

Planning Commission Staff Report — 220 Harbor Way Mixed-Use Project

Hearing date	June 18, 2026
Applicant	Harborline Partners LLC
Zoning	MU-2 (Mixed Use, Corridor)
General Plan	Downtown Mixed Use
Environmental review	Exempt; infill development project (CEQA Guidelines section 15332)
Recommendation	Approve, subject to the conditions in Attachment 2

Project description

Demolish a vacant single-story commercial building and construct a five-story building with 84 apartments over 6,200 square feet of ground-floor retail, a 96-space podium garage, and a public plaza at the corner of Harbor Way and Riverbend Drive. Thirteen units (15 percent) are reserved for very-low-income households, qualifying the project for a state density bonus.

Key standards

Standard	MU-2 requirement	Proposed
Height	55 ft (68 ft with density bonus)	64 ft
Density	60 units per acre	78 units per acre (bonus)
Parking	1 space per unit near transit	96 spaces
Open space	100 sq ft per unit	112 sq ft per unit
Ground-floor active use	60% of frontage	74% of frontage

Public comment

Staff received 23 written comments: 14 in support (housing need, downtown vitality) and 9 opposed (height, traffic on Riverbend Drive, construction noise). A traffic study found the project adds 31 peak-hour trips with no intersection falling below level of service D.

Jun Park
Planning Director