

# PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
ZA-2018-7378-ZV-TDR-SPR VTT-82463	ENV-2018-7379-SCEA	14
PROJECT ADDRESS:		
1123-1161 S. Main Street and 111 W. 12th Street, Los Angeles, CA 90015		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Frontier Holdings West, LLC  <input type="checkbox"/> New/Changed	(213) 745-5191	daniel@jadeent.com
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Irvine & Associates, Inc.	(213) 437-3403	tanner@irvineassoc.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Nuri Cho	(213) 978-1177	NURI.CHO@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
<p>This item is to approve the Sustainable Communities Environmental Assessment (SCEA) for the future consideration of the development of the project identified as Planning Case Numbers: <b>ZA-2018-7378-ZV-TDR-SPR</b> and <b>VTT-82463</b>. Public Resources Code (PRC) Section 21155.2 requires the City Council to adopt findings and the SCEA prior to project approval if the City Council is not the decision-maker on the project approvals.</p>		

Planning has reviewed and circulated the SCEA as required by law and is now recommending that the City Council consider and adopt the SCEA (ENV-2018-7379-SCEA).

The SCEA (ENV-2018-7379-SCEA) determined that all potentially significant environmental impacts can be mitigated to less than significant levels. Mitigation measures were adopted for the following impact area: Construction Noise. The Project site is not included on the lists enumerated under Gov. Code Section 65962.5. Pursuant to Section 21155.2 of the PRC, this SCEA: 1) incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior applicable environmental impact reports, including the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG), and adopted in findings made pursuant to Section 21081; and 2) contains mitigation that either avoids or mitigates to a level of insignificance all potentially significant or significant effects of the Project required to be identified in the initial study prepared for the Project.

**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

- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 

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

SCEA and  
Appendices

Other

- 
- 
- 
- 
- 
- 

**NOTES / INSTRUCTION(S):**

**Actions for the City Council:**

FIND, pursuant to Public Resources Code (PRC), Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2018-7379-SCEA (“SCEA”), and all comments received, after imposition of all mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment;

FIND that the City Council held a hearing on and adopted the SCEA on [redacted] pursuant to PRC Section 21155.2(b)(6);

FIND the Project is a transit priority project as defined by PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set for in prior EIRs, including SCAG 2040-2045 RTP/SCS EIR SCH No. 2019011061;

FIND all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA;

FIND with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency;

FIND the SCEA reflects the independent judgment and analysis of the City;

FIND the mitigation measures have been made enforceable conditions on the project; and

ADOPT, pursuant to PRC Section 21155.2, the SCEA and the Mitigation Monitoring Program prepared for the SCEA.

**FISCAL IMPACT STATEMENT:**

Yes

No

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

**PLANNING COMMISSION:**

City Planning Commission (CPC)

North Valley Area Planning Commission

Cultural Heritage Commission (CHC)

South LA Area Planning Commission

Central Area Planning Commission

South Valley Area Planning Commission

East LA Area Planning Commission

West LA Area Planning Commission

Harbor Area Planning Commission

**PLANNING COMMISSION HEARING DATE:**

**COMMISSION VOTE:**

N/A

N/A

**LAST DAY TO APPEAL:**

**APPEALED:**

N/A

N/A

**TRANSMITTED BY:**

**TRANSMITTAL DATE:**

Irene Gonzalez, Commission Office, for  
Nuri Cho, City Planner

September 24, 2021