

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2020-3140-CU-MCUP-DB-SPR-HCA	ENV-2020-3141-SCPE	13 - O'Farrell
PROJECT ADDRESS:		
1911-1931 West Sunset Boulevard and 1910-2018 West Reservoir Street		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Thomas D. Warren, 1911 Sunset Investors, LLC <input type="checkbox"/> New/Changed	(805) 440-8875	
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Alexander Irvine, Irvine & Associates, Inc.	(213) 437-3403	alex@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:
Oliver Netburn	(213) 978-1382	oliver.netburn@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
ENV-2020-3141-SCPE		

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

N/A

ATTACHMENTS:**REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**☐ Letter of Determination☐☐ Categorical Exemption☐☐ Findings of Fact☐☐ Negative Declaration☐☐ Staff Recommendation Report☐☐ Mitigated Negative Declaration☐☐ Conditions of Approval☐☐ Environmental Impact Report☐☐ Ordinance☐☐ Mitigation Monitoring Program☐☐ Zone Change Map☐☒ Other _____☐☐ GPA Resolution☐☐ Land Use Map☐☐ Exhibit A - Site Plan☐☐ Mailing List☐☐ Land Use☐☒ Other _____☐**NOTES / INSTRUCTION(S):**

Recommendation to City Council:

1. Find, upon review of the entire administrative record, including the Environmental Case No. ENV-2020-3141-SCPE, and all comments received, that:
 - a. 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
 - b. 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)
2. Find that the proposed project, located at 1911-1931 West Sunset Boulevard and 1910-2018 West Reservoir Street, which involves the removal of an existing medical office building, restaurant building (Taix French Restaurant), and surface parking lot for the development of a 6-story (67-foot) mixed-use residential building with a total of 166 residential units (9 studio, 120 one-bedroom, 33 two-bedroom units, and 4 three-bedroom units) and 13,000 square feet of commercial uses. The Project will set aside 24 units for Very-Low Income Households, 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.

Notice needs to be provided 24 days prior to PLUM, with a 500-foot radius and publication and posting 10 days prior to PLUM

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:

None

COMMISSION VOTE:

None

LAST DAY TO APPEAL:

N/A

APPEALED:

N/A

TRANSMITTED BY:

Jenna Monterrosa

TRANSMITTAL DATE:

3/11/22