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CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

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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 4311 WEST SUNSET BOULEVARD; CASE NO. ENV-2020-4930-SCPE**

The subject request involves a Sustainable Communities Project Exemption (SCPE) for the proposed 4311 West Sunset Boulevard Project (Project), which 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.

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-2020-4930-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.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



William Lamborn  
City Planner

VPB:LW:LI:MZ:wl

**Enclosures**

ENV-2020-4930-SCPE 4311 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: Utilities Reports  
Attachment N: LADOT Assessment