

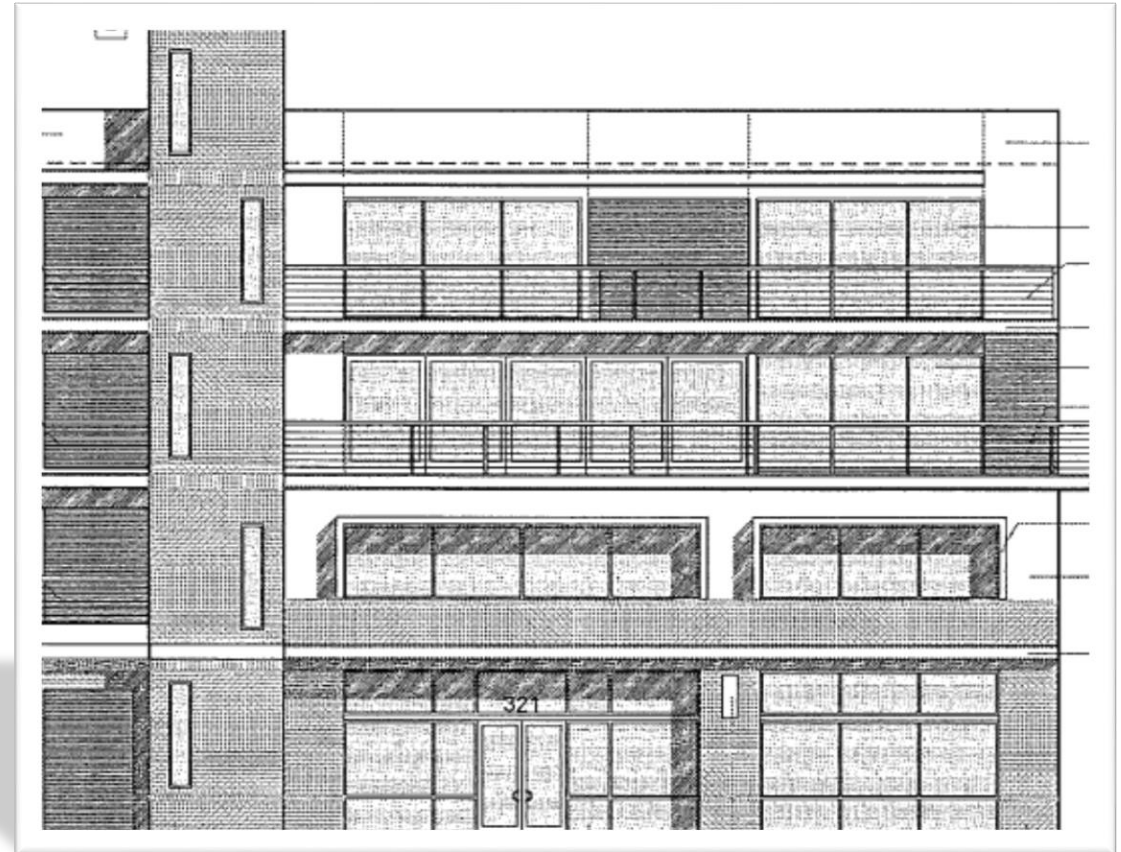
3RD STREET COMMERCIAL BUILDING APPEAL

321 3rd Street
CDP 19-001 & CUP 19-001

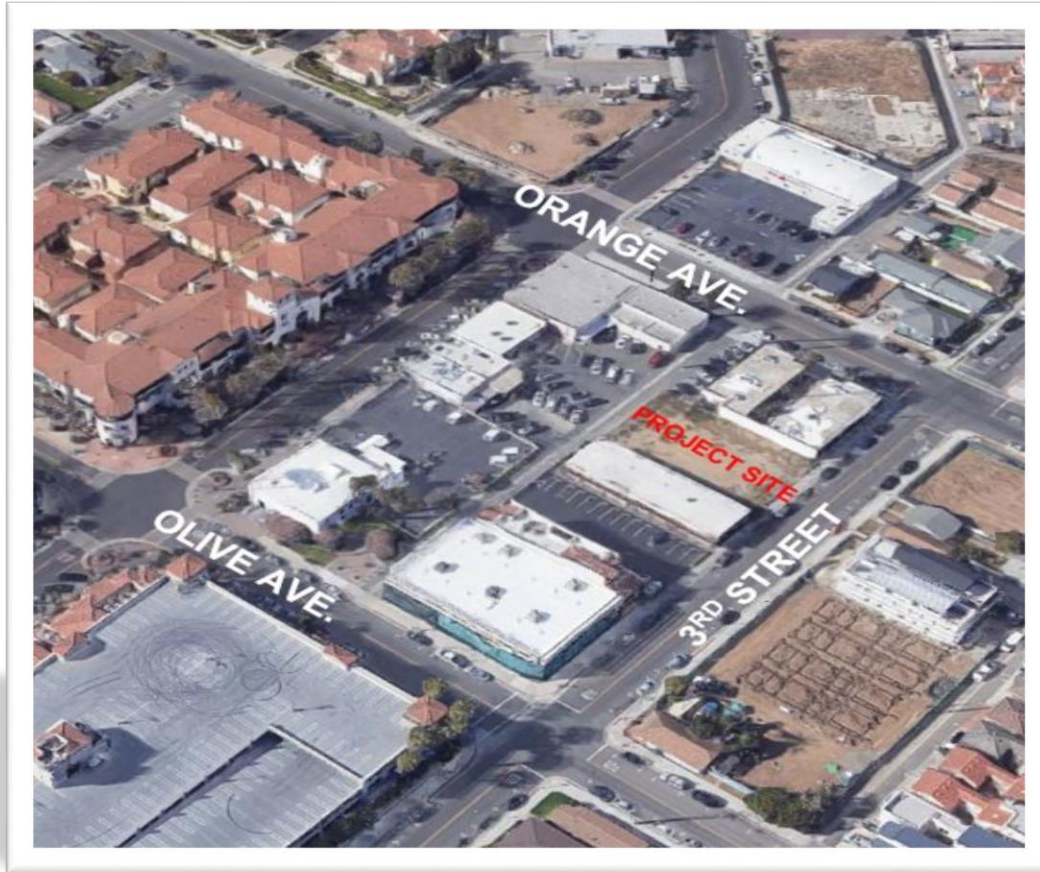
JANUARY 21, 2020

PROJECT REQUEST

- Four-story, 19,660 sq. ft. building
- Roof top deck
- Two levels of parking
 - One level at ground floor, one subterranean
 - Vehicle lifts/vertical tandem
 - Vehicle elevator
 - Valet service



SUBJECT SITE



Address: 321 3rd Street

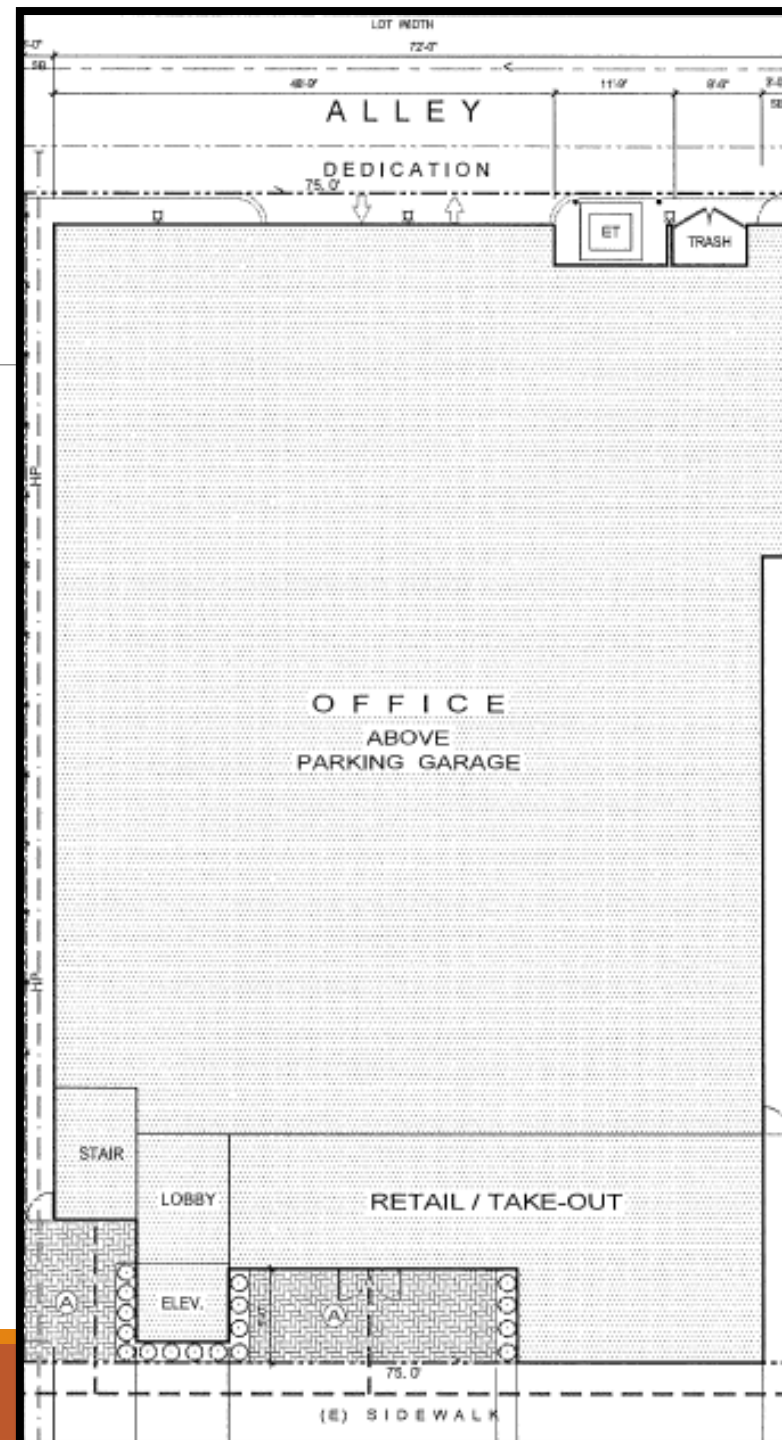
Zoning: SP 5 – CZ, District 1
(Downtown Specific Plan)

Surrounding Uses:

North, East, and West – Commercial
South – Single-Family Residential

SITE PLAN

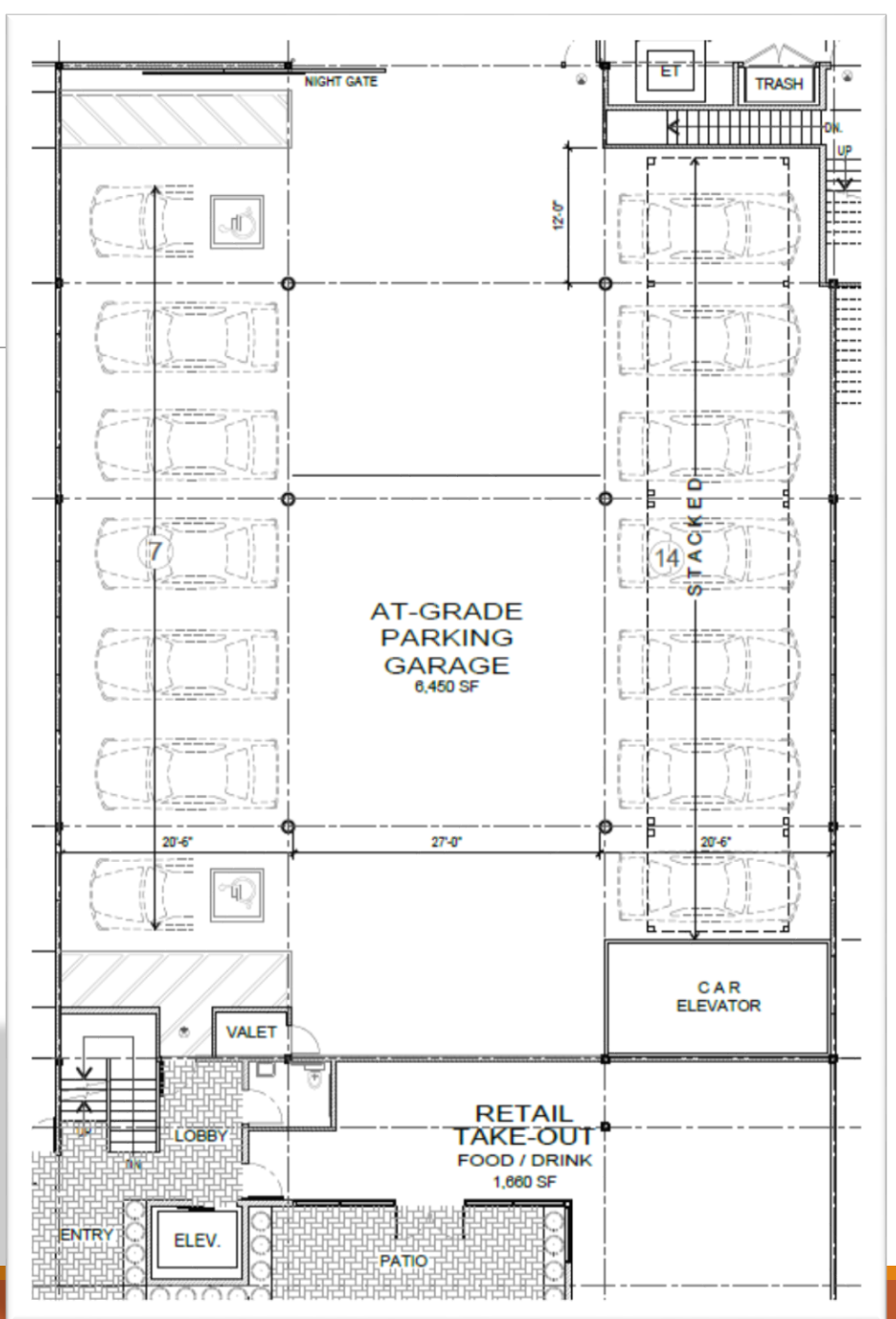
- Retail – 1,660 sq. ft.
- Office – 18,000 sq. ft.
- Access
- Open Space



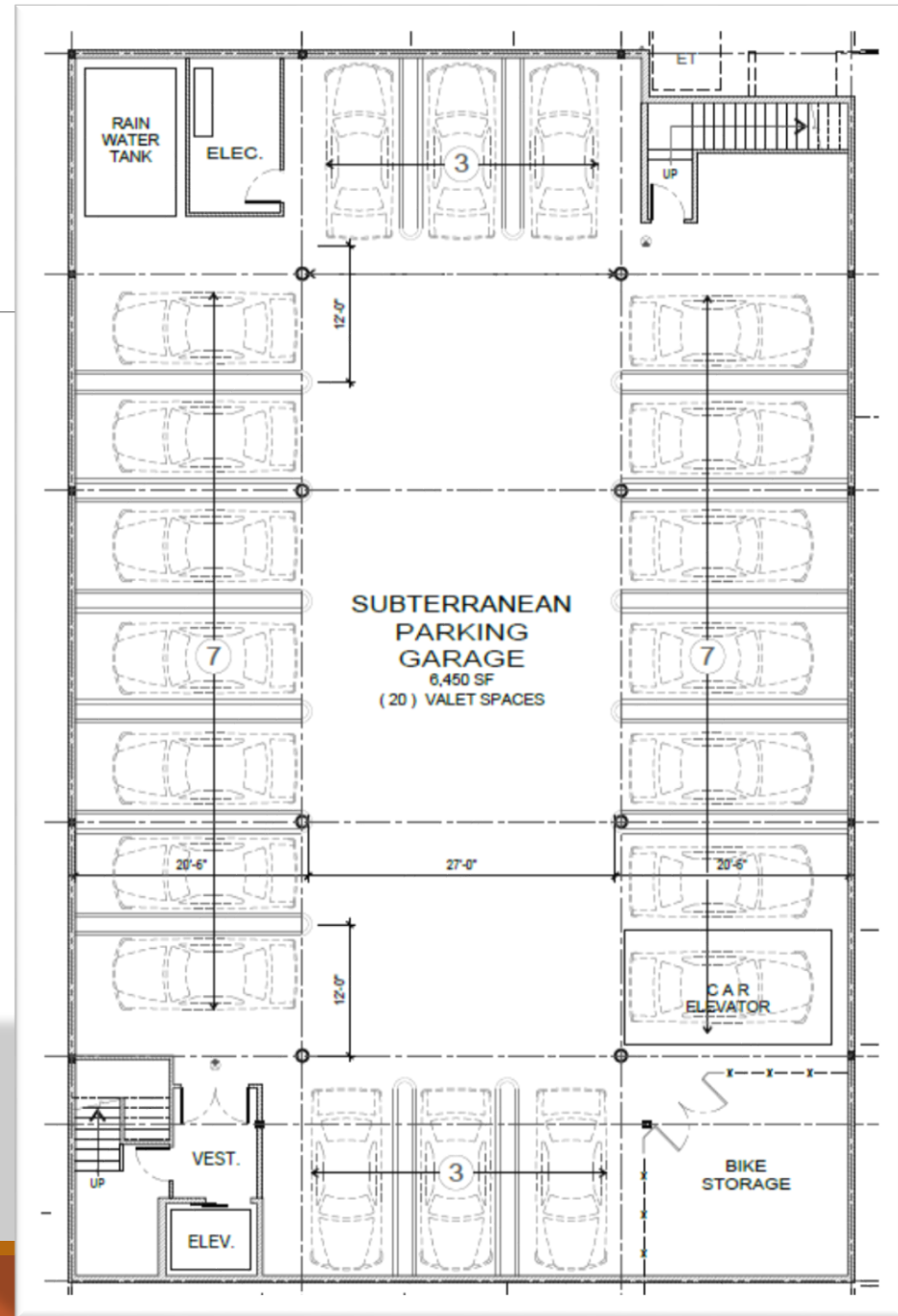
PARKING

- Required Parking: 41 spaces
- Tandem Parking:
 - SP 5 allows for a max. 40 percent tandem
 - Project proposes 34 percent in a vertical tandem configuration with the use of mechanical lifts
- Parking Design:
 - Ground floor – 7 standard stalls, 14 spaces in vertical tandem configuration, and car elevator
 - Subterranean floor – 20 standard stalls and bicycle storage

PARKING DESIGN: 1st FLOOR



PARKING DESIGN: 2ND FLOOR



PARKING PLAN

- Parking Management Plan:
 - Valet Service & Operational Characteristics
 - Two attendants on each floor
 - 3 min. 20 seconds for car elevator; 1 min. 45 seconds for lifts
 - Retrieval of vehicles
- Proposed Queueing Methods:
 - No physical queueing area
 - Stagger start times of office employees
 - Retail users will be parked in standard stalls on ground floor to expedite retrieval
- Covenant for Maintenance:
 - Ensures parking system is maintained
 - Requires generator in case power is down
 - Manual override capabilities to remove cars if power outage occurs
 - If inoperable for more than three days, plans for temporary parking on-site or off-site
 - Inoperable for more than five days, provide evidence issues are being resolved

GENERAL PLAN & ZONING COMPLIANCE

- General Plan: consistent with Land Use and Circulation Element
- Land Use Compatibility: consistent with the other commercial uses in the surrounding area
- Visitor-Serving Requirements: retail use at ground floor
- Development Standards: complies with all development standards

PC MEETING – NOVEMBER 12, 2019

- **Several speakers/adjacent business owners cited concerns:**
 - Queueing within alley
 - Impacts to delivery vehicles
 - Impacts to parking in Downtown
- **PC approved based on compliance with General Plan and SP5:**
 - Provides variety of commercial uses and services
 - Job opportunities
 - Creative parking arrangement
 - Meets development standards
 - Compatible with surrounding uses
 - Conditions of approval require valet service, car lifts, and car elevator to operate as approved and maintained to ensure parking is accessible

APPEAL

- November 20, 2019 - Appeal of PC approval filed by Councilmember Peterson citing concerns regarding proposed parking and potential impacts to the surrounding area

CITY COUNCIL ACTION

- The City Council may take one of the following actions:
 - Find the project exempt from CEQA pursuant to Section 15182 and approve CDP 19-001 and CUP 19-001; OR
 - Continue CDP 19-001 and CUP 19-001 and direct staff to return with findings for denial; OR
 - Continue CDP 19-001 and CUP 19-001 and direct staff accordingly