



Planning & Community Development Department

# 1000 E. Walnut Avenue Predevelopment Plan Review

City Council  
May 4, 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.
- **68 SRO housing units for Supportive Housing**
- **Informational Only – No Action Required**



# Project Site

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- **Zone:**
  - > CG (Commercial General)
- **General Plan Land Use:**
  - > Low Commercial (0.0-1.0 FAR)
- **Lot Size:**
  - > 27,098 square feet
- **Existing improvements:**
  - > Two-story, 20,295 square-foot, commercial building and at-grade parking



# Project Location

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# Subject Site: Walnut Ave. Elevation

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# Subject Site: Catalina Ave. Elevation

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# Project Description

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- Demolition of all on-site improvements;
- Construction of:
  - > 68-unit SRO facility for Supportive Housing (operated by The Salvation Army)
    - 65 very-low income units
    - 1 resident manager's unit
    - 2 studio units for staff
  - > 8,859 square-foot Charitable Institution (The Salvation Army) on the ground floor
  - > 47,193 square-foot, four-story building
  - > 16 at-grade parking spaces

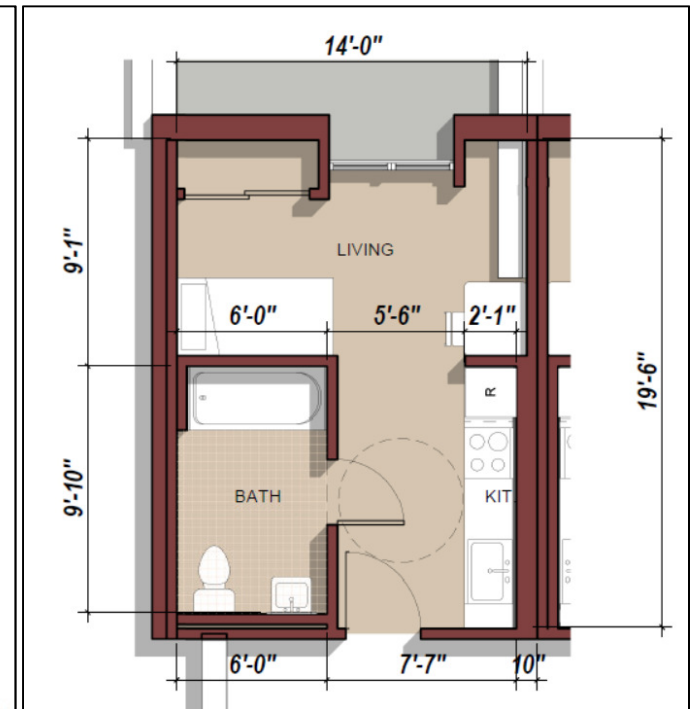






# Floor Plan (Floors 2-4)

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Typical Unit Layout



# North Elevation: Walnut Ave.

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# East Elevation: Catalina Ave.

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# Current Planning PPR Comments

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- The project does not comply with the following key development standards in the Zoning Code:

Standard	Requirement	Proposed
FAR	0.8	1.74 *
Height	45'	55.5' **
Parking for SRO	18	0 **

\* A density bonus is required to achieve proposed FAR.

\*\* A density bonus incentive is required to achieve proposed height and parking.



## Density Bonus

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- The number of units (density) of a SRO facility is regulated by the FAR.
- A density bonus offers an increase in FAR for SRO projects by-right.
- An increase in density, with no maximum, is allowed if the project is located within 1/2 mile of a major transit stop and 100% of the total units, exclusive of a manager's unit or units, are for lower income households.
- The project includes two studio units that are **not** for lower income households or designated as manager's units and therefore does not qualify for the density bonus.
- The project will need to be revised so that all units, exclusive of a manager's unit or units, are for lower income households.





# Density Bonus Incentives

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- Density bonus incentives allow a height increase of up to three additional stories, or 33 feet, and no required parking, by-right, if the project is located within ½ mile of a major transit stop and 100% of the total units, exclusive of a manager's unit or units, are for lower income households:

Standard	Requirement	Proposed
Height	45'	55.5'
Parking for SRO	18	0



# Discretionary Entitlement Process

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- **Hearing Officer**
  - > Conditional Use Permit for Charitable Institution
  
- **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 Hearing Officer;
- Conduct a noticed public hearing before the Design Commission for Concept/Final design approvals.



# Plans Submitted on 1/16/2020 for CUP

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**North Elevation: Walnut Ave**

**West Elevation: Catalina Ave**





## Plans Submitted on 1/16/2020 for CUP

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- The applicant intends on revising the unit mix such that they would qualify for:
  - Density Bonus (FAR)
  - Density Bonus Incentive for Height
  - Density Bonus Incentive for Parking





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April 20, 2020

