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September 13, 2022

The Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**SUSTAINABLE COMMUNITIES PROJECT EXEMPTION REQUEST FOR A
PROPOSED PROJECT AT 6435 W. WILSHIRE BOULEVARD; CASE NOS. DIR-
2021-9237-TOC-HCA, VTT-83436-CN-HCA & ENV-2021-9238-SCPE. CF 22-0893**

The project involves the demolition of the existing five-story commercial building for the construction, use and maintenance of an eight-story, approximately 64,226 square-foot residential building. A total of 68 residential units are proposed with 61 market rate units and seven (7) units reserved for extremely Low-Income households. The project will provide a total of 87 parking spaces within two above-grade and two subterranean parking levels. The project will also provide bicycle parking including 54 long term and six (6) short term bicycle parking spaces.

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 the California Environmental Quality Act (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 SCPE Case No. ENV-2021-9238-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.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



HEATHER BLEEMERS
Senior City Planner

VPB:HB:SK

Enclosures

Sustainable Communities Project CEQA Exemption – 6435 West Wilshire
Boulevard – Case No. ENV-2021-9238-SCPE
Appendix A Site Plans and Landscape Plans
Appendix B Energy and Water Efficiency Report
Appendix C Land Use Maps and High Quality Transit Area
Appendix D Project Consistency with SCAG's 2020-2045 RTP/SCS
Appendix E LADWP and LABS Will Serve Letters
Appendix F Tree Letter
Appendix G Preliminary Endangerment Assessment Report
Appendix H Historic Report

The Honorable City Council

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Appendix I Project Consistency with SCAG's 2020-2045 RTP/SCS Mitigation
Measures Appendix J Soil Report Approval Letter
Appendix K Traffic Assessment
Appendix L Solid Waste Generation Estimate