

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

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
DIR-2020-3627-TOC-SPR-HCA VTT-83086-CN-HCA	ENV-2020-3628-SCPE	13 - O'Farrell
PROJECT ADDRESS:		
525-531 South Virgil Avenue and 518-526 South Westmoreland Avenue		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Richard 9, Pathway to Homeownership LLC <input type="checkbox"/> New/Changed	(213) 739-8200	
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Dana Sayles, AICP/ Olivia Joncich, three6ixty	(310) 204-3500	olivia@three6ixty.net; olivia@eka360.net
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Stephanie Escobar	(213) 978-1492	stephanie.escobar@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
ENV-2020-3628-SCPE		

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

N/A

ATTACHMENTS:**REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:** Letter of Determination Categorical Exemption Findings of Fact Negative Declaration Staff Recommendation Report Mitigated Negative Declaration Conditions of Approval Environmental Impact Report Ordinance Mitigation Monitoring Program Zone Change Map Other _____ GPA Resolution Land Use Map Exhibit A - Site Plan Mailing List Land Use Other _____**NOTES / INSTRUCTION(S):**

Recommendation to City Council:

1. Find, upon review of the entire administrative record, including the Environmental Case No. ENV-2020-3628-SCPE, and all comments received, that:
 - a. 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
 - b. 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)
2. Find that the proposed project, located at 525-531 South Virgil Avenue and 518-526 South Westmoreland Avenue, which involves the removal of an existing four-story commercial building and construction of an approximately 132,367 square-foot mixed-use development containing one building with three towers on top of a one-story podium, with an eight-story (86 feet tall) residential apartment tower (84 units), and a six-story (69 feet tall) condominium tower (46 units) for a total of 130 units (111 market rate units and 19 affordable units [14 percent]); and a three-story (42 feet tall), commercial/office component containing approximately 26,632 square feet (sf), providing a total of 166 parking spaces in one level of surface parking and two levels of subterranean parking. 111 spaces would be dedicated to residential parking, 55 spaces would be provided for commercial/office uses, of which six spaces would be accessible, 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.

Notice needs to be provided 15 days prior to PLUM, with a 500-foot radius and publication and posting 10 days prior to PLUM

FISCAL IMPACT STATEMENT:

Yes

No

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

PLANNING COMMISSION:

City Planning Commission (CPC)

North Valley Area Planning Commission

Cultural Heritage Commission (CHC)

South LA Area Planning Commission

Central Area Planning Commission

South Valley Area Planning Commission

East LA Area Planning Commission

West LA Area Planning Commission

Harbor Area Planning Commission

PLANNING COMMISSION HEARING DATE:

COMMISSION VOTE:

None

None

LAST DAY TO APPEAL:

APPEALED:

N/A

N/A

TRANSMITTED BY:

TRANSMITTAL DATE:

Jenna Monterrosa

11/12/20