

Legislation Text

File #: 22-1755, Version: 1

H21-026, HP21-005 & ER21-085 - Site Development Permit (H21-026) and Historic Preservation Permit (HP21-005) for Certain Real Property Located at 142-150 and 130-134 East Santa Clara Street and 17 South Fourth Street APN: 467-23-034, -035, -037).

(a) Adopt a resolution certifying the SuZaCo 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 Site Development Permit (H21-026/ER21-085) to allow the construction of an approximately 75,251-square foot four-and-six story retail and office building, with an off-site parking arrangement, the partial demolition of 142-150 East Santa Clara Street (City Landmark) building, and the demolition of two buildings within the proposed building footprint, at 130-134 E. Santa Clara Street and 17 S. 4th Street, on an approximately 0.34-gross acre site.

(c) Adopt a resolution approving, subject to conditions, a Historic Preservation Permit (HP21-005) to allow the demolition of the roof, two walls and building interior (street-fronting facades to remain) and the removal of the exterior plaster cladding of a City Landmark building at 142-150 East Santa Clara Street and the infill construction of a six-story building on the property.

CEQA: Supplemental Environmental Impact Report (SEIR) to the Downtown Strategy 2040 Final EIR for the SuZaCo Mixed-Use Project (ER21-085). Historic Landmarks Commission recommended denial 11/2/2022 - Item 3.c (3-2-2, Commissioner Camuso and Janke opposed, Commissioners Ayala and Royer 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 SuZaCo development; 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.b. (7-2-1, Aluwalia and Garcia opposed, Young absent). Council District 3. (Planning, Building and Code Enforcement)