

Agenda Report

TO: CITY COUNCIL

DATE: JUNE 18, 2001

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE RENOVATION OF THE EXISTING VISTA DEL ARROYO HISTORIC BUNGALOWS AND AN ADDITIONAL 28 NEW UNITS FOR A TOTAL 45 RESIDENTIAL UNITS

RECOMMENDATION:

This report is being provided for information purposes only.

BACKGROUND:

This project summary is being presented to City Council as part of the Predevelopment Plan Review (PPR) guidelines which direct the PPR report for projects of community-wide significance to the City Council for information purposes only. Grand Vista Partners plans to redevelop the Vista Del Arroyo site with a total of 45 residential units. This includes the complete renovation of all eight of the existing bungalows and 28 additional new units. The project site is located within the boundaries of the West Gateway Specific Plan.

PROJECT DESCRIPTION:

The project involves the renovation and reconstruction of eight bungalows into 17 residential units and the construction of an additional 28 court yard units. Access to the project will be from both Arroyo Boulevard and South Grand Avenue. Parking will be provided in three subterranean parking structures with approximately half of the units taking access from Grand Ave and the other half from Arroyo Boulevard. The project is zoned PS (Public and Semi-public) and is located in the Vista Del Arroyo sub-area of the West Gateway Specific Plan. The development standards for the sub-area will be determined through a Planned Development (PD) application.

PPR MEETING SUMMARY:

On May 25, 2001 a PPR meeting for the project was conducted. The purpose of the PPR meeting is to identify the requirements of the various city departments, to give developers direction regarding their projects, and to outline the development schedule. The meeting identified the following discretionary actions and issues:

General Plan Review – The project is consistent with the recommendations of the West Gateway Specific Plan. Two provisions of the Specific Plan are most applicable to this project. The Specific Plan limits density to a maximum of 10 dwelling units per acre for new construction. The site is 2.8 acres which results in an allowable density of 28 net new units. Height is limited to two stories or 35 feet in the level areas of the site. The Specific Plan recommends that projects be reviewed through the Planned Development (PD) process. This process will provide the opportunity to determine appropriateness of the total unit count, historic preservation provisions, setbacks, parking, open space and other development standards.

Environmental Review - An Initial Study would be required for this project to determine if any additional environmental analysis will be necessary.

Design and Historic Preservation – The proposed project involves significant issues relative to both design and historic preservation. The Vista del Arroyo site was included in the National Register for Historic Places in 1981. A preservation covenant recorded in 1988 authorizes the State of California Office of Historic Preservation to approve in writing the demolition of any bungalow as well as plans to alter the exteriors and significant interior spaces of the bungalows.

The project is also subject to both Concept and Final Design Review. The project as proposed rehabilitates all of the existing structure and includes a number of additional court yard style housing units. The Design Commission is likely to examine closely the integration of the new building into the steep slope and the transitions in scale and massing as the building ascends the hillside. The Secretary of the Interior's Standards for Rehabilitation will be applied to reviews of the rehabilitation portion of the project and to the compatibility of the new construction with the existing structures.

Timeline - The following timeline outlines the major stages in the process:

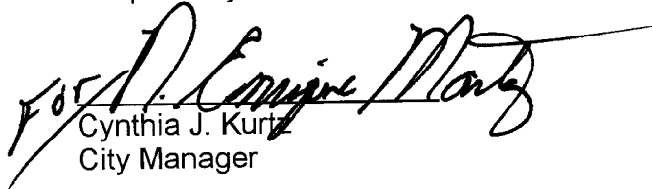
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| 06/01/01 | Applicant reviews project with State Office of Historic Preservation in order to satisfy conditions of the preservation covenant and apply for rehabilitation tax credit. |
| 06/15/01 | Applicant files for Planned Development (PD) Zone Change. |

06/18/01 PPR report to City Council as information item.
07/01/00 Staff prepares and circulates Initial Environmental Study.
08/01/01 Planning Commission Hearing on PD and Environmental Action
09/01/01 City Council Hearing on PD and Environmental Action
09/15/01 Applicant Files for Concept Design Review
10/15/01 Concept Design Review Public Hearing.
11/01/01 Applicant Files for Final Design Review.
12/01/01 Final Design Review.

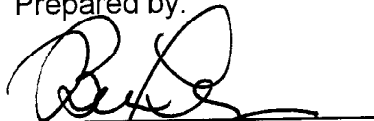
FISCAL IMPACT:

Fees will be required to be paid for the discretionary actions required for the project. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.

Respectfully submitted,


Cynthia J. Kurtz
City Manager

Prepared by:


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Project Manager

Approved by:


Richard J. Bruckner
Director of Planning Development

Attachments:

1. Project Site Plan
2. PPR Comments