

AUG 05 2025

LOS ANGELES, COUNTY CLERK

Notice of Exemption**To:**

☐ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 958-3044

From:

Los Angeles County Development Authority
700 W. Main Street
Alhambra, CA 91801

☒ County Clerk County of Los Angeles, Business filings
12400 E Imperial Hwy.
Norwalk, CA 90650

Project Title: LTSC Community Development Corporation HomeKey+ Adaptive Reuse – 343 1st Street, Los Angeles

Project Applicant: Los Angeles County Development Authority

Project Location -- Specific: 343 1st Street, Los Angeles, CA 90012

Project Location – City: Los Angeles

Project Location – County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Acquisition and adaptive reuse of an existing 33-unit multifamily residential building at 343 First Street into permanent supportive housing under California's HomeKey+ program. Interior renovations will include upgrades for habitability, accessibility enhancements, fire and life safety improvements, and cosmetic rehabilitation. No expansion of the existing building footprint is proposed. The property is in a fully urbanized neighborhood with established infrastructure and services in place. Residents will have access to on-site wraparound services, including case management, mental health support, and employment readiness programs.

Name of Public Agency Approving the Project: Los Angeles County Development Authority

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: **Class 1 – Section 15301 (Existing Facilities)**
- ☐ Statutory Exemption. State code number: _____
- ☐ Other Exemptions: _____

Reasons why the project is exempt:

The project is exempt under CEQA Guidelines Section 15301, Class 1, as it involves conversion of an existing SRO hotel into supportive housing with interior renovations only and no expansion of the building footprint. The site is in a fully urbanized area with adequate infrastructure and public services, and the use is consistent with zoning and the General Plan.

Additionally, Assembly Bill 153 (2023–2024) establishes a statutory exemption from the California Environmental Quality Act for activities that meet certain conditions and receive funding through the HomeKey+ NOFA. As a HomeKey+ project, it is deemed exempt under Public Resources Code Section 21080.27 and Health and Safety Code Section 50675.1.5, which provide statutory exemptions for supportive housing and motel conversions.

Lead Agency Contact Person: Brian Talbot, Environmental Analyst

Telephone/Extension: (626) 586-1752

If filed by applicant:

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: 7/31/2025 Title: Environmental Analyst

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant