

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), MITIGATION MONITORING PROGRAM (MMP), MITIGATION MEASURES and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to compliance with the requirements of the California Environmental Quality Act (CEQA) for use of the SCEA for the properties located at 522, 530, 550 South Shatto Place and 3119 West 6th Street.

Recommendations for Council action:

1. **FIND**, upon review of the entire administrative record, the Proposed Project complies with the requirements of CEQA for use of a SCEA as authorized pursuant to Public Resources Code Section 21155.2(b).
2. **ADOPT** the SCEA (ENV-2018-3986-SCEA), MMP dated August 5, 2019 and attached to the Council file, and Mitigation Measures for the Proposed Project involving a mixed-use development that includes the construction, use, and maintenance of a 222,944 square-foot, 31-story, mixed-use tower with 256 residential units and 2,507 square feet of office floor area, the change of use of an existing, 12,800 square-foot building to commercial floor area, and that will set aside 29 units (11 percent of the total quantity of units) for Extremely Low Income Households, and 329 automobile parking spaces, 141 long-term bicycle parking spaces and 17 short-term bicycle parking spaces, and 21,450 square feet of open space, for the properties located at 522, 530, 550 South Shatto Place and 3119 West 6th Street.
3. **ADOPT** the following Findings:
 - a. The Proposed Project qualifies as a transit priority project pursuant to Public Resources Code Section 21155.
 - b. The Proposed Project incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior environmental reports, as amended herein, including the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Program Environmental Impact Report.
 - c. All potentially significant or significant effects required to be identified and analyzed pursuant to CEQA in an initial study have been identified and analyzed.
 - d. 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.

Case Nos. ZA-2018-3985-MCUP-TOC-WDI-SPR; VTT-82171-CN

Environmental No. ENV-2018-3986-SCEA

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 August 6, 2019, the PLUM Committee considered a Department of City Planning report relative to compliance with the requirements of the California Environmental Quality Act (CEQA) for use of the SCEA for the properties located at 522, 530, 550 South Shatto Place and 3119 West 6th Street. Department of City Planning Staff provided an overview of the matter and responded to questions from the Committee. After an opportunity for public comment, the Committee recommended approving the SCEA and the MMP dated August 5, 2019. 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

RM

-NOT OFFICIAL UNTIL COUNCIL ACTS-