



## Legislation Text

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**File #:** 203152, **Version:** 1

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**701-747 West Evelyn Avenue; Vincent Woo for Marwood MV Manager LLC; PL-2022-050, PL-2022-060, PL-2022-196; APNs: 158-20-015, 158-20-066**

Request for a modification to a previously approved Planned Community Permit and Development Review Permit to construct a 4-story commercial building containing 28,090 square feet of office and 6,500 square feet of retail with a rooftop terrace and no parking, replacing several existing commercial retail buildings on a 0.26-acre site; a Heritage Tree Removal Permit to remove three Heritage trees on the adjacent City Parking Lot 4; a Development Agreement to extend entitlements for up to 10 years; a Preliminary Parcel Map to combine parcels to accommodate a new commercial building; and a determination that the project is categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development Projects"). This project is located on the southwest corner of West Evelyn Avenue and Hope Street in the P-19 (Downtown) Precise Plan.

Project Planner: Eric Anderson