

# City Council Hearing

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August 24, 2021



*Planning, Building and  
Code Enforcement*

# Item 10.3

**T20-004 & H19-053 – Vesting Tentative Map & Site Development Permit Located at 495 West San Carlos Street.**

Presenter: Christopher Burton, Director, PBCE













# Project Description

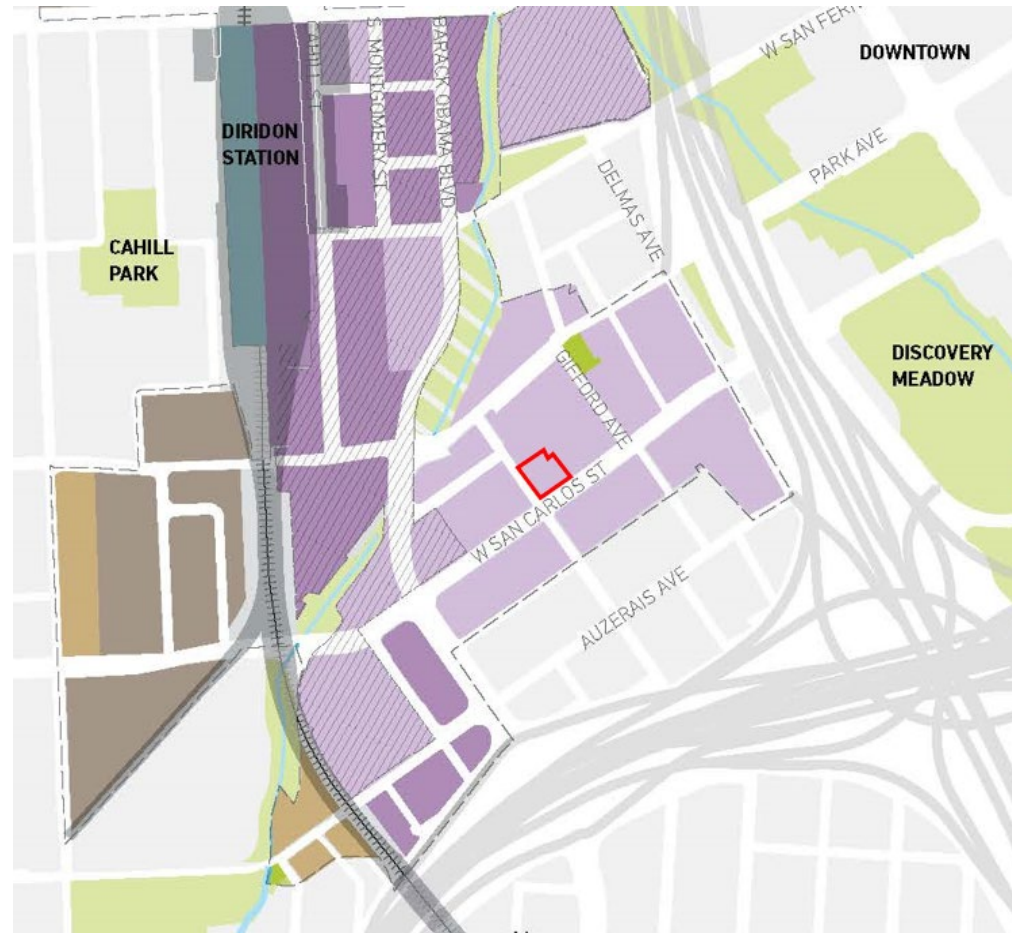
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- T20-004 & H19-053: Vesting Tentative Map to merge four parcels into one parcel and a Site Development Permit to allow the demolition of four residential units, a water tank building, three commercial buildings, removal of seven trees (two ordinance-size and five non-ordinance-size), and two sheds for the construction up to a 175-room hotel on an approximately 0.60-gross acre site.

# General Plan

## GP Designations

-  DSAP Boundary
-  Downtown West Boundary
-  DISC Footprint (conceptual)
-  Outer Safety Zone Overlay
-  Public/Quasi Public
-  Open Space, Parklands, and Habitats
-  Open Space, Parklands, and Habitats (Future)
-  Downtown
-  Commercial Downtown
-  Transit Residential
-  Urban Residential
-  Transit Employment Center





# Existing Zoning

- Boundaries**
- DSAP Boundary
  - Google's Downtown West Mixed-Use Plan
- Zoning Districts**
- DC - Downtown Primary Commercial
  - OS - Open Space
  - RM - Residence District (Multiple Unit/Lot)
  - PD (A) - Planned Development (A)
  - PD (DC) - Planned Development (DC)
  - PD (R-M) - Planned Development (R-M)
  - TEC - Transit Employment Center
  - Zoning District Changes



# Supplemental Environmental Impact Report (SEIR) to the Downtown Strategy 2040 EIR

- The project would result in a significant and unavoidable impact for the demolition of two historic structures on the project site.
- The SEIR included mitigation measures to lessen the impact. However, demolition or even relocation of the historic structures would still result in a significant and unavoidable impact if this project were implemented.
- The SEIR was circulated for public review and comment from April 5, 2021 through May 20, 2021.
- The City received four (4) written comment letters during the public comment period. The comments did not result in new impacts or require re-circulation of the EIR.
- The Draft SEIR and the First Amendment comprise the Final SEIR and are available on the City's project webpage.
- For this project to be implemented, the City Council as the decision maker would be required to adopt a Statement of Overriding Considerations.

# Staff Recommendation

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1. Adopt a Resolution certifying the Supplemental Environmental Impact Report (SEIR) to the Downtown Strategy 2040 Environmental Impact Report for the Marriott Townplace Suites on West San Carlos Street and make certain findings concerning significant impacts, mitigation measures, alternatives, and adopting a Statement of Overriding Considerations and a related Mitigation Monitoring and Reporting Program, all in accordance with the California Environmental Quality Act (CEQA).
2. Adopt a resolution approving a Vesting Tentative Map to merge four parcels into one parcel on an approximately 0.60-gross acre site.
3. Adopt a resolution approving a Site Development Permit to allow the demolition of four residential units, a water tank building, three commercial buildings, removal of seven trees (two ordinance-size and five non-ordinance-size), and two sheds for the construction of a building with an up to 175-room hotel on an approximately 0.60-gross acre site.

# End

Presenter: Christopher Burton, Director, PBCE