

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
ZA-2018-3985-MCUP-TOC-WDI-SPR VTT-82171-CN	ENV-2018-3986-SCEA	13
PROJECT ADDRESS:		
550, 530, 522 South Shatto Place, 3119 West 6th Street; 90020		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Alexander Irvine, Irvine & Associates, Inc.	213-694-3065	alex@irvineassoc.com
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Will Hughen	213-978-1182	william.hughen@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>This item is to approve the Sustainable Communities Environmental Assessment (SCEA) for the future consideration of the development project identified in Planning Case numbers ZA-2018-3985-MCUP-TOC-WDI-SPR and VTT-82171-CN. Public Resources Code (PRC) Section 21155.2 requires the City Council to adopt findings and the SCEA prior to project approval if the City Council is not the decision-maker on the project approvals. Planning has reviewed and circulated the SCEA as required by law and is now recommending the SCEA for the City Council's consideration and adoption.</p> <p>The SCEA (ENV-2018-3986-SCEA) concludes that all potentially significant environmental impacts can be mitigated to less than significant. Mitigation measures are proposed for the following impact areas: Cultural Resources, Noise, and Transportation/Circulation. This location is not a site on any of the lists enumerated under Gov. Code Section 65962.5. Pursuant to Section 21155.2 of the PRC, this SCEA Initial Study: 1) incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior applicable environmental impact reports, including the Program EIR (PEIR) for the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG), and adopted in findings made pursuant to Section 21081; and 2) contains mitigation measures that either avoid or mitigate to a level of insignificance all potentially significant or significant effects of the Project required to be identified in this initial study.</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

N/A

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

In accordance with the California Environmental Quality Act (CEQA), Section 21155.2 of the Public Resources Code (PRC), adoption of the Sustainable Communities Environmental Assessment (SCEA).

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input checked="" type="checkbox"/> Other _____	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Other _____	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):

1. FIND, upon review of the entire administrative record, the Proposed Project complies with the requirements of CEQA for use of a SCEA as authorized pursuant to California Public Resources Code Section 21155.2(b).
2. ADOPT the SCEA (ENV-2018-3986-SCEA), the MMP and the Mitigation Measures for the proposed mixed-use development that involves the construction, use, and maintenance of a 222,944 square-foot, 31-story, mixed-use tower with 256 residential units and 2,507 square feet of office floor area, including the change of use of an existing, 12,800 square-foot building to commercial floor area, and that will set aside 29 units (11 percent of the total quantity of units) for Extremely Low Income Households, and include 329 automobile parking spaces, 141 long-term bicycle parking spaces, and 17 short-term bicycle parking spaces, and 21,450 square feet of open space, for the properties located at 522, 530, 550 South Shatto Place and 3119 West 6th Street.
3. ADOPT the following Findings:
 - a. The Proposed Project qualifies as a transit priority project pursuant to Public Resources Code Section 21155;
 - b. The Proposed Project incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior environmental reports, as amended herein, including the RTP/SCS Program Environmental Impact Report;
 - c. All potentially significant or significant effects required to be identified and analyzed pursuant to CEQA in an initial study have been identified and analyzed; and
 - d. With respect to each significant effect on the environment required to be identified in the initial study, changes or alterations have been required in or incorporated into the project that avoids or mitigates the significant effects to a level of insignificance.

FISCAL IMPACT STATEMENT: Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:

N/A

COMMISSION VOTE:

N/A

LAST DAY TO APPEAL:

N/A

APPEALED:

N/A

TRANSMITTED BY:

Will Hughen

TRANSMITTAL DATE:

July 25, 2019