

2019038010

**NOTICE OF EXEMPTION**

<b>To:</b> <input checked="" type="checkbox"/> Office of Planning and Research PO Box 3044, Room 113 Sacramento, CA 95812 – 3044 state.clearinghouse@opr.ca.gov	<input checked="" type="checkbox"/> County Clerk County of Los Angeles 12400 Imperial Highway Norwalk, CA 90650	<b>From:</b> Los Angeles Homeless Services Authority 811 Wilshire Blvd., 6 <sup>th</sup> Floor Los Angeles, CA 90017
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**PROJECT TITLE:** San Julian Oasis Project

**PROJECT LOCATION -- Specific:** 628-638 San Julian Street, Los Angeles, CA 90014

<b>PROJECT LOCATION – City:</b> Los Angeles	<b>PROJECT LOCATION – County:</b> Los Angeles
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**DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:** On February 28, 2019 the Los Angeles Homeless Service Authority (LAHSA) Commission authorized the Executive Director to enter into a lease with the JWCH Institute to lease the San Julian Oasis property. The 0.34-acre Project site includes two parcels owned by the Los Angeles Homeless Service Authority (LAHSA), which are developed with a one-story building that is currently vacant but formerly operated as an Interim Shelter/Drop-In Center. The Project involves the renovation and expansion of the existing 7,686-sf building to provide Interim Housing in the form of a 45-bed Psychiatric Recuperative Care Center. The expanded building would add approximately 407 sf to the facility, for a total building size of 8,093 sf. The Care Center would provide on-site medical monitoring services, mental health, and case management services. The Project includes clinical exam space and counseling offices, intake/security lobby pavilion, gender-segregated sleeping and restroom areas, laundry room, warming kitchen, self-serve line counter and dining area, television area, library area, community room, treatment room, administration and office space, nurse’s stations, and flexible conference space. Renovations would include upgrading of mechanical systems and HVAC, and retrofitting of plumbing and fixtures to meet applicable standards. The existing landscape and hardscape within the courtyard would be demolished. Renovating and limited expansion of the building into the courtyard would involve localized demolition and partition wall construction to reorganize interior spaces, create new openings for windows and/or hallways. There are no off-site improvements required. It is anticipated that the Care Center would include new exterior security lighting and signage on the Project site.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:** Los Angeles Homeless Service Authority

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Los Angeles Homeless Service Authority

**EXEMPT STATUS:**

Ministerial (Sec. 21080(b)(1); 15268).  
 Declared Emergency (Sec 21080(b)(3); 15269(a))  
 Emergency Project (Sec 21080(b)(4); 15269(b)(c))  
 Categorical Exemption: Class 1 Existing Facilities, CEQA Guidelines Section 15301(a), (d), (e), (f), (g), (h); Class 3 New Construction or Conversion of Small Structures, CEQA Guidelines Section 15303 (d), (e); Class 11 Accessory Structures, CEQA Guidelines Section 15311 (a); and Class 32 Infill Development, CEQA Guidelines Section 15332. County of Los Angeles Environmental Document Procedures and Guidelines -- Class 1 (d), (g), (i), (j), (k), (l), (m), (s); Class 3 (a), (b), (d); and Class 11 (b), (d), (e), (f).  
 Statutory Exemption

**REASONS WHY PROJECT IS EXEMPT:** See Attachment A, which is incorporated herein.

**LEAD AGENCY CONTACT PERSON:** Peter Lynn, Executive Director Telephone: (213) 683-3333

**IF FILED BY APPLICANT:** Not Applicable

1. Attach certified document of exemption finding.  
 2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

Signature: *Peter Lynn* Date: 2-28-19 Title: EA  
 Governor's Office of Planning & Research

Signed by Lead Agency Date Received for Filing at OPR: Not applicable  
 Signed by Applicant

MAR 01 2019

**ATTACHMENT A****Supporting Information for the San Julian Oasis Project  
County of Los Angeles Department of Health Services**

The Los Angeles County, Department of Health Services (DHS), in its capacity as the Lead Agency pursuant to the California Environmental Quality Act (CEQA), has reviewed the proposed San Julian Oasis Project (Project) and has determined that the appropriate compliance document is a Categorical Exemption (CE). This Project would qualify under Class 1, "Existing Facilities" CE; Class 3, "New Construction or Conversion of Small Structures"; Class 11 "Accessory Structures"; and Class 32, "In-fill Development Projects" CE.

The proposed Project fits within the parameters of these CE classes because it involves the renovation of the interior of the existing building with minor alterations to the courtyard area and the and minor modifications to the exterior of the structure to accommodate the additional 407 square feet of interior building space. Associated electrical, mechanical, and plumbing fixtures and equipment would also be upgraded. This building expansion equates to an increase of approximately 5.3 percent of interior building space, which is substantially less than the criteria set forth in State CEQA Guidelines 15301(e)(1). The Project would occur on an approximate 0.34-acre site within the City of Los Angeles limits and is entirely surrounded by urban land uses, and the Project is consistent with the City's General Plan land use designation of High Medium Residential and is zoned [Q]R5-2D, which permits its use as a homeless shelter facility.

The proposed Project does not trigger any of the additional conditions described in Section 15300.2, Exceptions, of the State CEQA Guidelines, as follows:

- a. **Location:** The Project is not located in a particularly sensitive environment. The site is in a highly urbanized area of Los Angeles that has other nearby homeless services associated with Skid Row, with no areas of sensitive biological resources nearby. The Project would not result in the development of habitable structures within a known earthquake fault area, or an area susceptible to liquefaction or landslides, or other hazards.
- b. **Cumulative Impact:** The Project is expected to generate 5 AM peak hour trips and 5 PM peak hour trips, which less than one percent of the cumulative trip generation. The Project would not generate any significant environmental impacts and would therefore not have any cumulatively considerable contribution to impacts related to any environmental topic per State CEQA Guidelines.
- c. **Significant Effects:** Neither the Project site, nor the proposed Project, have any features or characteristics that would distinguish it from others typically included in the exempt classes; therefore, there are no unusual Project features or circumstances in the context of local conditions.
- d. **Scenic Highways:** No officially designated scenic highways are located near the Project site. State Route 110 is a designated Historic Parkway but the Project site is not visible from this nearest segment of SR-110.
- e. **Hazardous Waste Sites:** The Project site is not identified on the Cortese List or other hazardous waste site databases reviewed as part of the Environmental Data Resources (EDR) Report prepared for this Project.
- f. **Historical Resources:** A Historic Resource Assessment concluded that the property does not include historic resources and would not directly or indirectly affect an historic resource.