

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 – Pacific Coast Inn, Redondo Beach

PROJECT LOCATION -- Specific: Pacific Coast Inn, 716 S. Pacific Coast Hwy, Redondo Beach, CA 90277

PROJECT LOCATION – City: Redondo Beach

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 20-unit motel that will be renovated for permanent supportive housing.

NAME OF PUBLIC AGENCY APPROVING PROJECT: County of Los Angeles

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Century Affordable Development, Inc. 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: Class 1 (Existing Facilities) and Class 4 (Minor Alterations to Land), Guidelines Sec. 15301 & 15304. County of Los Angeles Environmental Document Procedures and Guidelines -- Classes 1 & 4
- Statutory Exemption: Gov. Code Sec. 65650, et seq.; Pub. Res. Code Sec. 21080.50
- Health and Safety Code Sec. 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:

Pacific Coast Inn – Redondo Beach, 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 of a 20-unit motel that will be renovated for permanent supportive housing (PSH). The property sits on 0.34 acres and contains 5,976 square feet of floor area, made up of 20-rooms and a 2-bedroom manager's unit. The improvements to this property will be minimal. The interior of the units will be rearranged and updated to better suit the target population with the addition of kitchenettes and accessibility improvements. The exterior will feature the addition of community space, the re-naturalization of the streetscape, and safety improvements. The manager's unit will also be rearranged to facilitate the provision of supportive services, by adding an on-site office, and made more accessible.

The Project is exempt from CEQA because it meets the requirements of Government Code Section 65650 et seq., as it is a "supportive housing" development, 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 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. The Project is also categorically exempt pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) because the Project consists of the renovation of an existing motel for permanent supportive housing purposes with negligible or no expansion of its existing or former use, and 15304 (Minor Alterations to Land) because only minor alterations will be made to the existing vegetation and landscaping. No mature healthy trees will be removed. The Project is also exempt pursuant to Classes 1 and 4 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, based on the record of the Project, it will comply with all applicable regulations, and is not in a sensitive environment and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code Section 65962.5, or indication that it may cause a substantial adverse change in the significance of a historical resource that would make the exemptions inapplicable.