



Planning & Community Development Department

590 South Fair Oaks Avenue Predevelopment Plan Review

City Council Meeting
February 24, 2020





Predevelopment Plan Review

Planning & Community Development Department

- **Projects of Communitywide Significance:**
 - > Projects greater than 50,000 square feet in size with at least one discretionary action; or
 - > Projects with 50 or more housing units
- Proposed project with a new four-story 100,000 square-foot medical office building.
- Informational Only – No Action Required



Project Description

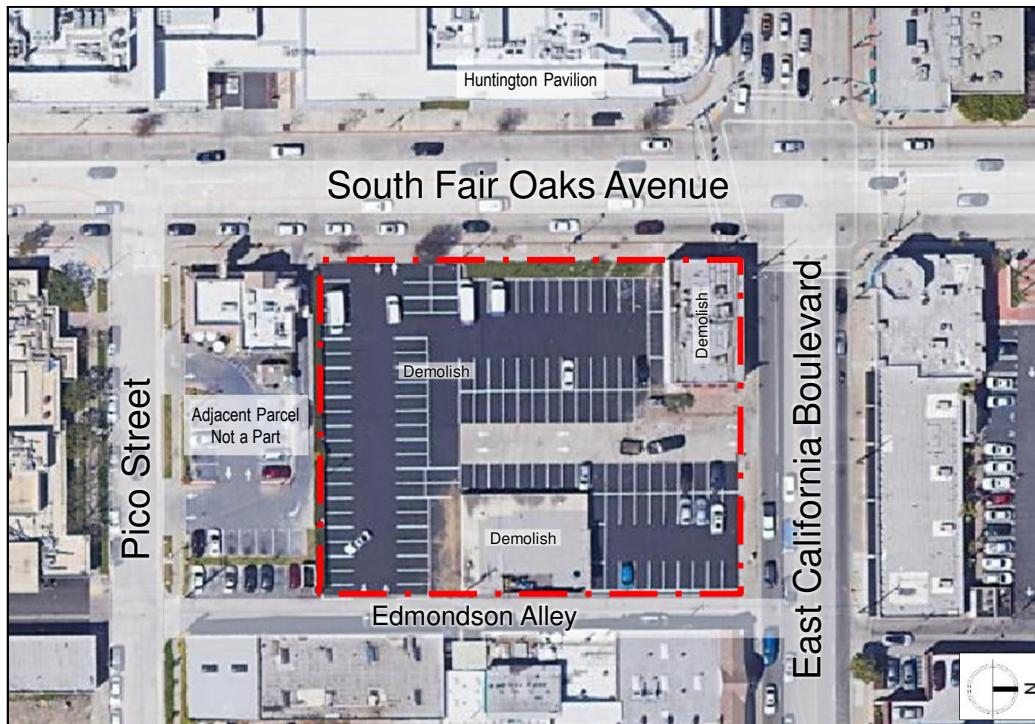
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- **Project:**
 - > Demolition of two, one-story commercial buildings and surface parking lot;
 - > Construction of a 100,000 square-foot, four-story medical office building with a proposed height of 56 feet;
 - > 184 parking spaces in a two-level subterranean parking garage.



Project Location

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Subject Site

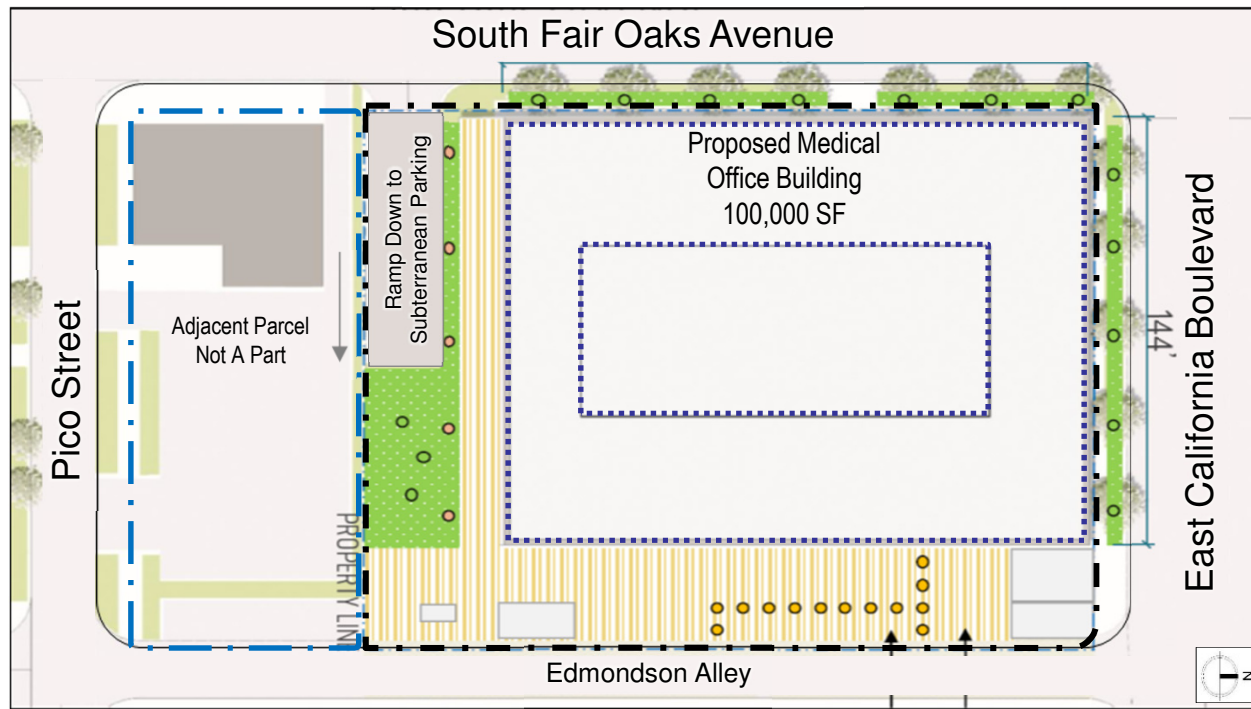
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- **Site Information**
 - > IG-SP2 (Industrial General, South Fair Oaks Specific Plan) zoning district;
 - > Site Size: 42,090 square feet (combined)
 - > Site currently occupied by two commercial buildings and surface parking.



Proposed Site Plan

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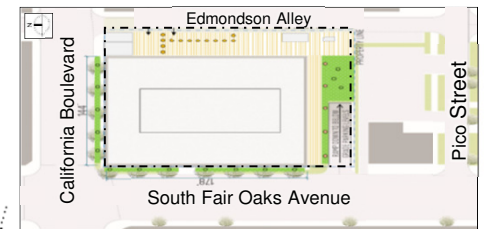


Rendering

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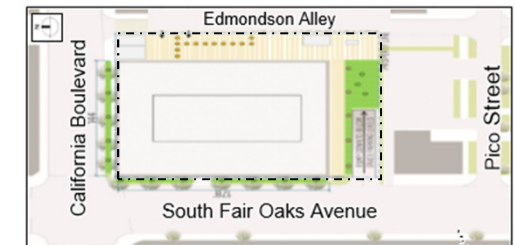
View southeast, from California Blvd. & South Fair Oaks Ave.





Rendering

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View northwest, mid-block on South Fair Oaks Ave.



Planning PPR Comments

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- Key development standards inconsistent with IG-SP2 zoning district:

Standard	Proposed	IG-SP2 Requirement
Parking	184 parking spaces	320 parking spaces
Height	56 feet	45 feet



Parking

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- **Parking**
 - Medical Office parking requirement: 4 spaces/1,000 sq. ft.
 - Required TOD reductions 10-20%
 - Applicable parking requirement: minimum 320 to maximum 360
 - 184 parking spaces proposed
 - PMC Section 17.50.340.D.2 allows reduced parking through a parking demand study and approval of a Minor Conditional Use Permit.



Height

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- **Height**
 - Maximum allowed height: 45 feet
 - Proposed Height: 56 feet
 - Additional height (11 feet) could not be approved unless applicant obtains approval of one of the following:
 - 1) Variance; or
 - 2) Specific Plan Amendment and associated Zoning Code Text Amendment



Height

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Specific Plan

• Height Bonus

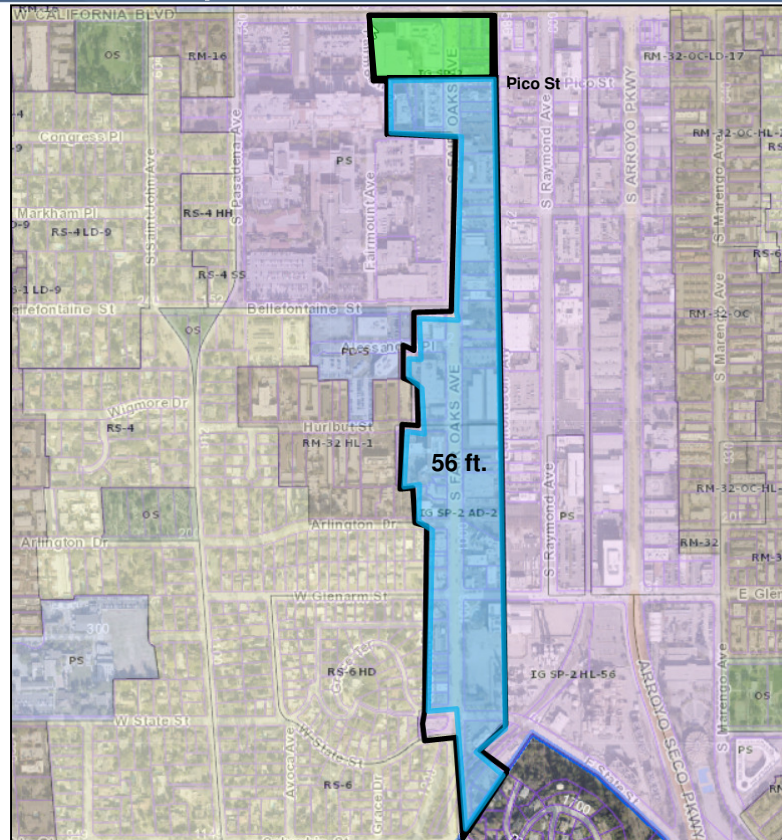
In order to provide an incentive to tech-based businesses, an 11 foot height bonus shall be provided to certain land uses which abut Fair Oaks Avenue south of Pico Street and which do not abut residentially zoned property. These land use classifications are: offices, business and professional; offices, medical; laboratories, and industry, restricted.

Zoning Code

17.35.050 - SP-2 Development Incentives

The following development incentives apply only to the following land uses: offices, business and professional; offices, medical; laboratories; and industry, restricted.

- New construction over 25,000 square feet to 75,000 square feet. New construction that exceeds 25,000 square feet but is less than or equal to 75,000 square feet of gross floor area need not comply with the Conditional Use Permit requirement of Note #9 of Land Use Table 2-3.
- New construction over 75,000 square feet. New construction that exceeds 75,000 square feet of gross floor area shall require a Conditional Use Permit. The Planning Commission shall be the initial review authority with the City Council serving as the appeal authority. See Section 17.61.050J for additional requirements.
- Height bonus. For parcels that abut Fair Oaks Avenue south of Pico Street but do not abut a residential use, the maximum height shall not exceed 56 feet.





Next Steps

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- > Applicant submits necessary applications;
- > Conduct environmental review per CEQA;
- > Conduct associated public hearings;
- > Conduct public hearings before the Design Commission for Preliminary Consultation, Concept and Final design approvals.



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