



Legislation Text

File #: RES 17-0119, **Version:** 1

TO:
Honorable Mayor and Members of the City Council

THROUGH:
Mark Danaj, City Manager

FROM:
Anne McIntosh, Community Development Director
Rafael Garcia, Assistant Planner

SUBJECT:
Resolution No. 17-0119 Adopting an Addendum Pursuant to the California Environmental Quality Act and Amending a Master Use Permit to Refine Certain Conditions of Approval Imposed on the Permit for the Remodel and Expansion of the Manhattan Village Shopping Center (Community Development Director McIntosh).

ADOPT RESOLUTION NO. 17-0119 ADOPTING ADDENDUM AND MASTER USE PERMIT AMENDMENT

RECOMMENDATION:
Staff recommends that the City Council adopt Resolution No. 17-0119.

FISCAL IMPLICATIONS:
There are no fiscal implications associated with the recommended action.

BACKGROUND:
On August 15, 2017 the City Council conducted a duly noticed public hearing on an application to modify certain conditions of approval imposed in 2014 in connection with the approval of the remodel and expansion of the Manhattan Village Shopping Center. After the public hearing was closed, the Council directed staff to draft a resolution conditionally approving the application. Pursuant to City Council direction at the regular meeting of August 15, 2017, attached is the draft resolution for Council consideration.

DISCUSSION:
On May 5, 2017, RREEF America REIT Corp BBB II ("Applicant") submitted an application to amend certain conditions of approval that were imposed by the City Council when it approved the remodeling and expansion of the Manhattan Village Shopping Center in 2014.

In 2016, the City approved an updated site plan that changed the construction sequence of the Project to construct the Northeast parking structure and consolidate Macy's first, and made other modifications in response to comments made by the public. In light of the refinements to the project design approved by the City and endorsed by the City Council in December 2016, the Applicant

applied for approval of corresponding modifications to the 2014 conditions of approval. On August 15, 2017 the City Council conducted a duly noticed public hearing on an application to modify certain conditions of approval imposed in 2014 in connection with the approval of the remodel and expansion of the Manhattan Village Shopping Center. After the public hearing was closed, the Council directed staff to draft a resolution conditionally approving the application. As noted above, the public hearing is closed, and no new evidence in support of or opposed to the application can be introduced at this time. At this time, the Council should consider adopting the resolution to adopt the First Addendum and approving the Master Use Permit Amendment.

ENVIRONMENTAL DETERMINATION

In accordance with 14 Cal. Code Regs. § 15164, an independent environmental consultant prepared a Second Addendum to the EIR including a traffic analysis prepared by a traffic engineering firm. The Second Addendum concludes that the refined conditions do not result in new or greater significant impacts, do not require revisions to the Certified Final Environmental Impact Report (“EIR”) or First Addendum, and do not require preparation of a subsequent EIR pursuant to 14 Cal. Code Regs. § 15162.

LEGAL REVIEW

The City Attorney has approved the draft resolution as to legal form.

CONCLUSION:

Staff recommends that the City Council adopt Resolution No. 17-0119.

Attachment:

1. Resolution No. 17-0119 and Exhibits