

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 – Hollywood Downtowner Inn

PROJECT LOCATION -- Specific: 5601 Hollywood Blvd., Hollywood, Los Angeles, CA 90028

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). In late 2022, the California Department of Housing and Community Development (HCD) announced the availability of approximately \$736 million of Homekey grant funding through its Round 3 Notice of Funding Availability (NOFA). In December 2022, the County's Chief Executive Office (CEO) released a Request for Statement of Qualifications (RFSI) for the identification of nonprofit or for-profit entities (Corporations) eligible to apply jointly with the County of Los Angeles (County) for the Homekey Round 3 NOFA. In February 2023, the CEO released a Request for Services (RFS), which eligible Corporations had the opportunity to respond to with project proposals. Selected Corporations would own and, in some cases, operate properties acquired through Homekey Round 3. The County received more than 30 responses to the RFS and identified 11 Corporations with whom to submit applications to HCD by July 28, 2023. 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 3 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 May 2, 2023, the County authorized applications for 11 proposed Homekey projects, and found the projects to be exempt from CEQA.

This Project consists of the conversion of a 30-unit motel into 30 units of interim housing for transition age youth. Unit upgrades include fixtures and flooring. Exterior upgrades include windows, roof, and landscaping. The existing pool will be filled and landscaped to create a gathering space for residents.

NAME OF PUBLIC AGENCY APPROVING PROJECT: County of Los Angeles

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Covenant House of California

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, CEQA Guidelines Section 15301, County of Los Angeles Environmental Document Procedures and Guidelines -- Class 1.
- Statutory Exemption: 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: 6/1/2023 Title: Senior Manager

Signed by Lead Agency

Signed by Applicant

Date Received for Filing at OPR:

Hollywood Downtowner Inn – Los Angeles, 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 the conversion of a 30-unit motel into 30 units of interim housing for transition age youth. Unit upgrades include fixtures and flooring. Exterior upgrades include windows, roof, and landscaping. The existing pool will be filled and landscaped to create a gathering space for residents.

The Project is exempt from CEQA because it meets the requirements of 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 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. The Project is also categorically exempt pursuant to Section 15301 (Existing Facilities), and Class 1, of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the Project consists of the renovation of an existing motel for interim housing purposes with negligible or no expansion of its existing or former use. In addition, based on the record of the Project, it will comply with all applicable regulations, it is not located in a sensitive environment, there are no impacts to scenic highways, it is not located on a hazardous waste site, and there is no indication that it may cause a substantial adverse change in the significance of a historical resource that would make the exemptions inapplicable.