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November 26, 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 623 - 671 SOUTH LA BREA AVENUE; CASE NOS. ZA-2019-1744-CU-MCUP-
SPR-TOC & VTT-82618-CN;**

The proposed project involves the construction, use, and maintenance of a new, eight-story, 201,123 square-foot mixed-use building with 121 residential units, and 125 hotel guestrooms including 14 dwelling units set aside for Extremely Low Income Households (or 11% of the proposed density). The building will be constructed with seven (7) residential and hotel levels above one (1) level of ground floor residential and hotel lobbies and commercial uses and two (2) levels of subterranean parking. The project includes six (6) three-bedroom units, 45 two-bedroom units, 70 one-bedroom units, 13,037 square feet of commercial space and a total of 10,256 square feet of open space.

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 Case No. ENV-2019-1736-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



Oliver Netburn
City Planner

VPB:ON:MC

Enclosures

- ENV-2019-1736-SCPE- 639 La Brea Sustainable Communities Project CEQA Exemption
- Attachment A.1: SCAG RTP/SCS Background Documentation Report
- Attachment A.2: SCAG RTP/SCS Urban Footprint Place Types
- Attachment B: Protected Tree Report
- Attachment C: Phase I Environmental Site Assessment (ESA)
- Attachment D: Geotechnical Investigation Report
- Attachment E: Historic Resource Assessment Report and Impact Analysis
- Attachment F.1: Energy Reduction Report
- Attachment F.2: Total Water Use Reduction Report