

SUSTAINABLE COMMUNITIES PROJECT EXEMPTION (SCPE) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a SCPE request for the properties located at 6817-6831 ½ West Hawthorn Avenue.

Recommendations for Council action:

1. FIND, upon a review of the entire administrative record, including the SCPE Case No. ENV-2020-6166-SCPE, and all comments received, that:
 - a. The proposed project qualifies as a transit priority project pursuant to Public Resources Code (PRC) 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 prepared by the Southern California Association of Governments pursuant to PRC 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).
 - b. 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).
2. FIND that the proposed project qualifies as a transit priority project that is declared to be a Sustainable Communities Project and is therefore statutorily exempt from the California Environmental Quality Act, in accordance with PRC Section 21155.1; for the demolition of an existing surface parking lot and the construction, use, and maintenance of a new, eight-story, 97-foot (103 feet, 10 inches to the top of the elevator penthouse), mixed-use building consisting of a 1,207 square-foot ground-floor café and 137 dwelling units, of which 14 units will be reserved for Extremely Low Income Households; the project includes 54 studio units, 56 one-bedroom units, and 20 two-bedroom units, and a total of 12,405 square feet of open space; and will provide 150 automobile parking spaces located within two subterranean levels; for the properties located at 6817-6831 ½ Hawthorn Avenue.

Applicant: Michael Nazzal, Yorkwood, LLC

Representative: Gary Benjamin, Alchemy Planning + Land Use

Case No. DIR-2020-6165-TOC-SPR-VHCA

Environmental No. ENV-2020-6166-SCPE

Fiscal Impact Statement: None submitted by the Department of City Planning (DCP). Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on January 18, 2022, the PLUM Committee considered a DCP report and SCPE request for the properties located at 6817-6831 ½ Hawthorn Avenue. DCP staff provided an overview of the matter. After providing an opportunity for public comment, the Committee recommended to approve the SCPE request. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ:	YES
GEDILLO:	ABSENT

AXB
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-NOT OFFICIAL UNTIL COUNCIL ACTS-