

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: March 14, 2017

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Council File No. 15-0554
Council District: 14

To: City Council

From: Richard H. Llewellyn, Jr., Interim City Administrative Officer

Subject: **Civic Center Land Use Master Plan and Financial Feasibility Study – Revised Recommendations to January 6, 2017 Report**

RECOMMENDATIONS

It is recommended that the Council,

1. Approve the Civic Center Master Development Plan and Financial Feasibility Study (the "Plan") as a conceptual facilities plan and financing framework to be studied and analyzed as required under the California Environmental Quality Act (CEQA).
2. Instruct the Office of the City Administrative Officer (CAO), with assistance from the Bureau of Engineering (BOE) and Chief Legislative Analysts (CLA), to report back through the Municipal Facilities Committee (MFC) for guidelines and instructions for implementation of and/or phasing of any portions of the conceptual facilities plan;
3. Instruct CAO and CLA with other necessary departments to define and provide an accurate description of any individual project(s) intended to be included as part of the Plan, in order to facilitate the study of such project(s) as required under CEQA;
4. Instruct CAO and CLA to coordinate with the Department of City Planning (DCP) on any proposed or resulting land use changes that could impact the General Plan within the Study Area; and
5. Instruct CAO and CLA to report back to Council following preparation of the required CEQA documentation for Council's consideration of such documentation in conjunction with Council's determination of whether to adopt the Plan and approve any individual projects.

SUMMARY

On January 10, 2017, the Entertainment and Facilities Committee (Committee) considered a

report from the CAO on the Civic Center Land Use Master Development Plan (Plan). The Committee held a public hearing and considered the report but continued the item to a later meeting. It should be noted that the Plan has been presented before the Planning Commission, Cultural Heritage Commission and the Central City Association. In an effort to resolve concerns raised by the Planning Commission at its meeting on January 26, 2017 with regard to ensuring that any land use changes are appropriately reviewed by the Planning Commission, this updated report includes recommendations that staff coordinate with Planning on potential or resulting land use changes that could impact the General Plan.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA requires that, prior to the discretionary approval of any project, the City must analyze the project's direct and reasonably foreseeable indirect impacts to the physical environment. The conceptual facilities plan could constitute a project under CEQA and thus would have to be analyzed prior to approval.

The Plan or project approval will be considered at a future date, and only after the MFC has provided such instructions to define a project and to report back through that Committee. The project will again be presented to Council along with the appropriate CEQA analysis. At that future date, Council's decision on whether or not to approve the Plan would thus be informed by the contents of the environmental analysis. Based on the contents of that CEQA analysis, Council will have the discretion to approve, modify, or decline to approve the Plan or project.

FISCAL IMPACT STATEMENT

There is no additional impact to the General Fund from approval of the recommendations in this report. There will likely be impacts to the General Fund from implementation or development of any of the phases in the plan. However, the extent of the future impact on the General Fund as a result of implementing the Civic Center Land Use Master Plan and Financial Feasibility Study will be entirely dependent on final actions taken by the Council and is unknown at this time.

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