

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), ERRATA, MITIGATION MEASURES, MITIGATION MONITORING REPORTING PROGRAM (MMRP), RELATED ENVIRONMENTAL FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a SCEA request for the future development of the proposed 5001 Wilshire Project (Project), for the properties located at 5001 Wilshire Boulevard, 671-677 South Highland Avenue, and 668 South Citrus Avenue.

Recommendations for Council action:

1. FIND, pursuant to Public Resources Code (PRC), Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 SCEA, ENV-2021-3327-SCEA, and all comments received, after imposition of all mitigation measures, that:
  - a. There is no substantial evidence that the Project will have a significant effect on the environment.
  - b. The City Council held a hearing on September 6, 2022 for adoption of the SCEA pursuant to PRC Section 21155.2(b)(6).
  - c. The Project is a transit priority project pursuant to PRC Section 21155, and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior Environmental Impact Report(s) (EIR), including the 2020-2045 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) Program EIR, SCH No. 2019011061.
  - d. All potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA.
  - e. With respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
  - f. The SCEA reflects the independent judgment and analysis of the City.
  - g. The mitigation measures have been made enforceable conditions on the Project.
2. FIND that the Project complies with the requirements of the California Environmental Quality Act for using the SCEA as authorized pursuant to PRC Section 21155.2(b).
3. ADOPT, pursuant to PRC Section 21155.2, the SCEA, Errata to the SCEA dated August 2022, and the MMRP prepared for the SCEA, for a proposed demolition of the existing two-story commercial building and surface parking lots to develop an eight-story mixed-use building with 242 residential dwelling units and 10,900 square feet of commercial space fronting Wilshire Boulevard; the Project would set aside 25 dwelling units for Extremely Low Income Households; the Project would encompass a total floor area of 260,000 square feet resulting in a Floor Area Ratio (FAR) of 3.54:1 and would have a maximum building height of 105 feet; the northern lots and Carling Way (which would be merged into the Project Site through Case No. VTT-83358-CN) would be redeveloped into a 16,822 square-foot green belt that would be utilized as a publicly-accessible common open space; the Project would provide 26,350 square feet of open space which includes the green belt, a courtyard, roof deck, private balconies, and amenity rooms; the Project would comprise of 293 residential parking spaces located within two subterranean levels and one above-grade level, and 30 commercial parking spaces located on the ground level; designated driveways would provide ingress and egress for residential and

commercial parking and would be located along South Citrus Avenue; the Project would also provide 164 bicycle spaces (143 long-term and 21 short-term); for the properties located at 5001 Wilshire Boulevard, 671-677 South Highland Avenue, and 668 South Citrus Avenue.

Applicant: Wilshire Springs, LLC

Representative: Jamie Poster and Jon Meyer, Craig Lawson & Co., LLC

Case Nos. DIR-2021-3324-CLQ, DIR-2021-3326-TOC-SPR-VHCA, and VTT-83358-CN

Environmental No. ENV-2021-3327-SCEA

Fiscal Impact Statement: None submitted by the DCP. 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 6, 2022, the PLUM Committee considered a report from the DCP relative to the use of a SCEA for the Project located at 5001 Wilshire Boulevard, 671-677 South Highland Avenue, and 668 South Citrus Avenue. DCP staff provided an overview of the matter. A Representative of Council District Five provided comments in support of the matter. After providing an opportunity for public comment, the Committee recommended to approve the SCEA for the Project located at 5001 Wilshire Boulevard, 671-677 South Highland Avenue, and 668 South Citrus Avenue. 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
LEE:	YES
RODRIGUEZ:	ABSENT

CR  
22-0453\_rpt\_PLUM\_09-06-22

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**