



# 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

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Extension Request Purpose



**Location:** E. 3<sup>rd</sup> Ave., S. Delaware St., E. 4<sup>th</sup> 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)

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**Demolition Permits issued** to conduct soil testing

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## 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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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

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Applicable Codes

**Public Comments**

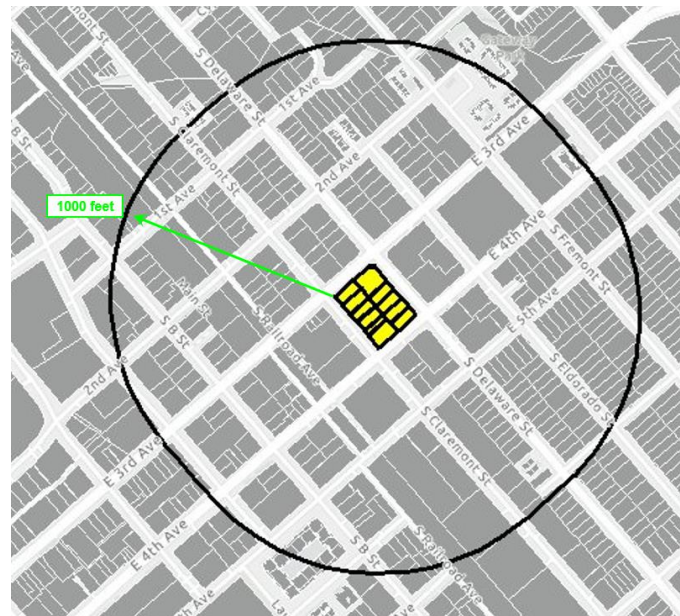
Extension Request Purpose

## Zoning Administrator Public Notice

- Public comments in opposition
- Concerns for the delay in construction, vacant appearance, and use of the site

## Planning Commission Public Notice

- Email to public commentors
- Received 1 public comment concerning the effect of denying the request



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**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.**