

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2019-5425-DB-MCUP-SPP-SPR-PHP; VTT-82282	ENV-2019-5426-SCEA	10 – Ridley-Thomas
PROJECT ADDRESS:		
3502-3606 W. Exposition Boulevard, 3630-3646 S. Crenshaw Boulevard, and 3501-3633 W. Obama Boulevard, 3631-3645 S. Bronson Avenue		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
WIP Expo Crenshaw, LLC	310-314-2531	jmcelyea@watt-ip.com
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Edgar Khalatian Mayer Brown LLP	213-229-9548	ekhalatian@mayerbrown.com
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Alan Como	213-847-3633	alan.como@lacity.org
PROJECT DESCRIPTION:		
<p>This item is to approve the Sustainable Communities Environmental Assessment (SCEA) for the future consideration of the development of the project identified as Planning Case numbers CPC-2019-5425-DB-MCUP-SPP-SPR-PHP and VTT-82282. Public Resources Code (PRC) Section 21155.2 requires the City Council to adopt findings and the SCEA prior to project approval if the City Council is not the decision-maker on the project approvals. Planning has reviewed and circulated the SCEA as required by law and is recommending the SCEA for the City Council's consideration and adoption.</p> <p>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. 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.</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

N/A

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

In accordance with the California Environmental Quality Act (CEQA), Section 21155.2 of the Public Resources Code (PRC), adoption of the Sustainable Communities Environmental Assessment (SCEA).

FINAL ENTITLEMENTS NOT ADVANCING:

ITEMS APPEALED:

N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input checked="" type="checkbox"/> Other <u>SCEA</u>	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other _____	<input type="checkbox"/>		
	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):

Actions for the City Council:

Upon a review of the entire administrative record, including Environmental Case No. ENV-2019-5426-SCEA, and all comments received, the City Council finds or adopts the following:

- FIND, pursuant to Public Resources Code (PRC) Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2019-5426-SCEA (SCEA), and all comments received, after imposition of all mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment;
- FIND that the City Council held a hearing on and adopted the SCEA pursuant to PRC Section 21155.2(b);
- FIND 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 EIR(s), including SCAG’s 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) 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 (CRA/LA) Mid-City Redevelopment Plan EIR, adopted April 1996;
- FIND all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA;
- FIND 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;
- FIND the SCEA reflects the independent judgment and analysis of the City;
- FIND the mitigation measures have been made enforceable conditions on the project; and
- ADOPT the SCEA, Erratum dated September 2021, and Mitigation Monitoring Program prepared for the SCEA, including the Environmental Findings.

FISCAL IMPACT STATEMENT:

Yes

No

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

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:

N/A

COMMISSION VOTE:

N/A

LAST DAY TO APPEAL:

N/A

APPEALED:

N/A

TRANSMITTED BY:

TRANSMITTAL DATE:

Irene Gonzalez, Commission Office

September 20, 2021