



**PLANNED UNIT DEVELOPMENT
(PUD 2025-003)
AND
CONDITIONAL USE PERMIT
(CUP 2025-025)**

200 CASENTINI STREET

May 21, 2026, Housing and Land Use Committee
Community Development Department
Son Pham-Gallardo, Senior Planner

PROPERTY LOCATION:

200 CASENTINI STREET

ZONING:

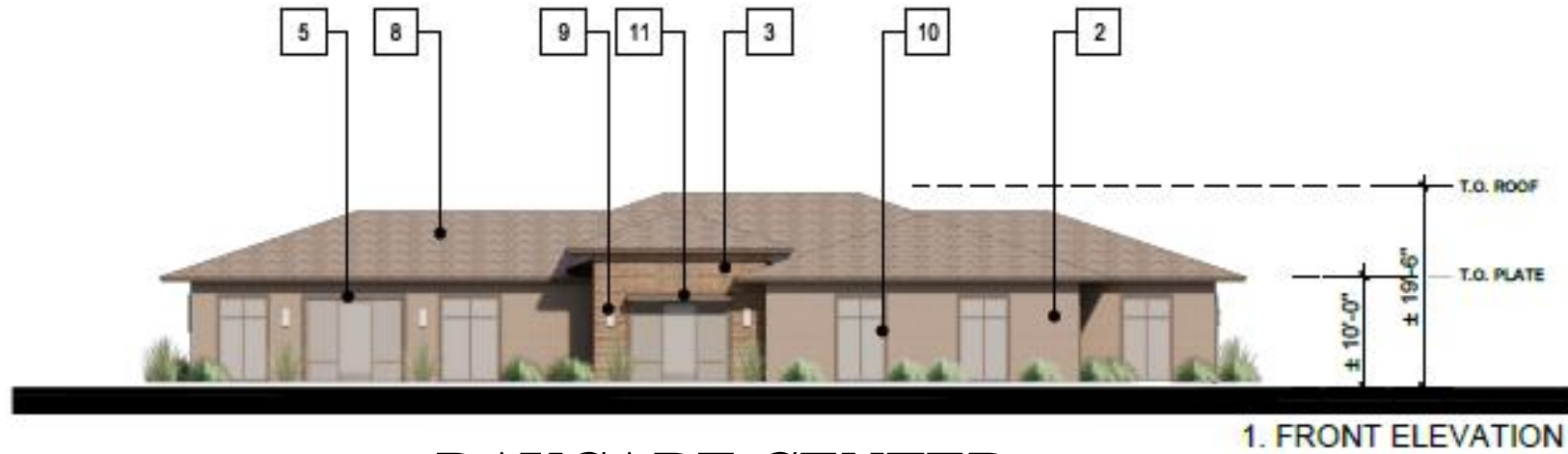
RESIDENTIAL HIGH DENSITY
FLOOD OVERLAY
(R-H-2.1-F)



Planned Unit Development (PUD 2025-002) to construct and allow development 88 multifamily residential dwelling units including a 4,335 square foot daycare center and Conditional Use Permit (CUP) for construction and operation of 4,335 square foot daycare center on a vacant 4.59-acre lot.



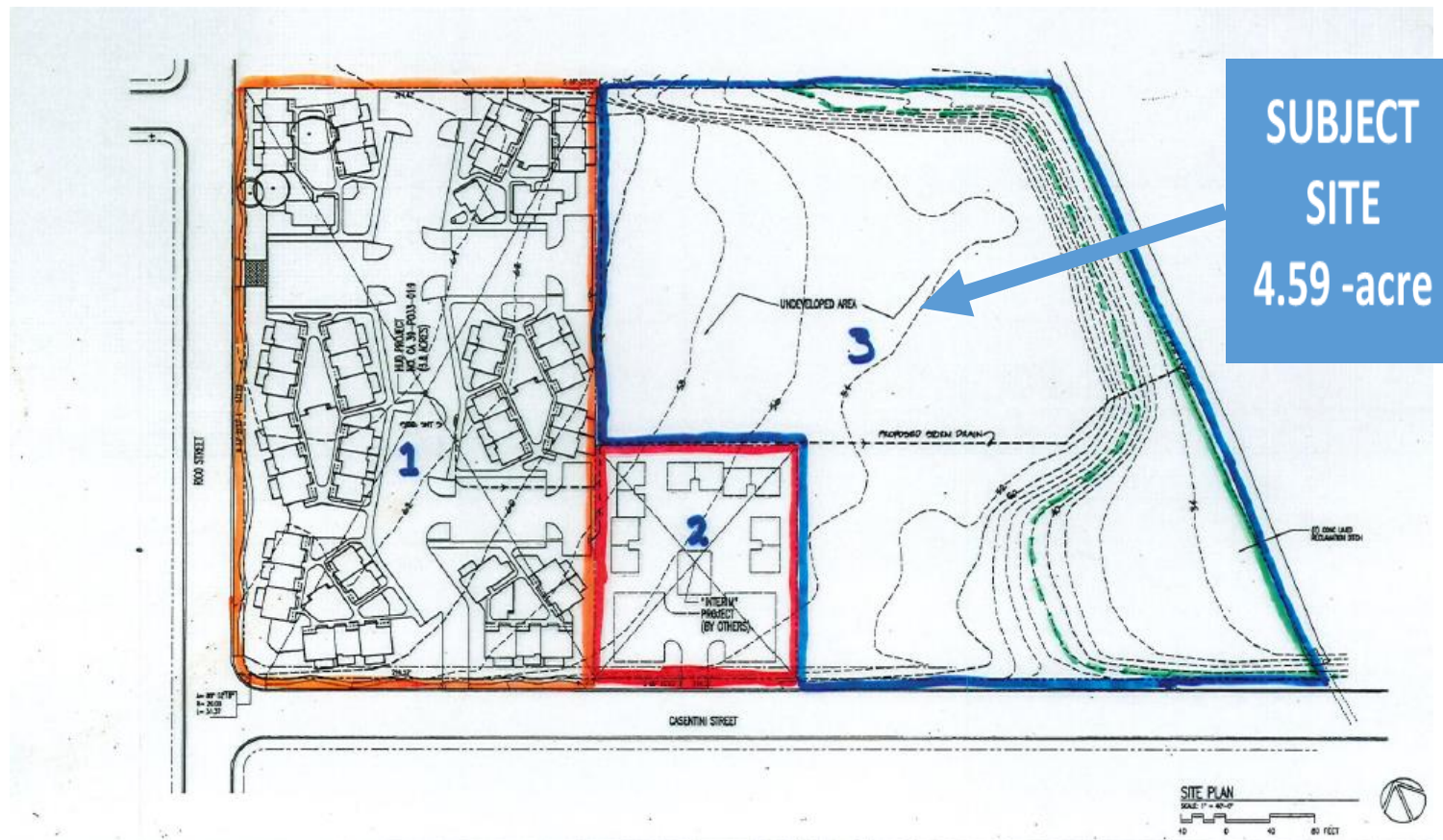
MULTIFAMILY RESIDENTIAL DWELLING UNITS



DAYCARE CENTER

The project includes an Amendment to Planned Unit Development (PUD 92-006) PUD of 10.3-acre lot, allowing development for 120 units as follows:

1. Phase I -50 multifamily residential units
2. Phase II- 20 multifamily residential units
3. Phase III- 50 multifamily residential units for future development (**SUBJECT SITE**)



**SUBJECT
SITE
4.59 -acre**

1. The project is proposed as 100% affordable housing.

2. Onsite amenities to serve the residents include the following:

- a) Community Room
- b) Fitness Area
- c) Business/Computer Room
- d) Basketball Court
- e) Tot Lot



UNIT MIX AREA MEDIAN INCOME (AMI)

TOTAL UNIT COUNT (SUBSIDIZED)			87
TOTAL UNIT COUNT AT 30% AMI		EXTREMELY LOW INCOME	10
TOTAL UNIT COUNT AT 40% AMI		VERY LOW INCOME	14
TOTAL UNIT COUNT AT 50% AMI		VERY LOW INCOME	39
TOTAL UNIT COUNT AT 60% AMI		LOW INCOME	24
AVERAGE AMI - VERY LOW INCOME			49%

RECOMMENDED MOTIONS:

Motion recommending City Council approve a Resolution:

1. Finding the project exempt pursuant to Sections 15165, 15303 and 15332 of the CEQA Guidelines;
2. Approving a Planned Unit Development Permit (PUD 2025-003) to construct 88 multifamily residential units, leasing/amenity building and related site improvements, subject to administrative consideration through the Site Plan Review process and a day care facility, subject to a Conditional Use Permit; and
3. Approving a Conditional Use Permit (CUP 2025-025) to construct and operate a daycare center with related site improvements.

Questions