



120 5th Street

September 7, 2022

Clark's Corner

Joint Concept Design Review

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Planning and Economic Development

Clark's Corner Project Description

- Construct four stories of housing above the Tocchini Bldg.
 - 35 Units
 - Studio, one- & two-bedroom
- Required Entitlements
 - Landmark Alteration Permit (CHB)
 - Design Review (DRB)



120 5th Street Aerial View and Neighborhood Context



- June 21, 2022 - Pre-Application Meeting with Staff
- August 31, 2022 - Neighborhood Meeting
- September 7, 2022 - Joint Concept Review
- Project applications have not been submitted

General Plan, Specific Plan & Zoning



Environmental Review

California Environmental Quality Act (CEQA)

“Not A Project”

The request for the Design Review Board to provide comments and direction for a concept design review item is exempt from the California Environmental Quality Act (CEQA) because there is no possibility that the action will have any effect on the environment (CEQA Guidelines Sections 15061(b)(3) and 15378).

Purpose of Joint Concept Review

The purpose of the concept review is to provide the applicant, staff, and boards with clear design direction:

- The CHB shall identify the character defining elements of the historic district and surrounding neighborhood; and
- The DRB shall provide direction for design elements consistent with the Design Guidelines and applicable specific plans.
 - Feedback from the DRB will be provided to the Zoning Administrator.

Recommendation

The Applicant and the Planning and Economic Development Department are requesting that the Cultural Heritage and Design Review Boards provide comments and direction for the Clark's Corner project.

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