

# Agenda Report

**DATE:** JUNE 2, 2003  
**TO:** CITY COUNCIL  
**FROM:** CYNTHIA J. KURTZ, CITY MANAGER  
**SUBJECT:** PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED FULLER THEOLOGICAL SEMINARY STUDENT HOUSING PROJECT AT 255 NORTH MADISON AVENUE (PPR2003-00008)

## RECOMMENDATION

This report is being provided for information only.

## BACKGROUND

This project summary is being presented to the City Council per Predevelopment Plan Review (PPR) guidelines, which directs the PPR report for projects of community-wide significance to the City Council for informational purposes. On behalf of Fuller Theological Seminary (FTS), Togawa & Smith, Inc. (the architect) has submitted an application for construction of 160 apartment-style units for the students and their families generally at the southwest corner of Corson Street and Madison Avenue. FTS representatives have indicated that they anticipate occupying the project in December of 2004.

The site is within the Fuller Theological Seminary Master Plan area, which was approved by the City Council on September 8, 1992. Applicable policies and regulations are incorporated in the CD-13a zoning district.

## PROJECT DESCRIPTION

The subject site has frontages on Corson Street, Madison Avenue, and Oakland Avenue. The project consists of replacing 52 existing dwelling units with 160 units on the irregularly shaped property, which is approximately 86,000 square feet in area. Ten on-site units fronting on Oakland Avenue are proposed to remain. The proposed density is almost 87 dwelling units per acre, the maximum of what the existing zoning permits.

The project includes construction of 168 subterranean parking spaces. Also included is a request to remove about 25 trees, including several species of protected trees (e.g., Canary Island Pine, Camphor, Southern Magnolia, etc.).

## **REVIEW OF DISCRETIONARY ACTIONS**

On May 6, 2003, a PPR meeting for the project was conducted between the applicant and City staff. The purpose of the PPR process is to identify requirements by the various City departments, to give the applicant direction regarding the project, and to outline the development schedule. Issues discussed at the meeting include the schedule, the environmental process, design concerns, and compliance with the City's zoning requirements for multi-family urban projects.

**Process:** At the PPR meeting, staff and the architect reviewed the project and discussed the following necessary actions:

1) **Design Review:** Because the proposed project has more than 10,000 square feet, the Municipal Code requires Design Commission review. Design review is a three-step procedure: 1) a preliminary meeting with the staff to review the project and site design, to discuss the design guidelines, and to identify additional information that may be needed for a complete application; 2) Concept (schematic-level) Design Review, and; 3) Final Design Review. Concept Design Review is a noticed public hearing and addresses basic project design, including massing, modulation, siting, proportions, solid-to-void relationships, compatibility with surroundings, and compliance with design guidelines. The Commission could request an advisory 50 percent review between Concept Design Review and Final Design Review. Final Design Review focuses on compliance with any conditions from Concept Design Review and on construction details, paint colors, finishes, doors and windows, landscaping, exterior lighting, location/screening of mechanical equipment, etc. Although staff usually conducts Final Design Review, for a project of this size the Commission is likely to request that it conduct Final Design Review rather than staff.

The project appears to be generally consistent with the City's architectural guidelines. At this preliminary stage, several issues that may be examined further are: 1) the compatibility of the buildings with their surroundings; 2) the lack of varied architectural styles/details among the grouping of buildings, particularly along the principal elevations with street frontage; 3) the lack of a strong base element, and; 4) the flat roof and tower elements. The proposed new buildings appear, however, to present an urban, "main street" image (e.g., stoops off the sidewalk; five-story presence in a transitional area of office and multi-family uses define portions of the street). The Design Commission may examine closely the traditional "row house" detailing of the first two stories and the more contemporary treatment of the upper three stories. This proposal will be examined within the context of the City's Design Guidelines, which emphasize pedestrian scale, pedestrian amenities, and human interest. Staff has recommended that the applicant consider the general design principles in the Central District Design Guidelines.

2) **Historic Preservation Review:** Existing houses and a garage at 1) 263-267, and 2) 289 North Madison Avenue have a Status Code of 5S3. The structures are ineligible for listing in the National Register of Historic Places, but they deserve special consideration in local planning. The Design Commission (which conducts historic reviews in Central District) may delay the Certificate of Appropriateness for demolition for 180 days to allow offers to relocate the houses. The buildings cannot be demolished until a final building permit for the new construction has been issued. The provisions of Chapter 17.52 of the Historic Preservation Ordinance apply.

3) **Subdivision Review:** Existing on-site lots will need to be consolidated to achieve the density proposed. The lot consolidation will be required prior to issuance of building permits.

4) **Inclusionary Housing Ordinance**: The project is subject to the City's Inclusionary Housing Ordinance. Compliance with the Ordinance will be enforced during the Design Review process.

5) **Environmental Review**: An Initial Environmental Study will be prepared to determine if the proposal could result in potentially significant impacts on the physical environment. If the Initial Study finds that any potential impacts can be mitigated to less-than-significant levels, a Mitigated Negative Declaration would be sufficient to clear the project under CEQA. However, if potentially significant unavoidable impacts are identified, an EIR would be needed. At this preliminary stage, issues that have been identified to be considered in the analysis include: traffic/transportation; historic resources; on-site trees and street trees; air quality; public services and utilities; noise; aesthetics; and, potential cumulative impacts. A traffic study is being prepared to address circulation issues.

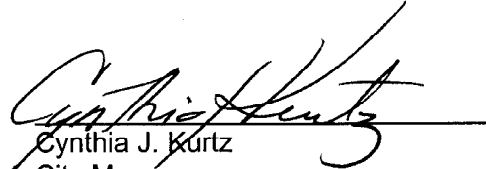
***Timeline***: The following timeline outlines the major steps in the process provided timely submittals from the applicant. This timeline may be extended for a period of approximately nine months if the Initial Study determines that an EIR is necessary.

<i>March</i>	Applicant submits PPR application
<i>May</i>	PPR meeting between applicant and City staff
<i>June</i>	PPR report to City Council as information item, applicant completes Design Review application
<i>July</i>	Design Commission acts on Certificate of Appropriateness and conducts Concept Design Review
<i>August/ September</i>	Design Commission completes review
<i>September</i>	Subdivision Committee reviews lot consolidation
<i>October</i>	Applicant submits for building permits

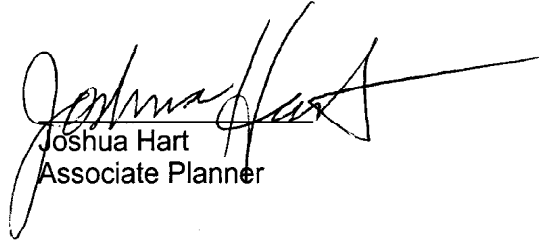
### **FISCAL IMPACT**

All fees required for the design review process are to be paid by the applicant. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.

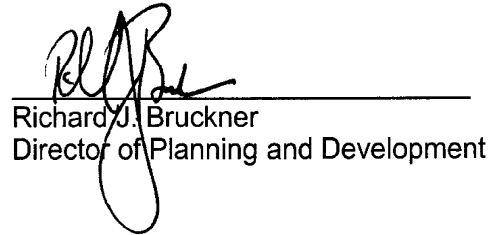
Respectfully submitted,

  
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Attachment: Predevelopment Plan Review Report