

EXEMPTION PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15096, PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT (EIR), CASE NO. ENV-2021-9507-EIR, STATE CLEARINGHOUSE (SCH) NO. 2021110079, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, STATEMENT OF OVERRIDING CONSIDERATIONS, AND RELATED ENVIRONMENTAL FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to amendments to the West Adams - Baldwin Hills - Leimert Community Plan Implementation Overlay (CPIO) and the Exposition Corridor Transit Neighborhood Plan (TNP).

Recommendations for Council action:

1. FIND and DETERMINE, pursuant to CEQA Section 15096(e) and (f), after consideration of the whole of the administrative record, that the Project was adequately assessed in the previously certified EIR, Case No. ENV-2021-9507-EIR (SCH No. 2021110079), for the Project, certified by the City of Culver City on December 5, 2022; ADOPT, pursuant to CEQA Guidelines Section 15096(g), the Mitigation Measures and Mitigation Monitoring Program, dated October 2022; ADOPT, pursuant to CEQA Guidelines Section 15091, the related and prepared environmental findings required by the CEQA Guidelines; and, ADOPT, pursuant to CEQA Guidelines Sections 15096(h) and 15093, the Statement of Overriding Considerations required by the CEQA Guidelines.
2. ADOPT the FINDINGS, of the Los Angeles City Planning Commission (LACPC), dated March 24, 2023 in the Council file, and the SUPPLEMENTAL FINDINGS of the Department of City Planning (DCP), attached to the DCP report dated April 28, 2023 in the Council file, as the Findings of Council.
3. ADOPT an amendment to the West Adams - Baldwin Hills - Leimert CPIO to modify the development regulations for Parcel Group A within the Venice/National Transit-Oriented Development (TOD) subarea, pursuant to Section 11.5.7 of the Los Angeles Municipal Code (LAMC); and, ADOPT an amendment to the Exposition Corridor TNP to remove the Project Site from the plan area boundaries, pursuant to LAMC Section 11.5.7 for the development of an integrated creative office complex on 4.46 acres located within the City of Los Angeles and the City of Culver City. On the Los Angeles portion (Los Angeles Parcel, or Project Site), the Project proposes construction of a new 334,517 square-foot office building. The building would be five stories, measuring 71 feet in height to the top of the roof, with a three-level subterranean garage. Existing on-site improvements, including 86,226 square feet of office and retail uses on the Los Angeles Parcel, would be demolished to allow for construction of the Project for the properties located at 8876 - 8888 West Venice Boulevard and 8829 West National Boulevard, subject to Conditions of Approval.
4. REQUEST the City Attorney to prepare and present Ordinances to:
 - a. Amend the West Adams - Baldwin Hills - Leimert CPIO to modify the development regulations for Parcel Group A within the Venice/National TOD subarea.
 - b. Amend the Exposition Corridor TNP to remove the Project Site from the plan area boundaries, for the development of an office complex, as recommended in the March 24, 2023 LACPC report, subject to Conditions of Approval and the Findings as amended by the PLUM Committee on May 2, 2023, attached to the Council file.

Applicant: Melissa Schild, Culver Crossings Properties LLC

Representative: Matt Dzurec, Armbruster Goldsmith & Delvac LLP

Case No. CPC-2021-9506-CPIO-SP-SPR-WDI

Environmental No. ENV-2021-9507-EIR (SCH No. 2021110079)

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

Community Impact Statement: None submitted

Summary:

At a regular meeting held on May 2, 2023, the PLUM Committee considered the adequacy of the previously certified EIR, certified by the City of Culver City on December 5, 2022, Case No. ENV-2021-9507-EIR, State Clearinghouse No. 2021110079, and considered the adoption of the Mitigation Measures, Mitigation Monitoring Program, Statement of Overriding Considerations, and related Environmental Findings, and report from the LACPC, related to amendments to the West Adams - Baldwin Hills - Leimert CPIO and the Exposition Corridor TNP. Councilmember Hutt provided comments in support of the matter and recommended actions to prepare the two ordinances. After an opportunity for public comment, the PLUM Committee recommended to adopt the amendments to the West Adams - Baldwin Hills - Leimert CPIO and the Exposition Corridor TNP and request the City Attorney to prepare the ordinances. 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
RODRIGUEZ:	ABSENT
YAROSLAVSKY:	ABSENT
LEE:	YES
HUTT:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-