



200 W. Taaffe Street
2020-7603

Shaunn Mendrin
Heritage Preservation Commission
November 4, 2020

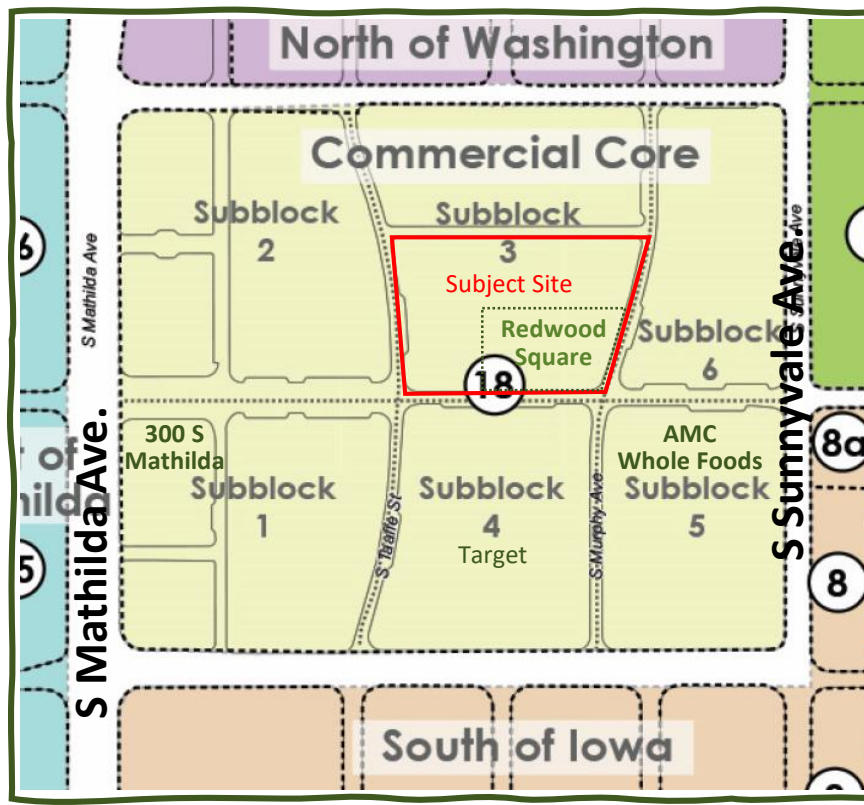
Landmark Alteration Permit

- Removal of one redwood in the Heritage Grove
 - ◆ A designated City Landmark
- Construction of a 12-story mixed use building
- 2 levels of underground parking

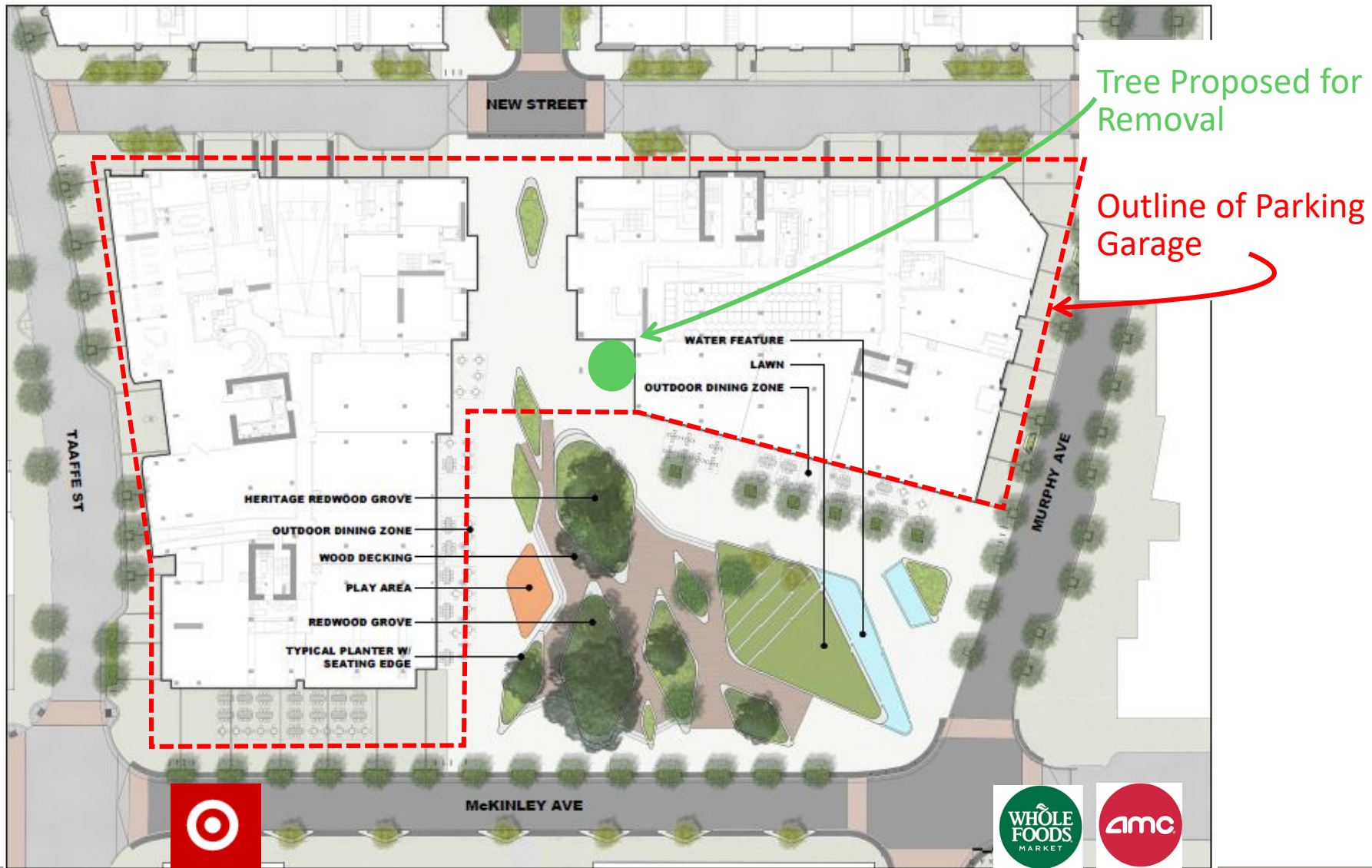
Background

- Development Agreement
 - Height, Density and Commercial Space
- Environmental Review
 - Completed with DSP EIR
 - Redwood Tree Removal - Requires Approval by HPC
 - City Council adopted Statement of Overriding Considerations for Tree Removal

Part of Block 18 – Commercial Core



Site Plan



Heritage Grove/Tree Removal



Condition of Trees

- Heritage Grove
 - Generally good health
 - Future maintenance will be required
- Tree #6
 - Generally good health
 - Relocation not recommended due to size and costs
 - Survival of relocation is unpredictable

Landmark Alteration Findings

- Consistent with Heritage Ordinance
 - Dedication of new tree
 - Removed tree would be milled for reuse on the site
- Minimal Impact to Grove
 - Existing five trees will remain
 - Two additional trees will be planted
 - One tree will be dedicated to Manuel Vargas
- Undue Hardship
 - Substantial building reconfiguration
 - Potential Impacts to entire grove

Recommendation

Alternatives

Alternative 1:

- Make CEQA Findings consistent with DSP EIR
- Make Findings and Approve Landmark Alteration and Tree Removal
- Recommended Conditions of Approval in Attachment 3

Alternative 2:

- Same as Alternative 1, with modified Conditions of Approval

Alternative 3:

- Deny the Landmark Alteration Permit and Tree Removal and provide direction where changes should be made

Staff Recommendation

Alternative 1 – Approve the Landmark Alteration and Tree Removal