

888 Fourth Street Apartments

888 4th Street and 891 3rd Street

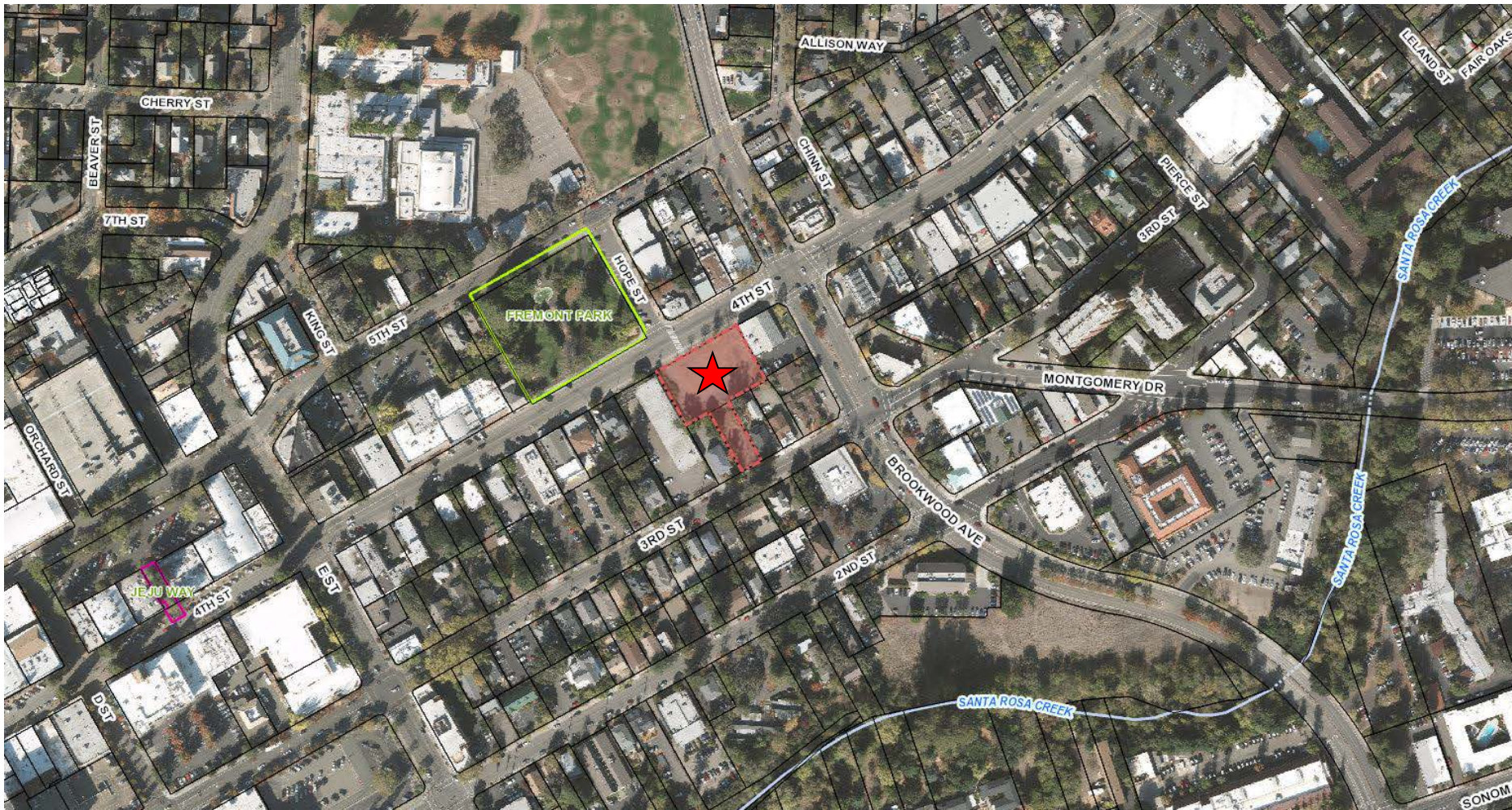
July 2, 2020

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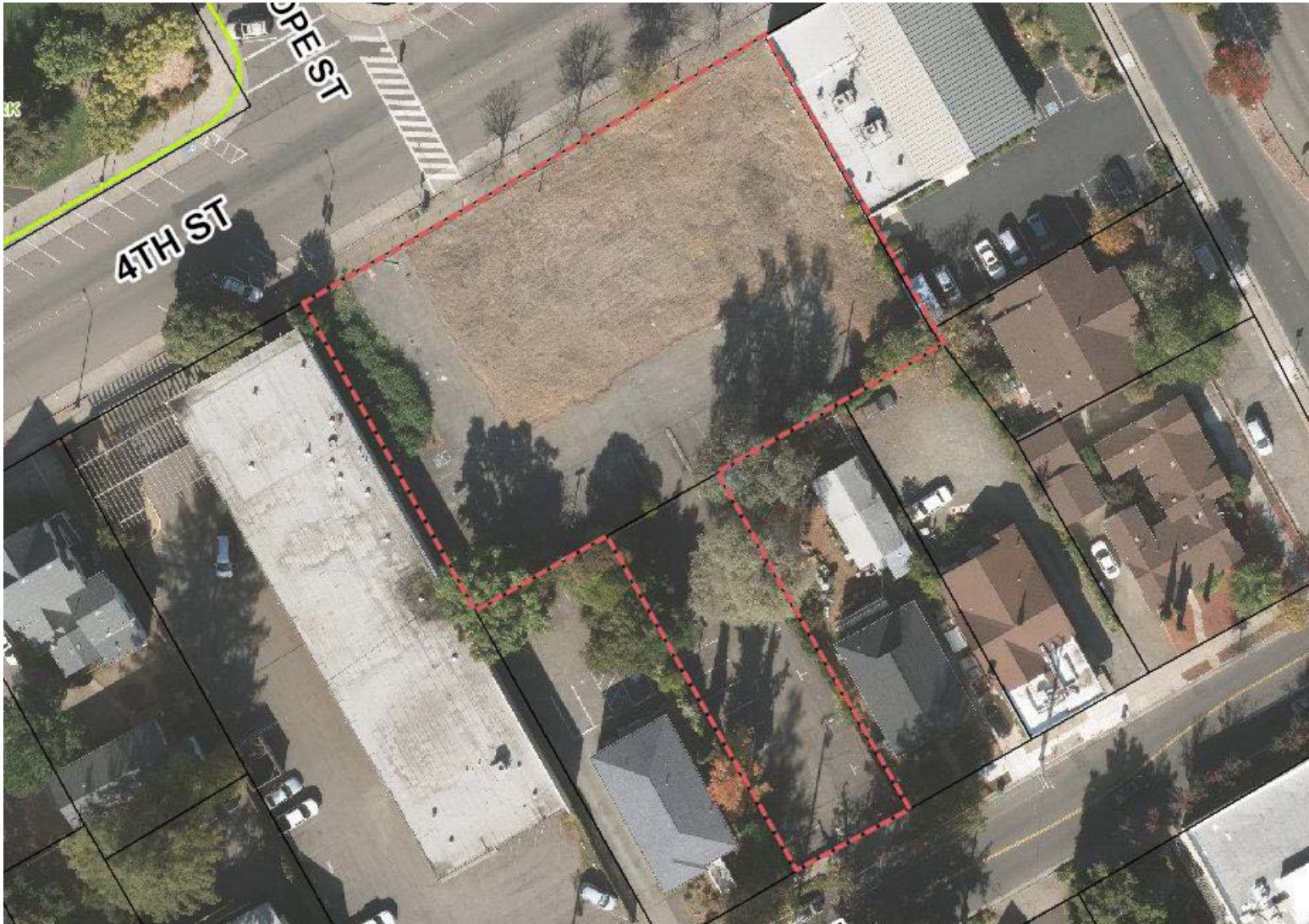
- On March 5, 2020, the applicant submitted a Minor Design Review to revise a previously approved 107-unit, 7-story, mixed use tower (Previous Files No. PRJ16-025 & CUP19-013) to: 1) eliminate one floor and two mezzanines, reducing occupied roof height to 75ft; 2) Eliminate the "tail" - extended podium, pool and pool building; 3) Reconfigure the parking podium; 4) Reduce unit count to 89 from 107; and 5) Maintain the design theme materially.

Project Location

888 Fourth Street and 891 Third Street



Project Location 888 Fourth Street and 891 Third Street



- On July 17, 2008 the Design Review Board approved a seven-story, mixed-use, 52-unit residential condominium building on the 888 Fourth Street site and a two-story office building on the 891 Third Street site.
 - The project included a Conditional Use Permit to allow development of a mixed-use project, and a request to rezone the 888 Fourth Street site from CD-5 (Downtown Commercial – 5 Stories) to CD-7 (Downtown Commercial – 7).
- On August 14, 2008 the Planning Commission approved the Vesting Tentative Map and Conditional Use Permit, and recommended that the City Council rezone the site.
- On September 30, 2008 the City Council adopted an ordinance rezoning the site.

- On March 26, 2013 the applicant submitted new Design Review and Minor Use Permit applications for construction of a six-story mixed-use building comprising of 140 residential units, restricted to occupancy by lower-income senior households, and a 5,721-square-foot health clinic, with a parking garage on the lower floors.
- On May 16, 2013 the Design Review Board approved both Preliminary and Final Design Review for the new project.
- On June 6, 2013 the Zoning Administrator approved the Minor Use Permit for the mixed-use aspect of the project.

- On September 23, 2016 the applicant submitted new Design Review and Minor Use Permit applications for 95ft tall, 107-unit, 7-story, mixed-use building with subterranean parking.
- On March 16, 2017, the Design Review Board approved Preliminary Design Review for the design configuration at 95-feet.
- On March 16, 2017, the Zoning Administrator approved a Minor Conditional Use Permit for the approved project configuration at 95-feet.

- On April 11, 2019, the Planning Commission approved a Conditional Use Permit to allow the 888 Fourth Street Apartments project to exceed the height limit of the Downtown Commercial (CD) Zoning District of 95-feet, allowing a total overall height of 112-feet.

- On March 5, 2020, the applicant filed a Minor Design Review application to: 1) eliminate one floor and two mezzanines, reducing occupied roof height to 75ft; 2) Eliminate the "tail" - extended podium, pool and pool building; 3) Reconfigure the parking podium; 4) Reduce unit count to 89 from 107; and 5) Maintain the design theme materially.

General Plan

Retail and Business Services and Office



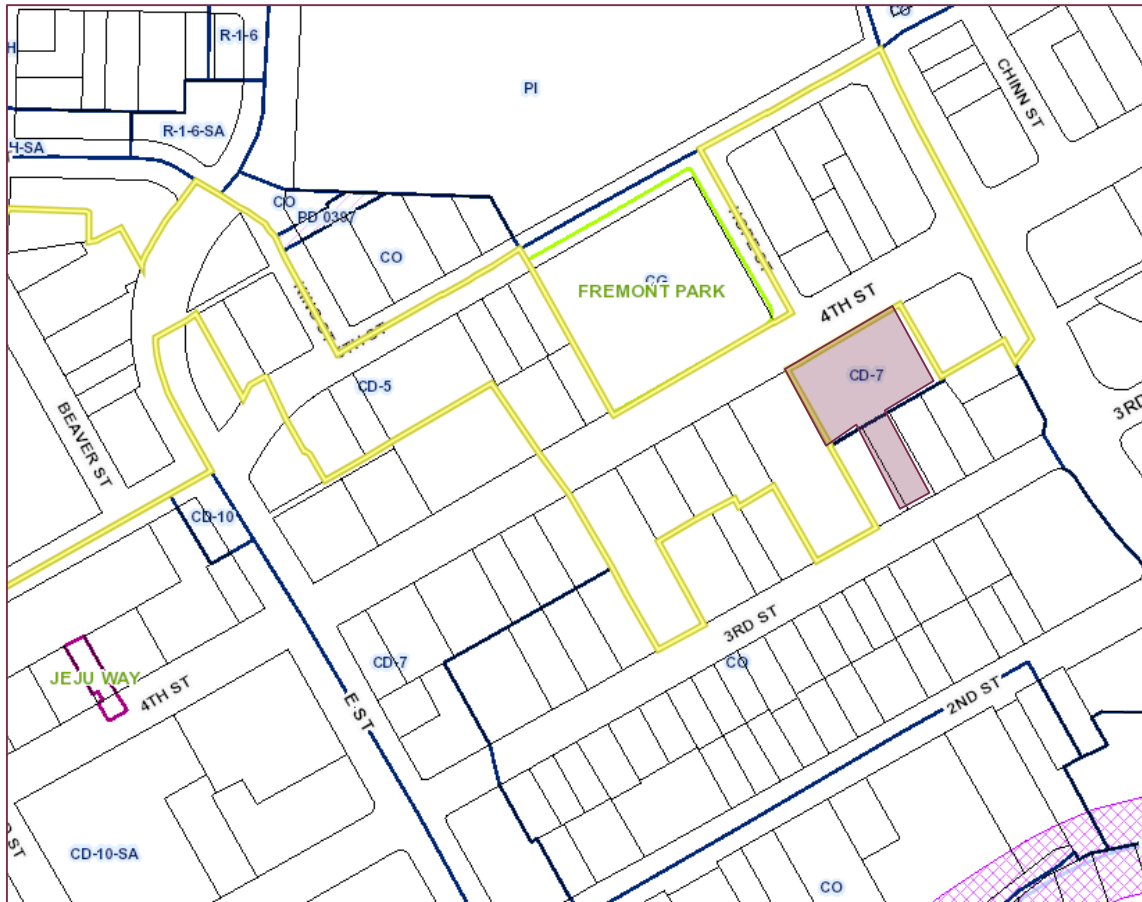
Zoning

Downtown Commercial (CD-7) and Office Commercial (CO)



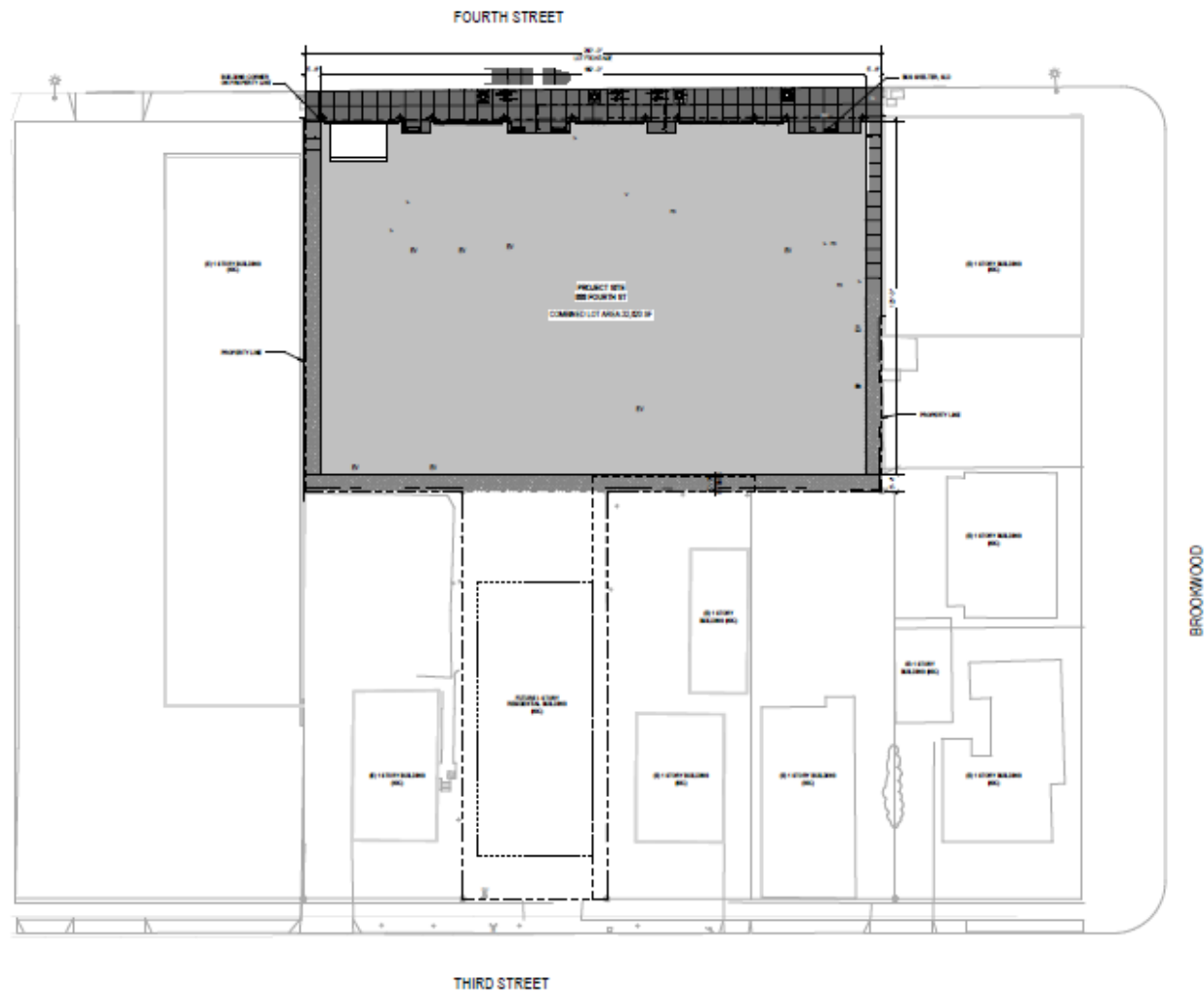
- Residential component of mixed-use projects allowed with a Minor Use Permit
- CD-7 allows 7 stories, up to 95 feet – additional height allowed for towers

Surrounding Zoning



- CD-7 allows 7 stories, up to 95 feet.
- CD-5 allows 5-stories, up to 55 feet.
- CO allows up to 35 feet.

- The project is designed to provide a large urban scale building on Fourth Street while maintaining a more modest scale, approximately 34-foot tall, building adjoining the older residences and businesses that front Third Street.
- The project incorporates street level windows and glass doors along the Fourth Street frontage, which will help to provide a human scale for the building, and provides space for utility and mechanical equipment within the garage.
- The project proposes parking within a garage that has two levels which will be concealed from view by the proposed retail space, residential lobby and fitness room.



Elevation Comparison

North (4th Street) Elevation



Approved

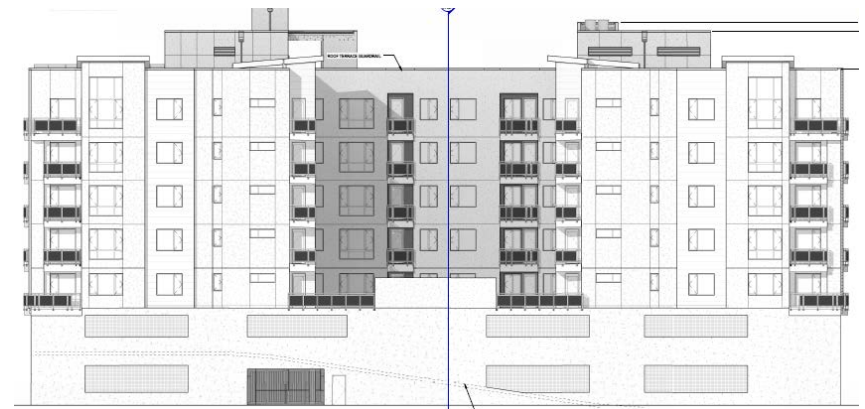


Proposed

South (3rd Street) Elevation



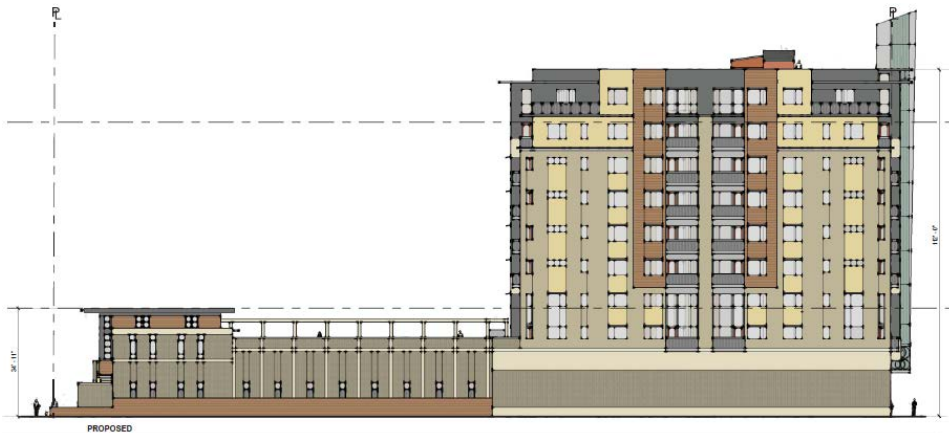
Approved



Proposed

Elevation Comparison

East (Brookwood) Elevation



Approved



Proposed

Environmental Review

California Environmental Quality Act (CEQA)

- Categorically exempt from CEQA (Section 15332)
- Applied to in-fill developments consistent with the General Plan and zoning regulations
- Pursuant to the technical studies prepared, the project would not result in any significant effects relating to traffic, noise, air quality or water quality
- The site can be adequately served by all required utilities and public services

- The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow the 888 Fourth Street Apartments project to exceed the height limit of the Downtown Commercial (CD) Zoning District of 95-feet, allowing a total overall height of 112-feet, for a previously approved 107-unit, 7-story, mixed-use building (Previous File No. PRJ16-025).

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