

SUSTAINABLE COMMUNITIES PROJECT EXEMPTION (SCPE) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a SCPE request for the properties located at 4301-4311 West Sunset Boulevard and 4300-4314 West Effie Street.

Recommendations for Council action:

1. FIND, upon a review of the entire administrative record, including the SCPE Case No. ENV-2020-4930-SCPE, and all comments received, that:
  - a. The proposed project qualifies as a transit priority project pursuant to Public Resources Code (PRC) 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 PRC 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).
  - b. 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 qualifies as a transit priority project that is declared to be a Sustainable Communities Project and is therefore statutorily exempt from the California Environmental Quality Act, in accordance with PRC Section 21155.1; for the development of 108 residential units, 10 of which would be restricted to Very Low Income household; 4,500 square feet of fitness center uses, 999 square feet of restaurant uses, and an 850 square-foot community room in a five-story mixed-use building over two levels of subterranean parking on a 36,206 square-foot (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, to be demolished to permit the construction of the proposed project; with the proposed building to be up to 60 feet in height and contain up to 101,300 square feet of floor area, resulting in a Floor Area Ratio of 3:1; for the properties located at 4301-4311 West Sunset Boulevard and 4300-4314 West Effie Street.

Applicant: James Frost, Junction Gateway, LLC

Representative: Dave Rand, Armbruster Goldsmith and Delvac LLP

Case Nos. CPC-2016-1104-DB-SPR; VTT-74141

Environmental No. ENV-2020-4930-SCPE

Fiscal Impact Statement: None submitted by the Department of City Planning (DCP). Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on May 4, 2021, the PLUM Committee considered a SCPE request and DCP report for the properties located at 4301-4311 West Sunset Boulevard and 4300-4314 West Effie Street. DCP staff provided an overview of the matter. A Representative of Council District 13 provided comments in support of the SCPE request. After an opportunity for public comment, and presentation from the Applicant's Representative, the Committee recommended to approve the SCPE request. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

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