

SUSTAINABLE COMMUNITIES PROJECT EXEMPTION (SCPE) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a SCPE request for the properties located at 12717 - 12761 West Washington Boulevard, (City of Culver City); 3984 - 3988 South Meier Street and 12740 - 12750 West Zanja Street, (City of Los Angeles).

Recommendations for Council action:

1. FIND, upon a review of the entire administrative record, including the SCPE Case No. ENV-2021-9384-SCPE, and all comments received, that:
  - a. The proposed project qualifies as a transit priority project pursuant to Public Resources Code (PRC) 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 prepared by the Southern California Association of Governments pursuant to PRC 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).
  - b. 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).
2. FIND that the proposed project qualifies as a transit priority project that is declared to be a Sustainable Communities Project and is therefore exempt from the California Environmental Quality Act, in accordance with PRC Section 21155.1; for the redevelopment of the site with a new 6-story, mixed-use development consisting of ground level community serving, commercial retail uses with market rate, and affordable housing units above. The Proposed Project would include 144 residential units, 40 dwelling units will be in the City of Los Angeles with 3 units set as very low income, of which 19 would be affordable, and approximately 19,431 square feet of commercial space fronting West Washington Boulevard and Zanja Street. Approximately 30,941 square feet of open space and 3,740 square feet of landscaping would also be included through the Proposed Project. Parking spaces would be provided in two levels of below grade parking and on the ground floor. The proposed development includes 6-story mixed-use portion with two levels of subterranean parking within the City of Culver City and a 5-story portion with two levels of subterranean parking within the City of Los Angeles. 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. The total residential and common area building square footage of the Proposed Project would be approximately 167,625 square feet, with approximately 106,570 square feet in Culver City and approximately 41,624 square feet in Los Angeles. The portion of the Project located in Culver City would include approximately 19,431 square feet of commercial uses. The floor to area ratio (FAR) for the Proposed Project would be 3.7 in Culver City and 2.5 in the City of Los Angeles. As proposed, the Project would include approximately 130,319 square feet of residential uses above the main floor, approximately 15,487 square feet of common area, 19,012 square feet of retail uses, and 419 square feet of lobby space on the ground floor. The Proposed Project would include 234 parking spaces, with 28 spaces at ground level and 206 spaces provided in a two-level subterranean garage. The Proposed Project would also include four retail bicycle parking spaces, six short-term residential bicycle parking spaces, 54 long-term bicycle parking spaces, and five non-residential bicycle parking spaces, for the properties located at 12717 - 12761 West Washington Boulevard, (City of Culver City); 3984 - 3988 South Meier Street and 12740 - 12750 West Zanja Street, (City of Los Angeles).

Applicant: Triangle Centre LP

Representative: Andrew Brady, DLA Piper LLP

Case Nos. VTT-83060-HCA; ZA-2021-9385-ZV-DB-VHCA

Environmental No. ENV-2021-9384-SCPE

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 February 7, 2023, the PLUM Committee considered a DCP report and SCPE request for the properties located at 12717 - 12761 West Washington Boulevard, (City of Culver City); 3984 - 3988 South Meier Street and 12740 - 12750 West Zanja Street, (City of Los Angeles). After providing an opportunity for public comment, the Committee recommended to approve the SCPE request. 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
RODRIGUEZ:	YES
YAROSLAVSKY:	YES
LEE:	YES
HUTT:	YES

CR  
22-1525\_rpt\_PLUM\_02-07-23

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**