

**710-738 N. FAIR OAKS AVENUE &
19-25 E. ORANGE GROVE BOULEVARD
PREDEVELOPMENT PLAN REVIEW**

City Council
January 11, 2021





Predevelopment Plan Review (PPR)

Planning & Community Development Department

- Purpose of PPR is to achieve better projects through early consultation between City staff and applicants.
- 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; or
 - > Projects determined by Planning Director to be of major importance.
- Informational Only – No Action Required



Project Description

Planning & Community Development Department

- Demolish all on-site improvements
- Construction of:
 - > Three-story mixed use project
 - 70 units
 - » 69 units: Supportive Housing for homeless seniors
 - » 1 manager's unit
 - Ground floor commercial space
 - » 2,200 square feet
 - 37-space surface parking lot



Project Location

Planning & Community Development Department





Site Plan

Planning & Community Development Department





Fair Oaks & Orange Grove Perspective

Planning & Community Development Department



Orange Grove Perspective

Planning & Community Development Department





Overhead Perspective

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Current Planning PPR Comments

Planning & Community Development Department

Standard	Requirement/Allowed	Proposed
Floor Area Ratio (FAR)	2.25	1.48
Residential Units	44	70 *
Height	36 feet	~ 36 feet
Parking	Residential: 42 Commercial: 7-22 varies by use	17 residential * 20 commercial
Open Space	10,500 square feet	12,000 square feet

* Density Bonus: Per State law, for projects that are 100 percent affordable, exclusive of manager's unit, and located within one-half mile of a major transit stop, shall have no maximum density and no residential parking requirement.



Entitlement Process/Next Steps

Planning & Community Development Department

- **Design Review (Design Commission)**
 - > Preliminary Consultation
 - > Concept Design Review
 - > Final Design Review
- **Environmental Review will occur during Concept Design Review**

**710-738 N. FAIR OAKS AVENUE &
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PREDEVELOPMENT PLAN REVIEW**

City Council
December 14, 2020

