

AUG 05 2025

Notice of Exemption

LOS ANGELES, COUNTY CLERK

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: The People Concern / St. Vincent Behavioral Health Campus HomeKey+ Adaptive Reuse – 201 S. Alvarado St., Los Angeles

Project Applicant: Los Angeles County Development Authority

Project Location -- Specific: 201 S. Alvarado St., Los Angeles, CA 90057

Project Location – City: Los Angeles

Project Location – County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The project involves the adaptive reuse of a seven-story office building into approximately 172 units of permanent supportive housing under the HomeKey+ program. Improvements will include interior reconfiguration for residential use, installation of kitchens and bathrooms, ADA upgrades, and minor exterior modifications for residential entry, with no expansion of the existing footprint. The development will provide stable housing and comprehensive supportive services, including behavioral health care, case management, and employment assistance—for individuals experiencing homelessness. The property is in a fully urbanized area with all necessary infrastructure and utilities in place.

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 converts an existing seven-story office building into supportive housing with only interior modifications and minor exterior changes for residential use and accessibility. Located in a fully urbanized area with existing infrastructure and services, the project will not increase the intensity of use or impact historic resources, sensitive habitats, or environmental quality. Pursuant to CEQA Guidelines §15301, it qualifies as a Class 1 exemption.

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 §21080.27 and Health and Safety Code §50675.1.5, which provide statutory exemptions for supportive housing and motel conversions.

Lead Agency Contact Person: Brian Talbot, Environmental Analyst

Telephone/Ext.: (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