

## NOTICE OF EXEMPTION

**To:** Office of Planning and Research  
  
County Clerk  
County of Los Angeles  
12400 Imperial Hwy  
Norwalk, CA 90650

**From:** County of Los Angeles  
Hall of Administration  
500 West Temple Street, Room 754  
Los Angeles, CA 90012

**PROJECT TITLE:** Project Homekey – Best Western, San Pedro

**PROJECT LOCATION -- Specific:** Best Western, 111 S. Gaffney St., San Pedro, CA 90731

**PROJECT LOCATION – City:** Los Angeles

**PROJECT LOCATION – County:** Los Angeles

**DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:** The State's Homekey Program (Homekey), has made funding available for local jurisdictions to purchase hotels and other properties to be used as interim and permanent housing for people experiencing homelessness (PEH) who are impacted by COVID-19. In September 2021, the California Department of Housing and Community Development (HCD) announced the availability of approximately \$1.45 billion of Homekey grant funding through its Round 2 Notice of Funding Availability (NOFA). In late October 2021, the County's Chief Executive Office (CEO) released a Request for Statement of Interest (RFSI) for the identification of nonprofit or for-profit entities (Corporations) to apply jointly with the County of Los Angeles (County) for the Homekey Round 2 NOFA. Selected Corporations would own and, in some cases, operate properties acquired through Homekey Round 2. The County received more than 30 responses to the RFSI, and identified 11 Corporations with whom to submit applications to HCD by January 31, 2022. Selected Corporations have performed due diligence on the properties to ensure the properties are appropriate for use as interim or permanent supportive housing for PEH, and to support a fair market purchase price for the properties. The State's Homekey Round 2 funds will be used to pay for the cost to acquire, develop, and/or rehabilitate each property. In some cases, a local match will be required to acquire, develop, and/or rehabilitate each property. On January 25, 2021, the County authorized applications for 19 proposed Homekey projects, and found the projects to be exempt from CEQA. This Project consists of a 60-unit motel that will be renovated for interim housing.

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

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Volunteers of America Los Angeles and County of Los Angeles

**EXEMPT STATUS:**

- Ministerial (Pub. Res. Code Sec. 21080(b)(1); Guidelines Sec. 15268).
- Declared Emergency (Pub. Res. Code Sec. 21080(b)(3); Guidelines Sec. 15269(a))
- Emergency Project (Pub. Res. Code Sec. 21080(b)(4); Guidelines Sec. 15269(c))
- Categorical Exemption:
- Statutory Exemption: Gov. Code Sec. 65660, et seq., Pub. Res. Code Sec. 21080.27 & 21080.50
- Health and Safety Code Section 50675.1.4


**REASONS WHY PROJECT IS EXEMPT:** See attachment, which is incorporated herein.

**LEAD AGENCY CONTACT PERSON:**

Elizabeth Ben-Ishai, Principal Analyst, Chief Executive Office – Homeless Initiative; Telephone: (213) 974-2566

**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:  Date: 2/7/2022 Title: Principal Analyst

Signed by Lead Agency       Signed by Applicant      Date Received for Filing at OPR:

## **Best Western – San Pedro, Project Homekey**

### **Summary of Reasons Why Project is Exempt Attachment**

The Project utilizes Homekey grant funds and other public funds and will provide housing units for individuals and families who are experiencing homelessness or who are at risk of homelessness. The Project consists converting the Best Western to interim housing for those who are chronically homeless. The motel includes 60 rooms, including 6 two-room suites (approximately 400 square feet), 6 ADA accessible rooms (400 square feet) and 48 single room units (approximately 270 square feet). The building also includes a dining room and full kitchen, guest laundry room with 2 machines, exercise room, computer room, along with various small offices that can be used as case management offices. Rehabilitation activities will include: necessary elevator upgrades/modifications, safety slip stair well materials/ rails, demolition and conversion of the pool area to an outside common area with a dog park; replace all carpeting throughout the building with vinyl flooring; paint all units; soundproof windows on Gaffey Street; add HVAC units in 60 units and upgraded air conditioning/heating systems in all the common building areas, upgrade toilets and showers in bathrooms w; remove fireplaces in 6 suites; replace window/windows coverings/ energy efficient glass; remodel bar area into additional staff office space; convert gym area to office space; upgrade laundry room with new equipment; redesign the lower parking garage, including resurfacing the concrete decking materials, into an intake area for clients; secure parking lot with fencing and automatic gates; remodel/upgrade equipment in the commercial kitchen, adding warming tables; upgrade dining room with durable tables and chairs; install security system for the building; upgrade fire sprinkler system; and replace the roof adding solar panels in addition to a backup generator system.

The Project is exempt from CEQA because it meets the requirements of Government Code Section 65660 et seq., as it will be a "low barrier navigation center", as defined therein, and Public Resources Code Section 21080.50, as it is an "interim motel housing project" as defined therein. Further, the Project is exempt pursuant to Public Resources Code Section 21080.27, as it is an emergency shelter or supportive housing development within the City of Los Angeles, partially funded by the County of Los Angeles. Further, the Project is exempt from CEQA pursuant to Section 21080(b)(4) of the Public Resources Code and Section 15269(c) of the State CEQA Guidelines, which exempts specific actions necessary to prevent or mitigate an emergency, the current homelessness crisis facing the County.