

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 5477 Keats Street Project

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

Project Location – Specific:
5477 Keats Street

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

Description of Nature, Purpose and Beneficiaries of Project:

HACLA would purchase and conduct minor renovations to the single-family home located on the project site. The project would conduct renovations to create a habitable residence and create a 290 square-foot junior-studio accessory dwelling unit and a 432 square-foot accessory dwelling unit. All units would be for future affordable housing options.

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 15301 (Existing Facilities) 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 and renovate the approximately 1,624 square-foot single-family house project site, located at 5477 Keats Street 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 5477 Keats Street (APN: 5292-021-900) project site within the City of Los Angeles, which consists of a single-family house with three-bedroom units. The project would conduct renovations to create a 290 square-foot junior-studio accessory dwelling unit (JADU), and a 432 square-foot accessory dwelling unit (ADU), totaling five-bedroom units for the site. All bedrooms would be for future use as housing 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**).²

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.

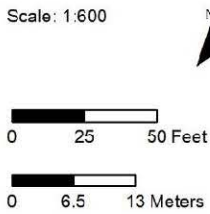
² Zimas, 2024.

Figure 1
PROJECT LOCATION MAPS



Path: \\GIS\SVR\gis\Projects\7258_HACLA_1\project_sites_CE_NCE\MXD\7258_01_5477KeatsSt_5_0_Project_Location_2024_02_12.mxd
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCFMNT, P, NRCAn, Esri Japan, MFT, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; UltraSystems Environmental, Inc., 2024.

February 12, 2024



HACLA Project
5477 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 western 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)	Single-family residential
North	Public Facilities	Public Facilities (PF-1)	Single-family residential
South	Public Facilities	Public Facilities (PF-1)	Single-family residential
East	Public Facilities	Public Facilities (PF-1)	Single-family residential
West	Public Facilities	Public Facilities (PF-1)	Single-family residential

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: 1. Title 14, Division 6, Chapter 3, Article 19, Section 15301 (Existing Facilities) 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 15301 (Existing Facilities)

Class 1 (CEQA Guidelines Section 15301): Existing Facilities

Class 1 consists of projects including 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.

Justification why Project is Exempt:

The proposed project would conduct minor renovations to create a 290 square-foot JADU and a 432 square-foot ADU, which would be less than 2,500 square-feet and less than 50 percent of the house's existing floor area (1,624 square-feet). Therefore, this project would be consistent with this categorical exemption.

It should be noted that the house on the project site was built in 1939, which is an indicator of possible lead-based paints (LBPs) and asbestos containing materials (ACMs). Therefore, a Pre-Demolition Asbestos, Lead, and Mold Survey Report was conducted for the project site by CES Environmental Consultants on March 5, 2024 (refer to **Appendix A**). The report found there was asbestos, lead, and mold within the project site; however, by removing all asbestos, lead, and mold according to applicable federal and state regulations prior to construction, impacts would be 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.