

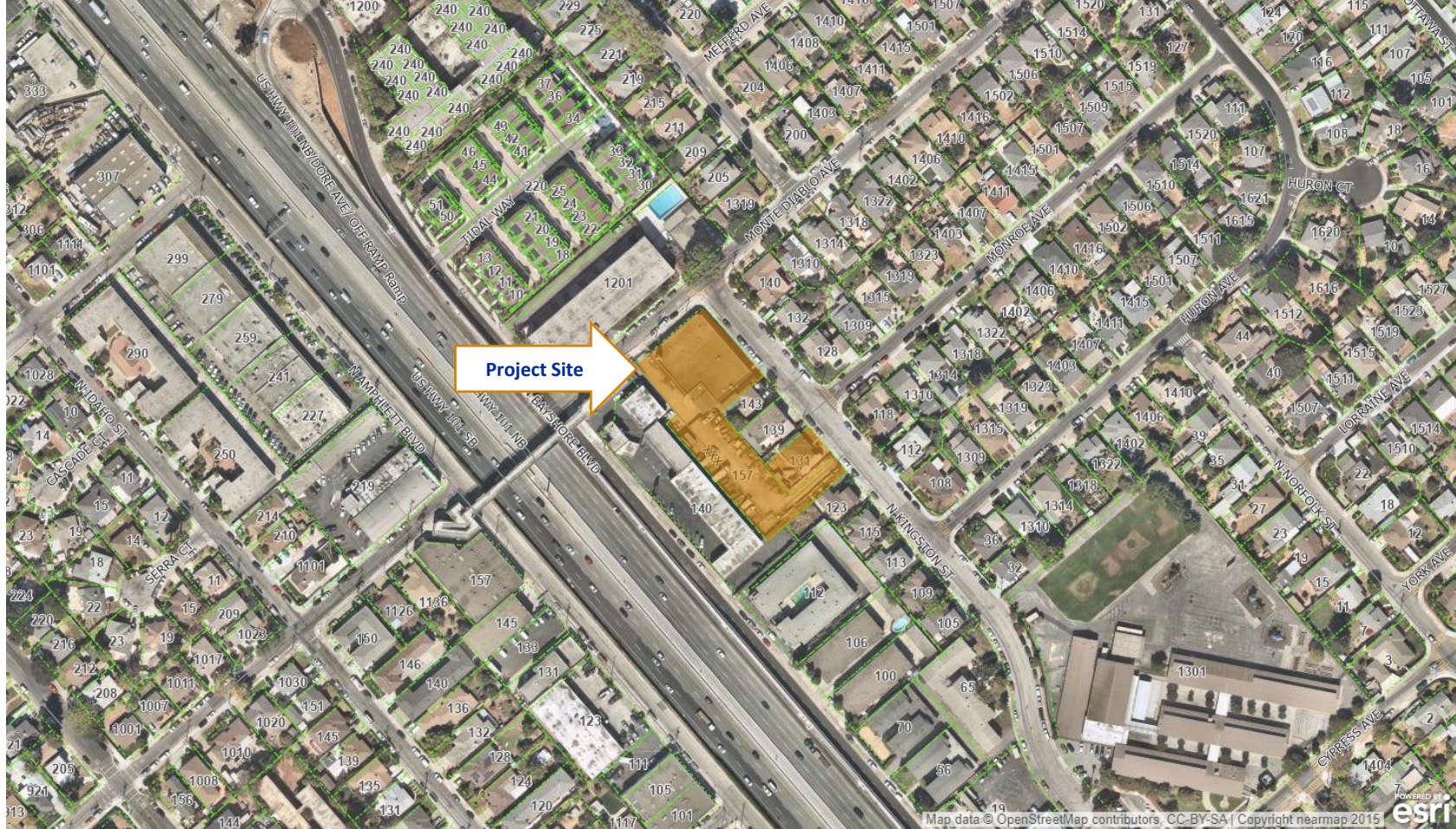


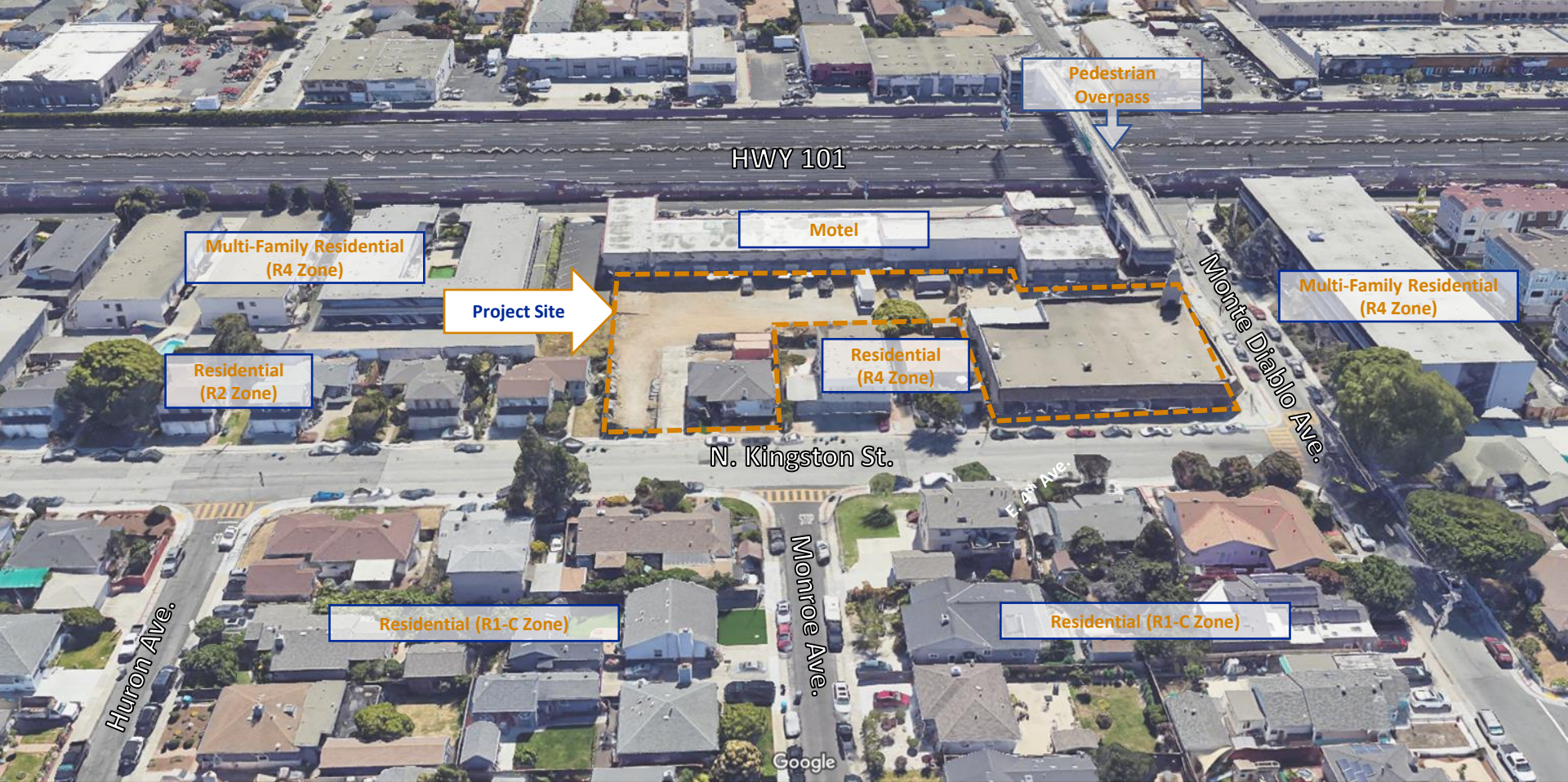
1218 Monte Diablo Avenue

Multi-Family Residential Project
Pre-Application
(PA-2023-026)

Planning Commission Study Session
February 13, 2024

Rendell Bustos, Senior Planner
Community Development Department





PROJECT SITE

- (2) Existing parcels:
 - 1218 Monte Diablo Ave.
 - 131 N. Kingston St.
- 44,445 Sq. Ft.
- General Plan 2030: High Density Multi-Family
- General Plan 2040: Residential Medium I (if adopted)
- Zoned R4
- Flood Zone AE
- High liquefaction potential (General Plan 2040, if adopted)



PROJECT DESCRIPTION

- 75-Unit Multi-family residential project
- 64-Unit Apartment Building
 - Five stories
 - 45 Parking spaces below grade
- 11 Townhome Units
 - Three stories
 - Attached garages
- 96,515 sq. ft. (combined)



UNIT MIX	Studios	1 Bedroom	2 Bedroom	3 Bedroom
Apartments	4	47	9	4
Townhomes	-	-	4	7

APPLICABLE CODES AND POLICIES

General Plan and Zoning Code

State Law

Local Plans

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Local Plans

- 2030 General Plan Land Use: High Density Multi-Family
- 2040 General Plan Land Use (If Adopted): Residential Medium I
- Zoning: R4 (Multiple Family Dwellings – High Density)

	Proposed	Maximum
Floor Area Ratio	2.18 *	1.5
Floor Area	96,515 sq. ft. *	66,667 sq. ft.
Building Height		
Apartments	55'-10" *	45'-0"
Townhomes	31'-6"	45'-0"
	Proposed	Minimum
Setbacks *		
N. Kingston St. (Front)	6'-0"	55'-10"
Left Side	8'-5"	15'-9"
Monte Diablo Ave.	7'-6"	25'-0"
Rear	15'-2"	25'-0"
Parking *	63 Spaces	87 Spaces

* Modification requested via State Density Bonus Law

APPLICABLE CODES AND POLICIES

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Local Plans

- **Housing Accountability Act (HAA)**
- **State Density Bonus Law**

Affordability Proposed	Number of Units	Density Bonus
15.68% Low-Income	8 Units	27.5%
7.84% Very Low-Income	4 Units	25%

- **Waivers**
 - Reduce setback requirements
 - Exceed maximum building height
 - Reduce off-street parking ratio
- **Compliance Issues**
 - Project is eligible for an up to 27.5% Density Bonus but requests 47% Density Bonus
 - Clarify/revise waiver requests
 - Parking reductions cannot be waiver requests

APPLICABLE CODES AND POLICIES

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Local Plans

- **Design Review**
 - Objective Design Standards (ODS), or
 - Multi-Family Design Guidelines
- **Pedestrian Master Plan**
 - Minimum sidewalk width of 9'-6"
 - Zoning Code also requires setbacks along street frontages
- **Bicycle Master Plan**
 - "Class III" Bicycle Boulevard (both frontages)
 - Project construct or allow for future installation



PUBLIC INPUT

- **Public Comments**
 - Mailing at 1,000-foot radius from site
 - Received 12 public comments
- **Neighborhood Meeting – December 14, 2023**
 - 22 Attendees
- **Areas of Concern**
 - Traffic impacts
 - Insufficient on-site parking
 - Neighborhood parking impacts
 - Project is too dense
 - Unit mix
 - Proximity of garage to pedestrian overpass
 - Impacts to public schools, air quality, and other areas
 - Possible CC&R restrictions

DISCUSSION ITEMS

Site Plan

Building Design

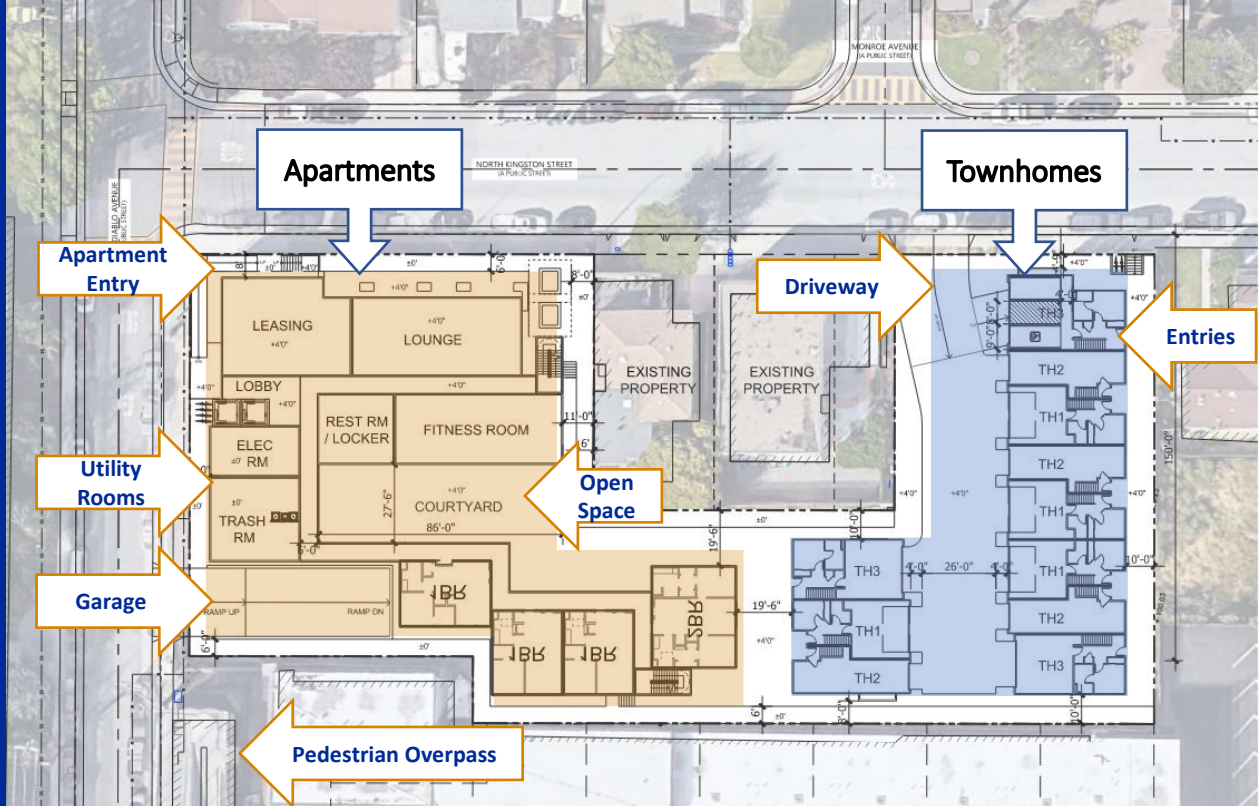
Other Aspects

DISCUSSION ITEMS

Site Plan

Building Design

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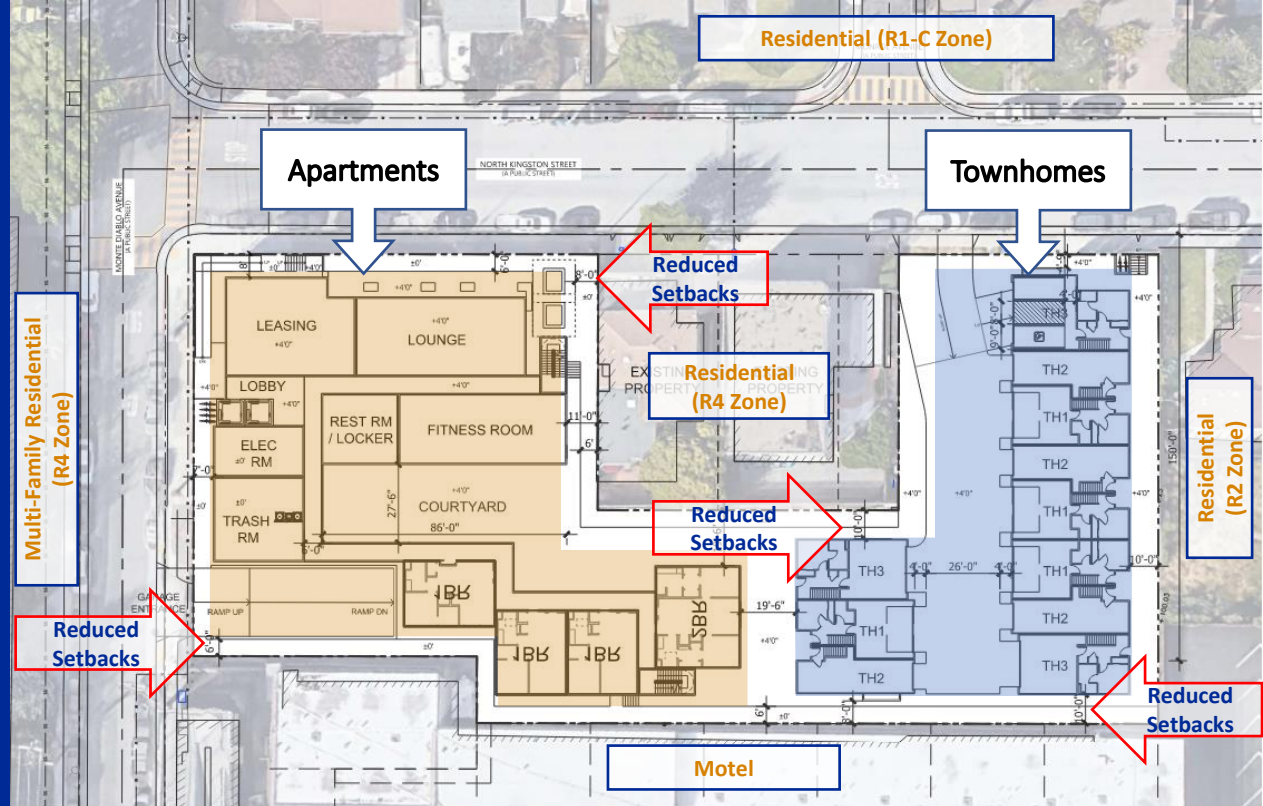


DISCUSSION ITEMS

Site Plan

Building Design

Other Aspects



Questions for Planning Commission

1. Transition to adjacent residential uses?
2. Revisions to certain site plan elements?

DISCUSSION ITEMS

Site Plan

Building Design

Other Aspects



A1-1 STUCCO
WHITE



A1-2 STUCCO
GREY



A1-3 STUCCO
BEIGE



A1-4 STUCCO
LIGHT GREY



A1-5 SIDING PANEL
LIGHT GREY

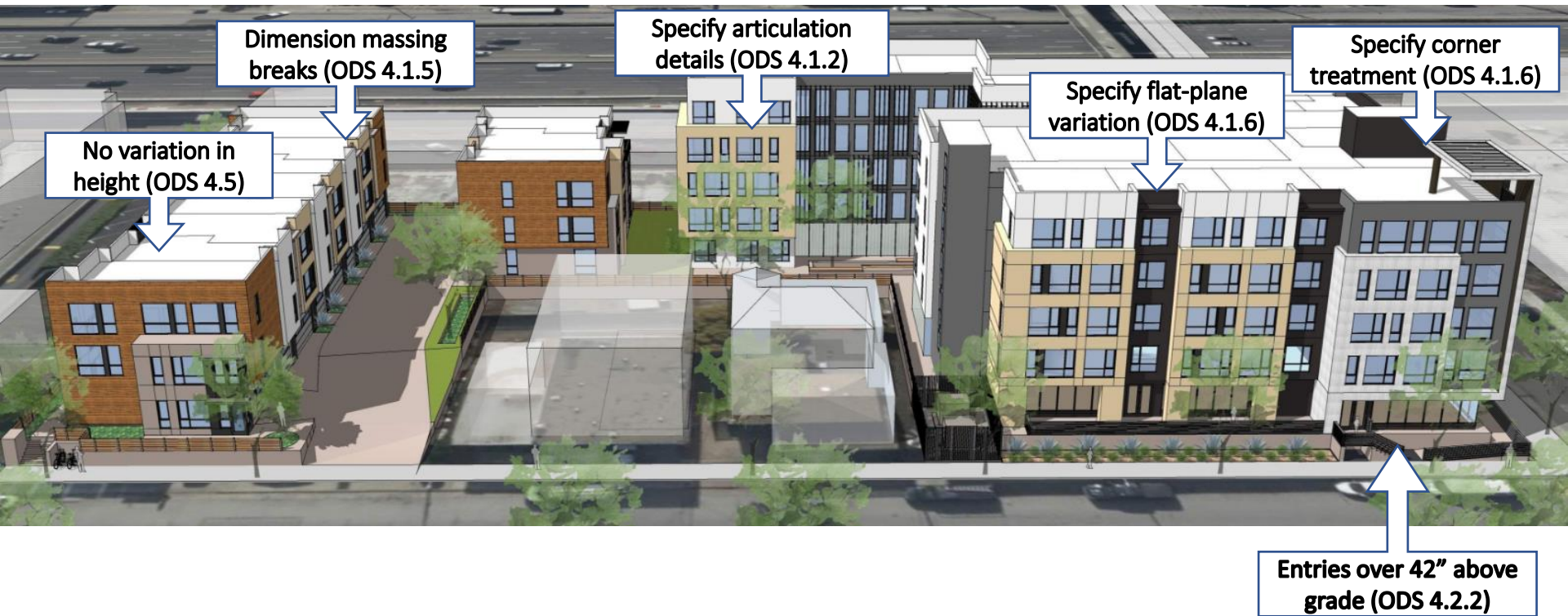


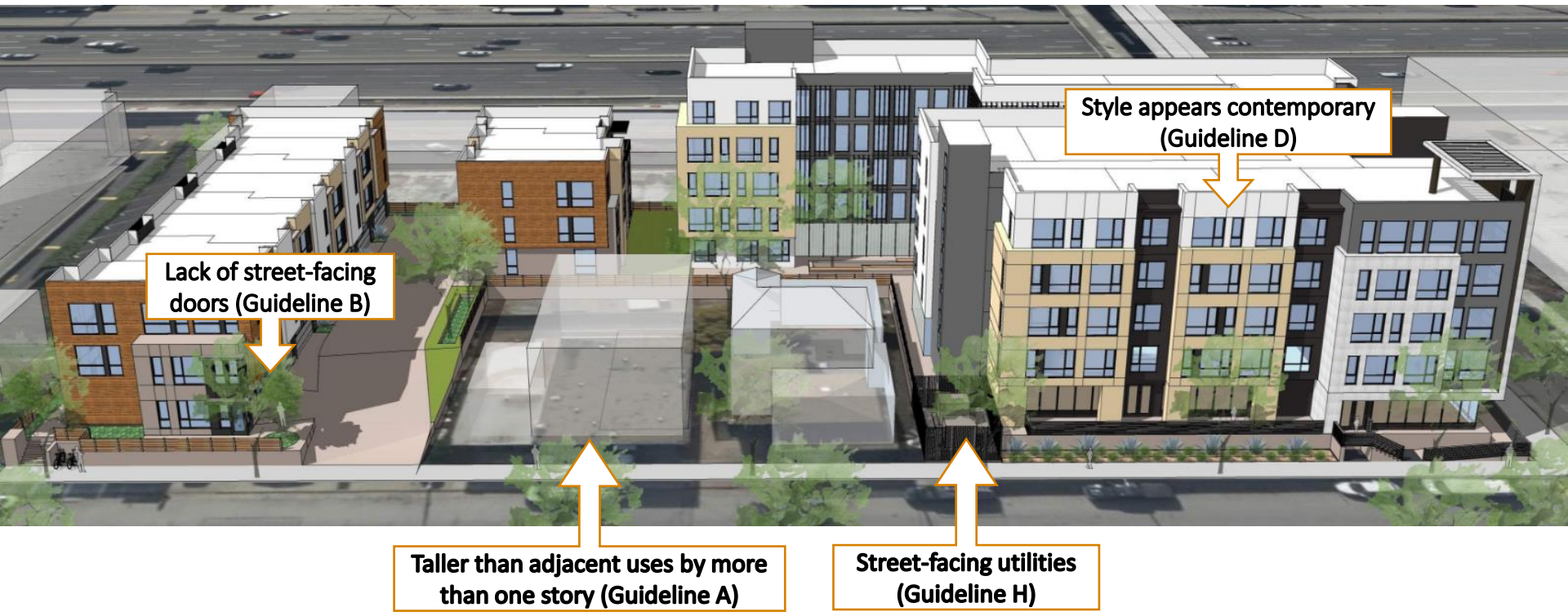
A1-6 SIDING PANEL
BEIGE



A1-7 SIDING PANEL
BROWN









Questions for Planning Commission

1. Certain design elements to consider for ODS compliance?
2. Other design revisions to improve overall design, regarding height, entries, and style?

DISCUSSION ITEMS

Site Plan

Building Design

Other Aspects

- **Other aspects for the applicant's consideration in the formal Planning Application:**
 - Site Plan and Architectural Review (SPAR)
 - Site Development Planning Application (SDPA)
 - Tentative Parcel Map
 - Environmental Review
- **Next Steps**
 - Revise based on Planning Commission and public input
 - File formal Planning Application (subject to City Council approval)

DISCUSSION ITEMS

1. Site Plan

- a) Does the placement of the apartment and townhome buildings provide a reasonable transition to adjacent uses?
- b) Are there certain site plan elements that should be changed to improve the pedestrian realm and/or building exterior?

2. Building Design

- a) Are there certain design elements for articulation, colors, materials, or corner treatments the applicant should consider based on the ODS?
- b) What other design revisions should the applicant consider to improve the overall building design?

3. Other Aspects

DISCUSSION ITEMS

1. Site Plan

- a) Does the placement of the apartment and townhome buildings provide a reasonable transition to adjacent uses?
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- a) Are there certain design elements for articulation, colors, materials, or corner treatments the applicant should consider based on the ODS?
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3. Other Aspects