



NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT/DRAFT ENVIRONMENTAL IMPACT STATEMENT
FOR THE ROSE HILL COURTS REDEVELOPMENT PROJECT IN THE CITY OF LOS ANGELES,
CALIFORNIA

TO: All Interested Agencies, Organizations, and Persons

AGENCY: Office of the Assistant Secretary for Community Planning and Development, Department of Housing and Urban Development (HUD).

ACTION: Notice of Availability and request for comments.

SUMMARY: The Housing Authority of the City of Los Angeles (HACLA), as Lead Agency under the California Environmental Quality Act (CEQA), and the Los Angeles Housing and Community Investment Department (HCID), as Lead Agency under the National Environmental Policy Act (NEPA) have prepared a joint Draft Environmental Impact Report/Environmental Impact Statement (Draft EIR/EIS) consistent with CEQA and NEPA for the proposed Rose Hill Courts Redevelopment Project (Project).

A description of the Project is provided in the **SUPPLEMENTARY INFORMATION** section.

AVAILABILITY OF THE DRAFT EIR/EIS: Electronic copies of the Draft EIR portion of the Draft EIR/EIS are available for public review on the following website: <http://www.hacla.org/dsprojects/ID/8/Rose-Hill-Courts>. The Draft EIS portion of the Draft EIR/EIS will be available for review on September 11, 2019 at the same address (<http://www.hacla.org/dsprojects/ID/8/Rose-Hill-Courts>) and noticed in the Federal Register. CDs and paper copies of the Draft EIR/EIS will also be available for public review at the following locations during regular business hours:

- HACLA at 2600 Wilshire Blvd, Los Angeles, CA 90057
- The Administrative Office of the Rose Hill Courts Community Center located at 4446 Florizel St., Los Angeles, 90032. To review the Draft EIR/EIS, please contact Mario Ramsey at: (323) 342-6710 to schedule an appointment for viewing.
- El Sereno Branch Library, located at 522 Huntington Drive S., Los Angeles, CA 90032 (T: 323/225-9201).

DATES AND PUBLIC COMMENT: The public comment period on the Draft EIR portion of the Draft EIR/EIS begins on **September 6, 2019** and closes at 5:00 p.m. on **October 21, 2019**. Any person wishing to comment on the Draft EIR may do so. The public comment period will be 45 days. Comments and related material must be submitted on or before **October 21, 2019**, using one of the methods in the **ADDRESSES** section of this NOA.

The public comment period on the Draft EIS portion of the Draft EIR/EIS begins on **September 20, 2019** and closes at 5:00 p.m. on **November 4, 2019**. Any person wishing to comment on the Draft EIS may do so. The public comment period will be 45 days. Comments and related material must be submitted on or before **November 4, 2019**, using one of the methods in the **ADDRESSES** section of this NOA.

ADDRESSES: You may submit comments using any one of the following methods:

- (1) Email: RHCRdev.CEQA@hacla.org
- (2) Mail: Dhiraj Narayan, Development Officer, Housing Authority of the City of Los Angeles
2600 Wilshire Boulevard Los Angeles, CA 90057
- (3) Hand delivery: Same as mail address above, between 9 a.m. and 5 p.m., Monday through Friday, except Federal holidays.

To avoid duplication, please use only one of these methods. Comments need not be repeated to each lead agency.

FOR FURTHER INFORMATION CONTACT: If you have questions regarding this notice, write or e-mail:

Dhiraj Narayan
Housing Authority of the City of Los Angeles
2600 Wilshire Boulevard, 3rd Floor
Los Angeles, CA 90057
Phone - (213) 252-6120
Email - RHCRdev.CEQA@hacla.org

Shelly Lo
Los Angeles Housing & Community Investment Department
1200 West 7th Street, 8th Floor
Los Angeles, CA 90012
Phone - (213) 808-8879
Email - shelly.lo@lacity.org

SUPPLEMENTARY INFORMATION:

Project Description:

The Project proposes to redevelop the existing 5.24 acre (228,255 square feet) Rose Hill Courts (RHC) public housing site (Project Site) located within the Northeast Los Angeles Community Plan (Community Plan), in the El Sereno Community of the City of Los Angeles (City). Rose Hill Courts is a low-income public housing project constructed in 1942 by the Housing Authority of the City of Los Angeles (HACLA). Rose Hill Courts was formally determined eligible for the National Historic Register of Historic Places and is therefore listed in the California Register of Historical Resources. The Project proposes to build 185 new multi-family units, 174 parking spaces and a Management Office/Community Building. The existing 15 structures onsite, which currently have significant capital needs due to their age, would be demolished.

The Project would be completed in two phases. Phase I, located on the northeast corner of the site at McKenzie and Florizel, would include 89 units (replacing seven buildings consisting of 20 units and the existing administration building). Phase II, on the balance of the site, would include 96 new units (replacing eight buildings consisting of 80 units). The Project proposes nine buildings that would include a total of 88 one bedroom units, 59 two bedroom units, 30 three bedroom units, and eight four bedroom units. The Project would also include a 6,366 square-foot Management Office/Community Building and a “Central park” green space, creating a park like setting for residents. The Project would provide a total of 174 parking spaces onsite, with at grade and tuck under parking; upgraded lighting, fencing, signage, and security features; and storm-drain and utility improvements. The new sustainably designed buildings would be energy efficient and the landscaping would include water efficient irrigation.

The Project Site is zoned by the City of Los Angeles Municipal Code (LAMC) as [Q]R1-1D (Qualified One-Family Dwelling, Height District 1D) and has a Community Plan designation of Low Residential. The Qualified zone classification “Q” reflects the Northeast Los Angeles Hillside Ordinance.

Land uses surrounding the project site include the Ernest E. Debs Regional Park to the west, along Mercury Avenue and Boundary Avenue; Rose Hill Park to the north; the Rose Hill Recreation Center to the southeast. Our Lady of Guadalupe Catholic Church and Elementary School is located east of the project site, along Browne Avenue. Single-family and multi-family residential developments are located to the south and east.

The project would require the following approvals:

Agency	Permit or Approval
Housing Authority of the City of Los Angeles (HACLA) CEQA Lead Agency	<ul style="list-style-type: none"> • Certification of the EIR • Approval of Disposition and Development Agreement • Approval of Relocation Plan for Residents • Project-based Section 8 vouchers
City of Los Angeles	<ul style="list-style-type: none"> • Demolition and Building Permits, including approval for demolition of historic buildings • Public Benefit Project with Alternative Compliance (PUB) under Los Angeles Municipal Code § 14.00B • Affordable Housing Density Bonus (SB 1818) as identified in LAMC § 12.22 A.25: Request is to allow a Density Bonus project with off-menu incentives. • Lot Tie/Lot Line Adjustment Process due to Phase I and II being on separate lots. • Permit for the removal of street trees (if required) • Haul Route approval (if necessary)
Utilities	<ul style="list-style-type: none"> • Utility coordination and permits
United States Department of Housing and Urban Development (Delegated to HCID)	<ul style="list-style-type: none"> • NEPA Part 58 Compliance/ Adoption of the EIS
HUD	<ul style="list-style-type: none"> • Section 18 Demolition and Disposition of existing Rose Hill Courts • Rental Assistance Demonstration (RAD) Conversion

The Draft EIR/EIS identifies potentially significant impacts on: Aesthetics, Biological Resources, Cultural Resources, Geology and Soils/Paleontological Resources, Hazards and Hazardous Materials, Noise, Public Services (Police Protection and Recreation and Parks), and Transportation. Most impacts would be reduced to less-than-significant levels through the implementation of mitigation measures. However, the Project may result in significant impacts after mitigation on Aesthetics, Cultural Resources and Noise. Proposed mitigation measures for the significant impacts include preparation of an interpretive display and a dedicated website for the history of public housing in Los Angeles.