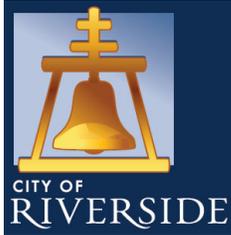


**REVISED**

Date: 9-19-23  
Item No.: 10  
Enhancements added to  
Slides: 2, 4, 6, 7 and 10;  
Added Slide 13



# 1575 UNIVERSITY AVENUE MIXED USE

PR-2022-001429 (SITE PLAN REVIEW)

Community & Economic Development Department

## City Council

### September 19, 2023

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## LOCATION MAP



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2

2

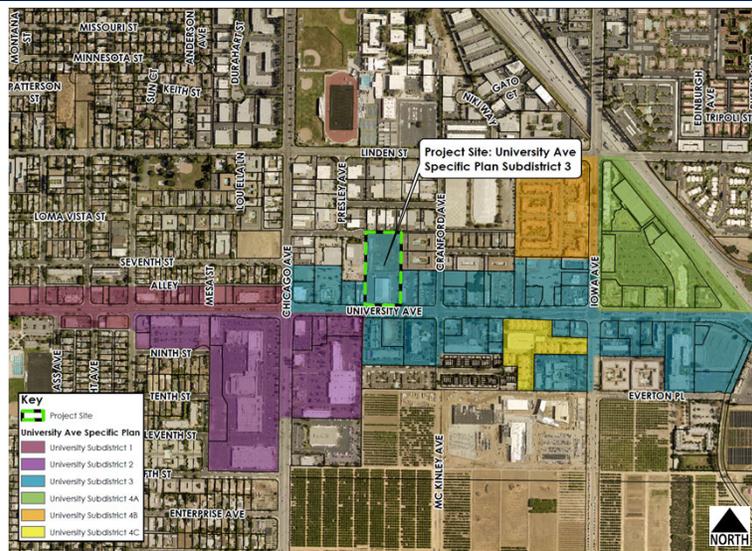
# EXISTING SITE PHOTOS



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3

# SPECIFIC PLAN MAP



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4

# ZONING MAP

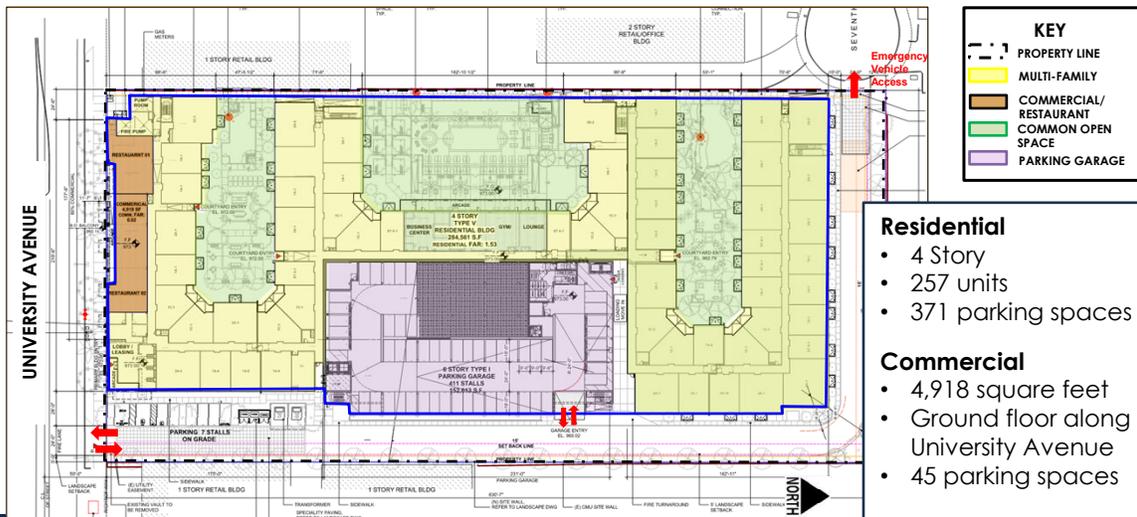


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5

# SITE PLAN



- Residential**
- 4 Story
  - 257 units
  - 371 parking spaces
- Commercial**
- 4,918 square feet
  - Ground floor along University Avenue
  - 45 parking spaces



6

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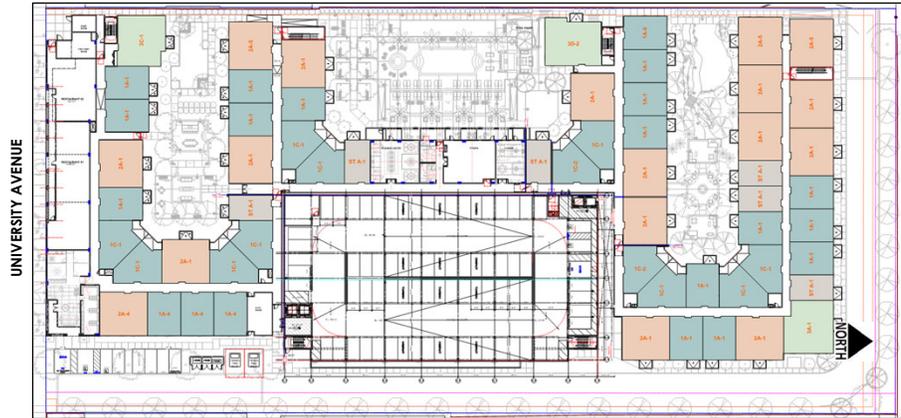
6

# FLOOR PLANS

- 27 studio units
- 142 one-bedroom units
- 74 two-bedroom units
- 14 three-bedroom units

### Unit Sizes

- 565 to 1,415 square feet



7

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7

# BUILDING ELEVATIONS

Front Elevation – Facing University Avenue



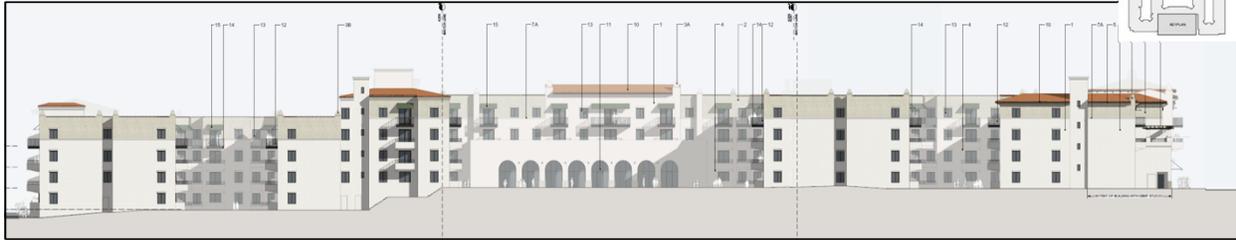
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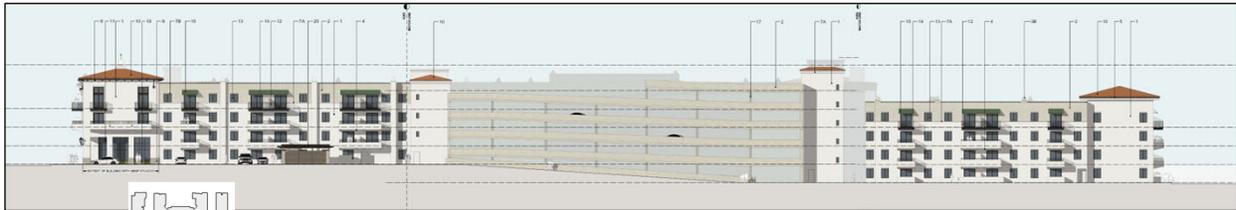
8

# BUILDING ELEVATIONS

West Elevation



East Elevation

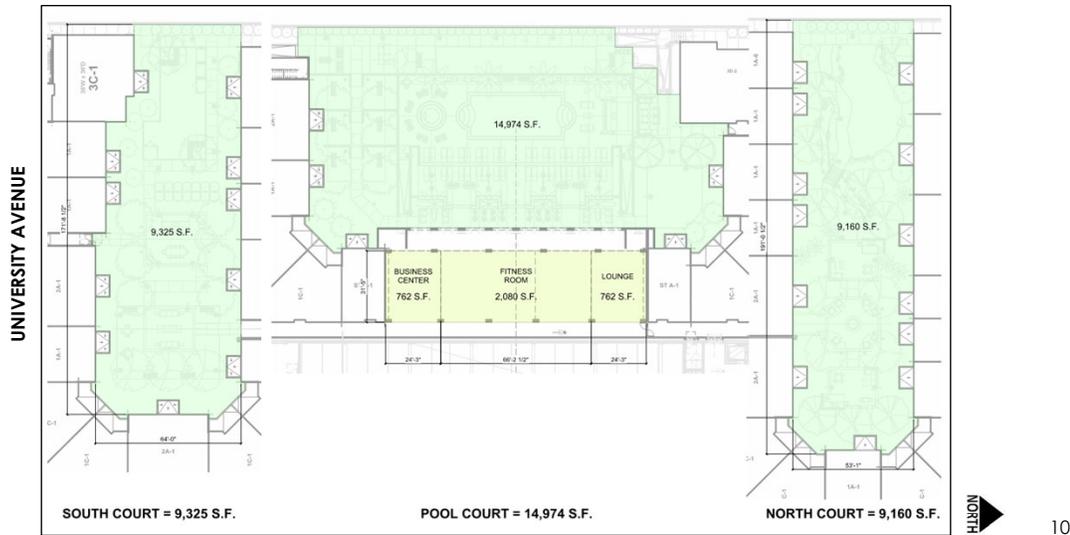


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# COMMON OPEN SPACE

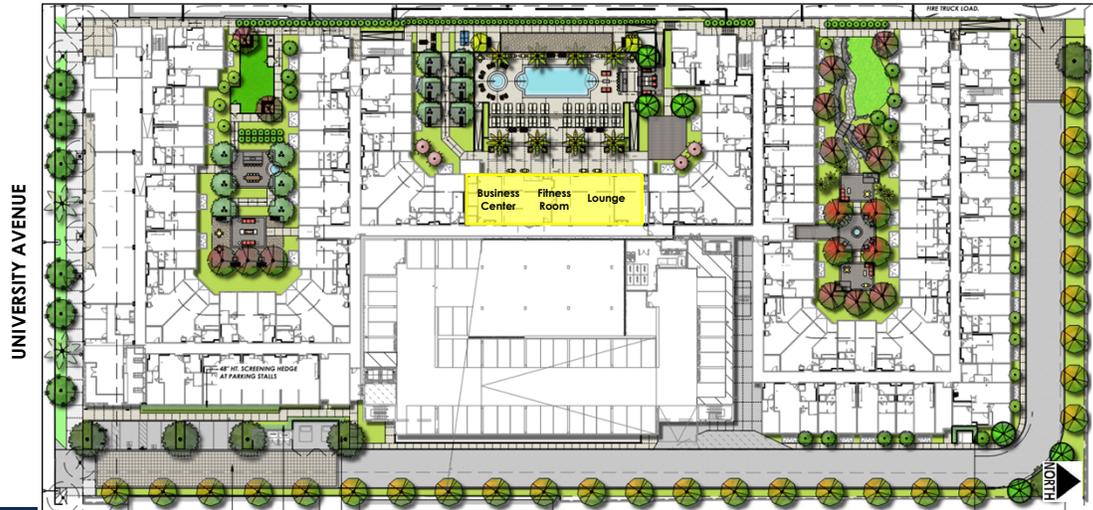


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# CONCEPTUAL LANDSCAPE PLAN



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# STRATEGIC PLAN ALIGNMENT



## Strategic Priority No. 2—Community Well-Being

Goal No. 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.

Cross-Cutting Threads

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## SUMMARY

- May 25, 2023 - Planning Commission Approval
- May 31, 2023 - Appeal received on behalf of the Supporters Alliance for Environmental Responsibility (SAFER)



**Opportunity Site**

- Consistent with the EIR prepared for the 6<sup>th</sup> Cycle Housing Element update



**CEQA**

- Technical studies concluded that the project did not exceed any thresholds



**Compatibility**

- The project aligns with the Vision of the University neighborhood and is compatible with the surrounding neighborhood.



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## RECOMMENDATIONS

That the City Council:

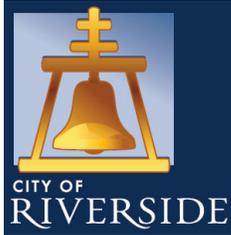
- 1. UPHOLD THE DECISION OF THE PLANNING COMMISSION** and determine that the proposed multiple family residential project is consistent with the Final EIR for the 2021-2029 Housing Element Update/Housing Implementation Plan certified in October 2021 (SCH No. 2021040089) subject to compliance with the approved Mitigation Monitoring and Reporting Program; and
- 2. DENY THE APPEAL AND UPHOLD THE PLANNING COMMISSION APPROVAL** of Planning Case PR-2022-001429 (Site Plan Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



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# 1575 UNIVERSITY AVENUE MIXED USE

PR-2022-001429 (SITE PLAN REVIEW)

Community & Economic Development Department

## City Council

### September 19, 2023

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## GENERAL PLAN MAP (FOR REFERENCE ONLY)



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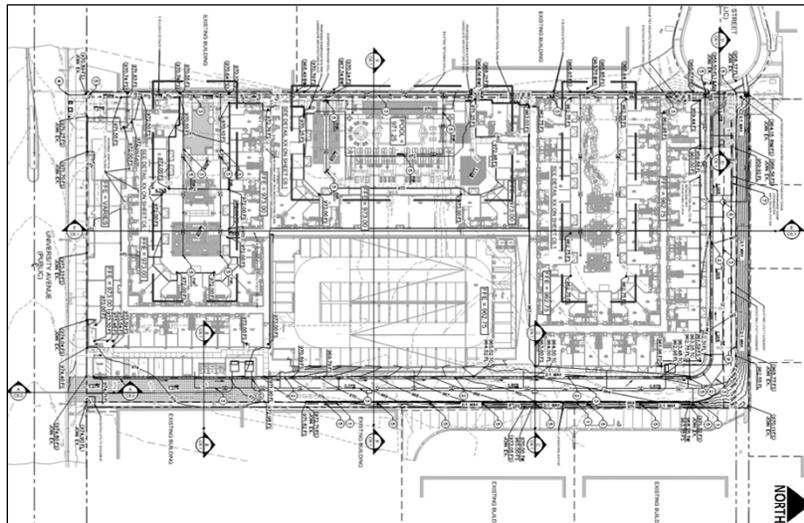
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# HOUSING ELEMENT SITE MAP (FOR REFERENCE ONLY)



# GRADING PLAN (FOR REFERENCE ONLY)





# FLOOR PLANS (FOR REFERENCE ONLY)



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# UNIT FLOOR PLANS – STUDIO/1 BEDROOM (FOR REFERENCE ONLY)



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## UNIT FLOOR PLANS – 2 AND 3 BEDROOM (FOR REFERENCE ONLY)



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## UNIT FLOOR PLANS – 2 AND 3 BEDROOM (FOR REFERENCE ONLY)



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