

**Notice of Exemption**

**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: 916 North Alvarado Street, Los Angeles Project  
Project Applicant: Housing Authority of the City of Los Angeles (HACLA)  
Project Location – Specific:

916 North Alvarado Street

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 the project site located at 916 North Alvarado Street comprised of a multi-family building under development 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));

Categorical Exemption. State type and section number: Section 15332 (In-fill Development Projects)

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: *Margaret Davis* Date: Jan. 12, 2022 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 916 North Alvarado Street within the Echo Park 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.<sup>1</sup>

#### 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 <sup>1</sup>	33.7
Hispanic/Latino	23,983 <sup>1</sup>	36.1
White	16,941 <sup>1</sup>	25.5
Other Ethnic Groups/Multi-Racial	3,122 <sup>1</sup>	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 <sup>2</sup>
Serious Mental Illness	14,125	25.1 <sup>2</sup>
Substance Abuse Disorder and/or Serious Mental Illness	23,051	41.0 <sup>2</sup>

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

<sup>2</sup> 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 Housing Authority of the City of Los Angeles (HACLA) is proposing to purchase the project site, located at 916 North Alvarado Street within the Echo Park neighborhood in the City of Los Angeles, for future use as interim or permanent housing for persons experiencing homelessness. The project site currently consists of an affordable multi-family building under development, which would be five stories with 24 studio units, two one-bedroom units, one two-bedroom unit, a commercial space and 23 planned parking spaces. The project site is approximately 0.17-acre and its accessor parcel number (APN) is 5404004036.<sup>2</sup>

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 Community Commercial and a zoning designation of Commercial Zone (C2-1VL) (Refer to **Table 2**).<sup>3</sup>

### Surrounding Development

The project site is surrounded by a commercial shopping center and multi-family homes to the north, a multi-family building to the south, single- and multi-family homes to the east, and a school to the west.<sup>4</sup> Refer to **Table 2**, which details the project site and surrounding area's General Plan land use and zoning designations.

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2 Zimas, 2021. Accessed online at <http://zimas.lacity.org/>. Accessed on December 16, 2021.

3 Ibid.

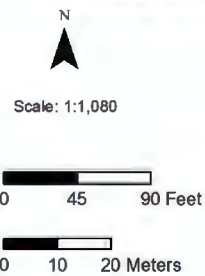
4 Google Earth Pro, 2021. Accessed on December 16, 2021.



**Figure 1**  
**PROJECT LOCATION MAP**



December 21, 2021



**Legend**

 Project Boundary

**HACLA 916 N Alvarado Street**

Project Location





**Figure 2**  
**PROJECT SITE PHOTOGRAPHS**



**Photo 1: View of the northern portion of the project site along North Alvarado Street.**



**Photo 2: View of the western portion of the project site along North Alvarado Street.**

Source: Google Earth Pro, 2021



**Table 2**  
**EXISTING LAND USES FOR THE PROJECT SITE AND SURROUNDING AREA**

Location	General Plan Land Use	Zoning Designation	Existing Development
Project Site	Community Commercial	Commercial Zone (C2-1VL)	Multi-family building under development
North	Community Commercial and Low Medium II Residential	Commercial Zone (C2-1VL) and Restricted Density Multiple Dwelling Zone (RD2-1VL)	Commercial shopping center and multi-family homes
South	Community Commercial	Commercial Zone (C2-1VL)	Multi-family building
East	Low Medium II Residential	Restricted Density Multiple Dwelling Zone (RD2-1VL)	Single- and multi-family homes
West	Community Commercial	Commercial Zone (C2-1VL)	School (Sandra Cisneros Learning Academy)

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

### Project Operations

The proposed project would acquire the project site. Although the project site is under construction and would develop 27 units that would be used as interim or permanent housing, the proposed project would only acquire the project site. Therefore, there would be no operational phase of the proposed project.

### 3.0 REASONS WHY THE PROJECT IS EXEMPT

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

#### Categorical Exemption

##### **Class 32 (CEQA Guidelines Section 15332): In-fill Development Projects**

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (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.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would 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.



**Justification why Project is Exempt:**

The proposed project only includes acquisition of land for future use as housing.

- a) The proposed project would not alter the project site compared to existing conditions. Therefore, the proposed project would be consistent with the applicable general plan designation and policies, as well as with applicable zoning designation and regulations.
- b) The project site is under the five-acre threshold at approximately 0.17-acre, and is surrounded by urban development in all directions.
- c) The project site is disturbed land under construction that offers little value as habitat for endangered, rare or threatened species. Additionally, the proposed project would not develop or alter the existing project site, and would not impact any potential habitat for endangered, rare or threatened species.
- d) The proposed project would only acquire the project site, and would not develop or alter the existing project site. Therefore, the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The proposed project would not require utilities and public services because the proposed project would only acquire the project site. Additionally, the project site is located in an urban portion of the City and would be able to connect to surrounding utility lines and receive public services in the future if needed.