

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
DIR-2021-9237-TOC-HCA VTT-83436-CN-HCA	ENV-2021-9238-SCPE	5 – Paul Koretz
PROJECT ADDRESS:		
6435 West Wilshire Boulevard		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Applicant: BE BH ADJ, LLC Rep: Dana Sayles, AICP, three6ixty <input type="checkbox"/> New/Changed	310-204-3500 x301	dana@three6ixty.net
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Sophia Kim	(213) 978-1208	Sophia.kim@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>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.</p> <p>This item is to request that the City Council consider and decide whether the proposed project (Planning Case Number DIR-2021-9237-TOC-HCA and VTT-83436-CN-HCA) qualifies for a Sustainable Communities Project Exemption, pursuant to Public Resources Code (PRC) Section 21155.1.</p> <p>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, 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 to be a Sustainable Communities Project and shall be exempt from the California Environmental Quality Act (CEQA).</p> <p>Planning has reviewed the Sustainable Communities Project Exemption (SCPE) that was prepared for the proposed project and is recommending that the City Council consider and determine that the project is exempt from CEQA pursuant to PRC Section 21155.1.</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

N/A

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

In accordance with the California Environmental Quality Act (CEQA), codified at Public Resources Code (PRC) Section 21155.1, a determination that the proposed project qualifies as a sustainable communities project and a declaration that the project is statutorily exempt from CEQA.

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):**Actions for the City Council:**

The City of Los Angeles finds, upon a review of the entire administrative record, including the SCPE No. ENV-2021-9238-SCPE, and all comments received, that:

- 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% 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
- Finds that all criteria in 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) are met.

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.

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:**

N/A

N/A

LAST DAY TO APPEAL:**APPEALED:**

N/A

N/A

TRANSMITTED BY:**TRANSMITTAL DATE:**

Linda Lou

August 2, 2022