J. PROVIDE SITE AND EGRESS POST LIGHTS, TYP. AS NEEDED PER LIGHT STUDY
- K. HYGIENE UNIT STATION, REFER TO SHEET P001, GC TO VERIFY LOCATION
- L. HOT BOX AREA. POWER FROM ADJACENT CONTAINER.
- M. STORAGE PALLET 100
- N. FOOD DISTRIBUTION AREA
- O. FIRE LANE -ACCESS ROAD
- P. STAFF PARKING
- Q. 8x40 ADMIN AND LAUNDRY IN GROUND PRE- FABRICATED STRUCTURE, WITH LIGHTING, POWER, WATER AND SEWER CONNECTION AND AN EXTERIOR SINK WITH COVER, REFER TO SHEET A400. GC TO VERIFY REQUIREMENTS FOR SLAB DUE TO METHANE BUFFER AREA
- R. CONCRETE OR WOOD PLANTERS, NIC
- S. PET AREA IF REQUIRED.
- T. 6x6 GUARD BOOTH, GC TO VERIFY REQUIREMENTS FOR A SLAB.
- U. TICKET BOOTH, PROTECT IN PLACE
- V. NEW FIRE HYDRANT
- W. EXISTING FENCE- TO BE PROTECTED AT THE NORTH, MAKE OPENINGS AS REQUIRED ALONG 'L' STREET





2 PALLET - PLAN VIEW
A201 NOT TO SCALE

1 PALLET - BASE ANCHORING
A201 NOT TO SCALE



BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC WORKS

CITY ENGINEER

CITY OF LOS ANGELES

GARY LEE MOORE, PE, ENV SP

ENGINEERING

PLANS /PHOTOS

COUNCIL DISTRICT: 15

DATE: 8/31/20

DRAWN BY: EV, MQ

CHECKED BY: AK

Scale: 1/8" = 1'-0"

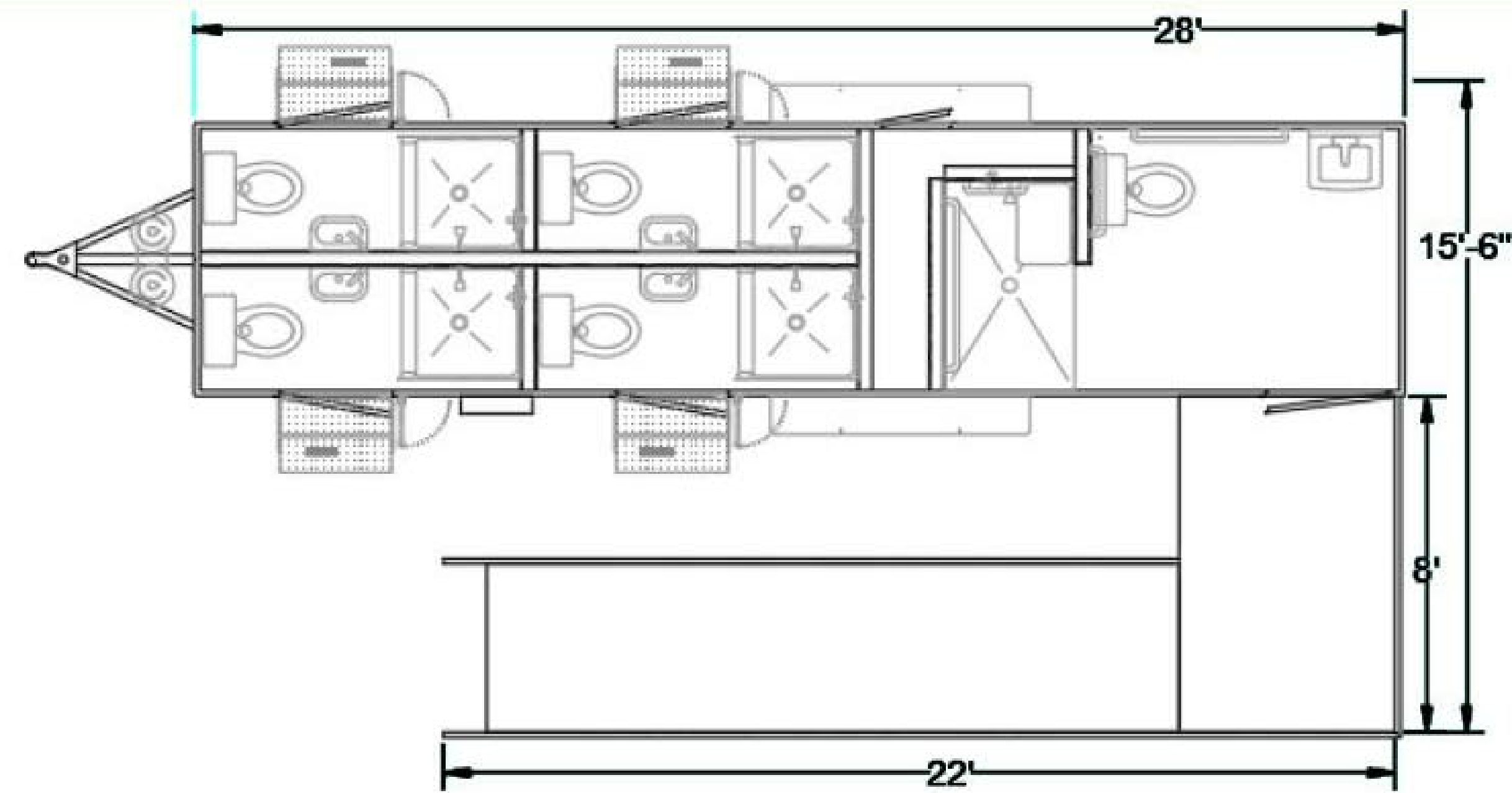
A201

CITY OF LOS ANGELES

A Bridge Home

CD 15 TINY HOME VILLAGE

1221 FIGUEROA PLACE



ACCESSORIES SCHEDULE

ITEM	MAT	BRAND	ITEM#
SHOWER HOOK	STAINLESS STL.	GLOBAL	T97B667481
TOWEL DISPENSER	STAINLESS STL.	GLOBAL	T97640902
TOILET PAPER DISPENSER	STAINLESS STL.	GLOBAL	T9AB489291
SOAP DISPENSER	STAINLESS STL.	GLOBAL	T9A640905
SANITARY NAPKIN DISPOSAL	STAINLESS STL.	GLOBAL	T9AB710031
SURFACE MOUNTED SEAT COVER DISPENSER	STAINLESS STL.	GLOBAL	T9AB489212

NOTE: GC TO INSTALL REQUIRED DOOR SIGNAGE FOR UNISEX STALLS

SPECIFICATIONS

- Lowest floor height with large waste tanks
- Rooftop air-conditioners, 13,500 BTU, with 5600 BTU heat strips included
- Porcelain RV style water-saving toilets, one pint per standard flush
- Timed faucets
- Mirrors
- Linoleum floors, single piece in each room protects the trailer from water damage
- Powder coated toilet partitions
- Urinal privacy screens
- Standard Fiberglass wall panels, attractive and easy to clean
- LED Interior lighting, interior and exterior
- Tank level visual sight level indicator for waste tanks
- White, Charcoal or Pewter aluminum exterior skin for a corrosive free look. Other exterior colors are available upon request (minimal charge applies)
- Thick aluminum skin (0.40) for increased durability.
- 7,000 lbs Independent Torsion Suspension axles and trailer rated radial tires help provide smoother, safer towing.
- E-Z Lube Hubs With steel wheels
- Modular-styled rims w/E-Coat prime and powder finish
- All-wheel brakes w/12 volt breakaway switch and battery
- D.O.T. premium LED superior trailer lights
- Warranty: 5 years on frame and axles, 1 year overall warranty, unless superseded by their manufacturers warranty.
- Water Fountain will be added to the end of the trailer, outside the accessible stall.

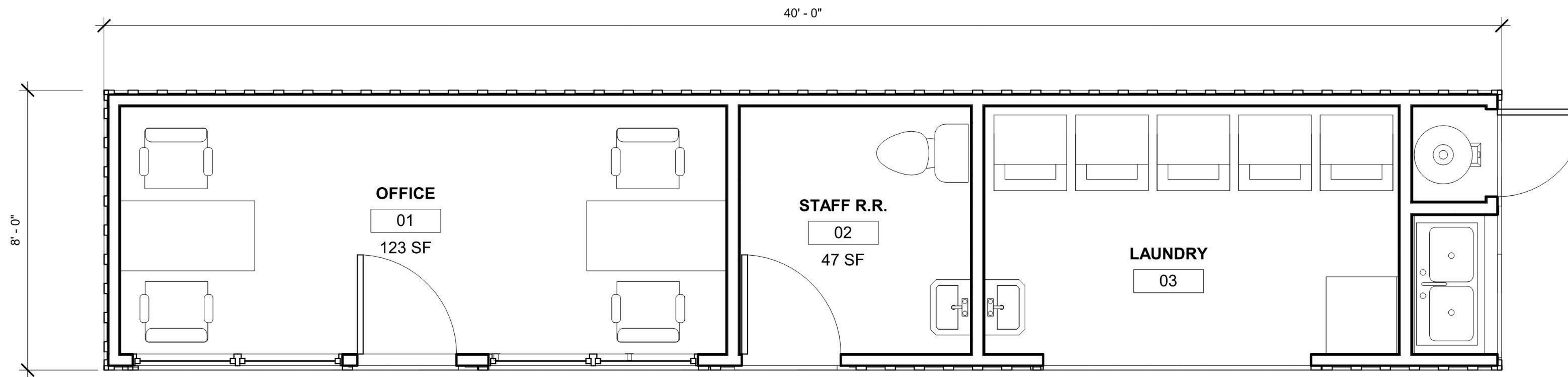
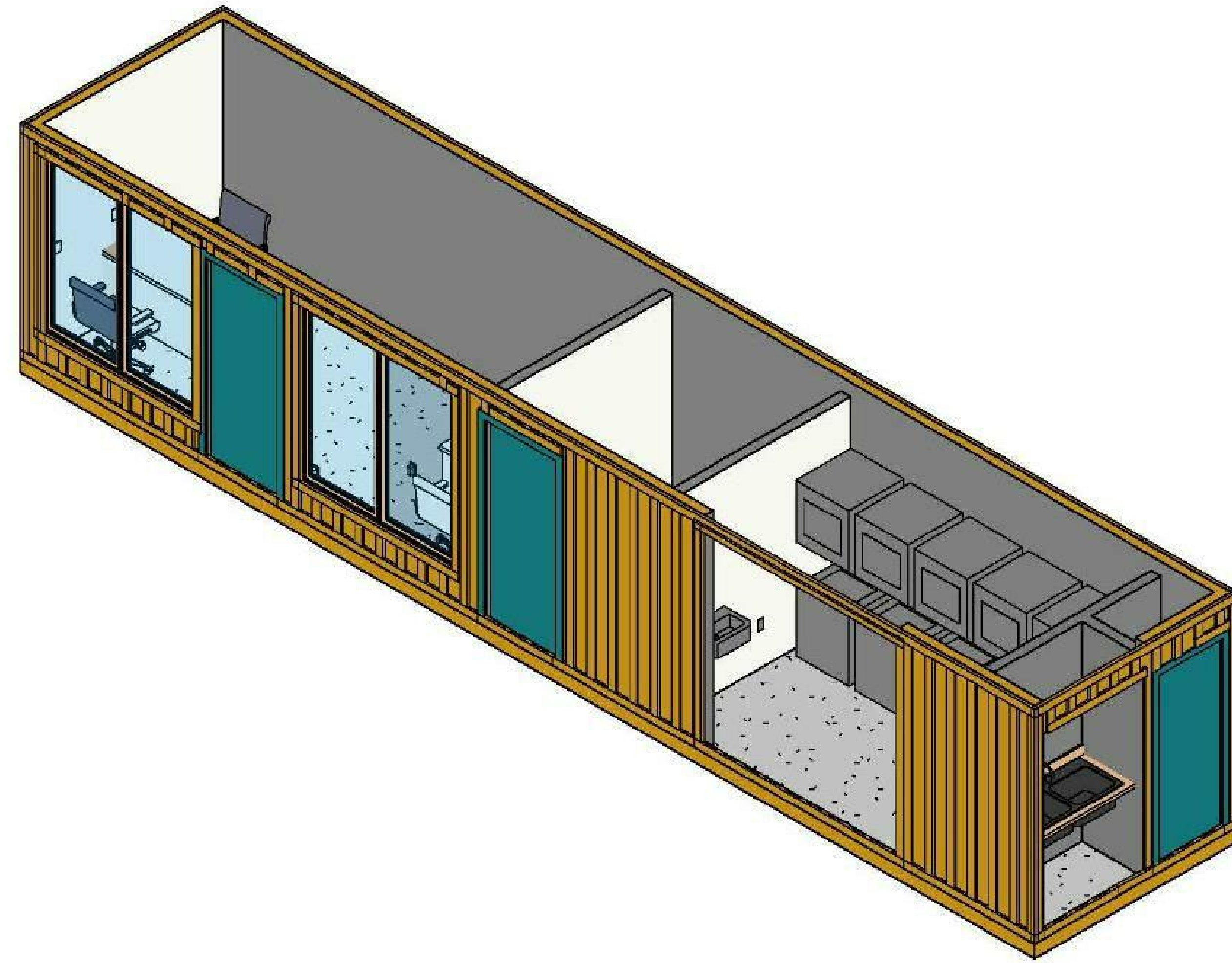
PROVIDED BY THE CITY

B.O.D. Architectural Guidelines

1. 8' wide, 40' long, prefab, in-ground structure
2. The structural building materials used in the modified containers shall be designed in accordance with the AISC 360 or AISI S100, and shall be in compliance with the CBC. The prefab structure installation shall be in accordance with the approved plans from LADBS.
3. The structure shall consist of but not limited to the following fully pre-assembled architectural components:
 - A. Floor (Vinyl Planks over 5/8" T&G sheathing plywood)
 - B. 4" Rubber wall base
 - C. Interior wall (4" 18ga Cold-Formed Steel C-Studs, R-15 Kraft Faced Fiberglass Insulation Bat formaldehyde free, 5/8" GWB w/level 4 finish & 3 coats semi-gloss paint)
 - D. Vinyl (PVC) Horizontal Slider Windows (block frame, vinyl flashing around window)
 - E. Smooth Fiberglass Exterior Doors (ANSI Grade 2 Door Hardware)
 - F. Exterior paint (all visible steel) 3 coats
4. All grades shall meet accessibility requirements of 2% max cross slope and 5% max slope in direction of travel.
5. Floor drain with trap primer required in laundry and water heater room.

B.O.D. Mechanical Specifications

1. Provide one (1) outdoor heat pump unit: SAMSUNG AR12TSFYBWKXCV (12,000 btu/h cooling; 12,000 btu/h heating) for Office.
2. Provide one (1) wall mounted indoor units: SAMSUNG AR12TSFYBWKNCV for Office
3. Provide Condensate pump: Blue Diamond BD-BLUE-230 for Office.
4. Provide one(2) Panasonic Ventilation fan FV-0511VK2. Install one for Staff R.R. (12"X10" Door Louver required) and one for Laundry.
5. Provide one (1) Bradford White ElectriFLEX HD commercial Electrical Water Heater: CEHD80(A)153*CF
6. Provide one(1) THERM-X-TROL ST-12C-DD Thermal Expansion Tank.



Fire Alarm and Smoke Detection System

1. A complete and working Fire Alarm and Smoke Detection System as required by the Los Angeles Fire Department.

FIXTURE LABEL	FIXTURE TYPE	MANUFACTURER	MODEL NUMBER	DESCRIPTION
	LAVATORY (OFFICE)	AMERICAN STANDARD	DECLYN 0321.026	FAUCET: CHICAGO FAUCETS MODEL: 3400-E39VPABCP; PROVIDE 122-ABNF THERMOSTATIC MIXING VALVE
WC-1H	WATER CLOSET (OFFICE)	AMERICAN STANDARD	MADERA FLOWISE 2854.128	1.28GPF, TOP SPUD 16-1/2" HEIGHT BOWL AND MANUAL FLUSH VALVE; ADA COMPLIANCE
	SERVICE SINK	ELKAY	14-2C16X20-0X	16"L X 20"W X 14"D DOUBLE COMPARTMENT; PROVIDE AMERICAN STANDARD EXPOSED YOKE WALL MOUNT UTILITY FAUCET 8354.112

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC WORKS

CITY ENGINEER

CITY OF LOS ANGELES

GARY LEE MOORE, PE, ENV SP

A Bridge Home

OFFICE/LAUNDRY

COUNCIL DISTRICT: 15

DATE: 8/31/20

DRAWN BY: Author

CHECKED BY: Checker

Scale: A400

CD 15 TINY HOME VILLAGE

1221 FIGUEROA PLACE

CITY OF LOS ANGELES
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF ENGINEERING
 1149 S. BROADWAY, 7th FLOOR
 LOS ANGELES, CALIFORNIA 90015
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
 NOTICE OF EXEMPTION
 (Articles II and III – City CEQA Guidelines)

This form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, California, 90650, and the Office of Planning and Research pursuant to Public Resources Code Sections 21080.27(c) and 21152(b). Pursuant to Public Resources Code Section 21167(d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project.

LEAD CITY AGENCY AND ADDRESS: City of Los Angeles c/o Bureau of Engineering 1149 S. Broadway, MS 939, Los Angeles, CA 90015	COUNCIL DISTRICT 15
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PROJECT TITLE: CD 15 1221 Figueroa Pl. Pallet Shelter Project KEN MALLOY HARBOR REGIONAL PARK – PROPOSED CD15 TINY HOMES VILLAGE PROJECT	LOG REFERENCE C.F. 20-0841
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PROJECT LOCATION: 1221 Figueroa Pl., Harbor City, CA 91744. The project site is located at the Harbor Park Sports Complex parking lot in the Harbor City area of the Wilmington-Harbor City Community Plan Area in the City of Los Angeles Council District 15 (CD 15), Assessor’s Parcel Number (APN) 7412-010-903, see *Figure 1 – Project Site Location*.
 T.G. 794-B5, B6, & C5

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT The proposed project consists of the construction of a new homeless shelter at a Recreation and Parks owned parcel that includes pallet shelters that are small, detached, pre-fabricated cabins assembled on site with beds for up to 150 individuals, two hygiene trailers with restrooms, showers, lavatories, drinking fountains; 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 80 pallet shelters; 73 with double beds (146 occupants) and four with Americans with Disabilities Act (ADA) compliant single beds. There is also one 8’x20’, 160-sf cargo container for administration; and three pallet shelters, one for food prep and two for storage, all with no beds. The Project Site is approximately 47,800-square feet (sf) and is currently developed as a City owned parking lot. The project includes beds in crisis and bridge housing for up to 150 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. (Please see the attached narrative for more details).

On _____, the Board of Recreation and Park Commissioners determined this action was exempt from CEQA and approved the project

CONTACT PERSON: Maria Martin **TELEPHONE NUMBER:** 213-485-5753

EXEMPT STATUS: (Check One)	<u>CITY CEQA</u> <u>GUIDELINES</u>	<u>STATE CEQA</u> <u>GUIDELINES</u>	<u>CA PUBLIC</u> <u>RESOURCE CODE</u>
<input checked="" type="checkbox"/> STATUTORY		15269(c)	21080(b)(4) & 21080.27
<input checked="" type="checkbox"/> Governor’s Executive Order No. N-32-20 (March 18, 2020) suspending CEQA “for any project using Homeless Emergency Aid Program funds, Homeless Housing, Assistance, and Prevention Program funds, or funds appropriated in Senate Bill 89”.			

JUSTIFICATION FOR PROJECT EXEMPTION: This project is statutorily exempt under Public Resources Code Section 21080(b)(4) as a specific action necessary to prevent or mitigate an emergency as also reflected in CEQA Guideline Section 15269(c); Public Resources Code section 21080.27 (AB 1197) applicable to City of Los Angeles bridge homeless shelters; and, because the project uses “Homeless Emergency Aid Program funds,” it is exempt under Governor’s order N-32-20. (see attached narrative).

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING

SIGNATURE: Maria Martin	TITLE: Environmental Affairs Officer Environmental Management Group	DATE:
FEE: \$75.00 _____	RECEIPT NO.	REC'D BY
		DATE

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EXEMPTION NARRATIVE

The proposed project includes the construction of a new homeless shelter site (Project Site) that will provide emergency shelter, hygiene, storage, and food services to people experiencing homelessness. The Project Location is on an approximately 159-acre, irregularly shaped parcel that is currently owned and developed as the City of Los Angeles, Department of Recreation and Parks (RAP) Harbor Sports Complex (Sports Complex). The Project Site is on a southern 47,800-sf portion of the Harbor Sports Complex paved parking lot area. (City of Los Angeles Department of City Planning, 2020).

The Project Site is located in the Harbor City area of the Wilmington-Harbor City Community Plan Area in the City of Los Angeles Council District 15 (CD 15), 1221 N. Figueroa Pl., Harbor City, CA 91744, and Assessor's Parcel Number (APN) 7412-010-903, see *Figure 1 – Project Site Location*.

The project includes the construction of a new homeless shelter site at a RAP Harbor Sports Complex public parking lot that includes pallet shelters with beds for up to 150 individuals experiencing homelessness, in furtherance of providing emergency homeless shelter beds in the City of Los Angeles. Pallet shelters are small, detached, pre-fabricated cabins made of aluminum and composite materials that will be assembled on site. The project includes approximately 80 pallet shelters; 73 with double beds (146 occupants) and 4 with ADA single beds.

Additionally, there will be one cargo container for administration, two pallet shelters for storage and one pallet shelter for food prep, all 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.

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 OS with an Open Space land use designation. It is located at the Harbor Sports Complex parking lot, which is a public institutional use, on the northwest corner of the intersection of L St. and Figueroa Pl., just south of Pacific Coast Highway and the I-110 Harbor Freeway intersection. As shown in Figure 1, below, parcels that bound the project location on the north are residential, commercial, and open space zoned, on the south and east are public facility zoned, and to the west is open space zoned. The parcel is an infill site that is bounded on the west by the city-owned municipal Harbor Park Golf Course, a public institutional use, on the south by Harbor College, a public community college that is also a public institutional use, on the east by the I-110 Harbor Freeway, a transit and transportation facility use, and across the freeway are located single-family residential properties, and the northern boundary of the greater parcel that includes the golf course abuts multi-family residential, commercial, and retail establishments that front on Pacific Coast Hwy. The project site is located within an urban area on a parcel that is currently developed as a parking lot for a publicly owned park and recreation complex and is considered a public institutional facility. (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 Zabalski, 2019). Studies have shown that individuals identified as homeless utilize health care services more frequently than comparable non-homeless individuals of the same age, gender, and low-income status, particularly high-cost services such as ER visits and psychiatric hospitalizations (Hunter, 2017) (Hwang SW, 2013).

Los Angeles County's Chief Executive Officer reported the County spent \$965 million on health, law enforcement, and social services toward individuals experiencing homelessness in fiscal year 2014–2015 (Wu, 2016). Consistent with that report, a 1998 study in the *New England Journal of Medicine* found that homelessness was associated with substantial excess costs per hospital stay in New York City, with homeless patient staying in the hospital 36 percent longer per admission on average than other patients (Salit, *Hospitalization Costs Associated with Homelessness in New York City*, 1988).

Homelessness also causes significant danger to the health and lives of persons who are homeless. Homeless individuals living in the City are frequent crime victims. In 2018, LAPD reported 2,965 instances where a homeless individual was a victim of a serious crime, including homicide, rape, aggravated assault, theft, and arson (also known as “Part 1 Crimes.”) (Commander Dominic H. Choi, 2019). This compares to 1,762 such crimes in 2017, a 68 percent increase (*Id.*). This dramatic increase in Part 1 Crime statistics may be due to more rigorous LAPD data collection methodologies, but is consistent with the increasing incidence of homelessness documented in June of 2019 detailed below (*Id.*).

Overall, in 2018, the LAPD reported 6,671 instances in total where a homeless individual was a Part 1 Crime victim and/or suspect, among the 31,285 estimated homeless individuals throughout the City (*Id.*). This means that in 2018 there was approximately one Part 1 Crime per every 4.68 homeless individuals in the City. By comparison, for the same year LAPD reported 129,549 total Part 1 Crimes Citywide among an estimated population of 4,054,400 City residents, or approximately one Part 1 crime per every 31.29 City residents. Accordingly, the rate of Part 1 crimes among homeless individuals in 2018 was approximately seven times higher than the rate among the City population as a whole (*Id.*).

On October 4, 2018 and again on February 6, 2019, the Los Angeles County Department of Public Health identified an outbreak of endemic flea-borne typhus in downtown Los Angeles among persons experiencing homelessness. On September 19, 2017, the Los Angeles County Department of Public Health declared a Hepatitis A virus outbreak among persons who are homeless and/or use illicit drugs in the County. Likewise, a January 2018 report from the Los Angeles County Department of Mental Health reported that data from the Los Angeles County Medical Examiner-Corner’s showed that a significant number of deaths in the homeless population were caused by treatable conditions such as arteriosclerotic cardiovascular disease, pneumonia, diabetes, cancer, cirrhosis, severe bacterial infections and other conditions (Choi, 2019). As noted more recently by the Board of Supervisors for the County of Los Angeles on October 29, 2019:

Mortality rates for people experiencing homelessness are much higher than those for the general population, have risen in the County over the past five years, and are expected to increase again for 2019. A recent analysis by the County’s Department of Public Health on mortality rates and causes of death among people experiencing homelessness shed critical light on this issue and provided sobering data on recent trends. The overall mortality rate, which accounts for increases in the total homeless population over the 6-year period from 2013 to 2018, increased each year from 1,382 per 100,000 to 1,875 deaths per 100,000, with the total number of deaths among people experiencing homelessness increasing each year from 536 in 2013 to 1,047 in 2018. The leading causes of death included coronary heart disease (22%) and unintentional drug and alcohol overdose (21%), indicating that there are opportunities for interventions to prevent premature deaths (Supervisor Ridley-Thomas, Supervisor Solis, 2019) (Department of Public Health, 2019).

These significant adverse health impacts suffered by the homeless in the City and County of Los Angeles are consistent with the impacts identified by a well-established body of expert social science studies that document the significant adverse health and welfare impacts experienced by homeless persons in the United States and in other countries, which the homeless in the City and County experience as well. Some of that research has documented the following impacts upon homeless persons:

Mortality Rates. A study of the mortality rates of sheltered homeless people in New York City between 1987 and 1994 documented that homeless men died at a rate more than twice that of other residents of New York, and that homeless women died at a rate more than 3.7 times greater

than other New York residents (Barrow, Susan M., PhD, Daniel B. Herman, DSW, Pilar Cordova, BA, and Elmer L. Struening, PhD, 1999). A study conducted between 1985 and 1988 in Philadelphia found that the mortality rate among homeless persons in Philadelphia was nearly four times greater than for the general population (Hibbs, Jonathan R., MD, et al., 1994). A review of five years of data between 2000 and 2005 in Glasgow, Scotland found that homelessness is, itself, is an independent risk factor for death, distinct from other specific causes (Morrison, 2009).

Access to Healthcare. A 2003 nationwide survey of homeless persons documented that homeless adults reported substantial unmet needs for multiple types of health care (Baggett, Travis P., MD, MPH, James J. O'Connell, MD, Daniel E. Singer, MD, and Nancy A. Rigotti, MD, , 2010). The report found 73 percent of the respondents reported at least one unmet health need, including an inability to obtain needed medical or surgical care (32%), prescription medications (36%), mental health care (21%), eyeglasses (41%), and dental care (41%) (*Id.*).

AIDs Impacts. A study of San Francisco residents diagnosed with AIDS from 1996 through 2006 and reported to the San Francisco Department of Public Health demonstrated that homeless persons with HIV/AIDS have greater morbidity and mortality, more hospitalizations, less use of antiretroviral therapy, and worse medication adherence than HIV infected persons who are stably housed (Schwarcz, Sandra K, Ling C Hsu., Eric Vittinghoff, Annie Vu, Joshua D Bamberger and Mitchell H Katz, 2009).

Cancer Impacts. A study of 28,000 current and formerly homeless individuals in Boston documented that homeless men saw a significantly higher cancer incident rate than expected compared to the general Massachusetts general population, and that homeless women and men experienced significantly higher cancer mortality rates than the Massachusetts general population (Baggett, Travis P et al., 2015).

B. Unexpected and Unabated Dramatic Surge in Homelessness

A 2017 Rand Corporation study reported the County of Los Angeles as having the highest rate in the United States of unsheltered individuals who experience homelessness (Hunter, Sarah B., Melody Harvey, Brian Briscoe, and Matthew Cefalu, 2017). The impacts of homelessness upon the homeless and upon the community, in terms of the danger to or loss of life, property, health and burden on public services is exacerbated in the City due the very size of the City's homeless population. The homeless shelter crisis and the rise in homelessness are the type of emergency situations that led the State to adopt AB 1197, an urgency statute addressing homelessness that was deemed necessary for the immediate preservation of the public peace, health, or safety and for the critical necessity to address the shelter and homeless crisis within the City of Los Angeles.

The City of Los Angeles (the City) City Council declared a homeless shelter crisis pursuant to Government Code Section 8698, et seq. on April 17, 2018 (The Honorable M. Bonin & M. O'Farrell , 2019), which is currently in effect (The Honorable M. Bonin & M. Harris-Dawson, 2019). Following significant investment of resources by both the County and City, the 2018 Homeless Count showed progress in reducing homelessness, documenting a 5.5 percent overall decrease in the number of persons experiencing homelessness in LA County (LAHSA, 2020).

Table 1 - 2018 Homeless Count Data Summary presents the data revealed by the 2018 Homeless Count concerning the City of Los Angeles, as documented in the 2018 Data Summary in Table 1 (LAHSA, 2020).

Table 1 2018 Homeless Count Data Summary		
	Number of Individuals	Change from 2017
Sheltered Homeless	8,398	6% Decrease
Unsheltered Homeless	22,887	5.3% Decrease
Total Homeless Persons	31,285	5.5% Decrease

Despite these efforts and the initial progress shown in 2018, the revised 2019 Homeless Count, released in July 22, 2020, unexpectedly documented a dramatic increase in the number of individuals experiencing both sheltered and unsheltered homelessness in (LAHSA, 2020) *Table 2 - 2019 Homeless Count Data Summary* presents the data revealed by the 2019 Homeless Count concerning the City of Los Angeles, as documented in the 2019 Data Summary as shown in Table 2 (LAHSA, 2020):

Table 2 2019 Homeless Count Data Summary (Revised 07/20/2020)		
	Number of Individuals	Change from 2018
Sheltered Homeless	8,944	6.5% Increase
Unsheltered Homeless	26,606	16.2% Increase
Total Homeless Persons	35,550	13.7% Increase

LAHSA recently published its 2020 Homeless Count, released in July 20, 2020, which shows that the homelessness emergency in the City of Los Angeles continues unabated. The documented number of individuals experiencing both sheltered and unsheltered homelessness dramatically increased yet again, as shown in *Table 3 - 2020 Homeless Count Data Summary*. (LAHSA, 2020)

Table 3 2020 Homeless Count Data Summary		
	Number of Individuals	Change from 2019
Sheltered Homeless	12,438	39% Increase
Unsheltered Homeless	28,852	8.4% Increase
Total Homeless Persons	41,290	16.1 % increase

C. Emergency Related to COVID-19 Pandemic Impacting Homeless Community

In addition to the crisis of growing homelessness, the COVID-19 pandemic is impacting homeless persons. On March 4, 2020, the Governor proclaimed a State of Emergency for the State of California (Governor Gavin Newsom, 2020), and the Mayor of the City of Los Angeles declared a local emergency related to the threat of the COVID-19 pandemic affecting the local population (Mayor Eric Garcetti, 2020). The City is facing an unprecedented emergency at the current time due to the sudden occurrence of the COVID-19 pandemic, and this emergency is particularly concerning for the imminent threat it poses to the City's homeless population.

On March 11, 2020, the State Department of Health issued guidance for protecting homeless Californians from COVID-19, which noted the following:

“We know that individuals experiencing homelessness are at greater risk of having an untreated and often serious health condition. This vulnerable population also has a higher risk of developing severe illness due to COVID-19,” said Dr. Mark Ghaly, Secretary of the California Health and Human Services Agency. “It is important that we act now to protect this population and the compassionate people who serve them.” (Corey Egel, 2020)

The homeless often live unsheltered, unprotected from the elements and in close contact and proximity to other individuals in the homeless community. As noted above, the homeless population is substantially more prone to underlying health conditions. The State Department of Public Health additionally states that populations “with compromised immune systems, and people with certain underlying health conditions like heart disease, lung disease and diabetes, for example, seem to be at greater risk of serious illness.” (California Dept. of Public Health, 2020) Thus, exposure to COVID-19 in the homeless population is an imminent concern for the damage it will cause on these susceptible individuals.

On March 12, 2020, the Governor's Executive Order No. N-25-20 noted the “need to secure numerous facilities to accommodate quarantine, isolation, or medical treatment of individuals testing positive for or exposed to COVID-19.” (Governor Gavin Newsom, 2020) On March 18, 2020, the Governor issued Executive Order No. N-32-20 (Governor Gavin Newsom, 2020), which further noted imminent impacts to the homeless, as follows:

[T]he emergency of COVID-19 necessitates a more focused approach, including emergency protective measures to bring unsheltered Californians safely indoors, expand shelter capacity, maintain health and sanitation standards and institute medically indicated interventions, and add new isolation and quarantine capacity to California's shelter and housing inventory to slow the spread of the pandemic....

The Governor has stated that “[p]eople experiencing homelessness are among the most vulnerable to the spread of COVID-19,” and “California is deploying massive resources to get these vulnerable residents safely into shelter, removing regulatory barriers and securing trailers and hotels to provide immediate housing options for those most at risk. Helping these residents is critical to protecting public health, flattening the curve and slowing the spread of COVID-19.” (California Governor, Press Release (Governor Gavin Newsom, 2020)

On March 19, 2020, the Governor issued a stay-at-home order directing residents to stay home or at their place of residence (Governor Gavin Newsom, 2020). It noted “in a short period of time, COVID-19 has rapidly spread throughout California, necessitating updated and more stringent guidance from federal, state, and local public health officials.” (Governor Gavin Newsom, 2020). Similar local Safer-at-Home orders followed (County of Los Angeles Public Health Department, 2020) (Mayor Eric Garcetti, 2020). The City's Safer at Home order particularly noted the following:

City of Los Angeles officials and contracted partners responsible for homelessness

outreach shall make every reasonable effort to persuade such residents to accept, if offered, temporary housing or shelter, as the Health Officer of the County of Los Angeles recommends that sheltering individuals will assist in reducing the spread of the virus and will protect the individual from potential exposure by allowing the individual access to sanitation tools.

(Mayor Eric Garcetti, 2020)

In the United States District Court Central District of California case of *LA Alliance for Human Rights Et Al. vs. the City of Los Angeles, Et al.* Case No. CV 20-02291 DOC (The Honorable Judge David O. Carter, 2020), concerning homelessness, the Court entered a May 2020 injunction that had ordered the City of Los Angeles in partnership with the County of Los Angeles, to protect a particular subset of persons experiencing homelessness, finding they are exposed to severely heightened public health risks as a result of where they live. (The Honorable Judge David O. Carter, 2020) Although the Court vacated that order on June 18, 2020, in favor of a homeless shelter agreement between the City and County, the Court retained its right to re-impose the May 2020 injunction. The Court's May 2020 findings concerning the emergency situation faced by homeless persons, therefore, is relevant to understanding the emergency situation.

The Injunction found that the combined risks of health impacts from living near freeways and the on-going Covid-19 pandemic constitute an emergency. The Court found that it is unreasonably dangerous for humans to live in areas which have deleterious health impacts and can shorten a homeless person's life expectancy by decades. These locations near freeways, for example, could be contaminated with lead or other carcinogenic substances and also increase the danger that a homeless person will be struck by a vehicle or injured in the event of an earthquake or crash. Camps in these locations can also burden the general public—for example, by posing potential hazards to passing motorists, or by making sidewalks and other rights-of-way inaccessible to individuals with disabilities.

The Court further found that providing housing for persons experiencing homelessness will help stop the spread of COVID-19 persons experiencing homelessness and will also help reduce the likelihood that the disease will spread throughout the greater Los Angeles community

Taken together, the unexpected and dramatic increase in homelessness in the City and County of Los Angeles identified first in 2019 continues unabated in 2020, which is now exacerbated by the COVID-19 pandemic posing a critical emergency situation in the City of Los Angeles. This situation presents documented dangers to health, life, property and a burden on public resources which presents an emergency as defined by CEQA as explained below. Furthermore, the State has created additional CEQA exemptions applicable in the City of Los Angeles concerning homelessness and homeless shelters.

II. THE PROJECT IS EXEMPT FROM FURTHER CEQA REVIEW

A. The Project is Exempt Pursuant to the Emergency CEQA Statutory Exemption (PRC Section 21080(b)(4))

Public Resources Code section 21080(b)(4) provides that CEQA does not apply, to "specific actions necessary to prevent or mitigate an emergency." Public Resources Code section 21060.3 defines Emergency as, "a sudden, unexpected occurrence, involving a clear and imminent danger, demanding immediate action to prevent or mitigate loss of, or damage to, life, health, property, or essential public services." Section 21060.3 further provides that Emergency, "includes such occurrences as fire, flood, earthquake, or other soil or geologic movements, as well as such occurrences as riot, accident, or sabotage."

Finally, 14 California Code of Regulations (Governor's Office of Planning and Research, 2018) Section 15269, "Emergency Projects," provides examples of emergency projects exempt from the requirements of CEQA, including the following:

(c) Specific actions necessary to prevent or mitigate an emergency. This does not include long-term projects undertaken for the purpose of preventing or mitigating a situation that has a low probability of occurrence in the short-term, but this exclusion does not apply

(i) if the anticipated period of time to conduct an environmental review of such a long-term project would create a risk to public health, safety or welfare, or

(ii) if activities (such as fire or catastrophic risk mitigation or modifications to improve facility integrity) are proposed for existing facilities in response to an emergency at a similar existing facility.

The project is a specific action necessary to prevent or mitigate an emergency – the conditions arising from a sudden and unexpected dramatic rise in the City's already dangerously large homeless population, now adversely impacted by the COVID-19 pandemic for all of the reasons set forth above in Part II (Project History). The Project, therefore is exempt from CEQA environmental review pursuant to Section 21080(b)(4).

B. The Project is Exempt under the Governor's Executive Order No. N-32-20, Suspending CEQA

On March 18, 2020, Governor Newsom signed and issued Executive Order No. N-32-20 (Governor Gavin Newsom, 2020) suspending CEQA and the CEQA Guidelines' requirements "for any project using Homeless Emergency Aid Program funds, Homeless Housing, Assistance, and Prevention Program funds, or funds appropriated in Senate Bill 89, signed on March 17, 2020." The Governor noted that "strict compliance with the various statutes and regulations specified in this order would prevent, hinder, or delay appropriate actions to prevent and mitigate the effects of the COVID-19 pandemic." Because this project uses Homeless Emergency Aid Program funds," it is exempt from CEQA under the Governor's suspension order.

C. The Project is Exempt Pursuant to AB 1197 Codified at PRC Section 21080.27

Assembly Bill 1197 (Santiago, 2019) was signed into law on September 26, 2019, which adopted Section 21080.27 of the California Public Resources Code (PRC) and created a statutory exemption for compliance with CEQA for emergency shelter projects located within the City of Los Angeles. The intent of AB 1197 is to help the City of Los Angeles address its homeless crisis and is an urgency statute that is deemed necessary for the immediate preservation of the public peace, health, or safety and for the critical necessity to address the shelter and homeless crisis. AB 1197 took immediate effect on September 26, 2019 in order to address the unique circumstances faced by the City of Los Angeles and to expedite the development of emergency homeless shelters. As noted in the following sections, this shelter project complies with the requirements in AB 1197, and thus the project is exempt from CEQA pursuant to AB 1197 (PRC § 21080.27).

1. City of Los Angeles Declaration of a Shelter Crisis

Public Resources Code, section 21080.27(a)(2) requires that emergency shelters be approved during a shelter crisis under Government Code, section 8698.2. The City of Los Angeles City Council declared a homeless shelter crisis pursuant to Government Code Section 8698, et seq.

on April 17, 2018 (The Honorable M. Bonin & M. O'Farrell , 2019), which is currently in effect (The Honorable M. Bonin & M. Harris-Dawson, 2019)

2. The Project Meets the Definition of a Low Barrier Navigational Center in Government Code Section 65660

Under AB1197, emergency shelters must meet the definition of “Low Barrier Navigational Center” in Government Code Section 65660, which defines Low Barrier Navigation Center as a “Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities, while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter and housing. The City builds these emergency shelters pursuant to its “A Bridge Home” program, and this Project is part of the A Bridge Home program.

Service-Enriched Shelter with Case Managers Connecting to Services. The requirements are met by this project for a “service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities, while case managers connect families experiencing homelessness to income, public benefits, health services, shelter and housing.” This project provides temporary housing, with case managers staffing the facility that provide connections to homeless family services and assistance for the occupants. This is one of the fundamental purposes of this shelter project. For example, the project’s programs include Trauma Informed Care policies and procedures that involve understanding, recognizing, and responding to the effects of all types of trauma. Trauma Informed Care also emphasizes physical, psychological and emotional safety for both families and providers, and helps families rebuild a sense of control and empowerment. Trauma Informed services take into account an understanding of trauma in all aspects of service delivery and place priority on the trauma survivor’s safety, choice, and control. Trauma Informed Care services create a culture of nonviolence, learning, and collaboration.

The A Bridge Home program shelters are operated by service providers coordinated with the Los Angeles Homeless Services Authority (LAHSA). The intention of this emergency A Bridge Home project is to provide persons experiencing homelessness with some stability, so that they can more easily maintain contact with housing navigation and/or case management services to facilitate safe and supportive housing placement.

Per LAHSA’s Bridge Housing Scope of Required Services (SRS), which will be followed for operating the shelter in this project, service providers that oversee an A Bridge Home shelter must provide case management services and develop a Housing Stability Plan with each person. The A Bridge Home program implements a case management and service plan known as Housing-Focused Case Management and Support Services (HFCMSS). HFCMSS includes but is not limited to: support with completing housing applications, accompanying the individual to housing appointments and/or leasing appointments, and other support associated with the housing placement process. The primary objective of HFCMSS is to extend support to individuals through an individualized case management relationship that will ultimately translate to increased housing stability. The HFCMSS offers services to connect individuals to permanent housing. Case Managers present at the shelter make rapid connections to a broad continuum of resources and permanent housing, emphasizing a short-term stay in the Bridge Housing bed.

HFCMSS connects families to a Housing Navigator who assists individuals to gain access to permanent housing through referrals to housing programs (such as RRH, Permanent Supportive Housing, affordable housing, etc.). A case manager is assigned to an individual when the person enters the program and then helps the participant establish a connection to a Housing Navigator.

A Housing Navigator assists individuals with Housing Navigation services. Housing Navigation services are available to individuals to support their housing placement goals and must be focused on assisting the participant in identifying and accessing permanent housing within the general ninety (90) days of the A Bridge Home stay. Housing Navigation services may be provided onsite or offsite, and may also require participants' to be accompanied to off-site appointments.

Case management must be conducted on a regular and routine basis and must be routinely documented. The content and outcome of case management meetings with individuals are entered into a housing management information system with case notes that are tracked in the system. Housing-focused case management sessions are dedicated to assessing and reassessing needs, educating individuals on community resource opportunities, developing Housing Stability Plans, scheduling appointments, and providing necessary follow up to ensure housing stability plans are progressing on schedule and needs are adequately being addressed.

As noted in LAHSA's Program Standards, supportive services for the shelters focus on the income, resources, skills and tools needed to pay rent, comply with a lease, take reasonable care of a housing unit, and avoid serious conflict with other tenants, the landlord, and/or the police. The Program Standards also require service providers to utilize and maintain referral networks with specific lists of health services and public benefit services for connecting occupants to those benefits. Thus, the project is a service-enriched shelter focused on moving individuals into permanent housing that provides temporary living facilities, while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter and housing.

Housing First. The Project is a "Housing First" shelter pursuant to Government Code Section 65660. Also, in being such a Housing First shelter, the project complies with Chapter 6.5 of Division 8 of the Welfare and Institutions Code (commonly referred to as the Housing First Law) as required by Government Code Section 65662 (discussed further below). "Housing First" means the evidence-based model that uses housing as a tool, rather than a reward, for recovery from homelessness, and that centers on providing or connecting people experiencing homelessness to permanent housing as quickly as possible. Housing First providers offer services as needed and requested on a voluntary basis and that do not make housing contingent on participation in services.

Housing First also includes time-limited rental or services assistance, so long as the housing and service provider assists the recipient in accessing permanent housing and in securing longer-term rental assistance, income assistance, or employment. In the event of an eviction, programs shall make every effort, which shall be documented, to link tenants to other stable, safe, decent housing options. Exit to homelessness should be extremely rare, and only after a tenant refuses assistance with housing search, location, and move-in assistance. If resources are needed to successfully divert an individual from entry into the homelessness system, a referral must immediately be made to a CES Diversion/Prevention program. In order to identify other permanent housing options, service providers continue to have such problem solving conversations with the individual while residing in Bridge Housing. More broadly, the project includes a housing and services plan and housing-focused case management, both with an orientation towards supporting individuals to exit to safe and stable housing. This project meets the above-noted Housing First requirements.

The A Bridge Home program shelters are operated by service providers coordinated through LAHSA. All service providers must comply with LAHSA's Scope of Required Services, Program Standards, and Facility Standards. Per LAHSA's Program Standards, all eligible participants are

to be served with a Housing First approach. LAHSA's CES for Families' Principles and Practices that were approved by the CES Policy Council on August 23, 2017 shall be used to guide the development of systems-level policy and to ensure transparent and accountable decision-making with privately owned Service Providers who enter into a partnership with LAHSA. The basic underlying principle of LAHSA's System Components is that access to housing is the primary need for its program participants. Services are voluntary and not required to enter into a shelter. Individuals will not be rejected or exited from participation in Bridge Housing due to any unnecessary barriers.

The City's A Bridge Home program is intended to be a Housing First program focused on quickly moving individuals experiencing homelessness into permanent housing and then providing the additional supports and services each person needs and wants to stabilize in that housing. The basic underlying Housing First principle is that individuals are better able to move forward with their lives once the crisis of homelessness is over and they have control of their housing. The City's shelters developed under the A Bridge Home program, including this emergency shelter project, provide a safe, low barrier, housing-focused, and homeless services support in a twenty-four (24) hour residence to help individuals who experience homelessness that meet the above-noted requirements for Housing First. One of the core components of the Housing First model is that longer-term housing accepts referrals directly from shelters. The City's shelters, including this project, are primarily focused on connecting, transitioning, and referring homeless individuals into such permanent housing as quickly as possible in the Housing First model, and accepting occupants through the crisis response system. The intention of this emergency "A Bridge Home" shelter project is to provide participants with some stability, so that they can more easily maintain contact with housing navigation and case management services and facilitate safe and supportive housing placement. Services in the City's shelters, including this project, are never mandatory and cannot be a condition of obtaining the housing intervention. This project will provide temporary housing, case managers and Housing Navigators staffed at the facility or offsite who provide connections to homeless services for the occupants. Based on the above-noted information, the project's emergency shelter meets the Housing First requirements relative to AB 1197.

Low Barrier. "Low Barrier" means the shelters use best practices to reduce barriers to entry, including but not limited to, the presence of partners (if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth); pets; storage for possessions; and privacy (such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms). The City's shelters, including this project, meet these requirements.

The project provides approximately 80 pallet shelters which allow for presence of partners. This project is pet friendly. Participants are allowed to bring their pets to the shelter and live with them inside their pallet shelter. There is no pet play area onsite. The project has storage within each room for personal possessions. The project is designed to provide privacy to participants by providing each individual or couple with their own room. Each site has a bathroom and private living quarters. Therefore, the project is managed and designed to allow the privacy of participants and is a pet friendly facility for participants who choose to be accompanied by their pets.

The project uses low barrier best practices that reduce barriers to entry. They include the allowance for presence of partners, pet friendly facilities, storage areas for possessions, and management and design for individuals' privacy. All of the City's Bridge Home program emergency shelters, including this project, meet these requirements. Therefore, none of the noted conditions would preclude access to the project, and the project is considered bridge

housing that is “low barrier” within the meaning of Government Code Section 65660 and AB 1197.

In sum, based on the above-noted information, which is additionally explained and provided with additional details in the documents from LAHSA cited in the Reference section to this document, the project meets the definition of Low Barrier Navigation Center set forth in Government Code Section 65660.

3. The Project Complies with Government Code Section 65662

Under AB1197, emergency shelters must meet the four requirements identified in Government Code Section 65662(a) through (d), which are each discussed in turn in this section.

Connecting to Permanent Housing through a Services Plan. Government Code Section 65662(a) requires that Low Barrier Navigation Centers offer services to connect families to permanent housing through a services plan that identifies services staffing. This project meets that requirement. As noted above, the project includes housing-focused case management sessions that involve developing Housing Stability Plans/Housing and Services Plans, scheduling appointments, and providing necessary follow up to ensure housing stability plans are progressing on schedule and needs are adequately being addressed. This is required in LAHSA’s Scope of Required Services.

The Housing Stability Plan is the family’s service plan that summarizes the participant’s housing goals, services needed, what will be provided, actions that need to be taken (by staff and the participant), and referrals that need to be made. Case managers develop the services plan in coordination with the individual right after intake and assessment, track the plan in a homeless management information system, and revise the plan as the person’s situation changes and steps are completed or revised accordingly.

Individuals are assisted with a range of activities that address the stated goals of the individual in the Housing Stability Plan, including but not limited to:

- Accessing personal identification (For quick referral to permanent housing)
- Accessing certification of the current income (For quick referral to permanent housing)
- Mainstream Benefits
- Substance Abuse services
- Mental Health Services
- Health Services
- Vocational Services
- Employment Services
- Educational Support
- Legal Services
- Life Skills Development
- Independent Living Program for Youth
- Transitional Housing Program for Youth
- CES and CoC Rapid Re-Housing Program
- Housing Navigation Assistance
- CoC Permanent Supportive Housing
- LA County Department of Health Services, Housing for Health or Housing and Jobs Collaborative
- LA County Department of Health Services, Countywide Benefits Entitlement Services Team
- LA County Department of Mental Health, Countywide Housing Assistance Program

- Veterans Administration Housing Programs
- Housing Opportunities for Persons with Aids (HOPWA) Housing
- Crisis Housing for Unaccompanied Youth
- Youth Family Reconnection Program

Progress and problems implementing the plan are reviewed and updated frequently.

Coordinated Entry System. Government Code Section 65662(b) requires Low Barrier Navigation Centers to be linked to a coordinated entry system allowing staff and co-locating staff to conduct assessments and provide services to connect individuals to permanent housing. This is required by LAHSA's Scope of Required Services and Program Standards. Thus, all City of Los Angeles homeless shelters, including this project, are linked to the Los Angeles County Coordinated Entry System, a centralized or coordinated assessment system designed to coordinate program participant intake, assessment, and referrals. The residents are prioritized through the coordinated entry system in the Los Angeles County Coordinated Entry System for safe and supportive housing resources. The City's A Bridge Home program collaborates with Los Angeles County Case Entry System and provides case management services to program participants through a Housing Stability Plan. A Bridge Home case managers must develop a Housing Stability Plan in coordination with the participant right after intake and assessment. The Housing Stability Plan must be tracked in a Homeless Management Information System (HMIS) along with the date of completion.

The A Bridge Home program collaborates with Los Angeles County Case Entry system Housing Navigators and case managers from other outside agencies to provide case management services to program participants. Los Angeles County Coordinated Entry System case managers work with participants and assist by facilitating services appointments; and then eventually help them find permanent housing.

Compliance with Welfare and Institutions Code. Government Code Section 65662(c) requires Low Barrier Navigation Centers comply with Chapter 6.5 of Division 8 of the Welfare and Institutions Code, which specifies the Housing First requirements. As noted above, the City's A Bridge Home shelters, including this project, are Housing First shelters, and thus they comply with this requirement.

Homeless Management Information System. Government Code Section 65662(d) requires Low Barrier Navigation Centers to have a system for entering stays, demographics, income, and exit destination through a local Homeless Management Information System designed to coordinate program participant intake, assessment, and referrals. These are required by LAHSA's Scope of Required Services and Program Standards. The City's A Bridge Home emergency shelters use such a system in the Los Angeles Continuum of Care Homeless Management Information System (HMIS). In 2001, Congress directed the U.S. Department of Housing and Urban Development (HUD) to ensure the collection of more reliable data regarding the use of homeless programs. HUD required all Continuum of Care applicants to demonstrate progress in implementing a Homeless Management System (HMIS). LAHSA led a regional planning process, encompassing three Continuums of Care - Los Angeles, Glendale, and Pasadena. This process resulted in the selection of a system that would not only satisfy the HUD mandate, but would also provide the Los Angeles Continuum with a means to measure the effectiveness of programs serving homeless families. Presently, the Los Angeles Continuum of Care (LACoC) is part of a collaborative called the Los Angeles HMIS Collaborative. The LA HMIS Collaborative consists of three Continuums of Care (CoC): Los Angeles, Glendale, and Pasadena.

HMIS is a web-based application that is designed to collect information on the characteristics and service needs of homeless persons. The system allows agency users and the Los Angeles Homeless Services Authority (LAHSA) to use collected information for informed programmatic decision-making. Participating agencies collect and input standardized client-level and demographic data into the system, including client/household demographic details; relationships within a family and household; client/household income; client/household documents; case management and services; housing placements; and progress for housing retention. The HMIS includes a focus on Outcomes Management that sets and measures milestones and target achievements of clients and program performance.

Housing Stability Plans are tracked in a Homeless Management Information System (HMIS) along with the date of completion. Case managers complete a Monthly Update with the family to assess progress towards achieving the goals defined in the Housing Stability Plan. All services must be tracked and information is provided to families in HMIS with the goal of the individuals achieving housing stability and sustainability upon exit from the program. Exit destination information is also collected. Accordingly, the project meets the HMIS requirements.

In sum, based on the above-noted information, which is additionally explained in more detail in the documents from LAHSA cited in the Reference section to this document, the project meets the requirements set forth in Government Code Section 65662.

4. The Project is in a Qualified Location Under AB 1197

AB 1197 requires that the site be located in "either a mixed-use or nonresidential zone permitting multifamily uses or infill site...." (PRC § 21080.27(a)(2).) The project is considered an infill site because the site has been developed with, and its perimeter is surrounded by, qualified urban uses.

The site is located in an urban area on an infill site that has been previously developed as a surface parking facility for a public city park and city sports complex that are part of the greater Ken Malloy Harbor Regional Park and Recreation Area. The project is zoned OS with an Open Space land use designation. It is located on the Harbor Sports Complex's parking lot on the northwest corner of the intersection of L St. and Figueroa Pl., just south of Pacific Coast Highway and the I-110 Harbor Freeway intersection. It is on a southern portion of a greater parcel that is occupied by the Harbor Sports Complex and the Harbor Park Golf Course, a city-owned municipal golf course; both of which are public institutional uses, and thus the parcel's prior use has been as a public institutional use.

The Harbor Sports Complex and Harbor Park Golf Course are immediately north of the project site within the greater parcel on which the project is located. Immediately to the west of the project site within the greater parcel are located similar public institutional parking areas and the Harbor Park Golf Course. the greater parcel on which the project is located, which includes the sports complex and golf course, is bounded on the north are residential, commercial, and open space zoned, on the south and east are public facility zoned, and to the west is open space zoned. Immediately south of the project site is located Harbor College, a public institutional use. On the east running in a north-south direction adjacent to Figueroa Place, is the I-110 Harbor Freeway, a transit and transportation facility use, and a neighborhood of residential properties is located immediately across the freeway from the project site, The northern boundary of the greater parcel on which the project site sits, which includes the sports complex and golf course abuts multi-family residential, commercial, and retail establishments that front on Pacific Coast Hwy. The project site is located within an urban area on a parcel that is currently developed as a parking facility for a publicly owned park, sports complex, and golf course and is considered a qualified public

institutional use. (City of Los Angeles Department of City Planning, 2020). Therefore, the Project site is surrounded by urban uses and is considered a qualified location under AB 1197.

5. The Project Involves Qualified Funding Under AB 1197

AB 1197 (Public Resources Code Section 21080.27(a)(2)(A)-(D) exempt emergency shelter projects from CEQA which have at least a portion of the funding from qualified sources. The project is funded, at least in part, through the State of California Homeless Emergency Aid Program funds grant. Because these funding sources are qualified funding sources under Public Resources Code Section 21080.27(a)(2)(A), the funding requirement is met.

6. The City's Actions Qualify under AB 1197 as Actions in Furtherance of Providing Emergency Shelters in the City of Los Angeles

AB 1197 (Public Resources Code Section 21080.27(b)(1)), exempts from CEQA “any activity approved by or carried out by the City of Los Angeles in furtherance of providing emergency shelters or supportive housing in the City of Los Angeles.” This project involves a building and operating an emergency shelter, as described above, which is located in the City of Los Angeles. The City will provide funding and enter into contracts with a qualified service provider and/or LAHSA, to lease and operate the emergency shelter. Therefore, the City's actions are in furtherance of providing emergency shelters in the City of Los Angeles, and qualify for exemption from CEQA under AB 1197.

7. AB 1197 Conclusion

Based on the above-noted information, the project is exempt from CEQA pursuant to Public Resources Code Section 21080.27.

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Attachment

Project Site Plan