

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
ZA-2019-1744-CU-MCUP-SPR-TOC VTT-82618-CN	ENV-2019-1736-SCPE	4 - David E. Ryu
PROJECT ADDRESS:		
623 – 671 South La Brea Avenue		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Gidi Cohen, La Brea Bliss, LLC/ Dana Sayles, Three6ixty <input type="checkbox"/> New/Changed	(310) 204-3500	Dana@EKA360.net
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Michelle Carter	(213)978-1262	Michelle.carter@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>The project is the construction an approximately 201,123 square-foot, mixed-use building containing 121 residential units, 125 hotel guestrooms, and 13,037 square feet of commercial/restaurant/retail space. The building will be constructed with seven (7) residential/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 will provide 192 automobile parking spaces, within two (2) levels of subterranean parking, 108 long-term bicycle parking spaces, 31 short-term bicycle parking spaces, and 10,256 square feet of open space.</p> <p>This item is to request that the City Council consider and decide whether the proposed project (Planning Case Number ZA-2019-1744-CU-MCUP-SPR-TOC; VTT-82618-CN) qualifies for a Sustainable Communities Project Exemption, pursuant to Public Resources Code (PRC) Section 21155.1.</p> <p>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, 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 to be a Sustainable Communities Project and shall be exempt from the California Environmental Quality Act (CEQA).</p> <p>Planning has reviewed the Sustainable Communities Project Exemption (SCPE) that was prepared for the proposed project and is recommending that the City Council consider and determine that the project is exempt from CEQA pursuant to PRC Section 21155.1.</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), codified at Public Resources Code (PRC) Section 21155.1, a determination that the proposed project qualifies as a sustainable communities project and a declaration that the project is statutorily exempt from CEQA.

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 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 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 type="checkbox"/> Other _____	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):**Actions for the City Council:**

The City of Los Angeles finds, upon a review of the entire administrative record, including the SCPE No. ENV-2019-1736-SCPE, and all comments received, that:

- 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% 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
- Finds that all criteria in 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) are met.

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.

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:

TBD

COMMISSION VOTE:

N/A

LAST DAY TO APPEAL:

N/A

APPEALED:

N/A

TRANSMITTED BY:

Irene Gonzalez
Commission Office

TRANSMITTAL DATE:

December 2, 2019