



Planning & Community Development Department

491-577 South Arroyo Parkway Predevelopment Plan Review

City Council Meeting
January 13, 2020





Predevelopment Plan Review

Planning & Community Development Department

- **Projects of Communitywide Significance:**
 - > Projects greater than 50,000 square feet in size with at least one discretionary action; or
 - > Projects with 50 or more housing units
- Proposed project with a new 150,000 square-foot medical office building and 180,000 square-foot assisted living facility.
- Informational Only – No Action Required



Project Description

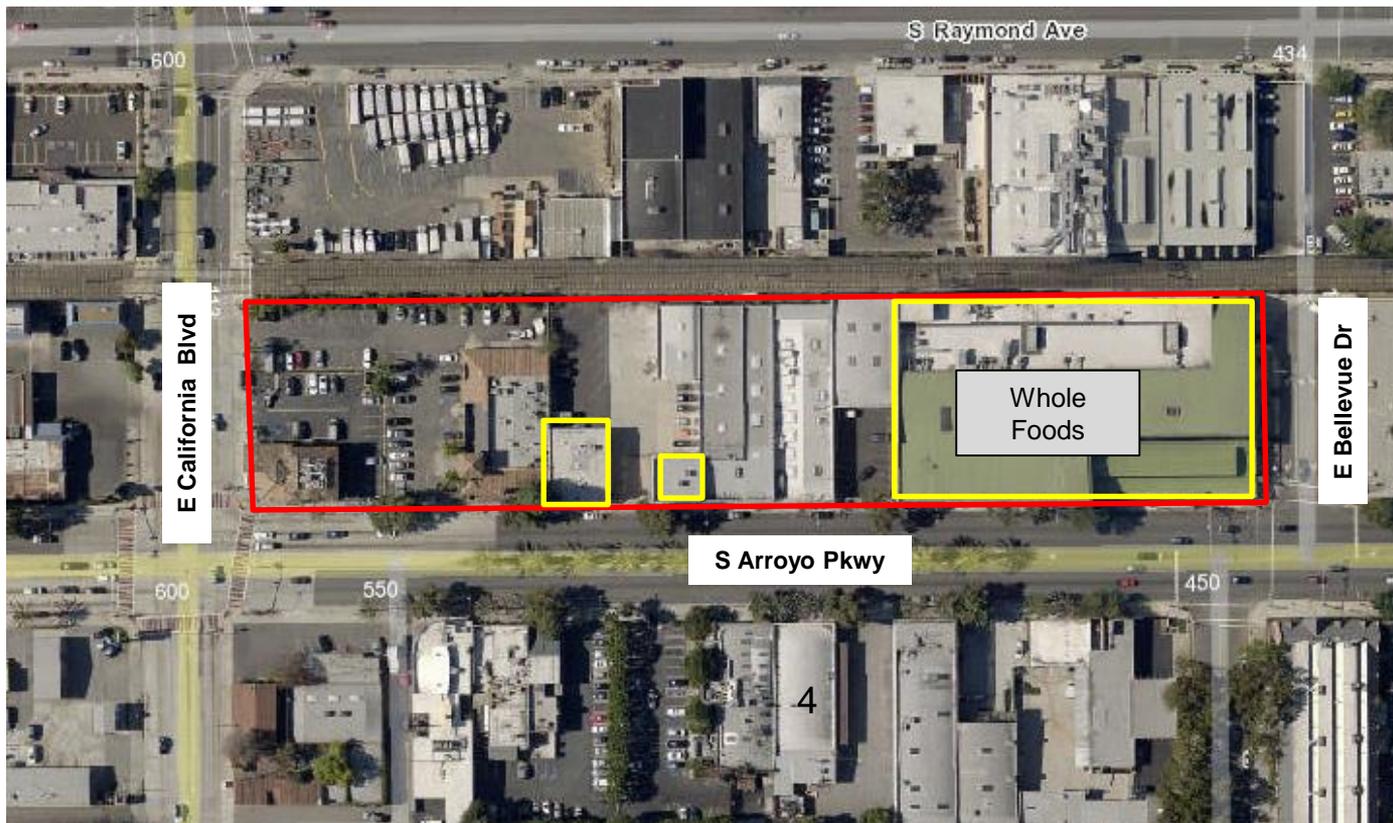
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- **To establish a new Planned Development:**
 - > Rezone the site to a PD zoning district; and
 - > Establish a PD Plan (land uses/development standards).
- **Project:**
 - > 150,000 sq. ft., seven-story, medical office bldg.;
 - > 180,000 sq. ft. eight-story, assisted living facility;
 - > Retention of Whole Foods site and use;
 - > Retention and reuse of two commercial structures determined eligible for landmark designation; and
 - > Partial demolition of existing structures on site.



Project Location

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Subject Site

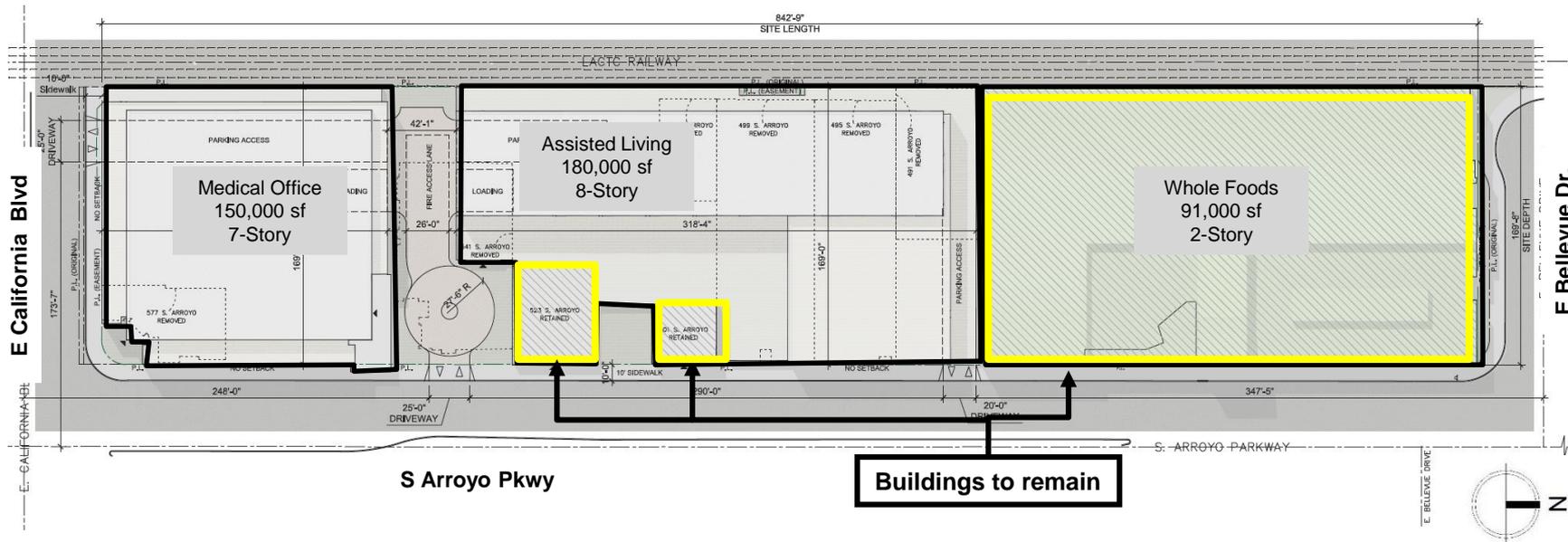
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- **Site Information**
 - > CD-6 (Central District, Arroyo Corridor/Fair Oaks subdistrict)
 - > Site Size: 143,748 square feet (3.3 acres)
 - > Site currently occupied by five commercial buildings with surface and subterranean parking.



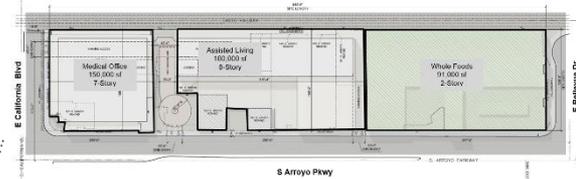
Proposed Site Plan

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Rendering

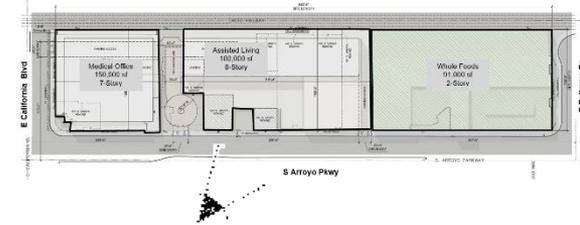
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View northwest, from California Blvd. and Arroyo Pkwy.

Rendering

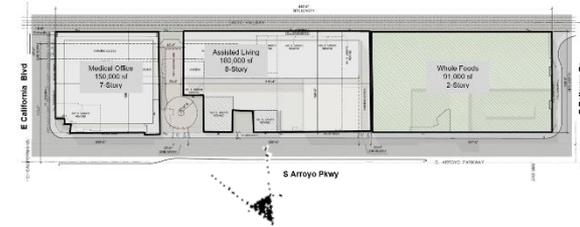
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View northwest, from mid-block, on Arroyo Pkwy.

Rendering

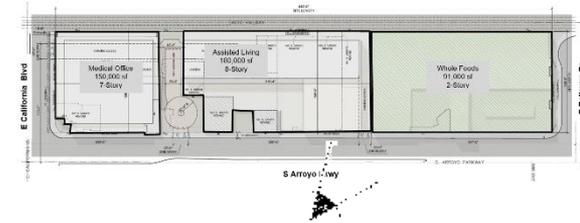
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View southwest, from mid-block, on Arroyo Pkwy.

Rendering

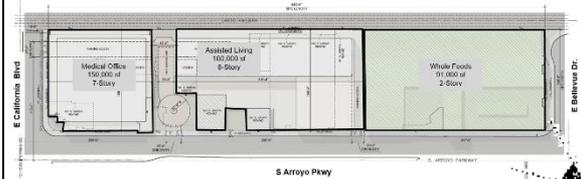
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View northwest, towards Whole-Foods, on Arroyo Pkwy.

Rendering

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View southwest, from Arroyo Pkwy and Bellevue Dr.



Planning PPR Comments

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- Key development standards that are not consistent with CD-6 zoning district:

Standard	Proposed	CD Requirement	General Plan
FAR	2.98 (429,145 sq. ft.)	1.5 (215,622 sq. ft.)	0-3.0 (431,244 sq. ft.)
Height	90'	50'	
Setbacks	10' and 30'	Street setbacks: 0'-5' max	

- Height
 - Base CD-6: 50 ft.
 - PD Request: 90'
 - A PD plan may not authorize a greater height than that permitted in the CD.
 - Variance for Historic Resources (VHR) to achieve additional height; to be reviewed in conjunction with the PD.



Variance for Historic Resources

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- Two existing commercial structures deemed eligible for landmark designation.
- Structures will be retained and reused as part of the project.
- Structures would have to be designated as a historic resource in order to qualify for a VHR.
- A VHR is intended to accommodate historic resources that are undergoing adaptive use by providing relief from the strict compliance with the development standards of the Zoning Code that may impair the ability of a designated historic resource to be properly used for adaptive reuse.



Metro Gold Line

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- Metro is considering mobility improvements for the Gold Line at the California Boulevard crossing.
- Improvements could include a grade separation at the crossing.
- At this time, due to the preliminary nature of the plan, it is unknown exactly how it would impact the project being presented tonight.
- The applicant is aware of Metro's preliminary plan and will continue to coordinate with Metro as the plan advances.
- DOT will also continue to coordinate with Metro to understand how the plan would impact this project.





Next Steps

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- > Applicant submits Planned Development application;
- > Conduct environmental review per CEQA;
- > Conduct a noticed public hearing before the Planning Commission for recommendation on the PD Zoning District, PD Plan and the VHR;
- > Conduct a noticed public hearing before the City Council for decision on the PD Zoning District, PD Plan and the VHR; and
- > Conduct a noticed public hearing before the Design Commission for Preliminary Consultation, Concept and Final design approvals.



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Variance for Historic Resources

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- Documentation would be submitted as part of the application that identifies how the request meets the purposes and findings specified for the Variance in P.M.C. 17.61.080.H, as follows.
 - > The Variance for Historic Resource is necessary to facilitate the appropriate use of an existing designated historic structure;
 - > The Variance for Historic Resource would not adversely impact property within the neighborhood or historic district; and
 - > Granting the Variance for Historic Resource application would be in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.



Historic Resources

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523 S Arroyo Pkwy



501 S Arroyo Pkwy



PD Discretionary Review Process

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Planned Development -

- 1. Planning Commission:** Review and make recommendation to the City Council regarding the PD Zoning District, PD Plan and the VHR; and
- 2. City Council:** Review and take action on the PD Zoning District, PD Plan and the VHR.

Design Review -

- 1. Preliminary Consultation-Design Review;** and
- 2. Concept & Final-Design Review**