



500 E. 3rd Avenue Block 21 Mixed Use Project

Tentative Parcel Map and Associated Planning
Applications Extension Request
(PA-2023-015)

Planning Commission Public Hearing
July 11, 2023

Rendell Bustos, Senior Planner
Community Development Department

PROJECT BACKGROUND

Location

Approved Project

Applicable Codes

Public Comments

Extension Request Purpose

PROJECT BACKGROUND

Location

- Approved Project
- Applicable Codes
- Public Comments
- Extension Request Purpose



Location: E. 3rd Ave., S. Delaware St., E. 4th Avenue, and S. Claremont St

Parcel Size: 1.51 Acres

General Plan Land Use: Downtown Retail Core Support

Zoning District: CBD/S (Central Business District Support)

PROJECT BACKGROUND

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Extension Request Purpose



Location: E. 3rd Ave., S. Delaware St., E. 4th Avenue, and S. Claremont St

Parcel Size: 1.51 Acres

General Plan Land Use: Downtown Retail Core Support

Zoning District: CBD/S (Central Business District Support)

Demolition Permits issued to conduct soil testing

PROJECT BACKGROUND

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Extension Request Purpose



Project Description

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

Planning Application Approvals (PA-2021-063)

- Approved on June 20, 2022
- Site Plan and Architectural Review (SPAR)
- Tentative Parcel Map to merge (11) parcels into (1) parcel
- Site Development Planning Application (SDPA) for tree removal

PROJECT BACKGROUND

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Applicable Codes

Public Comments

Extension Request Purpose

Two-year Extension Request

- Extends expiration from June 20, 2024 to June 20, 2026
- Extends Tentative Parcel Map and Planning Application

Subdivision Code

- Allows up to three 2-year extensions
- Subject request is the first/only request

Zoning Code

- 1) Project must still be consistent with General Plan
- 2) Project must still be consistent with Zoning Ordinance
- 3) Project site must be in substantially same condition

- 1) Project is still consistent with General Plan
- 2) Project is still consistent with Zoning Ordinance
- 3) Site has been demolished with permits to conduct soil testing

PROJECT BACKGROUND

Location

Approved Project

Applicable Codes

Public Comments

Extension Request Purpose

Purpose of Extension Request from Applicant

- Lender requirements, to ensure approvals do not expire during loan
- No changes to project
- No changes to overall construction timeline

Project Review Status

- **Building Permit** for new construction
 - Submitted in September 2022
 - Pending Resubmittal
- **Final Map**
 - Submitted in January 2023
 - Resubmitted July of 2023
- **Soil Testing**
 - Completed in May of 2023
 - Phase II Report pending

RECOMMENDATION

Adopt a Resolution to approve a two-year extension of an approved Tentative Parcel Map and associated Planning Application approvals for the Block 21 Mixed-Use Project.