

# Fillmore / St. James

DSUP#2017-0007 / TMP SUP#2017-0045

DSUP#2016-0021 / TMP SUP#2017-0046

City Council  
June 24, 2017



# Project Description

- Request to construct 31 residential townhouses at 5130 Fillmore
  - Four stories, up to 46 feet in height
  - Approximately 3,000 square feet in size
  - Two parking spaces/unit in garages



# Project Approvals Requested

DSUP#2017-0007 and TMP SUP#2017-0045

Amendments to remove "Phase Two" from previous approval

DSUP#2016-0021 and TMP SUP#2017-0046

Request to construct 31 townhouses with:

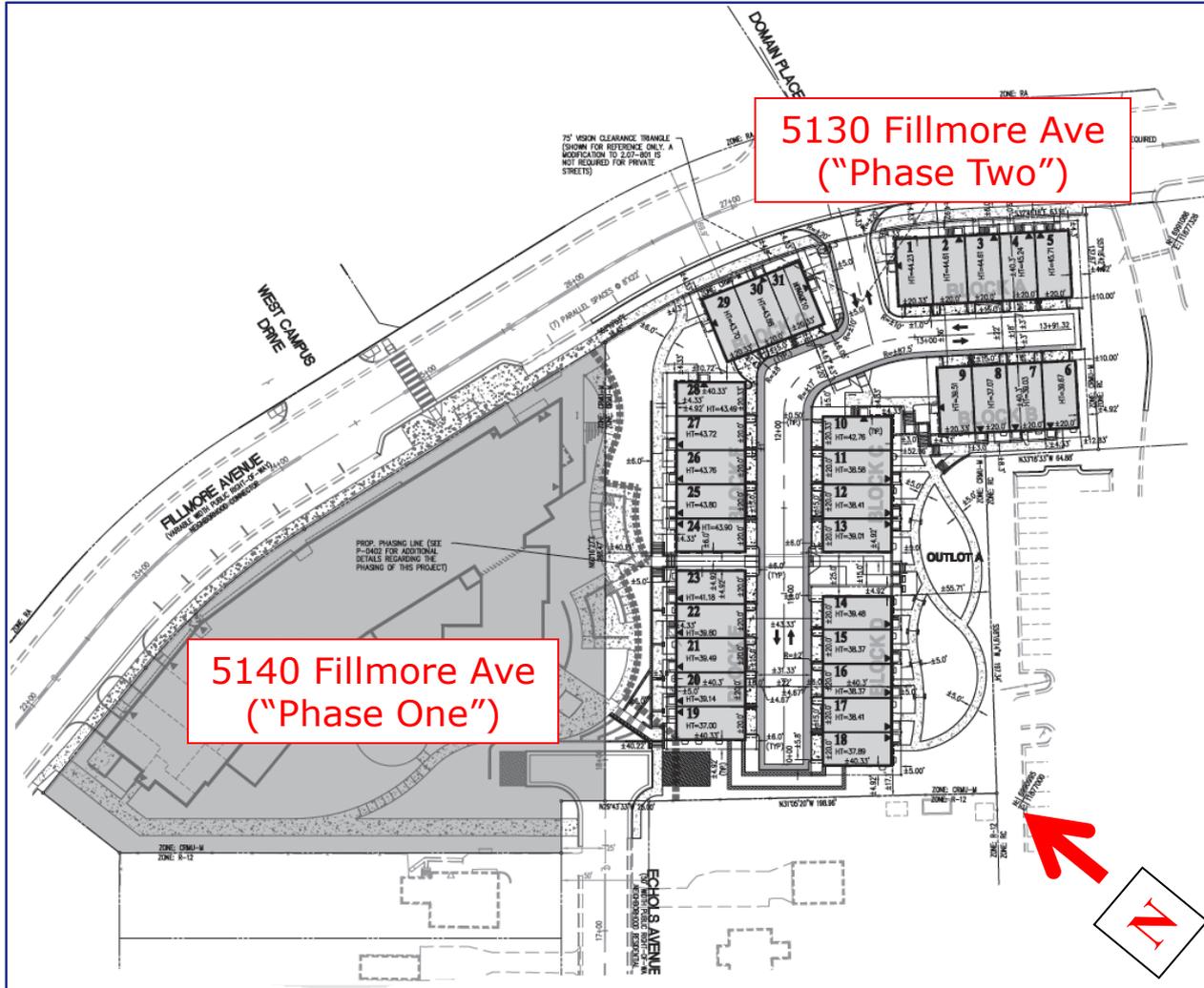
- Modifications requested for front, side, and rear setbacks
- SUP for FAR increase above 1.0
- SUP for lots without frontage on public street



# Site Context

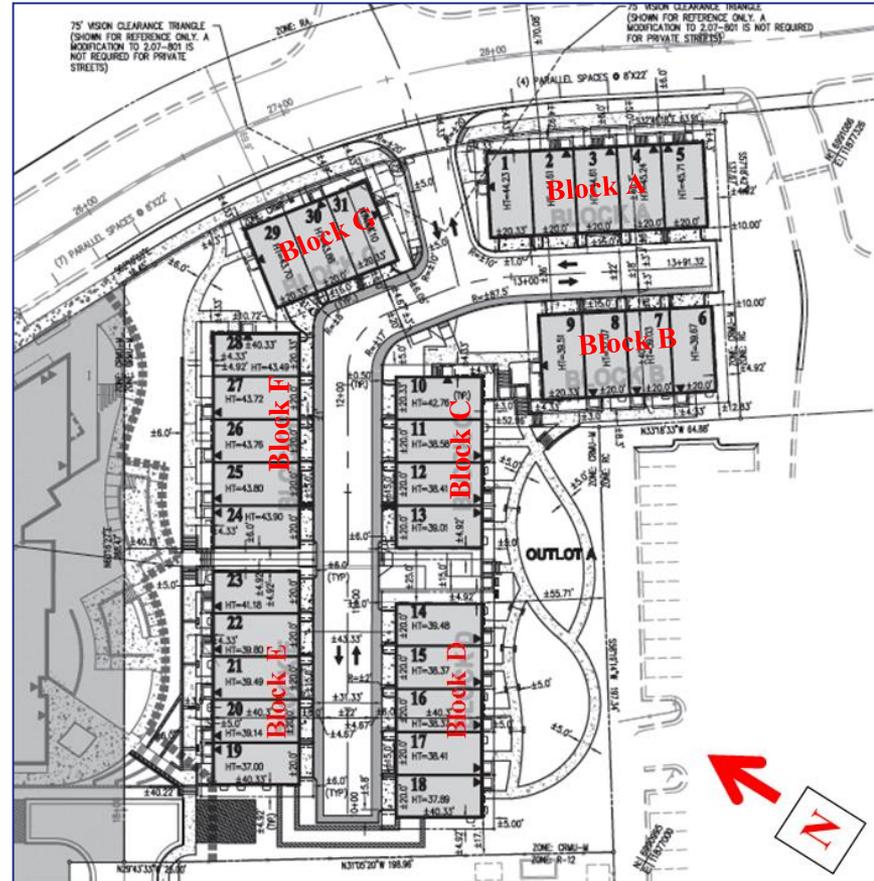


# Site Context



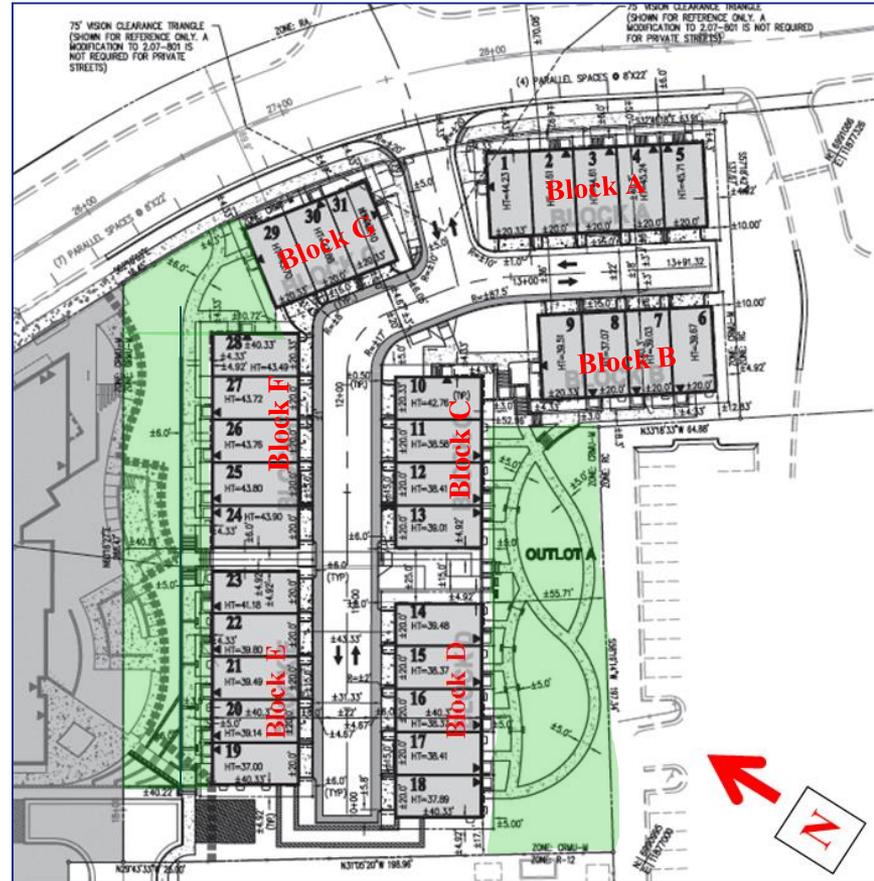
# Site Design – Townhouses

- Seven sticks of terraced townhouses
- Significant grade
- J-shaped private alley with two sections
- Mid-block turn-around on longer section



# Open Space – Townhouses

- 40% open space provided in total
- Ground level
  - Pedestrian mews
  - Adjacent to mews
  - Green space on southeastern side
- Rooftop amenity space



# Building Design – Townhouses



*Front Elevation – Block E*



# Building Design – Townhouses



*Front Elevation – Block A*



# Project Benefits – Townhouses

- Pedestrian mews
- Enhanced streetscape
- Green Building Policy, public art contribution
- Supports affordable housing



# Recommendation

- Staff recommends APPROVAL

