



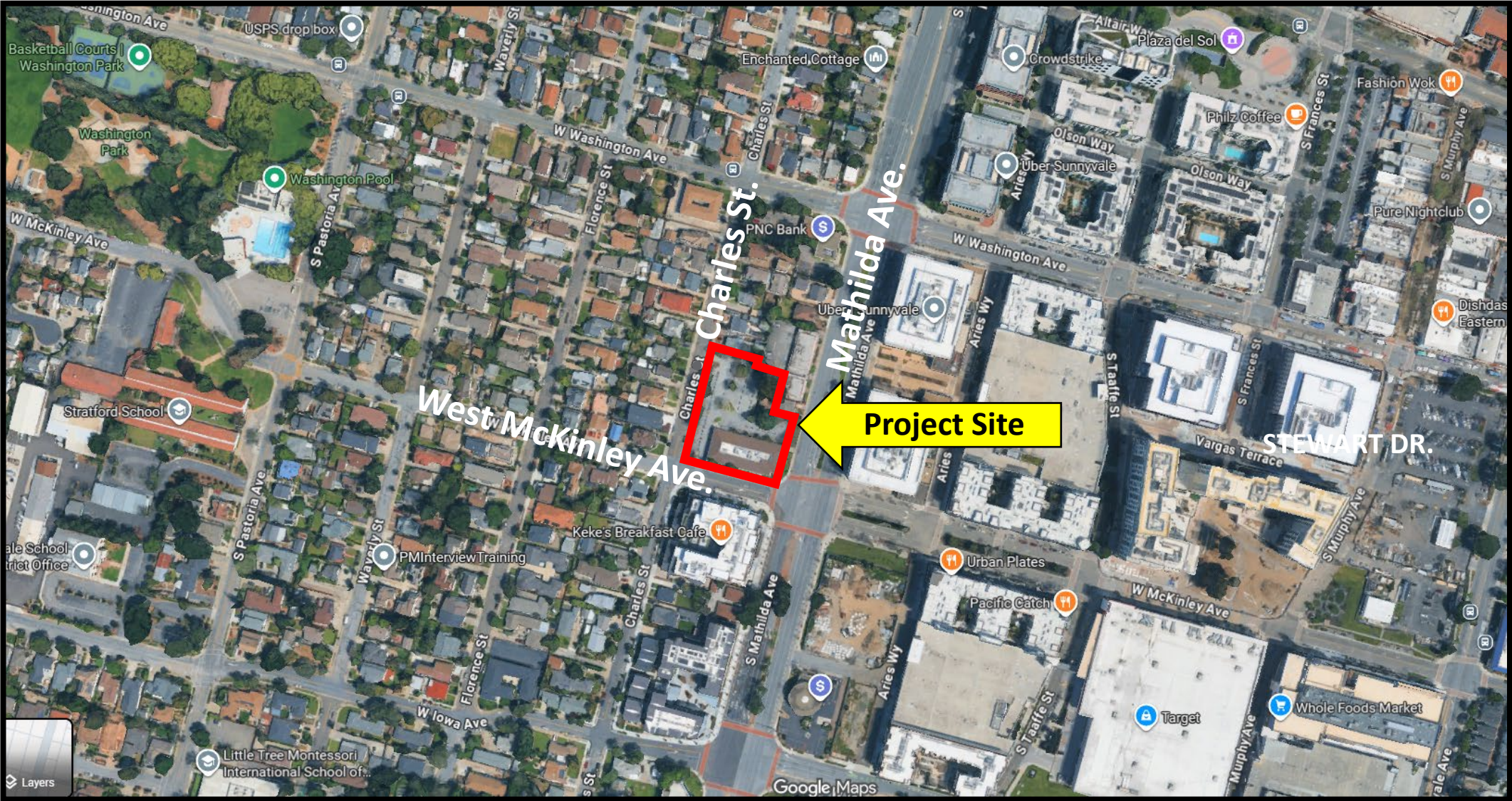
295 S Mathilda Avenue
PLNG-2025-0163

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

Proposed Project

- Special Development Permit -
 - ◆ 110 affordable rental housing (5-story)
- Vesting Tentative Map -
 - ◆ Create one lot from four existing parcels
- CEQA Review -
 - ◆ Class 32 Categorical Exemption

Neighborhood Context



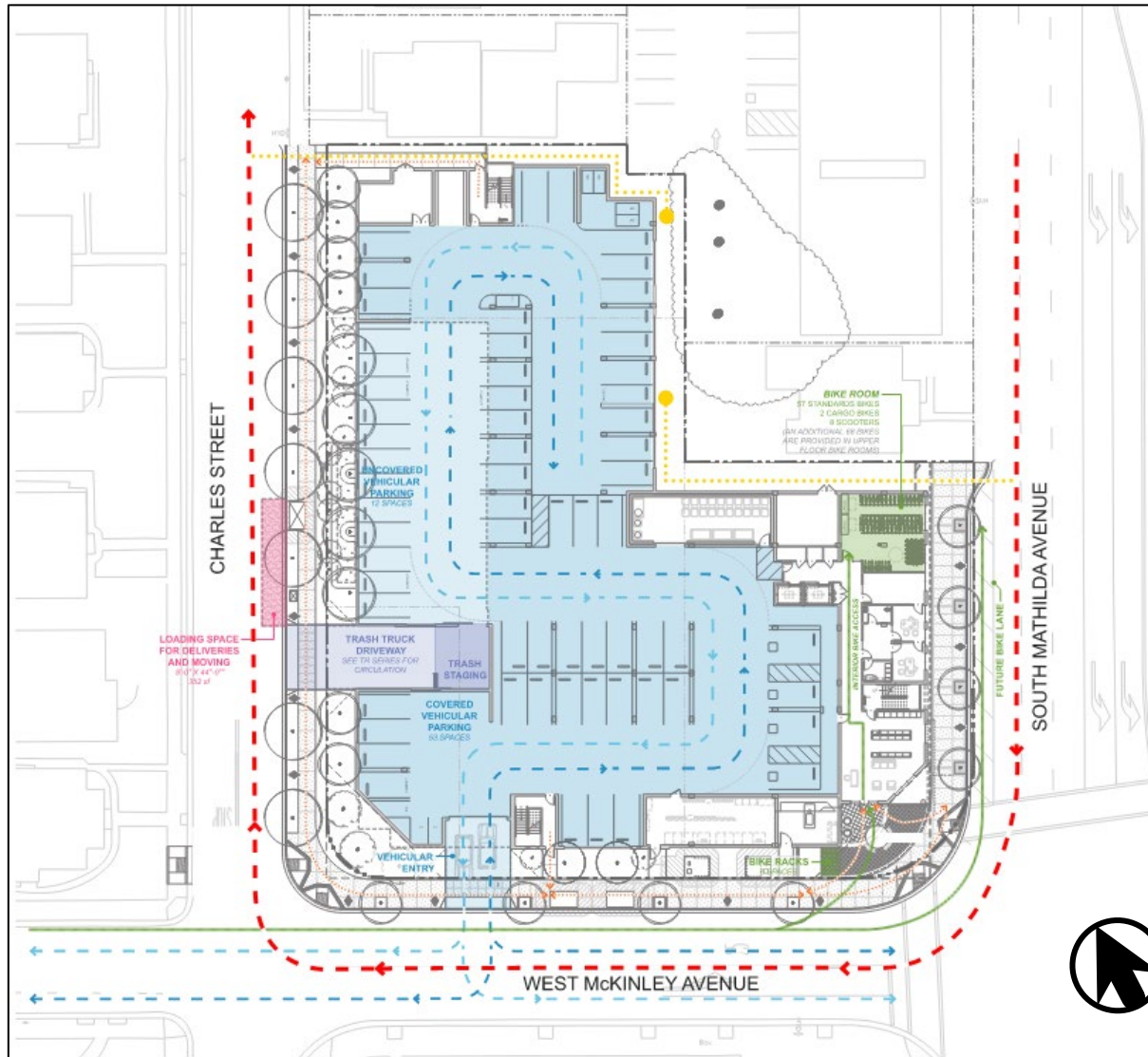
Existing Site - Background



- **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
 - Plans updated per City Council direction



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
- **Heights and Setbacks**
 - Total Building Height – 66 to 76 feet
 - 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

Community Outreach

- October 2, 2025 – In-Person Meeting
- ~ 30 Neighbors
- Key Community Concerns:
 - ◆ Construction impact;
 - ◆ Guest parking and traffic;
 - ◆ Building mass; and
 - ◆ Safety and privacy.

Focus Topic - Feedback Requested

- Architectural Design

Questions & Feedback

Thank you