

# Agenda Report

**TO:** CITY COUNCIL                      **DATE:** April 28, 2008  
**FROM:** CITY MANAGER  
**SUBJECT:** PREDEVELOPMENT PLAN REVIEW FOR A NEW OFFICE  
BUILDING AT 590-612 S. FAIR OAKS AVENUE AND 12-26 E.  
CALIFORNIA BOULEVARD

**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 call for staff to present projects of community-wide significance to the City Council for informational purposes.

Council Rock Partners has submitted a Pre-Application Conference proposal for construction of a 113,200 square feet office building at the southeast corner of E. California Boulevard and S. Fair Oaks Avenue. The project site consists of three parcels that are currently improved with the 6,525 square feet Monty's Steakhouse, 2,720 square feet Grandview Palace Restaurant, and 3,390 square feet M&G Auto Body. All three buildings would be demolished as part of the proposed project.

**Project Description**

The project site is comprised of approximately 0.97-acres (42,090 square feet) located at the southeast corner of E. California Blvd and S. Fair Oaks Ave. Access to the site is available from California Boulevard and Fair Oaks Avenue, as well as Edmondson Alley which runs parallel to Fair Oaks to the east of the project site. Directly to the south is a Burger King establishment. To the north and east are small businesses. To the west is the new 190,000 square feet

Outpatient Services Pavilion currently under construction adjacent to Huntington Memorial Hospital.

The proposed project includes the demolition of 12,635 square feet of commercial/restaurant space and the construction of 113,200 square feet of office space in a four-story structure for a net increase of 100,565 square feet. Included in the development are two levels of subterranean parking for 255 spaces. As proposed, the height of the building would be 45 feet, which is the maximum height limit for the project site.

The site is within the ¼ mile radius of the Fillmore Gold Line station and, therefore, is within the Transit Oriented Development (TOD) area. This includes a reduced parking standard and design that encourages pedestrian movement.

### **Discretionary Reviews**

Consistent with the South Fair Oaks Specific Plan, the project would require two zoning entitlements, a Minor Conditional Use Permit (MCUP) for a project located within a Transit Oriented Development (TOD) area, and a MCUP for tandem parking. Following approval of the required MCUPs by the Hearing Officer, the Design Commission would review the proposed design.

### **Predevelopment Plan Review Summary**

On March 18, 2008 staff conducted a meeting between the applicant and City Departments. The meeting identified the following additional considerations:

Environmental Review: The California Environmental Quality Act (CEQA) review of the project will address a number of issue areas including traffic and circulation, air quality, and potential historic significance of the "Monty's" sign. The Initial Study will determine if the project will require an environmental impact report.

Transportation and Parking: The proposed project includes the construction of 255 subterranean parking spaces. This parking requirement is based on the reduced TOD standard of 2.25 parking spaces per 1,000 square feet. A Traffic/Parking Study will be prepared to assess the potential traffic and parking issues for this project.

Transit Oriented Development: Due to the project's proximity to the metro Gold Line Station, the project must obtain a Minor Conditional Use Permit in order to ensure compliance with the City's TOD standards. One of the findings will require the applicant to design the project in such a way as to enhance pedestrian access and other non-motorized modes of transportation to public transit. The project must also encourage pedestrian activity. The applicant will need to provide further information on how the design of the site encourages pedestrian activity and access.

Design & Historic Preservation Review: Demolition or substantial alteration of the existing scripted neon “Monty’s” sign may require a Certificate of Appropriateness from the Historic Preservation Commission. The Design Commission will review the proposed project as part of the Concept and Final Design Review process prior to approval of an application for a building permit.

**Timeline**

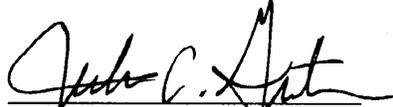
Date	Activity
January 15, 2008	Application submitted for Pre-Application Conference
March 18, 2008	Preliminary Plan Review meeting with applicant
April 2008	Application for Two MCUPs
April – July 2008*	Preparation of Traffic Study and Initial Environmental Study and determination of environmental decision required
Fall 2008	Hearing Officer Public Hearing for MCUPs and CEQA findings
Following Hearing Officer approval	Design Review by Design Commission

\*The above timeline assumes the project will not need an environmental impact report. If one is required, at least an additional six months will be necessary for processing the EIR as well as additional public meetings before the Planning Commission.

**FISCAL IMPACT**

The applicant will be required to pay fees for processing two MCUPs and staff processing of and Initial Environmental Study. The project will also generate plan check and permit fees in an amount that cannot be determined at this time.

Respectfully submitted



☺ Bernard K. Melekian  
City Manager

Prepared by:



Erin Clark  
Assistant Planner

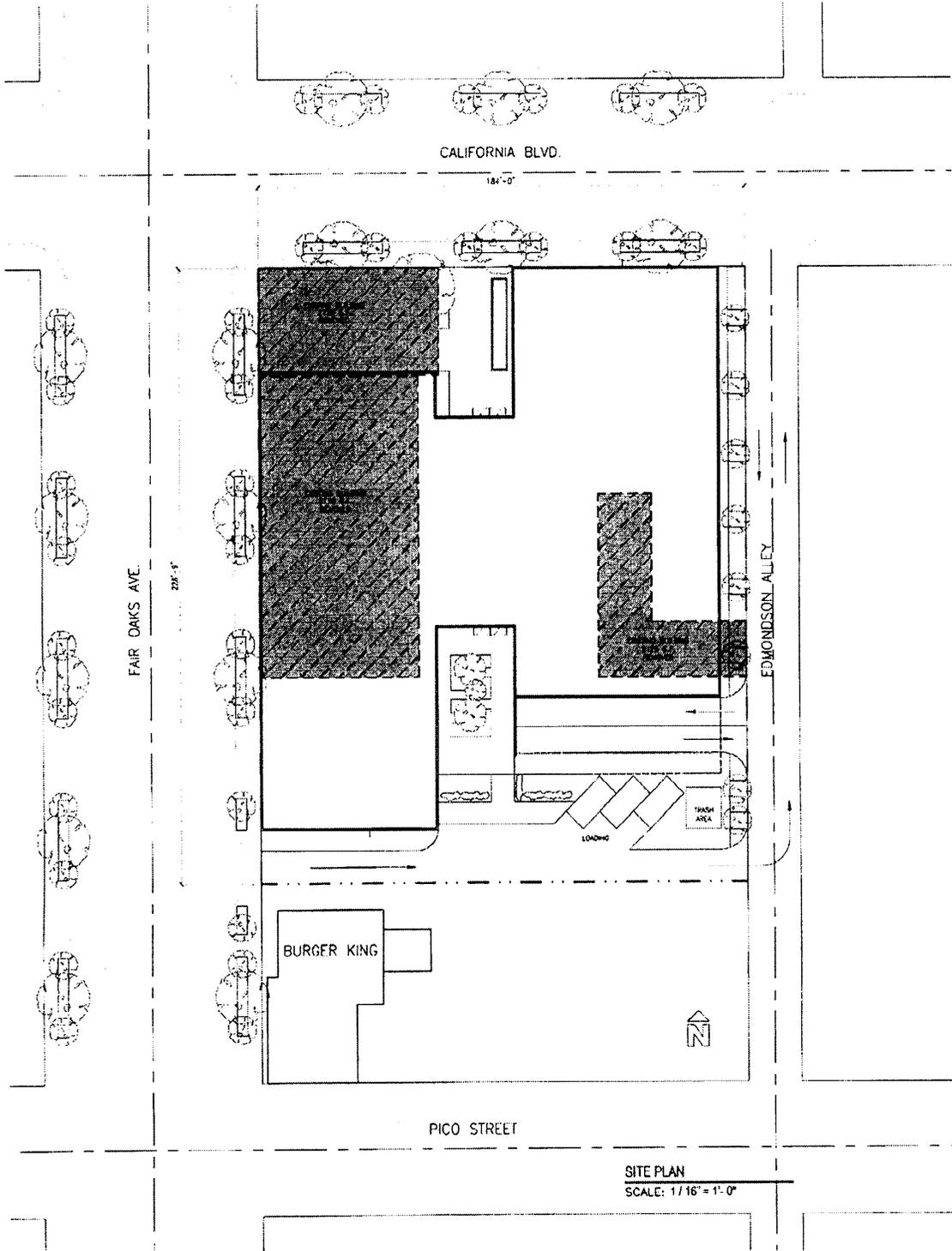
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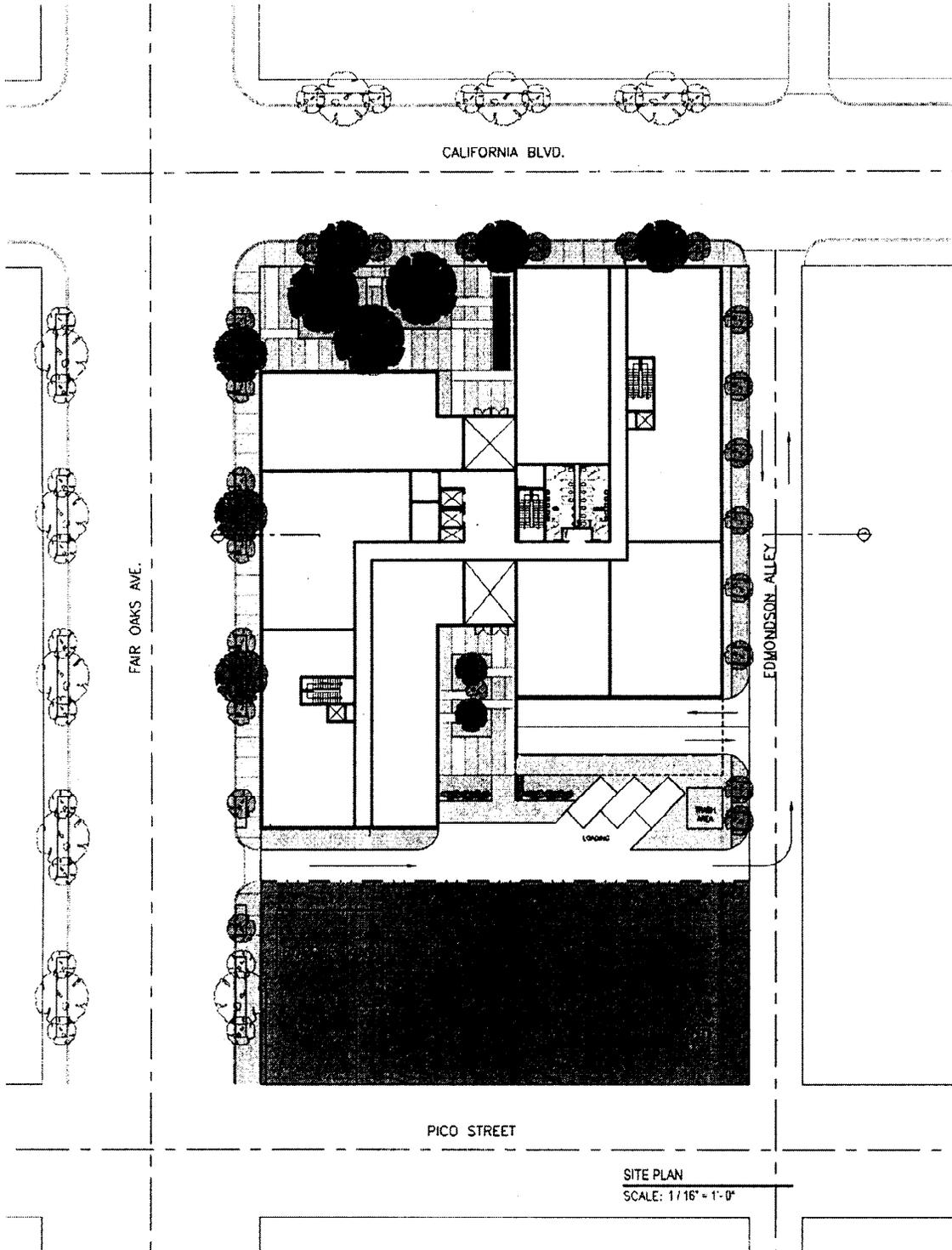
Richard J. Bruckner  
Director of Planning and Development

- Attachment 1: Existing Buildings to be Demolished
- Attachment 2: Proposed Site Plan
- Attachment 3: Proposed Elevations

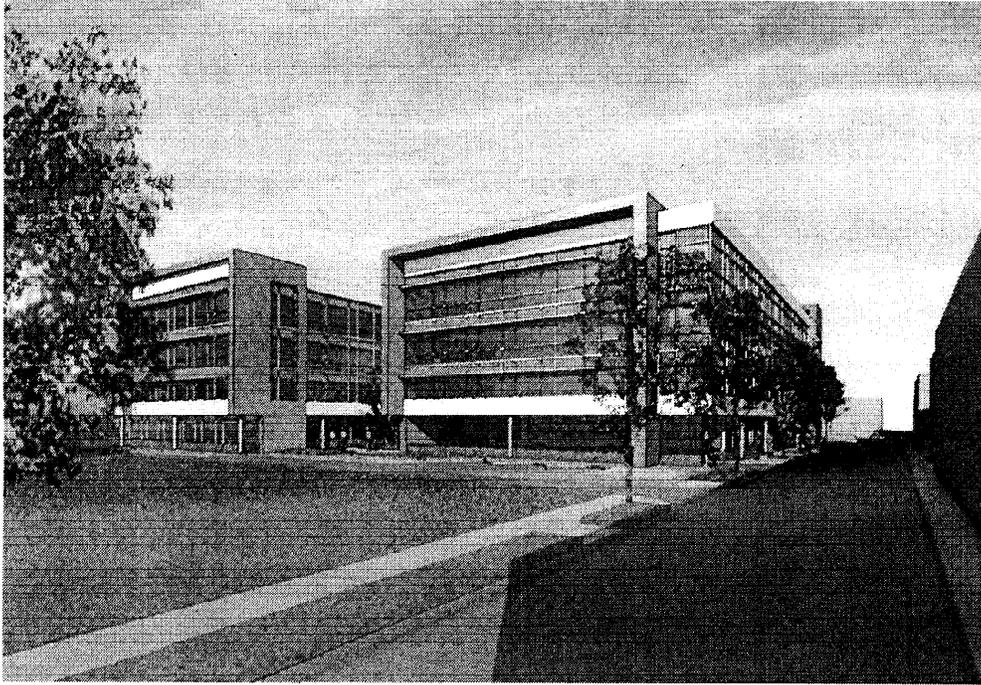
# Attachment 1: Existing Buildings to be Demolished



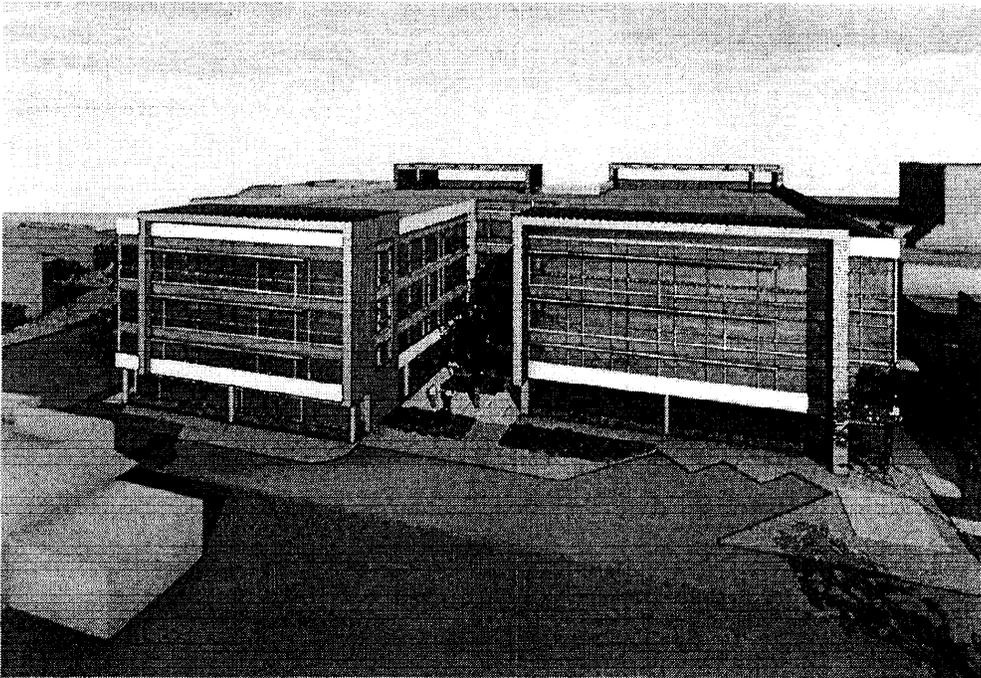
# Attachment 2: Proposed Site Plan



### Attachment 3: Proposed Elevations



South East Corner View



South View