

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), ERRATUM, MITIGATION MONITORING PROGRAM (MMP), and RELATED ENVIRONMENTAL FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Project Permit Compliance Review and Site Plan Review appeal for the properties located at 3502 - 3606 West Exposition Boulevard, 3630 - 3646 South Crenshaw Boulevard, 3501 - 3633 West Obama Boulevard, and 3631 - 3645 South Bronson Avenue.

Recommendations for Council action:

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the Crenshaw Crossing Project SCEA No. ENV-2019-5426-SCEA, SCH No. 2021060246, Erratum, dated September 2021, MMP adopted by City Council on October 13, 2021 and approved by the Deputy Advisory Agency on October 14, 2021; and, pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15162 and 15164, no subsequent SCEA or addendum is required for approval of the Project.
2. ADOPT the Findings of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. DENY the appeal filed by Donna Jones, West Adams Avenues Association, and THEREBY SUSTAIN the LACPC's approval of a Project Permit Compliance Review to permit a mixed-use development within the Crenshaw Corridor Specific Plan, and a Site Plan Review for a development project which creates 50 or more dwelling units; for 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 4.19-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; for the property located at 3502-3606 West Exposition Boulevard, 3630-3646 South Crenshaw Boulevard, 3501-3633 West Obama Boulevard, and 3631-3645 South Bronson Avenue; subject to Conditions of Approval.

Applicant: WIP Expo Crenshaw, LLC

Representative: Edgar Khalatian, Mayer Brown, LLP

Case No. CPC-2019-5425-DB-MCUP-SPP-SPR-PHP-1A

Environmental No. ENV-2019-5426-SCEA

Related Case No. VTT-82282

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: Yes

Against: United Neighborhoods Neighborhood Council

Summary:

At a regular meeting held on April 5, 2022, the PLUM Committee considered a Department of City Planning (DCP) report relative to the use of the SCEA for the Project located at 3502 - 3606 West Exposition Boulevard, 3630 - 3646 South Crenshaw Boulevard, 3501 - 3633 West Obama Boulevard and 3631 - 3645 South Bronson Avenue. DCP provided an overview of the matter. After an opportunity for public comment, and presentations from the Appellant and Applicant Representatives, the Committee recommended to deny the appeal, and thereby sustain the determination of the LACPC in approving the SCEA and the MMP dated May 4, 2021. 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:	ABSENT
RODRIGUEZ:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**