

# **385-389 First Street**

City Council

17-D-02 & 17-SD-02

Tuesday, June 11, 2019

7:00 pm





WHITNEY ST

LYELL ST

LINCOLN AVE

62  
63



**EXISTING SITE PLAN** 

SCALE: 3/32" = 1'-0"



**PROPOSED SITE PLAN** 


SCALE: 3/32" = 1'-0"

**PROPOSED SITE PLAN KEY**

- ① GARAGE RAMP
- ② ADA PARKING STALL
- ③ MAIL BOXES
- ④ TRASH ROOM
- ⑤ FITNESS ROOM
- ⑥ COURTYARD, SEE L.A.D.
- ⑦ PROPOSED COMMERCIAL SPACE
- ⑧ RESIDENTIAL UNIT
- ⑨ STORAGE ROOMS
- ⑩ RAISED PLANTERS, SEE L.A.D.
- ⑪ PLANTER AT GRADE, SEE L.A.D.
- ⑫ STANDARD PARKING STALL
- ⑬ BICYCLE RACK





VICINITY MAP  
N.T.S. 



389 FIRST STREET - EXISTING SITE



381 FIRST STREET



425 FIRST STREET



396 FIRST STREET



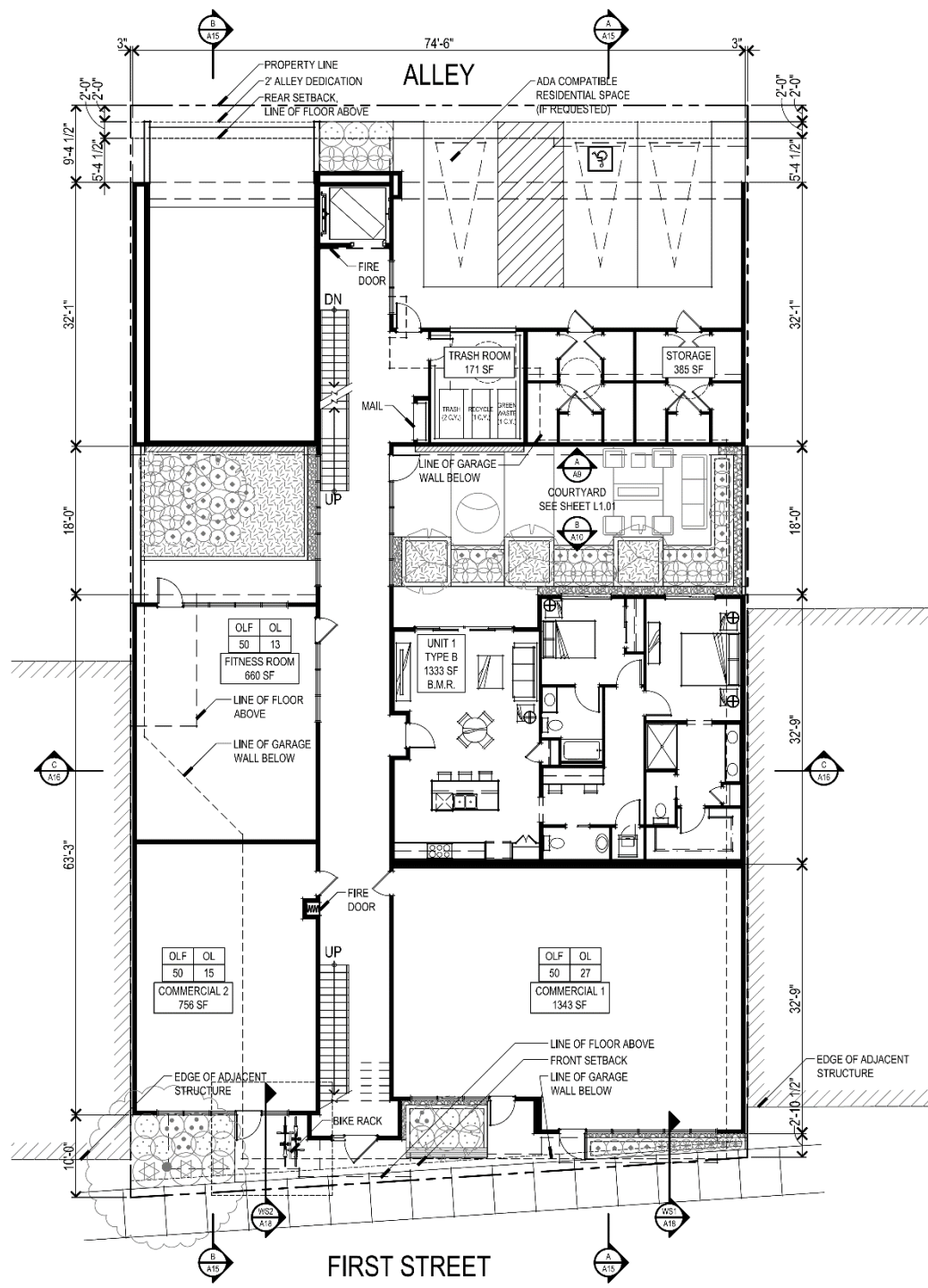
416 FIRST STREET



371 FIRST STREET

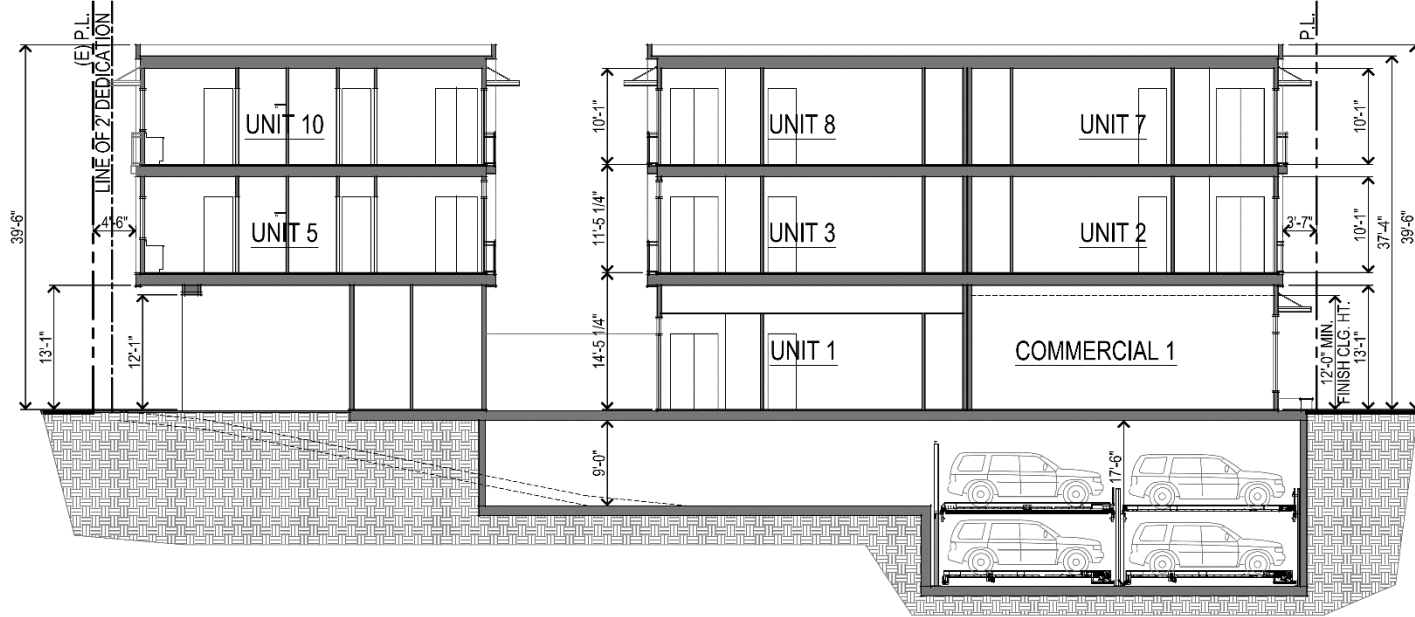


389 FIRST STREET STREETScape

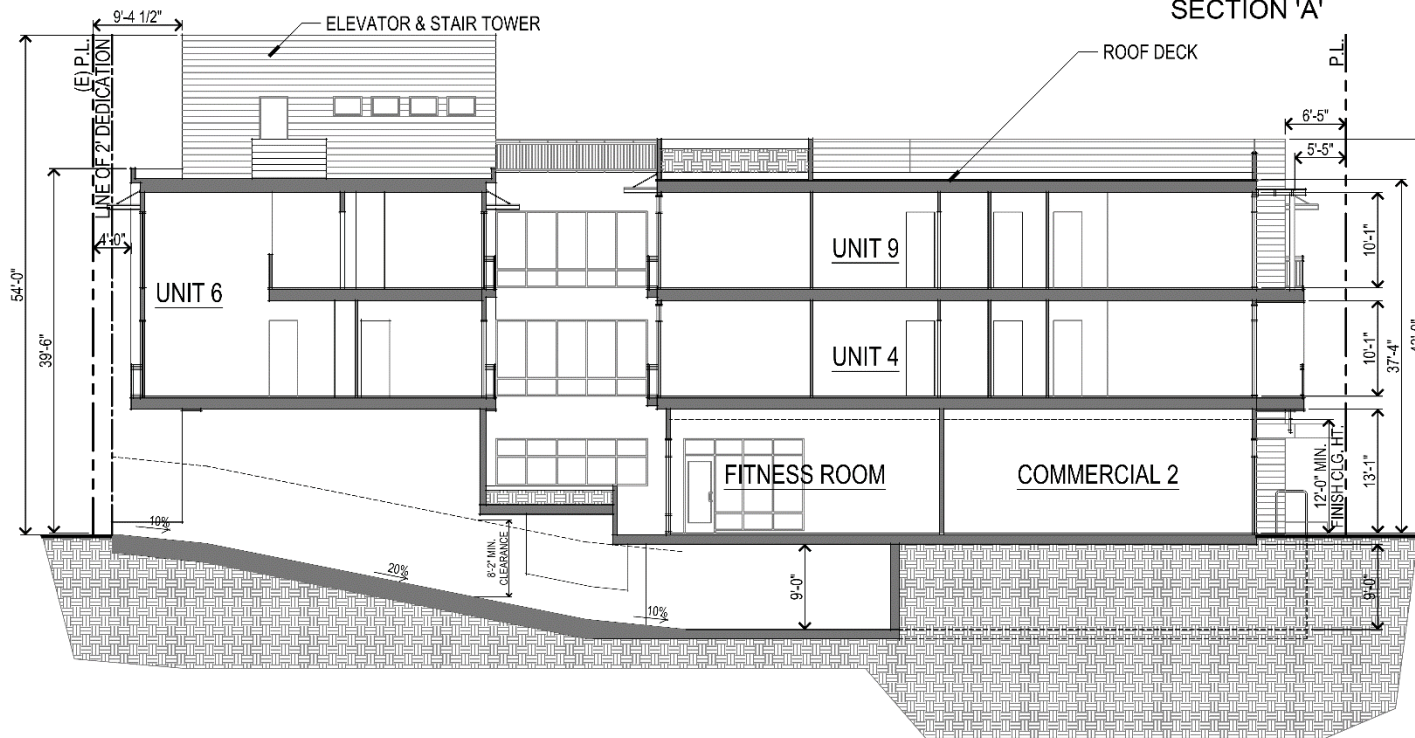


FIRST STREET

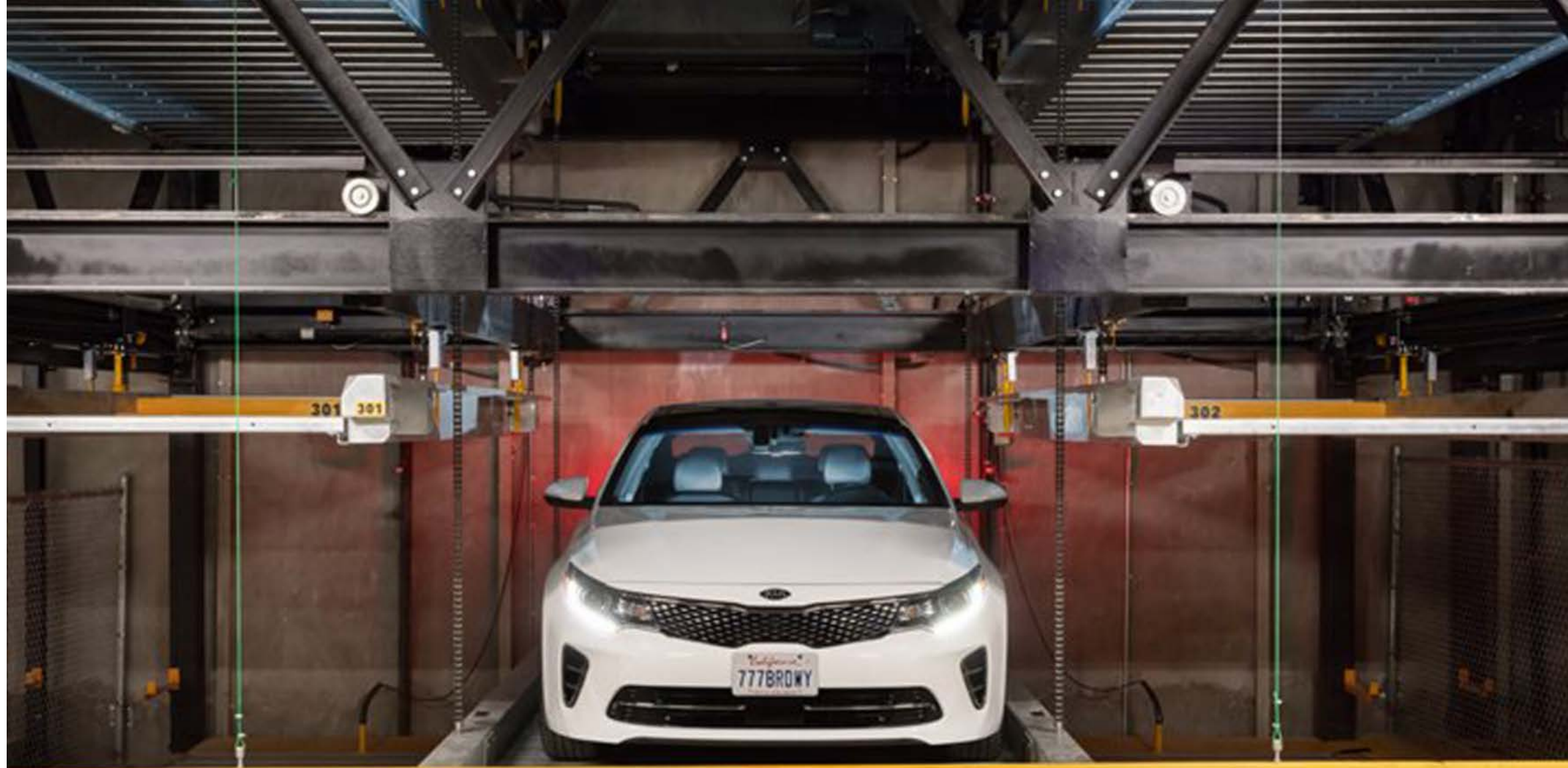




SECTION 'A'



SECTION 'B'

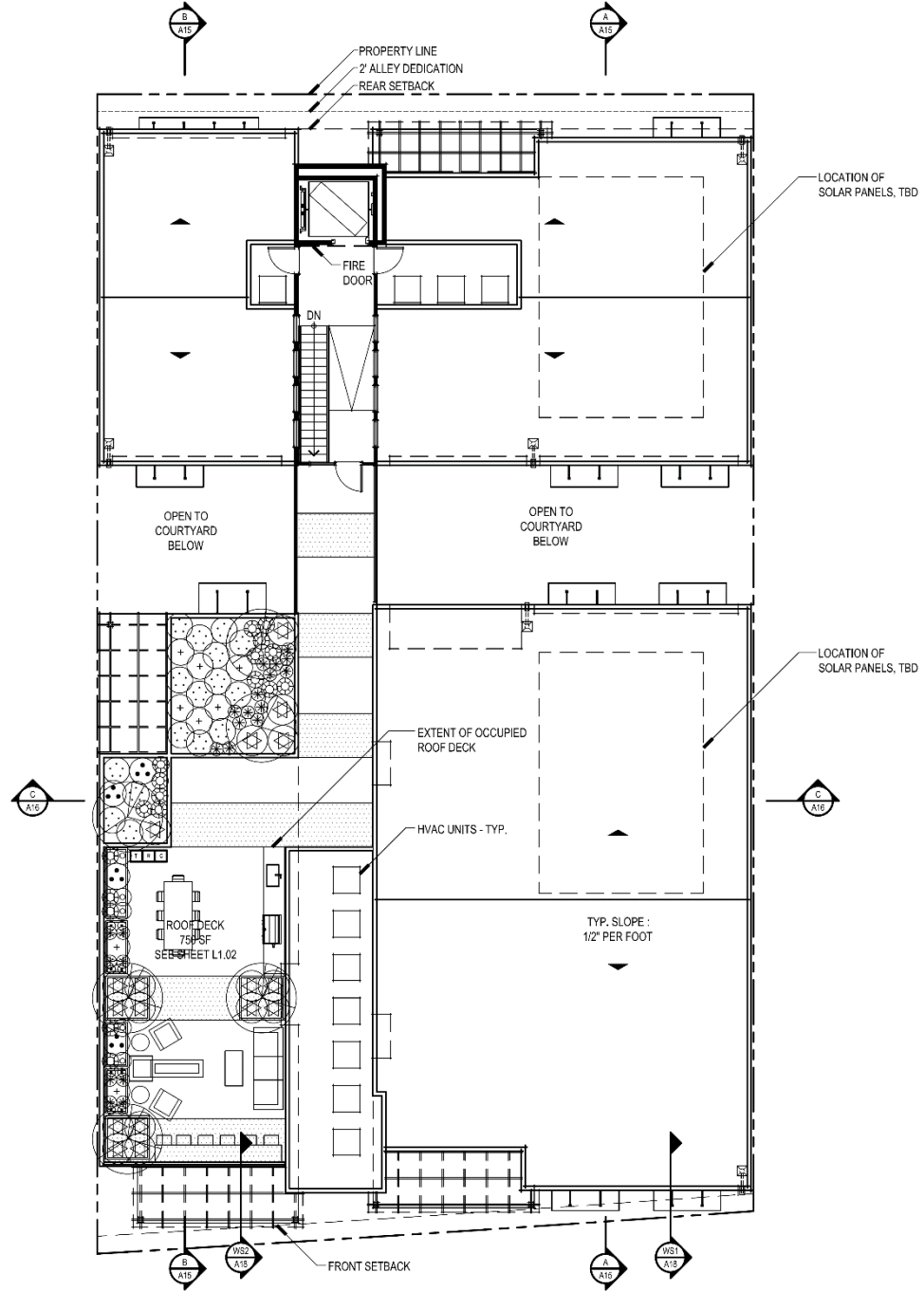


**⚠ WARNING**

Read the manual for details.  
Always use proper tie-off technique.  
Do not use damaged or worn equipment.  
Do not use equipment if:  
• The load is not properly secured.  
• Equipment is damaged or worn.

Equipment has limited capacity for:  
• The lift and lowering.  
• The load and its distribution.  
• The lift and lowering speed and height.  
• The lift and lowering time.





ROOF PLAN



FRONT ELEVATION





REAR ELEVATION



WALL SECTION 'B'



WALL SECTION 'A'





VIEW FROM SECOND STREET & LYELL STREET

# Affordable Housing

## Development Incentives and Waivers

### **Affordable Units (10%) – One 2-bedroom Moderate Rate Income**

- One “On-Menu” Incentive
  - Height exception of 7.5 feet (up to 11 feet allowable)
- Waivers
  - 4.5-foot height exception for elevation tower
  - Mechanical parking lift system to encroach within the minimum parking space area that is required to be clear of all structures.



# PUBLIC MEETINGS

- Planning Commission Study Session: November 5, 2017
- Complete Streets Commission: August 22, 2018
- City Council Story Pole Exemption: January 8, 2019 and February 26, 2019
- Planning Commission: April 4, 2019 and May 2, 2019
- City Council: June 11, 2019