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## I. INTRODUCTION

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This Sustainable Communities Environmental Assessment (SCEA) has been prepared pursuant to Section 21155.2 of the California Public Resources Code.

### **Project Information**

Project Title: Montecito II Senior Housing Project

Project Location: 6650-6668 W. Franklin Avenue, 1855 N. Cherokee Avenue  
Los Angeles, CA 90028  
Hollywood Community Plan Area

Lead Agency: City of Los Angeles Department of City Planning  
200 N. Spring St., Room 720  
Los Angeles, CA 90012

City Staff Contact: Jenna Monterrosa, City Planner  
213-978-1377

Project Applicant: Thomas Safran & Associates  
11812 San Vicente Blvd, #600  
Los Angeles, CA 90049

### **Project Summary**

The subject of this Sustainable Communities Environmental Assessment (SCEA) is a proposed senior residential housing development at 6650 Franklin Avenue<sup>1</sup> in the Hollywood Community Plan Area of the City of Los Angeles. The 33,750 square-foot corner site (0.77 acres) is bounded by Franklin Avenue to the north, North Cherokee Avenue to the east, the Las Palmas Senior Center and Canyon Co-Op School to the west, and a multi-family residential building to the south. Existing development on the project site includes the Montecito Apartments, a 118-unit, 10-story residential apartment building containing affordable senior housing, and an outdoor courtyard.

The Proposed Project would construct a 6-story, 68 unit (67 senior housing units, and one manager's unit) multi-family residential building with approximately 53,370 square feet (sf) of

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<sup>1</sup> Additional addresses affiliated with the proposed project include: 6668 Franklin Avenue, and 1855 N. Cherokee Avenue.

building area, and approximately 7,000 sf of recreation/open space areas, with 57 new parking spaces in two levels of subterranean parking for a total of 104 on-site parking spaces. The proposed project would be six stories tall, up to a maximum of 76'-8" feet in height.

The applicant is requesting:

- A **Density Bonus** (DB) pursuant to CA Government Code Section 65915(f)(3) and LAMC Section 12.22.A.25 to permit a Senior Residential Housing Development Project with 118 existing non-conforming units and 68 new units, dedicating 99% of proposed units restricted to Low and Very Low Income Households in exchange for the following incentives:
  - An **On-Menu Incentive** for an increase in height to permit a new building with 76-feet, 8-inches in height in lieu of the otherwise permitted 72-foot height limit pursuant to Ordinance 165,656 and LAMC 12.21.1 B.2 for a site with more than 20 feet of grade change;
  - An **Off-Menu Incentive** for a decrease in yards to permit a 4-foot, 6-inch northerly side yard fronting Franklin Boulevard in lieu of the otherwise required 9-foot front yard for a 6-story building pursuant to LAMC 12.11 C.2;
  - An **Off-Menu Incentive** for a decrease in yards to permit a 10-foot rear yard in lieu of the otherwise required 18-foot rear yard for a 6-story building pursuant to LAMC 12.11 C.3;
- A **Conditional Use Permit** (CUP) to permit pursuant to 12.24 U.26, to permit a housing development project with a density increase greater than the maximum permitted in LAMC 12.22 A.25, for a total of 186 units;
- A **Site Plan Review** (SPR) pursuant to LAMC 16.05 C, to permit the construction, use, and maintenance of 50 or more new residential units;
- A **Preliminary Parcel Map** (PMLA) pursuant to LAMC 17.50, a to permit the merger and re-subdivision of five (5) ground lots into one (1) ground lot and two (2) air space lots;
- Approval of other permits, ministerial or discretionary, may be necessary in order to execute and implement the Project. Such approvals may include, but are not limited to: landscaping approvals, exterior approvals, storm water discharge permits, grading permits, haul route permits, and installation and hookup approvals for public utilities and related permits, and
- Adoption of the Sustainable Communities Environmental Assessment (SCEA).

## Required Findings

The City of Los Angeles finds, upon a review of the entire administrative record, that:

- The Proposed Project qualifies as a transit priority project pursuant to Public Resources Code Section 21155;
- 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);
- The Proposed Project 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;
- The Proposed Project is a residential or mixed-use project as defined by Public Resources Code Section 21159.28(d);
- The Proposed Project incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior environmental reports, including the RTP/SCS Program Environmental Impact Report;
- All potentially significant or significant effects required to be identified and analyzed pursuant to the California Environmental Quality Act (CEQA) in an initial study have been identified and analyzed in an initial study; and
- With respect to each significant effect on the environment required to be identified in the initial study, changes or alterations have been required in or incorporated into the project that avoids or mitigates the significant effects to a level of insignificance.

Therefore, the City of Los Angeles finds that the Proposed Project complies with the requirements of CEQA for using an SCEA as authorized pursuant to Public Resources Code Section 21155.2(b).

The attached Section V, Sustainable Communities Environmental Analysis, has been prepared by Impact Sciences, Inc. on behalf of the Project Applicant and in conjunction with the City of Los Angeles, as Lead Agency in support of this SCEA.

## **Organization of the SCEA**

This SCEA is organized into seven sections as follows:

*I. Introduction:* This section provides introductory information such as the Project title, the Project Applicant, and the lead agency for the Proposed Project.

*II. Project Description:* This section provides a detailed description of the Proposed Project including the environmental setting, Project characteristics, related Project information, Project objectives, and environmental clearance requirements.

*III. Transit Priority Projects Consistency Analysis:* This section contains the Transit Priority Project Criteria and the analysis of the Project's consistency with the SCAG RTP/SCS.

*IV. SCEA Checklist:* This section contains the completed SCEA Checklist showing the significance level under each environmental impact category.

*V. Sustainable Communities Environmental Analysis:* Each environmental issue identified in the SCEA Checklist contains an assessment and discussion of impacts associated with each subject area. When the evaluation identifies potentially significant effects, as identified in the Checklist, mitigation measures are provided to reduce such impacts to a less than significant level. This section also discusses applicable mitigation measures from prior EIRs.

*VI. List of Preparers:* This section provides a list of City personnel, other governmental agencies, and consultant team members that participated in the preparation of the SCEA.

*VII. References, Acronyms and Abbreviations.*

*Appendices:* Includes various documents, technical reports, and information used in the SCEA and can be found in the case file for ENV-2017-1504-SCEA.