

File No. [18-0982](#)

SUSTAINABLE COMMUNITIES PROJECT EXEMPTION (SCPE) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a proposed project for the property located at 6400 West Sunset Boulevard and 1419 North Ivar Avenue.

Recommendations for Council action:

1. FIND, upon a review of the entire administrative record, including SCPE No. ENV-2016-3631-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).
 - b. 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).
 - c. The proposed project 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 pursuant to PRC Section 21155(b).
 - d. 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) is met.
2. FIND, that the proposed project qualifies as a transit priority project that is declared to be a Sustainable Communities Project and is therefore exempt from the California Environmental Quality Act, in accordance with PRC Section 21155.1.

Applicant/Representative: Edgar Khalatian, Mayer Brown LLP

Case Nos. CPC-2016-3630-ZC-HD-DB-MCUP-SPP-SPR-WDI, VTTM-74496

Environmental No. ENV-2016-3631-SCPE

Fiscal Impact Statement: None submitted by the Department of City Planning. 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 November 6, 2018, the PLUM Committee considered a for a for

the property located at 6400 Sunset. Staff from the Department of City Planning (DCP) provided background information on the SCPE. The Representative for the Applicant provided comments in support of the SCPE. A Representative from Council District 13 provided comments that the office concurs with the DCP findings, but that concurrence does not imply support for the project as submitted. After an opportunity for public comment, the Committee recommended to approve the Ordinance for the project. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	ABSENT
BLUMENFIELD	ABSENT
PRICE	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-