## DEPARTMENT OF CITY PLANNING

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CITY PLANNING COMMISSION

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## CITY OF LOS ANGELES



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VACANT

## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: ENV-2019-7394-ND

**Project Location**: The Project Area consists of the Coastal Zone which includes portions of Pacific Palisades, Venice, Del Rey, Playa Del Rey, San Pedro and Wilmington in the City of Los Angeles.

Project Description: The Mello Act Ordinance ("Project") is an ordinance to implement California Government Code Section 65590-65590.1, also known as the Mello Act adopted by the Legislature in 1982. The Mello Act seeks to preserve and expand the number of affordable dwelling units in the Coastal Zone areas of the State of California. The City has been complying with the Mello Act through the application of the Interim Administrative Procedures (IAP) adopted by the City Council (CF 98-0255) effective April 15, 2001. The Project will adopt permanent local regulations, process and project review requirements in the Los Angeles Municipal Code that will replace the existing Interim Administrative Procedures for projects that result in demolition, loss, or conversion of Residential Units and/or the development of new Residential Units in the Coastal Zone. The Project will also include the establishment of the Coastal Zone Affordable Housing Trust Fund for the purposes of collecting in lieu fees and expending funds to create additional affordable housing units in the Coastal Zone.

No land use changes are proposed as part of this Project. The main changes between the proposed Project and how the City has implemented Mello under the IAP are procedural and administrative in nature. More specifically the Project will:

- Be consistent with and implement the provisions of the Mello Act (Government Code Section 65590-65590.1).
- Ensure the preservation and maintenance of existing Residential Units, both affordable and market rate.
- Clarify the roles between the Housing and Community Investment Department (HCIDLA) and the Department of City Planning (DCP).

- Apply to any action for which a permit, authorization, or determination is required to be issued, resulting in the Conversion, Demolition, or reduction of the number of existing Residential Units; and/or the construction of new dwelling units.
- Apply to Change of Use from residential to a non-residential use and Condominium Conversion that converts one or more existing Residential Units to a condominium, cooperative, or similar form of owner.
- Apply to all Existing Affordable Residential Units that are rent restricted.
- Modify location allowance for Existing Affordable Residential Units replacement requirements.
- Create an in-lieu fee option for qualified affordable replacement units and fractional inclusionary units.
- Apply inclusionary requirements to developments of five or more units and require units to be built "on-site".
- Introduce new and standardize methodology for financial feasibility studies.
- Incorporate regulations for Protected units and Right of First Refusal.
- Establish the Coastal Zone Affordable Housing Trust Fund.

The Project Area includes the Coastal Zone portions of the Brentwood-Pacific Palisades, Venice, Palms-Mar Vista-Del Rey, Westchester-Playa del Rey, San Pedro, and Wilmington-Harbor City Community Plan areas. These Coastal Zone areas are aggregated into the following subareas (see Figure 1): Subarea 1 Palisades (comprised of the Pacific Palisades Coastal Zone areas); Subarea 2 Venice (comprised of the Venice, Del Rey, and Playa del Rey Coastal Zone areas); Subarea 3 Harbor (comprised of the San Pedro Coastal Zone areas and the Wilmington Coastal Zone areas). The Project, in and of itself, does not propose or approve any development or any construction.

**Schedule**: The City of Los Angeles will receive comments on the negative declaration beginning 02/11/21 for 30 days, ending 03/15/21. The City of Los Angeles, as lead agency, will make a determination on the project, following a public hearing. Please call (213)978-1472 or email susan.s.wong@lacity.org to review the file. You can email your comments to: susan.s.wong@lacity.org.

|            | Susan Wong      |       |            |  |
|------------|-----------------|-------|------------|--|
| Signature: | 30080010 110109 | Date: | 02.05.2021 |  |