

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), ERRATA, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a SCEA request for the future development of the proposed 11905 Wilshire Boulevard Project (Project), for the properties located at 11903, 11905, 11907, 11911, 11913 West Wilshire Boulevard.

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 SCEA No. ENV-2022-6250-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 February 20, 2024 for adoption of the SCEA pursuant to PRC Section 21155.2(b).
  - c. The proposed Project qualifies as a transit priority project pursuant to PRC Section 21155.
  - d. 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).
  - e. The proposed Project 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.
  - f. The proposed Project is a residential or mixed-use project as defined by PRC Section 21159.28(d).
  - g. The proposed 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 SCAG's 2016-2040 RTP/SCS and 2020-2045 RTP/SCS Program EIRs.
  - h. All potentially significant or significant effects required to be identified and analyzed pursuant to the CEQA in an initial study have been identified and analyzed in the SCEA.
  - i. 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 proposed project that avoids or mitigates 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.
  - j. The SCEA reflects the independent judgment and analysis of the City.
  - k. The mitigation measures have been made enforceable conditions on the proposed Project.
2. FIND that the proposed Project complies with the requirements of the CEQA for using the SCEA and Errata as authorized pursuant to PRC Section 21155.2(b).
3. ADOPT, pursuant to PRC Section 21155.2, the SCEA, Errata, and the MMP prepared for the SCEA, 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 3.0:1, the Project proposes seven-stories and a maximum height of 89 feet, 9 inches 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.

Applicant: Nirup Venkatachalarm, Radha MFH CAL, LLC

Representative: Carlos Lovato

Case No. DIR-2022-6249-DB-CDO-SPR-WDI-HCA

Environmental No. ENV-2022-6250-SCEA

Fiscal Impact Statement: None submitted by the Department of City Planning. 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 February 20, 2024, the PLUM Committee considered a report from the DCP relative to the use of a SCEA for the properties located at 11903, 11905, 11907, 11911, 11913 West Wilshire Boulevard. After providing an opportunity for public comment, the Committee recommended to approve the SCEA, Errata Mitigation Measures and the MMP prepared for the SCEA for the Project at located at 11903, 11905, 11907, 11911, 11913 West Wilshire Boulevard. 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:	YES
PADILLA:	YES
HUTT:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**