

SUSTAINABLE COMMUNITIES PROJECT EXEMPTION (SCPE) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a SCPE request for the properties located at 2107-2121 South Westwood Boulevard.

Recommendations for Council action:

1. FIND, upon a review of the entire administrative record, including the SCPE Case No. ENV-2020-5995-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. 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 qualifies as a transit priority project that is declared to be a Sustainable Communities Project, and is therefore statutorily exempt from the California Environmental Quality Act, in accordance with PRC Section 21155.1; for 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 8 dwelling units set aside for Very Low-Income Households (or 8.7 percent of the proposed density); the building will be constructed with two levels of subterranean parking and 125 vehicle parking spaces; the project includes 17 studio units, 62 one-bedroom units, 7 one-bedroom units with a loft, 3 two-bedroom units, and 3 three-bedroom units, 1,553 square feet of ground floor commercial space, and a total of 7,740 square feet of open space; for the properties located at 2107-2121 South Westwood Boulevard.

Applicant: 2121 Westwood LLC (Hirotaka Kobayashi)

Representative: Dana Sayles, AICP and Zachary Andrews, three6ixty

Case No. CPC-2020-5994-DB-SPR-VHCA

Environmental No. ENV-2020-5995-SCPE

Fiscal Impact Statement: None submitted by the Department of City Planning (DCP). Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

For: Westside Neighborhood Council

Summary:

At a regular meeting held on December 7, 2021, the PLUM Committee considered a DCP report and SCPE request for the properties located at 2107-2121 South Westwood Boulevard. DCP staff provided an overview of the matter. A Representative of Council District 5 provided comments in support of the SCPE request. Councilmember Cedillo provided comments regarding the percentage of dwelling units set aside

for affordable housing. After providing an opportunity for public comment, the Committee recommended to approve the SCPE request. 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
CEDILLO:	YES
BLUMENFIELD:	YES
RODRIGUEZ:	YES
LEE:	ABSENT

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**