

SUSTAINABLE COMMUNITIES PROJECT EXEMPTION (SCPE) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a SCPE request for the properties located at 1400-1440 North Vine Street, 6263-6275 West De Longpre Avenue, and 6262-6270 West Leland Way.

Recommendations for Council action:

1. FIND, upon a review of the entire administrative record, including the SCPE Case No. ENV-2020-7526-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 construction of a new 197,243 square-foot mixed-use building consisting of 198 residential units [11 percent of the 184 base density units (21 units) of which would be reserved for Very Low Income Households] and 16,000 square feet of ground floor commercial space; the proposed building would be eight stories with an approximate height of 95 feet; the Project would include 278 parking spaces in a partially wrapped at-grade level and within three subterranean levels, and 20,640 square feet of open space; the existing commercial buildings with a combined floor area of approximately 14,809 square feet and surface parking would be removed to accommodate the Project, which would result in a net increase of 182,434 square feet of new floor area within the Project Site upon completion with a floor area ratio (FAR) of 4.47:1; for the properties located at 1400-1440 North Vine Street, 6263-6275 West De Longpre Avenue, and 6262-6270 West Leland Way.

Applicant: Patrick Tooley, Tooley Interests, LLC

Representative: Dave Rand, Armbruster Goldsmith and Delvac LLP

Case No. CPC-2021-3871-DB-MCUP-SPR-VHCA

Environmental No. ENV-2019-7526-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 August 3, 2021, the PLUM Committee considered a DCP report and SCPE request for the properties located at 1400-1440 North Vine Street, 6263-6275 West De Longpre Avenue, and 6262-6270 West Leland 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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-NOT OFFICIAL UNTIL COUNCIL ACTS-