

REVISED SUSTAINABLE COMMUNITIES PROJECT EXEMPTION (SCPE) and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a SCPE request for the property located at 623-671 South La Brea Avenue.

Recommendations for Council action:

1. FIND, upon review of the entire administrative record, including the SCPE Case No. ENV-2019-1736-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), 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 prepared by the Southern California Association of Governments pursuant to PRC 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).
 - b. 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) is met.
2. FIND that the proposed Project, located at 623-671 South La Brea Avenue, which involves the construction of 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, to be constructed with seven residential/hotel levels above one level of ground floor residential and hotel lobbies and commercial uses and two levels of subterranean parking, and providing 192 automobile parking spaces, within two levels of subterranean parking, 108 long-term bicycle parking spaces, 31 short-term bicycle parking spaces, and 10,256 square feet of open space, 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: Gidi Cohen, La Brea Bliss, LLC / Dana Sayles, ThreeSixty

Case No. ZA-2019-1744-CU-MCUP-SPR-TOC; VTT-82618-CN

Environmental No. ENV-2019-1736-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 September 17, 2020 (continued from 1/14/20, 1/28/20, and 2/11/20), the PLUM Committee considered a SCPE request for the property located at 623-671 South La Brea Avenue. Staff from the DCP provided an overview of the matter. After an opportunity for public comment, the Committee recommended approving the SCPE. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
BLUMENFIELD:	YES
PRICE, JR.:	YES
CEDILLO:	YES
LEE:	YES

LC 09/17/20

-NOT OFFICIAL UNTIL COUNCIL ACTS-