



500 E. 3rd Avenue – Block 21

Six-Story Office/Residential Mixed-Use Building
(PA-2021-063)

City Council Public Hearing
June 20, 2022

Rendell Bustos, Senior Planner
Community Development Department



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PROJECT BACKGROUND

Location

Project Description

History

Public Comments

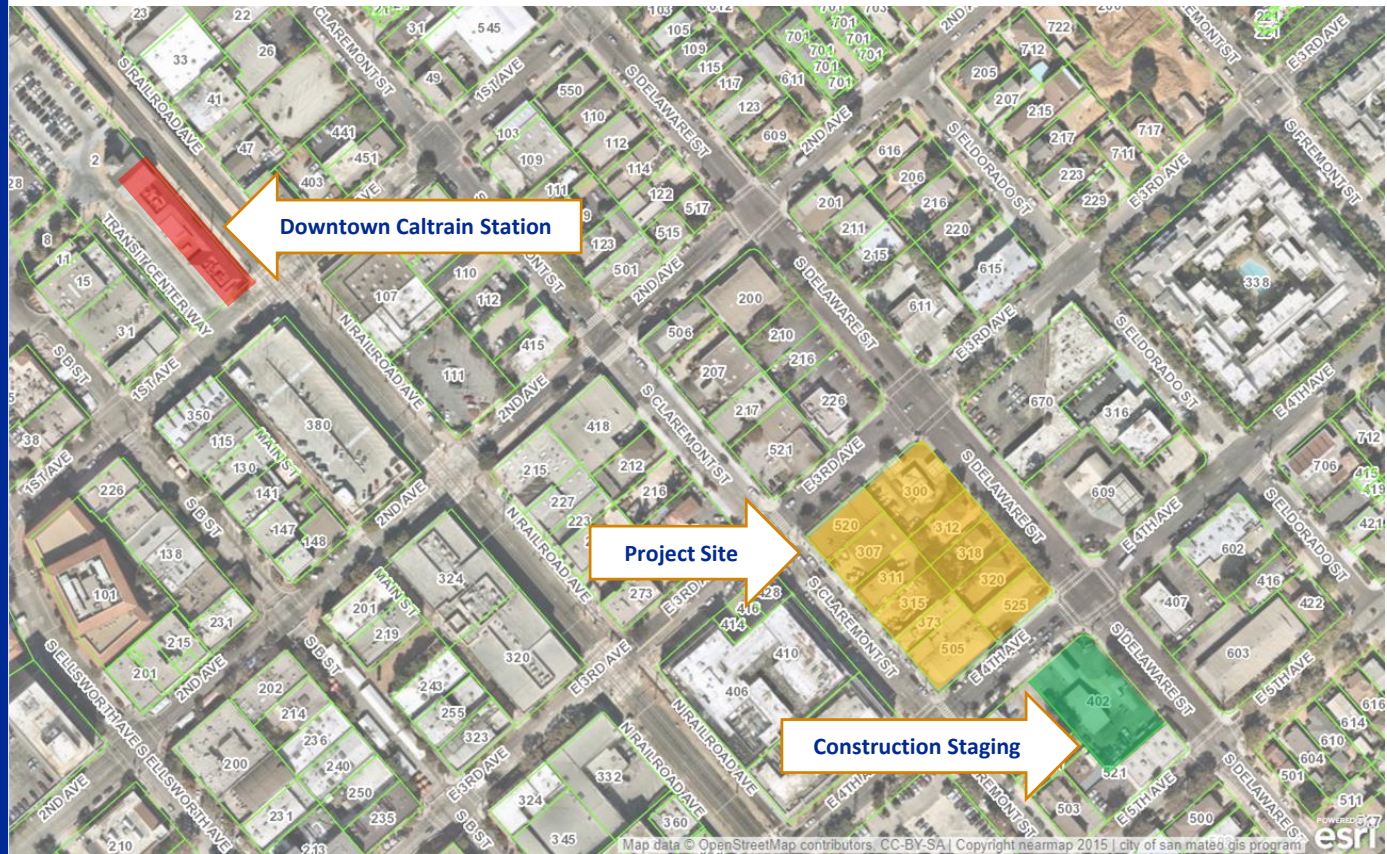
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- 11 Existing parcels on full block: E. 3rd Ave., S. Delaware St., E. 4th Avenue, and S. Claremont St
- 1.51 Acres
- General Plan Land Use – Downtown Retail Core Support
- CBD/S (Central Business District Support)

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“Block 21” Mixed Use Project

- 180,000 sq. ft. of Office Uses
- 111 Residential Units - 15% Very Low (12 units)
- Six Stories
- Total Floor Area: 268,938 sq. ft.

PROJECT BACKGROUND

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“Block 21” Mixed Use Project (continued)

- 402 On-site parking spaces (below-grade)
- Bike parking (22 short-term; 129 long-term)
- At-grade landscaping and 27 new street trees
- 4,600 sq. ft. shared residential open space and private balconies
- 5,700 sq. ft. open space for office use

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Public Comments

- **Pre-Application – February 2021**
 - Neighborhood Meeting – August 2021
 - Planning Commission Study Session – September 2021
- **Filed Planning Application – October 2021**
 - Additional story of housing (adding 43 units)
 - Design revisions
- **Planning Commission Public Hearing – May 2022**
 - Recommended City Council approval by vote of 4-0
 - City Council action required due to building height

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- **Public Comments**
 - Design revisions
 - Larger units
 - Additional story (in-favor and opposed)
 - Lack of parking
 - Removal of trees
 - Should contribute to construction of bike lanes
 - Support letters

CODE AND POLICY REVIEW

General Plan and Zoning Code

Master Plans

Affordable Housing

Entitlements

Design Review

Environmental Review

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- **General Plan Land Use – Downtown Retail Core Support**
- **CBD/S (Central Business District Support)**
 - Zoning Requirements:

	Proposed	Maximum
Floor Area Ratio	4.1 *	3.0
Density	73.5 du/acre	75 du/acre
Building Height	74'-2" *	55'-0"
Setbacks	0'-6" to 5'-11"	10'-0" (All Frontages)

*Modified Via State Density Bonus Law

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Central Parking and Improvement District (CPID)

- Parking Demand Study lowers the ratio from standard ratio of 2.6 space per 1,000 sq. ft. of office uses
- Payment of CPID In-Lieu Fee (\$52,550/space)

	Proposed	Minimum
Residential Parking	56 Spaces (0.5 space/unit)	56 Spaces (0.5 space/unit)
Office Parking	346 Spaces (1.87 spaces/1000 sq. ft.)	354 Spaces (1.94 spaces/1000 sq. ft.)
Total	402 Spaces	410 Spaces

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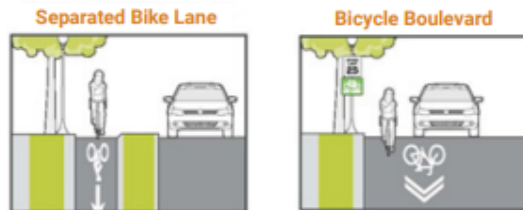
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- **Downtown Area Plan**
 - Central Claremont Sub-Area
- **Pedestrian Master Plan**
 - Overall Sidewalk Widths:
 - 17'-6" along E. 3rd Ave.
 - 25'-0" along E. 4th Ave.
 - 13'-6" along S. Delaware St. (less than the 16-foot min)
 - 14'-6" along S. Claremont St. (less than the 16-foot min)
 - Superseded by Zoning Code
- **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



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- **BMR Inclusionary Requirements**

- Designates 12 units to very low-income category (15% of base density)

- **State Density Bonus Law**

Base Density	Density Bonus	Combined Density
76 Units (50 du/acre)	38 units (50% Bonus)	114 Units (75 du/acre)
<i>Proposed Density: 111 Units (73.5 du/acre)</i>		

- Reduced parking ratio (0.5 space/unit) for projects within one-half mile of a major transit stop
- Waivers:
 1. Compact spaces
 2. Parking ramp slope
 3. Private open space
 4. Maximum bulk
 5. Street wall area

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- **State Density Bonus Law (continued)**
- Concessions
 1. Increase maximum building height by 19 feet, 2 inches (from 55'-0" to 74'-2")
 2. Increase maximum floor area ratio by 1.1 (from 3.0 to 4.1)
- Requirements
 - Must result in cost reductions
 - Must not have a specific adverse impact to public health and safety
 - Must not be contrary to state or federal law
- State Density Bonus Law preempts General Plan limits, including Measure Y, allowing concession for height limit
- Concessions result in a 15% cost savings making construction of the affordable units feasible.

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- **Site Plan and Architectural Review (SPAR)**
 - Mixed-use building over 55-feet in height
 - Relief from on-site loading requirements
- **Site Development Planning Application (SDPA)**
 - Removal of 32 trees (23 of which are Protected Trees)
 - Replacement planting through 27 new street trees and landscape unit in-lieu fee
- **Special Use Permit (SUP)**
 - Off-site construction staging at 402 S. Delaware Street
- **Tentative Parcel Map**
 - Merge (11) parcels into (1) parcel

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- Contemporary architectural style
- Building Materials: Low tinted glass, aluminum screens, stucco, cement board



S DELAWARE ST. - ENLARGED ELEVATION - 4TH LEVEL RESIDENTIAL AND OFFICE DECK

10



S DELAWARE ST. - ENLARGED ELEVATION - RESIDENTIAL LOBBY

2



S DELAWARE ST. - ENLARGED ELEVATION - RESIDENTIAL DECK AND BALCONIES

12



CORNER OF S DELAWARE ST AND 4TH AVENUE - ENLARGED ELEVATION

4

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- **California Environmental Quality Act (CEQA)**
 - Initial Study and Mitigated Negative Declaration
 - Mitigation Monitoring & Reporting Program (MMRP)
- **Mitigation Measures**
 - Air Quality: Reduce toxic air contaminants
 - Biological Resources: Protect nesting birds
 - Cultural Resources: Protect tribal resources and human remains
 - Hazardous Materials: Remove asbestos and lead-based materials prior to demolition
 - Hydrology: Address contaminated soil
 - Noise: Reduce construction noise
- **Public Review: May 18 to June 7**
 - No comments resulting in further analysis or modified Mitigation Measures
 - Text-edit posted online

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- **Transportation Impact Analysis (TIA)**

- Vehicle Miles Traveled (VMT): Meets Screening Criteria for projects in a High-Quality Transit Area
- Level of Service (LOS): No adverse effects

AM Peak Trips	PM Peak Trips	Average Daily Trips
+ 134 Trips	+ 31 Trips	- 276 Trips

- **Transportation Demand Management (TDM) Plan**

- Subsidized transit passes for both offices and residents
- Unbundled residential parking
- On-site TDM Coordinator
- 30-49% Trip Reduction

RECOMMENDATION

Adopt a Resolution to approve a Site Plan and Architectural Review, Site Development Planning Application, and Tentative Parcel Map for the Block 21 Mixed Use Project; a Special Use Permit for construction staging at 402 S. Delaware Street; and, a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to assess the environmental impacts of the project, based on the Findings for Approval, subject to the Conditions of Approval.

Thank You

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