

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

HELEN CAMPBELL  
JENNA HORNSTOCK  
HELEN LEUNG

YVETTE LOPEZ-LEDESMA  
KAREN MACK  
DANA M. PERLMAN  
RENEE DAKE WILSON

**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

October 12, 2021

The Honorable City Council  
City of Los Angeles  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**SUSTAINABLE COMMUNITIES PROJECT EXEMPTION REQUEST FOR A  
PROPOSED PROJECT AT 2107 - 2121 S. WESTWOOD BOULEVARD; CASE NOS.  
CPC-2020-5994-DB-SPR-VHCA & ENV-2020-5995-SCPE**

The proposed project involves the demolition of four vacant commercial buildings (approximately 11,660 square feet), one of which has a vacant second floor residential unit, and the construction, use, and maintenance of a new, five-story, 80,480 square-foot mixed-use building with 92 residential units, including eight (8) dwelling units set aside for Very Low-Income Households (or 8.7% of the proposed density). The building will be constructed with two (2) levels of subterranean parking and 125 vehicle parking spaces. The project includes 17 studio units, 62 one-bedroom units, seven (7) one-bedroom units with a loft, three (3) two-bedroom units, and three (3) three-bedroom units, 1,553 square feet of ground floor commercial space and a total of 7,740 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-2020-5995-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



Heather Bleemers  
Senior City Planner

VPB:HB:RO

Enclosures

Sustainable Communities Project CEQA Exemption – 2121 Westwood Boulevard  
– Case No. ENV-2020-5995-SCPE

Appendix A Energy and Water Efficiency Report  
Appendix B Land Use Maps and High Quality Transit Area  
Appendix C Project Consistency with SCAG's 2020-2045 RTP/SCS  
Appendix D Will Serve Letters  
Appendix E Phase I  
Appendix F Methane Report  
Appendix G Preliminary Endangerment Assessment and Soil Management Plan  
Appendix H Historic Report  
Appendix I Geotechnical Report  
Appendix J Soil Report Approval Letter  
Appendix K Water Consumption and Solid Waste Generation Tables  
Appendix L Planning Set Site Plans and Landscape Plans  
Appendix M LA Housing Replacement Unit Determination  
Appendix N Project Consistency with SCAG's 2020-2045 RTP/SCS Mitigation  
Measures  
Appendix O Arborist Report

