PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2016-1104-DB-SPR; VTT-74141	ENV-2020-4930-SCPE	13

PROJECT ADDRESS:
4301-4311 West Sunset Boulevard, 4300-4314 West Effie Street

APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Applicant; James Frost Junction Gateway, LLC / Representative: Dave Rand Armbruster Goldsmith & Delvac LLP ☐ **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

APPROVED PROJECT DESCRIPTION:

The Project would develop 108 residential units (10 of which would be restricted to Very Low Income households), 4,500 square feet (sf) of fitness center uses, 999 sf of restaurant uses, and an 850 sf community room in a five-story mixed-use building over two levels of subterranean parking, on a 36,206 sf (0.83 acre) lot. The Project Site is currently improved with a motel, a vacant auto shop, one single-family residence, and two duplex residences, which would be demolished to permit the construction of the proposed Project. The proposed building would be up to 60 feet in height and contain up to 101,300 sf of floor area, resulting in a floor area ratio (FAR) of 3:1.

This item is to request that the City Council consider and decide whether the proposed project (Planning Case Numbers CPC-2016-1104-DB-SPR; VTT-74141, environmental Case No. ENV-2020-4930-SCPE) qualifies for a Sustainable Communities Project Exemption, 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, 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).

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.

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:
☐ Letter of Determination	☐	☐ Categorical Exemption	☐
☐ Findings of Fact	☐	☐ Negative Declaration	☐
☐ Staff Recommendation Report	☐	☐ Mitigated Negative Declaration	☐
☐ Conditions of Approval	☐	☐ Environmental Impact Report	☐
☐ Ordinance	☐	☐ Mitigation Monitoring Program	☐
☐ Zone Change Map	☐	☑ Other	☐
☐ GPA Resolution	☐		
☐ Land Use Map	☐		
☐ Exhibit A - Site Plan	☐		
☐ Mailing List	☐		
☐ Land Use	☐		
☐ Other	☐		

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)**   ☐ **North Valley Area Planning Commission**

☐ **Cultural Heritage Commission (CHC)**   ☐ **South LA Area Planning Commission**

☐ **Central Area Planning Commission**   ☐ **South Valley Area Planning Commission**

☐ **East LA Area Planning Commission**   ☐ **West LA Area Planning Commission**

☐ **Harbor Area Planning Commission**

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
TBD	N/A
LAST DAY TO APPEAL:	**APPEALED:**
N/A	N/A
TRANSMITTED BY:	**TRANSMITTAL DATE:**
Irene Gonzalez, Commission Office	**February 8, 2021**