

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
DIR-2020-6165-TOC-SPR-VHCA	ENV-2020-6166-SCPE	13 – Mitch O'Farrell
PROJECT ADDRESS:		
6817-6831 ½ Hawthorn Avenue		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Applicant: Michael Nazzal, Yorkwood, LLC <input type="checkbox"/> New/Changed	(310) 571-2521	yorkwoodllc@gmail.com
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Representative: Gary Benjamin, Alchemy Planning + Land Use	(213) 479-7521	gary@alchemyplanning.com
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Lilian Rubio	(213) 978-1840	lilian.rubio@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>The project is proposing the demolition of an existing surface parking lot and the construction, use, and maintenance of a new, eight-story, 97-foot (103 feet, 10 inches to the top of the elevator penthouse), mixed-use building consisting of a 1,207 square-foot ground-floor café and 137 dwelling units, of which 14 units will be reserved for Extremely Low Income Households. The project will provide 150 automobile parking spaces located within two subterranean levels.</p> <p>This item is to request that the City Council consider and decide whether the proposed project (Planning Case Number DIR-2020-6165-TOC-SPR-VHCA) qualifies for a Sustainable Communities Project Exemption, pursuant to Public Resources Code (PRC) Section 21155.1.</p> <p>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).</p> <p>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.</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

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
- ☐ Findings of Fact
- ☐ Staff Recommendation Report
- ☐ Conditions of Approval
- ☐ Ordinance
- ☐ Zone Change Map
- ☐ GPA Resolution
- ☐ Land Use Map
- ☐ Exhibit A - Site Plan
- ☐ Mailing List
- ☐ Land Use
- ☐ Other

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- ☐ Categorical Exemption
- ☐ Negative Declaration
- ☐ Mitigated Negative Declaration
- ☐ Environmental Impact Report
- ☐ Mitigation Monitoring Program
- ☐ Other

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NOTES / INSTRUCTION(S):**Actions for the City Council:**

The City of Los Angeles finds, upon a review of the entire administrative record, including the SCPE No. ENV-2020-6166-SCPE, and all comments received, that:

- 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% 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
- Finds that all criteria in 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) are met.

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.

FISCAL IMPACT STATEMENT:
☐ **Yes**
☐ **No**

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- ☐ **City Planning Commission (CPC)**
☐ **Cultural Heritage Commission (CHC)**
☐ **Central Area Planning Commission**
☐ **East LA Area Planning Commission**
☐ **Harbor Area Planning Commission**

- ☐ **North Valley Area Planning Commission**
☐ **South LA Area Planning Commission**
☐ **South Valley Area Planning Commission**
☐ **West LA Area Planning Commission**

PLANNING COMMISSION HEARING DATE:

TBD

COMMISSION VOTE:

N/A

LAST DAY TO APPEAL:

N/A

APPEALED:

N/A

TRANSMITTED BY:

Irene Gonzalez

TRANSMITTAL DATE:

July 18, 2021