

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), ENVIRONMENTAL FINDINGS and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to the future development for the properties located at 6650-6668 Franklin Avenue and 1855 North Cherokee Avenue.

Recommendations for Council action:

1. FIND, upon review of the entire administrative record, including the SCEA No. ENV-2017-1504-SCEA, and all comments received, that:
  - a. The Proposed Project qualifies as a transit priority project pursuant to Public Resources Code (PRC) Section 21155.
  - b. The Proposed Project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG).
  - c. The Proposed Project 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 the regional transportation plan.
  - d. The Proposed Project is a residential or mixed-use project as defined by PRC Section 21159.28(d).
  - e. The Proposed Project incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior environmental reports, including SCAG's 2016-2040 RTP/SCS Program Environmental Impact Report.
  - f. All potentially significant or significant effects required to be identified and analyzed pursuant to the California Environmental Quality Act (CEQA) in an initial study have been identified and analyzed in an initial study.
  - g. With respect to each significant effect on the environment required to be identified in the initial study, changes or alterations have been required in or incorporated into the project that avoids or mitigates the significant effects to a level of insignificance.
  - h. Mitigation measures will be made enforceable conditions on the project.
2. FIND that the Proposed Project complies with the requirements of the CEQA for using a SCEA as authorized pursuant to PRC Section 21155.2(b).
3. ADOPT the SCEA and the MMP prepared for the SCEA, including the Environmental Findings, for the future consideration of the development project identified in the Department of City Planning (DCP) Case Nos. CPC-2017-1503-DB-CU-SPR and AA-

2017-1505-PMLA.

Applicant: Dana Sayles, three6ixty

Case Nos. CPC-2017-1503-DB-CU-SPR; AA-2017-1505-PMLA

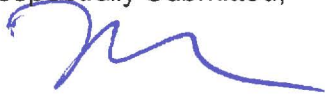
Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on February 5, 2019, the PLUM Committee considered a report from the DCP regarding the SCEA for a project at 6650-6668 Franklin Avenue and 1855 North Cherokee Avenue. Staff from the DCP provided the Committee an overview of the SCEA for the project. The applicant representative commented on the SCEA and the project. A representative of Council District 13 concurred with the findings of the DCP. After an opportunity for public comment, the Committee recommended to approve the SCEA for the project at 6650-6668 Franklin Avenue and 1855 North Cherokee Avenue. 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
BLUMENFIELD	YES
PRICE	YES
CEDILLO	YES
SMITH	YES

SD

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**