

Agenda Report

DATE: JANUARY 14, 2002
TO: CITY COUNCIL
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED RESIDENTIAL PROJECTS LOCATED AT 775 E. UNION ST AND 128 N. OAK KNOLL WITHIN THE UNION ST. URBAN HOUSING DISTRICT OF THE CENTRAL DISTRICT SPECIFIC PLAN

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 Predevelopment Plan Review (PPR) guidelines which directs the PPR report for projects of community-wide significance to the City Council for information purposes only. Pacer Communities and Pacific Gulf Properties have submitted separate proposals to develop adjacent properties located in the block bounded by Union Street to the South, Oak Knoll Avenue to the West, Walnut Street to the North, and Hudson Avenue to the East.

PROJECT DESCRIPTION:

Pacer Communities (128 N. Oak Knoll Ave) The site is an approximately one acre "P" shaped parcel fronting Oak Knoll Ave. The proposed project is the construction of a 4-story (99,818 square feet) building with 53 condominium residential units. Also included in the building is a ground floor commercial space (1,161 square feet) and two levels of subterranean parking (135 spaces). The prior use of the site was two older vacant residential houses and the Trinity Full Gospel Church. The three structure totaled approximately 20,000 square feet. These three buildings have been altered to such an extent they no longer have significant historical merit.

The Fountains (775 E. Union St.) The site is located on the northwest corner of Union St. and Hudson Ave., and consists of an approximately one acre rectangular parcel. The proposed project is the construction of a 4-story (98,026 square feet) building with 98 senior housing units. The base density for this site permitted 65 units, the applicant requested a 50 percent density

bonus (33 units) in order to provide senior housing for persons over 55 years of age. The parking will be in a one level subterranean garage with 86 parking spaces. The prior use of the site was an existing 7,000 square foot office building and two adjacent parking lots. The office building is less than 50 years old and has no significant architectural merit.

REVIEW OF DISCRETIONARY ACTIONS

The purpose of the PPR process is to identify site-specific requirements of the various city departments, to give developers direction regarding their projects, and to outline the development schedule. Staff reviewed the following discretionary actions and has determined the following:

General Plan Review: The development proposals are consistent with the goals, policies and objectives of the General Plan's Land Use Element. The project sites are located in Sub-Area a3 of the Central District Specific Plan. The Specific Plan which implements the General Plan in the area states:

In the area, the Specific Plan envisions a downtown high density housing area (49 – 60 dwelling units per acre) which will provide an opportunity for people to live close to where they shop and work and be within easy walking distance to the light rail station. The principles of a transit oriented development apply to this area. Total new housing units = 800 , Total New Non-Residential Square Feet = 100,000.

Environmental Review: An initial study was prepared for the Fountains Residential Project and found no significant environmental impacts. The Pacer Community Project was found to be categorically exempt from the California Environmental Quality Act for Urban In-Fill Development.

Variance/Conditional Use Permit: The Fountains Project requires a Conditional User Permit to request a 50 percent density bonus to provide 98 Senior Housing Units.

Design and Historic Preservation: Each project will require architectural review by the Design Commission and the Pacer Community Project requires review by the Cultural Heritage Commission for the demolition of buildings over 50 years old.

Affordable Housing: Each project received discretionary actions (vesting tentative tract maps) prior to the adoption of the Inclusionary Housing Ordinance. As a condition of approval on the CUP, the Hearing Officer required six percent of the Fountains Project's non-density bonus units be consistent with the Inclusionary Housing Ordinance. This has resulted in four affordable units.

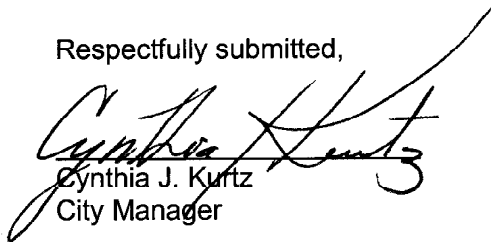
Cultural Affairs Review: The Pacer Communities project is subject to the Public Arts requirement for new development. One percent (1%) of the building valuation must be allocated for public art. The Arts Commission will review and approve the art program. The Fountains Project is exempt from the Public Arts requirement because it is an inclusively residential project.

Timeline: Both projects have received discretionary permits and are currently in plan check for building permits.

FISCAL IMPACT

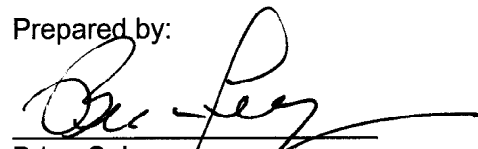
Fees will be required to be paid for the discretionary action required for the project. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.

Respectfully submitted,



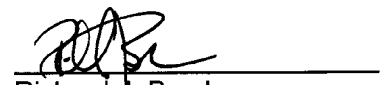
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