

Agenda Report

DATE: JUNE 3, 2002

TO: CITY COUNCIL

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED 52-UNIT CONDOMINIUM PROJECT LOCATED AT THE SOUTHWEST CORNER OF ALTADENA DRIVE AND VILLA STREET

RECOMMENDATION

This report is being provided for information purposes only at this time.

BACKGROUND

This project summary is being presented to the City Council as part of the Predevelopment Plan Review (PPR) guidelines, which directs the PPR report for projects of community-wide significance to the City Council for information purposes only. A proposal has been submitted for the site on the west side of Altadena Drive between Villa Street and Wagner Street to develop a 52-unit condominium project.

PROJECT DESCRIPTION

The size of the project site is approximately 2.5 acres (111,036 square feet). The site contains a vacant 31,674-square foot structure and 135 parking spaces. The existing structure was formerly a Vons supermarket built in 1975. The building has been vacant since 1996 when Vons vacated this site and expanded its store on Colorado and Sierra Madre Boulevards. The project is bound on the west by single-family residences and a fire station, on the east by multi-family residences, a church and commercial offices, on the south by a commercial office and the 210 freeway, and on the north by single-family residences and commercial uses.

The project site is split with two General Plan land use designations, Neighborhood Commercial and Medium Density Residential (0-16 dwelling units/net acre) and with the corresponding zoning of CL SD (Limited Commercial, Sign District Overlay) and RM-16 (Multi-family Residential District, 16 dwelling units/net acre). The CL zoning district

allows for commercial uses and residential uses with a density of 32 dwelling units/net acre.

The project involves a General Plan Amendment and a Zone Change to a Planned Development (PD) to allow a residential project with an average density of 20 units per acre on the site. The development will consist of two- and three-story buildings containing 4 to 9 units each. Each unit includes a two-car garage. The project will also provide for 12 on-grade guest parking spaces.

If the site was developed under the two separate existing zoning districts (RM-16 and CL SD), a total of 52 multi-family dwelling units would be permitted, but the units have to be distributed on the site according to the zoning designations. The RM-16 portion of the parcel would be allowed to contain a maximum of 29 units and the CL, a maximum of 23 units.

Since the site would allow for 52 units, and the averaging of density on the entire site is not allowed under the current code, the developer is requesting a General Plan amendment for the entire parcel from Medium Density Residential (0-16 dwelling units/net acre) and Neighborhood Commercial to Medium-High Density Residential (0-32 dwelling units/net acre) and a zone change from RM-16 (Multi-family Residential District, 16 dwelling units/net acre) and CL SD (Limited Commercial, Sign District Overlay) to Planned Development (PD). The Planned Development will allow for a density of 20 dwelling units/net acre to be distributed throughout the site.

REVIEW OF DISCRETIONARY ACTIONS

The purpose of the PPR process is to identify site-specific requirements of the various city departments to give developers direction regarding their projects. Staff reviewed the project and determined that following actions will be necessary:

General Plan Review: The development proposal is inconsistent with the General Plan land use designation and therefore would require an amendment to the General Plan. Since the averaging of density on the entire site is not allowed under the current code, a zone change to Planned Development would be required to allow for the density of 20 dwelling units/net acre.

Environmental Review: An Initial Environmental Study will be prepared to determine if the proposal would result in a potential significant environmental impact and if an Environmental Impact Report (EIR) would be needed to further evaluate project impacts. A traffic impact analysis will be required to determine if there would be any traffic circulation impacts in the adjacent and surrounding areas.

Design Review: The project is subject to review by the Design Commission. The design review will be a three-step procedure: 1) a preliminary meeting with staff to review the project and site design; 2) Concept (schematic-level) design review; and 3) Final design review.

Affordable Housing: Per Chapter 17.71 of the Pasadena Municipal Code, the project is subject to the Inclusionary Housing Ordinance and will be required to provide three affordable housing units, if a discretionary action is approved before September 13, 2002.

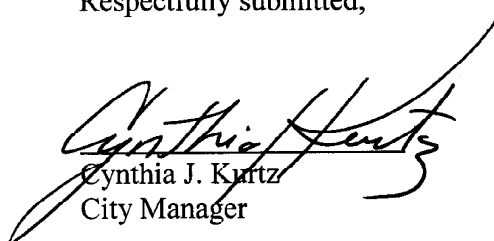
Timeline: The following timeline outlines the major steps in the process.

04/03/2002 PPR meeting between applicant and city department representatives
04/04/2002 Application submitted for General Plan amendment and Zone Change
05/2002 Prepare Initial Environmental Study
06/2002 PPR Review for City Council
06/2002 Neighborhood Meeting
07/2002 Public hearing held by Planning Commission on the General Plan amendment and Zone Change
07/2002 Public hearing held by City Council on the General Plan amendment and Zone Change
08/2002 Public hearing held by Design Commission on Concept Design Review
09/2002 Applicant files for Final Design Review
11/2002 Final Design Review


FISCAL IMPACT

Fees will be required to be paid for the General Plan amendment, zone change (Planned Development), and design review 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,



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