



Agenda Report

May 11, 2020

TO: Honorable Mayor and City Council
FROM: Planning & Community Development Department
SUBJECT: 274 – 282 NORTH OAKLAND AVENUE

Executive Summary:

The Predevelopment Plan Review (PPR) was presented to City Council by staff as an informational item on April 6, 2020. The applicant was not able to make a presentation at the time and is the purpose of the subject agenda item. No action is required.

The applicant, CBG/Bridge Financial Advisors, has submitted an application to develop properties at 274 North Oakland Avenue (AIN 5723-006-037) and 282 North Oakland Avenue (AIN 5723-006-038) with a 63,082 square-foot, six-story, single-room occupancy (SRO) facility consisting of 186 dwelling units. A combination of at-grade and one level of subterranean parking would provide 50 parking spaces for the project. The aggregate site area is 21,128 square feet (0.49 acres) and is located on the east side of North Oakland Avenue between Corson Street and Walnut Street. The project site is zoned CD-3 (Central District Specific Plan, subdistrict 3 – “Walnut Housing”, Ford-Place/Fuller Seminary zoning precinct) and is currently developed with five residential dwelling units in four buildings. The proposed project would replace all existing improvements on-site.

FISCAL IMPACT:

This report is information only and will not result in any fiscal impact.

Respectfully submitted,



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