

SUSTAINABLE COMMUNITIES PROJECT EXEMPTION (SCPE), and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a SCPE request for the properties located at 905 - 923 Beacon Avenue and 1720 James M. Wood Boulevard.

Recommendations for Council action:

1. FIND, upon a review of the entire administrative record, including the SCPE Case No. ENV-2020-7605-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 and removal of an existing surface parking lot from the Project Site and development of the site with a seven-story, 119,508-square-foot mixed-use building, which would include 145 multi-family residential dwelling units and up to 2,000 square feet of neighborhood-serving commercial uses, of the 145 dwelling units, 15 units would be set aside for Extremely Low Income households, 7 units would be set aside voluntarily for Moderate Income households at 150 percent Area Median Income pursuant to the income and rent levels of Land Use Schedule 1 (HUD Gross) as determined by the Los Angeles Housing Department, resulting in a total of 22 restricted affordable units. The mix of dwelling units would include 20 studios, 111 1-bedrooms, and 14 2-bedrooms; the building would reach a maximum height of 93 feet; vehicle parking would be provided in 1.5 aboveground levels and two subterranean levels and would include 184 vehicle parking spaces, the project would include a total of 111 bicycle parking (99 long-term spaces and 12 short-term spaces), the project would include 15,051 square feet of open space, including unit balconies, fitness center, a dog run, pool and courtyard, and a sky deck, there are 13 non-protected trees on or near the project site, some or all of which could be removed as part of the project, including 10 street trees, all removed trees would be replaced in accordance with the City's tree replacement requirements; for the properties located at 905 - 923 Beacon Avenue and 1720 James M. Wood Boulevard.

Applicant: DHS Investment Company, LLC

Representative: Aimee Luan, Craig Lawson & Co., LLC.

Case Nos. DIR-2020-7604-SPR-TOC-HCA; VTT-83227-CN-HCA

Environmental No. ENV-2020-7605-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: None submitted

Summary:

At a regular meeting held on September 19, 2023, the PLUM Committee considered a DCP report and SCPE request for the properties located at 905 - 923 Beacon Avenue and 1720 James M. Wood Boulevard. 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
LEE:	YES
YAROSLAVSKY:	ABSENT
PADILLA:	YES
HUTT:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-