

City Council Hearing

August 24, 2021



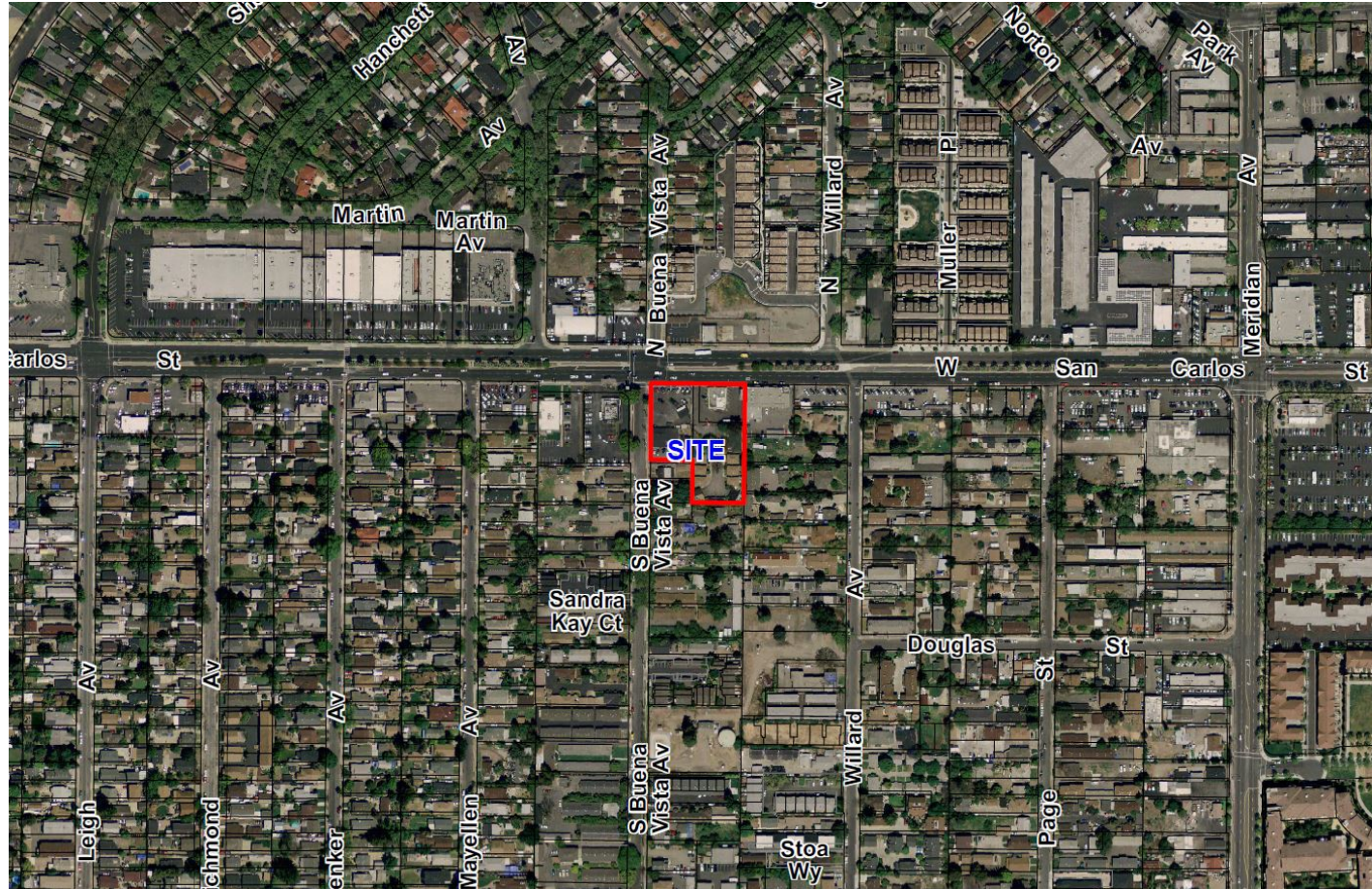
*Planning, Building and
Code Enforcement*

Item 10.2

SP20-004- Special Use Permit on Real Property Located at 1530-1544 West San Carlos Street.

Presenter: Christopher Burton, Director, PBCE

Project Location & Components



Project Description

West San Carlos Urban Village Implementation

- Demolition of all buildings and structures on site
- Two Phase Development to allow the construction of two sevens-story mixed-use buildings totaling:
 - 173 residential units
 - 17,836-square feet of retail
 - 30-foot-wide paseo
 - 42% Parking Reduction with TDM Plan



Environmental Impact Report (EIR)

- Draft EIR prepared for the project; circulated for public review from January 12, 2021 to February 26, 2021
- Statement of Overriding Considerations Required
- Significant Unavoidable Impacts
 - **CUL-1:** Implementation of the proposed project would result in the demolition of the Craftsman-style house and the seven Spanish Revival- style bungalows on-site that are eligible City Landmarks, a significant impact.
 - **CUL(C)-1:** Implementation of the proposed project would result in a cumulatively considerable contribution to a significant cultural resources impact to the remaining Craftsman-style houses and bungalow courts in the City.

Community Engagement

- Joint Community and Environmental Scoping Meeting – January 9, 2020
 - Key concerns/issues:
 - Building heights
 - Traffic
 - Street parking availability
 - Lack of retail options
 - Sidewalk safety during construction

Planning Commission Recommendation

- July 14th, 2021 Planning Commission meeting – voted to recommend that the City Council:
 - Adopt a Resolution certifying the West San Carlos Street Mixed-Use Project Environmental Impact Report, and making certain findings concerning significant impacts, mitigation measures, alternatives, and adopting a statement of overriding considerations and a related Mitigation Monitoring and Reporting Plan, in accordance with the California Environmental Quality Act (CEQA);
 - Adopt a Resolution approving, subject to conditions, a Special Use Permit and Site Development Permit to allow the demolition of three existing commercial buildings, eight residential buildings, and associated service structures totaling approximately 14,131 square feet, the removal of 15 trees (11 ordinance-size, four non-ordinance-size) for the construction of two seven-story residential mixed use buildings, including 173 residential units and 17,836 square feet of commercial retail space with a 42 percent parking reduction on an approximately 1.34-gross acre site;

West San Carlos Mixed-Use Project
SP20-004 - Special Use Permit

Q&A / Discussion