

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), MITIGATION MONITORING AND REPORTING PROGRAM, ERRATA, ERRATA NO. 2, MITIGATION MEASURES, RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment (GPA), Vesting Zone Change and Height District Change 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, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, pursuant to Public Resources Code (PRC) Section 21155.2, after consideration of the whole of the administrative record, including the Senate Bill 375 SCEA dated August 20, 2020, Mitigation Monitoring and Reporting Program, Errata dated February 23, 2021, and Errata No. 2 dated April 29, 2021 under Case No. ENV-2016-4555-SCEA (collectively known as the SCEA), and all comments received, after imposition of all mitigation measures there is no substantial evidence that the Project will have a significant effect on the environment; FIND that the City Council held a hearing on and adopted the SCEA on May 19, 2021 (CF 21-0163) pursuant to PRC Section 21155.2(b)(6); FIND the 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 forth in prior Environmental Impact Reports (EIR), including Southern California Association of Governments (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (Connect SoCal) Program EIR SCH No. 2019011061; FIND all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; FIND 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 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; FIND the SCEA reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the Project; and ADOPT the SCEA.
2. ADOPT the amended FINDINGS, dated August 24, 2021 of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor and the LACPC APPROVING a GPA to the Central City North Community Plan to amend the land use designation of the project site from Heavy Manufacturing to Commercial Industrial and remove Footnote Nos. 1 and 6 of the General Plan Land Use Map from the Project site to permit Height District 2 in the CM Zone.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated July 22, 2021, to effectuate a Vesting Zone Change and Height District Change from M3-1-RIO to [T][Q]CM-2D-RIO, to permit residential uses on the project site and allow a maximum Floor Area Ratio of 4.37:1, pursuant to Los Angeles Municipal Code Sections 12.32 F and Q; for the demolition of existing buildings and surface parking lot, and for the construction, use, and maintenance of an eight-story mixed-use building containing 106 live/work condominium units, including nine units set aside for Very Low Income Households and three units set aside for Moderate Income Households, and 119,845 square feet of commercial space, including retail, restaurant, and office, on a 62,111 square-foot site; the proposed building would be 127 feet in height, as measured to the top of the parapet, and contains 257,287 square feet of floor area with a Floor Area Ratio of 4.37:1; the project would provide 402 vehicle parking spaces within a three-level parking garage (two above-grade levels and one subterranean level), 145 bicycle parking stalls, and 18,862 square feet of usable open space; a maximum of 38,985 cubic yards of earth material would be exported from the project site; and a total of six trees, including three street trees, are proposed to be removed; 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, subject to Modified Conditions of Approval.

5. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
6. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

...the Council may decide to impose a permanent Q Condition...identified on the zone change map by the symbol Q in brackets... There shall be no time limit on removal of the brackets around the [Q] Qualified designation nor on removal of the [T] Tentative designation. After the conditions of the permanent [Q] Qualified classification have been fulfilled, the brackets surrounding the Q symbol shall be removed.

7. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
8. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Sammi Shaaya, Mateo Arts, LLC

Representative: Joel Miller, Gensler

Case No. CPC-2016-4554-GPA-VZC-HD-DB-SPR

Environmental No. ENV-2016-4555-SCEA

Related Case: VTT-74596-1A

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

Summary:

At a special meeting held on October 11, 2022, the PLUM Committee considered the SCEA as environmental clearance, a GPA, Vesting Zone Change and Height District Change 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. After an opportunity for public comment, the Committee recommended to adopt the SCEA, approve the Resolution, Vesting Zone Change and Height District Change 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
CEDILLO:	ABSENT
BLUMENFIELD:	YES
LEE:	ABSENT
RODRIGUEZ:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-