

The project site consists of two lots totaling 15,545.3 square feet with 101.335 feet of frontage on Crenshaw Street. The site is currently a grade level parking lot. There are no known designated historic resources or cultural monuments on the subject site.

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21084 of the California Public Resources Code, and Article 19, Section 15332 (Class 32) of the CEQA Guidelines.

The proposed incentives will not 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" (LAMC Section 12.22.A.25(b)). The proposed Project and potential impacts were analyzed in accordance with the City's Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed Project reach or exceed those thresholds. **Analysis of the proposed Project determined that it is Categorically Exempt from environmental review** pursuant to Article 19, Section 15332 (Class 32) of the CEQA Guidelines. The Class 32 exemption is intended to promote infill development within urbanized areas.

Written Justification that the proposed Project meets the following criteria:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations:

The General Plan land use map for the Wilshire and zoning designate the subject property for Neighborhood Commercial Land Use and the C2-1-O zone, and Low II Residential and Medium Residential respectively, which allow up to 35 base dwelling units on the project site based on the size of the site. The TOC guidelines allow up to an 80 percent increase in the base density in a Tier 4 area. The subject TOC project meets all of the criteria to qualify for the requested incentives and allows the proposed 1 market rate units and 42 Extremely Low Income units.

Consistent with the Community Plan, the proposed 43-unit 100% affordable development will provide new, affordable housing to Los Angeles' housing supply, in a neighborhood which is conveniently located to a variety of community services.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses: