



845 Stewart Dr.
PLNG-2025-0080

Wendy Lao, Associate Planner
Planning Commission, October 27, 2025

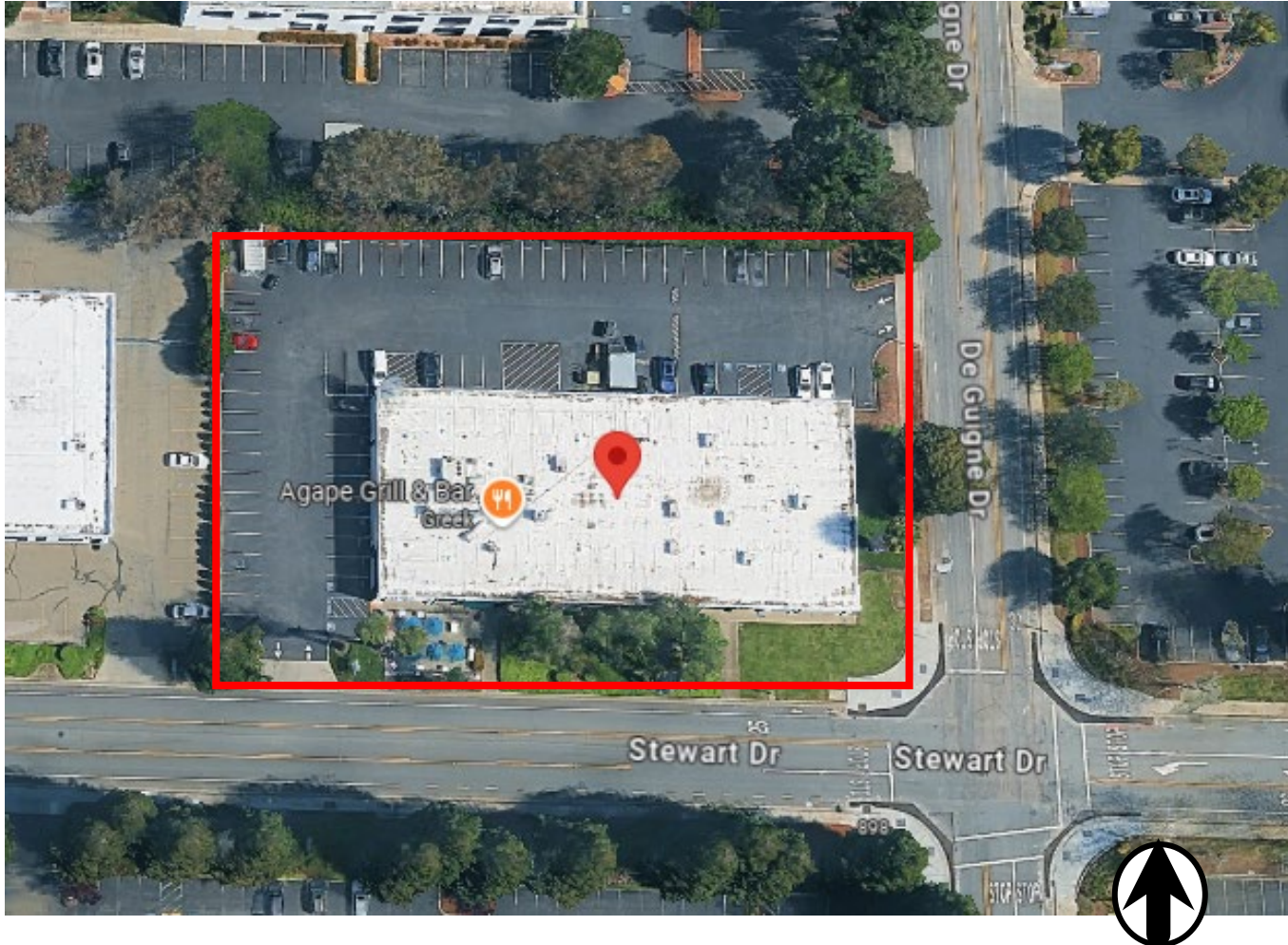
Overview - Project

- Special Development Permit -
 - ◆ Construct 28 townhome-style condominiums
- Vesting Tentative Map -
 - ◆ For Condominium purposes

Neighborhood Context

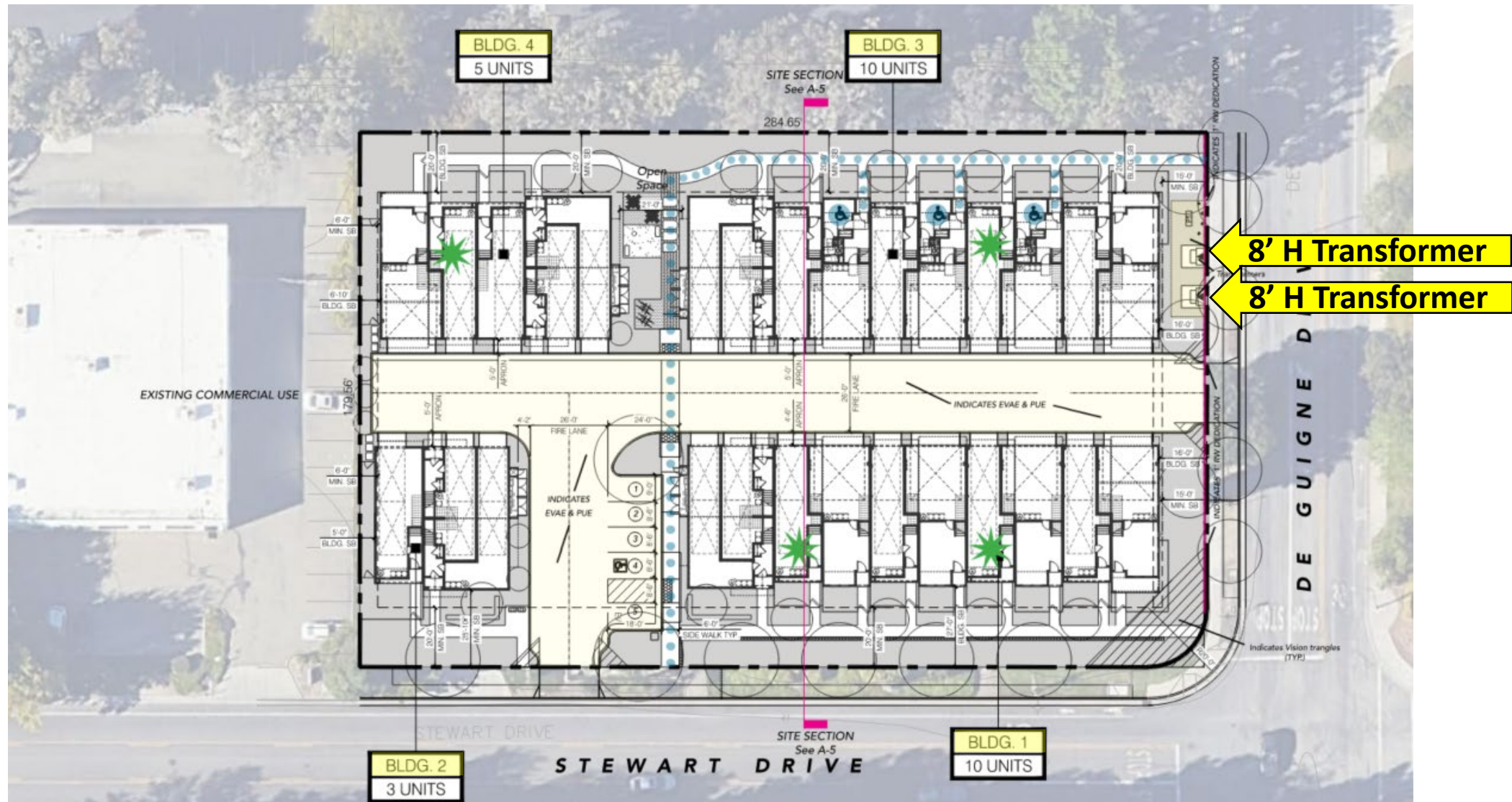


Existing Site - Background



- **Site Area:** 1.16 acre
- **GP Land Use:** Residential Medium
- **Zoning:** MS/ITR/R3/PD (Industrial and Service /Industrial to Residential /Medium Density Residential /Planned Development)
- **Site History:** Built – 1974

Site Plan



Elevations – Buildings 1 & 3



South Elevation along Stewart Dr.



East Elevation (De Guigne Dr.)



Rear Elevation (interior)



West Elevation (interior)

Elevations – Building 2



Front Elevation (Stewart Dr.)



Rear Elevation (Interior)



Left Side Elevation



Right Side Elevation

Elevations – Building 4



South Elevation



North Elevation (rear)



West Elevation (side)



East Elevation (side)

Streetscape Elevation (Stewart Dr.)



Streetscape Elevation (De Guigne Dr.)



Requested Key Waivers & Deviations

	Requirement	Proposal
Setbacks	Front (De Guigne Dr.): 20' min. Side (Stewart Dr.): 12' min. Side (Interior): 12' min. Rear: 20' min.	Front: 16' Side (Stewart Dr.): 24'-8" to 27' Side (Interior): 20' to 23'-6" Rear: 6'
Building Height	35 ft.	Range: 39'-4" to 41'-8" to top of curb
Lot Coverage	40%	41.7%
One entry from both street frontage	One min.	None (De Guigne Dr.)
Mechanical Equipment	-Locate outside of front setback -Underground	Located in front setback of De Guigne. Above ground, no screening from street.
Landscape Frontage Strip	15'	4' (transformer pad on De Guigne Dr.)
Loading Zone	One dedicated (35' min.)	None; 5 standard visitor parking spaces (8.5'x18')
Open Space	23,100 s.f.	20,285 s.f.
Street Trees	Street trees on PROW	Trees on private property along sidewalk

Community Outreach Meeting

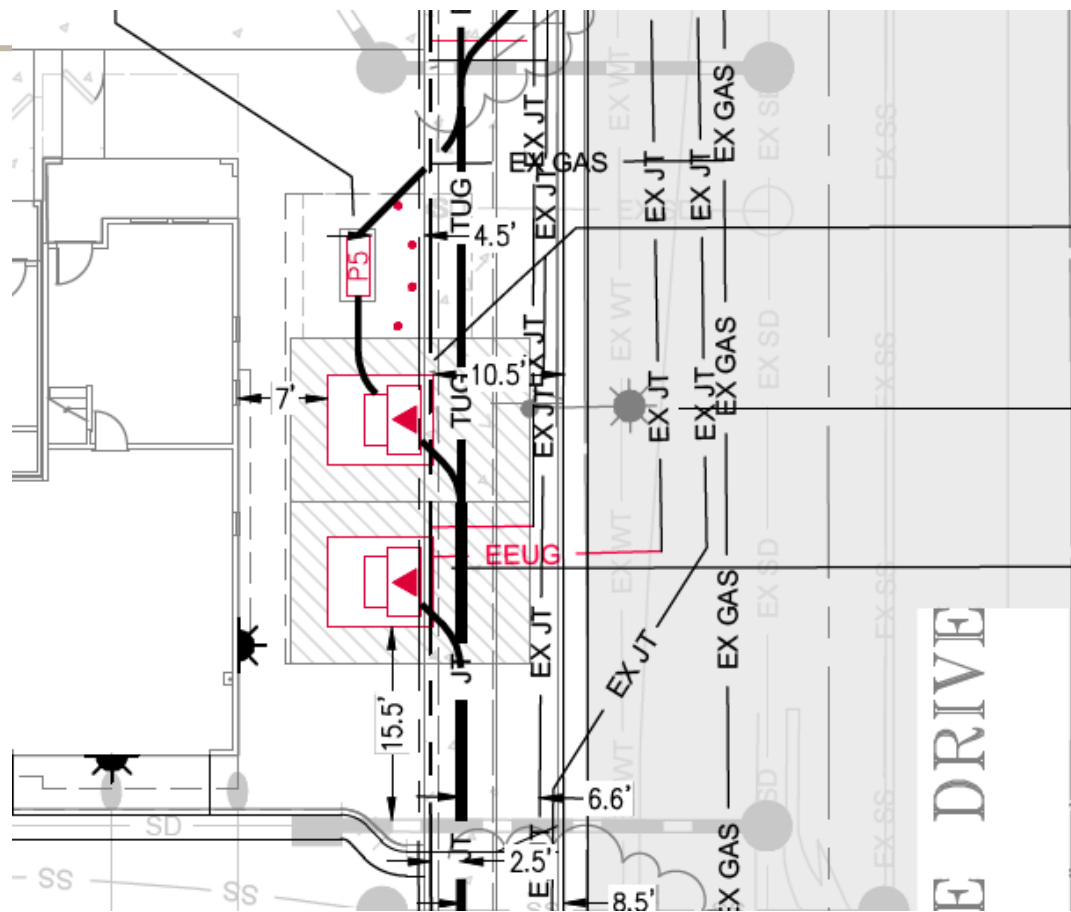
- October 14, 2025 – In-Person Meeting
- 2 Participants
- Support for building design
- Concern about construction noise and dust
- Public Comment letter: concerns about environmental contamination in nearby Superfund/clean-up sites

Focus Topics

- Feedback Requested
 - ◆ Site Layout (including transformer location)
 - ◆ Architectural Design (including De Guigne Drive frontage)
 - ◆ Requested Waivers, Concessions, and PD Deviations

Questions & Feedback

Thank you



SERVICE TO THE SITE

PROPOSED PG&E 3Ø, PAD MOUNT TRANSFORMER PAD
 SIZE-90" x 106", CABINET SIZE-89"w x 90"d x 96"h SEE
 PROJ. NOTES #12, 14, 28 & 30 (TYP.) IF 9' CLEARANCE FROM
 PAD EDGE TO F/C CANNOT BE MET, BARRIER POSTS MAY BE
 REQUIRED, AT THE DIRECTION OF THE PG&E INSPECTOR.

X	4	5	SEE
	JT3	JT3	DETAIL

EX. PUBLIC SINGLE ARM
 STREET LIGHT (#24A29)
 (LED 35) TO REMAIN

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