

38 Degrees North Phase 2 Design Preliminary Design Review

Design Review Board

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Planning and Economic Development

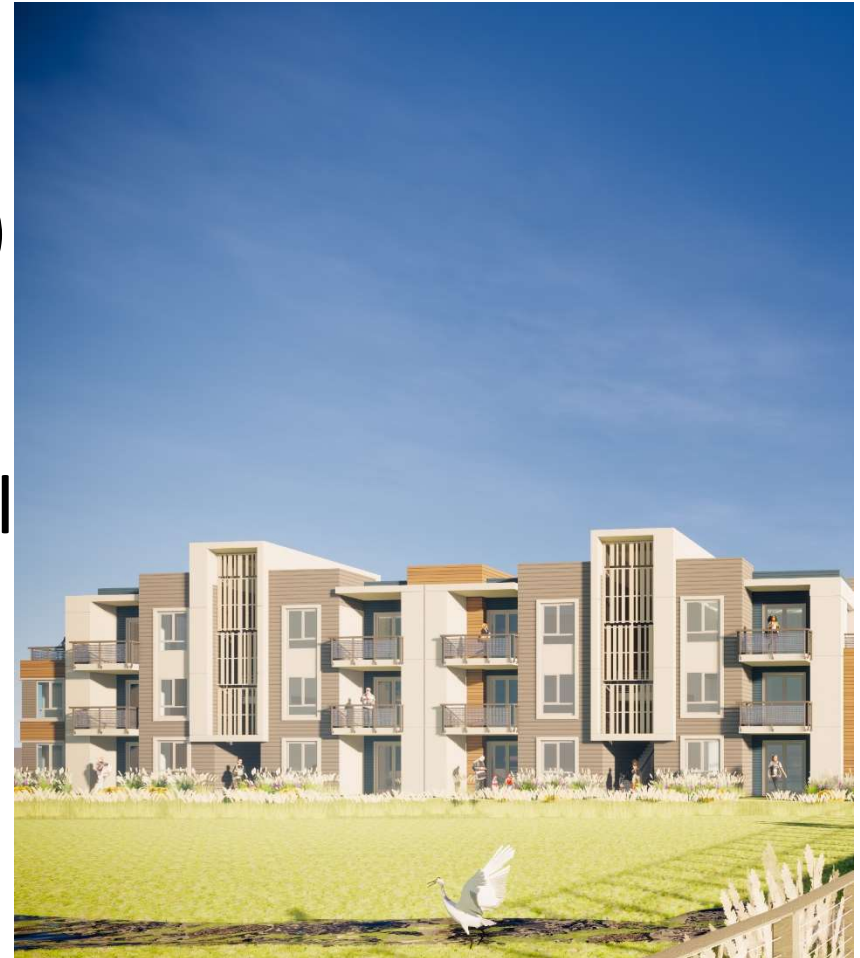
Project Description



- The project consists of the development of 172 residential apartments, a 2.54-acre open space preserve, and reservation of a 1.04-acre site for the future development of an approximately 21,000-square-foot community shopping center on an approximately 10.9-acre parcel.

Project Description

- The residential apartments would be contained within eight (8) three (3)-story buildings. Onsite amenities would include a club house, pool and spa area, and pedestrian pathways.



Project Description

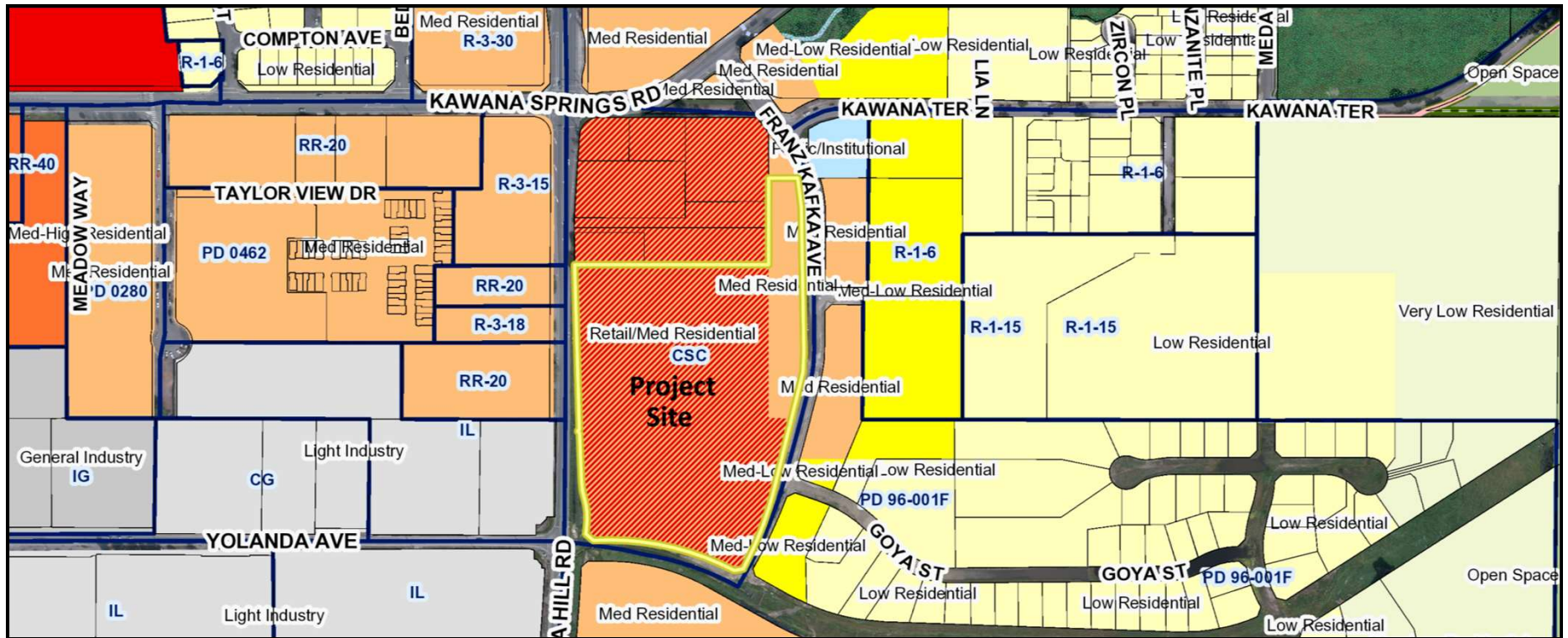
- The 2.54-acre open space preserve, located in in the center portion of the site, contains seasonal wetlands and an ephemeral creek, and separates the site into north and south development areas.
- Proposed improvements would be set back a minimum of 50 feet from the creek. A pedestrian crossing over the creek would provide connectivity between the north and southern portions of the site. The 1.04-acre future development site would allow construction of an approximately 21,000 square-foot community shopping center consistent with the General Plan.

- Table 3-4 of the City's Zoning Ordinance sets forth the parking requirements for multi-family dwellings. The parking table requires one covered space plus 0.5 visitor spaces per unit for studio and one-bedroom units; and, one covered space plus 1.5 visitor spaces per unit for two or more-bedroom units. Visitor spaces may be in tandem with spaces for the unit; or on-street abutting the site.

- The project proposes to introduce a total of 270 parking spaces onsite consisting of 172 covered stalls and 98 uncovered stalls. Parking is proposed at a ratio of one space per one-bedroom and two spaces per two- and three-bedroom units for a total of 270 parking spaces or 1.57 spaces per unit.

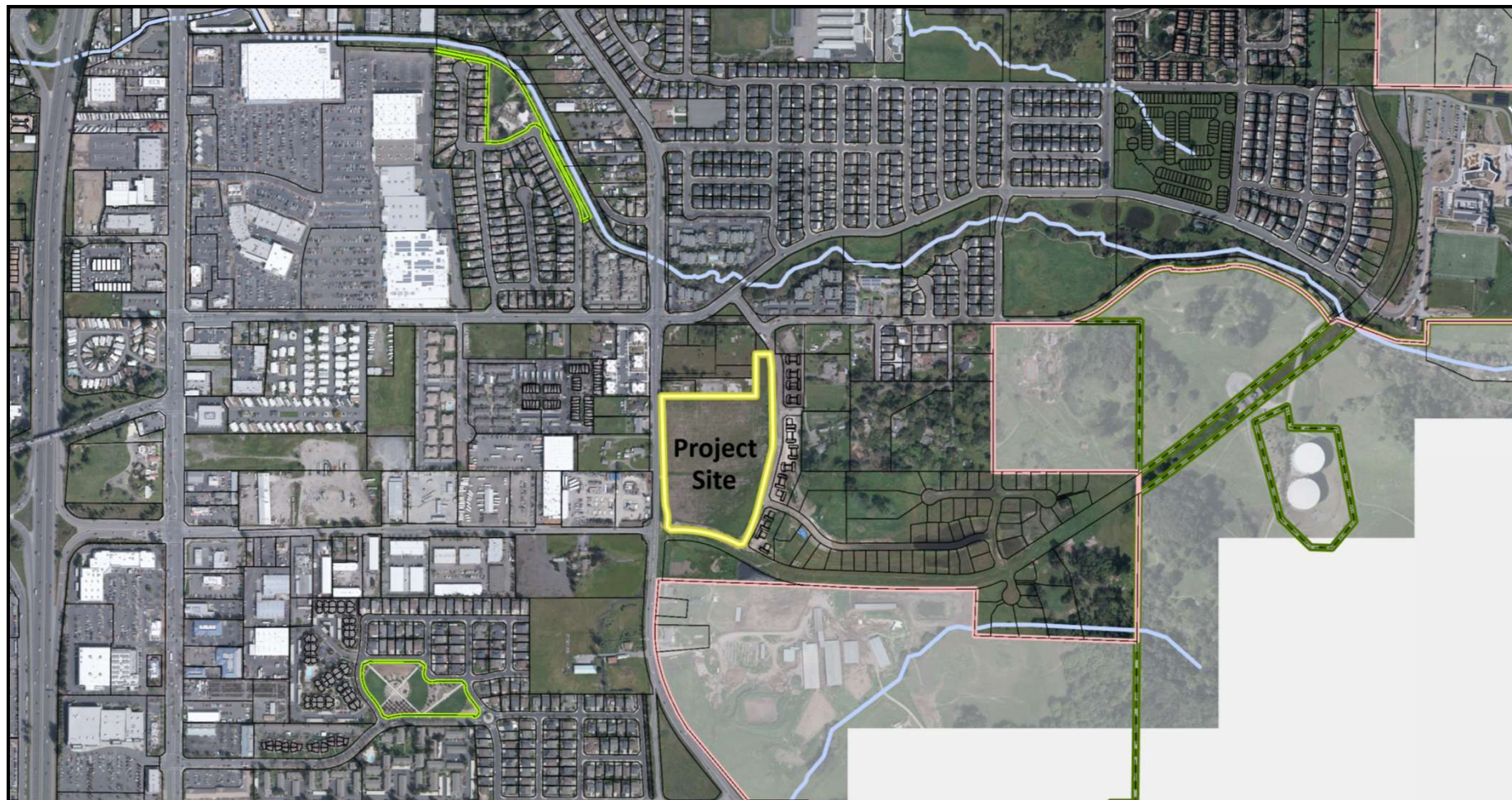
Parking Reduction

- The applicant requests a 22.9% parking reduction from the required 350 spaces. In addition to on-site parking, a total of 29 off-site parking spaces will be constructed as part of the project site's frontage improvements along Franz Kafka Avenue, providing additional parking availability.



- General Plan Land Use – Retail/Medium Density Res.
- CSC Zoning District – Permitted Use (Multi-family)

Project Context



Project Context





Applicant Presentation



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