



Planning & Community Development Department

452 North Los Robles Avenue Predevelopment Plan Review

City Council
July 20, 2020





Predevelopment Plan Review (PPR)

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- Purpose of PPR is to achieve better projects through early consultation between City staff and applicants.
- 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; or
 - > Projects determined by the Planning Director to be of major importance to the City
- 255,946 square feet mixed-use project with 227 housing units
- Informational Only – No Action Required



Project Site

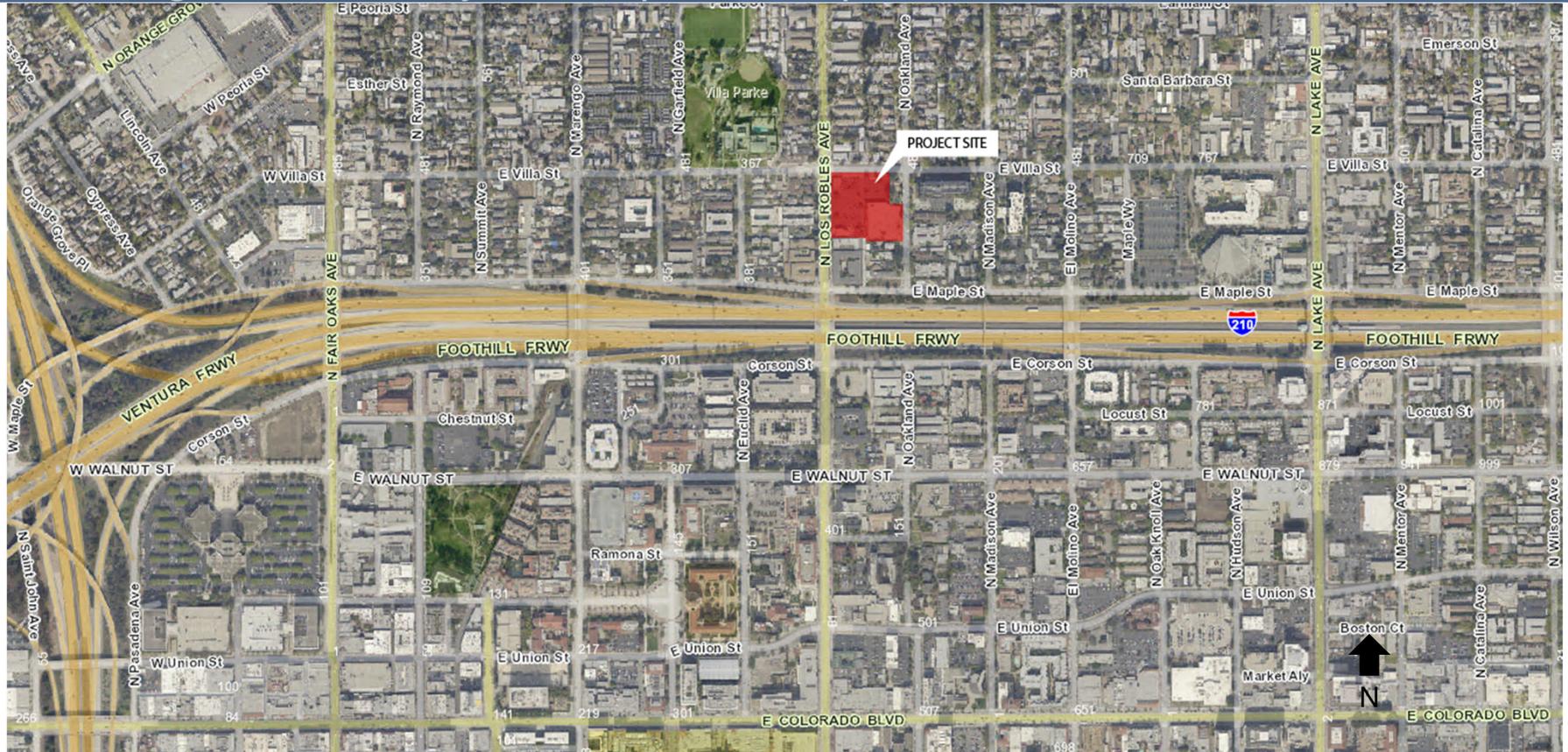
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- **452 North Los Robles**
 - > Two existing parcels
 - > CL (Limited Commercial, 32 dwelling units per acre of site area)
 - > 113,727 square-foot site area (2.6 acres)
 - > Currently developed with 99 Cent retail store, dental office, and surface parking lot



Project Location

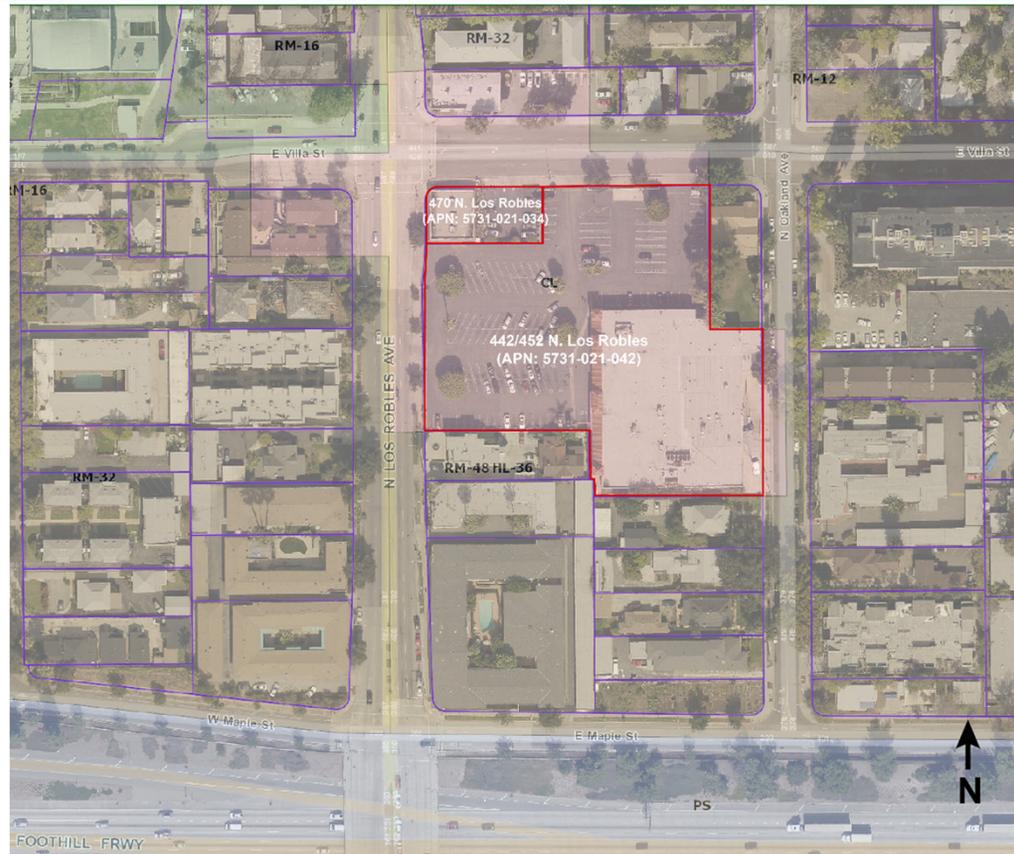
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Site Aerial

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Existing Site Condition

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West Elevation
(View from N. Los Robles)

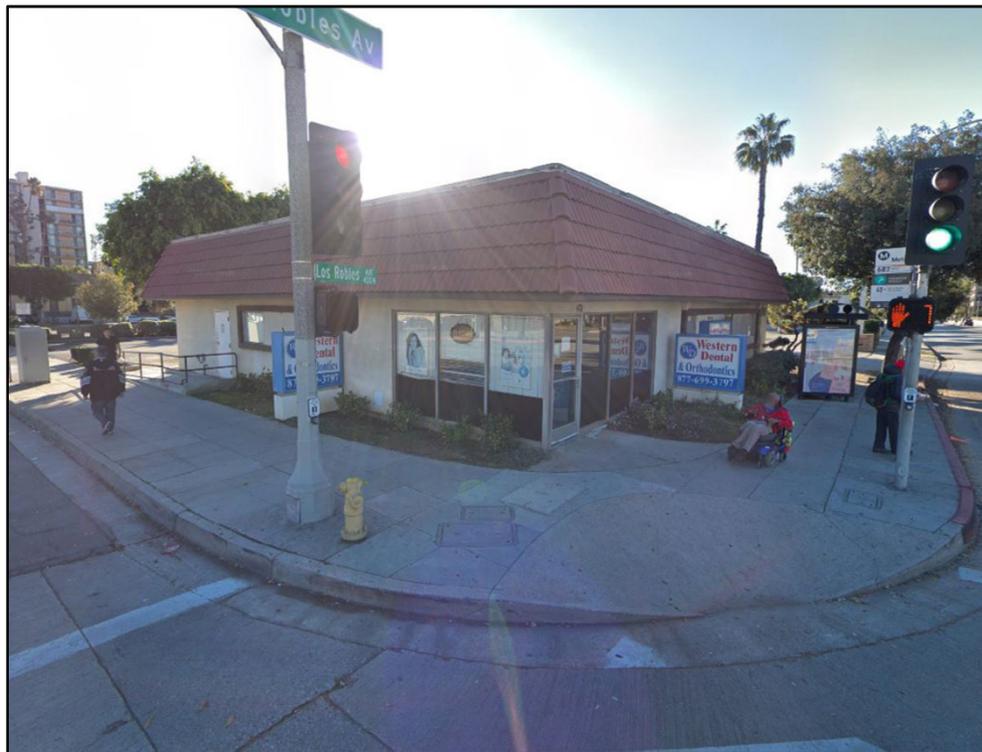


North Elevation
(View from E. Villa)



Existing Site Condition

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Northwest Corner (Dental Office)



Existing Site Condition

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South Side Yard
(View from N. Oakland)



East Elevation
(View from N. Oakland)



Project Description

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- Demolition of existing on-site improvements
- Rezoning from CL to PD (Planned Development)
- Construction of a new, four to five story mixed-use building
 - > 227 multi-family units (no on-site affordable housing)
 - > 4,496 square feet of ground floor commercial space
 - > Two-level subterranean parking structure with 365 parking spaces
 - > Total of 255,946 square feet of floor area



Current Planning PPR Comments

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Standard	Proposed	Requirement
Height	67 feet	36 feet
Floor Area Ratio	2.24	0.7
Density	87 dwelling units per acre	32 dwelling units per acre



Current Planning PPR Comments

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Existing heights in surrounding areas

- Heights shown are approximate
- Max allowed heights in surrounding RM-32 and RM-48 zones are 32-36 ft



Discretionary Entitlement Process

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- **Planned Development**
 - > Planning Commission
 - > City Council
- **Design Review**
 - > Preliminary Consultation (August 11, 2020)
 - > Concept and Final Design Review



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;
- If approved, applicant submits for Concept and Final Design Review;
 - > Conduct a noticed public hearing before the Design Review Commission



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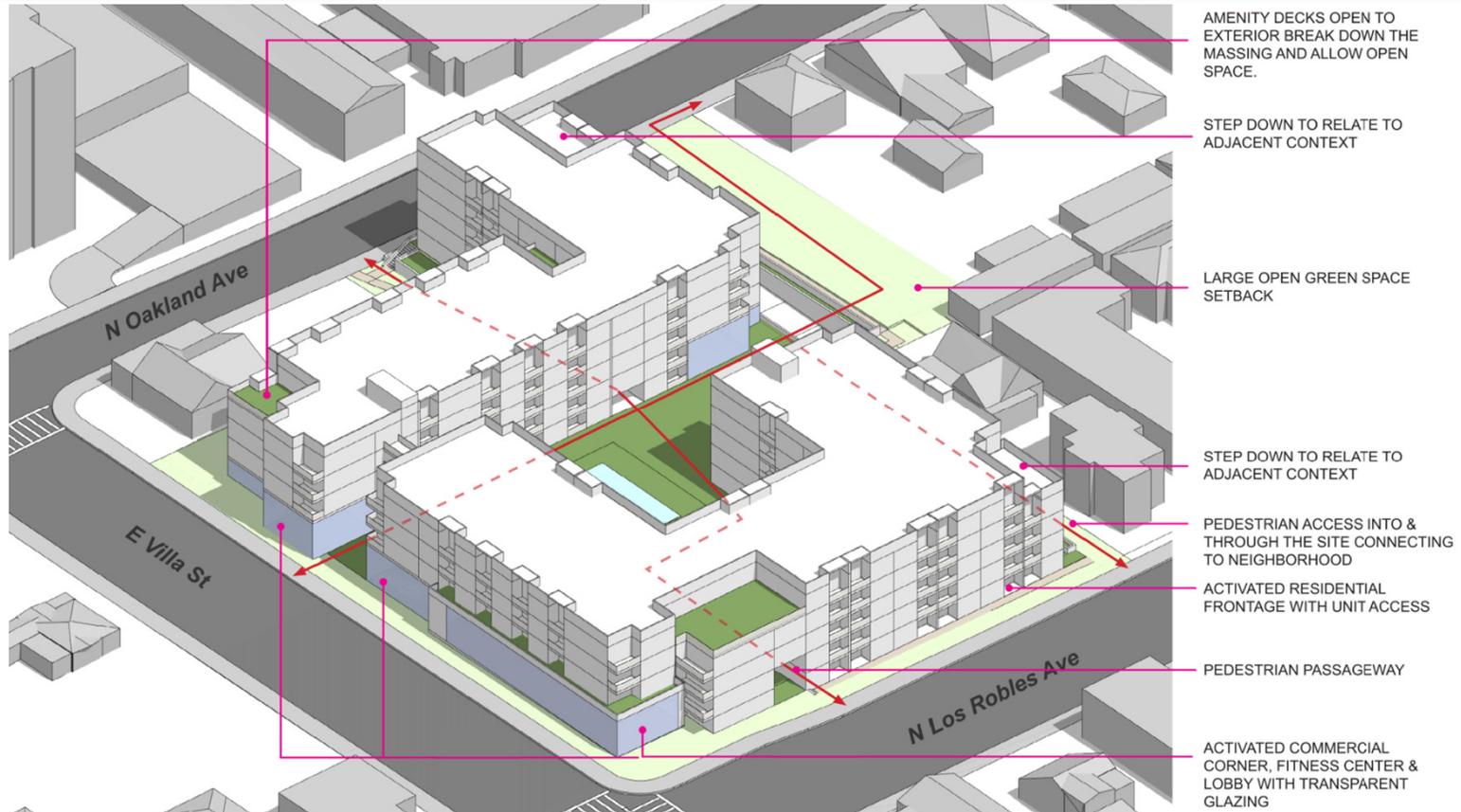
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Aerial Diagram

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Preliminary Massing

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Oakland Ave Perspective



Commercial Corner Perspective



Residential Entry Perspective



Key Plan