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January 8, 2019

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**SUSTAINABLE COMMUNITIES PROJECT EXEMPTION REQUEST FOR A PROPOSED PROJECT AT 942 NORTH BROADWAY; CASE NOS. ZA-2018-3237-DB-MCUP-WDI-SPR AND VTT-82227-CN;**

The proposed project consists of the demolition of an existing one-story, with a basement, multi-tenant commercial building and the construction of an approximately 211,725 square-foot, mixed-use building containing a maximum of 178 residential condominium units and approximately 36,805 square feet of commercial restaurant and office space. The project has a maximum height of 291 feet, 5 inches above grade and 27 stories with five subterranean levels. The project would provide up to 270 parking spaces, with approximately 219 spaces dedicated to residential parking and 51 spaces provided for commercial and office uses. The project would provide up to 244 bicycle parking spaces.

It is hereby requested that the City Council consider and determine if the proposed project qualifies for a Sustainable Communities Project Exemption (SCPE), pursuant to Public Resources Code (PRC) Section 21155.1.

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, that 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 a Sustainable Communities Project and shall be exempt from the California Environmental Quality Act (CEQA).

The Department of City Planning has reviewed the SCPE that was prepared for the proposed project and is recommending that the City Council determine that the project is exempt from CEQA pursuant to PRC Section 21155.1

**Actions for the City Council:**

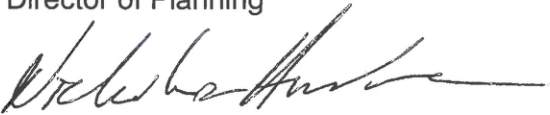
The City of Los Angeles finds, upon a review of the entire administrative record, including the SCPE No. ENV-2018-3238-SCPE, and all comments received, that:

1. 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 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); and
2. Finds 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).

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.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Nicholas Hendricks  
Senior City Planner

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Enclosures

- Appendix A: Land Use Maps
- Appendix B: Transit Maps
- Appendix C: Energy and Water Compliance
- Appendix D: Freeway Health Risk Assessment
- Appendix E: Environmental Assessments
- Appendix F: Geology Report
- Appendix G: Tree Report
- Appendix H: Historic Report Memo and Historic Resource Technical Report
- Appendix I: Zoning Information
- Appendix J: Estimated Solid Waste Generation at the Project Site
- Appendix K: LADWP Correspondence
- Appendix L: LADOT Technical Memorandum and Traffic Report
- Appendix M: SCAG RTP/SCS Consistency
- Appendix N: SCAG Mitigation Measure Consistency Table