

## Legislation Details (With Text)

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<b>Type:</b>	Land Use Regular Agenda	<b>Status:</b>	Agenda Ready
<b>File created:</b>	11/4/2019	<b>In control:</b>	City Council
<b>On agenda:</b>	11/19/2019	<b>Final action:</b>	
<b>Title:</b>	SP18-001 and T18-001 - Special Use Permit and Vesting Tentative Map for Certain Real Property Located at Southeast Corner of South 1st Street and East Reed Street.		
<b>Sponsors:</b>			
<b>Indexes:</b>			
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<b>Attachments:</b>	1. Memorandum, 2. Presentation, 3. Attachment, 4. (a) Resolution, 5. (b) Resolution, 6. (c) Resolution, 7. Memorandum from Mayor, 11/15/2019, 8. Memorandum from Perez, 11/15/2019, 9. Memorandum from Jimenez, 11/18/2019		

Date	Ver.	Action By	Action	Result
11/19/2019	1	City Council		

### **SP18-001 and T18-001 - Special Use Permit and Vesting Tentative Map for Certain Real Property Located at Southeast Corner of South 1st Street and East Reed Street.**

(a) Adopt a resolution certifying the Supplemental Environmental Impact Report to the Downtown Strategy 2040 Environmental Impact Report (Resolution 78942) and adopting the associated Mitigation Monitoring and Reporting Plan for the Garden Gate Tower Project, all in accordance with the CEQA, as amended.

(b) Adopt a resolution adopting the Vesting Tentative Map to merge two parcels into one parcel and to re-subdivide the parcel pursuant to either of the following options: Option 1: One parcel re-subdivided into no more than 295 condominium units including a maximum of 290 residential condominium units and a maximum of five commercial condominium units; OR Option 2: One parcel re-subdivided into no more than six condominium units including one residential condominium unit and a maximum of five commercial condominium units.

(c) Adopt a resolution adopting a Special Use Permit, subject to conditions, to allow the demolition of existing on-site buildings, the removal one non-ordinance size tree, and the construction of a 27-story, high-rise tower on an approximately 0.4-gross acre site located at the southeast corner of South 1st Street and East Reed Street, comprised of the following options: Option 1: A mixed-use development of no more than 295 condominium units including a maximum of 290 residential condominium units and a maximum of five commercial condominium units; or Option 2: A co-living facility of no more than six condominium units including a residential condominium unit for a Co-Living Facility with a maximum of 793 Bedrooms and a maximum of five commercial condominium units.

CEQA: Garden Gate Tower Supplemental Environmental Impact Report. File Nos. SP18-001 and T18-001. Council District 3. Planning Commission recommends approval (4-2-1, Allen and Griswold opposing; Ballard absent). (Planning, Building and Code Enforcement)