

Agenda Report

TO: CITY COUNCIL **DATE:** September 19, 2005
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR NEW CONSTRUCTION OF
44-WORK/LIVE UNITS WITH GROUND FLOOR COMMERCIAL SPACE
AND TWO LEVELS OF SUBTERREAN PARKING AT 2191 EAST
COLORADO BOULEVARD
PPR #2005-00016

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. An application was submitted for the proposed project at 2191 East Colorado Boulevard for the development of 44 work/live units with ground floor commercial space and falls within the threshold for projects of community-wide significance.

PROJECT DESCRIPTION

The site of the project is at the northwest corner of East Colorado Boulevard and North Grand Oaks Avenue. The 27,200 square foot site is in the East Colorado Boulevard Specific Plan—General Commercial (CG) zoning district. In its existing condition, the site is developed with four structures: one residential unit, two commercial buildings, and a storage building. None of the existing structures is historically significant.

The project is a 45-foot tall 4-story building, occupying 66,546 square feet including 44 work/live units and 4,500 square feet of ground floor retail space. Twenty-one ground-floor parking spaces are located within the building and serve the commercial component. A vehicular ramp accesses the two-subterranean parking levels, providing 152 additional spaces. Vehicular access is from North Grand Oaks Avenue.

The architectural design of the building is contemporary. The rectangular forms of the building give the design a contemporary massing that follows the Citywide Design Principles, which calls on applicants to develop "creative architectural solutions..." that

contribute to the richness and variety of the surrounding environment. The project plans and elevations are included with this report (see Attachment A).

Currently, the developer is opting to pay the affordable housing in-lieu fee.

The developer is Grand Oaks Lofts, LLC. The architect is Andrews + Chapman.

PPR SUMMARY

The department comments confirm that the project is consistent with the General Plan, and with the parking requirements under the new code. They also note a setback on North Grand Oaks Avenue to preserve the canopies of the existing street trees and include a standard requirement from Public Works to submit a sewer-flow study to evaluate the impact of the project on the City's sewer capacity downstream from the site.

DISCRETIONARY REVIEWS

At this stage, the project does not comply with the required development standards. Under the recently approved zoning code, three loading spaces are required. If the plan proceeds as proposed, a Variance would be necessary to deviate from the loading requirements. A Conditional Use Permit is required for the Work/Live units, and the project requires a Minor Conditional Use Permit for tandem parking. The project requires review by the Design Commission. The design guidelines to be used during design review of this project are the Citywide Design Principles (in the Land-use Element of the General Plan) and the East Colorado Boulevard Specific Plan. The project is also subject to the public art requirement for new development, with 1% of the building valuation allocated for public art. The sequence for hiring an art consultant and presenting a proposal to the Arts Commission will be coordinated with submittals of applications for design review.

The City will select a consultant to conduct a traffic analysis. Based on the results of the traffic impact study Transportation Department staff develops appropriate conditions of approval to enhance the transportation system.

In addition, an initial environmental study will be prepared for this project.

TIMELINE

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

Dates	Activity
08/22/05	Meeting between applicant and city staff.
09/19/05	Presentation to City Council.
10/02/05	Applicant files for Initial Study, Variance and Conditional Use Permits
01/09/06	Completion of environmental review for Conditional Use Permit and Variances. If EIR is required, additional time will be necessary.
04/05/06	Public Hearing for Conditional Use Permits and Variances.
04/22/06	Applicant files for concept design review and the Public Art Requirement
06/12/06	The applicant submits plans for plan check.

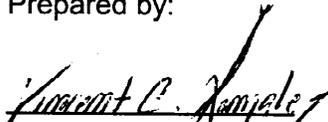
FICAL IMPACT:

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

Respectfully submitted,


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City Manager

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Attachment: Plans and Elevations

**ATTACHMENT A
PLANS AND ELEVATIONS**



