

**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 22055-22121 Clarendon Street Project

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

Project Location – Specific:  
22055-22121 Clarendon Street

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

Description of Nature, Purpose and Beneficiaries of Project:

HACLA is proposing to acquire and conduct accessibility renovations (Certified Access Specialist (CASp)) to the Clarendon Apartments located at 22055-22121 Clarendon Street in the City of Los Angeles within the neighborhood of Woodland Hills (APN: 216-902-6112).

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: [Signature] Date: August 13, 2024 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 conduct accessibility renovations (Certified Access Specialist (CASp)) to the Clarendon Apartments located at 22055-22121 Clarendon Street in the City of Los Angeles within the neighborhood of Woodland Hills (APN: 216-902-6112). The project site is approximately 4.3 acres and contains 335 units. The project would have 25 percent of units at market rate, 30 percent of units at 80 percent average median income (AMI), 38% of units at 50 percent AMI and seven percent of units at 30 percent AMI of the average median income for Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area. The proposed project would be financed through Bonds, HACLA loan and LA4LA funding.

**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**

	<b>Numbers</b>	<b>Percent of Total</b>
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 City of Los Angeles (City)/Housing Authority of the City of Los Angeles (HACLA) is proposing to acquire and renovate the Clarendon Apartments located at 22055-22121 Clarendon Street in the City of Los Angeles within the neighborhood of Woodland Hills (APN: 216-902-6112). The project site is approximately 4.3 acres and contains 335 units consisting of studio, one-bedroom, two-bedroom, and three-bedroom units. Amenities include a mail room, fitness center, club room, pool, spa, barbecue, fire pits, and an enclosed pet area.

The proposed project would conduct accessibility renovations according to Certified Access Specialist (CASp), which would create inclusive and accessible housing communities. The project would have 25 percent of units at market rate, 30 percent of units at 80 percent average median income (AMI), 38% of units at 50 percent AMI and seven percent of units at 30 percent AMI 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 Community Commercial, a zoning designation of Residential/Accessory Services (RAS4-1L), and a Specific Plan Designation of Ventura/Cahuenga Boulevard Corridor (Refer to **Table 2**).<sup>2</sup> Community Commercial land use designations would be allowed to develop community-serving commercial uses and residential dwelling units. The purpose of the RAS4-1L zoning designation is to provide a mechanism to increase housing opportunities, enhance neighborhoods, and revitalize older commercial corridors. The Ventura/Cahuenga Boulevard Corridor Specific Plan's goal is to provide compatible and harmonious relationship between residential and commercial development where commercial areas are contiguous to residential neighborhoods.<sup>3</sup>

### Surrounding Development

The project site is surrounded by the 101 freeway to the north, commercial businesses to the east and west, and commercial and residential uses to the south. Refer to **Table 2**, which details the project site and surrounding area's General Plan land use, zoning, and Specific Plan designations.

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

<sup>3</sup> City of Los Angeles, 2001. Ventura-Cahuenga Boulevard Specific Plan. Accessed online at [https://planning.lacity.gov/odocument/472adbfb8-4942-4e2f-8603-820ca76881d8/VenturaCahuenga\\_Boulevard\\_Corridor\\_Specific\\_Plan.pdf](https://planning.lacity.gov/odocument/472adbfb8-4942-4e2f-8603-820ca76881d8/VenturaCahuenga_Boulevard_Corridor_Specific_Plan.pdf), on June 6, 2024.



Figure 1  
PROJECT LOCATION MAPS



Path: \\GIS\vr\gis\Projects\7271\_HACL\_22055\_22121\_ClarendonStreet\_CE\_HOEWXDs\7271\_HACL\_22055-22121ClarendonStreet\_3\_0\_Project\_Location\_2024\_05\_02.mxd  
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, UltraSystems Environmental, Inc., 2024. May 02, 2024

Scale: 1:2,400



Legend

Project Boundary

HACL  
22055-22121 Clarendon Street  
Project Location

0 100 200 Feet

0 25 50 Meters





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



PHOTO 1: View of the northwestern portion of the project site along el Camino Real (Ventura Fwy).



PHOTO 2: View of the northeastern portion of the project site along el Camino Real (Ventura Fwy).



**Table 1**  
**EXISTING LAND USES FOR THE PROJECT SITE AND SURROUNDING AREA**

Location	General Plan Land Use	Zoning Designation	Specific Plan Designation	Existing Development
Project Site	Public Facilities	Public Facilities (PF-1)	Ventura-Cahuenga Boulevard Corridor	Multi-family homes
North	Right-of-Way (ROW)	Right-of-Way (ROW)	N/A	101 freeway
South	Public Facilities	Public Facilities (PF-1)	Ventura-Cahuenga Boulevard Corridor	Commercial and multi-family uses
East	Public Facilities	Public Facilities (PF-1)	Ventura-Cahuenga Boulevard Corridor	Commercial uses
West	Public Facilities	Public Facilities (PF-1)	Ventura-Cahuenga Boulevard Corridor	Commercial uses

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

**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 accessibility renovations according to Certified Access Specialist (CASp), which would create inclusive and accessible housing communities.

A Mold and Moisture Evaluation was conducted for the project site by Aurora Industrial Hygiene on May 2024 (**Appendix A**) and found no water staining or water damage to building materials, presence of visible mold growth, or noticeable musty odors within the site. Additionally, a Limited Asbestos and Lead Survey was conducted for the project site on May 2024 (**Appendix B**). Results indicate that the existing building materials in the surveyed areas do not contain asbestos or lead.

**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 project would acquire the residential property to provide affordable housing consisting of 25 percent of units at market rate, 30 percent of units at 80 percent average median income (AMI), 38% of units at 50 percent AMI and seven percent of units at 30 percent AMI 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.