

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2022-7047-CU-DB-SPR-HCA	ENV-2023-4989-SCPE	13 - Soto-Martinez
RELATED CASE NOS.		COUNCIL FILE NO:
<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> N/A
PROJECT ADDRESS / LOCATION:		
1200-1218 North Vine Street and 6245-6247 West Lexington Avenue		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Vine Street Los Angeles Apartments, LLC <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	513-702-9058	hantenen@grubbproperties.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Dana Sayles, threesixty <input type="checkbox"/> N/A	310-204-3500	Planning@three6ixty.net
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Stephanie Escobar	213-978-1492	Stephanie.Escobar@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		

☒ *The preparation of a draft ordinance by the City Attorney will be required.*

**FINAL ENTITLEMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION:
(UNAPPEALED OR NON-APPEALABLE ITEMS)**

☒ N/A

ITEMS APPEALED:

☒ N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input type="checkbox"/> Mailing List	<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>
<input type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:	<input type="checkbox"/>		

NOTES / INSTRUCTIONS:

Recommendation to City Council:

1. Find, upon review of the entire administrative record, including the Environmental Case No. ENV-2023-4989-SCPE, and all comments received, that:
 - a. The proposed project qualifies as a transit priority project pursuant to Public Resources Code 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 (RTP/SCS) prepared by the Southern California Association of Governments (SCAG) pursuant to Public Resources Code 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); and

- b. That 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, located at 1200-1218 North Vine Street and 6245-6247 West Lexington Avenue, which involves the demolition of two existing commercial buildings and one surface parking lot for the construction of a new seven-story mixed-use building with 151 dwelling units (17 units set aside for Very Low Income Households). The proposed building is 87 feet in height and has 143,295 square feet of floor area. The project includes 3,690 square feet of commercial ground floor uses and 87 vehicle parking spaces. The Project will set aside 17 units for Very-Low Income Households, qualifies as a transit priority project that is declared to be a Sustainable Communities Project and is therefore exempt from CEQA, in accordance with PRC Section 21155.1.

Please note, this SCPE is directly associated with Case No. CPC-2022-7047-CU-DB-SPR-HCA with existing Council File 23-0673 and is intended to be a sub-file under this council file.

☐ N/A

FISCAL IMPACT STATEMENT:

☐ Yes

☒ No

*If determination states administrative costs are recovered through fees, indicate "Yes."

PLANNING COMMISSION:

- ☒ City Planning Commission (CPC)
☐ Cultural Heritage Commission (CHC)
☐ Central Area Planning Commission
☐ East LA Area Planning Commission
☐ Harbor Area Planning Commission

- ☐ North Valley Area Planning Commission
☐ South LA Area Planning Commission
☐ South Valley Area Planning Commission
☐ West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:

N/A

COMMISSION VOTE:

N/A

LAST DAY TO APPEAL:

N/A

DATE APPEALED:

N/A

TRANSMITTED BY:

Ari Briski

TRANSMITTAL DATE:

September 19, 2023