

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), ERRATUM, MITIGATION MONITORING PROGRAM (MMP), ENVIRONMENTAL FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to the future development of the proposed Crenshaw Crossing Project (Project), for the properties located at 3502-3606 West Exposition Boulevard, 3630-3646 South Crenshaw Boulevard, 3501-3633 West Obama Boulevard, and 3631-3645 South Bronson Avenue.

Recommendations for Council action:

1. FIND, pursuant to Public Resources Code (PRC), Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 SCEA, No. ENV-2019-5426-SCEA, and all comments received, after imposition of all mitigation measures, that:
 - a. There is no substantial evidence that the Project will have a significant effect on the environment.
 - b. The City Council held a hearing on October 5, 2021 for adoption of the SCEA pursuant to PRC Section 21155.2(b).
 - c. The Project is a transit priority project pursuant to PRC Section 21155, and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior Environmental Impact Report(s) (EIR), including the Southern California Association of Governments' 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy EIR, the City of Los Angeles West Adams-Baldwin Hills-Leimert Community Plan EIR, adopted May 2016, and the Community Redevelopment Agency of the City of Los Angeles Mid-City Redevelopment Plan EIR, adopted 1996.
 - d. All potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA.
 - e. 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.
 - f. The SCEA reflects the independent judgment and analysis of the City.
 - g. The mitigation measures have been made enforceable conditions on the Project.
2. FIND that the Project complies with the requirements of the California Environmental Quality Act for using the SCEA as authorized pursuant to PRC Section 21155.2(b).
3. ADOPT the SCEA, Erratum dated September 2021, and the MMP prepared for the SCEA, including the Environmental Findings, for future consideration of the Project, identified as Planning Case Nos. CPC-2019-5425-DB-MCUP-SPP-SPR-PHP and VTT-82282, involving the construction and operation of two mixed-use buildings, up to 86 feet in height, with up to 380,112 square feet of total floor area, including up to 401 residential units, with 61 units reserved for Very-Low Income Households and 20 units reserved for Very-Low Income or Low Income Households, and 40,454 square feet of commercial and community floor area, on two sites comprising approximately 4.18 acres (net area); the West Site would include a 206,803 square foot building, with 225 residential units, 7,504 square feet of ground-floor commercial/restaurant uses, and 2,650 square feet of community space, on a 1.93 acre site; and, the East Site would include a 173,309 square foot building, with 176 residential units and 30,300 square feet of commercial floor area (including a 22,277 square foot grocery store) on a 2.25 acre site; for the properties located at 3502-3606 West Exposition Boulevard, 3630-3646 South Crenshaw Boulevard, 3501-3633 West Obama Boulevard, and 3631-3645 South Bronson Avenue.

Applicant: WIP Expo Crenshaw, LLC

Representative: Edgar Khalatian, Mayer Brown LLP

Case Nos. CPC-2019-5425-DB-MCUP-SPP-SPR-PHP and VTT-82282

Environmental No. ENV-2019-5426-SCEA

Fiscal Impact Statement: None submitted by the Department of City Planning (DCP). Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on October 5, 2021, the PLUM Committee considered reports from the DCP relative to the use of a SCEA for the Project located at 3502-3606 West Exposition Boulevard, 3630-3646 South Crenshaw Boulevard, 3501-3633 West Obama Boulevard, and 3631-3645 South Bronson Avenue. DCP staff provided an overview of the matter. Councilmember Ridley-Thomas provided comments in support of the Project. After providing an opportunity for public comment, the Committee recommended approval of the SCEA, Erratum dated September 2021, the MMP prepared for the SCEA, and the Environmental Findings for the Project. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

AXB
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-NOT OFFICIAL UNTIL COUNCIL ACTS-