



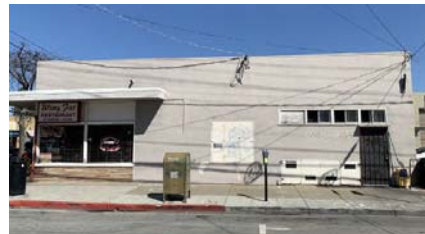
PLANNING COMMISSION STUDY SESSION
500 E. 3RD AVE. "BLOCK 21" PRE-APPLICATION
(PA-2021-012)

SEPTEMBER 14, 2021



PROJECT SITE

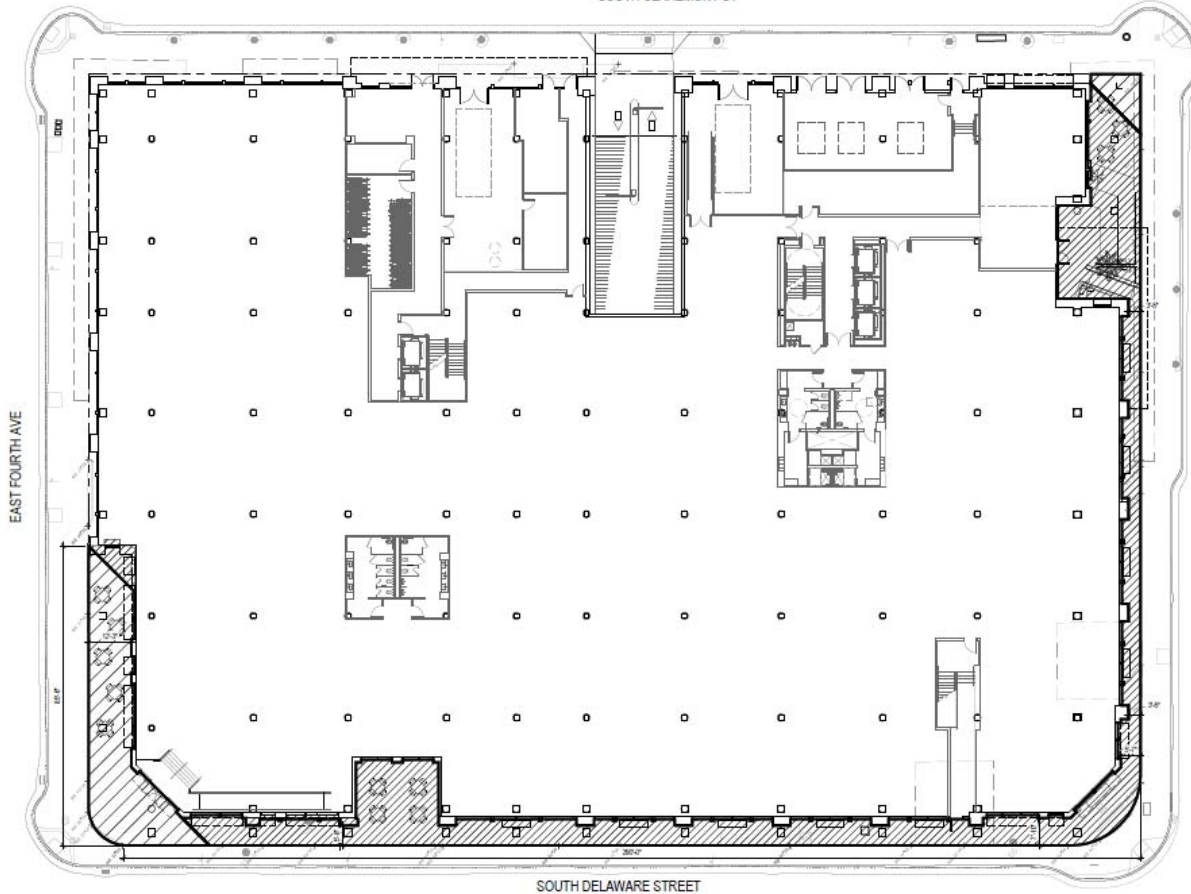
- CBD/S (Central Business District Support)
- General Plan Land Use - Downtown Retail Core Support
- 1.51 Acres
- 11 Parcels



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

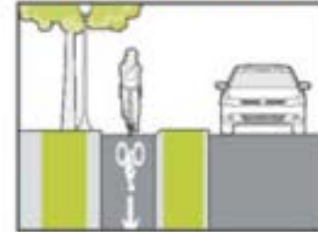


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CODE AND POLICY REVIEW

- 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. 3rd Ave. – Class IV Separated Bike Lane
 - S. Claremont St. – Class III Bicycle Boulevard
- State Density Bonus Law

Separated Bike Lane



Bicycle Boulevard

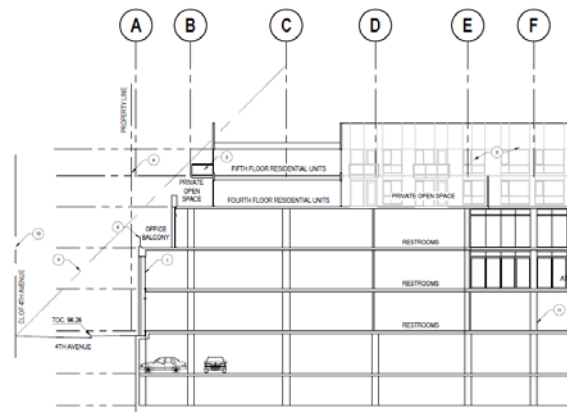


DISCUSSION ITEMS



1 - BUILDING DESIGN

Overall architectural style and neighborhood compatibility.



2 - BUILDING HEIGHT

Density Bonus Concession request and effect on proposed design.

1 – BUILDING DESIGN

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



1 – BUILDING DESIGN



405 E. 4th Ave.



406 E. 3rd Ave.



Kiku Crossing

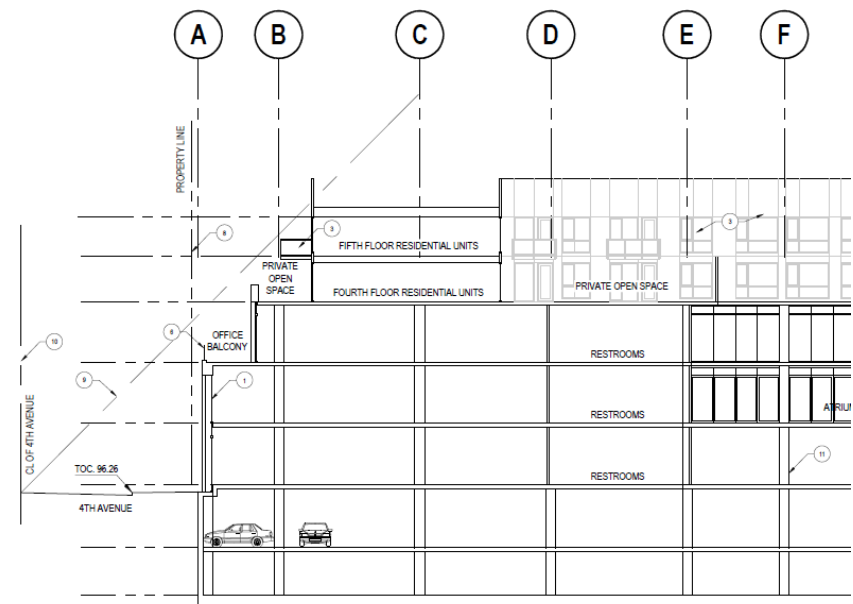
Apartments (Top Image)

Parking Garage (Lower Image)



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

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

NEXT STEPS

- 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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