

# technical memorandum

date June 14, 2017

to Scott Morgan, State Clearinghouse Director, Governor's Office of Planning and Research

cc Kyndra Joy Casper, Esq., Liner LLP  
Greg Beck, Vice President and Partner, Champion Real Estate Company  
Mike Harden, Senior Managing Associate, Community Development, ESA

from Heidi Rous, Air Quality and Noise Group Director, ESA  
Alan Sako, Senior Air Quality Scientist, ESA

subject Application for Streamlining Judicial Review Under CEQA - 6220 West Yucca Project:  
Consistency with the general land use designation, density, building intensity, and applicable policies specified for the project area in the adopted Sustainable Community Strategy

This Technical Memorandum was prepared in response to a request by the Governor's Office of Planning and Research to provide evidence demonstrating that the 6220 West Yucca Project would be consistent with the "general use designation, density, building intensity, and applicable polices specified for the project area in in either a sustainable communities strategy or alternative planning strategy" pursuant to CEQA Statute 21180(b)(1) for the purposes of the Application for Streamlining Judicial Review Under CEQA (Senate Bill 743; Statutes 2013, Chapter 386).

As discussed herein the project would be consistent with the general land use designation, density, and building intensity outlined in the Southern California Association of Governments (SCAG) 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Using data collected from local jurisdictions, including General Plans, SCAG categorized existing land use into "land use types," then combined these land use types into 35 place types, and then classified sub-regions into one of three land use development categories: urban, compact, or standard. SCAG used each of these three categories to describe the conditions that exist and/or are likely to exist within each specific area of the region (SCAG, 2016–2040 RTP/SCS, pages 20–21, available at: <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>, 2016).

SCAG identified the existing General Plan land uses as Commercial and Services (SCAG Data Request Maps, refer to the attached **Figure 1**). After converting this data into Scenario Planning Zone-level place types, SCAG categorized the area surrounding the project as an urban area (SCAG, 2016–2040 RTP/SCS Background Documentation, Exhibit 13 Forecasted Regional Development Types by Land Development Categories (2012) Los Angeles City Subregion, available at: [http://scagrtpscs.net/Documents/2016/draft/d2016RTPSCS\\_SCSBackgroundDocumentation.pdf](http://scagrtpscs.net/Documents/2016/draft/d2016RTPSCS_SCSBackgroundDocumentation.pdf), 2016).

The RTP/SCS defines urban areas as “often found within and directly adjacent to moderate and high density urban centers. Nearly all urban growth in these areas would be considered infill or redevelopment. The majority of housing is multi-family and attached single-family (townhome), which tend to consume less water and energy than the large types found in greater proportion in less urban locations. These areas are supported by high levels of regional and local transit service. They have well-connected street networks, and the mix and intensity of uses result in a highly walkable environment. These areas offer enhanced access and connectivity for people who choose not to drive or do not have access to a vehicle” (SCAG, 2016–2040 RTP/SCS, page 20).

The SCAG urban land development category comprises the following urban footprint scenario models, including urban mixed use, urban residential, urban commercial, city mixed use, city residential, and city commercial (SCAG, 2016–2040 RTP/SCS Background Documentation, Reference Document 9, available at: [http://www.scagrtpscs.net/Documents/2016/supplemental/LDC\\_PlaceType.pdf](http://www.scagrtpscs.net/Documents/2016/supplemental/LDC_PlaceType.pdf), 2016; SCAG, 2016–2040 RTP/SCS Background Documentation, Reference Document 6, available at: [http://scagrtpscs.net/documents/2016/supplemental/UrbanFootprint\\_PlaceTypesSummary.pdf](http://scagrtpscs.net/documents/2016/supplemental/UrbanFootprint_PlaceTypesSummary.pdf), 2016). The project is consistent with the range of place types within the SCAG urban land development category.

Additionally, the RTP/SCS states that “urban mixed-use districts are exemplified by a variety of intense uses and building types. Typical buildings are between 10 and 40+ stories tall, with offices and/or residential uses and ground-floor retail space. Parking is usually structured below or above ground. Workers, residents, and visitors are well served by transit, and can walk or bicycle for many of their transportation needs.” The land use mix for the urban mixed-use place type is approximately 18 percent residential, 16 percent employment, 45 percent mixed-use, and 21 percent open space/civic (SCAG, 2016–2040 RTP/SCS Background Documentation, Reference Document 6, 2016).

Urban residential uses are the most intense residential-focused type, and are typically found within or adjacent to major downtown areas. They include high-rise and mid-rise residential towers, with some ground-floor retail space. Parking is usually structured below or above ground. Residents are well served by transit and can walk or bicycle for many of their daily needs (SCAG, 2016–2040 RTP/SCS Background Documentation, Reference Document 6, 2016).

City mixed-use areas are transit oriented and walkable, and contain a variety of uses and building types. Typical buildings are between 5 and 30 stories tall, with ground-floor retail space and offices and/or residential on the floors above. Parking is usually structured below or above ground. The land use mix for this place type is typically approximately 28 percent residential, 17 percent employment, 35 percent mixed use, and 20 percent open space/civic. The residential mix is composed of 97 percent multi-family and 3 percent townhomes. The average total net floor-area ratio (FAR) is 3.4, floor count ranges from 3 to 40 stories, and gross density ranges from 10 to 75 households per acre (SCAG, 2016–2040 RTP/SCS Background Documentation, Reference Document 6, 2016).

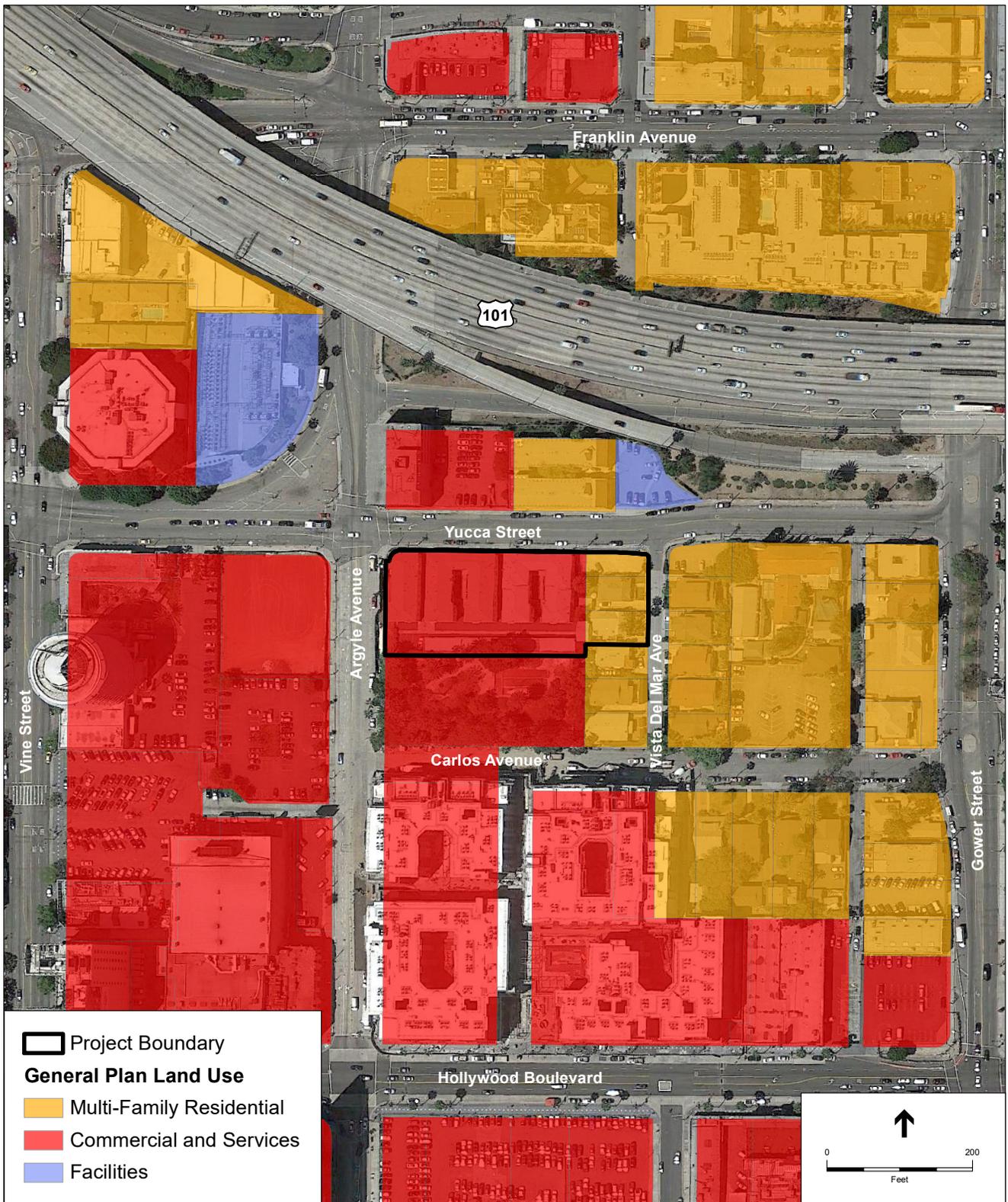
The RTP/SCS describes city residential place types as “dominated by mid- and high-rise residential towers, with some ground-floor retail space, and offices and/or residences on the floors above. Parking is usually structured below or above ground. Residents are well served by transit, and can walk or bicycle for many of their daily needs.” The land use mix for this place type is typically approximately 65 percent residential, 4 percent employment, 11 percent mixed use, and 20 percent open space/civic. The residential mix is 97 percent multi-family and 3 percent townhome. The average total net FAR is 2.9, floor count ranges from 5 to 40 stories, and the

gross density ranges from 35 to 37 households per acre (SCAG, 2016–2040 RTP/SCS Background Documentation, Reference Document 6, 2016).

The project consists of the development of mixed-use residential units, hotel, and commercial retail uses in a highly urbanized part of the city of Los Angeles. Surrounding land uses include commercial uses to the west of the project site, across Argyle Avenue and Yucca Street, and residential uses to the east, along Yucca Street and across Vista Del Mar Avenue. Mixed-use residential uses are located to the south of the project site, across Carlos Avenue.

The project site (1756 and 1760 North Argyle Avenue, 6210–6224 West Yucca Street; and 1765, 1771, 1777, and 1779 North Vista Del Mar Avenue) is currently occupied by one single-family residence, one duplex with a detached garage and studio apartment over the garage, and three two-story apartment buildings with associated carports and paved surface parking areas. The proposed project would consist of two buildings. Building 1, located at the southeast corner of Yucca Street and Argyle Avenue, would include a six-level podium structure, which would include two fully subterranean levels (P3 and P2); two semi-subterranean levels (P1 and L1) due to the site's topography; and two entirely aboveground levels (L2 and L3). Building 1 would also include levels 4 through 20. Building 1 would include a mix of commercial, hotel, and residential uses. Building 2, located at the corner of Yucca Street and Vista Del Mar Avenue, would include three residential levels, over a two-story podium structure, which would include one subterranean parking level (P2), one semi-subterranean parking level (P1), and would be up to four stories aboveground along Vista Del Mar Avenue, and three stories aboveground along Yucca Street. Building 2 would consist of only residential uses.

Overall, the project (both buildings) would include 210 multi-family residential units, 136 hotel rooms, and approximately 12,500 square feet of commercial/restaurant uses. Parking would be provided on site within the six-level parking structure housed within the podium structure of Building 1 and the two-level parking structure housed within Building 2. The proposed project is located within the Hollywood Redevelopment Plan area and the Plan limits Regional Center Commercial designations to a 4.5:1 FAR with a maximum of 6:1 FAR with City Planning Commission approval. These uses are consistent with the SCAG urban land development category.



SOURCE: Google Earth, 2014-04-23 (Aerial); SCAG 2012.

6220 West Yucca Project

**Figure 1**

2012 SCAG General Plan Land Use Codes