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August 16, 2021

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

SUSTAINABLE COMMUNITIES PROJECT EXEMPTION REQUEST FOR A PROPOSED PROJECT AT 7322-7340 NORTH TOPANGA CANYON BOULEVARD; CASE NOS. DIR-2020-7090-TOC-SPR-HCA & ENV-2020-7091-SCPE;

The proposed project involves the demolition of an existing commercial office building and the construction, use, and maintenance of a new five-story, 56 feet in height, 100 percent multi-family residential building consisting of 149 dwelling units. The project will provide 79 vehicular parking spaces located within one at-grade parking level. The project includes 23 studio units, 117 one-bedroom units, and nine (9) two-bedroom units. The project will provide a total of 15,371 square feet of open space and 3,058 square feet of landscaped area. The project involves grading and import of approximately 9,700 cubic yards of soil, as well as the removal and replacement of 17 non-protected trees from the project site.

It is hereby requested that the City Council consider and determine if the proposed project qualifies for a Sustainable Communities Project Exemption (SCPE), pursuant to Public Resources Code (PRC) Section 21155.1.

PRC Section 21155.1 provides that projects are statutorily exempt from CEQA if a hearing is held by the City Council and the City Council finds, based on the whole of the administrative record, that the project qualifies as a transit priority project as defined by PRC Section 21155(b), and further meets all of the criteria set forth in PRC Section 21155.1 (a) and (b) and one of the criteria of subdivision (c). If the City Council finds, after conducting a public hearing, all of the above, then the project is declared a Sustainable Communities Project and shall be exempt from the California Environmental Quality Act (CEQA).

The Department of City Planning has reviewed the SCPE that was prepared for the proposed project and is recommending that the City Council determine that the project is exempt from CEQA pursuant to PRC Section 21155.1

Actions for the City Council:

The City of Los Angeles finds, upon a review of the entire administrative record, including the SCPE Case No. ENV-2020-7091-SCPE, and all comments received, that:

1. 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
2. Finds 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).

Therefore, the City of Los Angeles finds that the proposed project 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.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Heather Bleemers
Senior City Planner

VPB:HB:EA:TM

Enclosures

- ENV-2020-7091-SCPE - 7334 North Topanga Residences Sustainable Communities Project CEQA Exemption
- Attachment A: Tree Report
- Attachment B: SCAG Exhibits
- Attachment C: Project Consistency with SCAG's 2016-2040 RTP/SCS and 2020-2045 RTP/SCS
- Attachment D: Utilities Report
- Attachment E: Phase I Environmental Site Assessment
- Attachment F: CEQA Exemption Energy and Water Efficiency Compliance
- Attachment G: Mitigation Measures from Prior EIRs - 2016-2040 RTP/SCS and 2020-2045 RTP/SCS
- Attachment H: Transportation Assessment
- Attachment I: Geotechnical Investigation Report and LADBS Soils Report Approval Letter