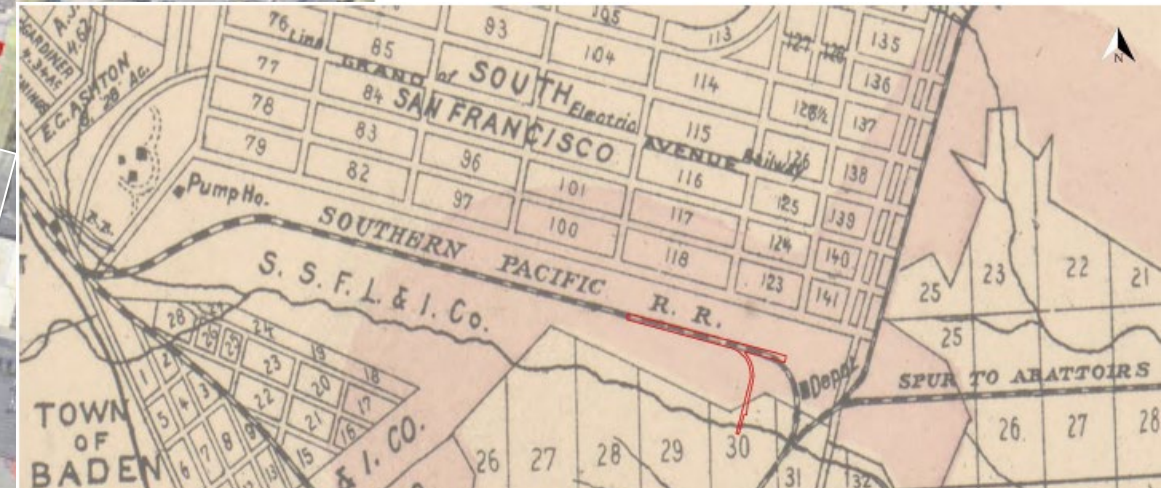
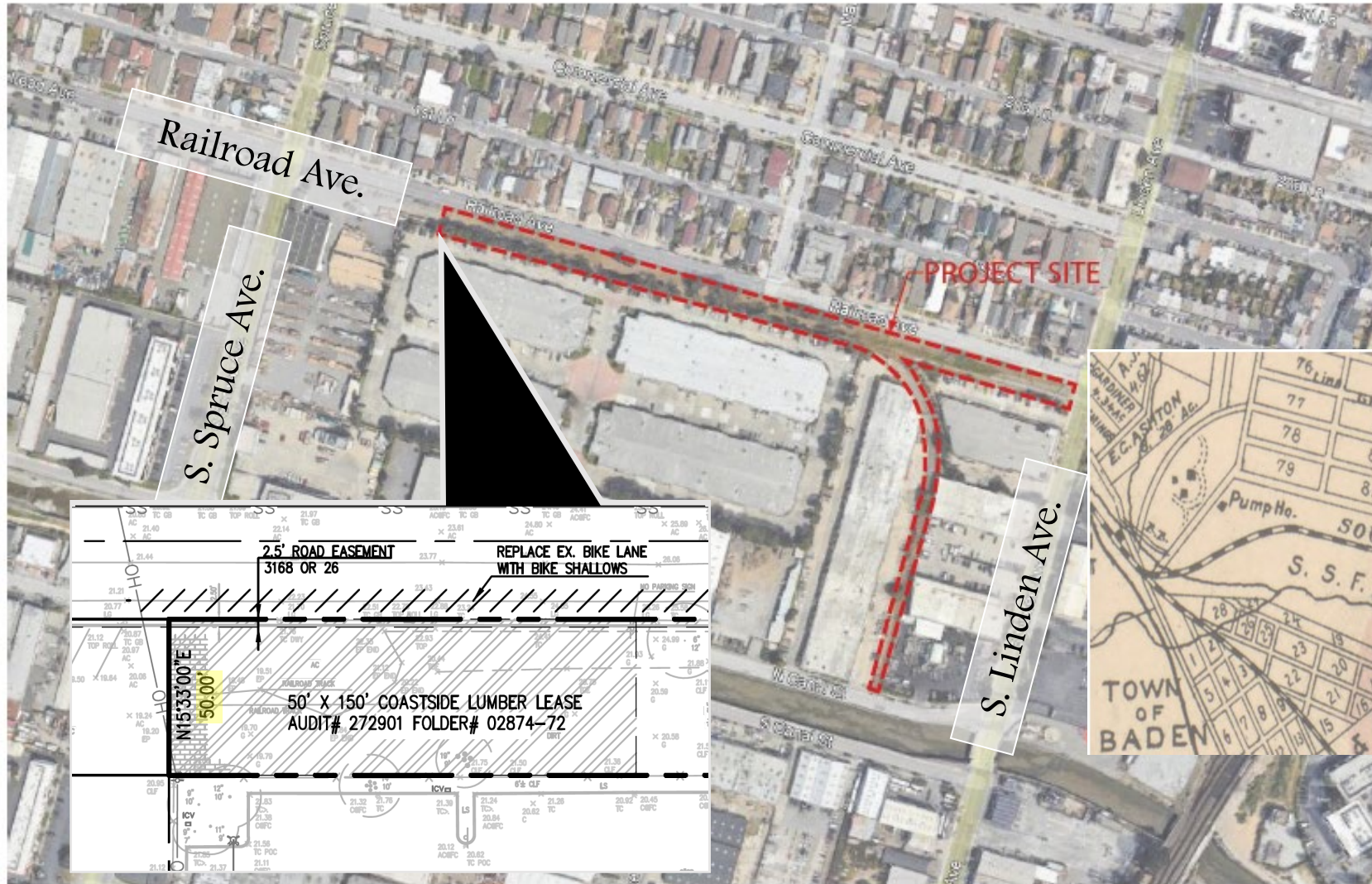




The Gateway – 500 Railroad Ave

August 13, 2025
City Council Presentation

Railroad Townhomes Location



Railroad Townhomes Location – Existing Conditions



Railroad Townhomes Location – Street View



Railroad Townhomes – S Linden Rendering



Railroad Townhomes – Western Edge Rendering



Project Site – Existing Conditions



Railroad Townhomes – Overview





Railroad Townhome Entitlements

Railroad Townhome Entitlements

Required Entitlements

- Planned Development
- Zoning Map Amendment
- Tentative Parcel Map
- Design Review
- Transportation Demand Management Program
- CEQA Determination

Planned Development



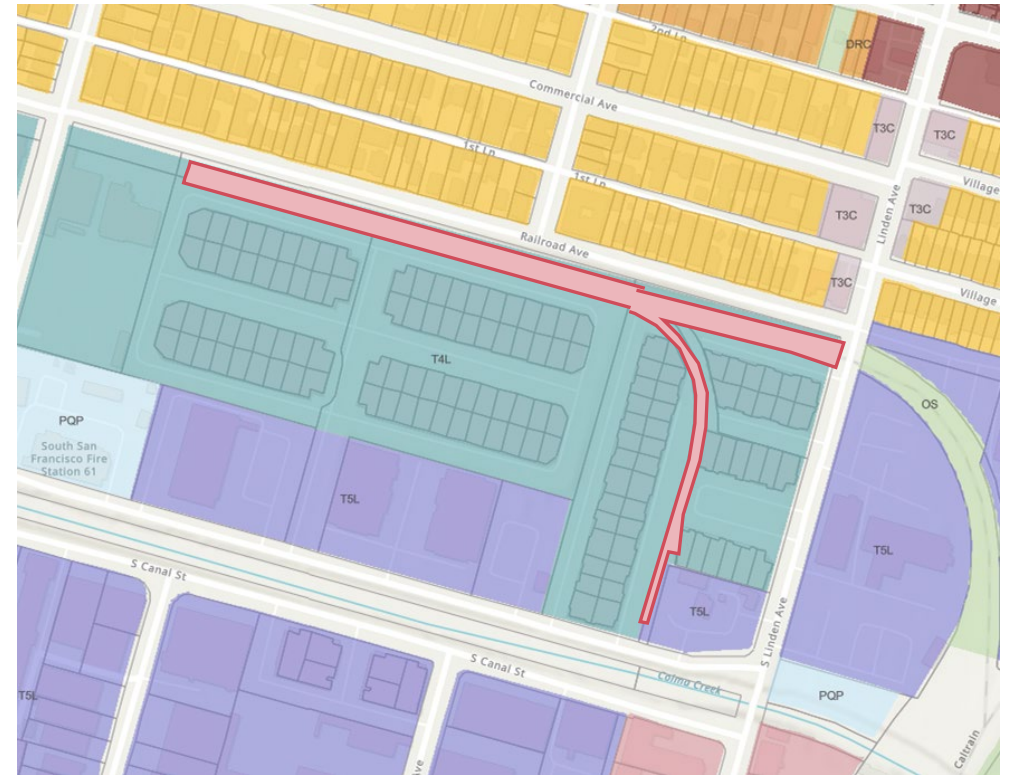
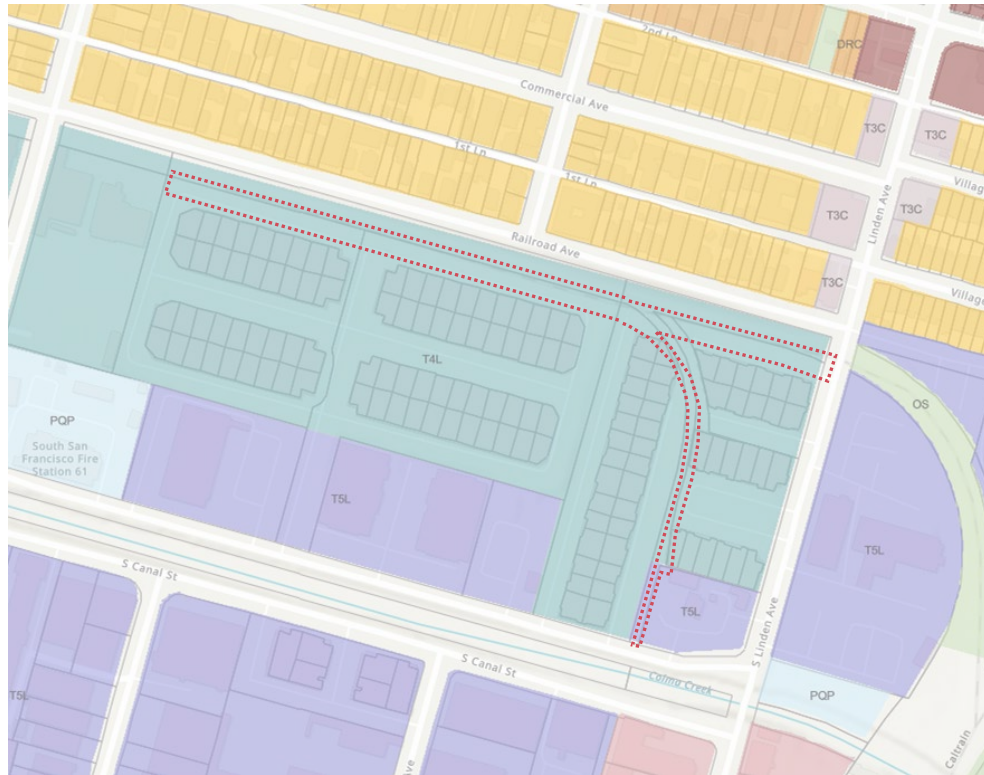
T4L Dev Standard Exceptions

- Reduction of Minimum Density
- Increase of max street side build to area
- Reduction of min rear setback

Citywide ODS Exceptions

- Reduction of minimum modulation/articulation standards
- No units meet all Universal Design requirements

Zoning Map Amendments



Building Design



BUILDING 1 - FRONT PERSPECTIVE VIEW- (NOT TO SCALE)



BUILDING 3 - FRONT PERSPECTIVE VIEW- (NOT TO SCALE)

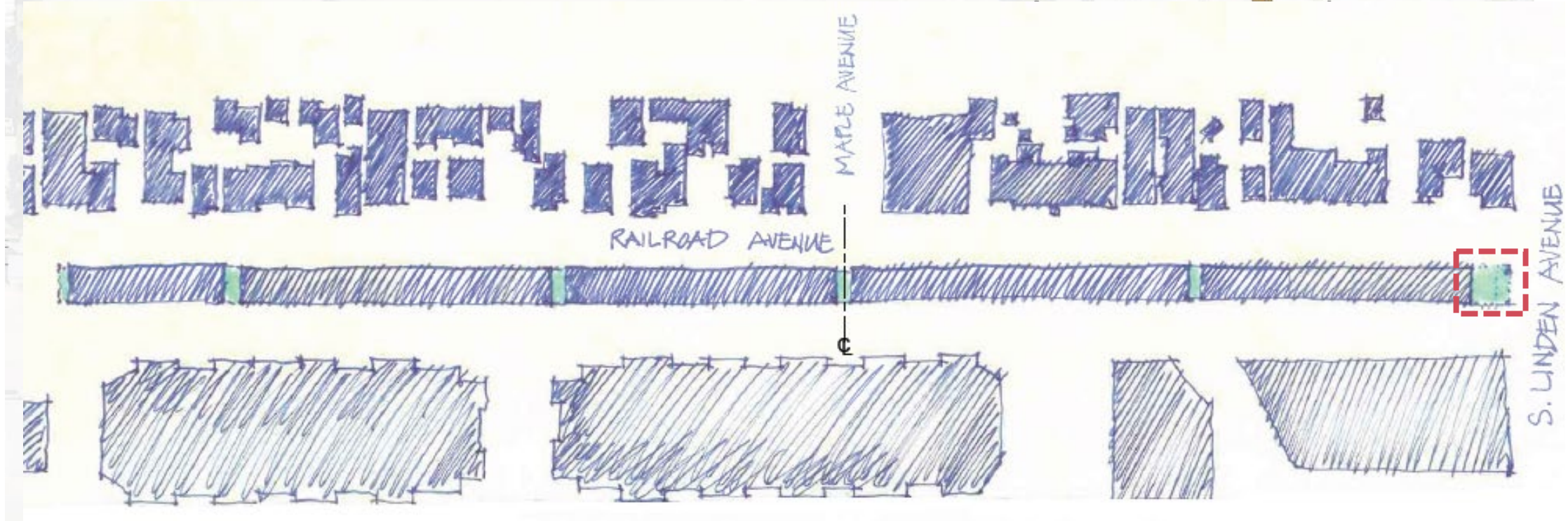
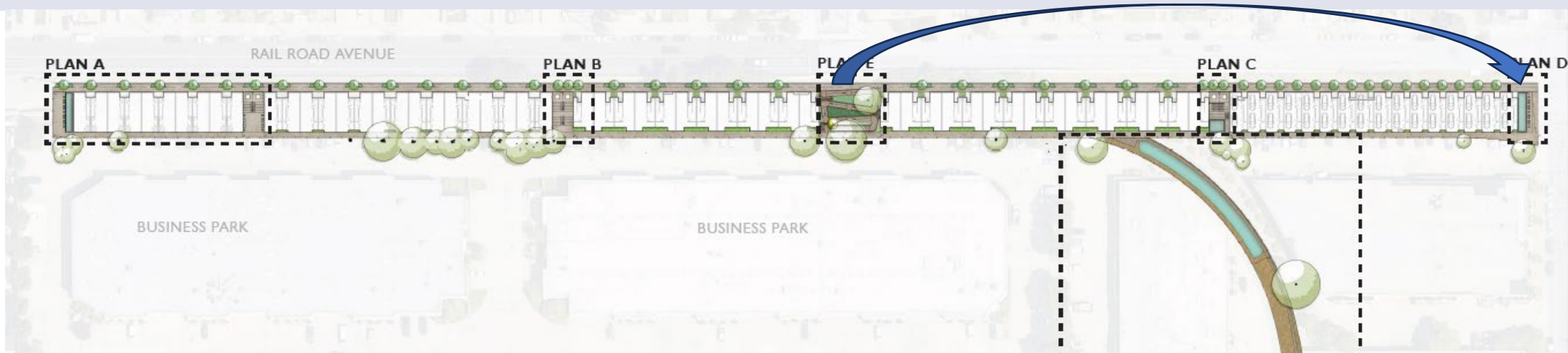


BUILDING 1 - REAR PERSPECTIVE VIEW- (NOT TO SCALE)

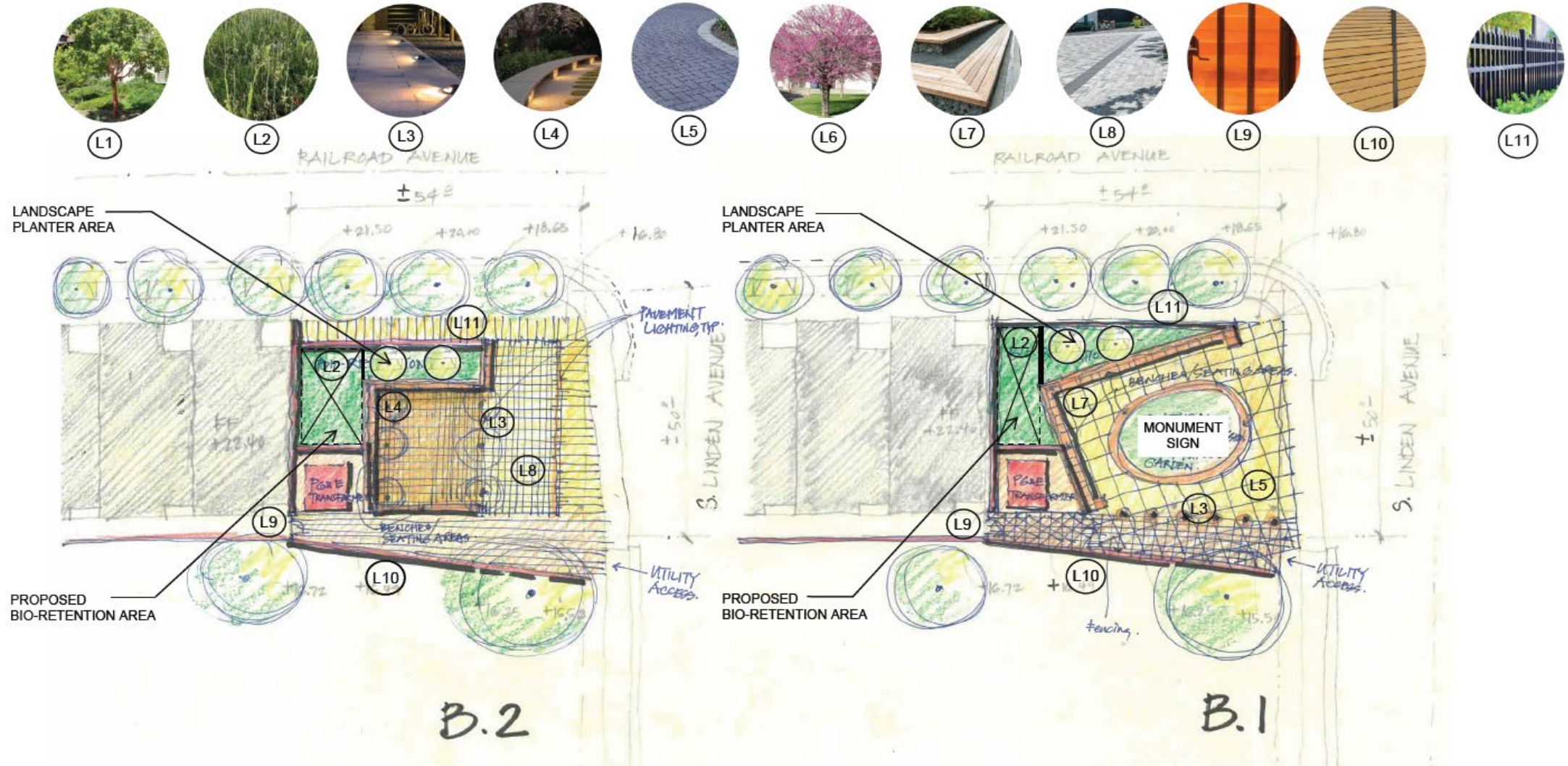


BUILDING 3 - REAR PERSPECTIVE VIEW- (NOT TO SCALE)

Landscaping / Open Space



Public Open Space @ S Linden Ave



Environmental Review

CEQA 1513 Compliance Checklist

- A Compliance Checklist provides substantial evidence that subsequent environmental review is not required per CEQA § 15163
- Substantial evidence that the project is within the scope of the General Plan EIR and Mitigation Monitoring Program
- No significant impact on the environment

Planning Commission Review

Planning Commission reviewed on May 15, 2025

- Expressed general support for the project
- Concerns about vehicle speeds on Railroad Ave
- Inquired about residential permit parking

The Commission recommended approval of all entitlements by a vote of 5-0

Railroad Townhomes – S Linden Rendering



Planning Commission recommends that Council:

1. Move to adopt a resolution making a CEQA determination;
2. Move to waive reading and introduce an ordinance amending the SSF Zoning Map; and
3. Move to adopt a resolution approving Planning entitlements.

THANK YOU



The Gateway – 500 Railroad Ave