

Polk Street Apartments

P18-0369 (Site Plan Review)

Community & Economic
Development Department

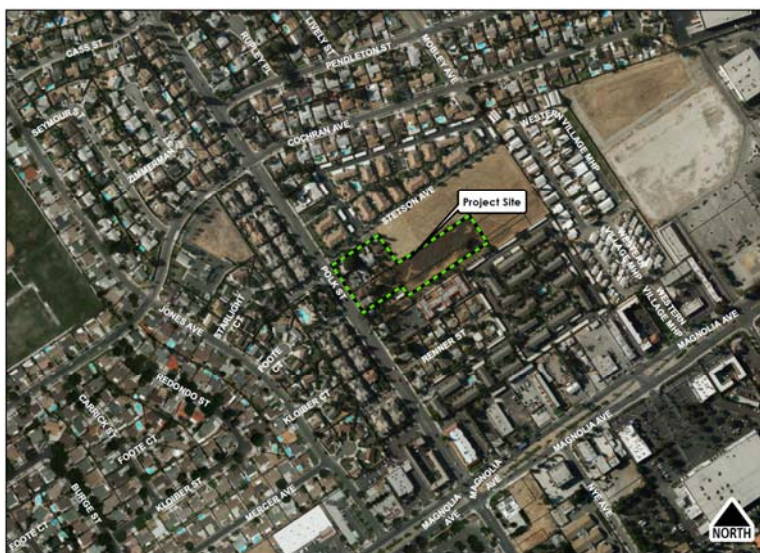
Planning Commission

Agenda Item: 2

May 16, 2019

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LOCATION MAP



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GENERAL PLAN MAP



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ZONING AND SPECIFIC PLAN MAP



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HOUSING ACCOUNTABILITY ACT (AB 3194)

On August 28, 2018, Governor Brown signed Assembly Bill 3194:

- If the zoning for a project site is inconsistent with the general plan, a proposed housing development project cannot be considered "inconsistent".
- A housing development project cannot be required to seek a rezoning, as long as the project complies with the jurisdiction's objective general plan standards.
- Decision makers must base the denial of a conforming housing development project on very specific and very narrow set of findings. There has to be a specific adverse impact upon the public health or safety, which impacts must be based on a preponderance of the evidence.



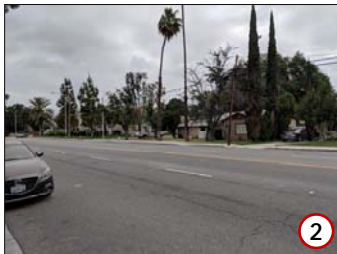
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EXISTING SITE PHOTOS



1



2



NORTH



3



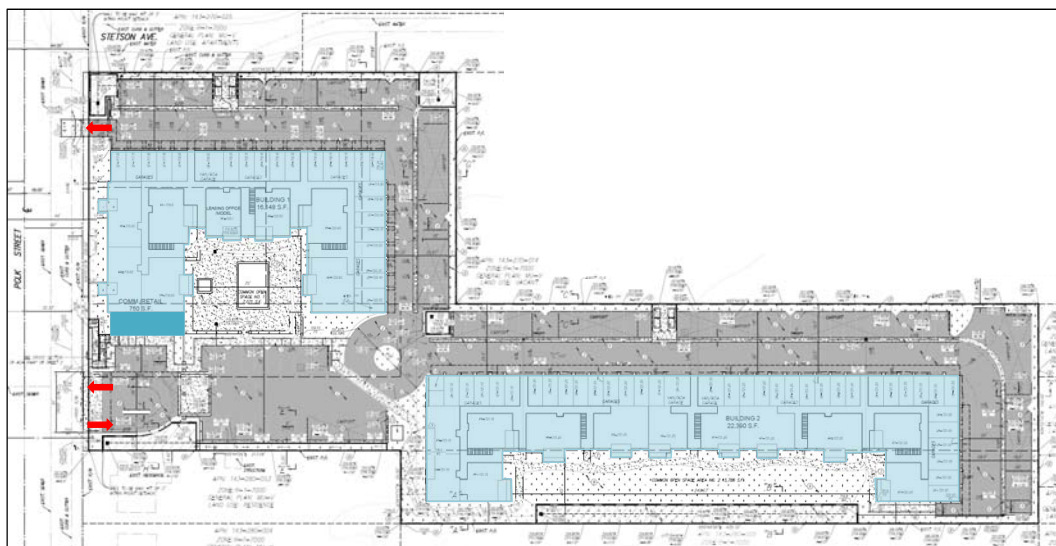
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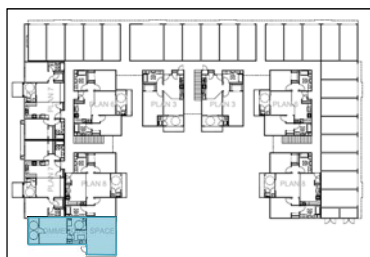
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SITE PLAN

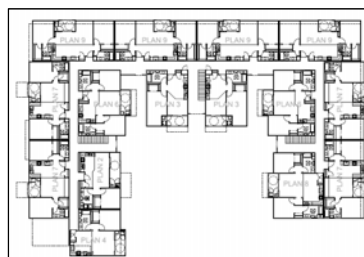


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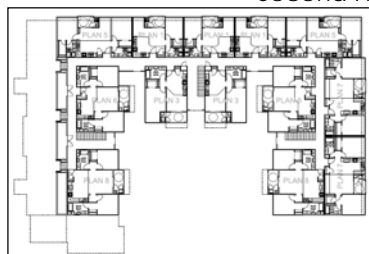
FLOOR PLANS



First Floor



Second Floor

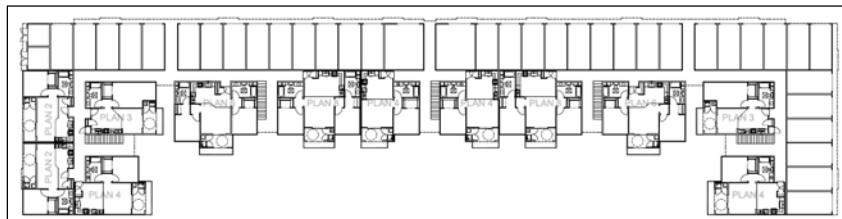


Third Floor

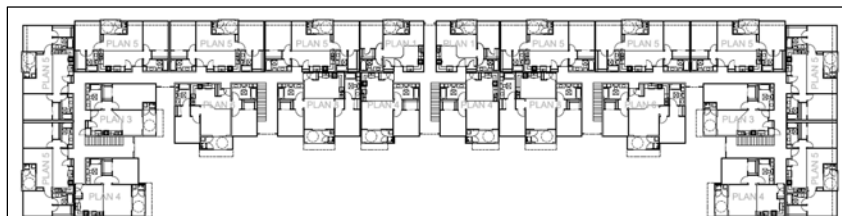


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FLOOR PLANS



First Floor



Second and Third Floors



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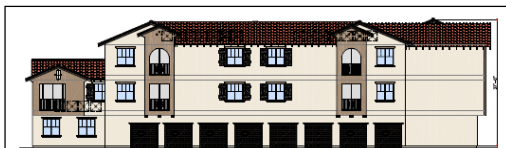
ELEVATIONS



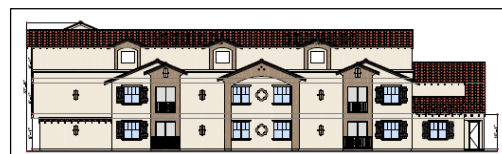
North Elevation



South Elevation



East Elevation



West Elevation (Polk Street)

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RECOMMENDATIONS

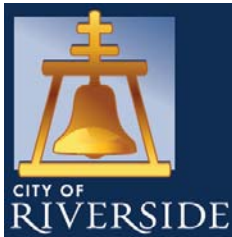
That the Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case P18-0369 (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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