

NOTICE OF EXEMPTION

To: Office of Planning and Research
Submitted online via CEQA Submit

County Clerk
County of Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

From: County of Los Angeles
Department of Health Services
238 East 6th Street
Los Angeles, CA 90014

PROJECT TITLE: LA Motel Conversion Project

PROJECT APPLICANT: Brilliant Corners

PROJECT LOCATION – Specific: 5070 Washington Boulevard, Los Angeles, CA 90016

PROJECT LOCATION – City: Los Angeles

PROJECT LOCATION – County: Los Angeles

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: In February 2021, the County of Los Angeles Department of Health Services (DHS), acting on behalf of the County, approved issuance of funding for the LA Motel Conversion Project (original Project or Project). The Project will convert the existing motel into interim supportive housing for individuals experiencing homelessness. DHS found that the original Project met the criteria for two Statutory Exemptions from CEQA - the exemption under Public Resources Code (PRC) Section 21080.50 as authorized by Senate Bill (SB) 450, which statutorily exempts projects related to the conversion of a motel to supportive or transitional housing, and the exemption under PRC Section 21080(b)(4) and CEQA Guidelines Section 15269(c) for Emergency Projects. DHS filed a Notice of Exemption with the County Clerk and the State Clearinghouse in February 2021.

On December 31, 2024, DHS issued additional funds to the original Project for the cost of the added scope and to address cost increases for the original scope. Specifically, the revised Project includes the additional Project elements of replacing windows throughout the motel and replacing all of the parking lot asphalt (approximately 3,290 square feet), which is in poor condition. The parking lot improvement will include providing a path of travel that meets Americans with Disabilities Act (ADA) standards, meaning that the grade does not exceed 2%. The revised Project remains consistent with SB 450 and therefore qualifies for use of a Statutory Exemption under PRC Section 21080.50.

LA Motel is an approximately 4,948-square-foot motel with a central surface parking lot consisting of 5 spaces, located at 5070 West Washington Boulevard, Assessor Parcel Number 5062-006-031, in the Mid-City neighborhood of the City of Los Angeles. The Project site supports two buildings – the motel and a manager’s unit. The Project consists of interior renovations to the existing motel building and manager’s unit to accommodate supportive services to 34 individuals and parking lot modifications at depths ranging from 0.25 to 1 inch. As a Project Requirement for the general contractor, if this work requires the use of powered equipment, it will be accomplished using small equipment, such as a backhoe or equipment that generates a similar amount of noise. During any work in which powered equipment is used outdoors, the fence along the Project site’s rear property line will be covered with plywood sheets that are a minimum of ½-inch thick. The interior renovations to the motel building include replacement of flooring, doors, windows; drywall repairs; and installation of new electrical and plumbing connections, a new gate and fencing, landscaping, stucco, and HVAC wall units. Interior renovations to the buildings will not change the total number of rooms on-site but will include the conversion of two rooms to be ADA-compliant rooms. Brilliant Corners will serve as the developer and sponsor for the proposed Project. Once operational, Brilliant Corners will have a lease with the Project site owner and facilitate with the operator, Alcott Center for Mental Health.

NAME OF PUBLIC AGENCY APPROVING PROJECT: County of Los Angeles through the Department of Health Services

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Brilliant Corners

EXEMPT STATUS:

- Ministerial (Sec. 21080(b)(1); 15268).
- Declared Emergency (Sec 21080(b)(3); 15269(a))
- Emergency Project (Sec 21080(b)(4); 15269(c))
- Categorical Exemption
- Statutory Exemptions. State code number: Public Resources Code Section 21080.50

2025 008339


FILED
Jan 14 2025

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by CORTNEY MAFFITT

REASONS WHY PROJECT IS EXEMPT: See Attachment A, which is incorporated herein.

LEAD AGENCY CONTACT PERSON: Sarah Mahin, Director, Housing for Health Telephone: 213.833.5350

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: S. Mahin **Date:** 1/13/25 **Title:** Director, Housing for Health

Signed by Lead Agency
 Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for Filing at OPR: _____
THIS NOTICE WAS POSTED

ON January 14 2025

UNTIL February 13 2025

February 2024

ATTACHMENT A

Supporting Information for LA Motel Conversion Project County of Los Angeles Department of Health Services

The Los Angeles County, Department of Health Services (DHS), acting on behalf of the County of Los Angeles (County), pursuant to the requirements of the California Environmental Quality Act (CEQA) for the approval of funds for the proposed Project, has reviewed the revised LA Motel Conversion Project and determined that the Project complies with the requirements for a Statutory Exemption covered under Public Resources Code (PRC) Section 21080.50. DHS initially approved funding for the original LA Motel Conversion Project and filed a Notice of Exemption for the Project in February 2021. Two minor modifications have been made to the Project. The revised Project fits within the parameters of the PRC Section 21080.50 Statutory Exemption under CEQA, as follows:

The LA Motel Conversion Project involves the renovation of the existing LA Motel buildings and property to provide interim supportive housing for persons experiencing homelessness. The LA Motel buildings include two structures totaling 4,948 square feet motel with 17 individual rooms. The property consists of 7,999 square feet, with parking and other paved surfaces covering the areas that do not support buildings.

The Project meets the requirements of a supportive housing facility per PRC section 21080.50 and Los Angeles Municipal Code (LAMC) sections 12.03, 14.00, and 151.02 as amended by Ordinance No. 185489. The existing motel use has a certificate of occupancy dated June 25, 1948, in compliance with the statutory requirements. The Project would not result in a change of rooms from existing conditions but would include the conversion of two rooms to be compliant with Americans with Disabilities Act (ADA) standards. The Project will not result in the expansion of more than 10 percent of the floor area of any individual living unit in the structure. Upon termination of the use for supportive housing, the use of the structure would revert back to that authorized by the certificate of occupancy currently in effect.

The Project will not result in any significant effects related to traffic, noise, air quality, or water quality. According to the Institute of Transportation Engineers Trip Generation Manual, 10th Edition, the existing motel use generates 84 daily trips whereas the Project will generate 24 daily trips, which accounts for all trips associated with the project's operations, including residents and staff. Therefore, the Project will result in a decrease of 60 daily trips. Given the decrease in vehicular trips, no further analysis under City of Los Angeles transportation analysis guidelines is required and, thus, the Project will not have a measurable impact on vehicle miles traveled or traffic operations. Project activities include renovations to the existing motel buildings on-site. Any noise generated from Project renovations will be temporary and intermittent and will comply with LAMC Section 111 et seq. requirements and restrictions to noise. The Project will result in nominal short-term construction-related air quality emissions, primarily related to the localized interior demolition, operation of power tools and equipment, movement of materials such as dirt and asphalt, and application of interior architectural coatings (e.g., paints) during the construction period. Short-term construction impacts associated with the Project will be negligible because the buildings will not be demolished, there will be no use of large construction equipment (e.g. graders, dozers), and grading at the site will be minimal and will require soil import or export well-below 20,000 cubic yards of soil (which is the screening criterion set by the South Coast Air Quality Management District). Furthermore, operational impacts associated with vehicle trips to and from the Project site will be negligible due to a decrease in vehicle trips as compared to the existing motel use. The Project site is fully developed, and the proposed renovations will not alter the existing building footprints or paved areas of the Project site. The interim supportive housing use does not constitute a change of land use that could generate substantially different water quality pollutants than under existing conditions. The Project will comply with (LAMC) section 64.70.02, which outlines pollutant discharge control regulations.

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