

Agenda Report

DATE: JULY 26, 2004
TO: CITY COUNCIL
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED FULLER THEOLOGICAL SEMINARY MASTER DEVELOPMENT PLAN

RECOMMENDATION

This report is being provided for information purposes only at this time.

BACKGROUND

This project summary is being presented to the City Council as part of the Predevelopment Plan Review (PPR) guidelines, which directs staff to provide a report for projects of community-wide significance to the City Council for information purposes only. A preliminary Master Development Plan proposal has been submitted for the Fuller Theological Seminary located between Corson Street to the north, Union Street to the South, Madison Avenue to the east and Los Robles Avenue on the west. Staff is in discussion with the applicant and the project continues to evolve.

PROJECT DESCRIPTION

The boundaries of the proposed Master Development Plan cover approximately 25 acres of land and contain a variety of residential and non-residential uses as shown in Attachment 1. Fuller Theological Seminary is surrounded by commercial uses to the west and south, residential uses to the east, and the 210 freeway on the north. The applicant proposed to demolish sixteen apartment buildings and seven non-residential buildings. As proposed, the Fuller Theological Seminary Master Development Plan includes development of a total of 698 dwelling units, preservation of eight historically significant structures, and construction of 295,000 square feet of new non-residential development as well as a 220,000 square-foot parking structure. The proposal includes demolition of a total of 284 apartment units in sixteen buildings, three office buildings, and four academic buildings currently used by Fuller Theological Seminary.

The General Plan land use map designates the Fuller Theological Seminary campus as Specific Plan and the corresponding zoning is CD-13A (Central District, North Oakland Sub-district). The draft Central District Specific Plan (CDSP) and the current zoning classification allow a variety of residential, public/semi-public, and commercial uses.

The Fuller Theological Seminary Master Development Plan (MDP) proposes development that would exceed current standards and the building and density limits proposed in the draft CDSP. In the Predevelopment Plan Review application, specific changes in allowable height and setbacks were requested to the code/CDSP to accommodate the programmatic and design needs. Staff reviewed the MDP and also identified differences in allowable floor area ratio and residential density. As part of the public comment period on the draft CDSP, the applicant reiterated the request for modifications in a letter dated June 11, 2004. Staff is in discussion with the applicant and the project continues to evolve.

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. Nothing in this report is intended as representing a staff recommendation. Staff reviewed the project and determined that following actions would be necessary:

General Plan/Specific Plan Review: The development proposal would exceed the current housing unit and maximum non-residential building area allocations provided in the Land Use Element of the General Plan. The proposed Master Development Plan has several provisions that conflict with the draft Central District Specific Plan. The Master Development Plan includes a request for changes to the draft CDSP in regards to height, setbacks, density, and floor area ratio. The Master Development Plan is subject to review by the Planning Commission and approval by the City Council.

Environmental Review: An Initial Environmental Study will be prepared to determine if the proposal would result in a potential significant environmental impact and if an Environmental Impact Report (EIR) would be required to further evaluate project impacts. A traffic impact analysis will be required to determine if there would be any traffic circulation impacts in the adjacent and surrounding areas. Further analysis will also be necessary to evaluate the disposition of several buildings that may be historically significant. The Historic Preservation Commission will review and make recommendations on the MDP and the accompanying environmental documents.

Design Review: The individual buildings are subject to review by the Design Commission. The design review is a three-step procedure: 1) a preliminary meeting with staff to review the project and site design; 2) Concept (schematic-level) design review; and 3) Final design review.

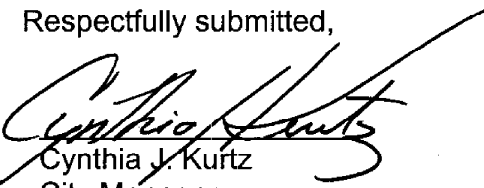
Timeline: The following timeline outlines the major steps in the process, if the environmental assessment (Initial Study) requires preparation of an environmental impact report (EIR).

05/27/2004	PPR meeting between applicant and city department representatives
07/26/2004	PPR Review for City Council
08/2004	Application submitted for Master Development Plan
09/2004	Complete Initial Environmental Study – Prepare Environmental Impact Report
06/2005	Completion of Environmental Impact Report
06/2005	Neighborhood Meeting
07/2005	Design Commission Meeting
07/2005	Historic Preservation Committee Meeting
08/2005	Public hearing held by Planning Commission on the Master Development Plan
09/2005	Public hearing held by City Council on the Master Development Plan

FISCAL IMPACT

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

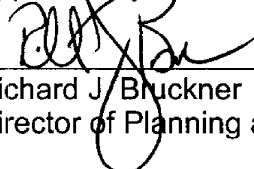
Respectfully submitted,


Cynthia J. Kurtz
City Manager

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Approved by:

JRP 
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Director of Planning and Development

Attachments:

1. Map of Fuller Theological Seminary Campus
2. Predevelopment Plan Review Report

Predevelopment Plan Review
Fuller Theological Seminary Master Development Plan