

AGN. NO.

MOTION BY SUPERVISOR HILDA L. SOLIS

JULY 25, 2023

MacLaren Hall Redevelopment Opportunity

The County of Los Angeles (County) through our Board of Supervisors (Board) is aware of the need for an increase in affordable housing and continuously strives to create affordable housing for our County residents. With this need, on May 1, 2021, our Board authorized the County to enter into a partnership with the City of El Monte (City) for a potential affordable housing development opportunity at MacLaren Hall, which is a former Department of Children and Family Services (DCFS) facility, located at 4024 Durfee Avenue in the City of El Monte (Site).

The City has since entered into negotiations with a development team for the potential mixed-use development that will consist of affordable housing for moderate-, low- and very low-income households and a commercial project that will provide a variety of community health services (Project).

The County and City are continuing their discussions to bring forward the potential project and provide the much needed housing units and related services for future residents and the broader County community. In order to do so, the County is seeking to

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extend the agreement with the City to continue negotiations for the potential development of the Site and return to the Board with negotiated development agreements approved as to form by County Counsel and ready for consideration by the Board.

I, THEREFORE, MOVE that the Board of Supervisors:

1. Find that the execution of an amendment to the Memorandum of Understanding (MOU) with the City of El Monte does not constitute a project under the California Environmental Quality Act (CEQA) pursuant to section 21065 of the California Public Resources Code and section 15378(b)(4) and (5) of the State CEQA Guidelines because it is excluded from the definition of a project as it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment and involves government fiscal activities that do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment; any future proposed development of the Site will require prior Board approval and appropriate findings under CEQA.
2. Approve and direct the Director of Department of Economic Opportunity (DEO), or her designee, to extend the term of the MOU for two additional 90-day periods, in order to negotiate the potential development of the property located at 4024 Durfee Avenue in the City of El Monte (Site).
3. Authorize the Director of DEO, or her designee, to execute amendments to the MOU with the City of El Monte necessary to effectuate the action authorized hereby.

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