

Agenda Report

TO: CITY COUNCIL

DATE: JANUARY 24, 2000

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR PROPOSED
RENOVATION OF 6 BUNGALOWS, DEMOLITION OF 2
BUNGALOWS AND CONSTRUCTION OF A 90 UNIT ASSISTED
LIVING PROJECT AT 3 SOUTH GRAND 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 direct the PPR report for projects of community-wide significance to the City Council for information purposes only. Avalon Pasadena, LLC plans to redevelop the Vista Del Arroyo site for congregate care and assisted living senior housing. The project site is located within the boundaries of the West Gateway Specific Plan.

PROJECT DESCRIPTION:

The project involves the demolition of two fire-damaged bungalows; the renovation of six bungalows into 25 congregate care senior units and the construction of an eight-story 90-unit senior assisted living housing complex. These units will not have kitchens and will be marketed for residents in the 80 and above age group. The main vehicular access for the project will be from Arroyo Boulevard. The project is zoned PS (Public and Semi-public) and is located in the Vista Del Arroyo sub-area of the West Gateway Specific Plan. The project is **not consistent** with the recommendations of the Specific Plan which calls for specialized uses which are residential in character. The development standards for the sub-area will be determined through a Planned Development (PD) application.

PPR MEETING SUMMARY:

On December 15, 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 project is **not consistent** with the recommendations of the West Gateway Specific Plan. The proposal as submitted exceeds the Specific Plan's recommended gross floor area of 35 % of lot size for new construction and a maximum building height of 35 feet. The project would require an amendment to the West Gateway Specific Plan. In regard to development standards, the Specific Plan recommends that projects be reviewed through the Planned Development (PD) process. This process will provide the opportunity to determine appropriateness of gross floor area, setbacks, parking, open space and other development standards.

Environmental Review - An Initial Study would be required for this project to determine if any additional environmental analysis will be necessary. It is staff's general assessment that a Supplemental Environmental Impact Report (SEIR) may be necessary to address the aesthetics and historic resources issues surrounding the demolition, renovation and new construction of this site. The SEIR would be supplemental to the EIR prepared for the West Gateway Specific Plan.

Design and Historic Preservation – The proposed project involves significant issues relative to both design and historic preservation. As submitted the project proposes the demolition of two fire-damaged bungalows (17 and 21 S. Grand Ave) which were both constructed in 1920 and which qualify as historic resources and the rehabilitation of the six remaining bungalows. This will require review by the Cultural Heritage Commission and State of California Office of Historic Preservation. The Vista Del Arroyo site was included in the National Register for Historic Places in 1981. A preservation covenant recorded in 1988 authorizes the State of California Office of Historic Preservation to approve in writing the demolition of any bungalow as well as plans to alter the exteriors and significant interior spaces of the bungalows.

The project is also subject to both Concept and Final Design Review. The Design Commission is likely to examine closely the integration of the new building into the steep slope and the transitions in scale and massing as the building ascends the hillside. The Secretary of the Interior's Standards for Rehabilitation will be applied to reviews of the rehabilitation portion of the project and to the compatibility of the new construction with the existing structures.

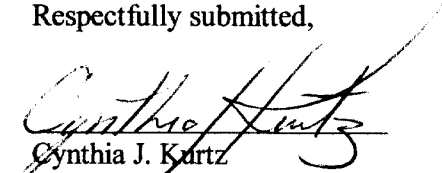
Timeline - The following timeline outlines the major stages in the process:

12/15/99	Applicant reviews project with State Office of Historic Preservation in order to satisfy conditions of the preservation covenant and apply for rehabilitation tax credit. (4 Months with periodic reviews during later stages of construction, especially if the developers apply for the rehabilitation tax credit for the bungalows).
01/24/00	PPR report to City Council as information item.
04/01/00	Applicant files for Specific Plan Amendment.
05/01/00	Staff prepares and circulates Initial Environmental Study.
06/28/00	Planning Commission Hearing on Specific Plan Amendment.
07/24/00	City Council Hearing on Specific Plan Amendment.
08/01/00	Applicant files for Planned Development (PD) Zone Change and Cultural Heritage Commission Review (6 Months).
09/01/00	Staff prepares and circulates Initial Environmental Study.
10/15/00	Consultant Selected to Prepare Supplemental Environmental Impact Report (SEIR).
01/01/01	SEIR Draft Comment Period.
02/01/01	Design Commission advisory review of PD and SEIR.
02/15/01	Cultural Heritage Commission advisory review of PD and SEIR.
03/15/01	Planning Commission Hearing on PD and SEIR.
04/15/01	City Council Hearing on PD and SEIR
05/01/01	Applicant Files for Concept Design Review.
06/01/01	Concept Design Review Public Hearing.
08/01/01	Applicant Files for Final Design Review.
09/01/01	Final Design Review.

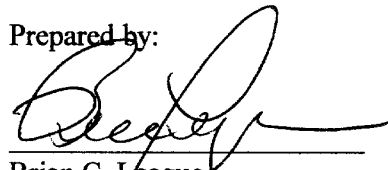
FISCAL IMPACT:

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.

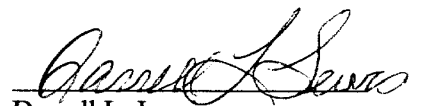
Respectfully submitted,


Cynthia J. Kurtz
City Manager

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Brian C. League
Project Planner

Approved by:


Darrell L. Lewis
Director of Planning & Permitting

Attachments:

1. Project Site Plan
2. PPR Comments