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November 13, 2020

The Honorable Nury Martinez
President
Los Angeles City Council

c/o Holly L. Wolcott
City Clerk
City Hall Room 360

CRISIS AND BRIDGE HOUSING FACILITIES AT 18140 PARTHENIA ST. CD 12 AND 1455 N. ALVARADO ST. PALLET SHELTER PROJECT CD 13 (C.F. 20-0841) CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) NOTICES 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. 18140 Parthenia St. Homeless Shelter in CD 12 and 1455 N. Alvarado St. Pallet Shelter in CD 13 have been identified as homeless shelter project sites under this strategy.

RECOMMENDATION

Staff recommends that Council determine the Crisis and Bridge Housing facilities on 18140 Parthenia St. Homeless Shelter in CD 12, which allows for providing financial assistance for interior and exterior tenant improvements; and service funding for operations of a new homeless shelter with a maximum of approximately 107 crisis and bridge housing beds; and 1455 N. Alvarado St. Pallet Shelter in CD 13, which allows for the construction and operation of a new homeless Pallet Shelter site with a maximum of approximately 85 beds, are statutorily exempt from CEQA 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).

If you have any questions, please contact Maria Martin at (213) 485-5753.

Sincerely,

Signed by Mahmood Karimzadeh
for

Gary Lee Moore, PE, ENV SP
City Engineer



Honorable Nury Martinez
November 13, 2020
Page 2 of 2

GLM/MK/mem

Q:\MK\Signed Documents\2020\00_Transmittal CEQA NOE_CF 20-0841_18140 Parthenia and
1455 Alvarado_11_12_2020

cc: Deborah Weintraub, Bureau of Engineering
Mahmood Karimzadeh, Bureau of Engineering
Maria Martin, Bureau of Engineering

ATTACHMENTS

18140 PARTHENIA ST. HOMELESS SHELTER

NOTICE OF EXEMPTION

FLOOR PLAN

INITIAL SITE ASSESSMENT

1455 N. ALVARADO ST. PALLET SHELTER

NOTICE OF EXEMPTION

SITE PLAN AND DRAWINGS

18140 PARTHENIA ST. HOMELESS SHELTER

NOTICE OF EXEMPTION

FLOOR PLAN

INITIAL SITE ASSESSMENT

COUNTY CLERK'S USE

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 12
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PROJECT TITLE: CD 12 18140 Parthenia St. Homeless Shelter Northridge	LOG REFERENCE C.F. 20-0841
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PROJECT LOCATION: 18140 Parthenia St, Northridge 91325. The Project site is located approximately 283 feet west of the intersection of Parthenia St. and Lindley Ave. in the Northridge Community Plan Area in the City of Los Angeles Council District 12 (CD 12), Assessor's Parcel Number (APN) 278-6001-013, see *Figure 1 – Project Site Location*.
T.G. 530 J1, 531 A1

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT The proposed Project consists of the City providing funding for interior and exterior tenant improvements, and service funding for operations of a new homeless shelter with a maximum of approximately 107 crisis and bridge housing beds for 65 men and 42 women that will provide emergency shelter, living room areas, toilets, showers, laundry services, storage, food services, and case management to individuals 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 families and 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 Site is approximately 0.76-acres and is currently developed as the 22,632-square foot (sf) roller rink, which is currently closed. 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 Los Angeles City Council determined this action was exempt from CEQA and approved the Project.

CONTACT PERSON: Maria Martin	TELEPHONE NUMBER: 213-485-5753
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EXEMPT STATUS: (Check One)	<u>STATE CEQA</u> <u>GUIDELINES</u> 15269(c)	<u>STATUTE</u> Public Resources Code § 21080(b)(4)
<input checked="" type="checkbox"/> STATUTORY		
<input checked="" type="checkbox"/> Other exemptions may apply once the City identifies other qualifying sources of funding for the project.		

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);

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING

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

DISTRIBUTION: (1) County Clerk (2) Agency Record

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EXEMPTION NARRATIVE

The Project includes the City providing funding that will be used by the owner/operator for tenant improvements; including the acquisition and installation of cubicle partitions, floor protectors and other minor equipment/furnishings; and funding for services for the shelter's operations of an existing roller rink that will be converted into a Low Barrier Navigational Center homeless shelter with approximately 107 beds for 65 men and 42 women, that will provide emergency shelter with supporting spaces including living room areas, toilets, showers, laundry services, storage, food services, and case management to families and individuals experiencing homelessness.

The Project location is on an approximately 0.76-acre, rectangular shaped parcel that is privately owned and developed as the 22,632-square foot (sf) roller rink, which is currently closed. The Project Site is located in the Northridge Community Plan Area in the City of Los Angeles Council District 12 (CD 12), 18140 Parthenia St., Northridge, CA 91325, and Assessor's Parcel Number (APN) 2786-001-013, see *Figure 1 – Project Site Location*. (City of Los Angeles Department of City Planning, 2020)

The Project includes 107 single beds in crisis and bridge housing for 65 men and 42 women experiencing homelessness, in furtherance of providing Low Barrier Navigational Center emergency homeless shelter beds in the City of Los Angeles. 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 (LAHSA, 2018, 2019, 2020) 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 the private owner for use of the site. The Project is zoned M1 with a Limited Manufacturing land use designation. It is located in an existing roller rink, approximately 280 feet west of the intersection of Parthenia St. and Lindley Ave. (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 Briscoombe, 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 urgency statutes addressing homelessness that were 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

Table 2 2019 Homeless Count Data Summary (Revised 07/20/2020)		
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*.

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

(LAHSA, 2020)

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 I (Project History). The Project, therefore is exempt from CEQA environmental review pursuant to Section 21080(b)(4).

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Attachment

Project Site Plan

REVISION TABLE

NUMBER	DATE	REVISOR	DESCRIPTION

CLIENT:

TITLE:

FLOOR PLAN

DRAWINGS PROVIDED BY:

DATE:

SEP 29,20

SCALE:

1/8" = 1'-0"

SHEET NO:

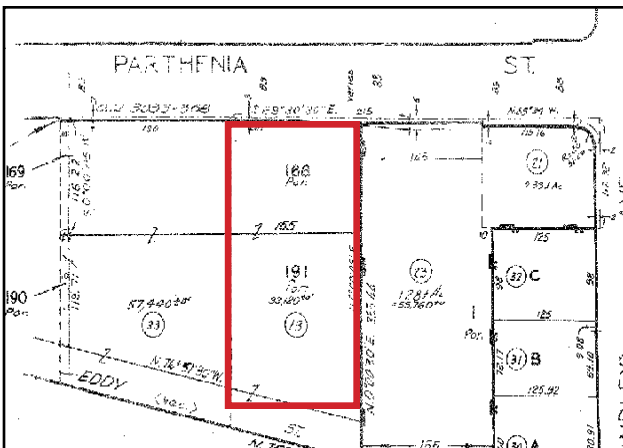
A1.0



 **FLOOR PLAN**
SCALE: 1/8" = 1'-0"

SITE DATA - SHELTER USE SUMMARY

18140 PARTHENIA ST, NORTHRIDGE, CA 91325



Shelter Use Options:

- Eligible for Homeless Shelter per Sec. 12.80 if the property is owned or leased by the City of Los Angeles. Per 12.80, there is no limit as to number of beds or persons.
- Eligible for Homeless Shelter per Sec. 12.81 if operated by religious institution or a non-profit, charitable organization and that institution or organization owns or leases the property. Per 12.81, there is no limit as to number of beds or persons.
- Eligible for Homeless Shelter per Sec. 14.00A8 –Public Benefit for Shelters for the homeless as defined by 12.03. Per 14.00A8, maximum number of beds is 30 beds. Requires City Planning Action.

Council District:	12 - John Lee	Lot Size:	52,830 SF
Supervisory District:	3 - Sheila Kuehl	Year Built:	1957
SPA:	2 - San Fernando	Non- Ductile:	No
Owner:	Christian Foundation of the West	Soft-Story Retrofit:	No
Zoning:	M1-1VL	URM:	No
Building Size:	22,632 SF		

INITIAL ASSESSMENT

Land Use: Proposed Emergency Shelter for the Homeless use allowed by current zoning. Note, the state emergency shelter declaration (State code section 8698.4) is set to expire January 1, 2023. If this is not extended, the operator would need to obtain an entitlement from LADBS to operate a shelter above 30 beds. Without a shelter declaration in place the only pathway to establish shelter use in a site zoned M1 would fall under the Public Benefit option (per LAMC sec 14.00.A.8) which limits a shelter to no more than 30 beds.

Physical Assessment: The existing improvements include offices, restrooms, two small food prep areas, a large dining area and multiple storage rooms plus a large open area currently set as a roller skating rink. The site does not have a fire alarm or fire sprinklers. The building has some noted deferred maintenance, and a 12-inch level change is present at the front of the building. Please note that a professional inspection has not taken place yet and that there may be additional deferred maintenance not included in this report.

Site Location: Located on a commercial corridor along Parthenia St. just east of Reseda Blvd. and west of Lindley Ave. Close to local transportation and retail/services located in Northridge. There are several encampments in the immediate vicinity. The site is located on over 1 acre of land, allowing for numerous exterior possibilities.

Programmatic Design Potential: The proposed design includes an intake area, reception and waiting room, ICMS Offices (x2), staff breakroom & bathroom, job training room, computer & multi purpose room, therapy room, community/programming rooms (x2), dining room, food prep area, exterior common areas, client restrooms, client sleeping areas, storage space, and laundry room. Fire safety considerations have been made as well with the inclusion of wide aisles leading to the emergency egress locations. The aisles also provide clear lines of site for ICMS staff. The design calls for acoustical ceiling clouds to reduce noise throughout as well as

INITIAL ASSESSMENT

the addition of skylights to provide natural light.

The design is intended for individuals. The layout includes a total of 107 beds with 65 beds designated for men (4 ADA) and 42 beds designated for women (4 ADA). The design allows clear, designated areas for men and women and is oriented to provide maximum privacy for the women's sleeping area.

Note, the design does not include any detail for the exterior. There is ample space the back of the site to provide an exterior communal area, designated smoking area, as well as a dog run. The plan does include proposed access to the exterior along with a staff/security desk post nearby.

Scope of Work (SOW): TBD

Rough Order of Magnitude (ROM): The estimates in the attached ROM are based on previously completed ABH sites subject to prevailing wage and visual inspections of the facility. This represents a fairly conservative estimate which includes costs such as architectural, engineering, permits, utility connections, and fire safety along with a contingency. In order to assess the actual cost for the proposed conceptual plan full architectural plans would be needed to send out for bid.

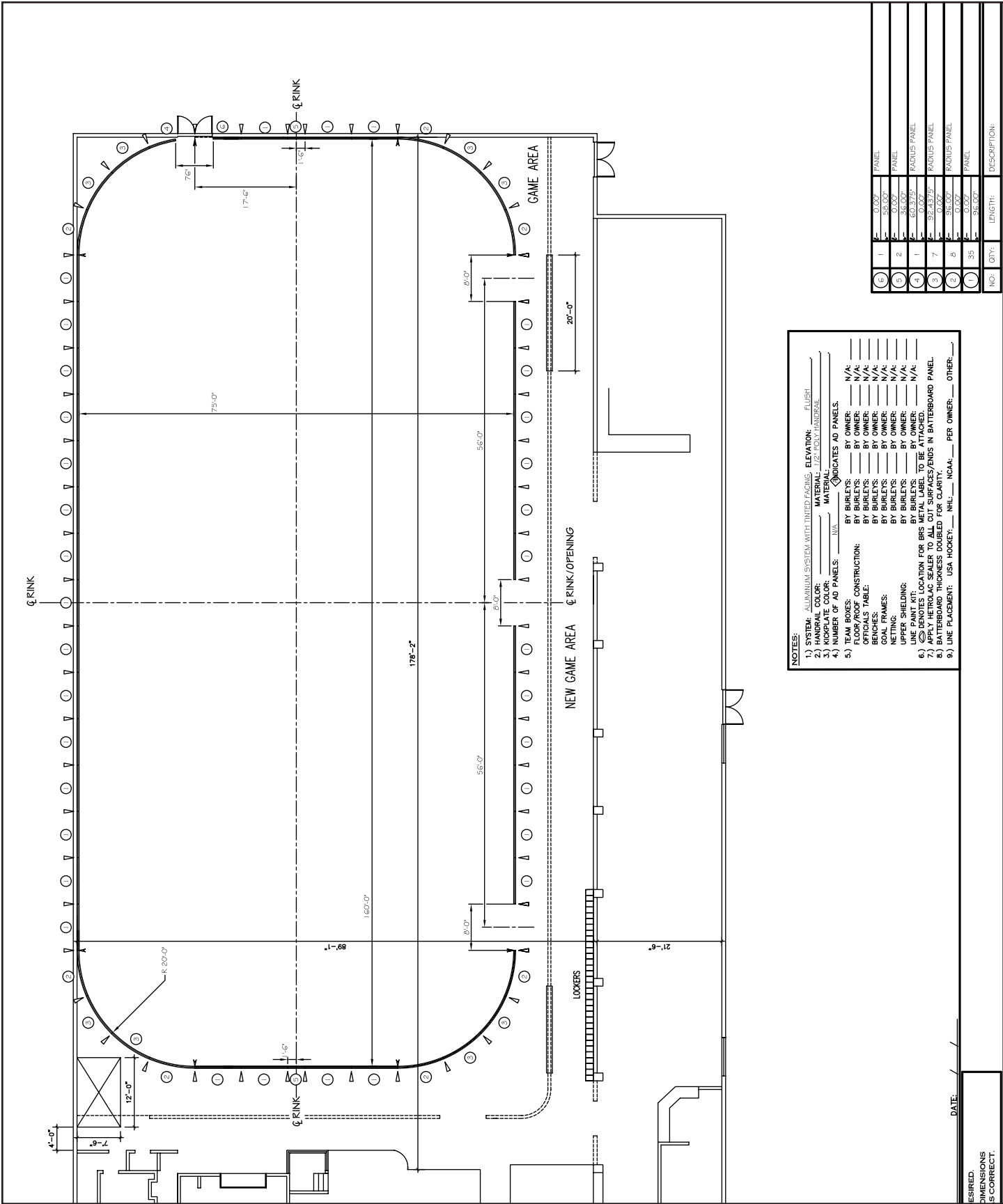
Note, the ROM does not include an estimate of HOTV's carrying cost during construction once they have purchased the property. That is a figure that HOTV should consider during their due diligence process for the acquisition.

Leasing Costs: N/A

PROPOSED SHELTER PLAN



AS BUILT CONFIGURATION



NOTES:

1.) SYSTEM: ALUMINUM SYSTEM WITH TINED FACING. ELEVATION: FLUSH

2.) HANDRAIL COLOR: MATERIAL: 1/2" POLY HANDRAIL

3.) NUMBER OF AD PANELS: N/A

4.) TEAM BOXES: BY BUREAU'S BY OWNER: N/A

5.) FLOOR/ROOF CONSTRUCTION: BY BUREAU'S BY OWNER: N/A

6.) OFFICIALS TABLE: BY BUREAU'S BY OWNER: N/A

7.) GOAL FRAMES: BY BUREAU'S BY OWNER: N/A

8.) UPPER SHEDDING: BY BUREAU'S BY OWNER: N/A

9.) LINE PAINT KIT: BY BUREAU'S BY OWNER: N/A

10.) DENOTES LOCATION FOR BRS METAL LABEL TO BE ATTACHED.

11.) APPLY RETROLOC SEALER TO ALL CUT SURFACES/ENDS IN BATTERBOARD PANEL

12.) BATTERBOARD THICKNESS DOUBLED FOR CLARITY.

13.) LINE PLACEMENT: USA HOCKEY: NHL: N/A: PER OWNER: OTHER: _____

DATE: _____

REVISIONS
CORRECTIONS
S CORRECT

BUDGET

18140 Parthenia ROM

ROM 10.5.20

Section		Cost	\$/sf
1	Site Prep		
	Portable Toilets	\$ 3,052	
	Hauling/Delivery	\$ 3,455	
	A&E Management	\$ 27,729	
	Final Clean-up	\$ 13,476	
	Jobsite Security	\$ 98,700	
	Dumpsters	\$ 9,675	
	Demo Material	\$ 4,146	
	Demo	\$ 182,309	
	Scissor Life Rental	\$ 4,900	
	Framing/Drywall Equipment Rental	\$ 4,837	
	Total	\$ 352,278	
2	Main Water/Sewage		
	Add. UG main	\$ 6,824	
	Total	\$ 6,824	
3	Excavation / Concrete		
	Resurface/Polish Concrete Floor	\$ 121,625	
	Trenching for Electrical	\$ 4,492	
	Total	\$ 126,117	
4	Rough Framing		
	Framing/Drywall Interior Walls + accoustical clouds	\$ 483,554	
	Total	\$ 483,554	
5	Roof		
	TPE Roofing	\$ 183,129	
	Skylight Install	\$ 14,512	
	Skylights	\$ 16,585	
	Total	\$ 214,227	

BUDGET

6	Exterior		
	Resurface Asphalt Drive/Parking	\$	30,493
	Driveway Fence	\$	162,076
	Vinyl Gate	\$	13,681
	Gate Motor	\$	10,366
	Total	\$	216,616
7	Plumbing		
	Plumbing	\$	462,142
	Plumbing Fixtures	\$	51,829
	Total	\$	513,971
8	Electrical		
	Electrical Wire/lighting	\$	359,348
	IT/telco/wiring/alarm/cameras/access	\$	121,502
	Total	\$	480,850
9	HVAC		
	HVAC/Ducting	\$	440,602
	Total	\$	440,602
10	Insulation		
	Insulation	\$	38,347
	Total	\$	38,347
11	Drywall/Coverings		
	Vinyl Cove Base	\$	14,858
	Total	\$	14,858
12	Interior Finishes		
	New Doors	\$	38,760
	New Office Doors/Hardware	\$	10,830
	Mirrors	\$	4,940
	Int. glass, recp.	\$	41,132
	Painting	\$	137,658
	Tiling	\$	58,750
	Paintng Beams/Lid	\$	12,439

BUDGET

Restroom Signage	\$	2,332
Corner Guards	\$	1,123
Partitions	\$	62,748
Total	\$	370,711

13 FF&E

Beds	\$	100,007
Misc. Furniture/bedding/tables/chairs	\$	75,758
Kitchen equipment	\$	117,540
Total	\$	293,305

14 Cabinetry

Cabinets Food Prep & Restrooms	\$	100,398
Cabinet Instalation	\$	8,638
Total	\$	109,036

15 Fire Protection

Fire Sprinkler System	\$	273,312
Fire Alarm	\$	65,199
Fire Extinguishers	\$	2,073
Total	\$	340,584

Total Construction Costs	\$	4,001,879	\$ 176.82
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16 General Requirements

Tax (Sales)	\$	380,179
General Liability Insurance (1.5%)	\$	60,028
Overhead (7.00%)	\$	280,132
Profit (5%)	\$	200,094
Total	\$	920,432

17 Additional Costs to be Included

Architectural	\$	141,640
MEP Engineering	\$	43,485
Outdoor Patio/Dog Run/Storage	\$	34,553
Mortgage	\$	-
Permits & Fees (Estimated)	\$	44,918
Utility Meters	\$	69,028

BUDGET

Contingency (15% Divisions 1-16)	\$	738,839
Total	\$	1,072,462

18

General Conditions

Supervision	\$	89,600
Project Management	\$	75,600
Project Coordination (HOTVRM)	\$	77,744
General Labor	\$	30,800
Labor Burden	\$	45,978
Total	\$	319,721

Total Cost	\$	6,314,495	\$ 279.01
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18140 Parthenia Street
CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

2-27-74

LA 59564/72

1-Story, Type III, 197' x 71' irregular shaped
Snack Bar, Fitting Area, Ticket Booth and Skate
Storage area addition to existing 90' x 201'
Roller Skating Rink. YC 8884.
46 required parking spaces provided.
Maximum occupancy in B-2: Snack Bar - 62.
B-2/G-2 Occupancy.

George Horowitz

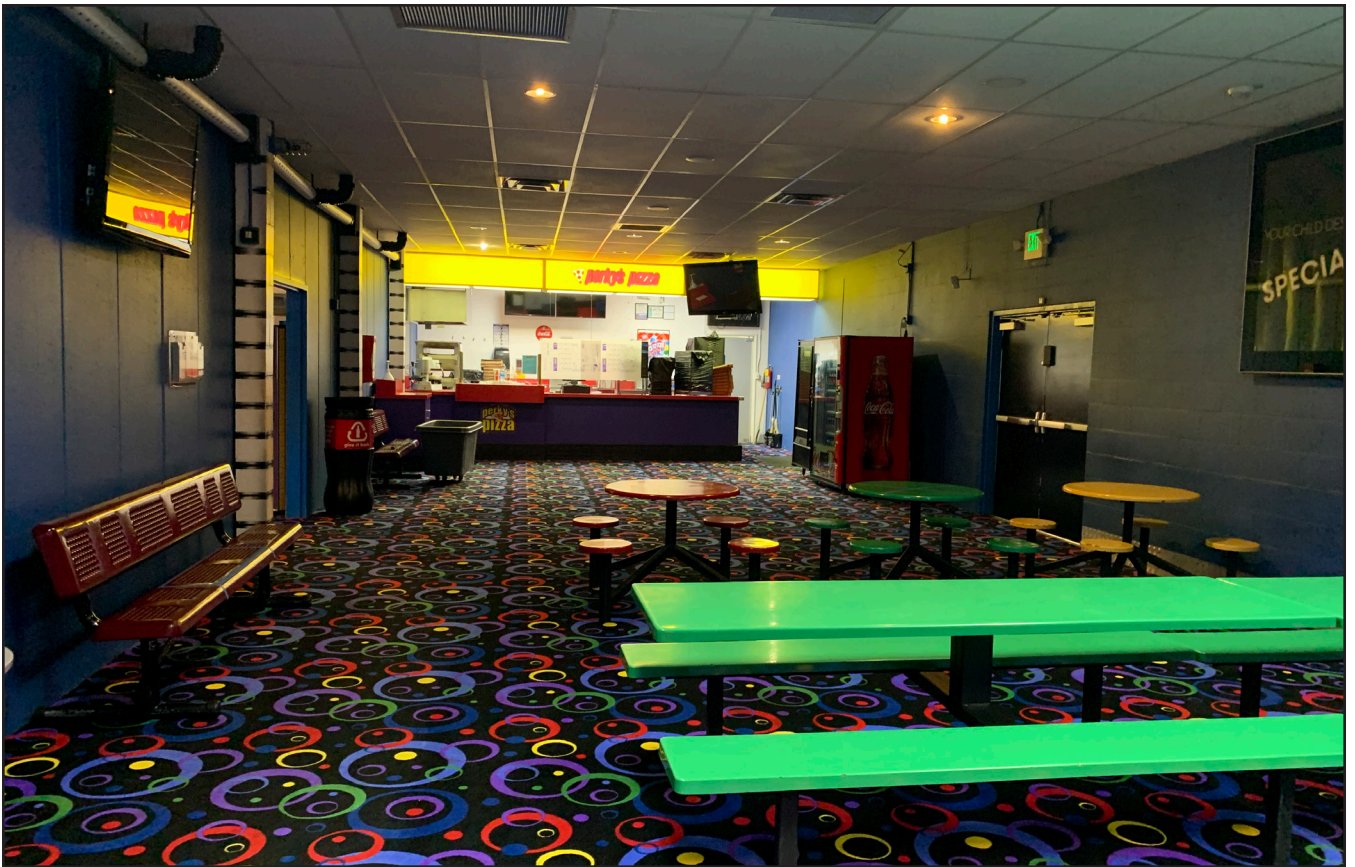
5437 Laurel Cyn. Blvd.

No. Hollywood, Calif. 91607

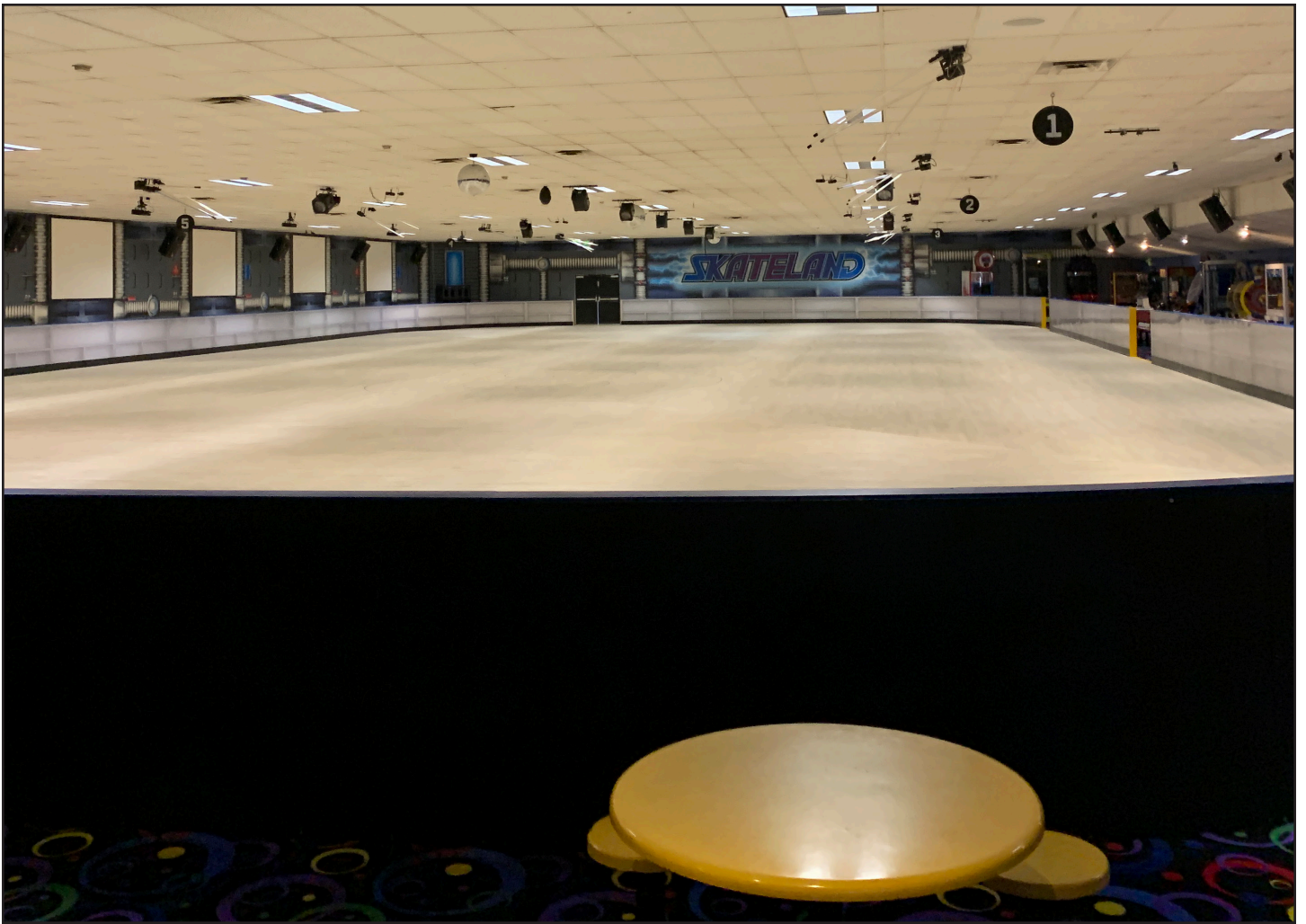
EXCEPT FOR DEVIATIONS APPROVED BY BOARD OF ELDs, & SAFETY COMMISSIONERS

E. Spitzer-dg

Form B-95b—6M Sets—8-70 (C-10) 1910515296369935291 By











1455 N. ALVARADO ST. PALLET SHELTER
NOTICE OF EXEMPTION
SITE PLAN AND DRAWINGS

COUNTY CLERK'S USE

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 13
PROJECT TITLE: CD 13 1455 N. Alvarado St. Tiny Home Village Project – Echo Park	LOG REFERENCE C.F. 20-0841

PROJECT LOCATION: 1455 N. Alvarado St., Echo Park, CA 90026. The project site is located at the north west intersection of Alvarado St. and Scott S. in the Echo Park area of the Silverlake-Echo Park-Elysian Valley Community Plan Area in the City of Los Angeles Council District 13 (CD 13), Assessor's Parcel Number (APN) 5424-001-028, see *Figure 1 – Project Site Location*. T.G. 594-D6,D7,E6,E7

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT The proposed project consists of the construction of a new homeless shelter that includes emergency sleeping cabins within a tiny home village of small, detached, pre-fabricated cabins assembled on site with beds for up to 85 individuals, one hygiene trailer 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 45 tiny homes; 41 with double beds, and three (3) with Americans with Disabilities Act (ADA) compliant single beds (accommodating approximately 85 occupants, based on 2-person households); and one storage shed with no beds. There is also one prefabricated structure for administration and laundry facilities, including a designated 85-bin secured storage area. The Project Site is approximately 22,593-square feet (sf) and is currently developed as a 5,862-sf privately-owned surface parking lot. The project includes beds in crisis and bridge housing for up to 85 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 for use of the site. (Please see the attached narrative for more details). On _____, the Los Angeles City Council 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>STATE CEQA</u>	<u>CA PUBLIC</u>
	<u>GUIDELINES</u>	<u>GUIDELINES</u>	<u>RESOURCE CODE</u>
<input checked="" type="checkbox"/> STATUTORY		15269(c)	21080(b)(4)
<input checked="" type="checkbox"/> Other exemptions may apply once the City identifies other qualifying sources of funding for the project.			

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). (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

DISTRIBUTION: (1) County Clerk (2) Agency Record

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EXEMPTION NARRATIVE

The proposed project includes the construction of a new homeless shelter site that will provide emergency shelter, two hygiene trailers, storage, and food services to people experiencing homelessness. The Project Location is on an approximately 22,593-square foot (sf), rectangular shaped parcel that includes four lots; and is currently privately owned and developed as a surface parking lot. (City of Los Angeles Department of City Planning, 2020).

The Project Site is located in the Echo Park area of the Silverlake-Echo Park-Elysian Valley Community Plan Area in the City of Los Angeles Council District 13 (CD 13), 1455 N. Alvarado St. Los Angeles, CA 90026, and Assessor's Parcel Number (APN) 5424-001-028, see *Figure 1 – Project Site Location*.

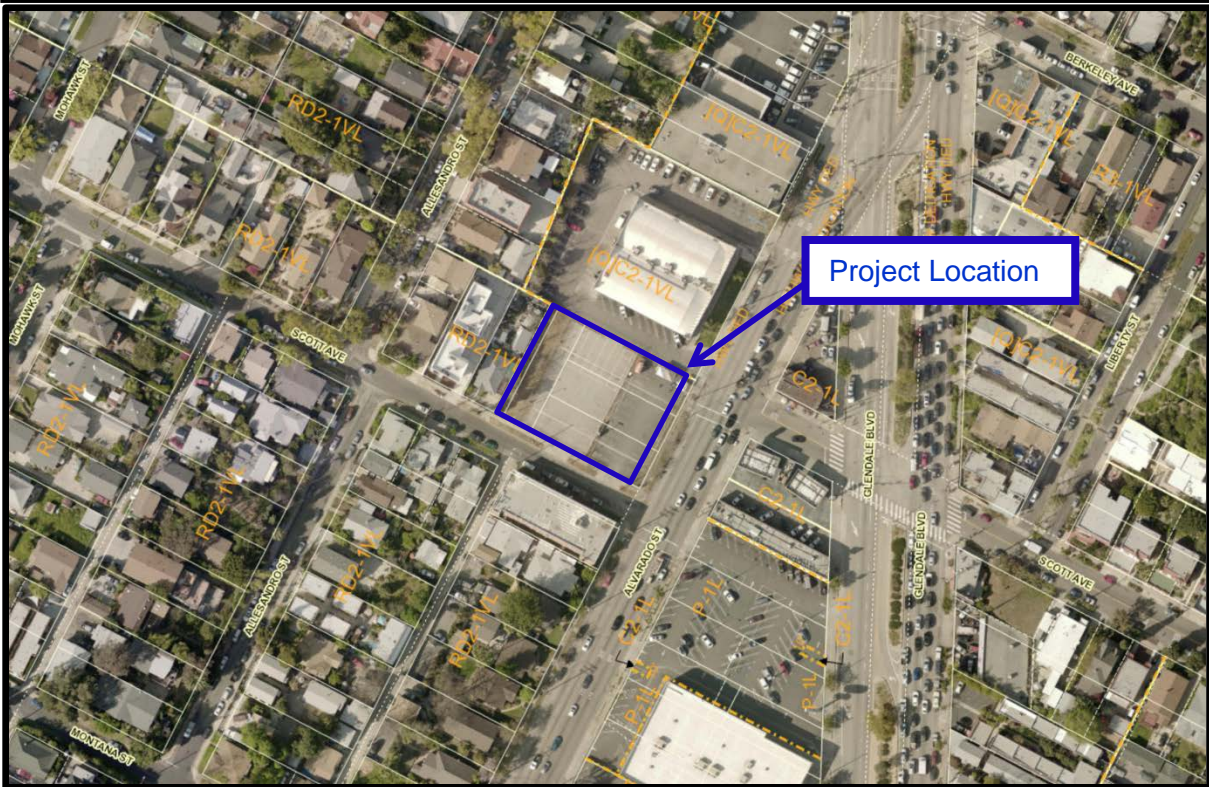
The project includes the construction of a new homeless shelter site on a privately owned surface parking lot that includes tiny homes with beds for up to 85 individuals experiencing homelessness, in furtherance of providing emergency homeless shelter beds in the City of Los Angeles. Tiny homes are small, detached, pre-fabricated cabins made of aluminum and composite materials that will be assembled on site. The project includes approximately 45 tiny homes; 41 with double beds (approximately 85 occupants), three (3) with ADA single beds; and one (1) storage shed with no beds.

Additionally, there will be one pre-fabricated structure for administration and laundry facilities. 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, a hygiene trailer with restrooms, showers, lavatories, drinking fountains, secured bin-storage 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 RD2 with a Community Commercial land use designation. It is located on Alvarado St. on the northwest corner of Scott St. As shown in Figure 1, below, the site is bounded by Scott Ave. on the south, Berkeley Ave. to the north, Allesandro St. to the west, and Alvarado St. to the east. (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 to 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*.

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

(LAHSA, 2020)

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 I (Project History). The Project, therefore is exempt from CEQA environmental review pursuant to Section 21080(b)(4).

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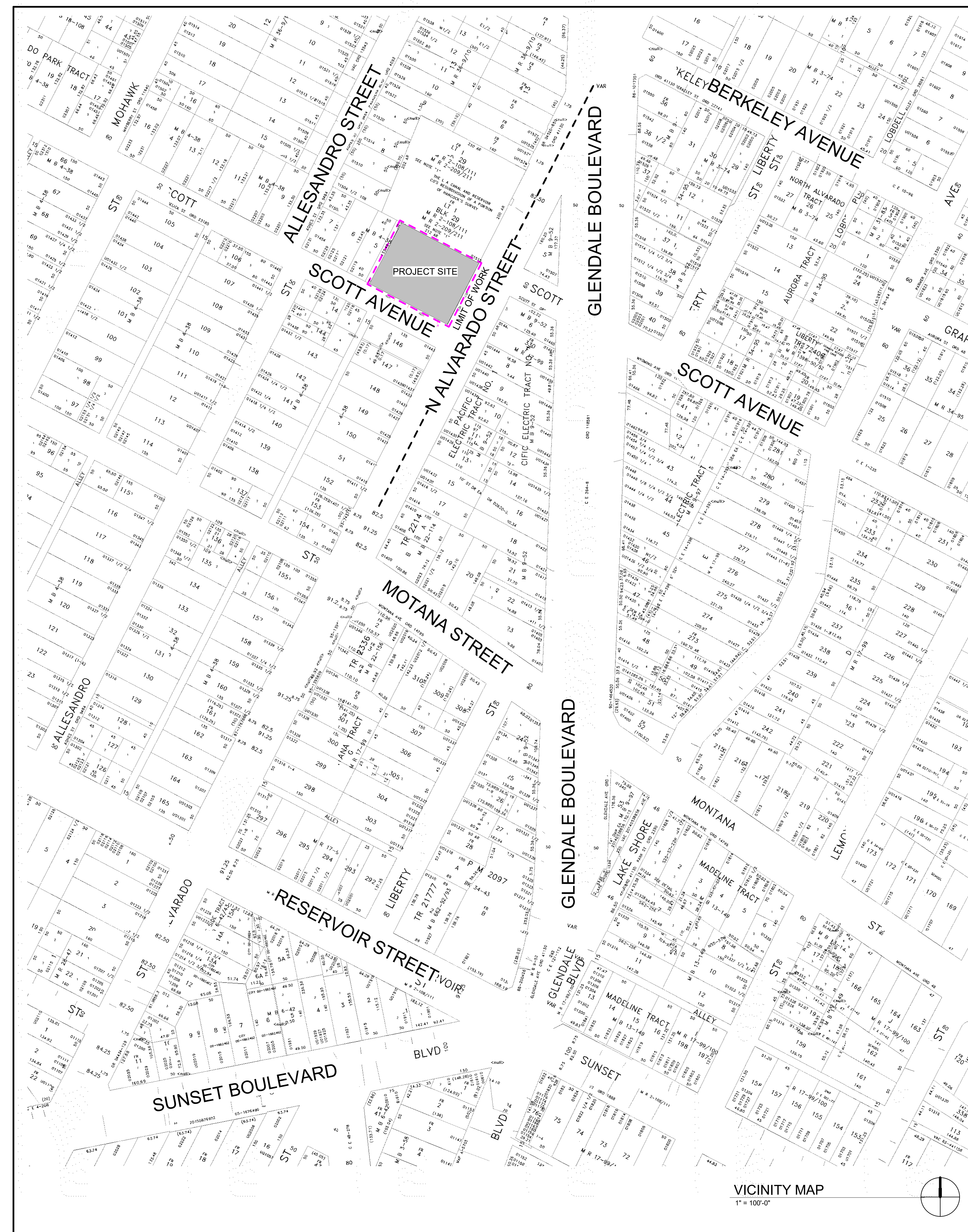
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Attachment

Project Site Plan



VICINITY MAP
1" = 100'-0"

1455 N. ALVARADO STREET

TINY HOMES VILLAGE - Emergency Sleeping Cabin Project

PROJECT SCOPE:

NEW SHELTER AND HOMELESS PROJECT TO PROVIDE BEDS WITHIN EMERGENCY SLEEPING CABINS FOR 85 INDIVIDUALS EXPERIENCING HOMELESSNESS. THE PROJECT AREA IS 22,593 SF WITHIN A CORNER PARKING LOT. ACCESS WILL BE PROVIDED FOR PARKING VIA SCOTT STREET. FIRE ACCESS WILL BE PROVIDED VIA SCOTT STREET WITH PEDESTRIAN EXITS PROVIDED AT THE SITE FOR EMERGENCY EGRESS. SITE AMENITIES INCLUDE (2) MOBILE HYGIENE UNITS WITH RESTROOMS, SHOWERS, LAVATORIES, AND DRINKING FOUNTAINS; SEATING AREAS WITH SHADE UMBRELLAS FOR FOOD DISTRIBUTION SERVICES, LAUNDRY UTILITIES, ADMINISTRATIVE OFFICES WITH STAFF RESTROOM, INDIVIDUAL LOCKERS, AND A DESIGNATED SECURED AREA FOR 85 STORAGE BINS.

PROGRAM

- PROPOSED EMERGENCY SLEEPING CABIN COUNT:
- 41 STANDARD - DOUBLE BEDS (82 OCCUPANTS)
 - 03 ADA - SINGLE BEDS (3 OCCUPANTS)
 - 01 100 STORAGE PALLET

- *TWO HYGIENE TRAILERS (1:15 FOR TOILETS AND SHOWERS)
- *ONE 8'X40' ADMINISTRATION/LAUNDRY/SINK IN-GROUND PREFABRICATED STRUCTURE
- *3 - 9'X18' PARKING STALLS (ONE TO BE DESIGNATED AS ADA)

TOTAL 100 STORAGE: 01

TOTAL SLEEPING CABINS: 44 (3 ADA)

TOTAL BEDS: 85

NOTES - SITE WORK REQUIRED:

- EXISTING ASPHALT ON SITE, GC TO VERIFY CONDITION. ASPHALT RECOMMENDED TO MITIGATE EROSION CAUSED BY RAIN. GRADING MAY BE REQUIRED IN SOME AREAS TO LEVEL CABIN PLACEMENT, SEE CIVIL SHEETS.
- TEMPORARY SITE LIGHTING NEEDED, VERIFY EXISTING ELECTRIC POLES, POLE # XXXXXM, TO BE TO BE PROTECTED IN PLACE.
- FOUR ACCESSIBLE ADA PEDESTRIAN EXITS WILL BE REQUIRED, SEE CIVIL SHEETS. ADD ACCESSIBLE PEDESTRIAN GATE WITH PANIC HARDWARE. VERIFY GRADE AT PATH OF TRAVEL NOT TO EXCEED 2% CROSS SLOPE.
- NEW STRIPING AT PARKING AREA REQUIRED, SEE CIVIL SHEETS.
- TRAILER NEEDS SEWER/WATER CONNECTION.
- SEWER NEEDS TO BE VERIFIED.
- MOBILE HYGIENE UNIT WILL REQUIRE HARD PIPING, PERMANENT SEWER/WATER CONNECTION - REFER TO P001 AND A300.
- POWER POLES REQUIRED TO FEED EACH SLEEPING CABIN WITH OVERHEAD POWER AND TO PROVIDE LIGHTING, SEE E-SHEETS.
- INTERNET AND SECURITY CAMERAS (INFRASTRUCTURE ONLY - CONDUIT)
- PROVIDE AN RV HOOK UP STATION WITH 5' X 5' CONCRETE PAD AND TRAFFIC BOLLARDS. (SEWER/ WATER/ ELECTRIC CONNECTIONS REQUIRED.)
- CONTRACTOR TO TAKE MEASURES TO PROTECT EXISTING EQUIPMENT WHERE REQUIRED (GATE EQUIPMENT, BOLLARDS, POLE WITH METER, ETC.); SEE SITE PLAN FOR MORE INFORMATION.
- CHAIN LINK FENCING WITH GATES WILL BE REQUIRED AT PERIMETER, AT DUMPSTER, AT PET AREA, AND AT STORAGE BINS, AND AT LOCKERS. INCLUDE SLIDING GATES AT PARKING ACCESS, INCLUDE SWING GATES AT PET AREAS, DUMPSTER, STORAGE BIN AREA, LOCKERS, AND AT PEDESTRIAN EXITS.

OTHER SITE FEATURES:

- EXISTING MOW CURB ALL AROUND, PROTECT IN PLACE WHERE REQUIRED.
- EXISTING LIGHT POLES ON SITE (4), PROTECT IN PLACE, VERIFY LOCATION IN FIELD, SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- EXISTING POLE WITH METER, RELOCATE IF NECESSARY, VERIFY LOCATIO IN FIELD.
- EXISTING PEDESTRIAN EXIT AT SE CORNER, PROTECT IN PLACE, MODIFY TO BE WIDER.
- TWO EXISTING DRIVEWAYS:
SW DRIVEWAY:
TO REMAIN IN USE FOR PARKING ACCESS - NEW GATES TO BE TO BE PROVIDED.

WEST DRIVEWAY ACCESS TO BE FENCED OFF WITH NEW FENCING. IF POSSIBLE, PROTECT EXISTING AUTOMATIC GATE EQUIPMENT AND BOLLARDS IN PLACE FOR FUTURE USE. NEW PEDESTRIAN EXIT TO BE IN THIS AREA.

- EXISTING PLANTER AREA WITHIN MOW CURBS
- PUBLIC R.O.W. EXISTING SITE ELEMENTS:
1) EXISTING ELECTRICAL POLES OFF OF SCOTT AVE AND ALVARADO ST. 2) EXISTING GUY WIRE AT SW CORNER OF SCOTT. 3) EXISTING TREES ON SIDEWALK, 4) EXISTING FIRE HYDRANT - SEE KEYNOTE G ON A101.
- FOR STORM DRAIN, SEWER AND WATER SUPPLY, REFER TO P001.

SITE DATA INFORMATION:

1455 N ALVARADO STREET (1453-1459)

- 1459 N ALVARADO ST
- Site Address 1457 N ALVARADO ST
- Site Address 1455 N ALVARADO ST
- Site Address 1457 1/2 N ALVARADO ST
- Site Address 1455 1/2 N ALVARADO ST
- ZIP Code 90026
- PIN Number 141A207 55
- Lot/Parcel Area (Calculated) 5,862.6 (sq ft)
- Thomas Brothers Grid PAGE 594 - GRID D7
- Thomas Brothers Grid PAGE 594 - GRID E7
- Assessor Parcel No. (APN) 5424001028
- Tract ALVARADO PARK TRACT
- Map Reference M B 4-38
- Block None
- Lot 2
- Arb (Lot Cut Reference) None
- Map Sheet 141A207

JURISDICTIONAL INFORMATION

- Community Plan Area Silver Lake - Echo Park - Elysian Valley
- Area Planning Commission East Los Angeles
- Neighborhood Council Echo Park
- Council District CD 13 - Mitch O'Farrell
- Census Tract # 1955.00
- LADBS District Office Los Angeles Metro
- Building Permit Info View

PLANNING AND ZONING INFORMATION

- Special Notes None
- Zoning RD2-1VL
- Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles
- General Plan Land Use Community Commercial
- General Plan Note(s) Yes
- Hillside Area (Zoning Code) Yes
- Specific Plan Area None
- Subarea None
- Special Land Use / Zoning None
- Historic Preservation Review No
- HistoricPlacesLA View
- CDO: Community Design Overlay None
- CPIO: Community Plan Imp. Overlay None
- Subarea None
- CUGU: Clean Up-Green Up None
- HCR: Hillside Construction Regulation No
- NSO: Neighborhood Stabilization Overlay No
- POD: Pedestrian Oriented Districts None
- RFA: Residential Floor Area District None
- RIO: River Implementation Overlay No
- SN: Sign District No
- SB 35 Eligibility View
- Streetscape No
- Adaptive Reuse Incentive Area None
- Affordable Housing Linkage Fee
- Residential Market Area Medium-High
- Non-Residential Market Area High
- Transit Oriented Communities (TOC) Tier 2
- RPA: Redevelopment Project Area None
- Central City Parking No
- Downtown Parking No
- Building Line None
- 500 Ft School Zone No
- 500 Ft Park Zone No

ADDITIONAL INFORMATION

- AIRPORT HAZARD NONE
- COASTAL ZONE NONE
- FARMLAND AREA NOT MAPPED
- URBAN AGRICULTURE INCENTIVE ZONE YES
- VERY HIGH FIRE HAZARD SEVERITY ZONE YES
- FIRE DISTRICT NO. 1 NO
- FLOOD ZONE OUTSIDE FLOOD ZONE
- WATERCOURSE NO
- HAZARDOUS WASTE / BORDER ZONE PROPERTIES NO
- METHANE HAZARD SITE NONE
- HIGH WIND VELOCITY AREAS NO
- SPECIAL GRADING AREA (BOE BASIC GRID MAP A-13372) YES
- WELLS NONE

SEISMIC INFORMATION

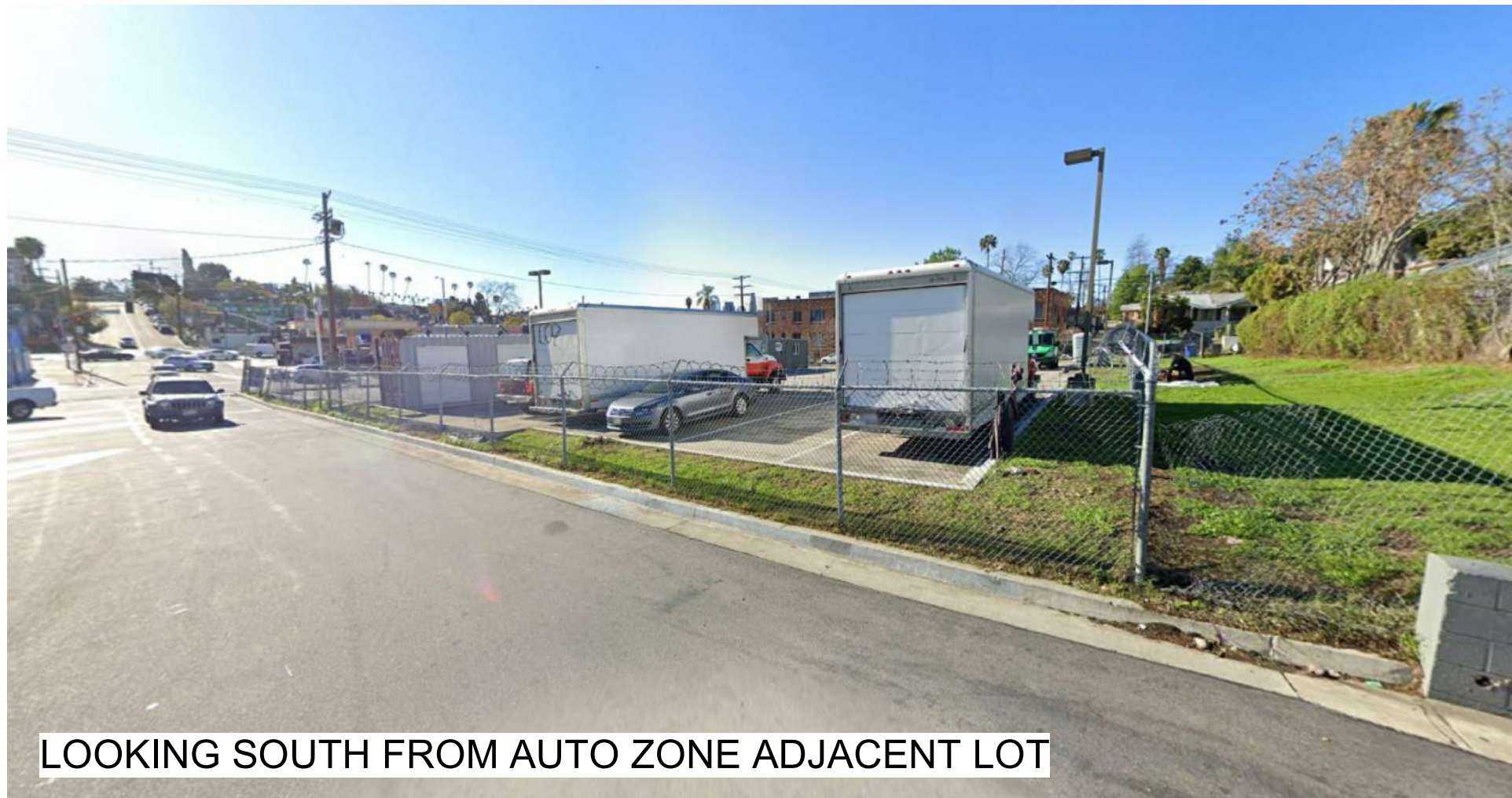
- ALQUIST-PRIOLO FAULT ZONE NO
- LANDSLIDE NO
- LIQUEFACTION YES
- PRELIMINARY FAULT RUPTURE STUDY AREA NO
- TSUNAMI INUNDATION ZONE NO

FIRE DEPARTMENT REQUIREMENTS:

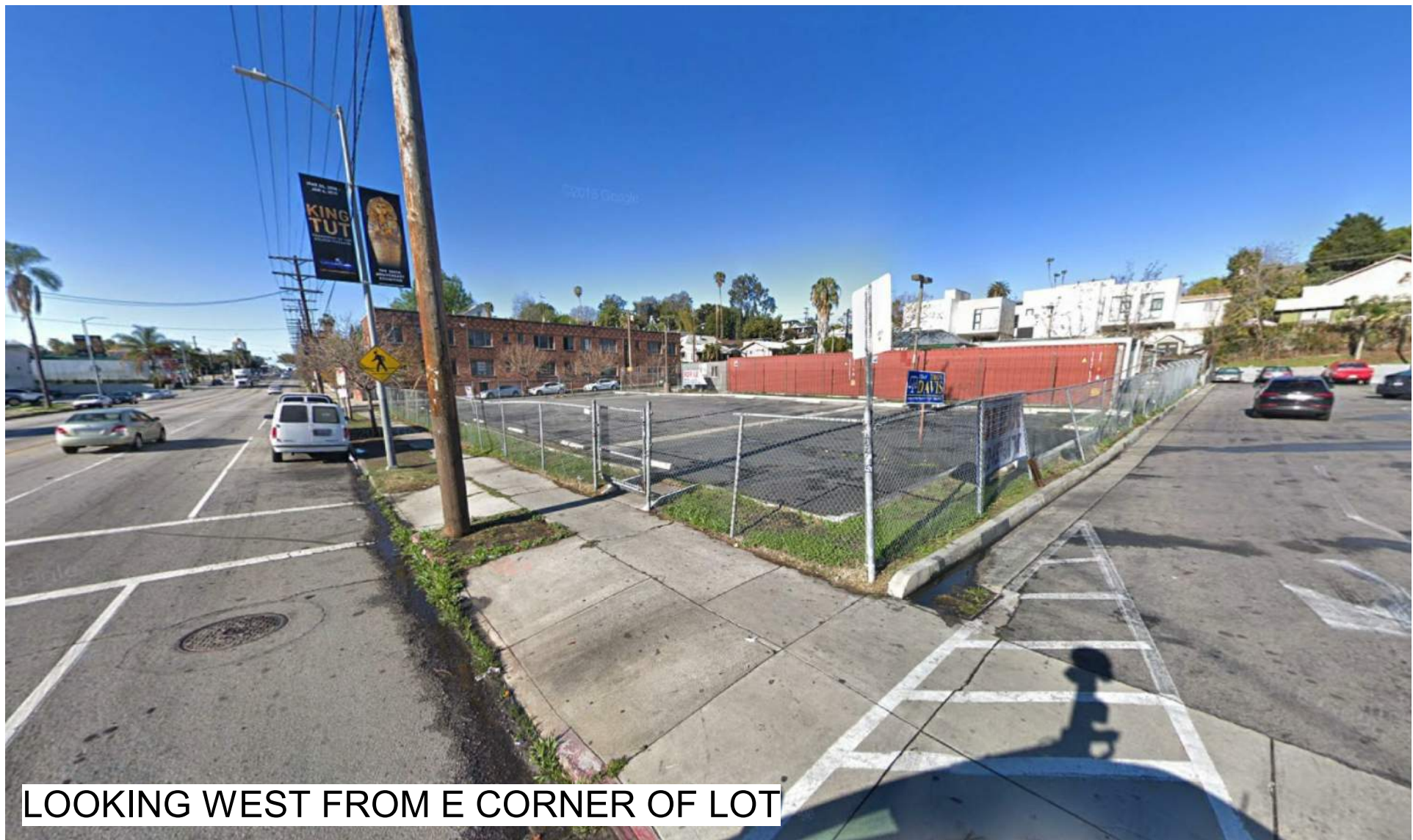
- EXISTING FIRE HYDRANT ON SE CORNER: SEE G ON A101.
- FIRE ACCESS LANE TO BE VIA SCOTT AVENUE.
- ONE SMOKE ALARM IS TO BE PROVIDED IN EACH UNIT
- THE SMOKE ALARM IS TO BE INTERCONNECTED WITH OTHER UNITS' SMOKE ALARMS SO THE ACTIVATIONS OF ONE UNITS' SMOKE ALARM WILL ACTIVATE ALL OTHER ON SITE UNITS' SMOKE ALARMS.
- A FIRE EXTINGUISHER IS TO BE PROVIDED IN EACH UNIT.
- ADDITIONAL FIRE EXTINGUISHERS ARE TO BE PROVIDED AT THE EXTERIOR OF THE UNITS AND ARE TO BE SPACED NO MORE THAN 50 FEET APART.
- A 24-HOUR FIRE WATCH IS TO BE PROVIDED BY THE PROVIDER.



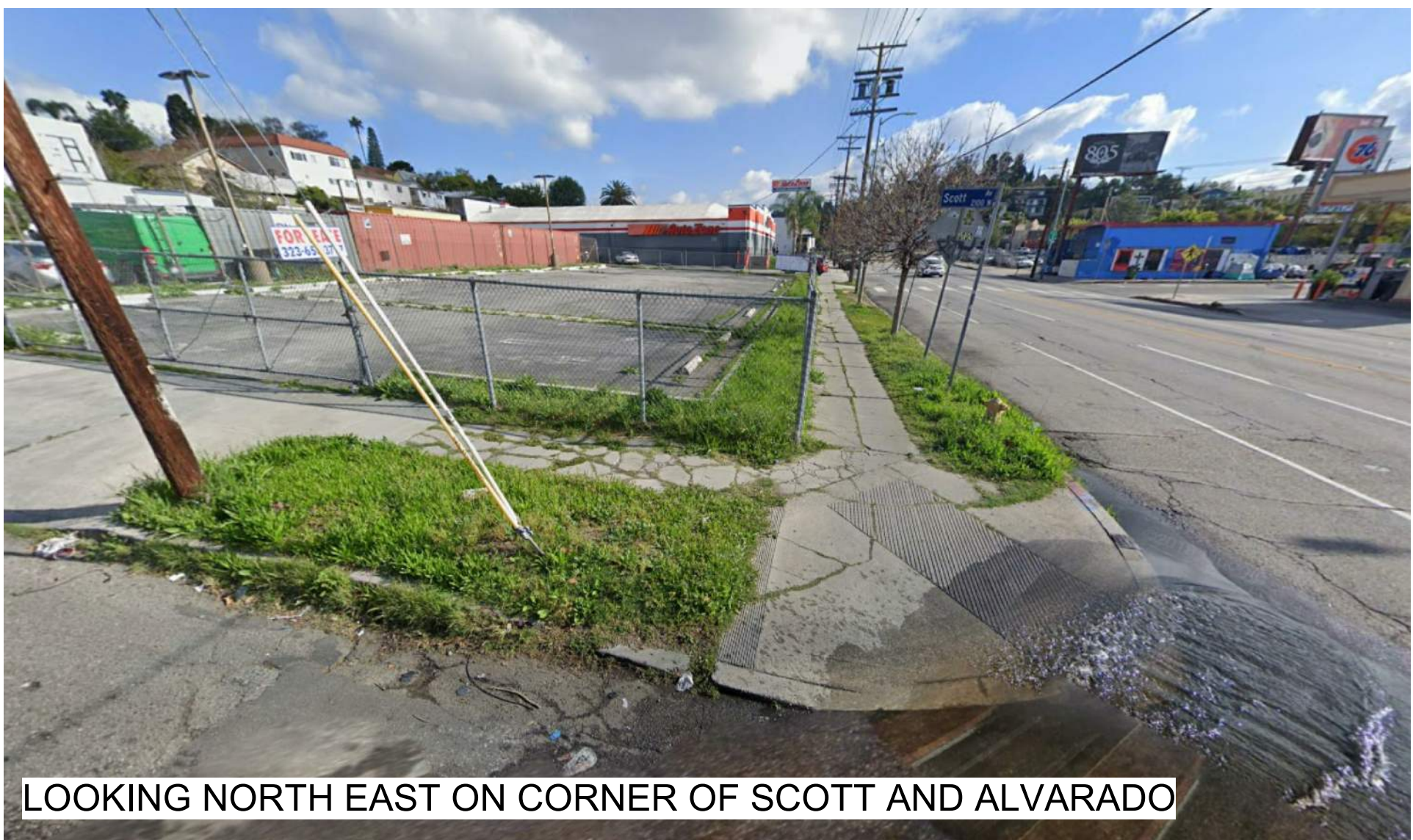
AERIAL FOR ALVARADO SITE



LOOKING SOUTH FROM AUTO ZONE ADJACENT LOT



LOOKING WEST FROM E CORNER OF LOT



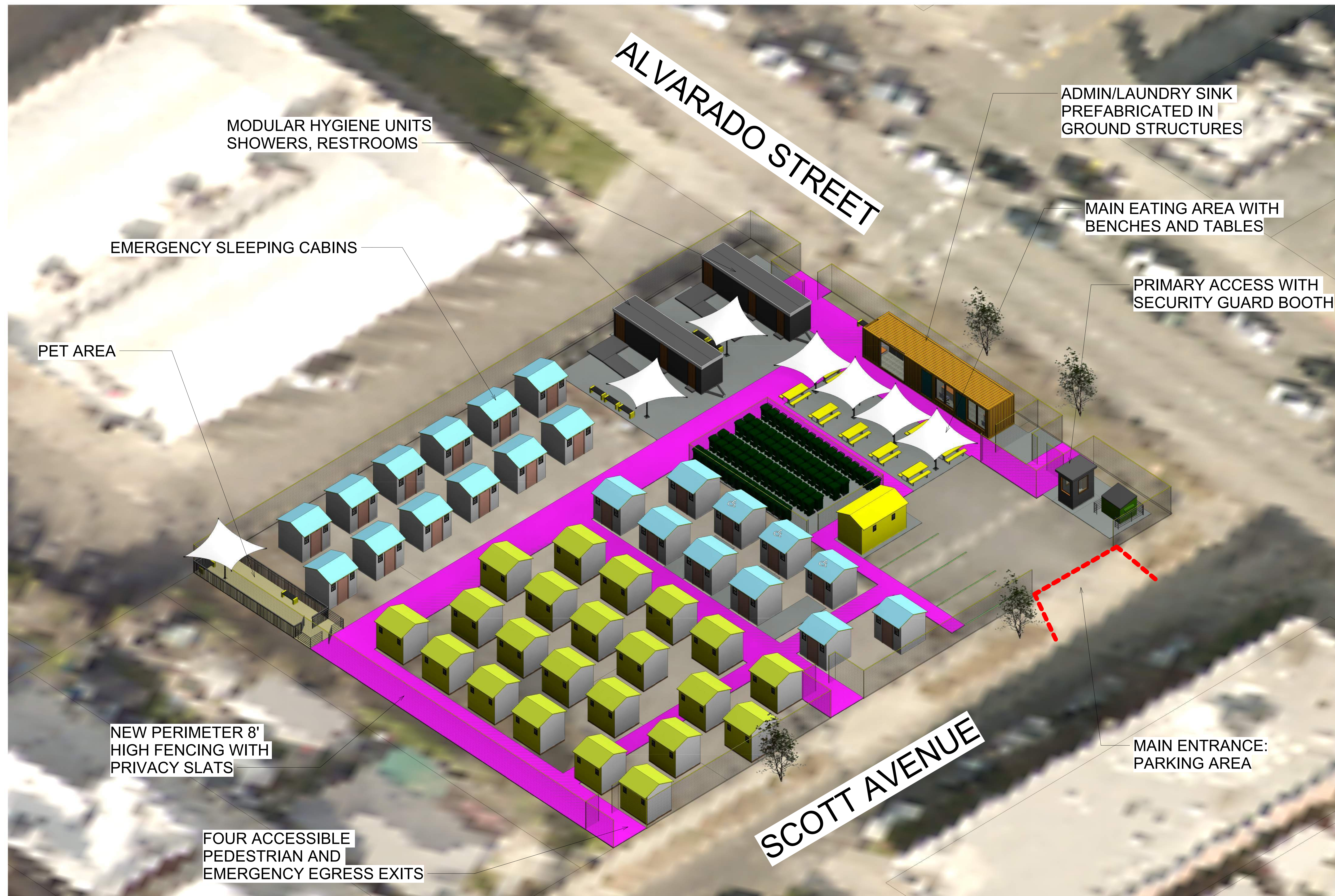
LOOKING NORTH EAST ON CORNER OF SCOTT AND ALVARADO



SOUTH CORNER AT SCOTT AVENUE AND N ALVARADO STREET



LOOKING WEST FROM ALVARADO STREET; EXISTING FIRE HYDRANT ON SE CORNER



MODULAR HYGIENE UNITS
SHOWERS, RESTROOMS

ALVARADO STREET

ADMIN/LAUNDRY SINK
PREFABRICATED IN
GROUND STRUCTURES

MAIN EATING AREA WITH
BENCHES AND TABLES

PRIMARY ACCESS WITH
SECURITY GUARD BOOTH

EMERGENCY SLEEPING CABINS

PET AREA

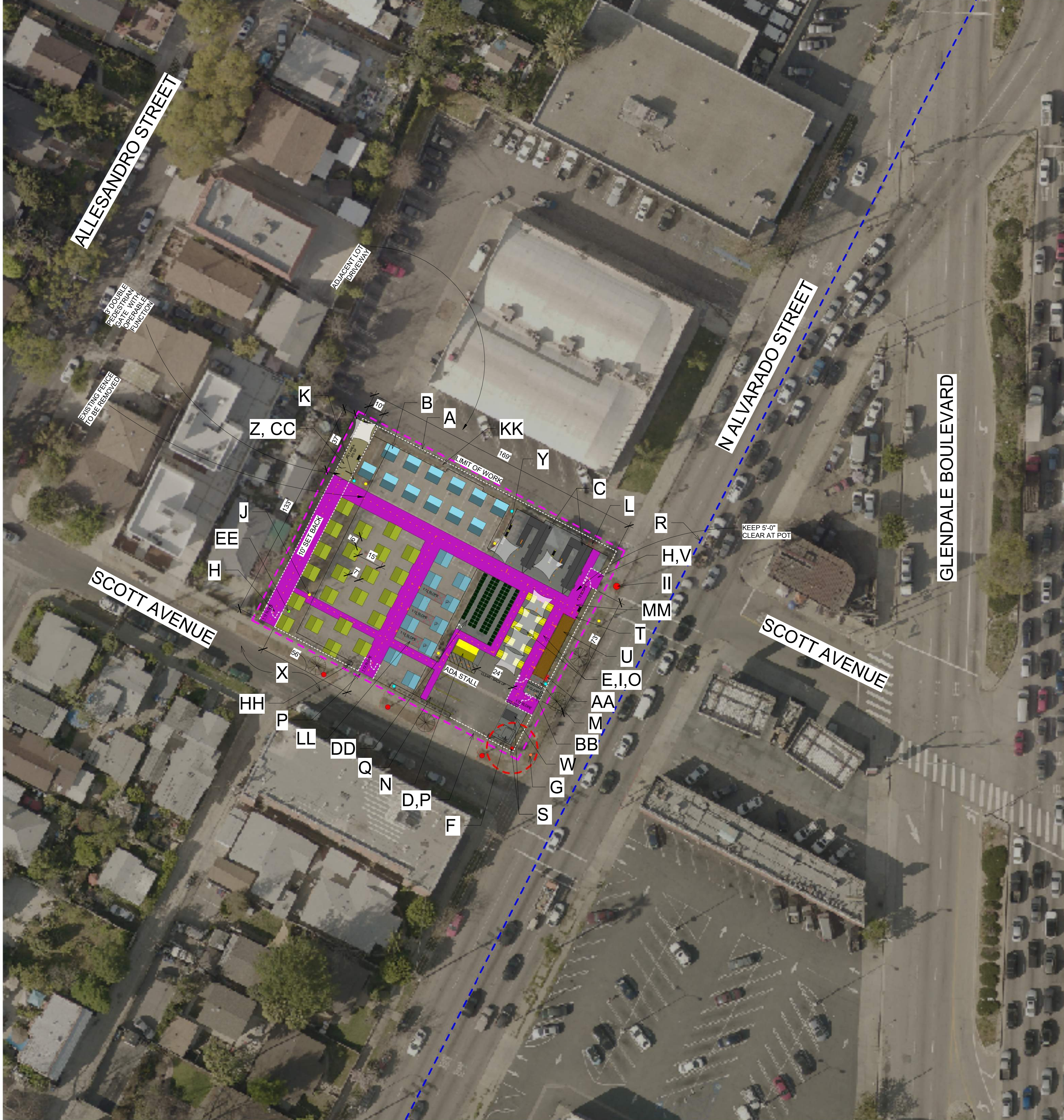
NEW PERIMETER 8'
HIGH FENCING WITH
PRIVACY SLATS

FOUR ACCESSIBLE
PEDESTRIAN AND
EMERGENCY EGRESS EXITS

SCOTT AVENUE

MAIN ENTRANCE:
PARKING AREA

*THE SITE IS A CORNER PARKING LOT OFF OF N ALVARADO STREET AND SCOTT AVENUE. FOUR NEW ACCESSIBLE PEDESTRIAN EXITS WILL BE PROVIDED. FIRE ACCESS WILL BE VIA SCOTT AVENUE. AN EXISTING FIRE HYDRANT IS AT THE SOUTH EAST CORNER OFF N ALVARADO STREET.



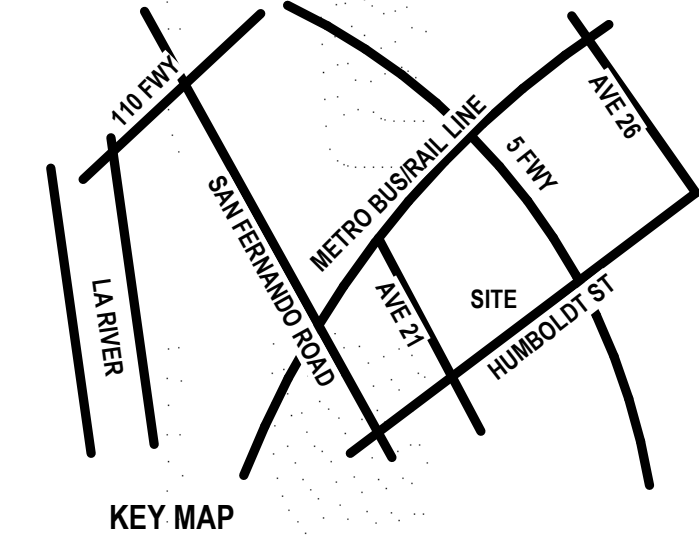
SITE PLAN
1" = 30'-0"

ALVARADO STREET
EMERGENCY SLEEPING CABIN PROJECT

KEYNOTE LEGEND

- A. (N) 8'-0" PERIMETER FENCING WITH PRIVACY SLATS; SLEEVE EXISTING POLES WHERE POSSIBLE; REMOVE EXISTING AS NECESSARY.
- B. EMERGENCY SLEEPING CABIN (PALLET SHELTER 64), TYPICAL FOR 40. ROOFS TO BE PAINTED WITH CUSTOM COLORS. EACH WITH 2 BEDS OR 1 BED FOR DESIGNATED ADA UNITS. SEE SHEET A200 FOR REFERENCE.
- C. HYGIENE MOBILE UNIT WITH SHOWERS, TOILETS, LAVATORIES, AND DRINKING FOUNTAIN - ONE REQUIRED. WILL REQUIRE HARD PIPING, PERMANENT SEWER/WATER CONNECTION - REFER TO P001 AND A300.
- D. NEW VEHICULAR 20' WIDE SLIDING GATE, ONE LOCATION, WITH LAFD APPROVED KEYED SYSTEM. SEE KEYNOTE JJ FOR KNOX BOX LOCATION COORDINATION.
- E. ASPHALT PAVING - GROUND TO BE PAINTED AT COMMUNITY AREAS WITH SOLAR REFLECTIVE COATING; KEEP MAIN CIRCULATION PATHS CLEAR.
- F. DUMPSTER - CITY PROVIDED - PROVIDE 6' CHAIN LINK FENCE ENCLOSURE WITH PRIVACY SLATS - 33 LF WITH DOUBLE GATES.
- G. EXISTING FIRE HYDRANT, SIZE: 2 1/2. TYPE: CLOW, MAIN SIZE: 6.
- H. (N) EMERGENCY EGRESS GATE WITH PANIC HARDWARE AT PEDESTRIAN EXIT - 4 LOCATIONS.
- I. (N) OUTDOOR SEATING - ULINE METAL PICNIC TABLES - 6' RECTANGLE OR 46" ROUND AND MOBILE UMBRELLAS WITH ACRYLIC CANVAS - SUNBRELLA FABRIC - 10 PICNIC TABLES, 6 UMBRELLAS.
- J. FOUR EXISTING LIGHT POSTS TO REMAIN, PROVIDE SITE AND EGRESS POST LIGHTS, TYP AS NEEDED PER ELECTRICAL DWGS.
- K. (N) UTILITARIAN HOSE BIBB @ EVERY 100', TYP. FOR 5 LOCATIONS
- L. HYGIENE UNIT STATION, REFER TO SHEET P001, GC TO VERIFY LOCATION
- M. HOT BOX AND REFRIGERATION AREA, PROVIDE POWER OUTSIDE OUTLET FROM THE ADMIN STRUCTURE.
- N. STORAGE PALLET 100
- O. FOOD DISTRIBUTION AREA
- P. EXISTING DRIVEWAY - PROTECT IN PLACE. EXISTING FENCING TO BE REPLACED WITH NEW. STAFF PARKING - 3 SPACES; 1 TO BE ADA ACCESSIBLE WITH 5' STRIPING. PROVIDE 4' MIN. WALKWAY AT THE BACK OF PARKING CAR BUMP STOP FOR ADA WALKING PATH. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
- R. 6" WATER MAIN OFF ALVARADO ST, SEE P001 FOR MORE INFORMATION.
- S. NEW ELECTRICAL EQUIPMENT; KEEP AREA 15'-0" CLEAR, REFER TO ELECTRICAL SHEETS.
- T. KEEP 30"x48" CLEARANCE AT OPEN AIR SINK FOR ACCESSIBILITY (2 LOCATIONS).
- U. 8'X40' ADMIN/LAUNDRY/SINK - IN GROUND PREFABRICATED STRUCTURE WITH LIGHTING, POWER, WATER AND SEWER CONNECTION, REFER TO SHEET A400, GC TO VERIFY REQUIREMENTS FOR SLAB - CRAWL SPACE REQUIRED FOR PLUMBING, REFER TO P001, STRUCTURAL AND CIVIL SHEETS
- V. EXISTING PEDESTRIAN EXIT - PROTECT IN PLACE; ENLARGE AS NEEDED.
- W. 6'X6' GUARD BOOTH WITH HEATING AND LIGHTING, SEE CIVIL FOR SLAB REQUIREMENTS.
- X. FIRE TRUCK ACCESS TO BE ACCESSED VIA SCOTT AVENUE.
- Y. BENCHES BY VICTOR STANLEY, PRSS-124, COLOR TEAL. PROVIDE 9.
- Z. PET RELIEF AREA (APPROX. 370 SF) WITH 5' HIGH CHAIN LINK FENCING, WITH DOUBLE PEDESTRIAN GATES AND ADA LATCHING DEVICE.
- AA. 36"L X 16"W CONDENSER; ON A 3'X3' - 6" HIGH CONCRETE PAD.
- BB. AMNESTY LOCKERS - 4 PER INDIVIDUAL; STACK 4 HIGH MAX, PROVIDE 85 (AREA ALLOTTED ALLOWS FOR 22 - 1'X1' LOCKERS STACKED @ 4 MAX.
- CC. DECOMPOSED GRANITE (DG) WALKWAY WITH BINDER, ORGANIC-LOCK STABILIZED DG - CIVIL SHEETS.
- DD. STORAGE BINS - PROVIDE 1 FOR EACH INDIVIDUAL - COUNT 85. BINS TO BE FENCED WITH CHAIN LINK FENCE AND PRIVACY SLATS, TO BE LOCATED NEAR THE ADMIN/LAUNDRY.
- EE. EXISTING METER ON POLE, RELOCATE IF NECESSARY.
- HH. EXISTING EQUIPMENT, PROTECT IN PLACE WHERE REQUIRED.
- II. EXISTING ELECTRICAL POSTS ON PUBLIC ROW, REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- JJ. KNOX BOX AT THE FRONT GATE; PLACE PER LAFD FIRE MARSHALL REQUIREMENTS.
- KK. EXISTING MOW CURBS THROUGHOUT, PROTECT IN PLACE WHERE REQUIRED.
- LL. ACCESSIBLE PATH TO BE PROVIDED AT ADA CABINS; CREATE LEVEL LANDING PER LADBS REQUIREMENTS - SLOPE NOT TO EXCEED 2% CROSS SLOPE AND 1:12 FOR EVERY ACCESSIBLE CABIN SHOWN (3 LOCATIONS).
- MM. AT MAIN ADA ACCESSIBLE CIRCULATION PATH - PROVIDE AN ASPHALT OVERLAY AND FEATHER OUT TO OTHER ASPHALT AREAS, MAINTAIN A 2% CROSS SLOPE.

- OTHER SITE NOTES:
- ACCESS DRIVEWAY, REFER TO CIVIL SHEETS AND A103 FOR QUANTITIES
 - ASPHALT PAVING, REFER TO CIVIL SHEETS AND A103 FOR QUANTITIES
 - DECOMPOSED GRANITE PAVING, REFER TO CIVIL SHEETS AND A103 FOR QUANTITIES
 - CONCRETE SLAB UNDER PALLETS, REFER TO CIVIL SHEETS AND A103 FOR QUANTITIES
 - PROVIDE 600 LF OF 8'-0" PERIMETER CHAIN LINK FENCING WITH PRIVACY SLATS, ONE SETS OF SLIDING GATES, AND FOUR PEDESTRIAN GATES WITH OPERABLE FUNCTION AND PANIC HARDWARE.
 - PROVIDE 110 LF OF 4'-0" CHAIN LINK FENCE AND (2) PEDESTRIAN GATES AT PET AREA.
 - PROVIDE 125 LF OF CHAIN LINK FENCE WITH PRIVACY SLATS AROUND THE STORAGE BIN AREA.
 - CONTRACTOR TO PROTECT THE EXISTING ELECTRICAL EQUIPMENT, MOW CURBS, BOLLARDS, ETC WHERE REQUIRED.



CITY OF LOS ANGELES

GARY LEE MOORE, PE, ENV SP

DEPARTMENT OF PUBLIC WORKS

CITY ENGINEER

BUREAU OF ENGINEERING

ENGINEERING

CITY OF LOS ANGELES

SITE PLAN

COUNCIL DISTRICT: 13

DATE: 9/30/20

DRAWN BY: WD

CHECKED BY: AK

TINY HOMES VILLAGE: N

ALVARADO STREET

1455 N ALVARADO STREET LOS ANGELES, CA 90026

A Bridge Home

A101

Scale: 1" = 30'-0"