



Ellis Avenue Condos

Tentative Tract Map No. 18157
Conditional Use Permit No. 17-042

8041 Ellis Avenue

May 17, 2022

Project Location



Location

8041 Ellis Avenue

Surrounding Uses

North – Hotel and Commercial
Shopping Center

South – Mixed-Use Retail and
Multi-Family Residential

East – Multi-Family Residential

West – Drive-Through
Restaurant and Car Wash



**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 5/17/2022

Agenda Item No.: #23 (22-396)

Project Request

Tentative Tract Map No. 18157

- One lot subdivision for condominium purposes to accommodate 48 condominium units

Conditional Use Permit No. 17-042

- Construct a four-story mixed use development
 - 48 condominium units
 - 891 sq. ft. of commercial space
 - 3 levels of subterranean parking
 - 128 parking spaces



Revisions to Project

- Two conditions of approval have included to address the health and safety issues
 - Fire Safety Condition
 - Traffic Safety Condition



Fire Safety Condition

1. A public fire hydrant on Ellis Avenue.
2. An onsite private fire hydrant.
3. The three stairs in compliance with the interior and exterior exit stair requirements stated in Section 1023 and 1027 of the 2019 California Fire Code.
4. The interior stairs with a 2-hour fire rated assembly (Section 1023.2 of the 2019 California Fire Code).
5. An exterior exit door from the north stair for the first floor north corridor (Section 1020.4 of the 2019 California Fire Code).
6. Fire department pads with proper access to units 2E, 2F, 2G, 3F, 3G, and 3H (Section 1030.1 of the 2019 California Fire Code).
7. The following enhancements to the An Alternative Materials and Methods (AM&M) proposal (in lieu of achieving the 150 ft. hose pull requirement shall be installed:
 - a. An additional exterior first floor class 1 standpipe connection in the area that exceeds the 150 ft. hose pull requirement.
 - b. A graphic fire alarm annunciator.
 - c. All in-unit smoke alarms will be upgraded to smoke detectors that will tie into the fire alarm system and report as a supervisory signal.
 - d. Upgrade the fire sprinkler system as follows:
 - i. Install a redundant fire sprinkler riser so each floor can be supplied by two independent fire sprinkler risers.
 - ii. Increase the fire sprinkler density in the residential units to Ordinary Hazard – Group 1.
 - iii. Increase the fire sprinkler density in the parking garage to Ordinary Hazard – Group 2.



Traffic Safety Condition

- The proposed driveway approach on Ellis Avenue shall be constructed per Public Works Standard Plan No. 211. The driveway design shall include treatments for right-turn in/right turn-out only as specified by Public Works. This may include raised curb channelization, striping, and signage.



Recommendation

City Council to approve project:

- Find the proposed project exempt from CEQA Section 15182 and Government Code 65457
- Approve Tentative Tract Map No. 18157 and Conditional Use Permit No. 17-042 with findings and conditions of approval

