

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

12400 Imperial Highway, 1st floor Room 1208

Norwalk, CA 90650

From: (Public Agency): Housing Authority of the City of Los Angeles (HACLA)

Address: 2600 Wilshire Boulevard
Los Angeles, CA 90057

Project Title: HACLA 4215 - 4221.5 Maycrest Avenue Project

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

Project Location – Specific:

4515 - 4221.5 Maycrest Avenue

Project Location – City: Los Angeles

Project Location – County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

HACLA would demolish the vacant and uninhabitable residential buildings on the project site to develop a multi-family building consisting of six units, each with two-bedrooms for future affordable housing in the project area.

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 15303 (New Construction) and Section 15326 (Acquisitions of Housing for Housing Assistance Programs)

Statutory Exemptions. State code number: _____

Reasons why project is exempt:

See Attachment A. The project is exempt per CEQA Guidelines Section 15301 and Section 15326.

Lead Agency

Contact Person: Alayna Santos, Sr. Project Manager Area Code/Telephone/Extension (213) 414-4899

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:  Date: 4/15/24 Title: Sr. Project Manager

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 4215-4221.5 Maycrest Avenue within the City of Los Angeles to house individuals and households with incomes not exceeding 50% of the average median income for Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area.

The proposed project would be financed through three sources: Unappropriated Balance Fund, federal Community Development Block Grant (CBDG) funds from the City of Los Angeles Community Investment for Families Department, and Community Project Funding (CPF).

Homelessness in the City of Los Angeles and Los Angeles County

The 2023 Greater Los Angeles Homeless Count counted 46,260 persons experiencing homelessness in the City of Los Angeles in January 2023. The 2023 Count enumerated 75,518 experiencing homelessness in Los Angeles County. The Los Angeles County Homelessness Initiative reports that “one of the primary drivers of homelessness is the severe lack of affordable housing.”¹

Demographic Characteristics

Selected demographic data for persons experiencing homelessness in Los Angeles County identified by the 2023 Count are presented in **Table 1**.

**Table 1
SELECTED DEMOGRAPHIC INDICATORS, PERSONS EXPERIENCING HOMELESSNESS,
CITY OF LOS ANGELES, JANUARY 2023**

	Numbers	Percent of Total
African American	15,485	33
Hispanic/Latino	18,871	41
White	8,842	19
Other Ethnic Groups/Multi-Racial	3,385	7
Senior (aged 62+)	6,049	13
Families (at least one adult over 18 with at least one dependent child under 18)	2,094	5
Veterans	2,696	6
Substance Abuse Disorder	12,567	27
Serious Mental Illness	11,396	24
Substance Abuse Disorder and/or Serious Mental Illness	23,963	51

Source: Los Angeles Homeless Services Authority, 2023. 2023 Greater Los Angeles Homeless Count Results. Accessed online at <https://www.lahsa.org/documents?id=7680-city-of-la-hc23-data-summary>, accessed on January 9, 2023.

¹ “The Homelessness Crisis”, Los Angeles County Homeless Initiative, 2022.

2.0 PROJECT DESCRIPTION

The Housing Authority of the City of Los Angeles (HACLA) is proposing to purchase the project site, located at 4215-4221.5 Maycrest Avenue within the City of Los Angeles to house individuals and households with incomes not exceeding 50% of the average median income for Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area. The project consists of eight vacant single-bedroom bungalow style homes that are considered to be in an uninhabitable condition. The proposed project would demolish the vacant homes to develop a multi-family bungalow court that has six units, each with two bedrooms, totaling 12 bedrooms units for the entire project site.

Refer to **Figures 1** and **2** below, which depict the project's location and construction renderings.

General Plan Land Use and Zoning

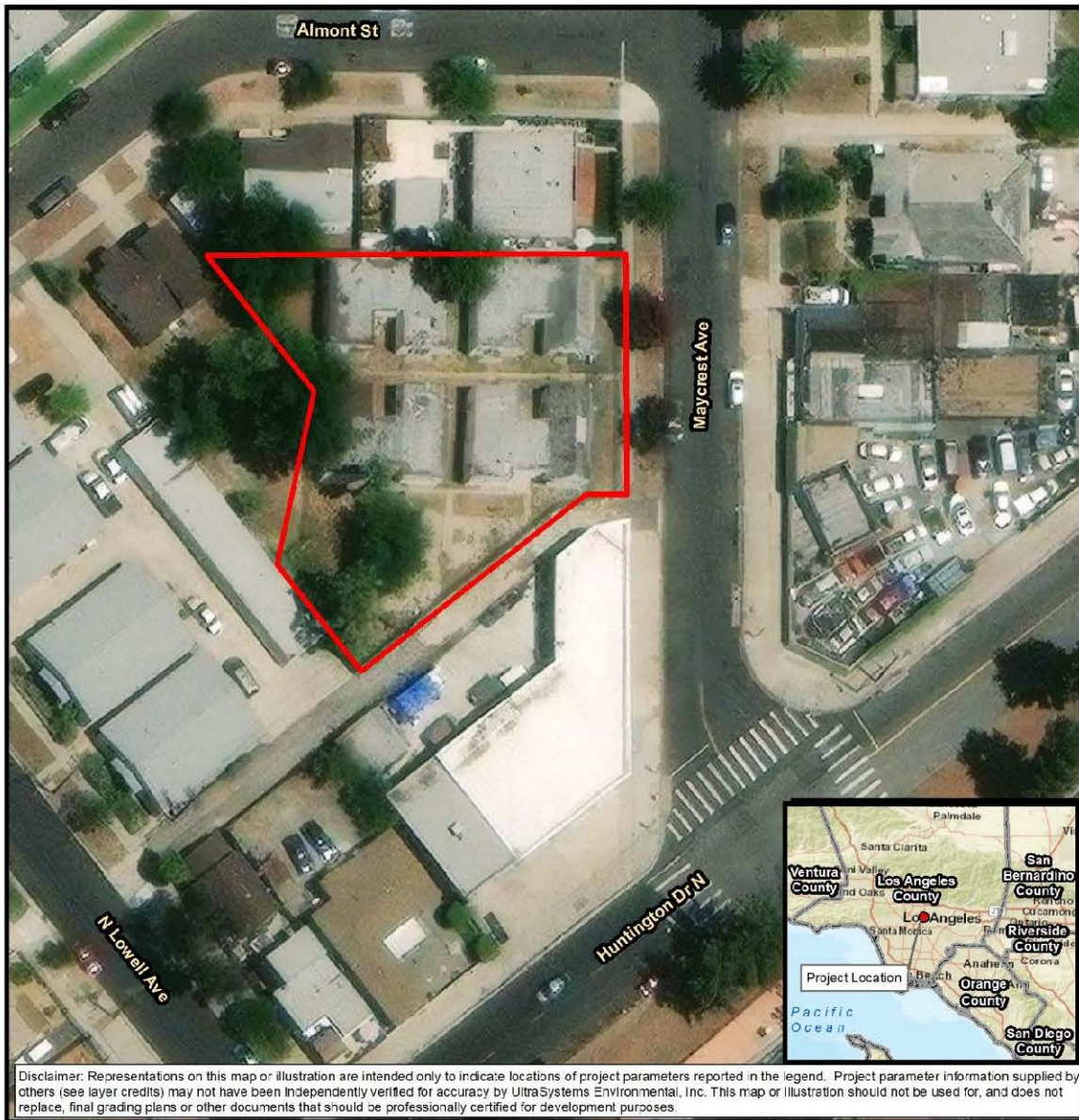
The project site has a General Plan land use designation of Public Facilities and a zoning designation of Public Facilities (PF-1) (Refer to **Table 2**).²

Surrounding Development

The project site is surrounded multi-family buildings to the north and west, and commercial stores to the south and east. Refer to **Table 2**, which details the project site and surrounding area's General Plan land use and zoning designations.

² Zimas, 2024.

Figure 1
PROJECT LOCATION MAPS



Scale: 1:600



0 25 50 Feet

0 6.5 13 Meters

Legend

Project Boundary

HACLA Project
4215-4221.5 Maycrest Avenue
Project Location



Figure 2
PROJECT SITE PHOTOGRAPHS



PHOTO 1: View of the northern portion of the project site along Maycrest Avenue.



PHOTO 2: View of the eastern portion of the project site along Maycrest Avenue.



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

Table with 4 columns: Location, General Plan Land Use, Zoning Designation, Existing Development. Rows include Project Site, North, South, East, and West.

Source: Zimas, 2024. Accessed online at http://zimas.lacity.org/

3.0 REASONS WHY THE PROJECT IS EXEMPT

The proposed project is exempt from CEQA under two categorical exemptions.

Categorical Exemption

The proposed project is exempt from CEQA under two categorical exemptions: 1. Title 14, Division 6, Chapter 3, Article 19, Section 15303 (New Construction or Conversion of Small Structures) and 2. 15326 (Acquisitions of Housing for Housing Assistance Programs) of the California Code of Regulations.

Categorical Exemption #1

Title 14, Division 6, Chapter 3, Article 19, Section 15303 (New Construction or Conversion of Small Structures)

Class 3 (CEQA Guidelines Section 15303): New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

Justification why Project is Exempt:

The project site is located in a highly urbanized neighborhood within the City of Los Angeles. The project would develop a new six-unit multi-family bungalow court with two-bedroom units each, totaling twelve-bedroom units.

It should be noted that the buildings are over 50 years of age, and is an indicator of asbestos and lead. Therefore, a Pre-Demolition Asbestos, Lead, and Mold Survey Report was conducted for the project site by CES Environmental Consultants on March 1, 2024 (refer to Appendix A).



less than significant. Additionally, a Phase I Environmental Site Assessment report was conducted for the project site by GRS Group on March 8, 2024 (refer to **Appendix B**). The report found no associated recognized environmental conditions (RECs) related with the project site.

Categorical Exemption #2

Title 14, Division 6, Chapter 3, Article 19, Section 15326 (Acquisitions of Housing for Housing Assistance Programs)

Class 26 (CEQA Guidelines Section 15326): Acquisitions of Housing for Housing Assistance Programs

Class 26 consists of actions by a redevelopment agency, housing authority, or other public agency to implement an adopted Housing Assistance Plan by acquiring an interest in housing units. The housing units may be either in existence or possessing all required permits for construction when the agency makes its final decision to acquire the units.

Justification why Project is Exempt:

The proposed project would create affordable housing options to house individuals and households with incomes not exceeding 50% of the average median income for Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area. Therefore, this project would be consistent with this categorical exemption.