

Agenda Report

TO: CITY COUNCIL **DATE:** DECEMBER 6, 2004
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR NEW CONSTRUCTION
OF A MIXED-USE PROJECT OF SIXTY-SIX UNITS AT 240 SOUTH
ARROYO PARKWAY

RECOMMENDATION

This report is for information.

BACKGROUND

The City's Predevelopment Plan Review (PPR) guidelines identify projects of "community-wide significance" that are presented to the City Council for informational purposes. The proposed mixed-use project at 240 South Arroyo Parkway, with 66 units, qualifies as a project of community-wide significance.

PROJECT DESCRIPTION

The site of the project is at the southeast corner of South Arroyo Parkway and Cordova Street, across Arroyo Parkway from the Del Mar Gold Line Station. The 0.78-acre site is in the CD-9 (Central District) zoning district. Currently, the L-shaped site has a restaurant (i.e., *Shakers*) and a small, single-story building of offices, with paved parking.

The new construction involves a mixed-use structure of 66 units with ground floor restaurant. The original PPR project description was modified (April 12, 2004) after submittal, reducing the FAR to less than 2.25, to comply with requirements that were anticipated in the Central District Specific Plan. The number of units was also reduced, from 68 to 66. The building is a 4-story, 75,800-square foot structure with fifth-story lofts, facing Arroyo Parkway. The height of the building from Arroyo Parkway is 74 feet to the top of the lofts, with a height of 60 feet to the base of the lofts. There are two courtyards on the second floor. Parking is at ground level and one level of subterranean, with 147 spaces. The architectural design of the mixed-use building is contemporary with references to the International Style.

The developer is Champion Reality LTD (Los Angeles). The architect is Studio One Eleven, of Perkowitz + Ruth Architects (Long Beach).

PPR SUMMARY

General Plan Review: The project is consistent with the objectives and goals of the General Plan.

Environmental: An Initial Study is required.

Zoning: The project was designed and then modified in anticipation of the standards adopted with the Central District Specific Plan, which will be implemented with the revised Zoning Code. With an FAR of 2.24, the project complies with the FAR limit of 2.25. The Specific Plan allows development over 30 percent of the building footprint to exceed the height of 60 feet, up to a height of 75 feet, with approval of the Design Commission. The project is designed to meet this requirement. Additional revisions to comply with the approved Zoning Code have been made in the submittal for concept design review.

Transportation: The developers submitted a traffic impact study and parking analysis, which was approved by the Transportation Department. The project is not subject to the City's Transportation Demand Management/Trip Reduction Ordinance requirements.

Public Works: The applicant shall dedicate land necessary for a 20-foot radius property line corner rounding at the southeast corner of the Arroyo Parkway/Cordova Street intersection and construct improvements, including a wheelchair ramp, for a 25-foot radius curb.

Design: The design guidelines to be used during design review of this project are the City-wide Design Principles (in the Land Use Element of the General Plan) and the Design Guidelines of the Central District Specific Plan.

Cultural Affairs Review: The project is subject to the public art requirement for new development, with 1 percent of the building valuation allocated for public art. The sequence for hiring an art consultant and presenting a proposal to the Arts Commission is coordinated with submittals of applications for design review. A concept art plan has been submitted.

Inclusionary Housing Requirement: The project is subject to the inclusionary housing requirement for 15 percent of the unit total, that is, for 10 units.

Discretionary reviews.

Concept and final design review are the only two discretionary actions that are required for this project. The tree inventory includes no protected trees. A subdivision application is also expected. With approval of the revised Zoning Code, a variance will

not be required for tandem parking serving the residential component of a mixed-use project.

TIMELINE

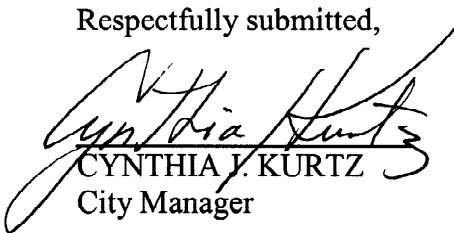
The following schedule outlines the major stages of reviews for this project:

Dates	Activity
05/20/04	Initial PPR meeting between applicant and city staff.
07/14/04	PPR meeting between applicant and city staff.
08/21/04	Applicant files for concept design review.
12/06/04	PPR presentation to City Council.
November 2004	Staff circulates draft Initial Environmental Study and notice of public hearing.
December 2004	Design Commission holds a noticed public hearing for environmental clearance and reviews application for concept design. (Project is contingent on City Council approval of Land Use Element, Central District Specific Plan, and revised Zoning Code.)
February 2005	Design Commission reviews final design review and applicant submits plans for plan check.

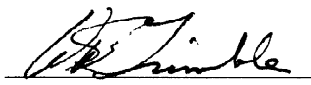
FISCAL IMPACT

The developers will pay fees for the required discretionary actions. The project will also generate plan check and permit fees and construction tax. Additionally, the project will generate increased revenues from property taxes.

Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

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Approved by:


Richard J. Bruckner
Director of Planning & Development

Attachments:

- a) Master Application for 240 South Arroyo Parkway Mixed-Use Project (12/22/03)
- b) Plans and Elevations for 240 South Arroyo Parkway Mixed-Use Project (4/12/04)
- c) PPR Comments from City Staff