

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal for the properties located at 738 South Normandie Avenue.

Recommendations for Council action:

1. DETERMINE that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332 (Class 32 Urban In-Fill Development), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.
2. ADOPT the FINDINGS of the Director of Planning, dated December 19, 2019, as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Carolyn Zanelli and THEREBY APPROVE the Categorical Exemption for the construction, use and maintenance of a seven-story residential structure over one level of subterranean parking garage, containing 50 dwelling units, including five units reserved for Extremely Low Income Households and 45 market-rate units, with the building being a maximum of 80 feet 3 inches, as measured from grade to the top of parapet, and contain approximately 27,500 square feet of floor area with a floor area ratio (FAR) of 5.75 with the unit mix being comprised of 45 studio units and five one-bedroom units, providing 25 vehicular parking spaces located at grade and within one level of subterranean parking garage and also providing 42 long-term and 4 short-term bicycle parking spaces, with the project totaling 3,750 square feet of open space, including a 2,350 square feet roof deck and 1,400 square feet of private balconies, for the property located at 738 South Normandie Avenue, subject to Conditions of Approval.

Applicant: 738 Normandie LP

Representative: Allen Park

Case No. DIR-2019-929-TOC

Environmental No. ENV-2019-930-CE

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.

**TIME LIMIT FILE – MARCH 18, 2020**

**(LAST DAY FOR COUNCIL ACTION – MARCH 18, 2020)**

Summary:

At a regular meeting held on February 18, 2020, the PLUM Committee considered a CEQA appeal for the property at 738 South Normandie Avenue. Staff from the DCP provided an overview of the project. The appellant and Applicant Representative also commented on the project. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the Director of Planning's determination to approve the Categorical Exemption. This matter is now submitted to Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
BLUMENFIELD:	YES
PRICE, JR.:	YES
CEDILLO:	ABSENT
LEE:	YES

LC 02/18/20

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**