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March 19, 2018

Sustainable Communities Project CEQA Exemption

CASE NO: ENV-2016-1955-MND

PROJECT NAME: The 1860

PROJECT APPLICANT: Damon Porter, Western & Franklin, LLC

PROJECT LOCATION/ADDRESS: 1860, 1868 North Western Avenue and 5440, 5446, 5448
West Franklin Avenue

COMMUNITY PLANNING AREA: Hollywood

COUNCIL DISTRICT: 13

The City has determined that, pursuant to the California Environmental Quality Act (CEQA) Section 21155.1, the 1860 Project is a Transit Priority Project that meets all the requirements to be declared a Sustainable Communities Project and is therefore eligible for a full CEQA Exemption. To qualify for a full CEQA Exemption as a Sustainable Communities Project, the Project must meet the criteria indicated on the attached checklist. As explained therein, the Proposed Projects meets all of the following requirements set forth in Section 21155.1:

1. The Project is consistent with the general land use designation, density, building, intensity, and policies in the Southern California Association of Governments' (SCAG's) adopted Sustainable Communities Strategy.
2. The Project contains at least 50 percent residential use based on the total building square footage.
3. The Project provides a minimum net density of at least 20 dwelling units per acre.
4. The Project is located within one-half mile of a major transit stop or high quality transit corridor included in SCAG's Regional Transportation Plan (RTP).
5. The Project can be adequately served by existing utilities and the Project Applicant will commit to pay all applicable in-lieu or development fees.
6. The Project does not contain wetlands or riparian areas, or have significant value as a wildlife habitat, nor does the implementation of the Project harm protected species.
7. The Project Site is not included on any list of facilities and sites compiled pursuant to Government Code Section 65962.5.
8. The Project Site has been subject to a preliminary endangerment assessment to determine the existence of any release of hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.
9. The Project does not have a significant effect on historical resources pursuant to Section 21084.1.
10. The Project Site is not subject to wildland fire hazards; an unusually high fire risk or explosion from materials stored or used on nearby properties; risk of a public health exposure at a level that would exceed the standards established by any State or Federal

- agency; seismic risk as a result of being within a delineated earthquake fault zone or a seismic hazard zone, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake fault or seismic hazard zone; or landslide, flood plain, flood way or restriction zone.
11. The Project Site is not located on developed open space.
 12. The Project is 15 percent more energy efficient than Title 24 standards and designed to use 25 percent less water than the regional average household.
 13. The Project Site is not more than 8 acres in total area.
 14. The Project does not contain more than 200 residential units.
 15. The Project does not result in any net loss in the number of affordable housing units in the Project area.
 16. The Project does not include any single level building that exceeds 75,000 square feet.
 17. The Project will incorporate any applicable mitigation measures or performance standards or criteria set forth in prior EIRs and adopted in findings.
 18. The Project does not conflict with nearby operating industrial uses.
 19. The Project is located within one-half mile of a rail station included in the RTP or within one-quarter mile of a High Quality Transit Corridor included in the RTP.
 20. The Project meets the requirement that at least five percent of the housing will be rented to families of very low income.

Therefore, based on the above, the Proposed Project is considered a Sustainable Communities Project eligible to be exempt from CEQA pursuant to Section 21155.1. The attached checklist fully discusses the project's eligibility for the exemption.

VINCENT P. BERTONI, AICP
Director of City Planning



Mindy Nguyen
City Planner

Enclosures:

Checklist
Attachments