



PLANNING COMMISSION STUDY SESSION  
500 E. 3<sup>RD</sup> AVE. "BLOCK 21" PRE-APPLICATION  
(PA-2021-012)

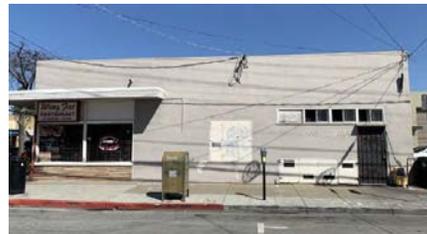
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SEPTEMBER 14, 2021



# PROJECT SITE

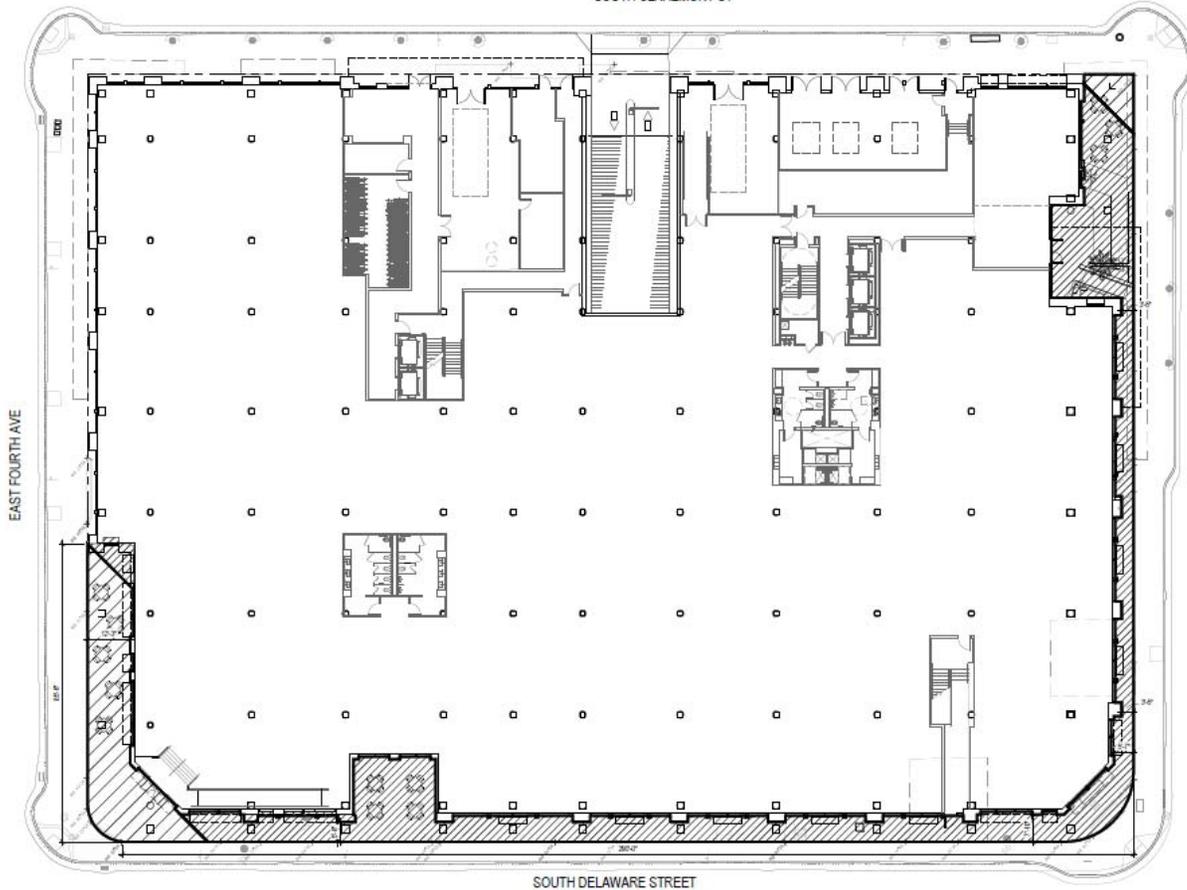
- CBD/S (Central Business District Support)
- General Plan Land Use - Downtown Retail Core Support
- 1.51 Acres
- 11 Parcels



# PROJECT SITE

- CBD/S (Central Business District Support)
- General Plan Land Use - Downtown Retail Core Support
- 1.51 Acres
- 11 Parcels
- Existing Uses include:
  - Residential
  - Restaurants
  - Retail
  - Gas station
  - Auto-repair

SOUTH CLAREMONT ST



EAST FOURTH AVE

EAST THIRD AVE

SOUTH DELAWARE STREET

GROUND LEVEL

SCALE: 1/8" = 1'-0"

# PROJECT DESCRIPTION

- “Block 21”
- 183,000 sq. ft. Office Uses
- 68 Residential units
  - 15% at Very-Low income category
  - 28 Studio Units
  - 40 One-Bedroom Units
- Five stories
- 2-Levels below grade parking

# PROJECT DESCRIPTION

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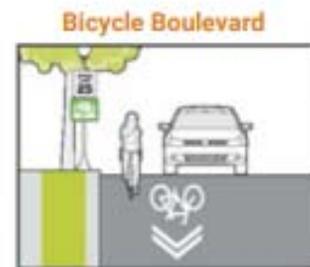


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# CODE AND POLICY REVIEW

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- Downtown Area Plan
  - Central Claremont sub-area
- Central Parking and Improvement District (CPID)
  - Parking demand study
  - Request parking in-lieu fee
- Pedestrian Master Plan
- Bicycle Master Plan
  - S. Delaware St. – Class IV Separated Bike Lane
  - E. 3<sup>rd</sup> Ave. – Class IV Separated Bike Lane
  - S. Claremont St. – Class III Bicycle Boulevard
- State Density Bonus Law



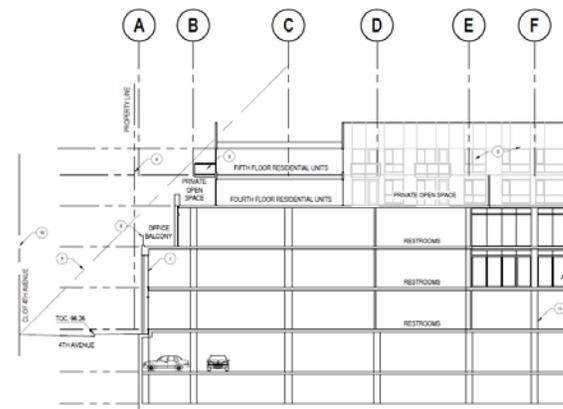
# DISCUSSION ITEMS

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## 1 - BUILDING DESIGN

Overall architectural style and neighborhood compatibility.



## 2 - BUILDING HEIGHT

Density Bonus Concession request and effect on proposed design.

# 1 – BUILDING DESIGN

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- Contemporary design
- Materials
  - Stucco
  - Concrete panels
  - Rain screen panels (residential levels)
- Design Review by design review consultant
- Neighborhood compatibility



# 1 – BUILDING DESIGN



405 E. 4<sup>th</sup> Ave.



Kiku Crossing  
Apartments (Top Image)  
Parking Garage (Lower Image)

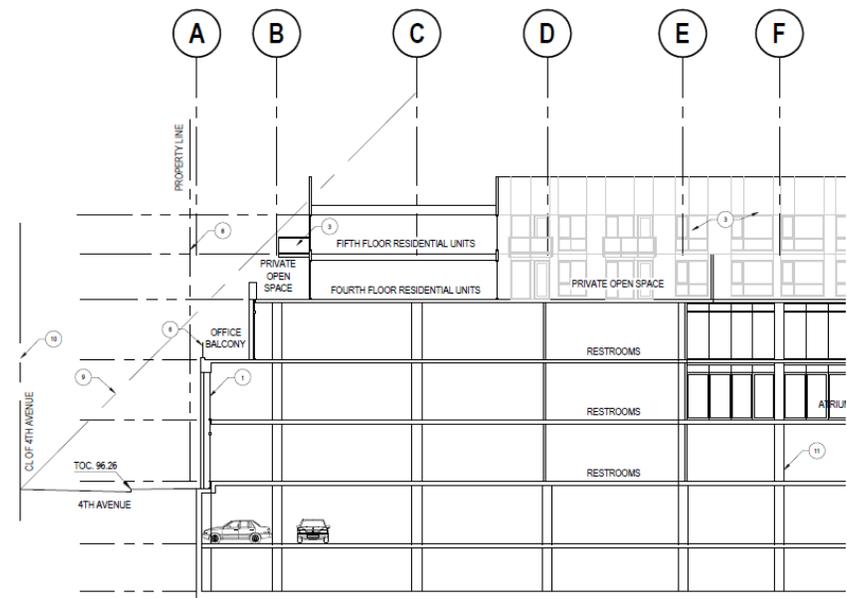


406 E. 3<sup>rd</sup> Ave.



# 2 – BUILDING HEIGHT

- Density Bonus Request – Concession
  - Exceed 55-foot height limit by 2'-8"
- State Density Bonus law supersedes General Plan, allowing the request
- Must demonstrate cost reduction
- May be denied if
  - Does not demonstrate a cost reduction
  - Causes adverse impact to health and safety
  - Contrary to state or federal law



# PUBLIC INPUT

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- Public Comments
- Neighborhood Meeting – August 26, 2021
  - Concern for traffic
  - Should include more housing
  - Design is too similar to adjacent projects

# NEXT STEPS

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- Revise based on Planning Commission input
- Formal Planning Application
  - Site Plan and Architectural Review
  - Site Development Planning Application
  - Tentative Parcel Map
- Design Review
- Environmental Review



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