

## 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 – Optimist Youth

**PROJECT LOCATION -- Specific:** 6085 E Annan Way, Los Angeles, CA 90042

**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 rehabilitation and conversion of an existing, vacant office building into housing for transition age youth (TAY) exiting foster care, consistent with the Transitional Housing Program - Plus (THP+). The existing building is a two-story, Type V-1HR structure, approximately 67' x 112'. The structure provides 10,247 sf of interior space and sits on a lot that measures approximately 11,646 sf.

The Project will convert the existing assembly, office and retail building into a residential building containing 21 studio units, a lobby, two small office spaces and a laundry room (R2 occupancy). The offices will be used by staff to provide supportive services to the residents. The studio units will range in size from 319-344 sf.

All non-load bearing interior walls will be demolished and new interior walls will be constructed to create the new residential units and amenity spaces. A small portion of the structure's existing load-bearing walls will be removed to allow for circulation between spaces. Finally, the Project's conversion of an office building to residential will not trigger a seismic upgrade of the building.

Each studio unit will be equipped with a kitchen, bathroom, and closet. Each unit's existing window will be fully upgraded. The first floor will contain seven new dwelling units, a lobby and office space. Additionally, 314 sf of new interior floor area will be added to the first level to create an enclosed corridor which allows residents to access their units through air-conditioned space. Aside from this, no additional interior square footage will be added to the Project. The second floor will contain 14 new dwelling units, a common laundry room, and an office space. The roof will include new Class 'A' roofing material and new mechanical pads for HVAC equipment.

There will be no change to the existing building height. The existing surface parking spaces at the Project site will be reduced from 20 to 15. The existing parking spaces are not compliant and must be re-stripped. Additionally, the location of one row of parking spaces will need to be shifted to make way for the 314 sf of new interior floor area for an enclosed corridor on the building's first level.

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

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Optimist Youth Homes & Family Services

**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
- 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, Manager, 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: Manager

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

## **Optimist Youth Homes & Family Services – 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. This Project consists of the rehabilitation and conversion of an existing, vacant office building into housing for transition age youth (TAY) exiting foster care, consistent with the Transitional Housing Program - Plus (THP+). The existing building is a two-story, Type V-1HR structure, approximately 67' x 112'. The structure provides 10,247 sf of interior space and sits on a lot that measures approximately 11,646 sf.

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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. The Project is also categorically exempt pursuant to Section 15301 (Existing Facilities), Class 1, of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the Project consists of the renovation of an existing facility 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 unusual circumstances that would have a significant effect on the 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.