

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), ERRATA, MITIGATION MONITORING AND REPORTING PROGRAM (MMRP), MITIGATION MEASURES, ENVIRONMENTAL FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to the future development of the proposed 1024 Mateo Project (Proposed Project), for the properties located at 1000, 1016, 1026 South Mateo Street; 2006, 2010, 2016, 2018 East Bay Street; and, 2001, 2007, 2011, 2015, 2019, 2023 East Sacramento Street.

Recommendations for Council action:

1. FIND, pursuant to Public Resources Code (PRC), Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 SCEA, No. ENV-2016-4555-SCEA, Errata to the SCEA dated February 23, 2021, Errata No. 2 to the SCEA dated April 29, 2021, and all comments received, after imposition of all mitigation measures, that:
  - a. There is no substantial evidence that the Proposed Project will have a significant effect on the environment.
  - b. The City Council held a hearing for adoption of the SCEA, Errata to the SCEA dated February 23, 2021, Errata No. 2 to the SCEA dated April 29, 2021, and the Mitigation Monitoring and Reporting Program (MMRP) on May 4, 2021, pursuant to PRC Section 21155.2(b)(6).
  - c. The Proposed Project is a transit priority project as defined by PRC Section 21155, and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set for in prior Environmental Impact Reports (EIR), including the Southern California Association of Governments' (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Program EIR, SCH No. 2019011061.
  - d. All potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA.
  - e. With respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Proposed Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
  - f. The SCEA reflects the independent judgment and analysis of the City.
  - g. The mitigation measures have been made enforceable conditions on the Proposed Project.

2. FIND that the Proposed Project complies with the requirements of the California Environmental Quality Act for using the SCEA as authorized pursuant to PRC Section 21155.2(b).
3. ADOPT, pursuant to PRC Section 21155.2, the SCEA, Errata to the SCEA dated February 23, 2021, Errata No. 2 to the SCEA dated April 29, 2021, and the MMRP prepared for the SCE, including the Environmental Findings, for future consideration of the Proposed Project involving the demolition of the surface parking lot and the 16,960 square-foot maintenance service building, and the construction, use and maintenance of a single 257,287 square-foot mixed-use building containing a total of 106 live/work condominium units and approximately 119,845 square feet of commercial space, including 13,979 square feet of retail space, 13,126 square feet of restaurant space, and 92,740 square-feet of office space; with 9 units of the 106 units to be set aside for Very Low Income Households; for the properties located at 1000, 1016, and 1026 South Mateo Street; 2006, 2010, 2016, and 2018 East Bay Street; and, 2001, 2007, 2011, 2015, 2019, and 2023 East Sacramento Street.

Applicant: Sammi Shaaya, Mateo Arts, LLC

Representative: Joel Miller, Gensler

Case Nos. CPC-2016-4554-GPA-VZC-HD-DB-SPR; VTT-74596

Environmental No. ENV-2016-4555-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 May 4, 2021, the PLUM Committee considered a DCP report relative to the use of a SCEA for the Proposed Project located at 1000, 1016, and 1026 South Mateo Street; 2006, 2010, 2016, and 2018 East Bay Street; and, 2001, 2007, 2011, 2015, 2019, and 2023 East Sacramento Street. After providing an opportunity for public comment, the PLUM Committee recommended approval of the SCEA, Errata to the SCEA dated February 23, 2021, Errata No. 2 to the SCEA dated April 29, 2021, the MMRP prepared for the SCEA, and the Environmental Findings for the Proposed Project. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<b><u>MEMBER</u></b>	<b><u>VOTE</u></b>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	YES

AXB  
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