

SUSTAINABLE COMMUNITIES PROJECT EXEMPTION (SCPE) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a SCPE request for the properties located at 5600-5606 West Hollywood Boulevard, 1655-1681 North St. Andrews Place, and 5607 West Carlton Way.

Recommendations for Council action:

1. FIND, upon a review of the entire administrative record, including the SCPE Case No. ENV-2020-4927-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 proposed 5600 Hollywood Project that would replace an existing three-story structure, a two-story structure, associated surface parking, 27 non-protected trees, and a vacant lot; with a 200-unit apartment building on an approximately 37,135 square-foot (0.85 acre) site at the Project site within the Hollywood Community Plan Area, which is located within a Tier 4 Transit Oriented Community (TOC) area at the intersection of Hollywood Boulevard and St. Andrews Place; the Project would develop a 17-story apartment building, including 126 one-bedroom units, 71 two-bedroom units, and 3 two-bedroom townhomes; of the 200 units, 40 units would be reserved as Very Low Income affordable units; parking would be provided in the building structure with two subterranean levels and three above-ground levels, with a total of 113 bicycle parking stalls (100 long-term stalls and 13 short-term stalls) and 265 vehicle parking spaces to be provided as permitted by Assembly Bill (AB) 2345; the proposed building would be approximately 196 feet in height and contain approximately 222,234 square feet of floor area, resulting in a proposed floor area ratio (FAR) of 6.0:1; the project construction would require the export of approximately 59,000 cubic yards of soil; for the properties located at 5600-5606 West Hollywood Boulevard, 1655-1681 North St. Andrews Place, and 5607 West Carlton Way.

Applicant: Sean Beddoe, BWC/St. Andrews, LP

Representative: Greg Verabian, AIA, HKS

Related Case No.CPC-2020-4296-CU-DB-SPP-SPR-VHCA

Environmental No. ENV-2020-4297-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 June 15, 2021, the PLUM Committee considered a DCP report and SCPE request for the properties located at 5600-5606 West Hollywood Boulevard, 1655-1681 North St. Andrews Place, and 5607 West Carlton Way. DCP staff provided an overview of the matter. A Representative of Council District 13 provided comments in support of the SCPE request. After providing an opportunity for public comment, 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

AXB
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