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July 14, 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 6817-6831 ½ West Hawthorn Avenue; CASE NOS. DIR-2020-6165-TOC-SPR-  
VHCA & ENV-2020-6166-SCPE;**

The proposed project involves 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 parapet), 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. The project includes 54 studio units, 56 one-bedroom units, and 20 two-bedroom units, and a total of 12,405 square feet of open space.

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 of Los Angeles finds, upon a review of the entire administrative record, including the SCPE Case No. ENV-2020-4649-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



Heather Bleemers  
Senior City Planner

VPB:HB:LR

**Enclosures**

ENV-2020-6166-SCPE-6831 Hawthorn Avenue Sustainable Communities Project CEQA Exemption  
Attachment A: Land Use Maps  
Attachment B: Project Consistency with SCAG's 2016-2040 RTP/SCS and 2020-2045 RTP/SCS  
Attachment C: Utility Infrastructure Technical Report  
Attachment D: ESA – Phase I  
Attachment E: Historic Resources Technical Report  
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: CEQA Exemption Energy and Water Efficiency Compliance  
Attachment H: Geotechnical Investigation Report  
Attachment I: Transportation Assessment  
Attachment J: Tree Report and Landscape Plan  
Attachment K: Project Measures