

50 Alessandro Place Predevelopment Plan Review

City Council
August 17, 2020





Predevelopment Plan Review

Planning & Community Development Department

- **Projects of Communitywide Significance**
 - > Purpose of the PPR is to achieve better projects through early consultation between City staff and applicants.
 - > Projects greater than 50,000 square feet in size with at least one discretionary action; or
 - > Projects with 50 or more housing units.
- **60,000 square-foot medical office building**
- **Informational Only – No Action Required**



Project Site

Planning & Community Development Department

- **Zone:**
 - > PD-5 (Alessandro Place/Fair Oaks)
- **General Plan Land Use:**
 - > Medium Mixed-Use (0.0-2.25 FAR; 0-87 du/ac)
- **Lot Size:**
 - > 88,429 square feet (2.03 acres)
- **Existing improvements:**
 - > Four-story, 62,300 square-foot, medical office building; and
 - > 437 parking spaces within a partially-subterranean parking garage and surface parking



Project Description

Planning & Community Development Department

To revise the development standards of Planned Development #5 to facilitate development of the proposed new project.

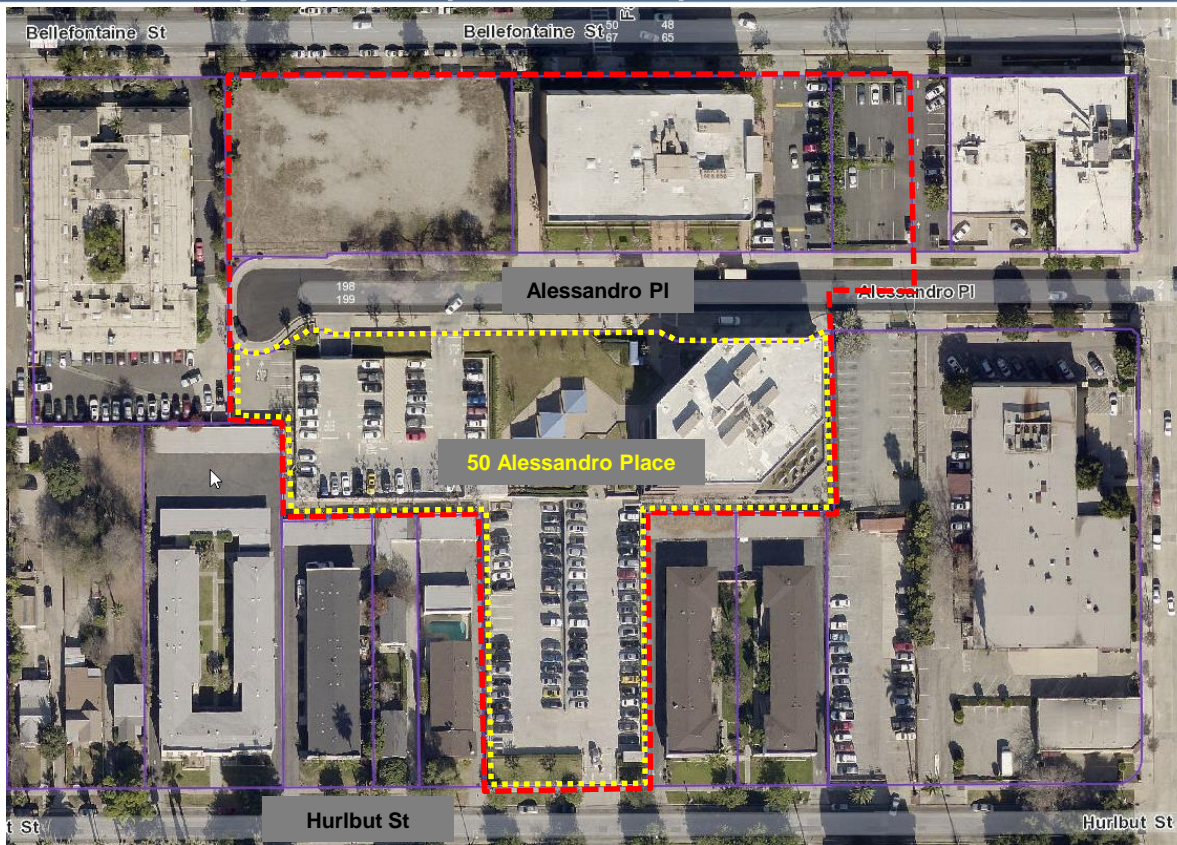
➤ **Project:**


- > New 60,000 sq. ft., three-story, medical office bldg.;
- > Retention of the four-story, 62,300 sq. ft., medical office building;
- > New five-level, above grade parking garage with 321 parking space.




Project Location – PD-5

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 PD-5 Boundary

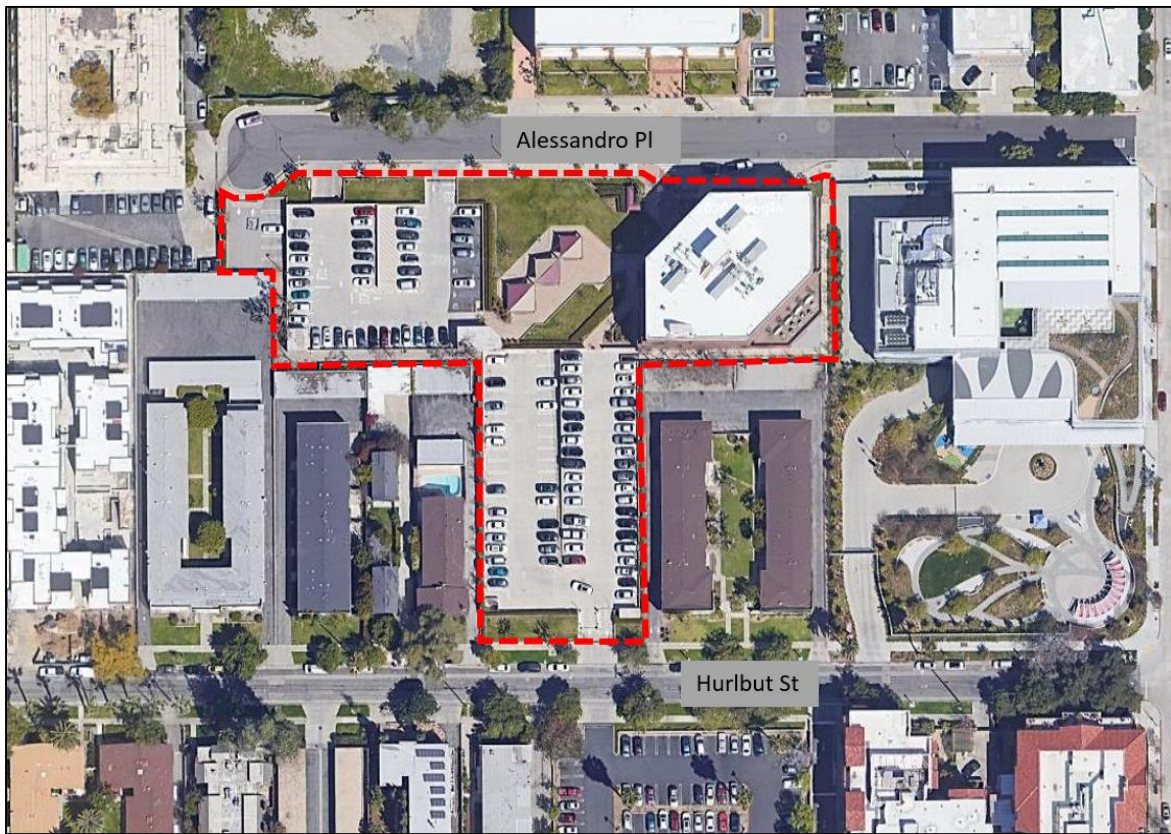
 Project Site Boundary





Project Location - Site

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Subject Site: Alessandro Pl Street View

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Subject Site: Hurlbut St Street View

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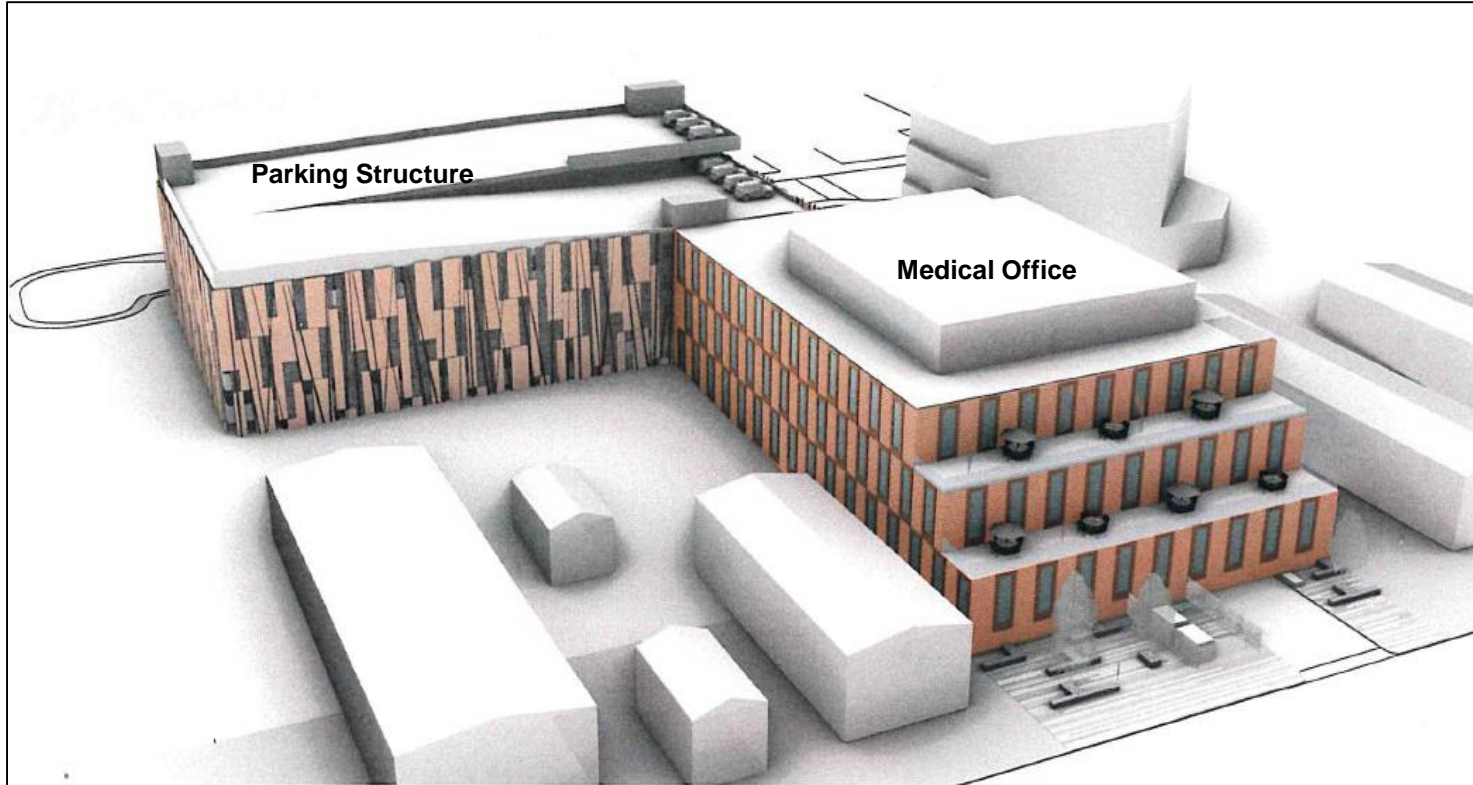




Preliminary Massing- Hurlbut Street

Planning & Community Development Department

Looking northeast





Preliminary Elevation- Hurlbut Street

Planning & Community Development Department

Looking northwest





Preliminary Elevation- Alessandro PI

Planning & Community Development Department

Looking southwest





Current Planning PPR Comments

Planning & Community Development Department

| Standard | Requirement | Proposed Project | Consistent with PD? |
|---|-----------------------|-------------------------|---------------------|
| Height | | | |
| <i>Buildings</i> | 50' | 52' | No* |
| <i>Parking Structures</i> | 2 stories above grade | 5 stories | No* |
| Setbacks | | | |
| <i>Alessandro Pl</i> | 20' | 4' | No* |
| <i>Hurlbut St</i> | 20' | 20' | Yes |
| <i>Sides</i> | 10' | 5' | No* |
| Use Limitations | | | |
| <i>Site area adjacent to Hurlbut St</i> | Surface parking only | Medical Office Building | No* |

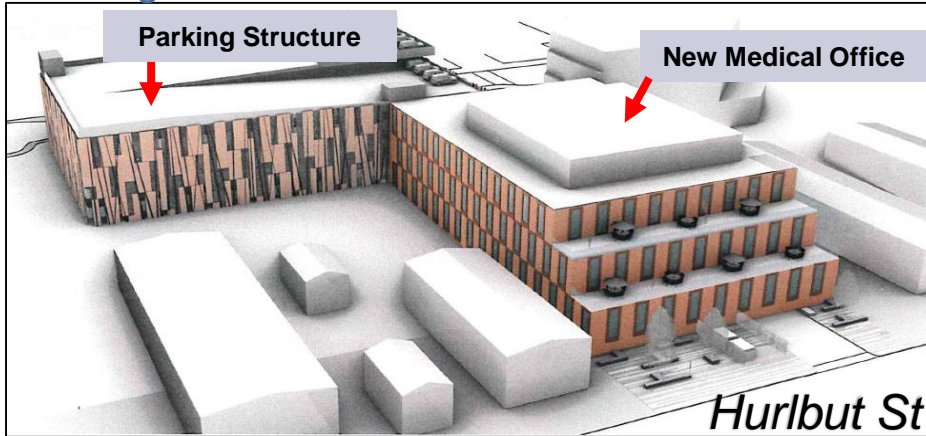
* Revision to PD-5 required



Current PPR

Planning & Community Development Department

Looking northeast



- **Staff Concerns**
 - > Massing and scale.
 - > Land use compatibility with adjacent residential uses.
 - > Fire Dept. continues to work with the applicant.

| | |
|-------------------|-----------|
| Proposal | |
| Office | |
| <i>Floor Area</i> | 60,000 sf |
| <i>Height</i> | 52' |
| Garage | |
| <i>Height</i> | 5 levels |
| <i>Spaces</i> | 321 |



Discretionary Entitlement Process

Planning & Community Development Department

- **Planning Commission**
 - > Revision to Planned Development #5

- **Design Review**
 - > Preliminary Consultation
 - > Concept Design Review
 - > Final Design Review



Next Steps

Planning & Community Development Department

- Applicant submits necessary applications;
- Conduct environmental review per CEQA;
- Conduct a noticed public hearing before the Planning Commission;
- Conduct Preliminary Consultation with the Design Commission; and
- Conduct a noticed public hearing before the Design Commission for Concept/Final Design Review approvals.

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