

August 06, 2024

MOTION BY SUPERVISOR LINDSEY P. HORVATH

West Hollywood Recovery Center Funding Allocation (ARP Funds)

The West Hollywood Recovery Center (“WHRC”) is located at 621 N. Robertson Boulevard in West Hollywood. The building was designed in the Log Cabin style and was constructed in 1936 as a Boy Scouts of America clubhouse. In the early 1970s the building was subleased to the West Hollywood Recovery Center for use for addiction recovery group meetings such as Alcoholics Anonymous meetings. Currently, the WHRC hosts over 90 separate addiction recovery meetings a week, over 4,500 meetings a year. The building and property were long owned by the City of Beverly Hills (water district), until the City of West Hollywood (City) purchased the building in 2022. That purchase included a 99-year deed restriction that the premises must be solely used for the operation of WHRC and related public services ancillary to recovery services. After purchasing the building, the City began a feasibility analysis with the WHRC to determine a program and renovation plan which would meet the needs of the WHRC and rehabilitate the building, which is in poor condition. Included in this plan was the consolidation of the WHRC’s operations to one facility (additional WHRC meetings are held in a nearby City-owned building).

The purchase and renovation of this property for the continued long-term use for the recovery community is essential for the City because it not only addresses addiction in our

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communities, but it also addresses homelessness. People suffering with addiction are amongst the most vulnerable to becoming homeless, and this was an issue exacerbated by the COVID-19 pandemic. The refurbishment and expansion of the WHRC is part of the City's multi-faceted approach to preventing homelessness and providing much needed support and services to the community.

On June 25, 2024, the City's Historic Preservation Commission considered and approved the Certificate of Appropriateness 24-0009 in conjunction with the rehabilitation of the Log Cabin for use by the WHRC and determined that the project does not have a significant effect on the environment and is categorically exempt from the California Environmental Quality Act pursuant to Sections 15303 and 15331 of the State CEQA Guidelines. Since the subject property is considered a historical resource the City will ensure that the work complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties as required under the CEQA exemption.

The renovation and expansion project (known as the West Hollywood Recovery Center Log Cabin Refurbishment and Expansion Project) consists of three components that are intended to be completed simultaneously for greater efficiency. Component A will include refurbishment of the existing log cabin structure following the Secretary of Interior Standards for Treatment of Historic Properties, including hazmat abatement, new mechanical, electrical and plumbing systems, and Title 24 and ADA requirements. The total estimated cost for Component A is \$1.75 million. Component B will include expansion of the log cabin to include ADA-compliant

bathrooms, two additional meeting rooms to accommodate and consolidate WHRC services to one location, limited food preparation space, and administrative and storage space. The total estimated cost for Component B is \$4 million. Component C will include additional site work for a public parking lot, streetscape improvements, landscaping, and incorporation of EV charging stations and photovoltaic panels at an estimated cost of \$4.2 million.

The County proposes a contribution of up to \$3 million of American Rescue Plan Act (ARP)-enabled funds to support Component B of the West Hollywood Recovery Center Log Cabin Refurbishment and Expansion Project, thus continuing to meet critical needs in the community following the COVID-19 pandemic. The \$3 million is being re-aligned from the West LA Armory Project, which has a current ARP allocation of \$36.7 million. In addition to the \$3 million in ARP-enabled funding from the County, the City has received over \$1 million in state and federal funds for the project. The remainder of the funding will be provided by the City. The proposed funding will allow the City to fund the renovation and expansion of the existing Log Cabin for recovery center services provided by WHRC as included in the purchase deed restriction.

I, THEREFORE, MOVE that the Board of Supervisors:

- 1) Find that execution by the County of a funding agreement with the City of West Hollywood for the City's renovation and expansion costs for the WHRC and related actions herein are exempt from CEQA pursuant to Sections 15331 of the State CEQA Guidelines which applies to projects limited to maintenance, repair,

stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction or historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards) and Section 15303 as well as Class 3 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. which applies to new construction or conversion of small structures because the scope is within certain classes of projects that have been determined not to have a significant effect on the environment. In addition, based on the records of the proposed City project, it will comply with all applicable regulations, 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 indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable. Upon the Board's approval of the action herein, CEO will file a Notice of Exemption with the County Clerk and with the State Clearinghouse and the Office of Planning and Research pursuant to Public Resources Code section 21152 and will post the Notice to the County's website in accordance with Section 21092.2.

- 2) Find that, pursuant to Government Code section 26227, the use of funds in the amount of up to \$3,000,000 in ARP-enabled funding is deemed by the Board to be necessary to meet the social needs of the population of the County of Los Angeles

and serves a public purpose.

- 3) Authorize the Chief Executive Officer (CEO), or her designee, to execute, and if necessary, amend or terminate a funding agreement with the City in an amount of up to \$3,000,000, to contribute to the renovation and expansion costs for Component B of the West Hollywood Recovery Center Log Cabin Refurbishment and Expansion Project.
- 4) Direct the Executive Director of the Anti-Racism, Diversity, and Inclusion Initiative (ARDI) to evaluate the City's proposal and recommend provisions in the Funding Agreement that will ensure the investment of ARP-enabled funding will result in equitable outcomes.
- 5) Approve the attached appropriation adjustment to transfer \$3,000,000 of ARP Coronavirus Local Fiscal Recovery Funds via ARP's revenue loss provisions from Department of Health Services - Community Programs budget unit to the Project and Facility Development budget unit to support a funding agreement with the City for renovation and expansion work at the West Hollywood Recovery Center.

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