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November 30, 2022

The Honorable City Council  
City of Los Angeles  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**SUSTAINABLE COMMUNITIES PROJECT EXEMPTION REQUEST FOR A PROPOSED PROJECT AT 3984-3988 SOUTH MEIER STREET AND 12740- 12750 WEST ZANJA STREET; CASE NOS. ZA-2021-9385-ZV-DB-VHCA, VTT-83060-HCA, AND ENV-2021-9384-SCPE.**

The proposed project involves the demolition of an existing parking lot and the construction of a residential and commercial mixed-use development with 144 residential dwelling units and 19,012 square feet of ground floor commercial spaces in a six-story building with two subterranean parking levels, with a total floor area of approximately 167,625 square feet located partially within the City of Culver City. Within the City of Los Angeles, the project includes a Vesting Tract Map to vacate the alley that bisects the project site and merge two lots into one 23,484 square-foot ground lot and to construct a five-story, 56 feet in height, 41,624 square foot residential portion of the larger building with 40 dwelling units of which three units are set aside for Very Low Income Households, ground level commercial parking and a residential and commercial parking garage consisting of two subterranean levels.

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-2021-9384-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

  
Juliet Oh  
Senior City Planner

VPB:FR:JO:IB

Enclosures

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 (HQT)—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