

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
VTT-83060-HCA ZA-2021-9385-ZV-DB-VHCA	ENV-2021-9384-SCPE	11 – Bonin
RELATED CASE NOS.		COUNCIL FILE NO:
<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> N/A
PROJECT ADDRESS / LOCATION:		
3984-3988 South Meier Street and 12740-12750 West Zanja Street		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Triangle Centre LP <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed		
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Andrew Brady, DLA Piper LLP <input type="checkbox"/> N/A	213 694 3108	Andrew.Brady@us.dlapiper.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Ira Brown	(213) 978-1543	Ira.Brown@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
<p>Sustainable Communities Project Exemption (SCPE)</p> <p>This item is to request that the City Council consider and determine whether the proposed project, identified as Planning Case Numbers: ZA-2021-9385-ZV-DB-VHCA and VTT-83060-HCA, qualifies for a Sustainable Communities Project Exemption pursuant to Public Resources Code (PRC) Section 21155.1.</p> <p>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, 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</p>		

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 to be a Sustainable Communities Project and shall be exempt from the California Environmental Quality Act (CEQA).

Planning has reviewed the Sustainable Communities Project Exemption (SCPE) that was prepared for the proposed project and is recommending that the City Council consider and determine that the project is exempt from CEQA pursuant to PRC Section 21155.1.

**FINAL ENTITLEMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION:
(UNAPPEALED OR NON-APPEALABLE ITEMS)**

N/A

ITEMS APPEALED:

N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input type="checkbox"/> Mailing List	<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>
<input type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:	<input type="checkbox"/>		

NOTES / INSTRUCTIONS:

Enclosure:

Sustainable Communities Project CEQA Exemption – Case No. ENV-2021-9384-SCPE

Attachments:

A – Project Site Plan

B – SCAG General Plan Land Use Designations

C – Forecasted Westside Cities Regional Development Types (2040)

D – Forecasted Los Angeles Subregion Regional Development Types (2040)

E – SCAG High Quality Transit Area (HQTA)—2016 with 2045

F – SCAG Transit Priority Area (TPA)—Year 2016 with 2045

G – 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy Consistency Analysis

- H – Will Serve Letters
- I – Preliminary Endangerment Assessment
- J – Title 24 Efficiency Report
- K – Southern California Association of Governments 2020 Regional Transportation Plan/Sustainable Communities Strategy EIR Applicable Mitigation Measures
- L – Architectural Plan Set
- M – Cultural Resources Investigation
- N – Geotechnical Investigation
- O – Bus Transit Schedules
- P – Tree Report

Actions for the City Council:

The City of Los Angeles finds, upon a review of the entire administrative record, including the SCPE No. ENV-2021-9384-SCPE, and all comments received, that:

- 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% 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
- Finds that all criteria in 21155.1(a) and (b) are met, including environmental criteria, land use criteria, and at least one criterion (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.

N/A

FISCAL IMPACT STATEMENT:

Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes."

PLANNING COMMISSION:

- | | |
|--|---|
| <input type="checkbox"/> City Planning Commission (CPC)
<input type="checkbox"/> Cultural Heritage Commission (CHC)
<input type="checkbox"/> Central Area Planning Commission
<input type="checkbox"/> East LA Area Planning Commission
<input type="checkbox"/> Harbor Area Planning Commission | <input type="checkbox"/> North Valley Area Planning Commission
<input type="checkbox"/> South LA Area Planning Commission
<input type="checkbox"/> South Valley Area Planning Commission
<input type="checkbox"/> West LA Area Planning Commission |
|--|---|

PLANNING COMMISSION HEARING DATE:

N/A

COMMISSION VOTE:

N/A

LAST DAY TO APPEAL:

N/A

DATE APPEALED:

N/A

TRANSMITTED BY:

Linda Lou

TRANSMITTAL DATE:

December 5, 2022