

STATUTORY EXEMPTION, MITIGATION MONITORING PROGRAM (MMP), and RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a CEQA appeal for the property located at 21300-21320 Califa Street.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to Public Resources Code (PRC) Section 21155.4; FIND that the project is a mixed-use development that implements and is consistent with the applicable specific plan for which an Environmental Impact Report (EIR) has been certified (Warner Center 2035 Specific Plan Program EIR, No. ENV-2008-3471-EIR and SCH No. 1990011055, referred to as WC Specific Plan PEIR), and is consistent with the general use designation, density, building intensity, and applicable policies specific for the project area as a part of a sustainable communities strategy; ADOPT the associated MMP; FIND that none of the circumstances in PRC Section 21166 have occurred that would require a supplemental EIR be prepared prior to approval of the project; FIND, pursuant to CEQA Guidelines Sections 15168 and 15162, based on the independent judgment of the decision-maker, and after consideration of the whole of the administrative record, that the project is within the scope of the WC Specific Plan PEIR, No. ENV-2008-3471-EIR and SCH No. 1990011055; the environmental effects of the project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur, and no new mitigation is required; and the City has incorporated all feasible mitigation measure from the WC Specific Plan PEIR on the Project; FIND that the justification provided by Mitchell M. Tsai, Attorney At Law PC, representing the Southwest Regional Council of Carpenters in the appeal submitted on November 2, 2020, lacks credibility, and does not constitute evidence due to inaccurate assumptions, facts, and analysis pertaining to the subject case; and, ADOPT the project's Statutory Exemption from CEQA and all related CEQA Findings for Case No. DIR-2018-2713-SPP-2A, including revised Environmental Findings reflecting the action of the South Valley Area Planning Commission (SVAPC) at its September 10, 2020 public meeting.
2. ADOPT the FINDINGS of the SVAPC as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Mitchell M. Tsai, of Mitchell M. Tsai, Attorney at Law PC, on behalf of Southwest Regional Council of Carpenters, and THEREBY SUSTAIN the determination of the SVAPC in approving a Statutory Exemption as the environmental clearance for a project involving the demolition of a 40,965 square-foot one-story office building on a 93,839 square-foot lot after dedications, and the construction of a two-phase, two-building project totaling 422,262 square feet; Phase 1 includes the construction of a new 230,029 square-foot, mixed-use, seven-story building that measures 85 feet and six inches in height; the building is comprised of 210,988 square feet of Residential Floor Area, a maximum of 194 dwelling units, and includes 2,512 square feet divided among four Work-Live Units; Phase 1 also includes 19,041 square feet of Non- Residential Floor Area comprised of a maximum of eight hotel units, 1,764 square feet divided among four Work-Live Offices, 3,545 square-foot lobby and leasing office, a 1,743 square-foot cafe, a 1,744 square-foot commercial retail space, a 4,237 square-foot fitness center, and a 275 square-foot dog spa; Phase 1 provides three levels of parking, one of which is subterranean, and will provide 288 residential parking spaces and 30 non-residential parking spaces, totaling a maximum of 317 parking spaces; and, Phase 1 also includes a sign program; Phase 2 includes a 22-story, 192,233 square-foot, and 327-foot in height office building (Commercial Tower Building) with a lobby on the ground floor; the Phase 2 building also includes four levels of parking, two of which are subterranean, totaling a maximum of 234 vehicle parking spaces; for the property located at 21300-21320 Califa Street.

Applicant: Sharon Shawn Evenheim, De Soto WH, LLC c/o California Home Builders

Case No. DIR-2018-2713-SPP-2A

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

Community Impact Statement: None submitted

Summary:

At a regular meeting held on February 1, 2022, the PLUM Committee considered reports from the SVAPC and Department of City Planning (DCP), and a CEQA appeal for the property located at 21300-21320 Califa Street. DCP staff provided an overview of the matter. Councilmember Blumenfield provided comments in support of denying the appeal. After an opportunity for public comment, and presentations from Representatives of the Appellant and Applicant, the Committee recommended to deny the appeal, and thereby sustain the determination of the SVAPC in approving a Statutory Exemption as the environmental clearance 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:	YES
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ:	YES

SG/AXB
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-NOT OFFICIAL UNTIL COUNCIL ACTS-