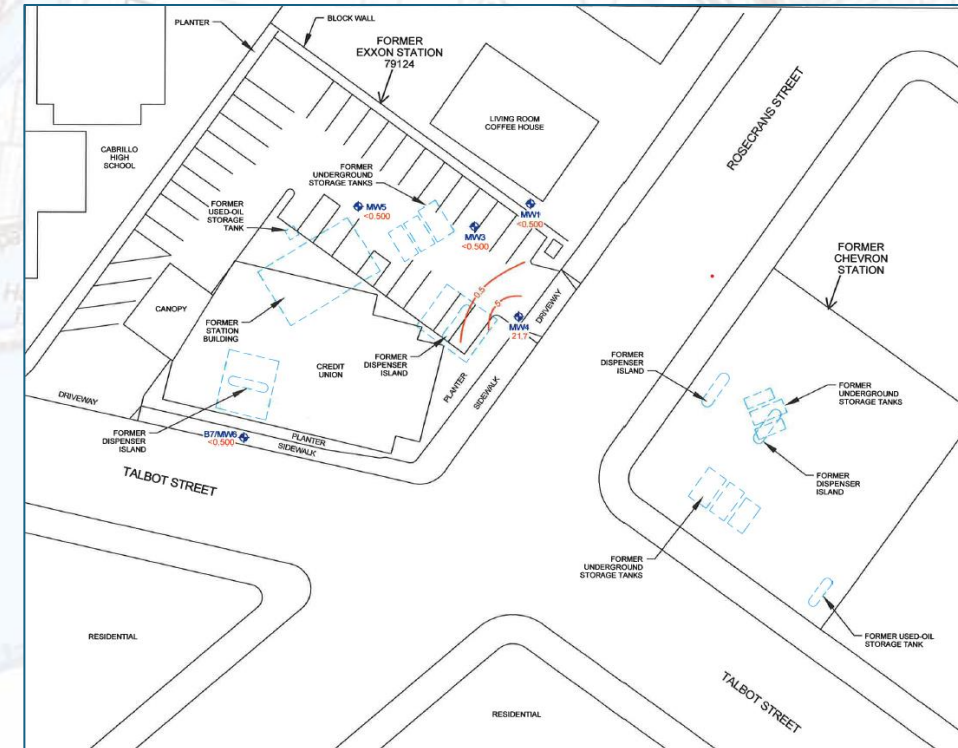


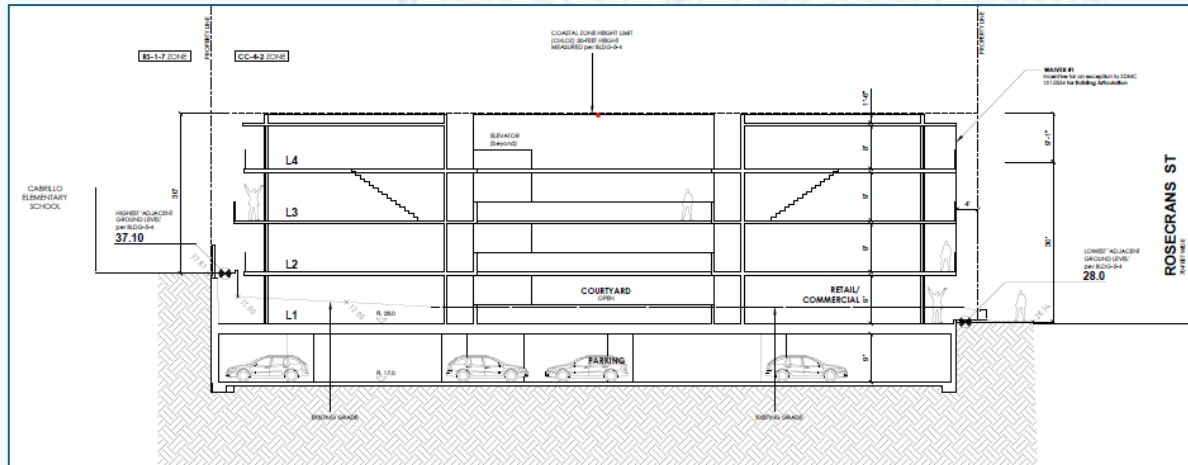
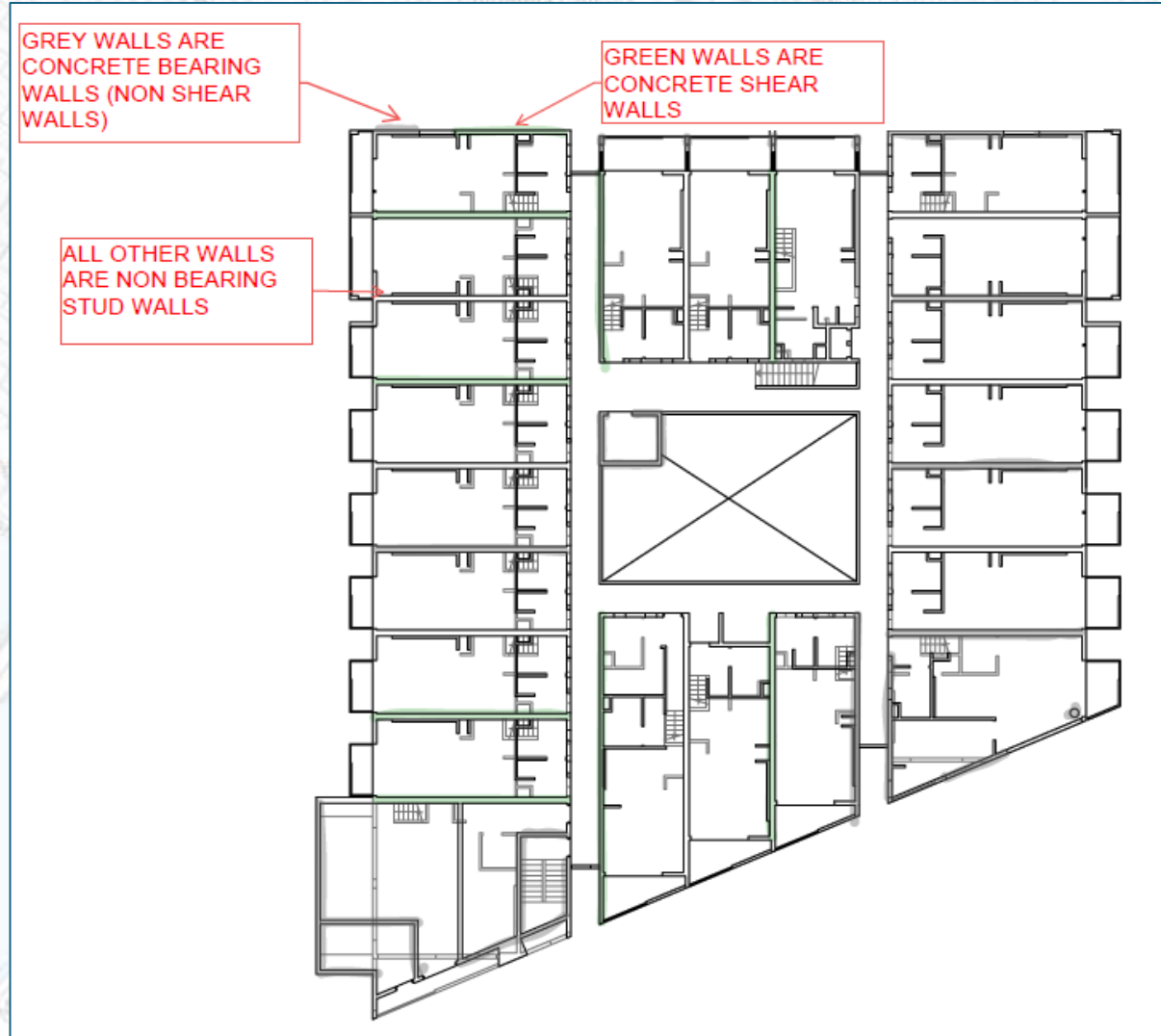
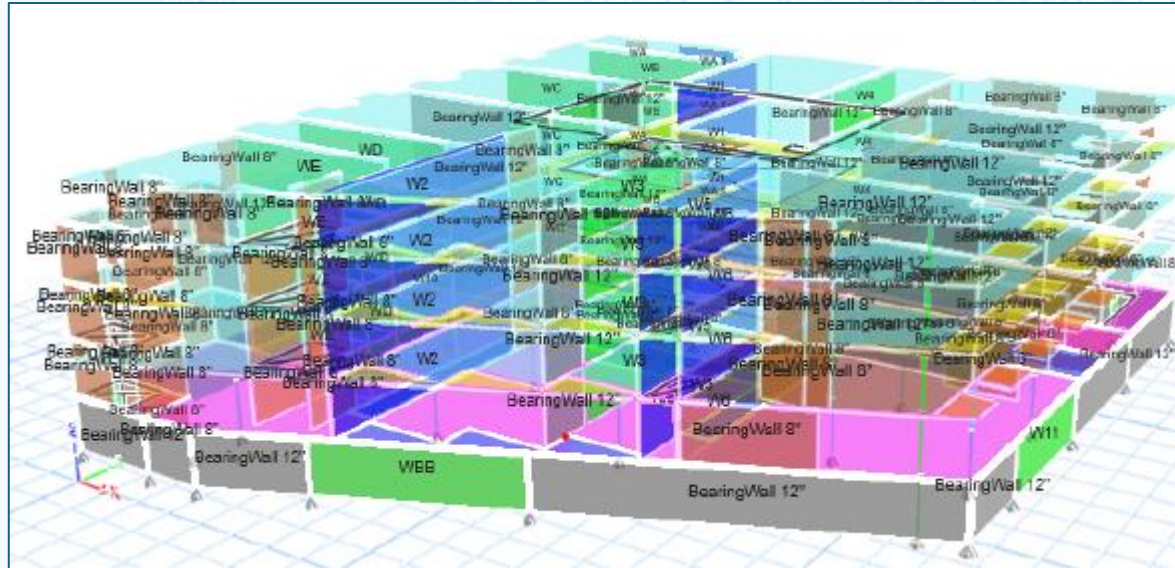
Project Status



- Scope remains the same, no changes
 - 4-story, 56 units (8 affordable) plus 45 space basement garage
 - 1779 sq ft commercial space
 - No lot line or street setbacks
- Plan set is construction ready, 266 sheets
- Permit requests opened, none granted
- DSD provided Plan Review comments
 - First set of comments provided
- Potential issues
 - Traffic, Fire/Safety, Environmental, Height



Project "Plans"



What City rules are we fighting?



- Complete Communities Housing
 - Density Bonus in Exchange for “Affordable Housing”
 - Near High Frequency Transit (Sustainable Development Area designation)
 - Reduce/eliminate Infrastructure Development Fees (DIF)
 - Ministerial (no public review) under 95 feet in height
- Sustainable Development Area
 - City expansion of state Transit Priority Areas
 - 1 mile walk to transit (*to include future transit that doesn't exist*)
 - Permits High Density Development regardless of Zoning



What have we done

- Deep Research on Project Details - *continuing*
 - Written to City Developmental Services Director, City Attorney
 - Sent Letter of Opposition to Mayor, Councilmembers
 - Filed California Public Records Act request
 - Formed strategic alliances with other Community Groups
- And...
- Retained a litigator