

SUSTAINABLE COMMUNITIES PROJECT EXEMPTION (SCPE), and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a SCPE request for the properties located at 1200 – 1218 North Vine Street and 6245 – 6247 West Lexington Avenue.

Recommendations for Council action:

1. FIND, upon a review of the entire administrative record, including the Environmental Case No. ENV-2023-4989-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; which involves the demolition of two existing commercial buildings and one surface parking lot for the construction of a new seven-story mixed-use building with 151 dwelling units (17 units set aside for Very Low Income Households), the proposed building is 87 feet in height and has 143,295 square feet of floor area, the project includes 3,690 square feet of commercial ground floor uses and 87 vehicle parking spaces; for the properties located at 1200 - 1218 North Vine Street and 6245 - 6247 West Lexington Avenue.

Applicant: Vine Street Los Angeles Apartments, LLC

Representative: Dana Sayles, Three6ixty

Case No. CPC-2022-7047-CU-DB-SPR-HCA-1A

Environmental No. ENV-2023-4989-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 September 19, 2023, the PLUM Committee considered a DCP report and SCPE request for the properties located at 1200 – 1218 North Vine Street and 6245 – 6247 West Lexington Avenue. DCP staff provided an overview of the matter. A representative of Council District 13 provided comments in support of the SCPE request. 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         |
| LEE:           | YES         |
| YAROSLAVSKY:   | YES         |
| PADILLA:       | YES         |
| HUTT:          | YES         |

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CR  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**