

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), RELATED ENVIRONMENTAL FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a SCEA request for the future development of the proposed 6521 South Sepulveda Boulevard Project (Project), for the properties located at 6501-6521 South Sepulveda Boulevard and 6502-6520 South Arizona Avenue.

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, ENV-2021-4938-SCEA, and all comments received, after imposition of all mitigation measures, that:
 - a. There is no substantial evidence that the Project will have a significant effect on the environment.
 - b. The City Council held a hearing on September 20, 2022 for adoption of the SCEA pursuant to PRC Section 21155.2(b)(6).
 - c. The Project is a transit priority project pursuant to PRC Section 21155, and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior Environmental Impact Report(s) (EIR), including the 2020-2045 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (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 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 Project.
2. FIND that the 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 and the MMP prepared for the SCEA, for the proposed demolition and removal of all existing structures from the project site, with the exception of the existing Dinah's Family Restaurant building on the project site (that would be preserved and renovated in place) and some existing signage, and development of the site with an eight-story, 362-unit multi-family residential building, with approximately 3,700 square feet of ground-floor restaurant space fronting Sepulveda Boulevard, of the 362 proposed units, 41 would be restricted to Very Low Income households, the proposed new building would total approximately 365,623 square feet, which along with the existing Dinah's Family Restaurant, would result in a floor area ratio of 3.85:1, would reach 96 feet and 4 inches in height as measured to the top of the elevator structure, and, would require the export of approximately 30,000 cubic yards of soil; for the properties located at 6501-6521 South Sepulveda Boulevard and 6502 - 6520 South Arizona Avenue.

Applicant: Ed McCoy, FRH Realty, LLC

Representative: Jonathan Lonner, Burns & Bouchard, Inc.

Case No. CPC-2021-4937-CU-DB-SPR-WDI-HCA

Environmental No. ENV-2021-4938-SCEA

Fiscal Impact Statement: None submitted by the 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 September 20, 2022, the PLUM Committee considered a report from the DCP relative to the use of a SCEA for the Project located at 6501-6521 South Sepulveda Boulevard and 6502-6520 South Arizona Avenue. DCP staff provided an overview of the matter. A Representative of Council District 11 provided comments in support of the matter. After providing an opportunity for public comment, the Committee recommended to approve the SCEA for the Project located at 6501-6521 South Sepulveda Boulevard and 6502-6520 South Arizona Avenue. 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:	YES
RODRIGUEZ:	YES

CR
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-NOT OFFICIAL UNTIL COUNCIL ACTS-