

City Council Hearing

April 13, 2021



*Planning, Building and
Code Enforcement*

Item 10.2

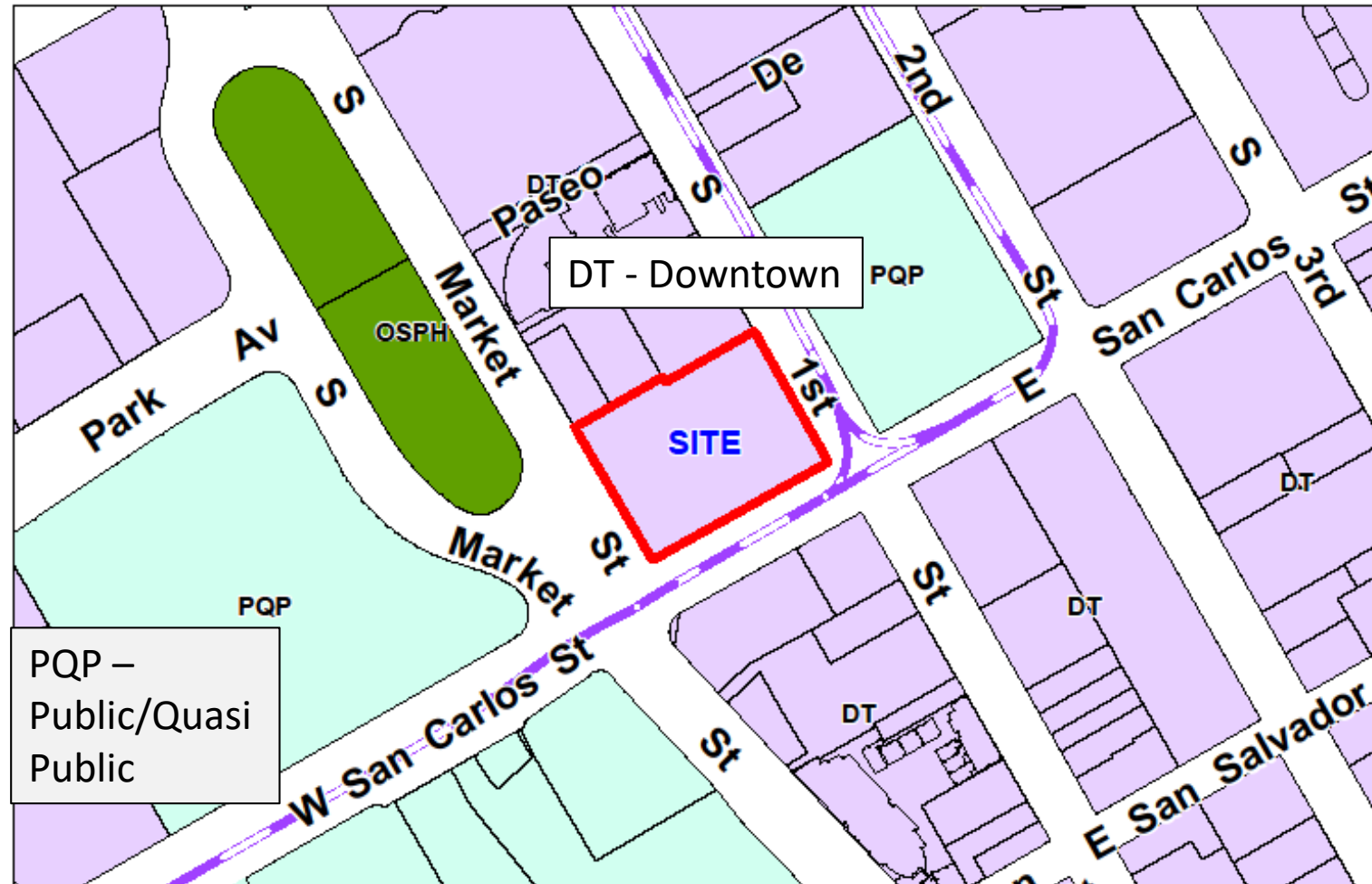
H19-033– Site Development Permit Located at 282 S Market Street.

Presenter: Robert Manford, Deputy Director, PBCE

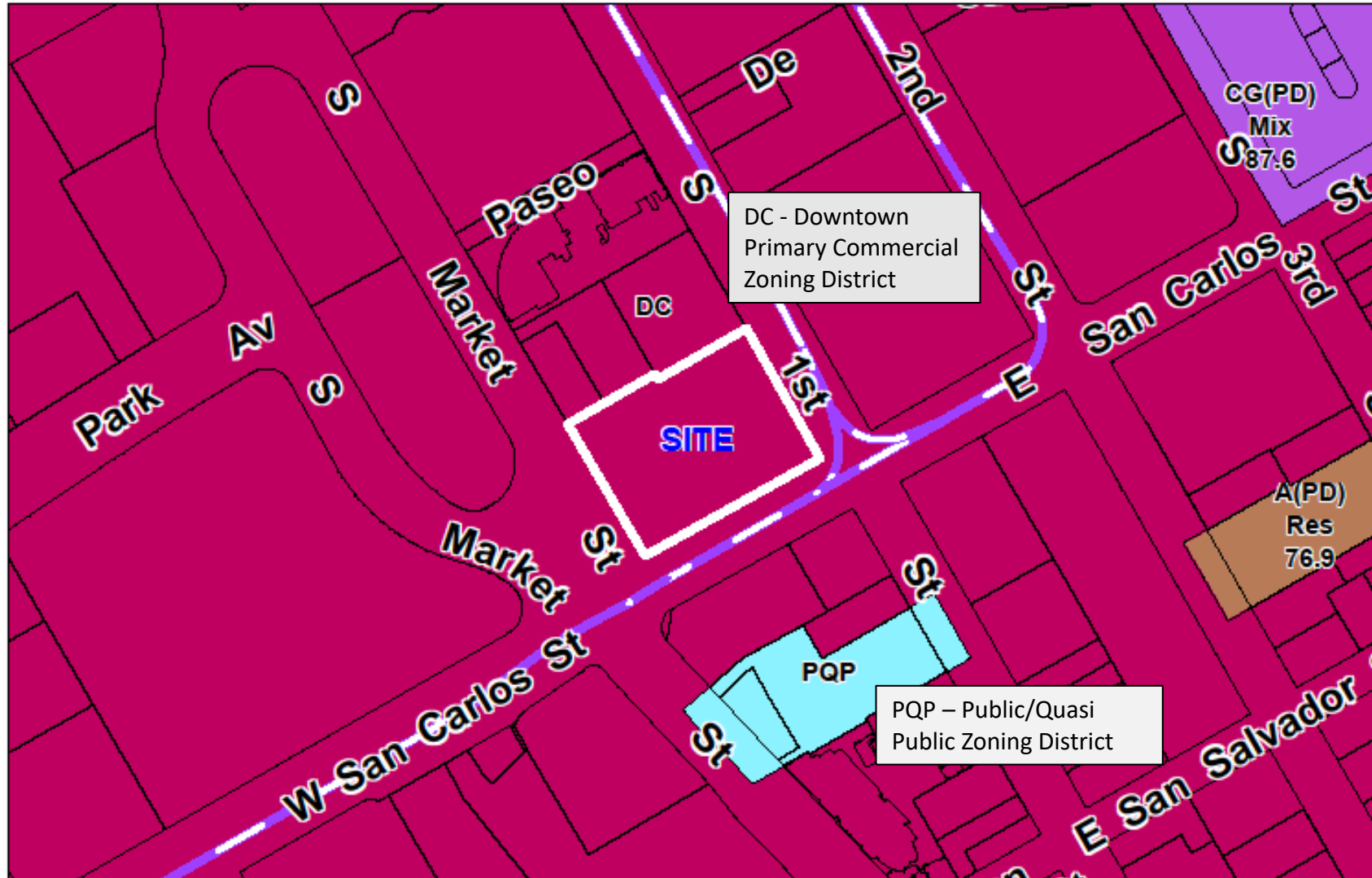
Project Description

- H19-033: Site Development Permit to allow the construction of an 18-story commercial building with approximately 12,771 square feet of commercial retail and approximately 482,026 square feet of commercial office, an alternative parking arrangement, and a Downtown Design Guideline exception on an approximately 1.49-gross acre site.
 - Alternative Parking Arrangement consists of regular, tandem, and mechanical parking lifts.
 - Downtown Design Guideline exception of Standard 4.4.6A based on site constraints.

General Plan



Existing Zoning



Supplemental Environmental Impact Report

- Circulated for public review and comment November 23, 2020 through January 11, 2021
- Found that the project would result in a significant and unavoidable impact for shade and shadow.
- Therefore, a statement of overriding considerations is required for shade and shadow impacts on Plaza De Cesar Chavez.
- The City received three (3) written comment letters during the public comment period. Comments were in regard to bus stop and public transit improvements as well as groundwater.
- The comments did not result in new impacts or a re-circulation of the EIR and all documents and responses are available on our project webpage.

Staff Recommendation

1. Adopt a Resolution certifying the Supplemental Environmental Impact Report (SCH2003042127) to the Downtown Strategy 2040 Environmental Impact Report (Resolution No. 78942), and making certain findings concerning significant impacts, mitigation measures, alternatives, and adopting a related Mitigation Monitoring and Reporting Plan, in accordance with the California Environmental Quality Act (CEQA).
2. Adopt a Resolution approving, subject to conditions, a Site Development Permit, subject to conditions, to allow the construction of an 18-story commercial building with approximately 12,771 square feet of commercial retail and approximately 482,026 square feet of commercial office, an alternative parking arrangement, and a Downtown Design Guideline exception on an approximately 1.49-gross acre site

End

Presenter: Robert Manford, Deputy Director, PBCE