

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2016-1103-MCUP-DB-SPR	ENV-2020-4929-SCPE	13
PROJECT ADDRESS:		
4100 West Sunset Boulevard; 1071-1089 North Manzanita Street		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Applicant; James Frost Junction Gateway, LLC / Representative: Dave Rand Armbruster Goldsmith & Delvac LLP <input type="checkbox"/> New/Changed	323-883-1883 / 310-209-8800	james@frostchaddock.com dave@agd-landuse.com
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
William Lamborn	213-847-3637	William.lamborn@lacity.org
PROJECT DESCRIPTION:		
<p>The Project would develop 91 residential units (eight of which would be restricted to Very Low Income households) and 10,000 square feet (sf) of commercial uses in a six-story building over three levels of subterranean parking on a 26,890 sf (0.62 acre) lot. The Project Site is currently improved with a two-story commercial building and a surface parking lot, which would be demolished to permit the construction of the proposed Project. The proposed building would be approximately 89 feet in height and contain approximately 80,670 sf of floor area, resulting in a proposed floor area ratio (FAR) of 3:1.</p> <p>This item is to request that the City Council consider and decide whether the proposed project (Planning Case Number CPC-2016-1103-MCUP-DB-SPR, environmental Case No. ENV-2020-4929-SCPE) qualifies for a Sustainable Communities Project Exemption, pursuant to Public Resources Code (PRC) Section 21155.1.</p> <p>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, 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 to be a Sustainable Communities Project and shall be exempt from the California Environmental Quality Act (CEQA).</p> <p>Planning has reviewed the Sustainable Communities Project Exemption (SCPE) that was prepared for the proposed project and is recommending that the City Council consider and determine that the project is exempt from CEQA pursuant to PRC Section 21155.1.</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

N/A

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

In accordance with the California Environmental Quality Act (CEQA), codified at Public Resources Code (PRC) Section 21155.1, a determination that the proposed project qualifies as a sustainable communities project and a declaration that the project is statutorily exempt from CEQA.

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input checked="" type="checkbox"/> Other	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):**Actions for the City Council:**

DETERMINE that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resources Code, Section 21155. 1; FIND the Project is a transit priority project pursuant to PRC Section 21155; FIND the Project is a sustainable communities project that meets all of the requirements of subdivisions (a) and (b) and one of the requirements of subdivision (c) of Section 21155.1.

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:

TBD

COMMISSION VOTE:

N/A

LAST DAY TO APPEAL:

N/A

APPEALED:

N/A

TRANSMITTED BY:

Irene Gonzalez, Commission Office

TRANSMITTAL DATE:

February 8, 2021