

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), MITIGATION MONITORING PROGRAM (MMP), MITIGATION MEASURES and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a mixed-use development for the properties located at 340 South Hill Street; 338, 342, 348, 352, 356 South Hill Street; and 311, 321 West 4th Street (4th and Hill Project).

Recommendations for Council action:

1. FIND, upon review of the entire administrative record, the 4th and Hill Project complies with the requirements of California Environmental Quality Act for use of a SCEA as authorized pursuant to California Public Resources Code (PRC) Section 21155.2(b).
2. ADOPT the SCEA (ENV-2015-982-SCEA), the MMP and the Mitigation Measures for the proposed 4th and Hill Project.
3. ADOPT the following Findings:
  - a. The Proposed Project qualifies as a transit priority project pursuant to PRC 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 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.

Applicant: John Hrovat, EQR-4th and Hill LP

Case No. DIR-2015-981-SPR-DD

Environmental No. ENV-2015-982-SCEA

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 November 5, 2019, the Planning and Land Use Management

Committee considered a DCP report relative to a SCEA mixed-use development for the properties located at 340 South Hill Street; 338, 342, 348, 352, 356 South Hill Street; and 311, 321 West 4th Street (4th and Hill Project). The DCP presented the report and answered the Committee's questions. After providing an opportunity for public comment, the Committee recommended that Council approve the SCEA for the proposed project. This matter is now forwarded to Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON	YES
BLUMENFIELD	YES
PRICE	ABSENT
CEDILLO	YES
LEE	YES

AC

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**