

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a SCEA request for the future development of the proposed 6728 Sepulveda Boulevard Project (Project), for the properties located at 6728 Sepulveda Boulevard, and 6715 Columbus 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-5108-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 February 20, 2024 for adoption of the SCEA pursuant to PRC Section 21155.2(b).
 - c. The Proposed Project qualifies as a transit priority project pursuant to Public Resources Code Section 21155.
 - d. 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).
 - e. The Proposed Project 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.
 - f. The Proposed Project is a residential or mixed-use project as defined by Public Resources Code Section 21159.28(d).
 - g. 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 SCAG's 2016-2040 RTP/SCS and 2020-2045 RTP/SCS Program EIRs.
 - h. All potentially significant effects required to be identified and analyzed pursuant to the California Environmental Quality Act (CEQA) in an initial study have been identified and analyzed in the SCEA.
 - i. 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.
 - j. The SCEA reflects the independent judgment and analysis of the City.
 - k. The mitigation measures have been made enforceable conditions on the Project.
2. FIND that the Project complies with the requirements of the CEQA for using the SCEA as authorized pursuant to PRC Section 21155.2(b).

3. ADOPT, pursuant to PRC Section 21155.2, the SCEA and the MMP prepared for the SCEA, for the proposed development of the construction of a 268,770 square-foot, 405 unit (including 41 affordable housing units, which is 10 percent of the total Project units) residential development comprised of a six-story structure with three subterranean parking levels with a maximum height of 66 feet, the 94,951 square foot Project Site is currently vacant, the Project would incorporate approximately 32,866 square feet of open space and recreational amenities, including approximately 18,496 square feet of exterior common open space and approximately 6,820 square feet of interior common open space, additionally, the Project would include approximately 7,550 square feet of private open space in the form of balconies, the Project would provide 556 total vehicular parking spaces and 194 bicycle parking spaces (176 long-term and 18 short-term), upon completion, the Project would have a maximum floor area ratio of 3.18:1; for the properties located at 6728 North Sepulveda Boulevard; 6715 North Columbus Avenue.

Applicant: Leon Benrimon, Uncommon Developers

Representative: Olivia Joncich, Rand Paster & Nelson LLP

Case No. DIR-2022-5107-TOC-SPR-VHCA

Environmental No. ENV-2022-5108-SCEA

Fiscal Impact Statement: None submitted by the Department of City Planning. 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 20, 2024, the PLUM Committee considered a report from the DCP relative to the use of a SCEA for the properties located at 6728 Sepulveda Boulevard, and 6715 Columbus Avenue. After providing an opportunity for public comment, the Committee recommended to approve the SCEA and the MMP prepared for the SCEA for the Project located at 6728 Sepulveda Boulevard, and 6715 Columbus Avenue. 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
LEE:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
HUTT:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-