

# 4<sup>th</sup> and Mortimer Mixed-Use Development

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409 AND 509 EAST FOURTH STREET

SEPTEMBER 28, 2020

PLANNING COMMISSION WORK STUDY

# Project Location & Zoning

- General Plan:
  - Site A – District Center (DC)
  - Site B – Urban Neighborhood (UN)
- Zoning: Transit Zoning Code (SD-84)
  - Site A – Downtown (DT) zone
  - Site B – Urban Neighborhood (UN-2) zone
- Surrounded by commercial, and single and multi-family residential to the north, south and east
- Surrounded by commercial and City parking garage to the west





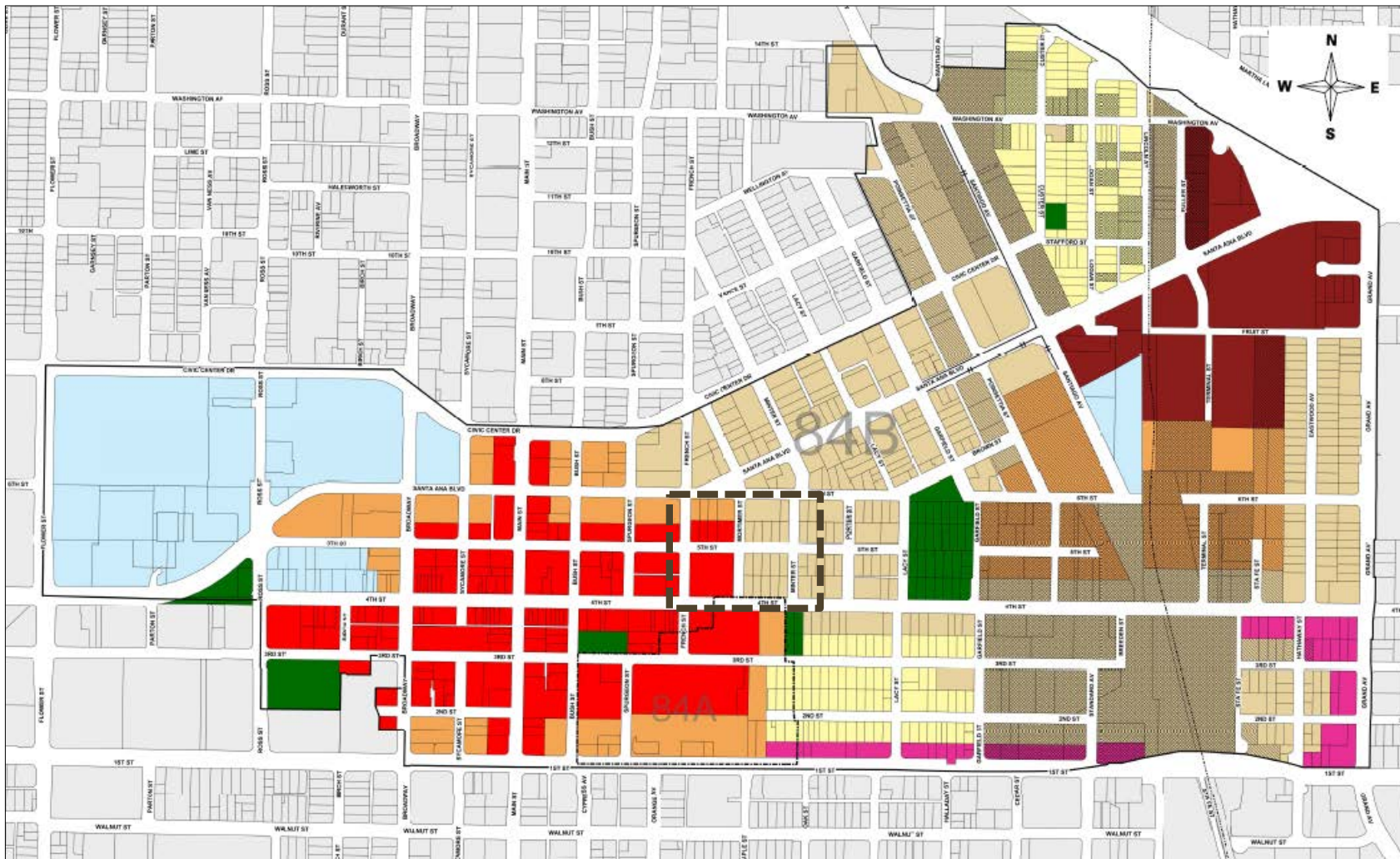













# Site Photos

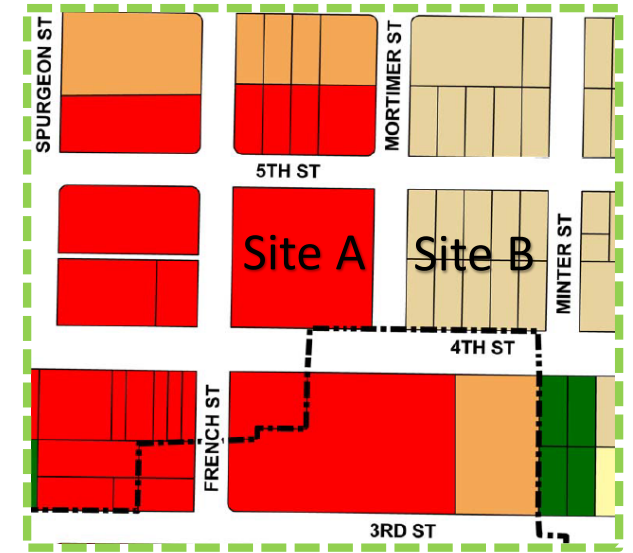
# Project Description

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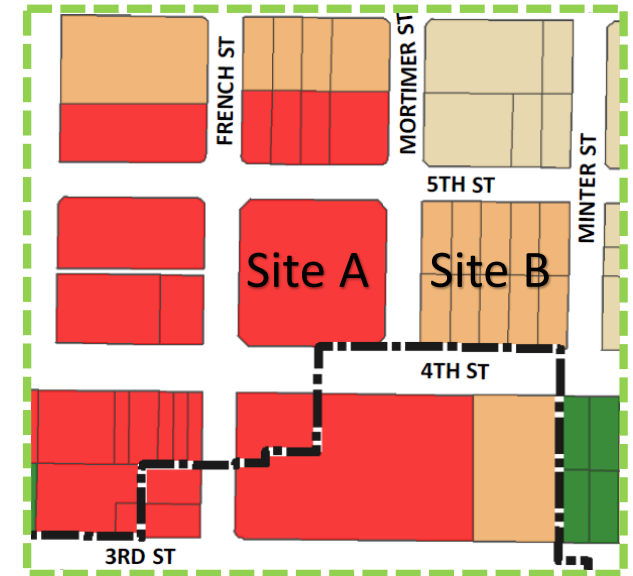
- 169 residential units (99 on Site A; 70 on Site B)
  - 21 studios (12.5%)
  - 38 one-bedroom (22.5%)
  - 66 two-bedroom (39%)
  - 9 three-bedroom (5%)
  - 35 four-bedroom units (21%)
- 11,361 sq. ft. of commercial
- Onsite amenities (roof deck, courtyard, pool, landscaping, etc.)
- 422 parking spaces (2.3 spaces per unit)



- |  |                        |   |                             |
|--|------------------------|---|-----------------------------|
|  | Comidor (CDR)          |  | Urban Center (UC)           |
|  | Downtown (DT)          |  | Urban Neighborhood (UN-1)   |
|  | Government Center (GC) |  | Urban Neighborhood (UN-2)   |
|  | Open Space (OS)        |  | Industrial Overlay M-1 (OZ) |
|  | Transit Village (TV)   |  | Industrial Overlay M-2 (OZ) |
|  |                        |  | SD-84 A & SD-84B            |



Existing Zoning



Proposed Zoning





# Conceptual Landscape Plan <sup>3-8</sup>



# Site A Elevations



2. Building 'A' - South Elevation



1. Building 'A' - East Elevation

# Site A Elevations



4. Building 'A' - North Elevation



3. Building 'A' - West Elevation

# Site B Elevations



6. Building 'B' - South Elevation



5. Building 'B' - East Elevation

# Site B Elevations



8. Building 'B' - North Elevation



7. Building 'B' - West Elevation







Renderings

3 -15

# Project Requirements

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- Addendum to the Environmental Impact Report (EIR) for the Transit Zoning Code and adoption of a mitigation monitoring and reporting program
- Site Plan Review for a mixed-use development over four stories in height
- Variance for an increase in the allowable building size and massing for Site B
- Zone change for Site B from SD No. 84/Urban Neighborhood 2 (UN-2) sub-zone to Urban Center (UC) sub-zone



# Project Next Steps

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- October 12<sup>th</sup> – Planning Commission Public Hearing
  - Consideration of Addendum, Site Plan Review and Variance
- November 17<sup>th</sup> – City Council Public Hearing (Tentative)
  - Consideration of Addendum and Amendment Application

# Questions?

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