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# City of Los Angeles CALIFORNIA



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**Council and Public Services Division**

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January 27, 2023

ENV-2021-9384-SCPE  
Council District 11

**NOTICE TO APPLICANT(S), OWNER(S), OCCUPANT(S), AND INTERESTED PARTIES**  
**WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing **telephonically** on **Tuesday, February 7, 2023**, at approximately **2:00 P.M.**, or soon thereafter, to consider the following: Sustainable Communities Project Exemption (SCPE), No. ENV-2021-9384-SCPE, and report from the Department of City Planning relative to determining that the proposed project, Case No. VTT-83060-HCA; ZA-2021-9385-ZV-DB-VHCA, is statutorily exempt from the California Environmental Quality Act pursuant to Public Resources Code (PRC) Section 21155.1, and qualifies as a transit priority project pursuant to PRC Section 21155(b) that is declared to be a Sustainable Communities Project, which by definition means that the proposed project is consistent with the general land 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); and, that meets all criteria of Subdivisions (a) and (b), including environmental criteria, land use criteria, and at least one criteria (affordable housing) of Subdivision (c) of 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, 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

Pursuant to Assembly Bill 361, and due to concerns over COVID-19, this Los Angeles City Council committee meeting will take all public comment by teleconference.

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>. The live audio can also be heard at: (213) 621-CITY (Metro), (818) 904-9450 (Valley), (310) 471-CITY (Westside) and (310) 547-CITY (San Pedro Area). If the live audio is unavailable via one of these channels, members of the public should try one of the other channels.

Members of the public who would like to offer public comment on the items listed on the agenda should call 1 669 254 5252 and use Meeting ID No. 161 644 6631 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press \*9 to request to speak.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guides/telecommunications-relay-services-trs>.

If you are unable to telephone-in at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **22-1525** by visiting: <http://www.lacouncilfile.com>

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

**For inquiries about the project, contact City Planning staff:**

Ira Brown

(213) 978-1543

[ira.brown@lacity.org](mailto:ira.brown@lacity.org)

**For inquiries about the meeting, contact City Clerk staff:**

Candy Rosales

(213) 978-1078

[clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)

Candy Rosales  
Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.