



1484 Kifer Road
PLNG-2025-0451

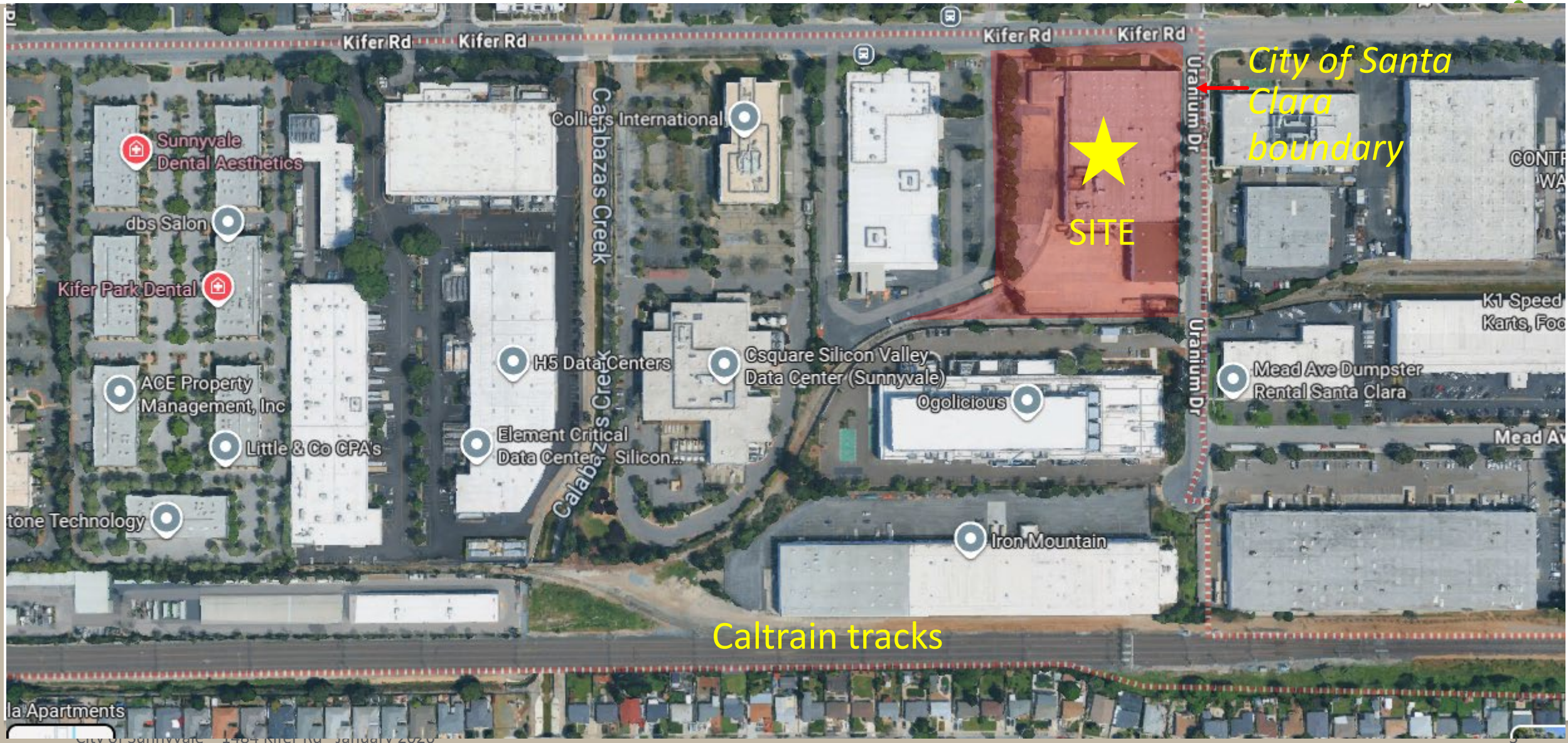
Aastha Vashist, Senior Planner
Planning Commission Study Session, January 26, 2026

Overview

- **Special Development Permit (SDP)**
 - ◆ Demolish one-story 96,410 s.f. industrial building
 - ◆ Construct 136 townhome style 3-story condominium units
 - 115 three-bed
 - 11 one-bed
 - 10 studios
- **Tentative Parcel Map**
 - ◆ 136 condominiums and two lots



Neighborhood Context



Background

- **General Plan Designation:** Lawrence Station Area Plan (LSAP)
- **Zoning:** Flexible Mixed-Use III (MXD-III) District
- **Proposed Density:** 30.9 du/acre (min. 30.6 du/acre)
- **CEQA Review:**
 - ◆ Ongoing Initial Study by third party environmental consultant (Ascent)
- **Community Outreach meeting**
 - ◆ Held on December 17, 2025
 - ◆ No attendee

Site Plan

Community Building

Unassigned parking

Shared use path



View from Kifer Rd



View from Uranium Dr



Architecture & Material



State Density Bonus

Waivers & Concessions

- Proposed: 24 BMR Units (20.4 units min. required)
- Eligible for:
 - ◆ Two concessions (requested two)
 - ◆ Unlimited no. of waivers (requested 14)
 - ◆ Reduced parking requirement

Concessions

REQUIREMENT	PROPOSED	REQUIRED	
Bedroom Count & Unit Size	<ul style="list-style-type: none">• 10 Studios (260 s.f.)• 11 one-bed (819 s.f.)• 3 three-bed (1,403 s.f.)	3-bed Average size: 1,385 sf	SMC 19.67.070

Waivers

REQUIREMENTS	PROPOSED	REQUIRED	REFERENCE
Kifer Rd Setback	10'	Min. 15'	SMC Table 19.35.070
Uranium Dr Setback	1'-8"	Min. 15'	SMC Table 19.35.070
Side Yard Setback	5'	Min. 10'	SMC Table 19.35.070
Distance between main buildings	8'	Min. 20'	SMC Table 19.35.070
Tandem Parking Garages	60%	Min. 50%	SMC 19.46.060
Parking Lot Shading	33%	Min. 50%	SMC 19.46.120
Parking Lot Landscaping	0.86%	Min 20%	SMC 19.46.120
Trash Enclosure Distance	189'	Max. 150'	SMC 19.38.030

Waivers

REQUIREMENTS	REFERENCE
Undergrounding Transformer	SMC 19.38.090 & ODS 5.6
Transformer located between building face and street	SMC 19.38.020
Min. 22' Shared use path (proposed 16')	LSAP

Waivers from Objective Design Standards

REQUIREMENTS	PROPOSED	REQUIRED
2.2. Site Design Standards: Ground Floor Plate Height	9'-1"	Min. 14' plate height
5.2.4 Services-Restricted Parking Spaces	Not proposed	At least one parking space dedicated to loading/unloading or pick- up/drop-off activities per building.
5.6.2.2 Undergrounding Exception Requirements	Not proposed	Employing measures when undergrounding equipment is not feasible

Requested Feedback

- Requested concessions & waivers
- Site and architectural design