

**MOTION BY SUPERVISOR MARK RIDLEY-THOMAS**

**December 1, 2015**

**Conversion of Tiki Motel into Very Low-Income Housing for the Chronically Homeless**

Meta Housing (Meta) is an affordable housing developer and manager that has built over 6,000 multifamily and senior housing units throughout Southern California. Meta was recently awarded tax credits and a Homeless Prevention Initiative grant from the Second District to transform the blighted Tiki Motel, located at 7306-7308 Marbrisa Avenue, 7223 Santa Fe Avenue, and 7301 Santa Fe Avenue in the unincorporated Florence-Firestone community. The Tiki Motel will be renovated into 36 new and redesigned units for extremely low-income housing for chronically homeless individuals who are high-utilizers of medical services and struggle with multiple medical and behavioral health conditions (the "Project"). The property is currently owned by 7301 Santa Fe Avenue, LLC, a California limited liability company (the "Owner") and the Project will be constructed, operated and maintained by Meta.

As part of the entitlement process, the Conditional Use Permit required the dedication of a 7.5 foot strip of land and a 18 foot strip of land (together, the "Dedicated Land") to the County of Los Angeles (County) for purposes of ingress, egress, roadway, slopes and other incidental easements (collectively, the "Easements"). The Owner executed and delivered an Irrevocable Offer to Dedicate and Grant of Easement (the "Easement Offer and Agreement") in favor of the County to which the Owner granted the County an offer to dedicate the Dedicated Land for the Easements (the "Offer") and granted the public a non-exclusive easement for the Easements prior to acceptance of the Offer by the County.

A portion of a building currently exists within the boundaries of the 7.5 foot strip of the Dedicated Land (the "7223 Santa Fe Avenue Building"). In addition, a building overhang, driveways, parking spaces and other incidental improvements related to the Project currently

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exist or are planned for development within the boundaries of the 18 foot strip of the Dedicated Land (collectively, the “Other Improvements”).

However, the County has no plans to expand or modify this portion of Santa Fe Avenue. In order to maintain the building located at 7223 Santa Fe Avenue, and the Other Improvements in their current locations, certain modifications need to be made to the Easement Offer and Agreement.

**I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:**

Direct the Director of the Department of Public Works to take the following actions to ensure the continued renovation of the Tiki Motel at 7306-7308 Marbrisa Avenue, 7223 Santa Fe Avenue, and 7301 Santa Fe Avenue in the unincorporated Florence-Firestone community for very low-income housing for chronically homeless individuals:

1. Proceed with a vacation of the east 2.5 foot of the 7.5 foot strip of the Dedicated Land so that the 7223 Santa Fe Ave Building no longer encroaches into the boundaries of the Dedicated Land;
2. Release of the east 2.5 foot of the 7.5 foot strip of the Dedicated Land from the non-exclusive easement to the public so that the 7223 Santa Fe Avenue Building no longer encroaches into the boundaries of such easement (being the same as that of the Dedicated Land);
3. Execute an encroachment agreement from the County of Los Angeles to allow the Other Improvements to remain within the 18 foot strip of the Dedicated Land; and
4. Accept the Dedicated Land for purposes of the Easements after the aforementioned vacation, release and encroachment agreement (the “Modifications”) have been made effective and recorded in the official records of the County of Los Angeles.

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