

City Council Hearing

February 23, 2021



*Planning, Building and
Code Enforcement*

Item 10.4

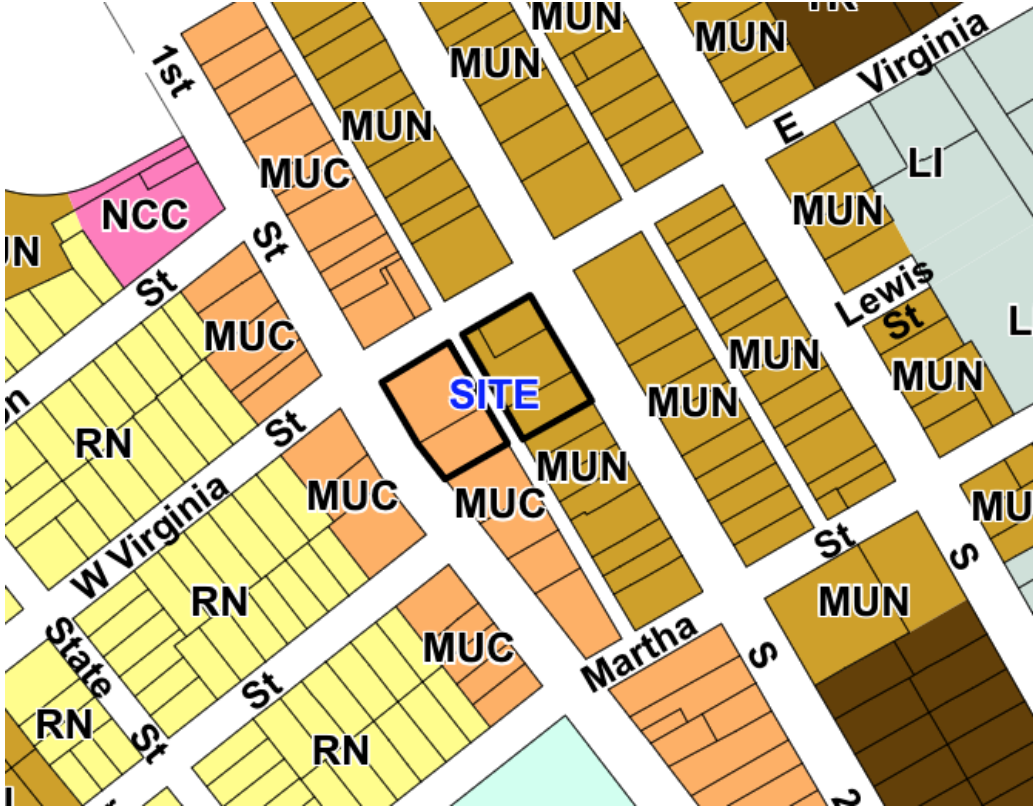
GP20-004, GPT18-009, & PDC17-022 : General Plan Amendment, General Plan Text Amendment and Planning Development Zoning for a Mixed-Use Development located at 802 S. 1st Street.

Presenter: Rosalynn Hughey, Director, PBCE

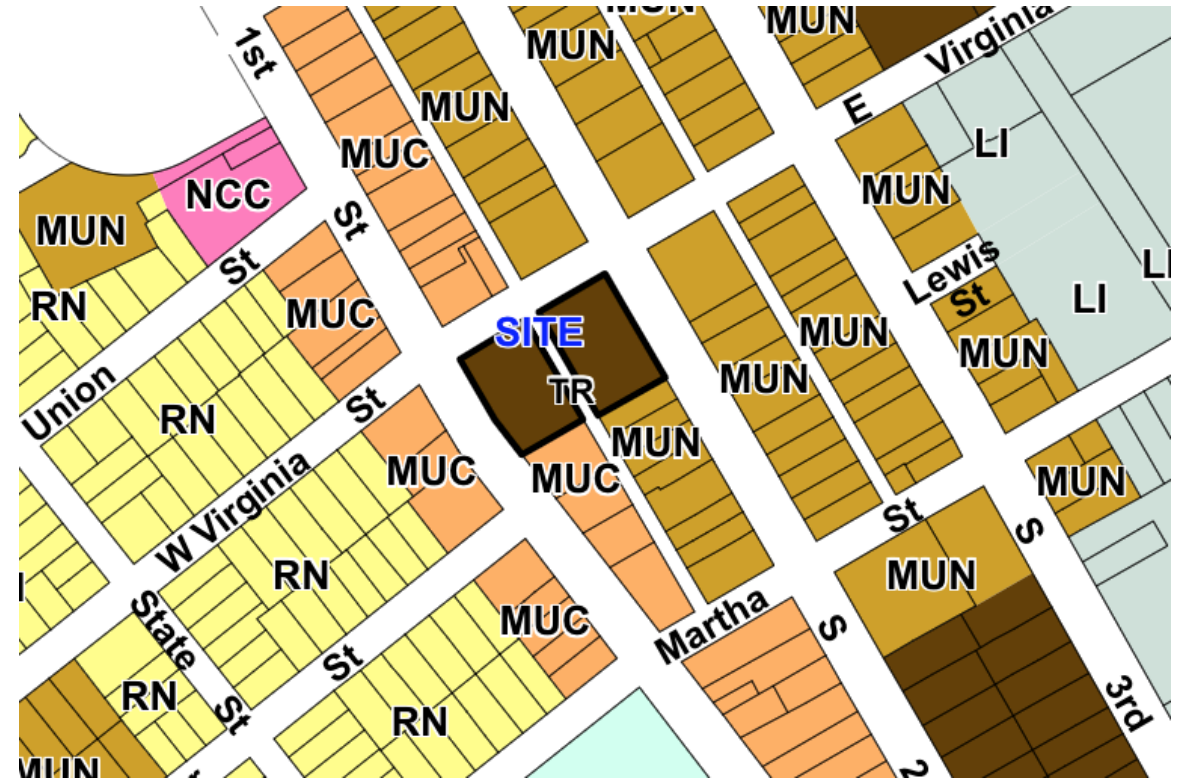
S. First Street/E. Virginia Street Mixed-Use Development Project: Aerial



General Plan Land Use



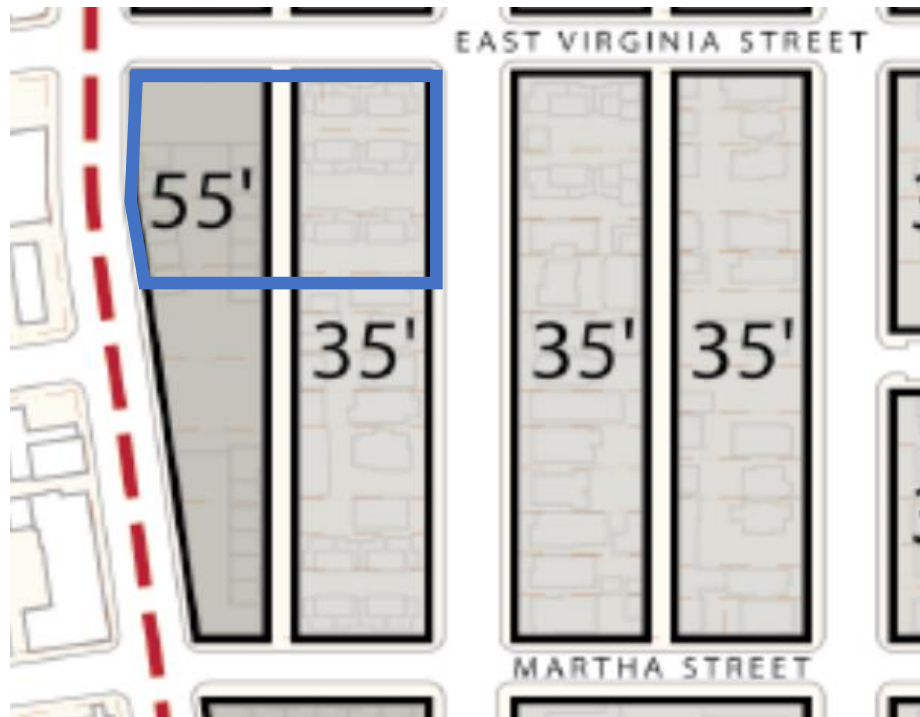
Existing:
Mixed Use Neighborhood &
Mixed Use Commercial



Proposed:
Transit Residential

Proposed Changes to Martha Gardens Specific Plan

- Increase height up to 80 feet on site with an additional 10 feet for architectural projections
- Reduce setback along E. Virginia Street to zero feet



Current Height Diagram



Proposed Change to Height Diagram

Proposed Planned Development Zoning

Applicant has agreed to satisfy the Inclusionary Housing Ordinance by building 15% on-site affordable housing

The Inclusionary Housing Ordinance requires:

Build On-Site 15%	Total Number of Residential Units:	249
	Multiplied by 15%:	15%
	Units Income Restricted:	37
	9% of these units at 80% AMI	22
	6% of these units at 50% AMI	15
	Market Rate Units:	212

Community Engagement/ Planning Commission Recommendation

- Community Meeting held November 2, 2020
- Key concerns:
 - Sufficient parking
 - Transition of heights
 - Amount of affordable housing in the neighborhood
- Planning Commission hearing January 27 – voted to recommend that the Council approve the project:
 - Adopt a resolution approving the project Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program;
 - Adopt a resolution amending General Plan land use designation to Transit Residential
 - Adopt a resolution amending the Martha Gardens Specific Plan
 - Approve an ordinance rezoning the property to A(PD) Planned Development Zoning District

Q&A / Discussion