

Agenda Report

DATE: JUNE 17, 2002

TO: CITY COUNCIL

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED PROJECT, "PASADENA PLACE," 149 WEST GREEN STREET. PROPOSAL INCLUDES THE DEMOLITION OF THE EXISTING SURFACE PARKING LOT AND DEVELOPMENT OF A NEW MIXED-USE BUILDING AND SUBTERRANEAN PARKING GARAGE.

RECOMMENDATION:

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

BACKGROUND:

This project summary is being presented to City Council as part of the Predevelopment Plan Review (PPR) guidelines, which directs that a report for projects of community-wide significance be presented to the City Council for information purposes only. Plus Architects submitted a proposal to develop a site on West Green Street within the Central District Specific Plan Area.

PROJECT DESCRIPTION:

The project site is located on the northeast corner of the intersection of Pasadena Avenue and West Green Street. Surrounding land uses include: Martin Alley, a parking lot, and retail uses to the north; a parking lot and commercial building to the south; Pasadena Avenue and the 710 extension to the west, and an office building to the east.

The General Plan designation for the site is the Central District Specific Plan. The Zoning Designation is the CD-1 Zoning District which permits a density of one unit for every 500 square feet of site area. The site area for this development is 15,225 square feet, and is currently developed with a surface parking lot. The project density for this site permits 30 units. With the applied 25 percent density bonus, an additional eight units are permitted for a total of 38 units.

The project proposal is a five-story apartment building with 38 residential apartment units above 8,200 square feet of ground level retail space, and a two level subterranean parking garage with 78 parking spaces. One, two, and three bedroom units are proposed, ranging in size from 935 square feet to 1,350 square feet and occupying 39,725 square feet of floor area. Total gross floor area is 78,200 square feet. Parking and pedestrian access to the building is derived from the Green Street frontage.

The original application submitted for Predevelopment Plan Review (PPR) was revised in response to the PPR comments. The plan revision eliminates a variance condition to exceed the maximum height limit of 52-feet, and to exceed the maximum number of compact parking spaces permitted for this site.

REVIEW OF DISCRETIONARY ACTIONS:

The purpose of the PPR process is to identify the requirements of the various city departments, to give developers direction regarding their projects, and to outline the development schedule. Staff reviewed the following discretionary actions and has determined the following:

General Plan Review: The development proposal is consistent with the goals, policies and objectives of the General Plan's Land Use Element. The Specific Plan, which implements the General Plan in this area, encourages mixed-use housing.

The Central District Specific Plan includes seven targeted sub-areas. The project site, is outside any of these seven target areas, and is located in the "Remaining Areas Within the Central District." The Revised Land Use Element of the General Plan adopted in 1994 allocates 1,600,000 square feet of new non-residential development to this area, including 410,000 square feet of institutional and 1,190,000 square feet of general commercial. Development of 48,300 square feet of institutional is within the allocated amount of square footage for the "Remaining Areas."

Environmental Review: An Initial Study is required for the project. Specifically, staff will evaluate traffic and circulation, aesthetics, district compatibility, consistency with the general plan, and cumulative impacts from other approved projects in the area. The Initial Study will determine the level of environmental documentation required.

Traffic and Transportation Assessment:

A traffic impact analysis will be required for this project to analyze traffic impacts and circulation; parking (both on-street and off-street), and loading/unloading.

In order to provide for future intersection improvements, the applicant will also be required to dedicate to the City the land necessary to provide a 15-foot radius property line corner rounding at the northeast corner of Pasadena Avenue and Green Street. In addition, the existing 14-foot wide alley, Martin Alley, is substandard to provide access for parking and deliveries for the proposed development. In order to improve accessibility, the developers will be required to dedicate to the City a three-foot strip of land along the Martin Alley frontage for street purposes.

Current Planning Assessment: No discretionary action is required.

Design & Historic Preservation Assessment: The project is subject to both concept and final design review. The project appears at this preliminary stage to be carefully designed and generally consistent with the City's site plan and architectural guidelines. The building should have some transitions in scale (e.g., stepbacks). Further consideration should be given to enlarge the interior courtyard to create a usable open space and light source for residents of the project.

Inclusionary Housing: Pursuant to the Inclusionary Housing Ordinance (IHO) this project will require the following:

<u>6% (< 9/13)</u>	<u>15% (9/13>)</u>
2 units	6 units
1 low/1mod	4 low/2 mod

However, the developer is requesting a density bonus, which would require either 3 very low-income units (10%) or 6 low-income units (20%). Developer compliance with the density bonus requirements will meet the IHO requirements.

Cultural Affairs Review: The project is subject to the Public Art Requirement for new development. One percent (1%) of the building valuation must be allocated for public art. Cultural Affairs will review and approve the art program.

TIMELINE:

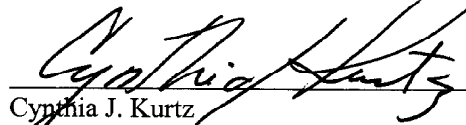
The following schedule outlines the major stages in the process:

- 05/07/02 Initial meeting between applicant and city department representatives
- 06/17/02 PPR report to City Council as an information item
- 06/17/02 Applicant prepares traffic study. Submits findings to Public Works and Transportation Department for review.
- 07/17/02 Staff prepares and circulates Initial Environmental Study.
- 08/26/02 Public hearing held by the Design Commission to adopt the environmental documentation.
- 08/26/02 The Design Commission conducts a public hearing to review the concept design.
- 09/23/02 The Design Commission conducts 50% Advisory Review.
- 11/12/02 The Design Commission conducts Final Design Review.

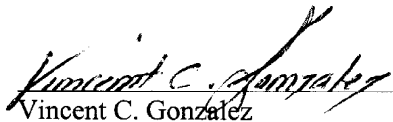
FISCAL IMPACT:

Fees will 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. In addition, the project will generate property tax revenues not currently assessed.


Respectfully submitted,


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Attachments: Project Plans