

Agenda Report

TO: CITY COUNCIL

DATE: APRIL 5, 1999

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE RAYMOND THEATER PROJECT (129-155 North Raymond Avenue)

RECOMMENDATION:

This report is being provided for information purposes only at this time.

BACKGROUND:

This project summary is being presented to City Council as part of the amended Predevelopment Plan Review (PPR) guidelines which directs the PPR report for projects of community-wide significance to the City Council for acceptance. The Raymond Theater project qualifies as a project of community wide significance because it is a project greater than 100,000 square feet of gross floor area with two or more discretionary actions in a non- residential zoning district.

Buchanan Perkins LTD Partnership, Buchanan/Symonds LTD. Partnership has submitted an application to construct a 112,122 square foot mixed used (residential and commercial) project on three parcels (See Attachment A) in the Central District (CD-15) zoning district. The parcels are bounded by Holly Street to the south, Raymond Avenue to the east, Electronic Alley to the west and Pacific Place to the north.

Parcel A is currently vacant and is used for parking. Parcel B is currently occupied by the Raymond Theater. Parcel C is currently occupied by a commercial structure. The existing parking lot (parcel A) will be removed to accommodate the new construction. The interior of the theater (parcel B) will be demolished to accommodate the proposed residential, parking, and commercial uses. The existing structure located on parcel C will be demolished to accommodate the new construction.

The project will consist of ninety-nine (99) residential units (75 two bedroom and 24 one bedroom), 12,204 square feet of ground floor commercial space, and 197 on site parking spaces. The architectural firm in charge of designing the project is Alex P. Tan Architects.

PPR MEETING SUMMARY

On February 24, 1999, a PPR meeting for the project was conducted. The purpose of the PPR meeting is to identify the requirements of the various city departments, to give developers direction regarding their projects, and to outline the development schedule. The meeting identified the following discretionary actions and required finding.

<u>Action</u>	<u>Reason</u>
Variance for height	The development is 60 feet high which exceeds the 56-foot height limit of the CD-15 zoning district.
Variance for max. stories	The development is six stories which exceeds the four-story restriction in the CD-15 zoning district.
Variance for tandem parking	The development proposes tandem parking which is not permitted.
Variance for setback	The development's proposed site alignment with the Raymond Theater does not comply with the zoning setback map which does not permit a building setback in this area.
Design Review	New construction greater than 50,000 square feet located in the CD-15 zoning district is subject to Design Review.
Environmental Impact Report	The demolition of the interior of the Raymond Theater may trigger the need for an EIR if it is found impacts are not adequately mitigated.
Redevelopment Plan compliance	A finding of compliance with the purposes and permitted uses of the Downtown Redevelopment Project Area will be required.

The following timeline outlines the major stages in the process.

Feb. 24, 1999	PPR meeting with applicant and City Department representatives
Apr. 5, 1999	PPR report to the City Council as an information item
Mar. 31, 1999	Applicant files for Planning & Permitting Department discretionary actions
June 2 1999*	Public hearing before the Zoning Hearing Officer Initial Study & Variances

June 14, 1999* Public hearing (Concept Review) before the Design Commission
Design Review

Aug. 9, 1999* Public hearing (Final Review) before the Design Commission
Design Review

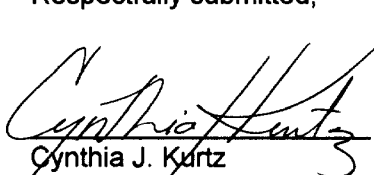
Sept. 1999* Plan check submittal

** This date could be extended from two to three months if an environmental impact report is required.*

FISCAL IMPACT

The applicant has paid all the fees applicable to the City for Predevelopment Plan Review. Additional fees will be required for the discretionary actions (zoning and design review). In addition, the applicant will be required to pay fees for plan check. It has not been determined at this point what those fees would amount to.

Respectfully submitted,


Cynthia J. Kurtz
City Manager

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Case Manager

Approved by:


Darrell L. Lewis
Director of Planning and Permitting

Attachments

- A. Project site plan
- B. Predevelopment plan review comments