

Agenda Report

August 3, 2020

TO: Honorable Mayor and City Council

FROM: Planning & Community Development Department

SUBJECT: PREDEVELOPMENT PLAN REVIEW OF A REVISION TO A PLANNED DEVELOPMENT TO INCLUDE A NEW 60,000 SQUARE-FOOT MEDICAL OFFICE BUILDING AND ASSOCIATED PARKING AT 50 ALESSANDRO PLACE

RECOMMENDATION:

This report is intended to provide information to the City Council; no action is required.

BACKGROUND:

The applicant, Meridian Property Ventures II, LLC, has submitted a Predevelopment Plan Review (PPR) application to develop the property at 50 Alessandro Place with a new medical office building. The project site consists of one lot (5719-025-033), with a total site size of approximately 88,429 square feet or 2.03 acres. The site is currently occupied by a 62,300 square-foot, four-story, medical office building with 437 parking spaces located within a partially-subterranean parking garage and on surface parking.

The proposed project consists of the retention of the existing medical office building and the partially-subterranean parking garage, and a revision to the development standards of Planned Development #5 (PD-5, Alessandro Place/Fair Oaks) to facilitate the construction of a 60,000 square-foot, three-story, medical office building and a five-level, above grade, parking garage with 321 parking space. The project site is within the PD-5 zoning district.

The PPR process is established in Section 17.60.040.C of the City's Zoning Code as a process by which better projects can be achieved through early consultation between City staff and applicants. The process coordinates the review of projects among City staff, familiarizes applicants with the regulations and procedures that apply to the projects, and avoids significant investment in the design of a project without preliminary input from City staff. It also helps to identify issues that may arise during application processing, such as community concerns and consistency with City regulations and policies.

Projects that meet the threshold of “community-wide significance” (greater than 50,000 square feet in size with at least one discretionary action, 50 or more housing units, or any project that is deemed by the Director of Planning & Community Development Department to be of major importance to the City) are presented to the City Council as a way to inform Councilmembers and the public of significant upcoming projects. The proposed project involves the construction of a 60,000 square-foot medical office building and therefore qualifies as a project of communitywide significance.

This report provides a project description, identifies the anticipated entitlement and environmental review processes, and summarizes key areas of concern regarding Zoning Code and General Plan compliance.

PROJECT SUMMARY:

The 2.03-acre subject site has frontage along Alessandro Place to the north and Hurlbut Street to the south. The site is currently developed with a 62,300 square-foot, four-story, medical office building and associated on-grade and subterranean parking improvements. The project includes:

- Retention of the medical office building and partially subterranean parking;
- Revision to the existing development standards of the PD Plan for PD-5; and
- Construction of a 60,000 square-foot, three-story, medical office building and a five-level, above grade, parking garage with 321 parking space.

Figure 1: Aerial View and Existing Conditions



Figure 2: Proposed Site Plan

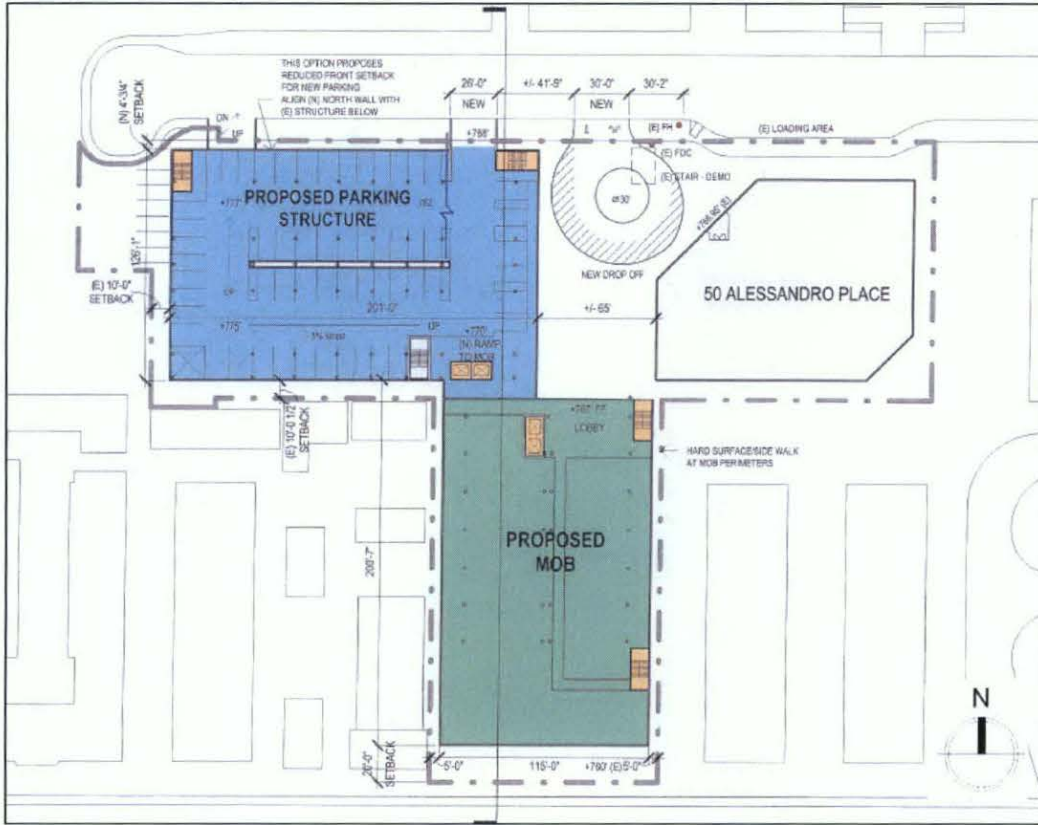


Figure 3: Renderings



Hurlbut Street: Looking northeast towards the proposed medical office building, with parking structure in the background.



Hurlbut Street: Street view, looking northwest.



Alessandro Place: Looking southwest, towards parking structure and office building.

PREDEVELOPMENT PLAN REVIEW ANALYSIS:

The PPR has been reviewed by staff from all applicable departments. Complete comments from all departments are provided in Attachment A. Notable Planning-related standards and comments are discussed below.

Context and Compatibility

A PD Plan prescribes development standards and allowed or conditionally allowed uses in the PD. Although a revision to a PD allows an applicant to prescribe its own development standards in the PD Plan, staff evaluates the proposed development standards in consideration of the development standards in the existing PD Plan. As proposed, the project would not be consistent with the following development standards of the existing PD Plan:

Standard	Existing Requirement	Proposed
Height		
<i>Buildings</i>	50'	52'
<i>Parking Structures</i>	2 stories above grade	5 stories
Setbacks		
<i>Alessandro Pl</i>	20'	4'
<i>Hurlbut St</i>	20'	20'
<i>Sides</i>	10'	5'
Use Limitations		
<i>Site area adjacent to Hurlbut St</i>	Surface parking only	Medical Office Building

A majority of the properties fronting on Hurlbut Street are developed with two-story multi-family residential buildings, with one building at three stories. These properties are in the RM-32-HL-1 (Multi-Family Residential, 0-32 dwelling units per acre, Height Limit Overlay District-Area 1) zoning district, where reduced heights limits are applicable to ensure compatibility of new development with the surrounding residential neighborhood. The RM-32-HL-1 zoned properties abut the southern boundary of the site, in close proximity to the proposed five level parking garage. A portion of the project site, where the medical office building is proposed, extends to the Hurlbut Street frontage and abuts residential uses on its east and west boundaries. East of the project site, at the southwest corner of Alessandro Place and South Fair Oaks Avenue, is Shriners for Children Medical Center; a three-story medical office building. Across Alessandro Place, to the north, is a four-story medical office building. To the south, across Hurlbut Street, is a three-story office building.

Massing and Scale

There is no Floor Area Ratio (FAR) development standard established in the existing PD Plan. According to the General Plan Land Use Diagram, the subject property is designated as Medium Mixed-Use, and the FAR indicated by the diagram for the site is 0.0 to 2.25. The proposed project would result in a total floor area of 122,300 square feet, for a FAR of 1.39, within the range permitted by the General Plan.

The existing PD Plan establishes a maximum building height of 50' and a maximum height of two-stories above grade for parking structures. The proposed medical office building would have an approximate height of 52' and the parking structure would have five-stories with a height of 54'. Two-story, multi-family residential buildings, within the RM-32-HL-1 zoning district, about the proposed improvements.

Development Capacities

The 2015 General Plan established caps for residential and non-residential development in each of the Specific Plan areas. Construction of the proposed project would be within the remaining capacity of the Fair Oaks-Orange Grove Specific Plan, as demonstrated in the table below:

Non-Residential Square Feet Development Cap	
2015 General Plan Adopted Cap	988,000 SF
Remaining Cap Before Project	909,820 SF
Remaining Cap After Project	849,820 SF

PLANNED DEVELOPMENT ENTITLEMENT PROCESS:

Discretionary Review Process:

The project would require approval of a revision to the PD Plan application and the following reviews are required:

Planned Development -

1. **Planning Commission:** The Planning Commission shall approve, approve in modified form, or disapprove the proposed revisions to the PD Plan.

Design Review -

1. **Preliminary Consultation-Design Review:** This project must be reviewed by the Design Commission through the Preliminary Consultation process for preliminary advisory comments.
2. **Concept & Final-Design Review:** This project must be reviewed by the Design Commission through the Concept and Final Design Review process.

This project will be subject to the provisions of the California Environmental Quality Act (CEQA). Additional environmental studies may be needed to determine what type of CEQA analysis is required for the project.

A public hearing before the Planning Commission is required for the revision to the PD Plan, with the Planning Commission acting as the review authority. Upon submittal of an official application, the steps included in the review process are as follows:

- Applicant submits Planned Development application;
- Conduct environmental review per CEQA;
- Conduct a noticed public hearing before the Planning Commission for: (1) review and approval of the revision to the PD Plan; and (2) consideration of adoption of the environmental determination;
- Preliminary Consultation process conducted with the Design Commission; and
- Conduct a noticed public hearing before the Design Commission for Concept/Final design approvals.

FISCAL IMPACT:

This report is for information only and will not result in any fiscal impact.

Respectfully submitted,



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Attachments: (3)

Attachment A – Predevelopment Plan Review Comments to Applicant

Attachment B – Project Summary Table of Development Standards

Attachment C – Predevelopment Plan Review Plans