

# Agenda Report

**DATE:** JANUARY 12, 2003  
**TO:** CITY COUNCIL  
**FROM:** CYNTHIA J. KURTZ, CITY MANAGER  
**SUBJECT:** PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED MIXED-USE PROJECT AT 220 NORTH LAKE AVENUE

**RECOMMENDATION:**

This report is being provided for information only.

**BACKGROUND:**

This project summary is being presented to the City Council as part of Predevelopment Plan Review (PPR) guidelines, which directs staff to present a PPR report for projects of community-wide significance to the City Council for informational purposes only. The applicant Standard Pacific Homes, with architects Togawa and Smith, have submitted an application for construction of a mixed-use development consisting of offices, retail spaces and 94 residential units, which qualifies as a project of community-wide significance.

**PROJECT DESCRIPTION:**

The project is proposed for a 1.2-acre site on the northeast corner of Lake Avenue and Walnut Street in the Central District. The site includes the entire frontage of Walnut Street between Lake and Mentor Avenues, and the entire frontage of Mentor Avenue between Walnut and Locust Streets. The site has a zoning designation of CD 14 – Central District, North Lake Avenue sub district. The surrounding uses are retail and

office to the north, west, and south, and a mix of multi-family and single family residential structures to the east.

The existing site contains three buildings – a restaurant, a dental office building, and a YWCA office – comprising a total of 23,619 square feet, which are proposed for demolition. None of the buildings have historical or architectural significance. The remainder of the site is comprised of surface parking lots.

The new construction includes a new building of 180,382 square feet with 94 condominium units and 9,200 square feet of retail on the ground floor and 9,200 square feet of office on the second floor at Lake and Walnut. The building is approximately 65 feet and 6 stories in height. The project has 94 one and two bedroom units ranging from 1,050 to 3,180 square feet in size. Two hundred and four parking spaces are provided at ground level and in two subterranean levels. The parking is accessed only from Mentor Avenue.

#### **PREDEVELOPMENT MEETING SUMMARY:**

On December 19, 2003, a pre-development plan review (PPR) meeting for the project was conducted between the applicant and city staff. The purpose of the PPR process is to offer direction to developers about their projects and to present a schedule and sequence for entitlements and permits for the new construction. At the PPR meeting, staff and the applicant and architect reviewed the project and discussed the following issues:

General and Specific Plan Review: The project is consistent with the General Plan, which was amended in August 2001 to permit residential development in this area. The General Plan requires that no more than 50% of the project facing Lake Avenue be residential. The housing unit allotment will come from the "Remaining Areas of the Central District." As currently proposed, the Central District Specific Plan, when adopted by the City Council, will not permit residential development to face Lake Avenue in this area. The project anticipates receiving design review approval or building permits before the effective date of the Central District Specific Plan, which will vest the project under the current rules.

Environmental Review: An Initial Environmental Study will be required. The impacts will be reviewed and the study will determine whether further review is necessary in the form of an Environmental Impact Report, or whether a Negative Declaration or Mitigated Negative Declaration will be prepared. Given the project's size and location, significant traffic and circulation impacts are anticipated. It is not known at this time whether these impacts can be mitigated to a level of insignificance.

Subdivision Review: To create air parcels for condominium purposes, a tentative tract map will be reviewed by City staff and a public hearing will be required before the City's Subdivision Committee.

**Design Review:** The project requires concept and final design review by the Design Commission.

**Public Art Requirement:** The project is subject to the public art requirement and 1% of the total building valuation must be allocated for public art. The sequence for hiring an art consultant and presenting a proposal to the Arts Commission will be coordinated with the submission of applications for design review.

**Street Dedication and Widening Requirements:** The project will be required to dedicate a 3-foot strip of land along Walnut Avenue and to construct a sidewalk to widen the sidewalk from 7' to 10'. On Mentor Avenue, the project will be required to dedicate a 3-foot wide strip along the frontage and construct a reconfiguration of the sidewalk and parkway to allow Mentor Avenue to have parking on both sides of the street. Along Lake Avenue, the project will be set back 12 feet in order to accommodate future widening of Lake Avenue between Walnut and Locust Streets.

**Inclusionary Housing:** The project is subject to the provisions of the City's Inclusionary Housing Ordinance and 15% of the units (14 units) will be required to be made available to moderate income households or the developer can opt to provide: payment in-lieu, off-site units, or land donation.

**TIMELINE:**


December 19, 2003	Pre-development Plan Review Meeting
December 17, 2003	Concept Design Review Application submitted
January 12, 2004	PPR presentation to City Council
January 2004	Staff circulates Initial Environmental Study and Notice of public hearing.
February 2004	Design Commission conducts a public hearing to review concept design and review environmental documentation (if an Environmental Impact Report is not required.)
May 2004	Design Commission conducts a 50% review, if needed, followed by final design review.

**FISCAL IMPACT:** All fees required for the design review process will be paid by the applicant. 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:

  
\_\_\_\_\_  
Laura F. Dahl  
Senior Planner

Approved by:

JEP   
\_\_\_\_\_  
Richard Bruckner  
Director  
Planning & Development Department

- Attachment 1: Project Site Plan and Elevation
- Attachment 2: Predevelopment Plan Review Report