

### Qualifying Criteria for CEQA Exemptions

SMV Housing, L.P. (Developer), an affiliate of LTSC Community Development Corporation, desires to proceed with the construction and operation of a mixed-use, affordable housing project (Project) on approximately 54,101 square feet located near the Vermont/Santa Monica B (Red) Line Station (Site). The Site is bounded by Santa Monica Boulevard to the north, N. New Hampshire Avenue to the west, N. Vermont Avenue to the east, and a commercial property to the south. The Project will include approximately 185 affordable apartments, two property manager apartments, approximately 22,000 square feet of commercial/community space and 69 parking spaces.

Metro staff have reviewed and considered the City of Los Angeles (City) Department of City Planning's Notice of Exemption (Case No. ENV-2019-5646-CE) and associated documents prepared by the Developer's environmental consultant, EcoTierra Consulting. Metro adopts the determinations made by the City of Los Angeles.

After considering the City's environmental documents and reaching its own conclusions, staff has determined that the Project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15332/Class 32 (In-Fill Development Projects) of the CEQA Guidelines, as follows:

#### **Section 15332/Class 32 (In-Fill Development Projects)**

- (a) The Project is consistent with the City of Los Angeles applicable general plan designation and all applicable general plan policies, as well as with the applicable zoning designation and regulations.
- (b) The Project is within Los Angeles city limits and the Site is less than five acres and is surrounded by urban uses.
- (c) The Site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the Project will not result in any significant effects relating to traffic, noise, air quality or water quality.
- (e) The Site can be adequately served by all required utilities and public services.

**Public Resources Code Section Code §21080.27(a)(3) and §21080.27(b)(2)**

Exemption is also granted to projects in the City of Los Angeles that satisfy the definition of “supportive housing” as defined in Section 50675.14 of the Health and Safety Code, that meets the eligibility requirements of Article 11 (commencing with Section 65650) of Chapter 3 of Division 1 of Title 7 of the Government Code or the eligibility requirements for qualified supportive housing or qualified permanent supportive housing set forth in Los Angeles Ordinance No. 185,489 or 185,492, and is funded, in whole or in part, by any of the following:

(A) The No Place Like Home Program (Part 3.9 (commencing with Section 5849.1) of Division 5 of the Welfare and Institutions Code).

(B) The Building Homes and Jobs Trust Fund established pursuant to Section 50470 of the Health and Safety Code.

(C) Measure H sales tax proceeds approved by the voters on the March 7, 2017, special election in the County of Los Angeles.

(D) General bond obligations issued pursuant to Proposition HHH, approved by the voters of the City of Los Angeles at the November 8, 2016, statewide general election.

(E) The City of Los Angeles Housing Impact Trust Fund.

The Project is statutorily exempt pursuant to Public Resources Code §21080.27(b)(2) as it will have units reserved for formerly homeless/special needs residents along with supportive services for them (including dedicated office space to provide those services). The Project is partially funded with general bond obligations issued pursuant to Proposition HHH. Therefore, the Project is also statutorily exempt as a “supportive housing” project in the City of Los Angeles within the meaning of Public Resources Code §21080.27(a)(3).