

Legislation Text

File #: 23-443, Version: 1

SP21-044 & HP21-001 - Special Use Permit and Historic Preservation Permit for Certain Real Property Located at 19 North Second Street.

(a) Adopt a resolution certifying the 19 North Second Street Mixed-Use Project Supplemental Environmental Impact Report, make certain findings concerning significant impacts, mitigation measures, alternatives, and adopt a statement of overriding considerations and a related Mitigation Monitoring and Reporting Plan, in accordance with the California Environmental Quality Act (CEQA).

(b) Adopt a resolution approving, subject to conditions, a Special Use Permit to allow the removal of the majority of the roof and interior (except for stairway core) of an existing 15,000-square foot, two-story building, the retention and integration of the building walls, street-facing façade and a portion of the existing roof and the construction of a 22-story, 240-foot-high mixed use 100% affordable senior housing project with 220 multifamily residential units and approximately 18,643 square feet of commercial space with up to four commercial condominiums on an approximately 0.22-gross acre site.

(c) Adopt a resolution:

(1) Approving, subject to conditions, a Historic Preservation Permit to allow the removal of the majority of the roof and interior (except for stairway core) of a City Landmark and the construction of a 22-story within the walls of the City Landmark that would integrate and restore the street-facing façade and a portion of the existing roof on an approximately 0.22-gross acre site, and accepting the finding of the Historic Landmarks Commission, under Section 1348.240 of the Historic Preservation Ordinance that the project would not be detrimental to the City Landmark in the application of the Commission's recommendation to retain the Realty building sign above the central entry, fenestration, doors, existing windows, vestibule vaulted ceiling and bas relief, and 18-foot-11-inch setback of the new construction from the original building, as well as the retention of the front façade, the exterior walls, and a portion of the interior core including the central entry vestibule and corridor on the first floor, the stairs, and the second-floor central lobby in accordance with the project description; or

(2) Approving, subject to conditions, a Historic Preservation Permit to allow the removal of the majority of the roof and interior (except for stairway core) of a City Landmark and the construction of a 22-story within the walls of the City Landmark that would integrate and restore the street-facing façade and a portion of the existing roof on an approximately 0.22-gross acre site, accepting the findings of the Department of Planning, Building and Code Enforcement staff that under Section 1348.240 of the Historic Preservation Ordinance that the project would be detrimental to the City Landmark, and accepting staff's recommendation of a hardship, pursuant to Section 13.48.260 of the Historic Preservation Ordinance in order to accept the Commission's recommendation.

CEQA: 19 North Second Street Mixed-Use Project Supplemental Environmental Impact Report. Planning Commission recommends approval of (a) and (b) [Item 5.a., 2/22/2023 Planning Commission Agenda] (9-0). Historic Landmarks Commission recommends approval of (c) [Item 3.a., 2/1/2023 Historic Landmarks Commission Agenda] (4-3-0; Janke, Arnold, Ayala opposed). Council District 3. (Planning, Building and Code Enforcement)

[Deferred from 2/28/2023 - Item 10.5 (23-279)]