

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), and RELATED ENVIRONMENTAL FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to the future development of the proposed 8141 Van Nuys Boulevard Project (Project), for the properties located at 8141, 8155, and 8159 North Van Nuys Boulevard and 14528, and 14550 West Titus Street.

Recommendations for Council action:

1. FIND, pursuant to Public Resources Code (PRC), Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 SCEA, ENV-2020-4228-SCEA, and all comments received, after imposition of all mitigation measures, that:
  - a. There is no substantial evidence that the Project will have a significant effect on the environment.
  - b. The City Council held a hearing on October 17, 2023 for adoption of the SCEA pursuant to PRC Section 21155.2(b).
  - c. 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 Environmental Impact Report (EIR), including the Southern California Association of Governments' (SCAG) 2020-2045 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS).
  - d. All potentially significant effects required to be identified and analyzed pursuant to the California Environmental Quality Act (CEQA) in the initial study have been identified and analyzed in the SCEA.
  - e. 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.
  - f. The SCEA reflects the independent judgment and analysis of the City.
  - g. The mitigation measures have been made enforceable conditions on the Project.
  - h. The proposed project contains more than 50% 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.
  - i. The proposed project is a residential or mixed-use project as defined by Public Resources Code Section 21159.28(d).
2. FIND that the Project complies with the requirements of the CEQA for using the SCEA as authorized pursuant to PRC Section 21155.2(b).
3. ADOPT, the SCEA, including the Environmental Findings, for future consideration of the Project, identified as Planning Case No. ENV-2020-4228-SCEA, for a new 7-story mixed-use building to be constructed on the southeast portion of the project site, including 200 residential units and approximately 2,060 square feet of ground floor commercial on the southeast corner of the project site (Proposed Building), the 200 units would all be market-rate and consist of 159 1-bedroom units, 39 2-bedroom units, and 2 studio units, a 3-level 504 space parking structure (Parking Building) would be constructed on the western half of the project site, a 10,674 square foot warehouse space (not open to the public) would be located between the Parking Building and surface parking lot along Titus Street,

a 12-space surface parking lot would be constructed on the north midpoint of the project site accessed from Titus, the project includes a signage program, the project site is currently developed with an existing vacant 14-story building that is comprised of 194 residential units and 9,533 square feet of previously permitted commercial and retail spaces (Existing Building) and a 219-space surface parking lot located at the northeast corner of Van Nuys Boulevard and Titus Street, the existing building will remain on-site; for the properties located at 8141, 8155, and 8159 North Van Nuys Boulevard and 14528, and 14550 West Titus Street.

Applicant: Grand Pacific 7-28 LLC, (dba Panorama Tower), Izek Shomof

Representative: Central City Development Group, Hamid Behdad, PE

Case No. ENV-2020-4228-SCEA

Related Case No. DIR-2020-4227-CDO-SPR-HCA

Fiscal Impact Statement: None submitted by the Department of City Planning. 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 October 17, 2023, the PLUM Committee considered a report from the DCP relative to the use of a SCEA for a new 7-story mixed-use building to be constructed on the southeast portion of the project site, including 200 residential units and approximately 2,060 square feet of ground floor commercial on the southeast corner of the project site (Proposed Building), the 200 units would all be market-rate and consist of 159 1-bedroom units, 39 2-bedroom units, and 2 studio units, a 3-level 504 space parking structure (Parking Building) would be constructed on the western half of the project site, a 10,674 square foot warehouse space (not open to the public) would be located between the Parking Building and surface parking lot along Titus Street, a 12-space surface parking lot would be constructed on the north midpoint of the project site accessed from Titus, the project includes a signage program, the project site is currently developed with an existing vacant 14-story building that is comprised of 194 residential units and 9,533 square feet of previously permitted commercial and retail spaces (Existing Building) and a 219-space surface parking lot located at the northeast corner of Van Nuys Boulevard and Titus Street, the existing building will remain on-site; for the properties located at 8141, 8155, and 8159 North Van Nuys Boulevard and 14528, and 14550 West Titus Street. After providing an opportunity for public comment, the Committee recommended approval of the SCEA, and the Environmental Findings for the Project. 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
LEE:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
HUTT:	ABSENT

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**