

SUSTAINABLE COMMUNITIES PROJECT EXEMPTION (SCPE) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a SCPE request for the properties located at 7322-7340 North Topanga Canyon Boulevard.

Recommendations for Council action:

1. FIND, upon a review of the entire administrative record, including the SCPE Case No. ENV-2020-7091-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 statutorily exempt from the California Environmental Quality Act, in accordance with PRC Section 21155.1; for the demolition of an existing commercial office building, and the construction, use, and maintenance of a new, five-story, 56 feet in height, 100 percent affordable multi-family residential building consisting of 149 dwelling units; the project will provide 79 vehicular parking spaces located within one at-grade parking level and a total of 110 bicycle parking stalls; for the properties located at 7322-7340 North Topanga Canyon Boulevard.

Applicant: John Shaw, Alliant Strategic Development, LLC

Representative: Heather Waldstein, Rosenheim and Associates, Inc.

Case No. DIR-2020-7090-TOC-SPR-HCA

Environmental No. ENV-2020-7091-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 September 21, 2021, the PLUM Committee considered a DCP report and SCPE request for the properties located at 7322-7340 North Topanga Canyon Boulevard. DCP staff provided an overview of the matter. Councilmember Blumenfield provided comments in support of the SCPE request. 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
CEDILLO:	YES
BLUMENFIELD:	YES
LEE:	YES
RIDLEY-THOMAS:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-