# NOTICE OF EXEMPTION

**To:** _X_ Governor's Office of Land Use and Climate Innovation
PO Box 3044, Room 113
Sacramento, CA 95812 – 3044
state.clearinghouse@opr.ca.gov

_X_ County Clerk
County of Los Angeles
12400 Imperial Hwy, Rm 2001
Norwalk, CA 90650

**From:** County of Los Angeles
Chief Executive Office
555 W. 5th Street, 36th Floor
Los Angeles, CA 90013

**PROJECT TITLE:** 2615 W. 8th Street, Land Acquisition, Permanent Affordable Housing; Land Bank Pilot Program Site #4

**PROJECT LOCATION -- Specific:** 2615 W. 8th Street, Los Angeles CA 90057; APN: 5141-013-805

**PROJECT LOCATION – City:** City of Los Angeles

**PROJECT LOCATION – County:** Los Angeles

**DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:** On November 12, 2025, the Los Angeles County Board of Supervisors (Board), approved and authorized the Chief Executive Officer (CEO), or her designee, to execute a Purchase Sale Agreement (PSA) for the 27,641-square-foot property located at 2615 W. 8th Street in the MacArthur Park neighborhood of the Westlake Community Planning area in the City of Los Angeles and to establish and approve an affordable housing project as discussed below. The purchase is part of the CEO-HI (CEO-Homeless Initiative) Land Bank Pilot Program. The Board established the Pilot Program on June 14, 2022, to create new opportunities for affordable housing in areas experiencing and set to experience rapid gentrification and displacement. The project would include an approximately seven-story (78-foot-tall) affordable housing development with up to 160 units and 4.5: 1 FAR; parking would be provided according to code; the project could also include 1,400 square feet of community-serving commercial space and an approximately 2,700-square-foot community room and/or amenity space primarily to serve project residents. The property would include minor landscaping and low level security lighting. Two small ornamental trees and small shrubs would be removed from the existing parking lot. There are seven large Ficus street trees that abut the site that could be impacted by the project. Subsurface parking is not anticipated. The proposed building foundation design and construction method have not been identified but could include localized foundation piles extending to some depth. However, the quantity of earth that would be disturbed is anticipated to be relatively minor. Construction is anticipated to take about 24 months. The project site is a City of Los Angeles Housing Element site and thus with more than 20% of the units to be affordable to lower income households the development of housing would be a by-right project in the City of Los Angeles (Government Code Section 65583.2(i)). The site would remain as a parking lot until development of the housing project started.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:** Los Angeles County

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Los Angeles County

**EXEMPT STATUS:**

___ Ministerial (Sec. 2 0(b)91); 15268).
___ Declared Emergency (Sec 21080(b)(3); 15269(a))
_X_ Emergency Project (Sec 21080(b)(4); 15269(c))
_X_ Categorical Exemptions: Class I Existing Use (CEQA Guidelines Section 15301); Class 32 In-Fill Development Projects (CEQA Guidelines Section 15332)
_X_ Statutory Exemptions: Los Angeles Affordable Housing, (Section 21080.27(c)(1)(2)(3)(5) and (d)(1) (2)(3) (AB 785)); Common Sense Exemption (Section 15061(b)(3))

**REASONS WHY PROJECT IS EXEMPT**: Summary of Reasons is attached. Exemption Documentation for the project is available from Los Angeles County, Chief Executive Office-Real Estate Division (CEO-RED), address above, or can be requested by calling 213-974-4246.

**LEAD AGENCY CONTACT PERSON:** Helena Dedic, CEO RED, 555 West 5th Street, 36th Floor, Los Angeles, CA 90013

**Telephone:** (213) 974-4200

**IF FILED BY APPLICANT:** Not Applicable

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:** Helena Dedic **Date:** 11/20/2025 **Title:** Manager

_X_ Signed by Lead Agency ___ Signed by Applicant Date Received for Filing at OPR: Not applicable

# 2615 W. 8th Street, Land Acquisition, Permanent Affordable Housing Summary of Reasons Why Project is Exempt Attachment

Detailed documentation of the applicable exemptions is available for review upon request from the Los Angeles County, Chief Executive Office (CEO) Real Estate Division (RED), 213-974-4246. A summary of this documentation is provided below.

***California Environmental Quality Act [CEQA] Section 21065; CEQA Guidelines Section 15378(b)(5) – Project Definition***
The proposed acquisition and interim operation of the project site (ongoing operation as a parking lot) is exempt from CEQA because it does not constitute a project as defined under CEQA since the actions are (1) activities that are excluded from the definition of a project by CEQA Section 21065, and (2) administrative activities of government under section 15378(b)(5) of the State CEQA Guidelines because the action would not result in direct or indirect physical changes to the environment. No changes to the existing facilities (parking lot) are proposed as part of the interim operation.

The affordable housing project is categorically exempt from CEQA as follows:

***California Environmental Quality Act [CEQA] Section 21080.27(c)(1)(2)(3) and (5) and (d)(1)(2) and (3) – Los Angeles Exemption for Affordable Housing (AB 785)***
The acquisition of the site for land banking is the first step of the project. The reasonably anticipated future project would be a 100% affordable housing development project (consistent with Section 65589.5 of the Government Code) and would have a recorded deed restriction requiring affordable rent for 55 years or affordable cost for 45 years. Funding for the 2615 W. 8th Street Affordable Housing project would include one or more of the 14 sources identified in PRC 21080.27(a)(2) -- a necessary condition for meeting the definition of affordable housing under this exemption. The site is not vacant. The site is not listed as hazardous pursuant to Government Code Section 65962.5 or designated hazardous by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code. The site is not within a special flood hazard area or regulatory floodway as determined by FEMA. The site has not been identified for conservation and does not provide habitat for protected species. The property is not subject to a conservation easement. Once purchased by the County, further actions related to the project would be consistent with CEQA Section 21080.27(c)(1)(2)(3) and (5): "[t]he issuance of an entitlement for .. an affordable housing project..."; "[a]n action to … encumber land for an affordable housing project"; "[a]n action to facilitate encumbrance of land owned or to be purchased for an affordable housing project" and "[a]n action to provide financial assistance in furtherance of implementing an affordable housing project… Consistent with CEQA Section 21080.27(d)(1)(2) and (3) the project would be undertaken by the County in the City of Los Angeles and would be: "[a]n action to … encumber land for an affordable housing project…; "[a]n action to facilitate … encumbrance of land owned or to be purchased for an affordable housing project" and "[a]n action to provide financial assistance in furtherance of implementing an affordable housing project…". The project with either be a public work [Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code] or will comply with the prevailing wage requirements for CEQA Section 21080.27(e).

***CEQA Section 21080(b)(4), CEQA Guidelines Section 15269(c) -- Emergency Project***
Homelessness in the City and County of Los Angeles experienced a large increase from 2016 to 2023, with 2024 remaining similar to 2023 and 2025 seeing a small (4%) countywide decrease. According to the 2023 Greater Los Angeles Homeless Count, the County of Los Angeles had at the time of the count (January 2023) approximately 75,518 people experiencing homelessness countywide, including approximately 46,260 in the City of Los Angeles. In 2025 the overall homeless count was 72,308 countywide and 43,699 in the City of Los Angeles; countywide unsheltered homelessness decreased from 2024 by 9.5% while sheltered homelessness increased 8.5% (City of Los Angeles unsheltered homelessness decreased 7.9% and sheltered homelessness increased 4.7%). The County of Los Angeles represents approximately 25 percent of the State of California's population, but over 40 percent of the state's unhoused population. The City of Los Angeles represents 9.6 percent of the State of California's population, but nearly 25 percent of the state's unhoused population. On December 12, 2022, the City of Los Angeles declared a state of emergency on homelessness and activated the city's Emergency Operations Center. On January 10, 2023, the Los Angeles County Board of Supervisors unanimously voted to proclaim a local emergency for homelessness in the County of Los Angeles. Previously, on April 17, 2018, Mayor Eric Garcetti declared a shelter crisis to provide emergency housing for the unsheltered homeless people in the City of Los Angeles. On October 30, 2018, the LA County Board of Supervisors declared a shelter crisis to address homelessness in unincorporated LA County. This affordable housing project would provide permanent affordable housing that would address the homelessness emergency by providing for people to avoid or move from temporary shelters. Thus, the project would be eligible for the CEQA emergency project exemption.

***CEQA Guidelines 15061(b)(3) – Common Sense Exemption***
Temporary continuation of the existing parking lot would result in the same impacts as at present and would have no possibility of an increase in impacts.

***CEQA Guidelines Section 15301 – Class1 – Existing Facilities***
Continued interim operation of the existing parking lot would be eligible for a Class 1 Exemption as the existing use would remain with no expansion in use.

***CEQA Guidelines Section 15332 - Class 32 -- Infill Development Projects***
The affordable housing project is consistent with applicable general plan designation and zoning. The project site is within the City of Los Angeles, is less than 5 acres and is surrounded by urban uses. There is no habitat on the site. The project would not have the potential to significantly impact traffic, noise, air quality or water quality based on proposed site improvements and anticipated changes in occupancy. Typical construction techniques for building rehabilitation would be used that would be required to comply with applicable regulations including Low Impact Development (LID) and Noise Ordinances. The site is located in an urban area well-served by utilities and public services.

***CEQA Guidelines Section 15300.2 - Exceptions to the Use of Categorical Exemptions***
None of the exceptions to exemptions, found at Section 15300.2 of the State CEQA Guidelines would apply to invalidate the Class 32 categorical exemption. Based on the record, the County has determined the following: (a) the site is not located in a sensitive environment; (b) the project would not create significant cumulative impacts by contributing to impacts of successive projects of the same type in the same place; (c) there is no potential for the project to result in a significant effect on the environment due to unusual circumstances; (d) the project would not result in damage to a scenic resource; (e) the site is not on a list compiled pursuant to Section 65962.5 of the Government Code; (f) the project would not change the significance of any historical resource.