

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

DAVID H. J. AMBROZ

HELEN LEUNG

KAREN MACK

DANA M. PERLMAN

YVETTE LOPEZ-LEDESMA

AJAY RELAN

JENNA HORNSTOCK

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

April 5, 2021

The Honorable City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**SUSTAINABLE COMMUNITIES PROJECT EXEMPTION REQUEST FOR PROPOSED
MIRAMAR DEVELOPMENT PROJECT**

CASE NO.: ENV-2020-4297-SCPE; CPC-2020-4296-CU-DB-SPP-SPR-VHCA-PHP

PROJECT NAME: 5600 Hollywood

PROJECT APPLICANT: Sean Beddoe, BWC/St. Andrews, LP

PROJECT LOCATION/ADDRESS: 5600-5606 West Hollywood Boulevard, 1655-1679 North St.
Andrews Place, 5607 West Carlton Way

COMMUNITY PLANNING AREA: Hollywood

COUNCIL DISTRICT: 13 – O'Farrell

On July 21, 2020, the applicant submitted a request for the City to consider whether the project is exempt under Public Resources Code ("PRC") Section 21155.1 as a Sustainable Communities Project. The Sustainable Communities Project Exemption was adopted into State Law as part of Senate Bill 375 (2008), the Sustainable Communities and Climate Protection Act. The request and supplemental materials are enclosed herein.

The project involves the demolition and removal of an existing three-story commercial, a two-story 14-unit apartment, associated surface parking, a vacant lot and 22 non-protected on-site and in the public parkway adjacent the project site, and the construction, use and maintenance of a 200-unit apartment building with 40 units restricted to Very Low Income Households. The unit composition will be 123 one-bedroom units, three (3) one-bedroom units with a den, 71 two-bedroom units, and three (3) two-bedroom townhomes. The proposed building will be 17-story, 200-foot residential tower, as measured from grade to the highest point of the roof parapet, with two (2) subterranean parking levels. The building will contain a total of 222,234 square feet of floor area with a floor area ratio (FAR) of 6.0:1. The project will provide 265 vehicular parking spaces located within the two (2) subterranean parking levels and three (3) above grade parking levels. The project will also provide 100 long term bicycle parking spaces in the second above grade level parking garage, at grade with the Hollywood Boulevard street frontage. The project will provide 13 short term bicycle parking spaces at the pedestrian entrance along Hollywood

Boulevard and in the parkway along St. Andrews Place. A total of 22,897 square feet of usable open space will be provided, including 8,300 square feet of private balconies, an 880 square foot coworking deck, a 5,163 square foot garden terrace, a 2,145 square foot social terrace, a 2,773 square foot pool deck, and 6,220 square feet of indoor open space amenities such as a fitness center, lounge, coworking space, and a screening room. The project is providing 2,371 square feet of landscaping for the tenants. The project will provide 75 new on-site trees and 16 new street trees. The project will require the export of approximately 59,000 cubic yards of soil.

It is hereby requested that the City Council consider and determine if the proposed project qualifies for a Sustainable Communities Project Exemption ("SCPE"), pursuant to Public Resources Code ("PRC") Section 21155.1.

PRC Section 21155.1 provides that projects are statutorily exempt from CEQA if a hearing is held by the City Council and the City Council finds, based on the whole of the administrative record, that the project qualifies as a transit priority project as defined by PRC Section 21155(b), and further meets all of the criteria set forth in PRC Section 21155.1 (a) and (b) and one of the criteria of subdivision (c). If the City Council finds, after conducting a public hearing, all of the above, then the project is declared a Sustainable Communities Project and shall be exempt from CEQA.

The Department of City Planning has reviewed the SCPE that was prepared for the proposed project and is recommending that the City Council determine that the project is exempt from CEQA pursuant to PRC Section 21155.1.

Actions for the City Council:

The City of Los Angeles finds, upon a review of the entire administrative record, including the Environmental Case No. ENV-2020-4297-SCPE, and all comments received, that:

1. The Proposed Project qualifies as a transit priority project pursuant to Public Resources Code Section 21155(b), which by definition means that the proposed Project is consistent with the general use designations, density, building intensity, and applicable policies specified for the project area in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG) pursuant to Public Resources Code Section 21155(a); and contains more than 50 percent residential; provides a minimum net density greater than 20 units an acre; and is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan per PRC Section 21155(b); and
2. Finds that all criteria in PRC Section 21155.1(a) and (b) are met, including environmental criteria, land use criteria, and at least one criteria (affordable housing) in PRC Section 21155.1(c)

Therefore, the City of Los Angeles finds that the proposed project qualifies as a transit priority project that is declared to be a Sustainable Communities Project and is therefore exempt from CEQA, in accordance with PRC Section 21155.1.

The City recommends that City Council:

DETERMINE that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code, Section 21155.1; FIND the Project is a transit priority project pursuant to PRC Section 21155; FIND the Project is a sustainable communities project that meets all of the requirements of subdivisions (a) and (b) and one of the requirements of subdivision (c) of PRC Section 21155.1.

The attached documentation fully discusses the project's eligibility for the exemption.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, appearing to be 'JH' with a long, sweeping horizontal line extending to the right.

James Harris
City Planning Associate

VPB:JC:DK:VKJ:JH

Enclosures
Sustainable Communities Project CEQA Exemption and Appendices