



Homes on 40th and C Street

40th and C Project Summary

Existing Site:

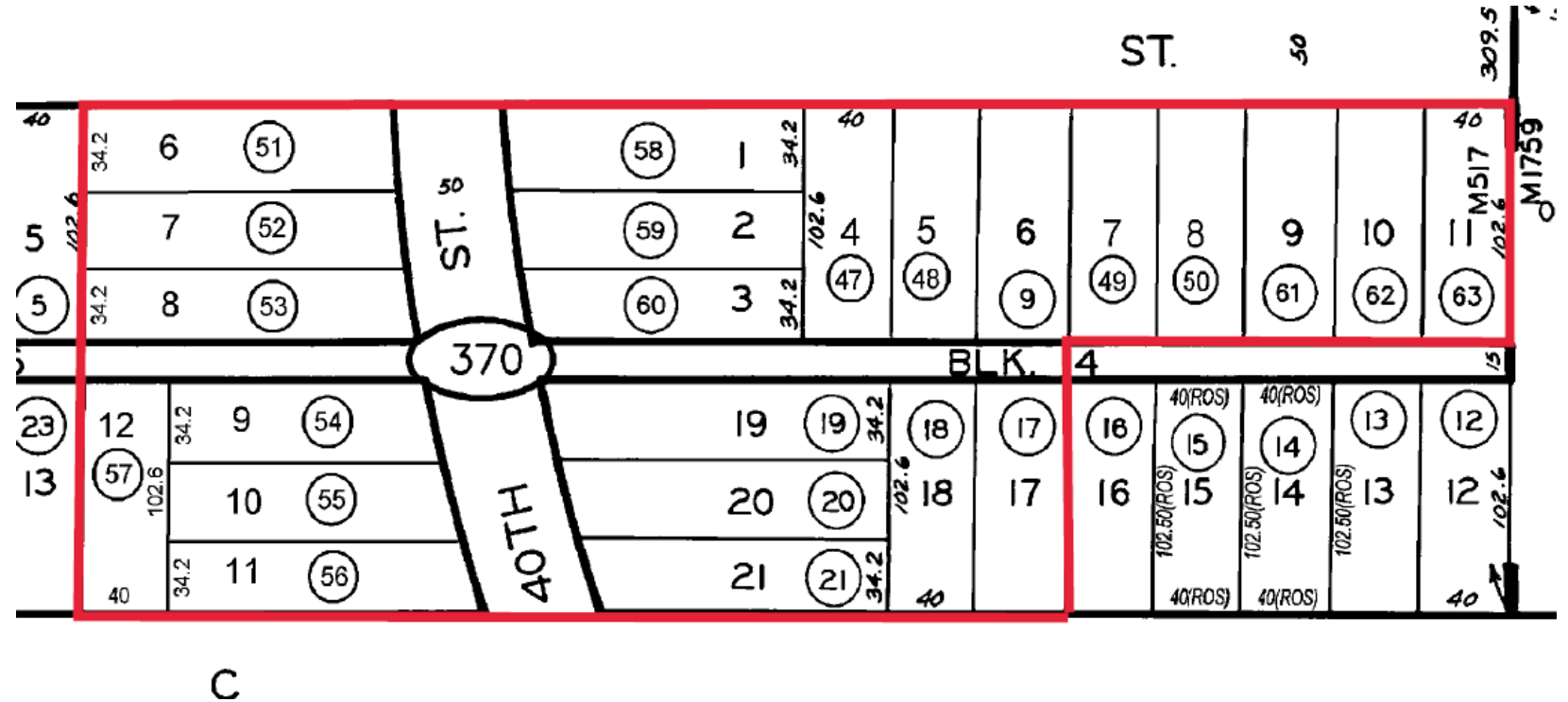
- Vacant, undeveloped site, approx. 2.11 acres
- Zoned RS 1-7
- Currently consists of substandard lots and undevelopable paper streets



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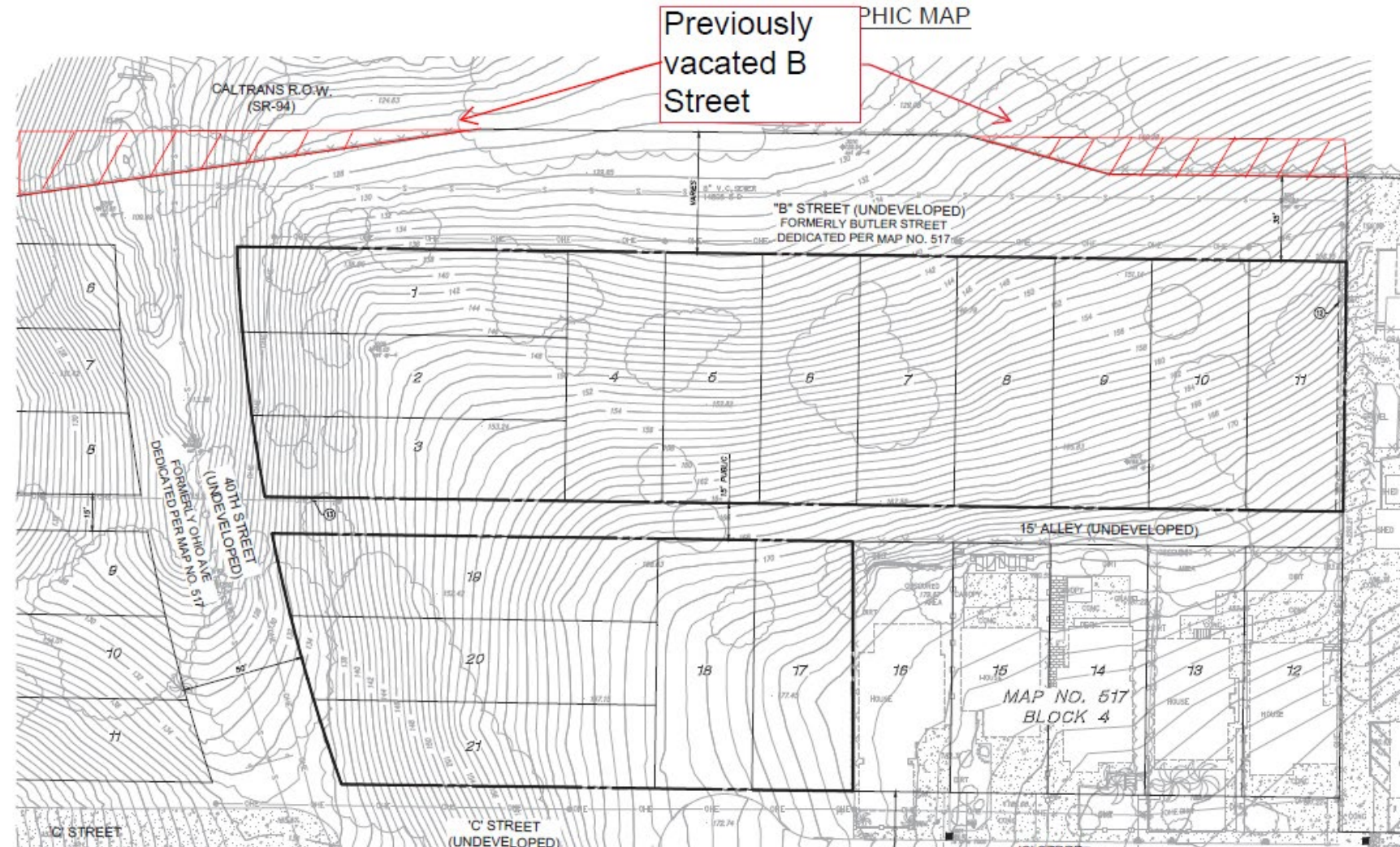
Existing Site:

- Total of 23 lots between 34 and 40 feet wide.
- Development potential of 69-92 SFRs + ADUs.
- Would require excessive grading, elimination of drainage channels, significant environmental impact
- **Current proposal is a more reasonable and responsible approach to developing this land.**



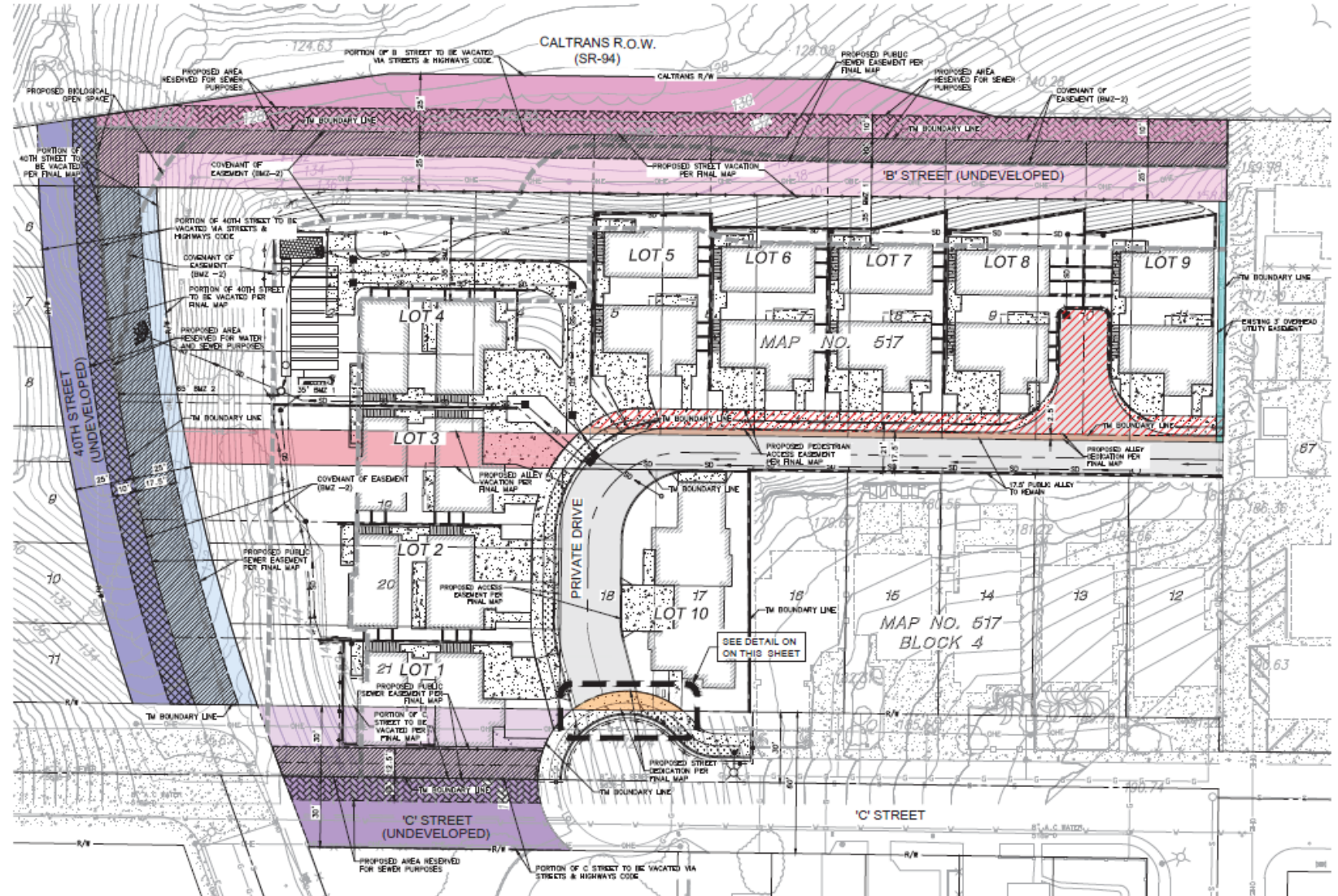
Street Vacations Are Practical and Necessary

- Portions of C Street, 40th Street and B Street were never built and are not feasible to construct.
- B Street was cut off by I-94 construction decades ago.



Street Vacations Are Practical and Necessary

- 40th Street ends at the bottom of a canyon and drainage channel.
- C Street is too steep and developing this small portion serves no purpose.
- Vacating them removes obsolete paper streets that serve no public function.



Unified Ownership & Responsible Planning

- All parcels affected by the vacation are owned by the same applicant.
- No other properties lose access or development rights.
- Consolidation enables coordinated grading, design, and access.
- This plan avoids unnecessary environmental impacts.



40th and C Planning Consistency

- Size, design and intent are consistent with the zoning and the concepts of the General Plan, zoning regulations and SESD Community Plan.
- Homes match the neighborhood character with two stories, porches, and garages.
- Tier 2 Green Building measures ensure sustainability.



An architectural rendering of a modern multi-story housing development. The houses are built on a grassy hillside, featuring a mix of light gray and warm-toned wood siding. They have large windows, flat roofs, and some have small balconies. A concrete retaining wall with a metal fence runs along the front of the property. A paved path leads through the grass in the foreground. The sky is blue with light, wispy clouds.

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This housing project will provide high-quality homes for families in a neighborhood in which very few new home ownership opportunities are available.



Questions?