

SUSTAINABLE COMMUNITIES PROJECT EXEMPTION (SCPE) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a SCPE request for the property located at 6435 West Wilshire Boulevard.

Recommendations for Council action:

1. FIND, upon a review of the entire administrative record, including the SCPE Case No. ENV-2021-9238-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 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 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 short term bicycle parking spaces; for the property located at 6435 West Wilshire Boulevard.

Applicant: BE BH ADJ, LLC

Representative: Dana Sayles, AICP, three6ixty

Case Nos. DIR-2021-9237-TOC-HCA; VTT-83436-CN-HCA

Environmental No. ENV-2021-9238-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 October 4, 2022, the PLUM Committee considered a DCP report and SCPE request for the property located at 6435 West Wilshire Boulevard. 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
CEDILLO:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**