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September 22, 2020

The Honorable 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 PROPOSED
MIRAMAR DEVELOPMENT PROJECT**

CASE NO.: ENV-2020-3753-SCPE; DIR-2020-3752-TOC-SPR-HCA-PHP

PROJECT NAME: Miramar Development

PROJECT APPLICANT: Miramar Development, LP

PROJECT LOCATION/ADDRESS: 1917-2005½ West 3rd Street

COMMUNITY PLANNING AREA: Westlake

COUNCIL DISTRICT: 13 – O'Farrell

On June 18, 2020, the applicant submitted a request for the City to consider whether the project is exempt under Public Resources Code ("PRC") Section 21155.1 as a Sustainable Communities Project. The Sustainable Communities Project Exemption was adopted into State Law as part of Senate Bill 375 (2008), the Sustainable Communities and Climate Protection Act. The request and supplemental materials are enclosed herein.

The proposed project involves the demolition and removal of the existing landscaping and pedestrian pathways, and the development of an approximately 106,386 square-foot residential building, 100-percent Priority Housing Project with 136 dwelling units restricted for Low Income Households and one (1) manager's unit. The project is comprised of a 7-story, 87-foot building, and would provide residential amenity space on the basement level, first and second floors including a community, lounge, fitness room, courtyards and common breezeway. Dwelling units are located on the first through seventh levels. There is no provided parking for the project as per the Transit Oriented Communities ("TOC") Guidelines for a Tier 4 project. The project is providing 94 long term and 10 short term bicycle parking stalls. Open space is providing 10,745 square feet of common open space in compliance with the Tier 4 TOC Guidelines including a 1,067 square foot lounge, 984 square foot community room, 1,057 square foot fitness room, outdoor courtyards and second level deck. The project is also providing 35 trees.

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 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 Environmental Case No. ENV-2020-3753-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.

The City recommends that City Council:

DETERMINE that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code, Section 21155.1; FIND the Project is a transit priority project pursuant to PRC Section 21155; FIND the Project is a sustainable communities project that meets all of the requirements of subdivisions (a) and (b) and one of the requirements of subdivision (c) of PRC Section 21155.1.

The attached documentation fully discusses the project's eligibility for the exemption.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



James Harris
City Planning Associate

VPB:JC:DL:KG:JH

Enclosures

Sustainable Communities Project CEQA Exemption and Appendices