

## Legislation Details (With Text)

**File #:** 22-1753      **Version:** 1

**Type:** Land Use Regular Agenda      **Status:** Agenda Ready

**File created:** 11/15/2022      **In control:** City Council

**On agenda:** 11/29/2022      **Final action:**

**Title:** SP21-031, T21-033, ER21-134 & HP21-007 - Special Use Permit, Vesting Tentative Map, and a Historical Preservation Permit for Certain Real Property Located at 147 East Santa Clara Street, 49-95 North Fourth Street and 128 East St. John Street.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Memorandum, 2. (a) Resolution, 3. (b) Resolution, 4. (c) Resolution, 5. (d) Resolution, 6. Presentation - est. 5 minutes, 7. Letters from the Public

Date	Ver.	Action By	Action	Result
11/29/2022	1	City Council		

### **SP21-031, T21-033, ER21-134 & HP21-007 - Special Use Permit, Vesting Tentative Map, and a Historical Preservation Permit for Certain Real Property Located at 147 East Santa Clara Street, 49-95 North Fourth Street and 128 East St. John Street.**

(a) Adopt a resolution certifying the Icon-Echo Mixed-Use Project Supplemental 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), as amended.

(b) Adopt a resolution approving, subject to conditions, a Special Use Permit to allow the demolition of all existing buildings on site totaling 22,527 square feet and the removal of 39 trees (four ordinance-size and 35 non-ordinance-size with 64 replacement trees) for the construction of a mixed-use project consisting of up to 415 multifamily residential units, 525,000 square feet of commercial space, 8,500 square feet of retail space, and up to ten commercial condominiums with extended construction hours from 7:00 am to 7:00 pm Monday through Saturday on an approximately 2.10-gross acre site.

(c) Adopt a resolution approving, subject to conditions, a Vesting Tentative Map to reconfigure four parcels into two parcels and allow up to ten commercial condominiums and 415 residential condominiums on an approximately 2.10-gross acre site.

(d) Adopt a resolution approving, subject to conditions, a Historic Preservation Permit to allow the demolition of three non-contributing buildings and the construction of a 267-foot-high tower (the Echo) consisting of 415 multifamily residential units within the St. James Square City Landmark District on an approximately 0.44-gross acre site.

CEQA: Supplemental Environmental Impact Report (SEIR) for the Icon/Echo Project (ER21-134).

Historic Landmarks Commission recommended denial 10/5/2022 - Item 3.a (5-0-2; Ayala and Camuso absent) of a Historic Preservation Permit on the grounds that: (a) The findings required under Section 13.48.240 to grant a Historic Preservation Permit cannot be made for the proposed design of the Echo residential tower; and (b) The denial of the Historic Preservation permit would not cause immediate and substantial hardship on the applicant because the new construction in accordance with Chapter 13.48 would be economically infeasible and unreasonable in light of the feasible uses of such property. Planning Commission recommended approval 10/26/2022 Item 5.c (9-0-1, Young absent). Council District 3. (Planning, Building and Code Enforcement)