

SUSTAINABLE COMMUNITIES PROJECT EXEMPTION (SCPE) and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a SCPE request for the property located at 942 North Broadway.

Recommendations for Council action:

1. FIND that upon review of the entire administrative record, including the SCPE No. ENV-2018-3238-SCPE, and all comments received, that:
 - a. The proposed project qualifies as a transit priority project pursuant to Public Resources Code (PRC) Section 21155(b), which by definition means that the proposed project is consistent with the general use designations, 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) 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).
 - b. Find that all criteria in PRC Section 21155.1(a) and (b) are met, including environmental criteria, land use criteria, and at least one criteria (affordable housing) in PRC Section 21155.1(c).
2. FIND that the proposed project at 942 North Broadway, which involves the demolition of an existing one-story, with a basement, multi-tenant commercial building and the construction of an approximately 211,725 square-foot, mixed use building containing a maximum of 178 residential condominium units and approximately 36,805 square feet of commercial restaurant and office space, with a maximum height of 291 feet, 5 inches above grade and 27 stories with five subterranean levels, providing up to 270 parking spaces, with approximately 219 spaces dedicated to residential parking and 51 spaces provided for commercial and office uses, providing 244 bicycle parking spaces, qualifies as a transit priority project that is declared to be a Sustainable Communities Project and is therefore exempt from the California Environmental Quality Act, in accordance with PRC Section 21155.1.

Applicant: Rick Illich, TF Broadway LP

Representative: Alexander Irvine, Irvine and Associates Inc.

Case Nos. ZA-2018-3237-DB-MCUP-WDI-SPR; VTT-82227-CN

Fiscal Impact Statement: None submitted by the Department of City Planning (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 12, 2019, the PLUM Committee considered a DCP report for a SCPE request for the property at 942 North Broadway. Staff from the DCP provided an overview of the request and stated findings to determine a SCPE. The applicant representative additionally commented. After an opportunity for public comment, the Committee recommended to approve the project site as a SCPE. 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
SMTH	YES

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-