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ATTACHMENT NO. 2



T 510.936.4200
F 510.936.4805

1229 Harrison Street, Ste. 150
Oakland, CA 94612

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Via Email and Hand Delievery

September 8, 2022

Jose Mendivil, Associate Planner
Culver City Planning Division
9770 Culver Blvd., 2nd Floor
Culver City, CA 90232
jose.mendivil@culvercity.org

City Clerk
City of Culver City
9770 Culver Blvd.
Culver City, CA 90232
city.clerk@culvercity.org

Re: Appeal of Decision of the Planning Commission to Approve the Triangle Center Mixed-Use Project (Case No. P2021-0103-SPR, -AUP, -DOBI)

Dear Mr. Mendivil and City Clerk:

I am writing on behalf of the Supporters Alliance for Environmental Responsibility (“SAFER”) and its members living and/or working in or around the City of Culver City (“City”) regarding the Planning Commission’s decisions of August 24, 2022 to approve the Triangle Center Mixed-Use Project (Case No. P2021-0103-SPR, -AUP, -DOBI) located at 12727 Washington Boulevard (“Project”) and to approve a Sustainable Communities Project Exemption (“SCPE”) for the Project pursuant to Section 21155.1 of the California Environmental Quality Act (“CEQA”). SAFER hereby appeals these decisions.

For the reasons discussed in the attached letter dated August 24, 2022, SAFER objects to the City’s reliance on the SCPE prepared for the Project. The City should have prepared the necessary environmental documents under CEQA, and the Planning Commission should not have approved the Project until proper CEQA review was completed.

This appeal is filed pursuant to Municipal Code section 17.640.030, is timely filed within 15 days of the Planning Commission’s decision, and is accompanied by the required filing fee of \$1,500.00.

Sincerely,

A handwritten signature in cursive script that reads "Victoria Ann Yundt".

Victoria Ann Yundt
LOZEAU DRURY LLP



T 510.836.4200
F 510.836.4205

1929 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
info@lozeaudrury.com

Via Email

August 24, 2022

Jen Carter, Commissioner
Stephen Jones, Commissioner
Ed Ogosta, Commissioner
Andrew Reilman, Commissioner
Culver City Planning Commission
9770 Culver Blvd.
Culver City, CA 90232
public.comment@culvercity.org

Jose Mendivil, Associate Planner
Culver City Planning Division
9770 Culver Blvd., 2nd Floor
Culver City, CA 90232
jose.mendivil@culvercity.org

**Re: Comment on Sustainable Communities Project Exemption for the Triangle Center Mixed-Use Project at 12727 Washington Boulevard
Case No. P2021-0103-SPR, -AUP, -DOBI
Planning Commission Agenda Item PH-1**

Dear Honorable Planning Commissioners and Mr. Mendivil:

I am writing on behalf of Supporters Alliance for Environmental Responsibility (“SAFER”) regarding the Triangle Center Mixed Use Transit Priority Project (Case No. (P2021-0103-SPR, -AUP, -DOBI), including all actions related or referring to the proposed development of a six-story mixed use structure with approximately 104 residential units and 19,341 square feet of retail space located at 12717-12761 W. Washington Boulevard in the City of Culver City, and a five-story structure with approximately 40 residential units located at 12740-12750 W. Zanja Street in the City of Los Angeles (“Project”), which is being heard by the Planning Commission on August 24, 2022 as Agenda Item PH-1. The Culver City Planning Division has determined that the Project is categorically exempt from the requirement for preparation of environmental documents pursuant to Section 21155.1 of the California Environmental Quality Act (“CEQA”).

After reviewing the Project and the associated documents, we conclude that the Project does not meet the requirement for an exemption under CEQA Section 21155.1. The City cannot rely on the Sustainable Communities Project Exemption (“SCPE”) prepared for the Project and should instead prepare the necessary environmental documents under CEQA. Therefore, SAFER respectfully requests that the City not approve the Project until the appropriate level of environmental review under CEQA has been completed.

August 24, 2022

Comment on Sustainable Communities Project Exemption for the Triangle Center Mixed Use Project
at 12727 Washington Boulevard (P2021-0103-SPR, -AUP, -DOBI)

Planning Commission Agenda Item PH-1

Page 2 of 2

Sincerely,

A handwritten signature in cursive script, appearing to read "Victoria Ann Yundt".

Victoria Ann Yundt
LOZEAU DRURY LLP