

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles

From: (Public Agency): Housing Authority of the City of Los Angeles (HACLA)
Address: 2600 Wilshire Boulevard
Los Angeles, CA 90057

12400 Imperial Highway, 1st floor Room 1208
Norwalk, CA 90650

Project Title: Roscoe Boulevard, Los Angeles Project

Project Applicant: Housing Authority of the City of Los Angeles (HACLA)

Project Location – Specific:
14949 Roscoe Boulevard

Project Location – City: Los Angeles Project Location – County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The City/HACLA is proposing to acquire and renovate the existing multi-family building and associated surface parking lot located at 14949 Roscoe Boulevard for future development as housing units. The future housing would provide more permanent housing solutions for people experiencing homelessness or at risk of experiencing homelessness.

Name of Public Agency Approving Project: Housing Authority of the City of Los Angeles (HACLA)

Name of Person or Agency Carrying Out Project: Housing Authority of the City of Los Angeles (HACLA)

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Section 15301 (Existing Structures)

Categorical Exemption. State type and section number: _____

Statutory Exemptions. State code number: _____

Reasons why project is exempt:

See Attachment A. The project is exempt per applicable provisions of CEQA Guidelines Section 15301.

Lead Agency
Contact Person: Irina Magidova Area Code/Telephone/Extension (213) 252-1889

If filed by applicant:

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: *Margarita Larios* Date: 12/20/2021 Title: Chief Programs Officer

- Signed by Lead Agency
- Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at
OPR: _____



ATTACHMENT A BACKGROUND, PROJECT DESCRIPTION AND JUSTIFICATION FOR CEQA EXEMPTIONS

1.0 PROJECT BACKGROUND

The City of Los Angeles (City)/Housing Authority of the City of Los Angeles (HACLA) is proposing to remodel the existing multi-family building on the project site, located at 14949 Roscoe Boulevard within the Panorama City neighborhood in the City of Los Angeles, to house individuals and households experiencing homelessness or at risk of experiencing homelessness as defined in Section 578.3 of Title 24 of the Code of Federal Regulations. The proposed project would be funded through Homekey Equity, a Residual Receipts loan from the City of Los Angeles, and HACLA’s line of credit.

Homelessness in the City of Los Angeles and Los Angeles County

The 2020 Greater Los Angeles Homeless Count counted 41,290 persons experiencing homelessness in the City of Los Angeles in January 2020, before the impacts of the Covid-19 pandemic occurred in California. The 2020 Count enumerated 66,436 persons experiencing homelessness in Los Angeles County. About 59 percent of people experiencing homelessness in Los Angeles County cited economic hardship as the main reason they became homeless.¹

Demographic Characteristics

Select demographic data for persons experiencing homelessness in Los Angeles County identified by the 2020 Count is presented in **Table 1**.

Table 1
SELECTED DEMOGRAPHIC INDICATORS, PERSONS EXPERIENCING HOMELESSNESS, LOS ANGELES COUNTY, JANUARY 2020

	Numbers	Percent of Total
African American	22,389 ¹	33.7
Hispanic/Latino	23,983 ¹	36.1
White	16,941 ¹	25.5
Other Ethnic Groups/Multi-Racial	3,122 ¹	4.7
Senior (aged 62+)	6,290	9.5
Families (at least one adult over 18 with at least one dependent child under 18)	12,817	19.3
Veterans	3,902	5.9
Substance Abuse Disorder	15,203	27.0 ²
Serious Mental Illness	14,125	25.1 ²
Substance Abuse Disorder and/or Serious Mental Illness	23,051	41.0 ²

¹ The numbers indicated were calculated from the countywide total (66,436) based on the percentages, and were not provided in the source document.

² The percentages indicated are of the population experiencing homelessness aged 18+, not the total population.

Source: Los Angeles Homeless Services Authority, 2020. 2020 Greater Los Angeles Homeless Count Results. Accessed online at <https://www.lahsa.org/news?article=726-2020-greater-los-angeles-homeless-count-results> , accessed on September 9, 2020.

1 Op Cit, Los Angeles Homeless Services Authority, 2020.



2.0 PROJECT DESCRIPTION

The approximately 0.48-acre project site consists of an existing two-story multi-family building, parking garages, and associated surface parking lot, located at 14949 Roscoe Boulevard within the Panorama City neighborhood in the City of Los Angeles (APN: 2653023025).² The multi-story building has 25 bedrooms that consists of three studio units, 21 one-bedroom units, and one two-bedroom unit. The proposed project would remodel the existing building by adding one bedroom to 15 units, without any additional area added to the building. Six parking garages would be converted into six accessory dwelling units³ (ADUs). Five existing units would be converted to be ADA accessible. All renovations done as part of the proposed project would adhere to health and safety codes in order to maintain occupancy, and to properly house homeless people that have been impacted by the COVID-19 pandemic. Additionally, the surface parking lot would be re-striped to provide 42 parking spaces and eight bike parking spaces that would be required under the city’s regulations with the additional bedrooms added. Refer to **Table 2** below, which details the proposed bedroom and parking stall additions.

Table 2
PROPOSED BEDROOM AND PARKING ADDITIONS

Unit Number	Type of Unit	Existing Parking Requirement	Proposed	New Parking Requirement
101	One-Bedroom	1.5	No Change	1.5
102	One-Bedroom	1.5	No Change	1.5
103	Studio	1.0	One-Bedroom	1.5
104	One-Bedroom	1.5	Two-Bedroom	2.0
105	One-Bedroom	1.5	Two-Bedroom	2.0
106	One-Bedroom	1.5	Two-Bedroom	2.0
107	One-Bedroom	1.5	Two-Bedroom	2.0
108	One-Bedroom	1.5	Two-Bedroom	2.0
109	One-Bedroom	1.5	Two-Bedroom	2.0
110	Studio	1.0	One-Bedroom	1.5
111	One-Bedroom	1.5	No Change	1.5
112	Two-Bedroom	2.0	Three-Bedroom	2.0
201	One-Bedroom	1.5	No Change	1.5
202	One-Bedroom	1.5	No Change	1.5
203	Studio	1.0	One-Bedroom	1.5
204	One-Bedroom	1.5	Two-Bedroom	2.0
205	One-Bedroom	1.5	Two-Bedroom	2.0
206	One-Bedroom	1.5	Two-Bedroom	2.0
207	One-Bedroom	1.5	Two-Bedroom	2.0
208	One-Bedroom	1.5	Two-Bedroom	2.0
209	One-Bedroom	1.5	Two-Bedroom	2.0
210	Studio	1.0	One-Bedroom	1.5
211	One-Bedroom	1.5	No Change	1.5
212	One-Bedroom	1.5	No Change	1.5

² Zimas, 2021. Accessed online at <http://zimas.lacity.org/>. Accessed on November 18, 2021.

³ Additional units for residents.



213	One-Bedroom	1.5	No Change	1.5
		Total: 35.5		Total: 44

Source: Levitt + Moss Architects, 2021, p. G-001

Refer to **Figures 1** and **2** below, which depict the project’s location and existing site photographs.

General Plan Land Use and Zoning

The project site has a General Plan land use designation of Medium Residential and a zoning designation of Multiple Dwelling Zone (R3-1) (Refer to **Table 3**).⁴

Surrounding Development

The project site is surrounded by single-family homes to the north and south, a multi-family building to the east, and the Pacoima Wash to the west.⁵ Refer to **Table 3**, which details the project site and surrounding area’s General Plan land use and zoning designations.

4 Ibid.

5 Google Earth Pro, 2021. Accessed on November 18, 2021.



Figure 1
PROJECT LOCATION MAP



November 19, 2021

N

Scale: 1:1,440

0 60 120 Feet

0 15 30 Meters

Legend

Project Boundary

1949 Roscoe Boulevard
Project Location



Figure 2
PROJECT SITE PHOTOGRAPHS



Photo 1: View of the southern entrance of the project site along Roscoe Boulevard.



Photo 2: View of the southern portion of the project site along Roscoe Boulevard.



Photo 3: View of the eastern portion of the project site along Roscoe Boulevard.

Source: Google Earth Pro, 2021



Photo 4: View of the western portion of the project site along Roscoe Boulevard.



Table 3
EXISTING LAND USES FOR THE PROJECT SITE AND SURROUNDING AREA

Location	General Plan Land Use	Zoning Designation	Existing Development
Project Site	Medium Residential	Multiple Dwelling Zone (R3-1)	Multi-family building
North	Low Residential	Suburban Zone (RS-1)	Single-family homes
South	Medium Residential	One-Family Zone (R1-1)	Single-family homes
East	Medium Residential	Multiple Dwelling Zone (R3-1)	Multi-family building
West	Open Space	Open Space (OS-1XL)	Pacoima Wash

Source: Zimas, 2021. Accessed online at <http://zimas.lacity.org/>

Project Operations

The proposed project would remodel an existing multi-family building for use as interim housing and/or converted to permanent housing for people experiencing homelessness.

3.0 REASONS WHY THE PROJECT IS EXEMPT

The proposed project is exempt from CEQA under one categorical exemption.

Categorical Exemption

Class 1 (CEQA Guidelines 15301): Existing Structures

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The types of “existing facilities” itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use. Examples include but are not limited to:

- Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood;
- Additions to existing structures provided that the addition will not result in an increase of more than:
 - 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or
 - 10,000 square feet if:
 - The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and
 - The area in which the project is located is not environmentally sensitive.



- Addition of safety or health protection devices for use during construction of or in conjunction with existing structures, facilities, or mechanical equipment, or topographical features including navigational devices;
- New copy on existing on and off-premise signs;
- Maintenance of existing landscaping;
- Division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt;
- Demolition and removal of individual small structures listed in this subdivision;
 - (1) One single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption.
 - (2) A duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished.
 - (3) A store, motel, office, restaurant, and similar small commercial structure if designed for an occupant load of 30 persons or less. In urbanized areas, the exemption also applies to the demolition of up to three such commercial buildings on sites zoned for such use.
 - (4) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

Justification why Project is Exempt: Any renovation or alteration of the existing structures by implementation of this project would be minor and would be to adhere to the latest health and safety codes in order to maintain occupancy and minor improvements for meeting the needs of people experiencing homelessness. Although the project would add residential units to the existing multi-family building on the project site, the proposed project would not exceed the limits set forth in Section 15301. Therefore, the project would be exempt from CEQA under a Class 1 categorical exemption.