



PLANNING COMMISSION STUDY SESSION

435 E. 3RD AVE. PRE-APPLICATION

(PA-2021-021)

NOVEMBER 23, 2021



PROJECT SITE

- 435 E. 3rd Avenue
- CBD/S (Central Business District Support)
- General Plan Land Use - Downtown Retail Core Support
- 10,980 sq. ft. (0.25-acre)



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- CBD/S (Central Business District Support)
- General Plan Land Use - Downtown Retail Core Support
- 10,980 sq. ft. (0.25-acre)
- Existing Use: Auto-repair business
- Adjacent Uses:
 - Restaurants
 - Grocery Store
 - Retail
- 1/4 Mile from Caltrain Station



PROJECT DESCRIPTION

- 40,152 sq. ft. Mixed-Use Building
- Five stories
- 55 ft. Building Height

PROJECT DESCRIPTION

BUILDING FOOTPRINT
9,757 SF

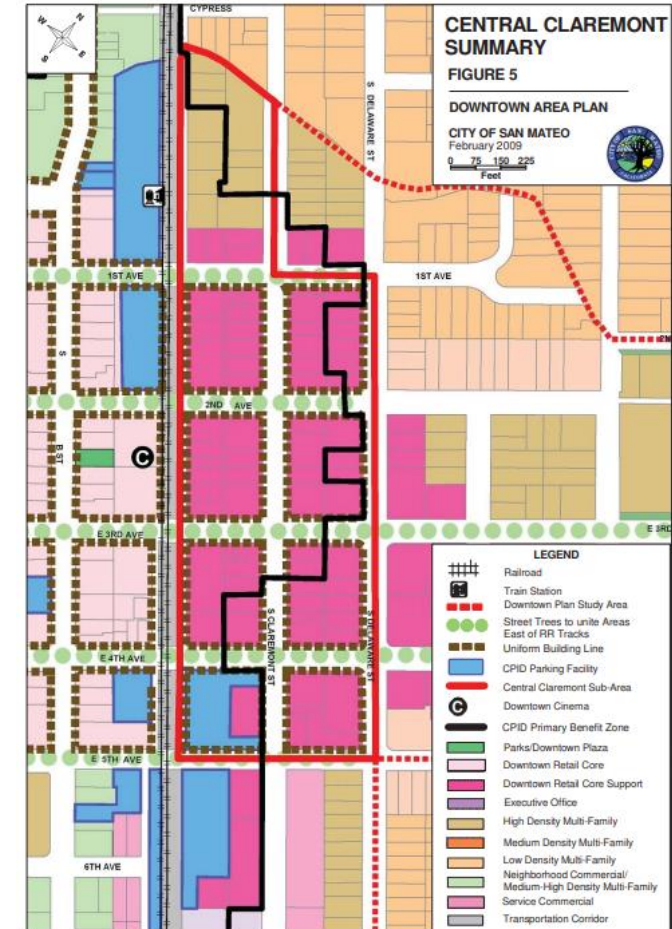
SCALE: 1" = 1'-0"



- 40,152 sq. ft. Mixed-Use Building
- Five stories
- 55 ft. Building Height
- 33,876 sq. ft. Office Uses
- 5 Residential units
 - 20% at Low income (1 unit)
 - 1 Studio Unit
 - 4 One-Bedroom Units
- No on-site parking
 - Payment of CPID In Lieu Fees

CODE AND POLICY REVIEW

- Downtown Area Plan
 - Central Claremont sub-area
- Central Parking and Improvement District (CPID)
 - Parking demand study
 - Provisions for in-lieu fee payment



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- Pedestrian Master Plan
 - A.10 Mixed Use Type B, Street Parking
- Bicycle Master Plan
 - E. 3rd Ave. – Class IV Separated Bike Lane
 - S. Claremont St. – Class III Bicycle Boulevard
- State Density Bonus Law
 - 20% at Low Income Category



COMMUNITY INPUT

- (7) Public comment letters to date
- Neighborhood Meeting – October 7, 2021
- Comments Raised include:
 - Concern for lack of on-site parking
 - Should include more housing
 - Supportive of building design
 - Design looks too similar to other nearby projects

DISCUSSION ITEMS

- 1. Building Design**
Overall architectural style and compatibility with surrounding buildings
- 2. Floor Area Ratio**
Request to exceed the maximum floor area ratio
- 3. Off-Street Parking**
Request to pay in-lieu fees for all required parking
- 4. Other Aspects**
Other aspects that should be considered in the formal planning application

1 – BUILDING DESIGN

- Contemporary and traditional elements
- Materials
 - Brick Veneer
 - Wood
 - Stucco
- Design Review by design review consultant
- **Input on the overall architectural style and compatibility with surrounding buildings**



E. 3rd Ave. Elevation



S. Claremont St. Elevation

1 – BUILDING DESIGN



Block 21 (500 E. 3rd Ave.)



405 E. 4th Ave.



406 E. 3rd Ave.



Kiku Crossing

Apartments (Top Image)

Parking Garage (Lower Image)

2 – FLOOR AREA RATIO

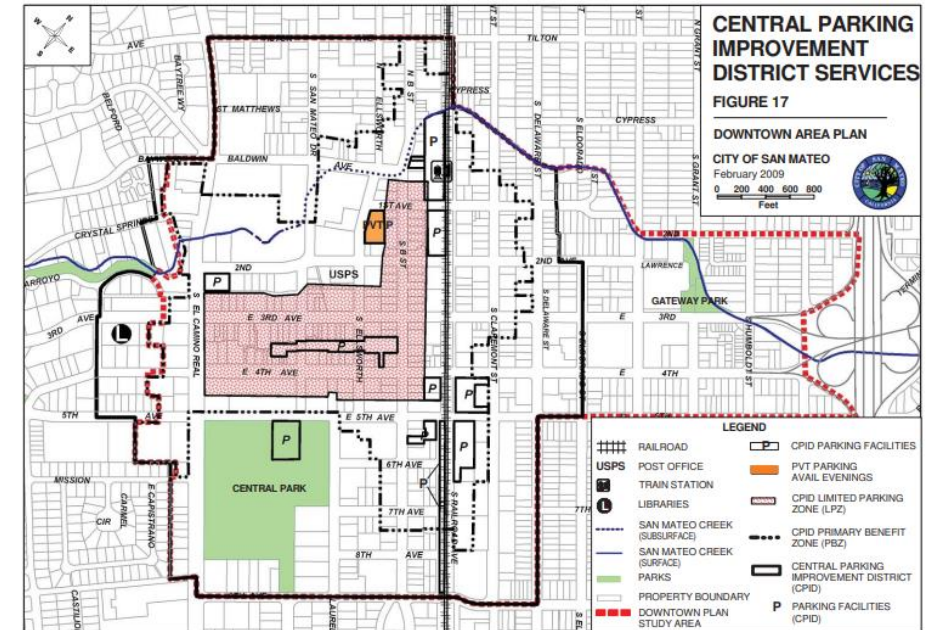
- Floor Area Ratio (“FAR”)
 - Ratio between lot area and building size
 - 3 x 10,980 sq. ft. = 32,940 sq. ft. maximum floor area
- Floor Area
 - Sum of all horizontal areas of the building

	PROPOSED	MAXIMUM
FLOOR AREA	40,152 sq. ft.	32,940 sq. ft.
F.A.R.	3.66	3.00

- **Density Bonus incentive/concession to exceed maximum floor area by 7,212 sq. ft.**

3 – OFF-STREET PARKING

- Central Parking Improvement District (CPID)
 - Must provide at least 25% of required parking on-site
 - Allows payment of in-lieu fees for remainder of parking
- Parking Requirement
 - To be determined by parking demand study
 - By Zoning Code: 96 total spaces
- No on-site parking proposed
- **Density Bonus incentive/concession to pay in-lieu fees for all required parking**



4 – OTHER ASPECTS

- Other aspects for the applicant's consideration for the formal planning application:
 - Site Plan and Architectural Review (SPAR)
 - Site Development Planning Application (SDPA)
- Next Steps
 - Revise based on Planning Commission input
 - File formal planning application
 - Design Review
 - Environmental Review

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