

Agenda Report

TO: CITY COUNCIL

DATE: JANUARY 24, 2000

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE DEMOLITION OF MULTIPLE STRUCTURES, RELOCATION OF A VICTORIAN RESIDENCE AND CONSTRUCTION OF 140 AFFORDABLE SENIOR HOUSING UNITS AT 790 NORTH FAIR OAKS AVE.

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 which directs the PPR report for projects of community-wide significance to the City Council for information purposes only. Urban Development Company plans to redevelop an approximately two-acre site in the Northwest portion of the City with 140 affordable senior apartments and a supporting commercial development. The project site is located within the boundaries of the proposed Fair Oaks/Orange Grove Specific Plan.

PROJECT DESCRIPTION:

The project involves the demolition of two small commercial buildings, two multiple family residential buildings, a fast food restaurant and two industrial buildings; the relocation of a Victorian residence and the construction of a 140 unit affordable senior apartment complex with 5,000 square feet of supporting commercial space. The project is located on the east side of Fair Oaks Avenue between Painter Street and Orange Grove Avenue. The project is currently zoned IG (Industrial) and has a General Plan Land Use designation of Industrial and General Commercial. Currently the proposed project is **inconsistent** with the current zoning and General Plan. However the "mixed-used" residential commercial configuration of the project is consistent with the community vision of the proposed specific plan for this area.

PPR MEETING SUMMARY:

On December 22, 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 proposed use is **inconsistent** with the current General Plan and Zoning designation, however the proposed specific plan for the area identifies mixed use as consistent with the community vision for the area. A zone change would be required to change the designation of current zones from Industrial Vehicle Repair Overlay and General Commercial (IG) to provide for a mixed-use residential commercial development. The zone change could be processed as a Planned Development (PD) application. A General Plan Amendment would also be required.

Environmental Review - An Initial Study would be required for this project to determine if any additional environmental analysis will be necessary. The site includes historic resources that will need to be relocated and preserved to avoid significant adverse environmental impacts. If the house is successfully relocated staff believes a mitigated negative declaration would likely suffice for environmental documentation.

Design and Historic Preservation – The site includes one structure that has received landmark designation (The Decker House built in 1892). The project must include provisions to relocate the house to avoid a significant adverse impact on a historic resource. A Certificate of Appropriateness application will need to be filed with the Cultural Heritage Commission for the relocation of the Decker House and for the demolition of two other structures that are over 50 years old.

The project is also subject to both Concept and Final Design Review. The preliminary design appears to fulfill the objectives of the City's design guidelines. Of particular importance to the project will be the "street edge" treatments, the quality of the perimeter wall, views into courtyards, the adequacy of landscaping, the scale of ornamental features (lighting, gates), the quality of paving material, and wall finishes.

Housing and Development – The project site is located within the Fair Oaks Redevelopment Project Area, which identifies the area for industrial uses. The project is not consistent with the current redevelopment plan. The Community Development Commission would have to modify or amend the Fair Oaks Redevelopment Plan to allow for residential commercial mixed-use developments. This action could occur concurrently with the Planned Development review.

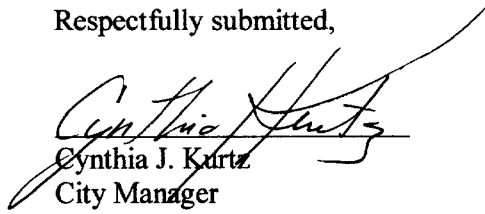
Timeline - The following timeline outlines the major stages in the process:

- 01/24/00 PPR report to City Council as information item.
- 02/01/00 Applicant Files for Planned Development (PD) Zone Change and General Plan Amendment and Cultural Heritage Commission Review (6 Months).
- 02/01/00 Applicant initiates process to modify or amend the Fair Oaks Redevelopment Plan to allow for residential mixed use development.
- 03/01/00 Staff prepares and circulates Initial Environmental Study.
- 05/08/00 Design Commission advisory review of PD, General Plan Amendment and Certificate of Appropriateness for Historic House relocation.
- 05/15/00 Cultural Heritage Commission review for Certificate of Appropriateness for Historic House relocation.
- 07/12/00 Planning Commission Hearing on PD and General Plan Amendment
- 08/15/00 City Council Hearing on PD and General Plan Amendment
- 08/16/00 Applicant Files for Concept Design Review.
- 09/25/00 Concept Design Review Public Hearing.
- 11/15/00 Applicant Files for Final Design Review.
- 12/11/00 Final Design Review.

FISCAL IMPACT:

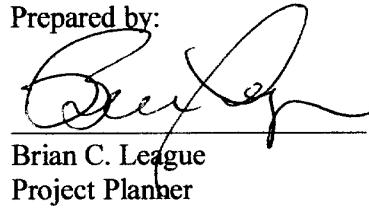
Fees will be required to be paid for the discretionary actions required for the project. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.

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