



Agenda Report

August 26, 2019

TO: Honorable Mayor and City Council

FROM: Planning & Community Development Department

SUBJECT: PREDEVELOPMENT PLAN REVIEW OF A MULTI-FAMILY RESIDENTIAL BUILDING PROPOSED AT 213-279 SOUTH EUCLID AVENUE

RECOMMENDATION:

This report is intended to provide information to the City Council, no action is required.

BACKGROUND:

The applicant, Richard Kale on behalf of Euclid Cordova Associates, LLC., has submitted a Predevelopment Plan Review (PPR) application proposing a 70,270 square-foot, three-story, multi-family residential building containing 62-residential units with a 41,985 square-foot subterranean parking garage on one parcel (APN's: 5722-024-117). The 56,586 square-foot project site is a rectangular corner parcel, with Cordova Street to the north and Euclid Avenue to the east. The property is located in the RM-48-HL40 (45), (Multi-Family Residential, City of Gardens, Height Limit Overlay) zoning district. Moreover, the subject property falls within the Central District Specific Plan area, specifically the In-Town Housing sub-area as well as the In-Town Housing Precinct. The property is currently improved with four separate commercial buildings and a surface parking lot that will be demolished and replaced by the proposed project.

Pursuant to Zoning Code Section 17.60.040.C.2.a.(2) (Application Preparation and Filing – Predevelopment Plan Review – Applicability – Mandatory review) a PPR is required for projects consisting of ten or more dwelling units. The purpose of the PPR is to achieve better projects through early consultation between City staff and applicants. The intent is to coordinate the review of projects among City staff and City departments, familiarize applicants with the regulations and procedures that apply to the projects, and avoid significant investment in the design of a project without preliminary input from City staff. In addition, the purpose is to identify issues that may arise during review of the project, provide opportunities for discussion about the project and an exchange of information on potential issues between the City staff and the applicants, and inform the City Council and the public of proposed development projects defined in the administrative guidelines to be of communitywide significance.

A project is categorized as a project of communitywide significance if it consists of: 1) more than 50,000 square feet of gross floor area with one discretionary action; or 2) 50 or more housing units; or 3) any project determined by the Planning Director to be of major importance to the City. Projects of communitywide significance are presented to the City Council for informational purposes. The proposed project consists of more than 50 housing units and qualifies as a project of communitywide significance.

This report provides a project description, identifies the anticipated entitlement and environmental review processes, and summarizes key areas of concern regarding Zoning Code and General Plan compliance.

PROJECT SUMMARY:

The applicant proposes the demolition of four existing one-story commercial buildings and construction of the following:

- Two-to-three-story, multi-family residential building with a proposed height up to 45 feet, with height averaging
- 62 dwelling units for sale and rent, with six low-income units and six moderate-income units
- 70,270 gross square feet (FAR – 1.24)
- 99 parking spaces in a one-level subterranean garage

Figure 1: Aerial View



Figure 2: Proposed Site Plan

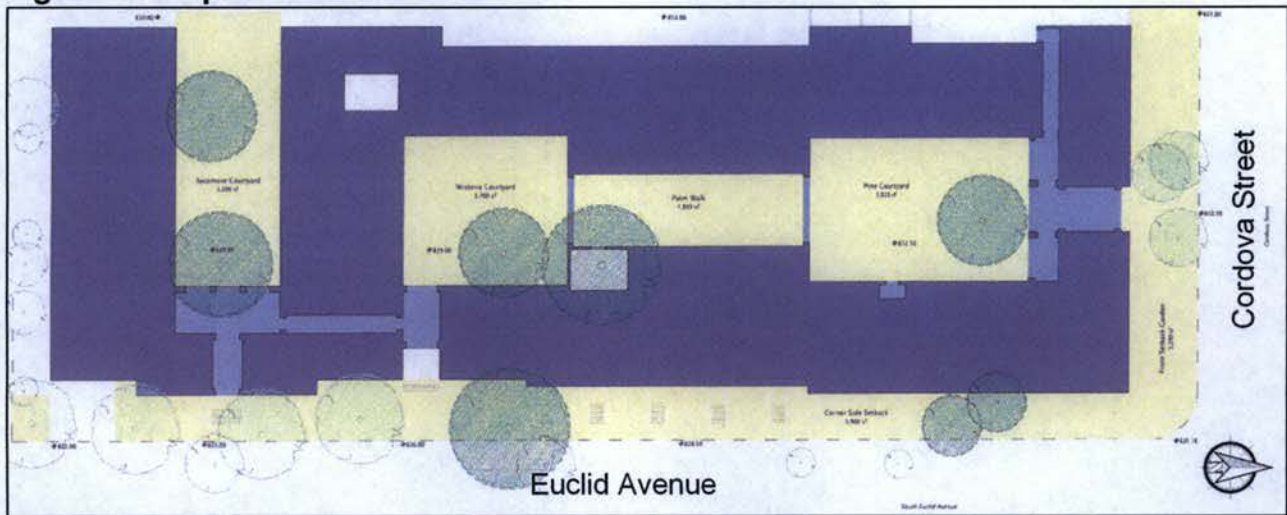


Figure 3: Cordova Street Elevation (Preliminary Only)



Figure 4: Euclid Avenue Elevation (Preliminary Only)



PREDEVELOPMENT PLAN REVIEW COMMENTS:

All applicable City departments reviewed the project as part of the PPR and provided comments that are included in Attachment A. The City's Design Commission also conducted a preliminary consultation and provided comments. A summary of these comments is provided. Notable Planning related standards/comments are discussed below.

Context and Compatibility

The proposed project consists of the construction of a new two-to-three story, multi-family residential project with 62-units and subterranean parking; no density bonus is proposed. Based on the size of the site, 56,586 square feet, the maximum allowable density is 62 units, consistent with the General Plan residential density of 48 dwelling units per acre.

The High Density Residential land use designation prohibits non-residential uses, and makes reference to design features from "City of Gardens" projects. Thus, the proposed multi-family residential use and proposed design features are consistent with the General Plan land use designation. Community Planning has noted several General Plan policies that are relevant to the proposed project, which are provided in the PPR comments provided in Attachment A of this report.

The surrounding context consists of higher density multi-family residential and medium-scaled commercial development, with most developments reflecting contemporary architectural styles. The scale of the proposed project is generally compatible with the context.

The maximum building height is 40 feet and may be increased up to 45 feet using height averaging. Height averaging requires Design Commission approval and findings to be made. The project proposes heights between 35 feet to 45 feet, utilizing height averaging for 30 percent of the building. The proposed massing, with a combination of pitched and flat roofs, is consistent with the surrounding context. As noted in the PPR comments provided by Design and Historic Preservation, further consideration should be given to soften the blocky appearance of the building mass by significantly articulating the facades and building volumes.

Discretionary Entitlements

Multi-family residential projects are permitted by right at the subject site. However, the project is subject to Design Review as described below. Additionally, once the project completes the Design Review process, the applicant may opt to submit a Tentative Tract Map application, if for sale units are proposed.

Design Review

New construction consisting of ten or more dwelling units is subject to Design Review before the Design Commission. Therefore, the project is subject to three stages of review: 1) Preliminary Consultation; 2) Concept Design; and 3) Final Design. The project completed the Preliminary Consultation process on June 28, 2019. The applicant received preliminary advisory comments on the design, which are provided in Attachment B of this report. The project will be reviewed by the Design Commission through the Concept and Final Design Review process at dates to be determined.

Tentative Tract Map

The proposal specifies a portion of the multi-family residential units will be for sale (ownership). The creation of ownership units requires approval of a Tentative Tract Map (TTM) application. This application is reviewed by a Hearing Officer and would occur after the design review is complete.

Environmental Review

This project will be subject to the provisions of the California Environmental Quality Act (CEQA). According to the Department of Transportation, based on the information submitted with the PPR, a traffic analysis would be required. Additional technical studies (i.e. noise, air quality) may also be necessary to complete the appropriate CEQA analysis for the project.

NEXT STEPS:

Public hearings before the Design Commission are necessary in order to carry out the proposed project. If the applicant pursues a Tentative Tract Map, a subsequent hearing before the Hearing Officer will also be necessary. Environmental review of this project will occur consistent with the requirements of the California Environmental Quality Act (CEQA). The following identifies the steps in the review process:

- Environmental review;
- Design Commission review (Concept and Final); and
- Processing of Tentative Tract Map (if for sale units are provided).

FISCAL IMPACT:

This report is for information only and will not result in any fiscal impact.

Respectfully submitted,



DAVID M. REYES
Director of Planning & Community
Development

Prepared by:



Kristen Johnston
Planner

Concurred by:



Talya Mirzakhani
Principal Planner/Zoning Administrator

Approved by:



STEVE MERMELL
City Manager

Attachments: (4)

- Attachment A – Table 1: Project Characteristics
- Attachment B – Preliminary Consultation Design Review Comments
- Attachment C – Predevelopment Plan Review Comments to Applicant
- Attachment D – Predevelopment Plan Review Plans