

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA), MITIGATION MONITORING PROGRAM (MMP), and RELATED ENVIRONMENTAL FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to the future development of the proposed The Parks in LA Project (Project), for the properties located at 3431 - 3455 West 8th Street, 749 - 767 South Harvard Boulevard, and 744 - 762 South Hobart Boulevard.

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-2019-2568-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 March 21, 2023 for adoption of the SCEA pursuant to PRC Section 21155.2(b).
 - 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. 2022110179, prepared by the Southern California Association of Governments (SCAG).
 - 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, the SCEA, and MMP prepared for the SCEA, including the Environmental Findings, for future consideration of the Project, identified as Planning Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR, that would result in the for the proposed demolition of five existing commercial buildings, one single-family house, and hardscape and the construction of an eight-story (88 feet, 6 inches high to top of parapet), mixed-use building with 40,500 square-feet of commercial space and 251 residential units, including 29 income restricted units, above two levels of subterranean parking with 284 automobile parking spaces and 204 bicycle parking spaces, the first floor will contain two residential lobbies, 18,000 square-feet of commercial space, outdoor seating areas, an internal courtyard, and a public parklet at the corner of Harvard Boulevard and 8th Street, the second floor will contain 7,000 square-feet of commercial office space, 15,500 square-feet of creative office space, 18 live/work loft units, and 4,500 square-feet of communal area for the floor, the third floor is a loft level, and the fourth through eighth floors will contain the remaining residential units and residential amenities, the building will total 292,820 square-feet on a 63,118.5 square-foot lot and require the export of 58,300 cubic yards of soil intended for the Azusa Land Reclamation landfill

approximately 27 miles east of the project site, there are no protected trees on or adjacent to the Project Site, 15 non-protected on-site trees proposed for removal and replacement on site; for the properties located at 3431 - 3455 West 8th Street, 749 - 767 South Harvard Boulevard, and 744 - 762 South Hobart Boulevard.

Applicant: Charles Park and Associates, LLC

Representative: Steve S. Kim

Case No. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR

Environmental No. ENV-2019-2568-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 March 21, 2023, the PLUM Committee considered a report from the DCP relative to the use of a SCEA for a mixed-use building with 40,500 square-feet of commercial space and 251 residential units, including 29 income- restricted units for the properties located at 3431 - 3455 West 8th Street, 749 - 767 South Harvard Boulevard, and 744 - 762 South Hobart Boulevard. After providing an opportunity for public comment, the Committee recommended approval of the SCEA, the MMP prepared for the SCEA, and the Environmental Findings 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
RODRIGUEZ:	YES
YAROSLAVSKY:	YES
LEE:	YES
HUTT:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-