

Agenda Report

February 1, 2021

TO: Honorable Mayor and City Council
FROM: Planning & Community Development Department
SUBJECT: PREDEVELOPMENT PLAN REVIEW OF A COMMERCIAL BUILDING PROPOSED AT 758 & 766 SOUTH FAIR OAKS AVENUE

RECOMMENDATION:

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

BACKGROUND:

The applicant, Thai Dinh, on behalf of Collis P. & Howard Huntington Memorial Hospital, has submitted a Predevelopment Plan Review (PPR) application proposing a 100,285 square-foot, four-story medical office building with a two-level subterranean parking garage, encompassing two contiguous parcels (AINs: 5720-003-016 and 5720-003-018). The 42,688 square-foot project site is a rectangular corner site, bordered by South Fair Oaks Avenue to the west and East Fillmore Street to the north. The property is located in the IG-SP2 (Industrial General, South Fair Oaks Specific Plan) zoning district. The site is improved with one single-story, 18,250 square-foot, commercial building, and a surface parking lot that will be demolished to accommodate the proposed project.

Pursuant to Zoning Code Section 17.60.040.C.2.a.(4) (Application Preparation and Filing – Predevelopment Plan Review – Applicability – Mandatory review) a PPR is required for projects involving new construction of more than 25,000 square feet of nonresidential gross floor area. 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 regulations and procedures that apply to the project, 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 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 involves the construction of a 100,285 square-foot commercial building 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 one, existing one-story commercial building and construction of the following:

- A four-story, 100,825 square-foot medical office building with a proposed height of 56 feet;
- 183 parking spaces in a two-level subterranean parking garage.

Figure 1: Aerial View

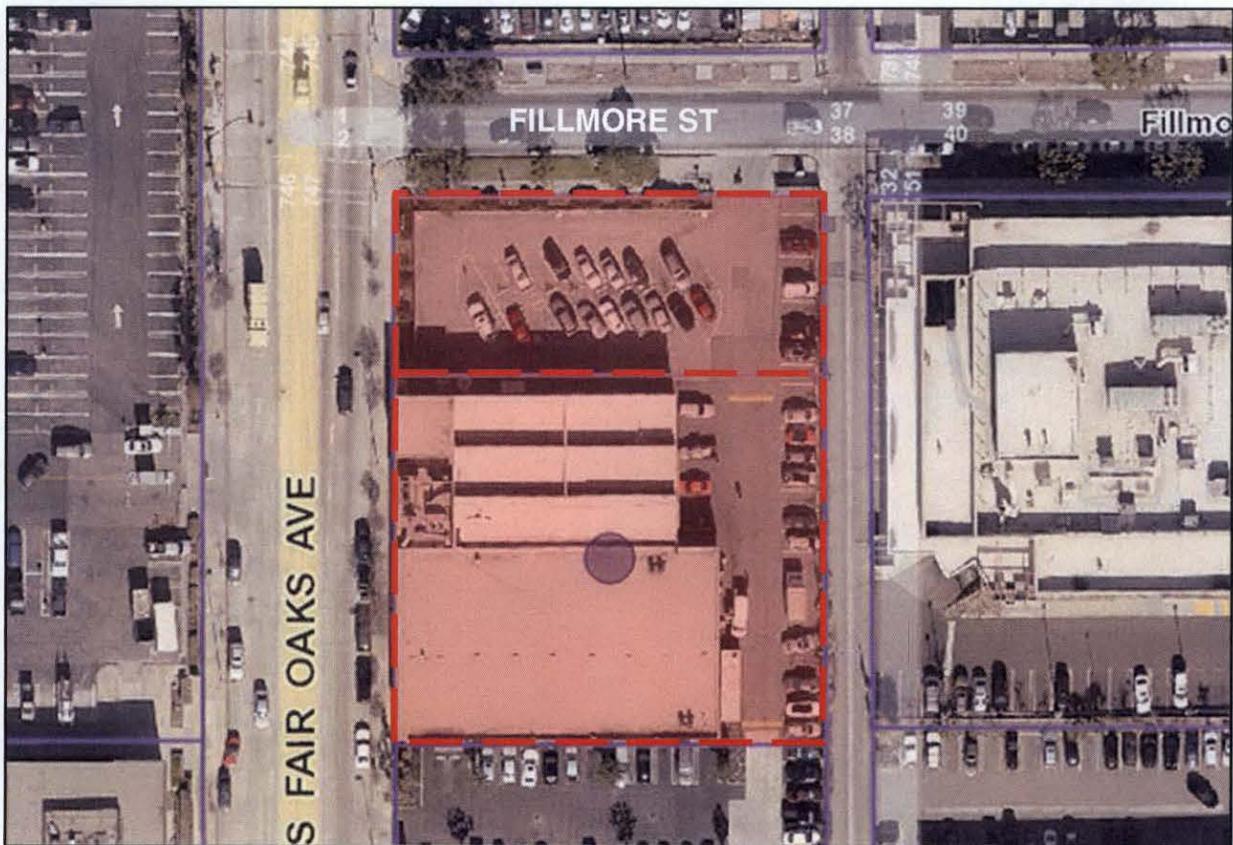


Figure 2: Proposed Site Plan

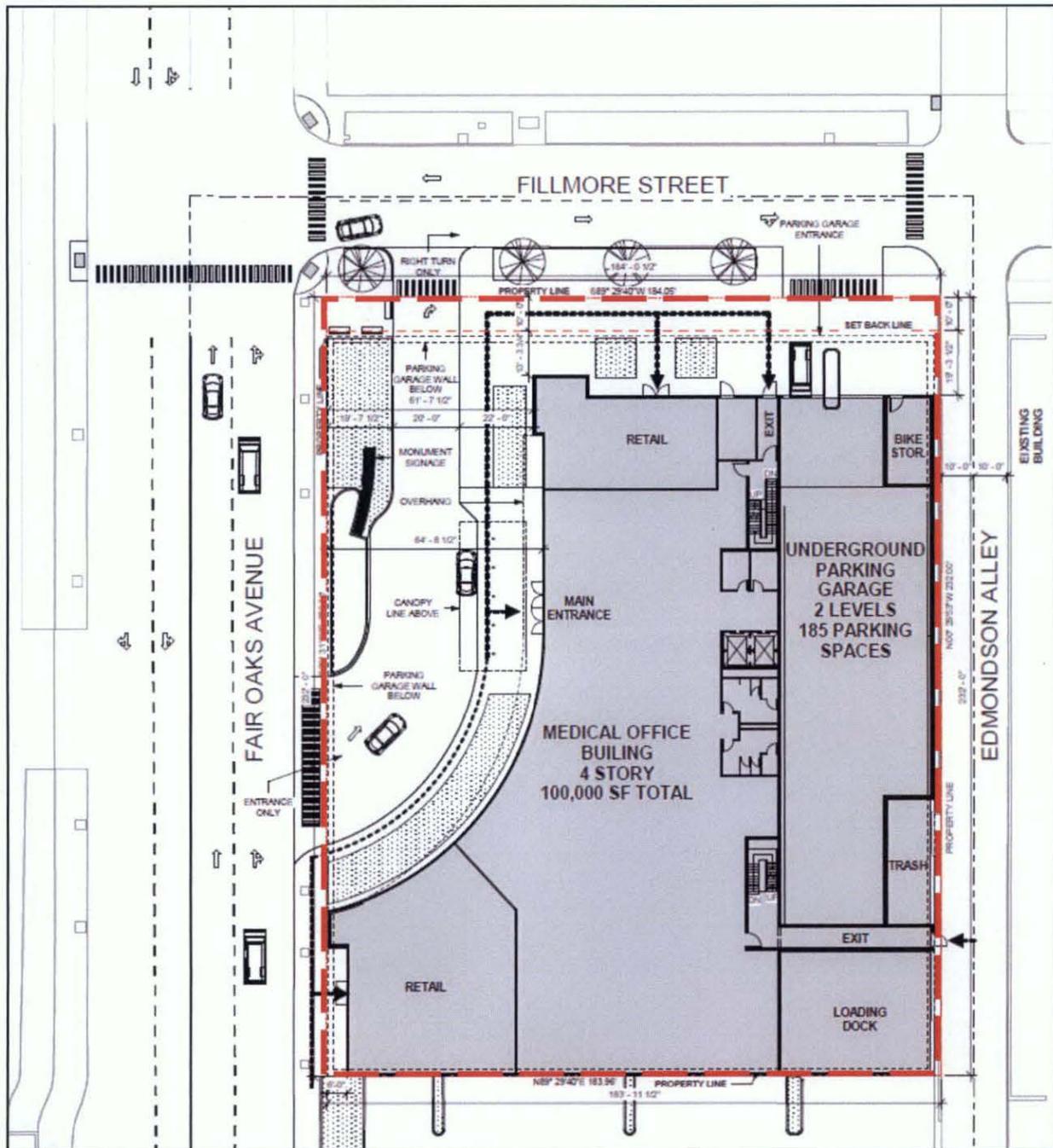


Figure 3: North Elevation (Preliminary Only)

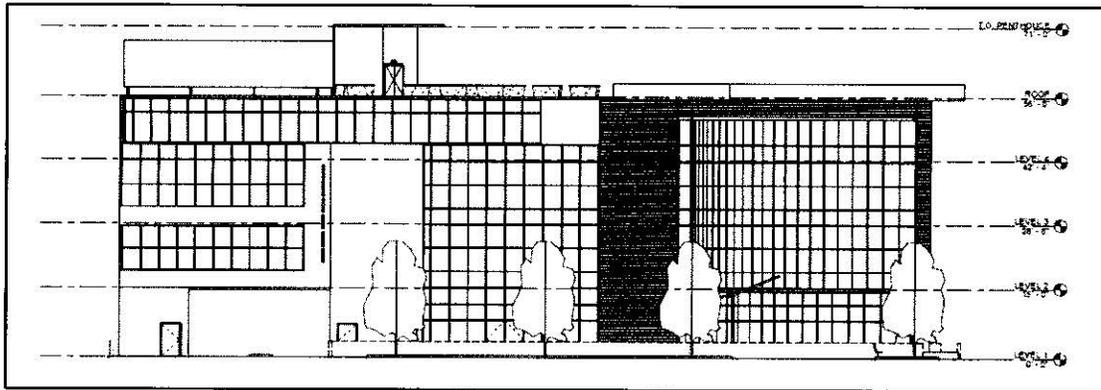


Figure 4: East Elevation (Preliminary Only)

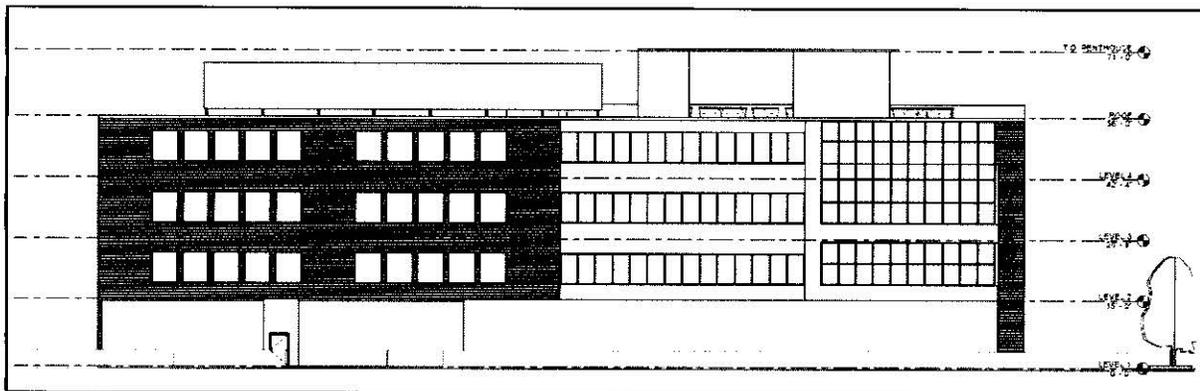


Figure 5: Fillmore St and Fair Oaks Ave Elevation (Preliminary Only)



PREDEVELOPMENT PLAN REVIEW ANALYSIS:

All applicable City departments reviewed the project as part of the PPR and provided comments that are included in Attachment A. Notable Planning related standards and comments are discussed below.

Context and Compatibility

The proposed project includes the construction of a 100,285 square-foot, four-story, medical office building with two-levels of subterranean parking providing 183 parking spaces. The project, as proposed, would not be consistent with the following development standards as provided in the Zoning Code for the IG-SP2 zoning district:

Table 1:

Development Standard	Proposed	IG-SP2 Requirement
Number of Driveways on Fillmore	2	1
Parking	183 spaces	320 spaces**

**With 20% TOD parking reduction

The surrounding context consists of medium to high mixed-use commercial development, two-to-three stories in height. The scale of the proposed project is generally compatible with the context. Per the Zoning Code Section 17.35.050 (Development Incentives), a height bonus is applicable to parcels that abut Fair Oaks Avenue south of Pico Street. Given the subject site is located south of Pico Street, the project is able to utilize the height bonus. Therefore, the proposed project is subject to the maximum allowed height of 56 feet. The project proposes a building height of 56 feet and complies with the height requirement.

Massing and Scale

Pursuant to Section 17.35.040(A) of the Zoning Code, proposed development and new land uses shall comply with the development standards of the base district, except that floor area ratio (FAR) and commercial frontage and façade standards shall not be applicable within the South Fair Oaks Specific Plan. The General Plan Land Use Diagram establishes the maximum FAR for the site as 3.0. The proposed FAR of 2.35 is below the 3.0 maximum established by the General Plan.

A medical office land use is required to provide four parking spaces per 1,000 square feet of gross floor area. As proposed, the 100,285 square-foot medical office building is required to provide 400 parking spaces. The subject site is located within the Transit-Oriented Development Area, a quarter-mile from the Fillmore Station. In this location, the Zoning Code requires that the minimum number of required off-street parking spaces be reduced by 10 percent, with an optional reduction of up to 20 percent for nonresidential land uses. With the 10 percent required reduction of parking spaces, the maximum allowed number of parking spaces is 360 parking spaces. With the optional 20 percent reduction, parking can be reduced to 320 parking spaces.

As noted in Table 1, the project proposes 183 parking spaces, which results in a deficiency of 136 parking spaces. However, pursuant to Section 17.50.340(D)(c) of the Zoning Code, the parking requirements may be further reduced through a parking demand study and approval of a Minor Conditional Use Permit.

Within the South Fair Oaks Specific Plan, a maximum of one driveway is permitted for sites with less than 200 feet of street frontage. There shall be no more than two driveways for sites with 200 feet or more of street frontage. The property line along Fillmore Street is 184.05', therefore one driveway is permitted along that street frontage. The project proposes one one-way driveway entering from South Fair Oaks Avenue providing vehicular access to a patient drop-off area and exiting onto Fillmore Street. Additionally, one two-way driveway providing access to the subterranean parking garage is proposed along Fillmore Street. As a result, two driveways are proposed along Fillmore Street, exceeding the maximum number permitted.

Development Capacities

The 2015 General Plan established caps for residential and non-residential development in each of the specific plan areas. The original allocated development capacities for the South Fair Oaks Specific Plan included 80 residential units and 988,000 square feet of non-residential development. As of November 3, 2020, the remaining balance in allocated development capacities are 785 residential units and 909,820 square feet of non-residential development. The project proposes net new construction of approximately 100,285 square feet of non-residential development, which is within the remaining development intensities.

ENTITLEMENT PROCESS:

Conditional Use Permit

Pursuant to Section 17.35.050(B) of the Zoning Code, new construction of medical offices in exceedance of 75,000 square feet of gross floor area shall require a Conditional Use Permit (CUP). The Planning Commission shall be the initial review authority for the CUP, with the City Council serving as the appeal authority. In conjunction with the CUP application, the project, as proposed, would require a Minor Conditional Use Permit to allow further reduction of the required parking, a Variance to exceed the number of driveways along Fillmore St, and a Tentative Parcel Map application to consolidate the two-parcels.

Design Review

New construction greater than 25,000 square feet is subject to Design Review before the Design Commission. The project is subject to three stages of review: 1) Preliminary Consultation; 2) Concept (schematic-level) Design; and 3) Final Design.

The project was reviewed, and comments were provided, by the Design Commission through the Preliminary Consultation process on November 17, 2020 (Attachment B).

ENVIRONMENTAL REVIEW:

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

NEXT STEPS:

Public hearings are required for the Conditional Use Permit, Minor Conditional Use Permit, Variance, and Tentative Parcel Map, with the Planning Commission serving as the initial review authority and the City Council as the appeal authority. Furthermore,

environmental review of this project will occur consistent with the requirements of the California Environmental Quality Act.

Therefore, the following identifies the steps in the review process:

- Applicant submits Conditional Use Permit, Minor Conditional Use Permit, Variance and Tentative Parcel Map applications;
- Conduct environmental review per CEQA;
- Conduct a noticed public hearing before the Planning Commission; and
- Conduct Design Review.

FISCAL IMPACT:

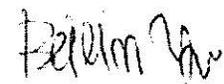
This report is for information only and will not result in any fiscal impact.

Respectfully submitted,



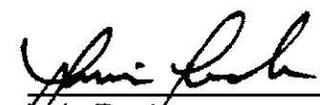
DAVID M. REYES
Director of Planning & Community
Development

Prepared by:



Beilin Yu
Senior Planner

Concurred by:



Luis Rocha
Zoning Administrator

Approved by:



STEVE MERMELL
City Manager

Attachments: (3)

- Attachment A – Predevelopment Plan Review Comments Provided to Applicant
- Attachment B – Preliminary Consultation Design Review Comments
- Attachment C – Project Summary Table of Development Standards
- Attachment D – Predevelopment Plan Review Plans