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CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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CALIFORNIA**



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MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

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February 4, 2021

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 PROJECT EXEMPTION REQUEST FOR A PROPOSED
PROJECT AT 4100 WEST SUNSET BOULEVARD; CASE NO. ENV-2020-4929-SCPE**

The subject request involves a Sustainable Communities Project Exemption (SCPE) for the proposed 4100 West Sunset Boulevard Project (Project), which 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.

It is hereby requested that the City Council consider and determine if the proposed Project qualifies for a Sustainable Communities Project Exemption (SCPE), pursuant to Public Resources Code (PRC) Section 21155.1.

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 has reviewed the SCPE that was prepared for the proposed project and is recommending that the City Council determine that the project is exempt from CEQA pursuant to PRC Section 21155.1.

Actions for the City Council:

The City Council of the City of Los Angeles finds, upon a review of the entire administrative record, including the SCPE Case No. ENV-2020-4929-SCPE, and all comments received, that:

1. 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
2. Finds 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). Therefore, the City of Los Angeles finds that the proposed Project 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.

The attached documentation fully discusses the project's eligibility for the exemption.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



William Lamborn
City Planner

VPB:LW:LI:MZ:wl

Enclosures

- ENV-2020-4929-SCPE 4100 Sunset Sustainable Communities Project CEQA Exemption
- Attachment A: Existing Land Use Maps
- Attachment B: Project Consistency with SCAG's 2016-2040 and 2020-2045 RTP/SCS
- Attachment C: Major Transit Stop Average Headway Calculations
- Attachment D: High Quality Transit Area and Transit Priority Area Maps
- Attachment E: CEQA Exemption Energy and Water Efficiency Compliance
- Attachment F(a): Mitigation Measures from Prior EIR: 2016-2040 RTP/SCS
- Attachment F(b): Mitigation Measures from Prior EIR: 2020-2045 RTP/SCS
- Attachment G: Zoning Information
- Attachment H: Preliminary Endangerment Assessment
- Attachment I: SCAG Presentation of High Quality Transit Corridors
- Attachment J: Tree Report
- Attachment K: Historic Report
- Attachment L: Geotechnical Reports
- Attachment M: Vibration Analysis
- Attachment N: Utility Reports
- Attachment O: LADOT Assessment