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CITY PLANNING**

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February 14, 2024

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT REQUEST FOR A  
PROPOSED PROJECT AT 11903, 11905, 11907, 11911, 11913 West Wilshire Boulevard;  
CASE NOS. DIR-2022-6249-DB-CDO-SPR-HCA & ENV-2022-6250-SCEA and Errata;**

The proposed Project includes the demolition of a one-story commercial building and site clearing of the surface parking areas for the construction of a 67,232 square-foot mixed-use residential and commercial project with 81 dwelling units, 3,078 square feet of retail space, and 891 square feet of restaurant space, the resulting floor area ratio is 3:1, the Project proposes seven-stories and a maximum height of 89' – 9" above grade with one level of subterranean parking. The unit mix would include 23 studio units, 39 one-bedroom units, and 19 two-bedroom units of varying sizes and configurations, of the 81 dwelling units, 15 percent of the base density (9 units) would be reserved at the "Very Low Income" level. Vehicular access to the proposed building would be provided by two full-access driveways via Westgate Avenue and the adjacent alleyway, the Project would provide a total of 106 vehicle parking spaces and 132 bicycle parking spaces, approximately 8,755 square feet of open space and amenity areas and 21 on-site trees would be provided; for the properties located at 11903, 11905, 11907, 11911, 11913 West Wilshire Boulevard. In consultation with the City of Los Angeles Department of Public Works, Urban Forestry Division, the Applicant will plant 2 new street trees on Westgate Avenue, 2 new street trees on Wilshire Boulevard, and retain one existing street tree on Westgate Avenue in place.

It is hereby requested that the City Council consider and determine if the proposed project qualifies for a Sustainable Communities Environmental Assessment Project (commonly called "SCEA"), pursuant to Public Resources Code (or "PRC") Sections 21155.

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 Staff has reviewed the SCEA and Errata pursuant to the provisions of PRC 21155. The project qualifies as a Transit Priority Project that meets all the requirements to be declared a Sustainable Communities Environmental Assessment (SCEA) Project.

**Actions for the City Council:**

Staff recommends that the City of Los Angeles finds, upon a review of the entire administrative record, including SCEA No. ENV-2022-6250-SCEA and Errata, and all comments received, that:

- The proposed project qualifies as a transit priority project pursuant to Public Resources Code Section 21155;
- 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);
- The proposed project contains more than 50% 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;
- The proposed project is a residential or mixed-use project as defined by Public Resources Code Section 21159.28(d);
- The proposed project incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior environmental reports, including SCAG's 2016-2040 RTP/SCS and 2020-2045 RTP/SCS Program Environmental Impact Reports;
- All potentially significant or significant effects required to be identified and analyzed pursuant to the California Environmental Quality Act (CEQA) in an initial study have been identified and analyzed in an initial study; and
- With respect to each significant effect on the environment required to be identified in the initial study, changes or alterations have been required in or incorporated into the project that avoids or mitigates the significant effects to a level of insignificance. Mitigation measures will be made enforceable conditions on the project.

Therefore, the City of Los Angeles finds that the proposed project complies with the requirements of CEQA for using a SCEA and Errata as authorized pursuant to Public Resources Code Section 21155.2(b).

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Kevin Golden  
City Planner

VPB:HB:KG

Enclosures

ENV-2022-6250-SCEA -11903, 11905, 11907, 11911, 11913 West Wilshire Boulevard  
Sustainable Communities Environmental Assessment  
Errata