

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) Appeal for 1047-1053 South Fedora Street.

Recommendations for Council action:

1. DETERMINE based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Article 19 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT THE FINDINGS of the Director of Planning as the FINDINGS of Council.
3. RESOLVE TO DENY THE APPEAL filed by Margarita Lopez and THEREBY SUSTAIN the approval of the environmental clearance, a Categorical Exemption from CEQA, for a Transit Oriented Communities for the construction, use, and maintenance of a new, 75-foot high (at its highest point), six-story plus mezzanine residential building; the project will contain 50 multi-family dwelling units, of the 50 units proposed, 5 will be set aside for Extremely Low Income Households; the proposed building will encompass approximately 36,309.6 square feet in total building area for an approximate Floor Area Ratio of 4.5:1, providing 36 automobile parking spaces and 49 bicycle stalls within one level of at-grade parking and one level of subterranean parking for the property located at 1047 -1053 South Fedora Street, subject to Conditions of Approval.

Applicant: Joe Englanoff, 1047 Fedora, LLC

Representative: Jared Lanctot, Ferrier Architecture Studio

Case No. DIR-2019-5051-TOC

Environmental No. ENV-2019-5052-CE

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 September 17, 2020, the PLUM Committee considered an appeal for the property located at 1047-1053 South Fedora Street. Staff from the DCP provided an overview of the matter. After an opportunity for public comment, and an opportunity for presentations from the applicant and appellant, the Committee recommended to approve the Categorical Exemption for the project. 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, JR.:	YES
CEDILLO:	YES
LEE:	YES

LC 09/17/20

-NOT OFFICIAL UNTIL COUNCIL ACTS-