

SUSTAINABLE COMMUNITIES PROJECT EXEMPTION (SCPE) and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a SCPE request for the property located at 1216-1224 South Menlo Avenue.

Recommendations for Council action:

1. FIND, that based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21155.1; FIND the Project is a transit priority project pursuant to PRC Section 21155; FIND the Project is a sustainable communities project that meets all of the requirements of subdivisions (a) and (b), and one of the requirements of subdivision (c) of PRC Section 21155.1.
2. FIND, upon a review of the entire administrative record, including Environmental Case No. ENV-2020-3753-SCPE, and all comments received, that the proposed Project qualifies as a transit priority project pursuant to PRC Section 21155(b), which by definition means that the proposed Project is consistent with the general use designations, density, building intensity, and applicable policies specified for the project area in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by the Southern California Association of Governments (SCAG) pursuant to PRC Section 21155(a); and contains more than 50 percent residential; provides a minimum net density greater than 20 units an acre; and, is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan per PRC Section 21155(b).
3. FIND that all criteria in PRC Sections 21155.1(a) and (b) are met, including environmental criteria, land use criteria, and at least one of the criteria (affordable housing) in PRC Section 21155.1(c); for the demolition of existing classrooms at the rear of 1216 Menlo Avenue, an eight-unit multifamily residential building and surface parking lot, and five non-protected on-site trees; and for the construction, use, and maintenance of a new six-story, 74-foot three-inch, 100-percent affordable housing multifamily residential structure with 128 dwelling units, 127 of which are restricted affordable units and one market-rate manager's unit; and, the repurposing of an existing three-story single family residential structure at 1216 Menlo Avenue for use as administrative and social services offices and common use area for residents; the new six-story and repurposed three-story structures containing 114,450 square feet of Floor Area with a Floor Area Ratio of 3.54:1, with a proposed unit mix comprised of 24 studio units, 39 one-bedroom units, 33 two-bedroom units, and 32 three-bedroom units, three automobile parking spaces, 90 long-term bicycle parking stalls in the new three-story building and nine short-term bicycle parking spaces located along the front of the property, and a minimum of 12,026 square feet of usable open space to include a community room, courtyard, roof decks, and private balconies; retaining eight existing non-protected street trees and providing additional 32 new trees on-site, for the properties located at 1216-1224 South Menlo Avenue.

Applicant: Michael Sorochinsky, Menlo Investor LLC

Representative: Dave Rand, Ambruster Goldsmith and Delvac LLP

Case No. DIR-2020-4501-SPR-TOC-PHP-VHCA

Environmental No. ENV-2020-4502-SCPE

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 its regular meeting held on February 16, 2021, the PLUM Committee considered a SCPE exemption and DCP reports for the properties located at 1216-1224 Menlo Avenue. DCP staff provided an overview of the matter. After providing an opportunity for public comment, the Committee recommended to approve the SCPE request. This matter is now submitted to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

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

AXB
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-NOT OFFICIAL UNTIL COUNCIL ACTS-