

SUSTAINABLE COMMUNITIES PROJECT EXEMPTION (SCPE) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a SCPE request for the properties located at 1911-1931 West Sunset Boulevard and 1910-2018 West Reservoir Street.

Recommendations for Council action:

1. FIND, upon a review of the entire administrative record, including the SCPE Case No. ENV-2020-3141-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 removal of an existing medical office building, restaurant building (Taix French Restaurant), and surface parking lot for the development of a 6-story (67-foot) mixed-use residential building with a total of 166 residential units (Nine (9) studio, 120 one-bedroom, 33 two-bedroom units, and 4 three-bedroom units) and 13,000 square feet of commercial uses, the Project will set aside 24 units for Very-Low Income Households for the properties located at 1911-1931 West Sunset Boulevard and 1910-2018 West Reservoir Street.

Applicant: Thomas D. Warren, 1911 Sunset Investors, LLC

Representative: Alexander Irvine, Irvine and Associates, Inc.

Case No. CPC-2020-3140-CU-MCUP-DB-SPR-HCA

Environmental No. ENV-2020-3141-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 June 21, 2022, the PLUM Committee considered a DCP report and SCPE request for the properties located at 1911-1931 West Sunset Boulevard and 1910-2018 West Reservoir Street. 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
CEDILLO:	YES
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ	ABSENT

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**