

**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 5471 Keats Street Project  
Project Applicant: Housing Authority of the City of Los Angeles (HACLA)  
Project Location – Specific:

5471 Keats Street

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

Description of Nature, Purpose and Beneficiaries of Project:

HACLA would acquire the vacant lot located at 5471 Keats Street and develop a three-unit multi-family triplex 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.

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 15303 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: [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 vacant lot located at 5471 Keats Street and develop a three-unit multi-family triplex 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.”<sup>1</sup>

***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.

<sup>1</sup> “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 vacant lot located at 5471 Keats Street (APN: 5292-021-901) and develop a three-unit multi-family triplex 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.

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 Public Facilities and a zoning designation of Public Facilities (PF-1) (Refer to **Table 2**).<sup>2</sup>

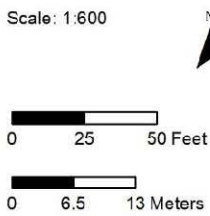
### Surrounding Development

The project site is surrounded by other single-family unit buildings on all sides. Refer to **Table 2**, which details the project site and surrounding area's General Plan land use and zoning designations.

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<sup>2</sup> Zimas, 2024.

**Figure 1**  
**PROJECT LOCATION MAPS**



**HACLA Project**  
**5471 Keats Street**  
Project Location



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



PHOTO 1: View of the southern portion of the project site along Keats Street.



PHOTO 2: View of the eastern portion of the project site along Keats Street.



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

| Location     | General Plan Land Use | Zoning Designation       | Existing Development    |
|--------------|-----------------------|--------------------------|-------------------------|
| Project Site | Public Facilities     | Public Facilities (PF-1) | Vacant land             |
| North        | Public Facilities     | Public Facilities (PF-1) | Single-family residence |
| South        | Public Facilities     | Public Facilities (PF-1) | Single-family residence |
| East         | Public Facilities     | Public Facilities (PF-1) | Single-family residence |
| West         | Public Facilities     | Public Facilities (PF-1) | Single-family residence |

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. The numbers of structures described in this section are the maximum allowable on any legal parcel.

#### Justification why Project is Exempt:

The proposed project would develop a new three-unit triplex building for future affordable housing options, which is allowed under Class 3. Therefore, the project would be consistent with this categorical exemption. 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.