

**PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 23, 2025**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 PH 25-046

Proposal to Subdivide an Existing 0.15-acre site to allow for the Construction of a 14-Unit Condominium Building at 1289 Russell Way, Requiring Approval of a Vesting Tentative Tract Map (VTTM) for Condominium Purposes (Tract No. 8762), Application No. 202205806.

Applicant/Property Owner: Horacio Woolcott, 4WR LLC

Russell Way Garden Condominiums Vesting Tentative Tract Map Application No. TM-25-0001

Planning Commission Meeting
October 23, 2025
Steve Kowalski, Senior Planner

Background

- **November 2022:** Applicant files application for Site Plan Review w/ Density Bonus to build 14-unit rental apartment building with one unit for very low-income households
- **November 2023:** Site Plan Review w/ Density Bonus application approved administratively by Planning Director
- **December 2023:** Applicant submits corresponding grading permit application for the project
- **September 2024:** Applicant submits corresponding building permit application for the project
- **March 2025:** Due to financial challenges, applicant submits application for Vesting Tentative Tract Map to convert rental apartments into for-ownership condominiums

Planning Commission's Purview Tonight

- Review proposed Vesting Tentative Tract Map for conformance to General Plan and Downtown Specific Plan and for compliance with Subdivision & Zoning Ordinances

Important Reminders:

- Design Review for project, including its architecture & site layout, was already completed and approved under Site Plan Review & Density Bonus Application No. 202205806
- Some aspects of building & site design do not comply with applicable zoning standards, but applicant was able to utilize Concessions & Waivers afforded the project under City's Density Bonus Ordinance and State Density Bonus Law to waive those requirements
- Planning Commission only has purview over proposed subdivision design

Project Site

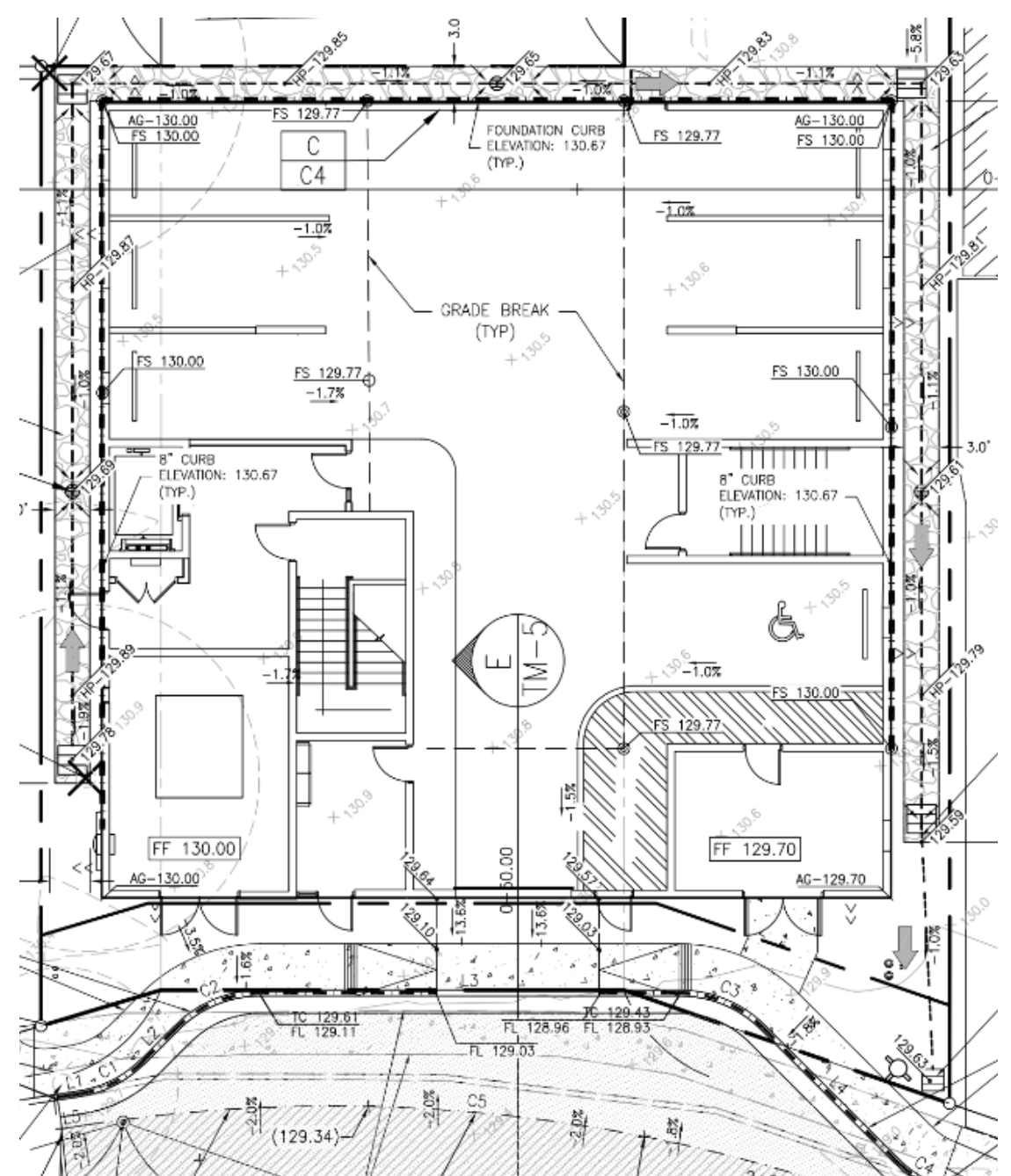


Site Details

- 0.15-acre parcel being used for vehicle parking & storage
- Vacant except for 3 existing trees
- Directly across street from San Lorenzo Creek
- Surrounded by single-family and multi-family residential
- Zoning: Urban Neighborhood (UN)
- General Plan Land Use Designation: City Center – Retail & Office Commercial

Project Details

- Three-story building w/ 14 residential units
- Main entry lobby w/ mailboxes, elevator lobby, parking garage, bike storage and utility rooms on ground floor
- 7 units on each upper floor (two 2-bedroom units & five 1-bedroom units)
- 7-space parking garage w/ bike storage room containing 4 bike lockers and 2 bike racks
- One unit to be offered for sale affordable to very low-income households in perpetuity
- Homeowners Association will be formed to maintain building & all shared improvements
- Three on-site and two off-site trees to be removed



General Plan Conformance



- ✓ **Land Use Policy LU-5.1: Revitalization & Redevelopment.** The City shall encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth.
- ✓ **Land Use Goal LU-3:** Create complete neighborhoods that provide a mix of housing options and convenient access to parks, schools, shopping, jobs and other community amenities.
- ✓ **Housing Policy H-3.1: Diversity of Housing Types.** The City shall implement land use policies that allow for a range of residential densities and housing types, prices, ownership, and size, including lower-density single-family uses, moderate-density townhomes, and higher density apartments, condominiums...

Downtown Specific Plan Conformance



- ✓ **Goal #1 - Land Use:** Downtown is transformed into a vibrant, walkable City center that serves as a regional destination to live, work, and play for City residents...and local college students.
- ✓ **Goal #3 - Housing:** A wide variety of housing types are available to meet the economic and physical needs of a diverse population.
- ✓ **Policy H1 - Housing Supply:** Encourage residential development at the maximum density allowed in the General Plan...to spur more housing production, including affordable and market rate housing, and attract a wide spectrum of people to live downtown.
- ✓ **Policy H2 - Affordable Housing.** Strongly encourage production of on-site affordable housing in the Plan Area, including options for extremely low, very low, low and moderate-income households.

A nighttime photograph of a city and a bridge. The bridge, with its lights, spans across the water in the background. The city lights are visible in the middle ground, and the foreground shows dark, silhouetted hills. The text is overlaid on the left side of the image.

STAFF RECOMMENDATION:

That the Planning Commission approve the proposed Vesting Tentative Tract Map for Condominium Purposes as shown in Attachment IV, based on the draft findings in Attachment II and subject to the recommended conditions in Attachment III.