

Agenda Report

DATE: JANUARY 10, 2000
TO: CITY COUNCIL
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED 140
UNIT APARTMENT BUILDING AT 290 NORTH HUDSON AVENUE.

RECOMMENDATION:

This report is being provided for information purposes only.

BACKGROUND:

This project summary is being presented to City Council as part of the Predevelopment Plan Review (PPR) guidelines that direct the PPR report for projects of community-wide significance to the City Council for information purposes only. Operating Engineers Fund, Inc. has submitted a proposal to construct a five-story 140 dwelling unit apartment structure over two levels of subterranean parking. The project site is located within the Central District Specific Plan.

PROJECT DESCRIPTION:

Operating Engineers Fund, Inc. proposes to construct a five-story 140 dwelling unit apartment structure over two levels of subterranean parking garage. The site is zoned CD14 (Central District) with a six-story height limit. The site is located in subdistrict 5a of the Central District Specific Plan. In April 1999, the General Plan was amended to allow residential development in this subdistrict on parcels that do not front on Lake Avenue and the 210 freeway. The General Plan allows a density of 87 units per acre. The proposed units are described as "luxury apartments" and will range in size from 620 square feet studios to 1213 square feet three bedroom two bath units. The project will exceed code required parking.

PPR MEETING SUMMARY:

On December 8, 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 issues:

General Plan Review – The development proposal submitted Operating Engineers Trust Fund, Inc. is consistent with the goals, policies and objectives of the General Plan's Land Use Element. The project site is located within the Central District Specific Plan, which recently amended the General Plan to allow residential use.

Environmental Review - An Initial Study would be required for this project. Specifically, staff would be evaluating potential on and off-street parking, loading and circulation related issues. The Initial Study would determine what level of environmental documentation the project would require.

Conditional Use Permit/Variance - The project **does not** need a conditional use permit since it is a residential project. The project as submitted requires no variances.

Cultural Affairs Review – The project will is exempt from the Public Art Requirement for new development.

Design Review – The only discretionary act this project requires is design review and because of this, the Design Commission will act as the City's lead agency to review the Initial Environmental Study and adopt any proposed environmental mitigation measures. The project and will be subject to both Concept and Final Design Review. The project appears, at this preliminary stage, to be carefully designed and complies with many of the City's design principles. The immediately surrounding buildings consist of a variety of commercial styles ranging from Contemporary to Post-Modern. The proposed hybrid design appears to be compatible with these eclectic surroundings.

Timeline - The following timeline outlines the major stages in the process:

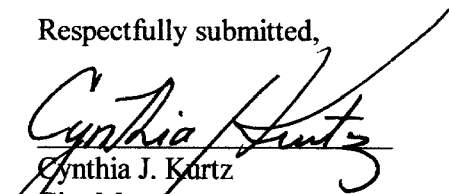
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| 12/08/99 | PPR meeting between applicant and city department representatives. |
| 01/03/00 | Applicant files for Concept Design Review and Public Notice Requirements. |
| 01/10/00 | PPR report to City Council as information item. |
| 02/01/00 | Staff prepares and circulates Initial Environmental Study. |
| 02/28/00 | Concept Design Review, in a public hearing, before the Design Commission. |

- 03/01/00 Applicant may submit to Plan Check for the structural and fire corrections (if any) while the final design review is nearing completion.
- 04/03/00 Applicant files for Final Design Review.
- 04/24/00 Final Design Review.

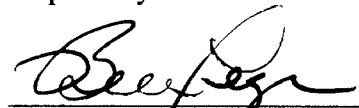
FISCAL IMPACT:

Fees will be required to be paid for the discretionary actions required for the project. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.

Respectfully submitted,


Cynthia J. Kurtz
City Manager

Prepared by:


Brian C. League
Project Planner

Approved by:


Darrell L. Lewis
Director of Planning & Permitting

Attachments:

1. Project Site Plan
2. PPR Comments