

AUG 05 2025

Notice of Exemption

To:

☐ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 958-3044

☒ County Clerk County of Los Angeles, Business filings
12400 E Imperial Hwy., Norwalk, CA 90650

From: **LOS ANGELES, COUNTY CLERK**
Los Angeles County Development Authority
700 W. Main Street
Alhambra, CA 91801

Project Title: Residency at the Entrepreneur LP / ABS Properties HomeKey+ New Construction – 1657–61 N. Western Ave., Los Angeles

Project Applicant: Los Angeles County Development Authority

Project Location -- Specific: 1657–1661 N. Western Ave., Los Angeles, CA 90027

Project Location – City: Los Angeles

Project Location – County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Construction of a nine-story, 200-unit permanent supportive housing development at 1657–61 N. Western Avenue, Los Angeles. The project, funded in part through the State's HomeKey+ program, will provide long-term housing for individuals experiencing homelessness and extremely low-income households. The development will include on-site supportive services such as case management, behavioral health care, employment readiness, and housing stabilization. The site is a fully urbanized infill parcel with existing infrastructure and utilities in place.

Name of Public Agency Approving the Project: Los Angeles County Development Authority

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: **Class 32, Section 15332 (Infill Development Projects)**
- ☐ Statutory Exemption. State code number: _____
- ☐ Other Exemptions: _____

Reasons why the project is exempt:

The project qualifies as a Class 32 Categorical Exemption under CEQA Guidelines §15332 as an infill development within Los Angeles city limits, less than five acres in size, consistent with the General Plan and zoning for multifamily residential use. The site is fully urbanized, has no habitat value for sensitive species, is served by existing infrastructure, and will not result in significant impacts to traffic, noise, air, or water quality.

Additionally, the project is exempt pursuant to Assembly Bill 153 (2023–2024), which establishes a statutory exemption from the California Environmental Quality Act for activities that meet certain conditions and receive funding through the HomeKey+ NOFA. As a HomeKey+ development, the project qualifies under Public Resources Code §21080.27 and Health and Safety Code §50675.1.5, which provide statutory exemptions for supportive housing and motel conversions.

Lead Agency Contact Person: Brian Talbot, Environmental Analyst /**Telephone/Extension:** (626) 586-1752

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: 7/31/2025 Title: Environmental Analyst

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant