

FINDINGS

(As Amended by the City Planning Commission at its meeting on March 26, 2026)

A. DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS.

The applicant requested two Off-Menu Incentives which can be dismissed as follows:

- A request to deviate from all landscaping and tree planting requirements pursuant to LAMC Section 12.21 G, which regulates multi-family residential projects and does not apply to Shared Housing Buildings. Therefore, the request to deviate from landscaping and tree planting is discussed elsewhere herein, but not as applicable to LAMC Section 12.21 G.
- A request to deviate from all of the permanent Q Conditions and Design Standards and Guidelines of the Reseda Central Business District Community Design Overlay. All of the required findings of the Reseda Central Business District Community Design Overlay can be made, and the request for an Off-Menu Incentive to deviate from the Reseda Central Business District CDO can be dismissed.

Pursuant to Chapter 1, LAMC Section 12.22 A.37(f) and consistent with California Government (CA GC) Code Section 65915(d)(1), a Housing Development may request Incentive(s) not on the Menu of Incentives to seek a deviation from a Development Standard elsewhere in the Los Angeles Municipal Code (LAMC) or a site's applicable zoning ordinance, Community Plan, Specific Plan, or overlay. The Incentive shall be granted unless any of the following written findings are made based upon substantial evidence.

1. The Incentive does not result in identifiable and actual cost reductions, consistent with CA GC Section 65915(k), to provide for affordable housing costs, as defined in California Health and Safety Code Section 50052.5, or for rents for the targeted units to be set as specified in CA GC Section 65915(c).

The applicant has requested herein a 100% decrease from all landscaping requirements to provide zero square feet of landscaping in lieu of the otherwise required landscaping pursuant to LAMC Sections 12.40 – 12.43 and 12.21 G. The applicant has also requested to deviate from the requirement to plant trees as a Waiver of Development Standard, which shall be discussed elsewhere herein. The applicant did not request to deviate from LAMC Section 12.21 C.1(g), which requires every front yard to be open and obstructed from ground to sky, and further requires "All portions of the required front yard of one-family dwellings, two-family dwellings, multiple dwellings or group dwellings, apartment houses, hotels, motels, apartment hotels and retirement hotels in the RE, RS, R1, RU, RZ, R2, RD, R3, RAS3, R4, RAS4, R5, or C Zones not used for necessary driveways and walkways, including decorative walkways, shall be used for planting, and shall not otherwise be paved." However, had the applicant requested deviation from landscaping in the required front yard pursuant to LAMC Section 12.21 C.1(g), this requirement would have been dismissed as not needed. The required front yard for this project is waived herein, and so to require landscaping in an area that is not required to be provided is a circuitous and unnecessary requirement. Further, LAMC Section 12.21 C.1(g) requires the "...planted area in the RD, R3, RAS3, R4, RAS4, R5, or C Zones shall be planted in accordance with a landscape plan prepared by a licensed landscape architect, licensed

architect, or landscape contractor to the satisfaction of the Department of City Planning. The planted area shall include at least one tree, which shall be at least 15 gallon in size and at least six feet in height at the time of planting, for each 500 square feet of planted area and shall be equipped with an automatic irrigation system, which shall be properly maintained.” This requirement is not applicable herein, as the project site is zoned R2.

The Municipal Code regulates landscaping in LAMC Sections 12.40 – 12.43 and 12.21 G. LAMC Section 12.21 G regulates six or more multi-family residential dwelling units and is not applicable to a Shared Housing Unit project. Therefore, the request for an Incentive to deviate from all landscaping requirements, including tree planting, pursuant to 12.21 G can be dismissed. Pursuant to LAMC Section 12.40 E and F, Planning shall not approve proposed landscape for any project unless the landscape satisfies the requirements of the landscape point system, as established by the City Planning Commission, including City Planning Commission Guidelines. The Guidelines include but are not limited to tree planting and water management, and the landscape point system is referenced under Guidelines “O.” Under the point system, points are awarded for features and techniques such as tree planting, use of 100 percent California native plants, and planting on walls and fences. No landscaping, including planting of California native plants, is shown on the applicant’s plans.

The record does not contain substantial evidence that would allow the City Planning Commission to make a finding that the requested Incentive to deviate from all landscaping requirements does not result in identifiable and actual cost reductions to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low-, low-, and moderate-income households. Section 50052.5 addresses owner-occupied housing, and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

LAMC Section 12.22 A.37(f)(1)(i) establishes that an Affordable Housing Project that provides 5% of the units as restricted affordable units (excluding units added as a density bonus) for Very Low Income Household occupancy may qualify for one Incentive. To qualify for two Incentives, the project would be required to set aside 10% of its units for Very Low Income Household occupancy. The project is setting aside four shared housing units for Very Affordable Housing occupancy for Seniors or 9%. As such, the project qualifies for one Incentive to allow the developer a 100% decrease from all landscaping requirements to provide 0 square feet of landscaping in lieu of landscaping otherwise required under LAMC Sections 12.40 – 12.43.

- 2. The Incentive will have a Specific Adverse Impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to low-income and moderate-income households. Inconsistency with the zoning ordinance or General Plan land use designation shall not constitute a Specific Adverse Impact upon the public health or safety.**

There is no evidence in the record that the proposed density bonus Incentive to deviate from all landscape requirements will have a specific adverse impact. A “specific adverse impact” is defined as “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they

existed on the date the application was deemed complete” (per CA GC Section 65589.5(d)(2) and LAMC Section 12.03).

The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. There is also no substantial evidence that the project’s proposed Incentive will have a specific adverse impact on public health and safety, or on property listed in the California Register of Historic Resources.

Therefore, there is not substantial evidence that the proposed project, and thus the requested Incentive to deviate from landscape requirements, will have a specific adverse impact on the physical environment, or on public health and safety. Based on the above, there is no basis to deny the requested landscape Incentive.

3. The Incentive would be contrary to state or federal law.

The Incentive for a deviation from all landscape requirements is not contrary to state or federal law.

B. DENSITY BONUS / AFFORDABLE HOUSING WAIVER COMPLIANCE FINDINGS.

Pursuant to LAMC Section 12.22 A.37(d)(3)(i) and consistent with CA GC Section 65915(e) a Waiver of Development Standards shall be approved by the applicable decision-making authority unless that decision making authority makes one of the following findings:

4. The Development Standard associated with a request for a Waiver will not have the effect of physically precluding the construction of a development meeting the eligibility criteria described in LAMC Section 12.22 A.37(c) at the densities or with the Base Incentives and Additional Incentives permitted under this subdivision.

Per CA GC Section 65915(e)(1) and LAMC Section 12.22 A.37(d)(3)(i), Waivers are “...reductions in Development Standards that will have the effect of physically precluding the construction of a Housing Development meeting the [affordable set-aside percentage] at the densities or with the Incentives permitted under [the State Density Bonus Program]...Waivers neither reduce nor increase the number of Incentives to which a project is entitled.”

The project requested two Waivers of Development Standards which are not applicable and can be dismissed as follows:

- **A 100% Waiver of transitional height requirements pursuant to LAMC Section 12.21.1 A.10.** Transitional height requirements under LAMC Section 12.21.1 A.10 regulates height for buildings on C or M zoned lots. The subject site is zoned [Q]R2-2D-CDO, and transitional height requirements pursuant to Section 12.21.1 A.10 do not apply to R2 zoned lots. As such, the applicant’s request to waive all transitional height requirements pursuant to LAMC Section 12.21.1 A.10 can be dismissed.
- **A 100% Waiver of useable open space to provide 0 square feet of open space in lieu of the otherwise required 3,400 square feet pursuant to LAMC Section 12.21 G.** LAMC Section 12.21 G applies to multi-family residential dwelling units

and not to Shared Housing Units. Therefore, the applicant's request to deviate from open space requirements as regulated by LAMC Section 12.21 G is not applicable and is dismissed.

The project will set aside four Shared Housing Units at Very Low Income for Senior Citizens. The applicant is requesting and is approved for Waivers of Development Standards for reduced yard setbacks, bicycle parking, and tree planting. As disclosed by the applicant, denying these Waivers would physically preclude the construction of the 34 unit Shared Housing Building. The following seven Waivers from Zoning Code regulations are approved:

- **Front Yard Setback - A 100% decrease from the required front yard setback to provide a 0 foot front yard setback in lieu of the otherwise required minimum 20 feet pursuant to LAMC Section 12.09 C.1.** Granting the Waiver of Development Standards for a front yard setback allows the developer to expand the building envelope so that additional Shared Housing Units can be constructed, and the overall space dedicated to living opportunities for Senior Citizens can be increased.
- **North Side Yard Setback - A 36.7% decrease from the required north side yard setback to provide a 3 foot 10 inch north side yard setback in lieu of the otherwise required minimum 6 feet pursuant to LAMC Section 12.09 C.2.** Granting the Waiver of Development Standards for a reduced north side yard setback allows the developer to expand the building envelope so that additional Shared Housing Units for Senior Citizens can be constructed, and the overall space dedicated to living opportunities for Very Low Income Senior Citizens can be increased.
- **South Side Yard Setback - A 36.7% decrease from the required south side yard setback to provide a 3 foot 10 inch south side yard setback in lieu of the otherwise required minimum 6 feet pursuant to LAMC Section 12.09 C.2.** Granting the Waiver of Development Standards for a reduced south side yard setback allows the developer to expand the building envelope so that additional Shared Housing Units for Senior Citizens can be constructed, and the overall space dedicated to living opportunities for Very Low Income Senior Citizens can be increased.
- **Rear Yard Setback - A 100% decrease from the required rear yard setback to provide a 0 foot rear yard setback in lieu of the otherwise required 15 feet pursuant to LAMC Section 12.09 C.3.** The project site abuts an alley, which provides a 20 foot buffer between the proposed structure and the property to the rear of the site. Further, granting the Waiver of Development Standards for a reduced rear yard setback allows the developer to expand the building envelope so that additional Shared Housing Units for Senior Citizens can be constructed, and the overall space dedicated to living opportunities for Very Low Income Senior Citizens can be increased.
- **Long-Term Bicycle Parking - A 100% percent deviation from the required long-term bicycle parking to provide no long-term bicycle parking spaces in lieu of the otherwise required three spaces pursuant to LAMC Section 12.21 A.16.** Granting the Waiver of Development Standards for zero long-term bicycle parking spaces allows the developer to expand the building envelope so that additional Shared Housing Units for Senior Citizens can be constructed, and the

overall space dedicated to living opportunities for Very Low Income Senior Citizens can be increased. Furthermore, requiring the project to provide long-term bicycle parking may require passageway requirements under the LAMC, which could further restrict the developer's ability to provide Shared Housing Units for Senior Citizens at Very Low Income.

- **Short-Term Bicycle Parking - A 100% percent deviation from the required short-term bicycle parking to provide no short-term bicycle parking spaces in lieu of the otherwise required two spaces pursuant to LAMC Section 12.21 A.16.** Granting the Waiver of Development Standards for zero short-term bicycle parking spaces allows the developer to expand the building envelope so that additional Shared Housing Units for Senior Citizens can be constructed, and the overall space dedicated to living opportunities for Very Low Income Senior Citizens can be increased. Also, requiring the project to provide short-term bicycle parking may require passageway requirements under the LAMC, which could further restrict the developer's ability to provide Shared Housing Units for Senior Citizens at Very Low Income.
- **Tree Planting - A 100% reduction in the number of required trees to be planted on-site and in the public right-of-way to provide 0 trees in lieu of the trees required pursuant to LAMC Sections 12.40 - 12.43.** According to the Tree Disclosure Statement Form No. CP-4067 submitted by the applicant, the property does not contain any protected trees or shrubs and there are no street trees in the public right-of-way. Further, the applicant discloses that no trees or shrubs have been removed in the last 2 years. According to information provided by the applicant, two existing non-protected trees located on site will need to be removed to construct the proposed project.

As previously discussed herein, LAMC Section 12.21 G applies to multi-family residential dwelling units and not to Shared Housing Units. Therefore, the applicant's request to deviate from tree planting requirements as regulated by LAMC Section 12.21 G is not applicable and is dismissed. The request to waive tree requirements under LAMC Sections 12.40 – 12.43 is granted herein, as it will allow the developer to expand the building envelope and results in construction efficiencies that provide for affordable housing costs.

Additionally, as previously discussed herein, the applicant did not request to deviate from LAMC Section 12.21 C.1(g), which requires every front yard to be open and obstructed from ground to sky, and further requires "All portions of the required front yard of one-family dwellings, two-family dwellings, multiple dwellings or group dwellings, apartment houses, hotels, motels, apartment hotels and retirement hotels in the RE, RS, R1, RU, RZ, R2, RD, R3, RAS3, R4, RAS4, R5, or C Zones not used for necessary driveways and walkways, including decorative walkways, shall be used for planting, and shall not otherwise be paved." However, had the applicant requested deviation from landscaping in the required front yard pursuant to LAMC Section 12.21 C.1(g), this requirement would have been dismissed as not needed. The required front yard for this project is waived herein, and so to require landscaping in an area that is not required to be provided is a circuitous and unnecessary requirement. Further, LAMC Section 12.21 C.1(g) requires "...planted area in the RD, R3, RAS3, R4, RAS4, R5, or C Zones shall be planted in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Department of City Planning. The planted area shall include at least one tree,

which shall be at least 15 gallon in size and at least six feet in height at the time of planting, for each 500 square feet of planted area and shall be equipped with an automatic irrigation system, which shall be properly maintained.” This requirement is not applicable herein, as the project site is zoned R2.

LAMC Section 62.162 gives the Urban Forestry Division/Board of Public Works the power to plant, maintain, and issue tree permits. Under this authority, Urban Forestry Division/Board of Public Works requires street trees in the public right-of-way. The Urban Forestry Division/Board of Public Works reviews projects during Plan Check. The Department of City Planning does not have authority under LAMC Section 62.162.

5. The Waiver would have a Specific Adverse Impact as defined in California Government Code Section 65589.5(d)(2), upon public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the Specific, Adverse Impact.

There is no evidence in the record that the proposed Zoning Code Waivers from landscaping and tree planting requirements; front, side, and rear yard setback requirements; and short- and long-term bicycle parking regulations will have a specific adverse impact. A “specific adverse impact” is defined as “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete” (per CA GC Section 65589.5(d)(2) and LAMC Section 12.03).

The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. There is no substantial evidence that the project’s proposed Waivers will have a specific adverse impact on property listed in the California Register of Historic Resources. Moreover, the project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. There is also no substantial evidence that the project’s proposed Waivers will have a specific adverse impact on public health and safety.

During Plan Check, the project will be reviewed for compliance with the Building Code. This review will ensure compliance with Building Code regulations, including but not limited to fire regulations, access, and ADA compliance. No Waiver is granted herein for Building Code regulations.

Further, the project will be required to meet all California Department of Social Services (CDSS) licensing requirements for a Residential Care Facility for the Elderly (RCFE). The City of Los Angeles has no jurisdiction over State RCFE requirements. No Waiver was requested or can be granted herein from State RCFE requirements.

Therefore, there is no substantial evidence that the proposed project, and thus the requested Waivers of Development Standards, will have a specific adverse impact on the physical environment, or on public health and safety. Based on the above, there is no basis to deny the requested Waivers from landscaping and tree planting requirements; front, side, and rear yard setback requirements; and short- and long-term bicycle parking.

6. The Waiver would have an adverse impact on any real property that is listed in the California Register of Historical Resources.

The existing structure on site and the property are not listed in the City's database of historic resources, including Historic Places LA or SurveyLA. The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The property is not listed in the California Register of Historical Resources as identified on Historic Places LA or SurveyLA. Therefore, the Waiver would not have an adverse impact on any real property that is listed in the California Register of Historical Resources.

7. The Waiver would be contrary to state or federal law.

The requested Waiver is not contrary to state or federal law.

C. RESEDA CENTRAL BUSINESS DISTRICT COMMUNITY DESIGN OVERLAY (CDO) FINDINGS

The project is located within the Reseda Central Business District CDO designated under ZIMAS as ZI-2339 (Ordinance Nos. 176,557 and 176,558). The Reseda Central Business District CDO permanent [Q] Conditions and Design Guidelines and Standards serve to enhance the physical appearance of the area, promote exterior design standards, and reinforce pedestrian scale. Pursuant to LAMC Section 13.08, the following findings must be made to grant an approval of plans under the Reseda Central Business District CDO.

8. The project substantially complies with the adopted Community Design Overlay and Design Guidelines and Standards.

The permanent [Q] Conditions, as codified in Ordinance No. 176,558, include regulations that are not applicable to a Shared Housing use as follows: automotive uses (permanent Q Conditions 2.A.1(a) and 2.A.2.B; open storage (permanent Q Conditions 2.A.1(b); commercial project street front entrances (permanent Q Condition 2.A.1(d); and industrial uses (permanent Q Condition 2.A.2).

The following permanent Q Conditions may be applicable to a Shared Housing use:

- Permanent Q Condition 2.A.1(c) prohibits ground-floor residential uses on any commercially zoned lot to a depth of a minimum 100 feet as measured from the building frontage. However, the subject site is zoned [Q]R2-2D-CDO and is not a commercially zoned lot. As such, permanent Q Condition 2.A.1(c) is not applicable to the proposed project.
- Permanent Q Condition 2.B limits the height of buildings to 45 feet with the exception of projects located in a RAS Zone. However, State Density Bonus Law under CA GC Section 65915 and the State Density Bonus Program under LAMC Section 12.22 A.37 supersede the CDO height regulation. In this instance, the project height is requested at 39 feet 6 inches, which is in compliance with the CDO's 45 foot height limitation.
- Permanent Q Condition 2.C regulates signage, including business signage. Condition 2.C.1 prohibits specific types of signage, including pole signs, off-site commercial sign and billboards, freestanding signs on walls and fences, illuminated architectural canopy signs, cabinet and roof signs, inflatable signs, blinking/flashing/electronic signs, and flags. Conditions 2.C.2 a, b, and d restrict signage size per business. Condition 2.C.2 c restricts the area of each wall sign

to 2 square feet for each 1 foot of building frontage. Condition 2.C.2 also restricts the size of awning signs to one square foot for each foot of building frontage, and requires that rear signs be non-illuminated.

Pursuant to LAMC Section 12.09 A.7, the project site's R2 Zoning allows name plates and signs as allowed for in LAMC Section 12.21 A.7. LAMC Section 12.21 A.7 does not allow signage in an R Zone to project above the roof ridge or parapet wall; allows for only one unlighted nameplate limited to 1.5 square feet in the R Zone; and unlighted signage pertaining to rental limited to 12 square feet. Each sign is limited to 20 square feet and the surface area of all signage cannot exceed 30 square feet. Other signage conditions under LAMC Section 12.21 A.7 are not applicable, including but not limited to the sale of farm products and church bulletin boards.

The applicant has not requested entitlement approval for signage herein on the Department of City Planning Application Form No. CP13-7771.1. However, the applicant's plans show a 15 square foot sign affixed to the building frontage (see "**Exhibit A**" Sheet A202). The sign shown on Sheet A202 is not included in the list of signs prohibited under Permanent Q Condition 2.C.1. Moreover, the sign shown on "**Exhibit A**" is consistent with the size regulations of Permanent Q Condition 2.C.2.c, and is not a projecting sign, awning sign, or rear signage.

As shown herein on Sheet A202 of "**Exhibit A**" and as conditioned herein, the signage complies with the Reseda Central Business District CDO. LADBS will review any sign plans to determine whether the signage complies with LAMC Section 12.21 A.7. Sign plans prepared to LADBS specifications will be reviewed for compliance with "**Exhibit A.**"

- Permanent Q Condition 2.D regulates parking buildings adjacent to residentially zoned property. The project does not include a parking building, and this condition is not applicable.

The Reseda Central Business District CDO Design Standards and Guidelines were established primarily for commercial properties and are not applicable to Shared Housing uses. For example, the project does not incorporate a surface parking lot (Standard 2b, Standard 4) or shopping areas with pedestrian walkways (Guideline 5). The project meets the applicable Reseda Central Business District CDO Design Standards and Guidelines as follows:

- Guideline 7 regulates the visual look of trash areas. As shown on "**Exhibit A,**" and as conditioned herein, trash areas shall be screened from public view.
- Guideline 13 regulates building colors to avoid highly reflective colors that produce glare. As conditioned herein and as shown on "**Exhibit A,**" the project is designed with exterior colors that do not produce glare, including but not limited to black, dark gray, gray, and off-white.
- Guideline 21 regulates Security Devices. As shown on "**Exhibit A**" (Sheet A113), in compliance with Guideline 21 and as conditioned herein, no security devices using barbed wire, razor wire, and/or concertina wire are used.

9. The structures, site plan and landscaping are harmonious in scale and design with existing development and any cultural, scenic, or environmental resources adjacent to the site and in the vicinity.

The applicant is requesting and has been granted an Off-Menu Incentive to waive landscaping requirements. However, the structures and site plan are harmonious in scale and design with existing development and any cultural, scenic, or environmental resources adjacent to the site and in the vicinity.

The surrounding area is improved with urban uses. To the north, the abutting site on Baird Avenue is zoned [Q]R2-2D-CDO and designated for General Commercial land use. The site is improved with a single-family dwelling. Further north, sites on Baird Avenue across Valerio Street are zoned R1-1, designated for Low Medium II Residential land use, and improved with single-family dwellings. To the south, sites along the east side of Baird Avenue are zoned [Q]R2-2D-CDO, designated for General Commercial land use, and improved with single-family uses. Further south, at the northeast corner of Baird Avenue and Wyandotte Street, the site is zoned [Q]R3-2-CDO and designed for General Commercial land use. This site is improved with a multi-family dwelling. To the south, along the west side of Baird Avenue, sites are zoned R1-1, designated for Medium Residential use, and are improved with single-family dwellings. To the east along Reseda Boulevard, south of Valerio Street sites are zoned [Q]C2-2D-CDO and sites north of Valerio Street are zoned [Q]C2-1VL-CDO. Along Reseda Boulevard sites north and south of Valerio Street are designated for General Commercial land use. These sites are improved with commercial uses (automotive, retail, restaurant), a U.S. Post Office, and a multi-family residence. As shown on ZIMAS, the subject site is located within 500 feet of a school zone. Reseda Elementary School is located to the west on a site zoned [Q]PF-1XL and designated for Public Facilities.

Siting a Residential Care Facility for the Elderly at the subject site will allow residents and employees of the facility to walk along sidewalks in an improved neighborhood. Further, facility residents and/or employees can utilize nearby commercial uses, such as the post office and restaurants. The project is separated from commercial uses along Reseda Boulevard by a 20-foot alley. As such, the three-story, 34 unit Shared Housing Building provides a buffer between abutting commercial and residential uses. The proposed structure, site plan, and use are harmonious in scale and design with existing development and any cultural, scenic, or environmental resources adjacent to the site and in the vicinity.

Therefore, as shown on “**Exhibit A**” and as conditioned herein, the project substantially complies with the applicable adopted Community Design Overlay and Design Guidelines and Standards.

D. CEQA FINDINGS

The project was analyzed under Case No. ENV-2024-3382-CE the construction, use and maintenance of three-story, 39 foot 6 inch in height, 34 unit, 13,937 square foot Residential Care Facility for the Elderly on a 7,503.7 square foot lot including four units reserved for Very Low Income Senior Citizens and 30 units at Market Rate for Seniors. No automobile parking or bicycle parking is proposed. To achieve the proposed project, the applicant will demolish an existing one-story, approximately 1,420 square foot single-family dwelling and remove two on-site non-protected trees.

The project qualifies for a Categorical Exemption under Section 15332, Class 32 as an infill development within an urbanized area. To be eligible for a Class 32 Exemption, all of the

following qualifications must be met: the project site is 5 acres or less; the project is consistent with the General Plan (i.e., Community Plan) and zoning; the project is not located on any hazardous waste site list; the project is not demolishing a historical resource; and it is not readily apparent the project will create a significant impact to the environment.

All required qualifications to be eligible for a Class 32 are met. The subject site is wholly within the City of Los Angeles, on a site that is approximately 7,503.7 square feet / 0.17 acres. The project is consistent with the General Plan and zoning. The project site is zoned [Q]R2-2D-CDO and is located within the Reseda-West Van Nuys Community Plan. The project site is designated for General Commercial land use which corresponds to the C1.5, C2, CR, C4, RAS3, RAS4, and P Zones. The R2 Zone is more restrictive than the range of zones corresponding to the General Commercial land use designation, and therefore, the zoning is consistent with the land use. Pursuant to LAMC Section 12.09 A, the R2 Zone is a “two-family zone” that allows any use permitted in the R1 “one-family zone;” two-family dwellings; apartment houses, boarding or rooming houses, or multiple dwellings under specific circumstances; accessory buildings; and accessory uses and home occupations. The applicant is utilizing the density of the RAS3 Zone as allowed pursuant to CAGC Section 65915 and LAMC Section 12.22 A.37 to construct a 34 unit Shared Housing Building. A Residential Care Facility for the Elderly is a permitted use under the range of zones corresponding to the General Commercial land use designation. Further, the project site is in compliance with the Reseda Central Business District Community Design Overlay. The project site has been previously disturbed by development and has no value as habitat for endangered, rare or threatened species, including but not limited to protected trees. Approval of the 34 unit Shared Housing Building will not result in significant effects relating to traffic, noise, air quality, or water quality. Furthermore, the three-story, 39 foot 6 inch in height, 13,937 square foot facility can be adequately served by all required utilities and public services.

Further, there are no exceptions to the use of a categorical exemption due to location, cumulative impact of similar Shared Housing Buildings or Residential Care Facility for the Elderly uses, or unusual circumstances. The project is not located on a scenic highway or hazardous waste site. The project is not the site of a historic resource. Therefore, as set forth in State CEQA Guidelines Section 15300.2, there are no exceptions that would prohibit the use of any categorical exemption, and no mitigation measures are required.

The project is also subject to review under existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management, Xeriscape Ordinance, Stormwater Ordinance, etc.) and regulatory compliance measures, which are specifically intended to mitigate potential impacts on all projects.

Therefore, Find, based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The records upon which this decision is based are with Valley Project Planning, Department of City Planning, 6262 Van Nuys Boulevard, Room 430, Los Angeles, CA 91401.