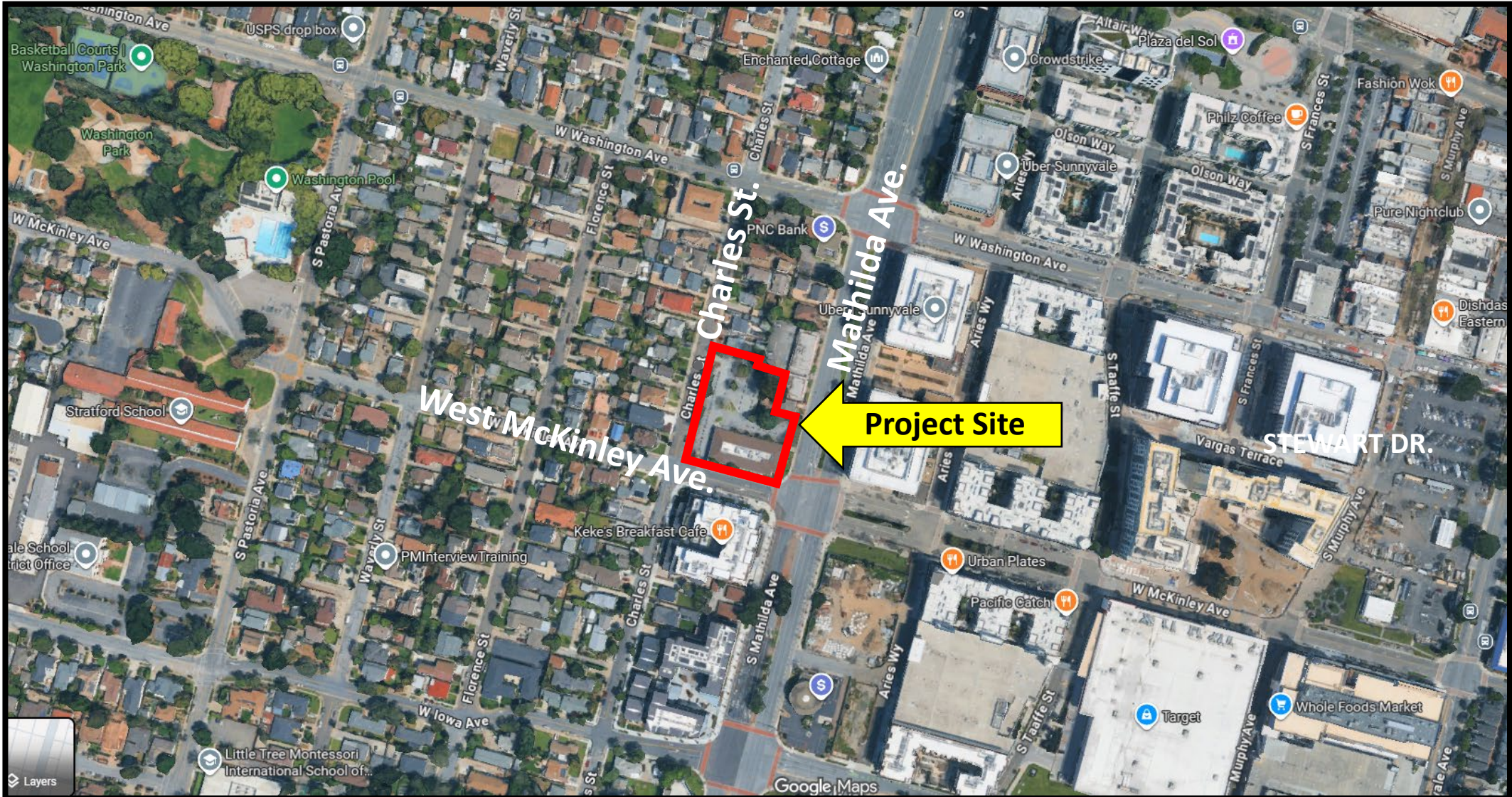




295 S Mathilda Avenue
PLNG-2025-0163

Mary Jeyaparakash, Senior Planner
Planning Commission Study Session, July 13, 2026

Neighborhood Context



Existing Site - Background



- **Site Area:** 1.039 acres
- **Zoning:** Downtown Specific Plan/Block 16
 - Very High Density Residential (since 2003)
- **Existing Conditions:** Former Wells Fargo Bank Site
- **Background:**
 - Adjacent to single family homes
 - City purchased land and partnered with MidPen Co.
 - Plans updated per City Council direction



Original Proposed Project

- 126 Affordable Rental Housing
- Six Stories
- Building Height
 - ◆ Charles Street – 37 feet
 - ◆ Mathilda Avenue – 76 feet
- Parking - 67 spaces (0.53/unit)



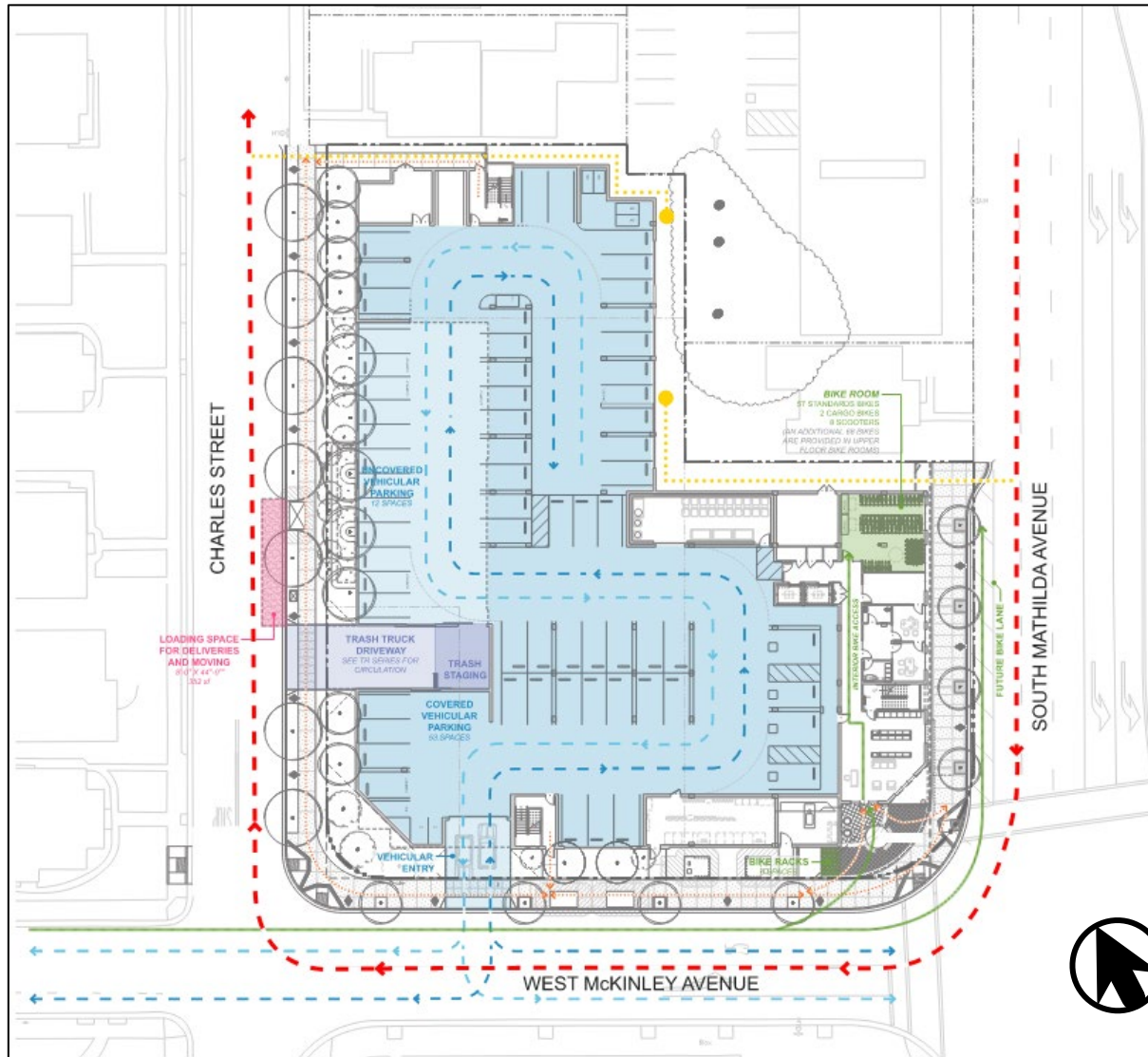
Community Feedback

- ◆ Construction impact;
- ◆ Guest parking and traffic;
- ◆ Building mass; and
- ◆ Safety and privacy.

Proposed Project

- 110 affordable rental housing
- Five stories
- Building Height
 - ◆ Charles Street – 37 feet
 - ◆ Mathilda Avenue – 66 feet
- Parking – 65 spaces (0.59/unit)

Site Plan



- **Five Stories**

- Four floors of affordable rental homes
 - Studio, 1-, 2-, and 3- Bedrooms
- Ground floor podium parking
 - Covered/Uncovered

- **Access**

- Vehicular – McKinley Av.
- Trash/Delivery Parking – Charles St.
- Bike/Pedestrian – McKinley/Charles

- **Setbacks**

- Charles Street Setbacks
 - Three Story – 25 feet
 - Five Story – 45 feet

Building Elevation – West McKinley Avenue



Rendering – Charles/McKinley Avenue Frontage



Building Elevation – Mathilda Avenue



Mathilda Avenue Frontage



Requested Concessions

		Requirement	Proposal	Staff Comment
1	Lockable Storage	27,000 cubic feet minimum	0	Common deviation for affordable housing
2	Parking Lot Shading	50% shading minimum	28%	Light-colored concrete and large canopy trees
3	Transformers	Underground when between building and street	2 above-ground	Screening hedges and decorative metal fence provides partial screening
4	Vision Triangle	No structures over 3.5 feet	20-inch diameter column	10-foot clearance between ground and second floor, similar to tree

Requested Concessions



Transformer Screening – McKinley



Corner Vision Triangle – Mathilda/McKinley

Discussion

- Feedback Requested on Revised Project
- Next Steps
 - ◆ Complete Environmental Analysis
 - ◆ Planning Commission Hearing (date TBD)