

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2021-4937-CU-DB-SPR-WDI-HCA	ENV-2021-4938-SCEA	11
PROJECT ADDRESS:		
6501-6521 South Sepulveda Boulevard, 6502-6520 South Arizona Avenue		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Ed McCoy, FRH Realty, LLC ☐ New/Changed	(858) 626-8341	emccoy@ffres.com
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Jonathan Lonner, Burns & Bouchard, Inc.	(310) 802-4261	jlonner@burnsbouchard.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
More Song	(213) 978-1319	More.Song@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
SCEA		

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

N/A

ATTACHMENTS:**REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- ☐ Letter of Determination
- ☐ Findings of Fact
- ☐ Staff Recommendation Report
- ☐ Conditions of Approval
- ☐ Ordinance
- ☐ Zone Change Map
- ☐ GPA Resolution
- ☐ Land Use Map
- ☐ Exhibit A - Site Plan
- ☒ Mailing List
- ☐ Land Use
- ☐ Other

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- ☐ Categorical Exemption
- ☐ Negative Declaration
- ☐ Mitigated Negative Declaration
- ☐ Environmental Impact Report
- ☐ Mitigation Monitoring Program
- ☒ Other

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NOTES / INSTRUCTION(S):

The City of Los Angeles finds, upon a review of the entire administrative record, including SCEA No. ENV-2021-4938-SCEA, and all comments received, that:

- The proposed project qualifies as a transit priority project pursuant to Public Resources Code Section 21155;
- 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);
- The proposed project contains more than 50% 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;
- The proposed project is a residential or mixed-use project as defined by Public Resources Code Section 21159.28(d);
- The proposed project incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior environmental reports, including SCAG's 2016-2040 RTP/SCS and 2020-2045 RTP/SCS Program Environmental Impact Reports;
- All potentially significant or significant effects required to be identified and analyzed pursuant to the California Environmental Quality Act (CEQA) in an initial study have been identified and analyzed in an initial study; and
- With respect to each significant effect on the environment required to be identified in the initial study, changes or alterations have been required in or incorporated into the project that avoids or mitigates the significant effects to a level of insignificance. Mitigation measures will be made enforceable conditions on the project.

Therefore, the City of Los Angeles finds that the proposed project complies with the requirements of CEQA for using a SCEA as authorized pursuant to Public Resources Code Section 21155.2(b).

The City Council Adopts the SCEA and the Mitigation Monitoring Program prepared for the SCEA.

FISCAL IMPACT STATEMENT:	
☐ Yes ☐ No	
*If determination states administrative costs are recovered through fees, indicate "Yes".	
PLANNING COMMISSION:	
☐ City Planning Commission (CPC) ☐ North Valley Area Planning Commission ☐ Cultural Heritage Commission (CHC) ☐ South LA Area Planning Commission ☐ Central Area Planning Commission ☐ South Valley Area Planning Commission ☐ East LA Area Planning Commission ☐ West LA Area Planning Commission ☐ Harbor Area Planning Commission	
PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
LAST DAY TO APPEAL:	APPEALED:
TRANSMITTED BY:	TRANSMITTAL DATE:
Linda Lou	May 10, 2022