

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: HACLA 67639 Van Nuys Boulevard Project

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

Project Location – Specific:

7639 Van Nuys 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 project site located at 7369 Van Nuys 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 15332 (In-fill Developments)

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 CEQA Guidelines Section 15332.

Lead Agency
Contact Person: Rupali Joshi Area Code/Telephone/Extension (213) 252-4215

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 Jones Date: 2/7/22 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 acquire the project site, located at 7639 Van Nuys Boulevard, which is currently under construction to develop a multi-family building 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.

Although HACLA has already begun construction to develop a multi-family building on the project site, the proposed project discussed in the attached CEQA Notice of Exemption (NOE) only includes acquisition of the project site located at 7639 Van Nuys Boulevard.

The proposed project would be financed through Homekey Equity and a Residual Receipts loan from the City of Los Angeles.

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

Selected demographic data for persons experiencing homelessness in Los Angeles County identified by the 2020 Count are 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

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



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.

2.0 PROJECT DESCRIPTION

The Housing Authority of the City of Los Angeles (HACLA) is proposing to purchase the project site, located at 7639 Van Nuys Boulevard, within the City of Van Nuys, for future use as interim or permanent housing for persons experiencing homelessness. The project site is approximately 0.31-acre and its accessor parcel number (APN) is 2210031034.²

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 General Commercial and a zoning designation of Commercial Zone (C2-1VL) (Refer to **Table 2**).³

Surrounding Development

The project site is surrounded by a dining establishment to the north, commercial developments to the south and west, and dining and commercial developments to the east.⁴ Refer to **Table 2**, which details the project site and surrounding area’s General Plan land use and zoning designations.

2 Zimas, 2021. Accessed online at <http://zimas.lacity.org/>. Accessed on August 4, 2021.

3 Ibid.

4 Google Earth Pro, 2021. Accessed on August 4, 2021.



Figure 1
PROJECT LOCATION MAP

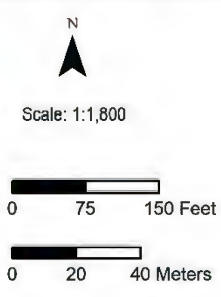




Figure 2
PROJECT SITE PHOTOGRAPHS



Photo 1: View of the northern portion of the project site along Keswick Street.



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



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

Source: Google Earth Pro, 2021



Photo 4: View of the western portion of the project site along Keswick Street.



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

Location	General Plan Land Use	Zoning Designation	Existing Development
Project Site	General Commercial	Commercial Zone (C2-1VL)	Apartment building under construction
North	General Commercial	Commercial Zone (C2-1VL)	Dining establishment (Carl's Jr.)
South	General Commercial	Commercial Zone (C2-1VL)	Commercial developments
East	General Commercial	Commercial Zone (C2-1VL)	Dining and commercial developments
West	Limited Manufacturing	Limited Industrial Zone (M1-1)	Commercial developments

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

Project Operations

The project site is under construction to develop a multi-family housing building for use as interim housing and/or converted to permanent housing for people experiencing homelessness; however, the proposed project only covers the acquisition of the project site.

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 0.31-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.