

City Council Hearing

November 17, 2020



*Planning, Building and
Code Enforcement*

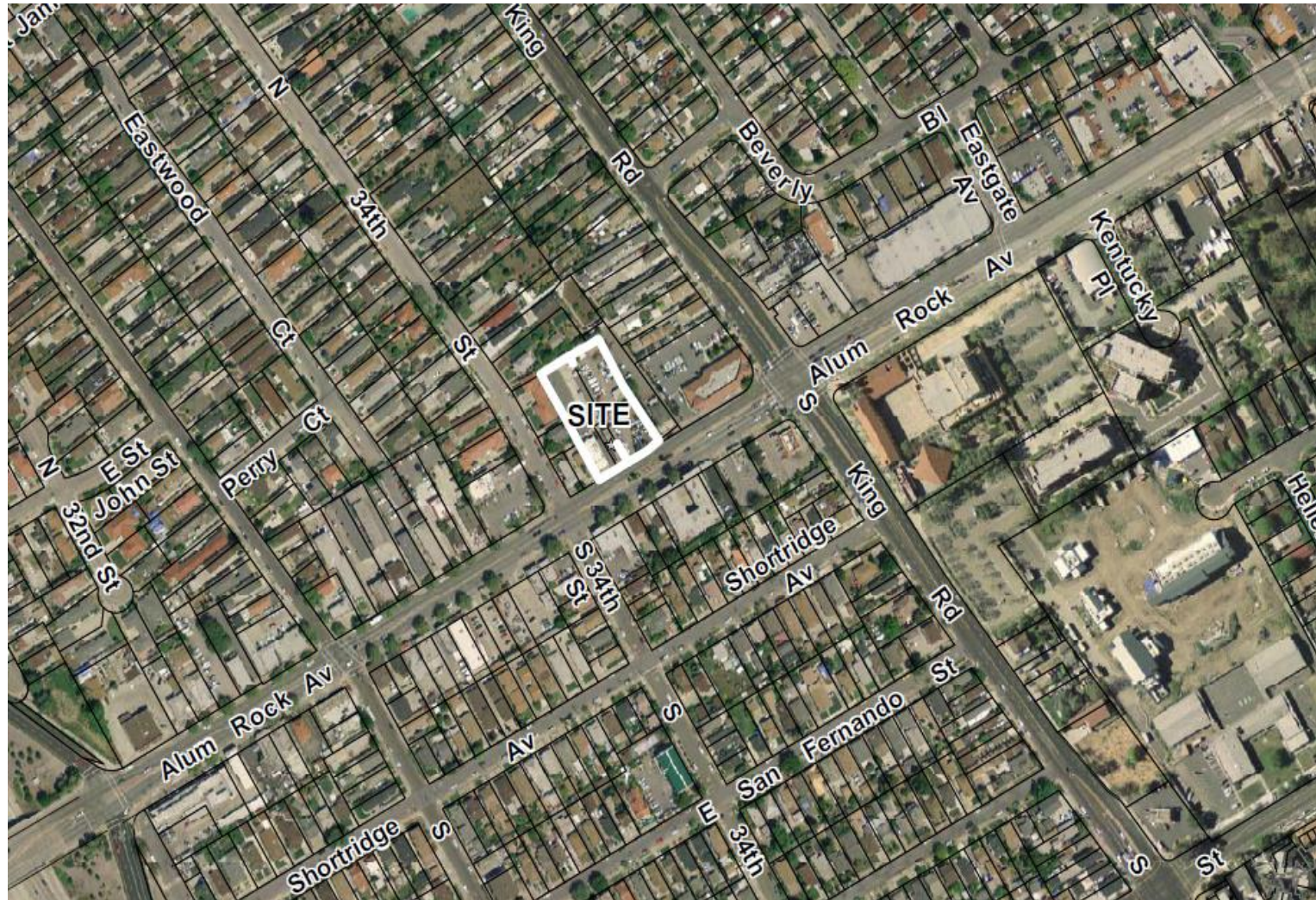
Item 10.3

Little Portugal Gateway Mixed-Use Project:

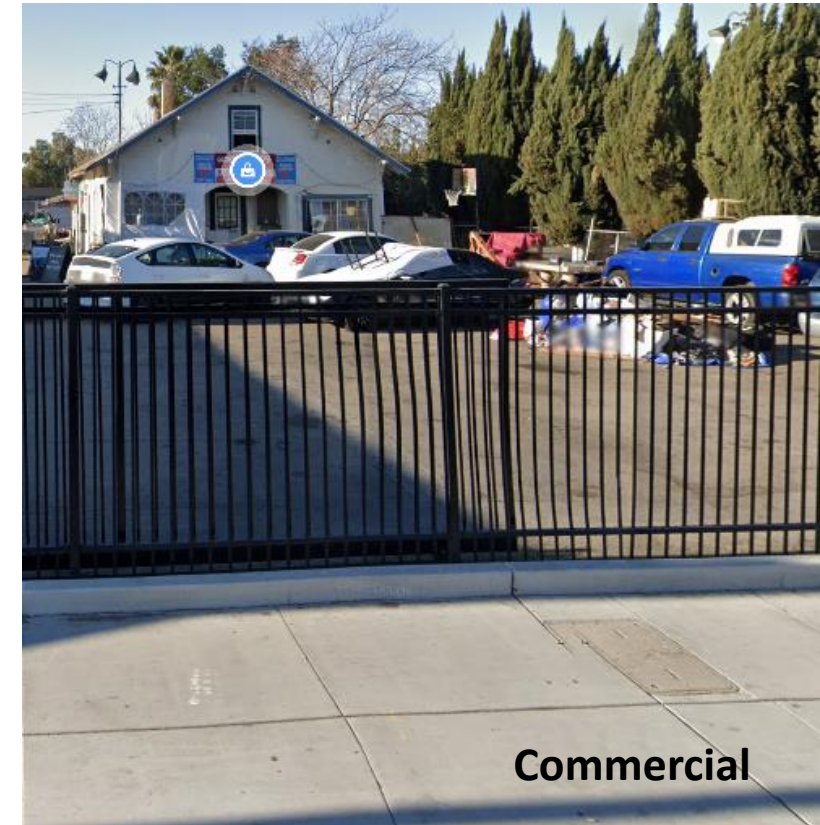
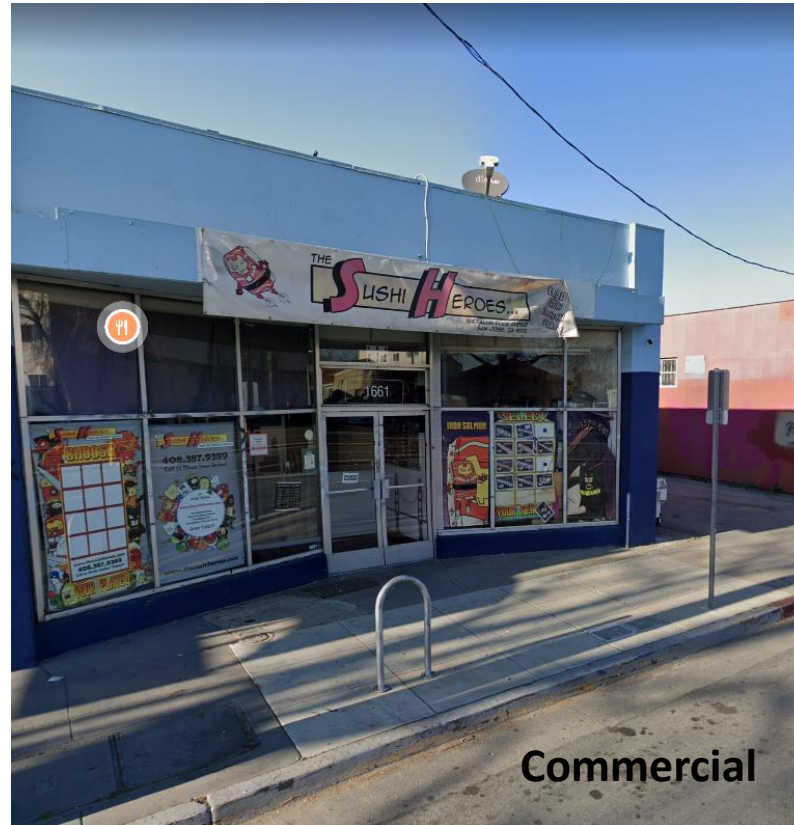
PDC18-021, PDC18-016: Planned Development Zoning and Planned Development Permit for the project at 1661-1665 Alum Rock Avenue

Presenter: Rosalynn Hughey, Director, PBCE

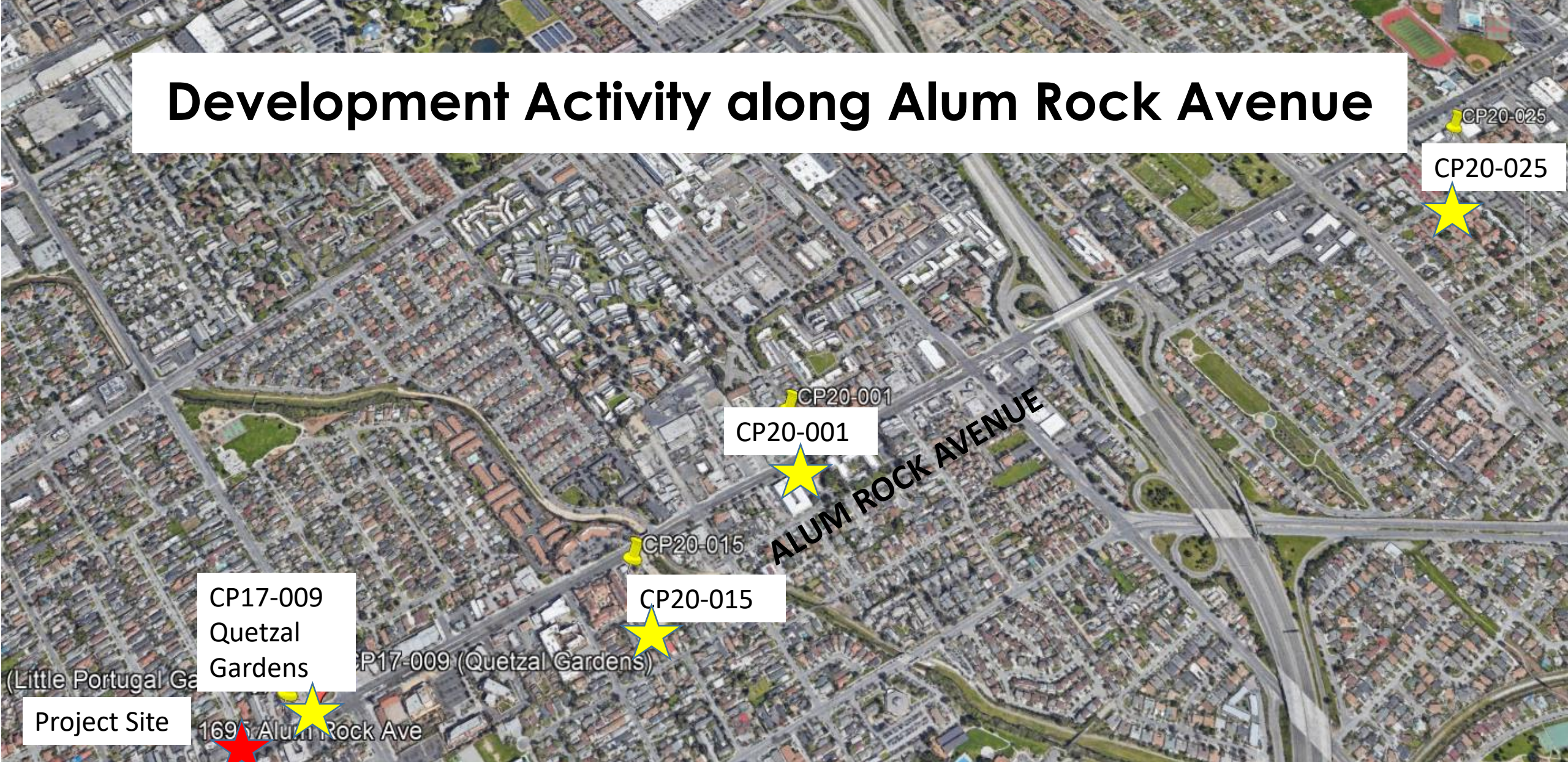
Aerial



Existing Conditions



Development Activity along Alum Rock Avenue



CP20-025

CP20-025

CP20-001

CP20-001

CP20-015

CP20-015

CP17-009
Quetzal
Gardens

CP17-009 (Quetzal Gardens)

1695 Alum Rock Ave

Project Site

ALUM ROCK AVENUE

Project Description



CEQA

- Little Portugal Gateway Mixed-Use Project: Initial Study and Mitigated Negative Declaration prepared for project
- Less than significant impacts with incorporation of Mitigation Measures outlined in Mitigation and Monitoring Reporting Program (MMRP)
- Air Quality, Biological Resources, Hazards and Hazardous Materials, and Noise mitigation measures were identified and incorporated into the project to lessen the environmental impacts to less than significant levels

Community Outreach

- Three community meetings
 - 1) May 5, 2019
 - 2) September 23, 2019
 - 3) November 18, 2019 – community preferences on design and amenities
- Major Concerns: building height, off-street parking, installation of street trees, on-site affordable housing, and displacement of residents and commercial tenants

Planning Commission Recommendation

October 28, 2020, Planning Commission voted to recommend City Council:

1. Adopt a Resolution adopting the Little Portugal Gateway Mixed-Use Project Mitigated Negative Declaration and related MMRP; and
2. Approve the Rezoning Ordinance; and
3. Adopt a Resolution approving the Planned Development Permit, subject to conditions

Q&A / Discussion