



## Legislation Text

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**File #:** 18-449, **Version:** 1

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Approve Scope of Work for a Request for Proposals (RFP) to Assist the City in the Environmental Evaluation of the Proposed Avalon Project Pursuant of the California Environmental Quality Act (CEQA)

The City has recently received a re-submittal of a planning application for a Coastal Development Permit, Design Review, Use Permit and Lot Line Adjustment for a proposed project located at 1120 N. Main Street. The proposed "Avalon" project would consist of a 65-room hotel within three separate, three-story buildings totalling 43,469 sf. The project includes a proposed 660 sf restaurant with 63 seats and an 818 sf cocktail lounge with 40 seats located in the northernmost building. A separate 3,064 sf Event Facility is also proposed as part of the project.

The Request for Proposals is to hire a consultant to complete the environmental evaluation of the project pursuant of the California Environmental Quality Act (CEQA). The consultant will prepare an environmental review document to give decision-makers and public an objective analysis of the immediate and long-range environmental impacts of the project and mitigation measures to reduce those impacts. The consultant will be managed by City staff. The environmental review will be paid for by the project applicant.