



Planning & Community Development Department

# 274 – 282 N. Oakland Avenue Predevelopment Plan Review

City Council  
April 6, 2020



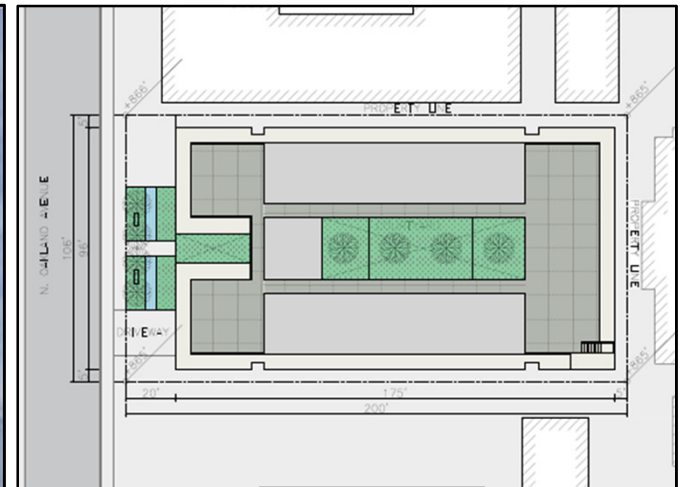


# Plans Submitted on March 4, 2020 for Preliminary Consultation

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**Front Rendering (west)**



**Site Plan**



## Revised Project submitted on March 4, 2020 for Preliminary Consultation intends to:

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- The city's 20% inclusionary requirement;
- The city's newly adopted Density Bonus menu so no variances required; and,
- The city's newly adopted micro-unit ordinance (formerly known as Single-Room Occupancy's)



# Predevelopment Plan Review

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- **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.
- **186 housing units**
- **Informational Only – No Action Required**



# Project Site

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- **Zone:**
  - > CD-3 (Central District Specific Plan, subdistrict 3 “Walnut Housing”, Ford-Place/Fuller Seminary zoning precinct)
- **General Plan Land Use:**
  - > Medium Mixed Use (0.0-2.25 FAR, 0-87 du/acre)
- **Lot Size:**
  - > 21,128 square feet
- **Existing use:**
  - > 5 residential units



# Project Location

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# Project Description

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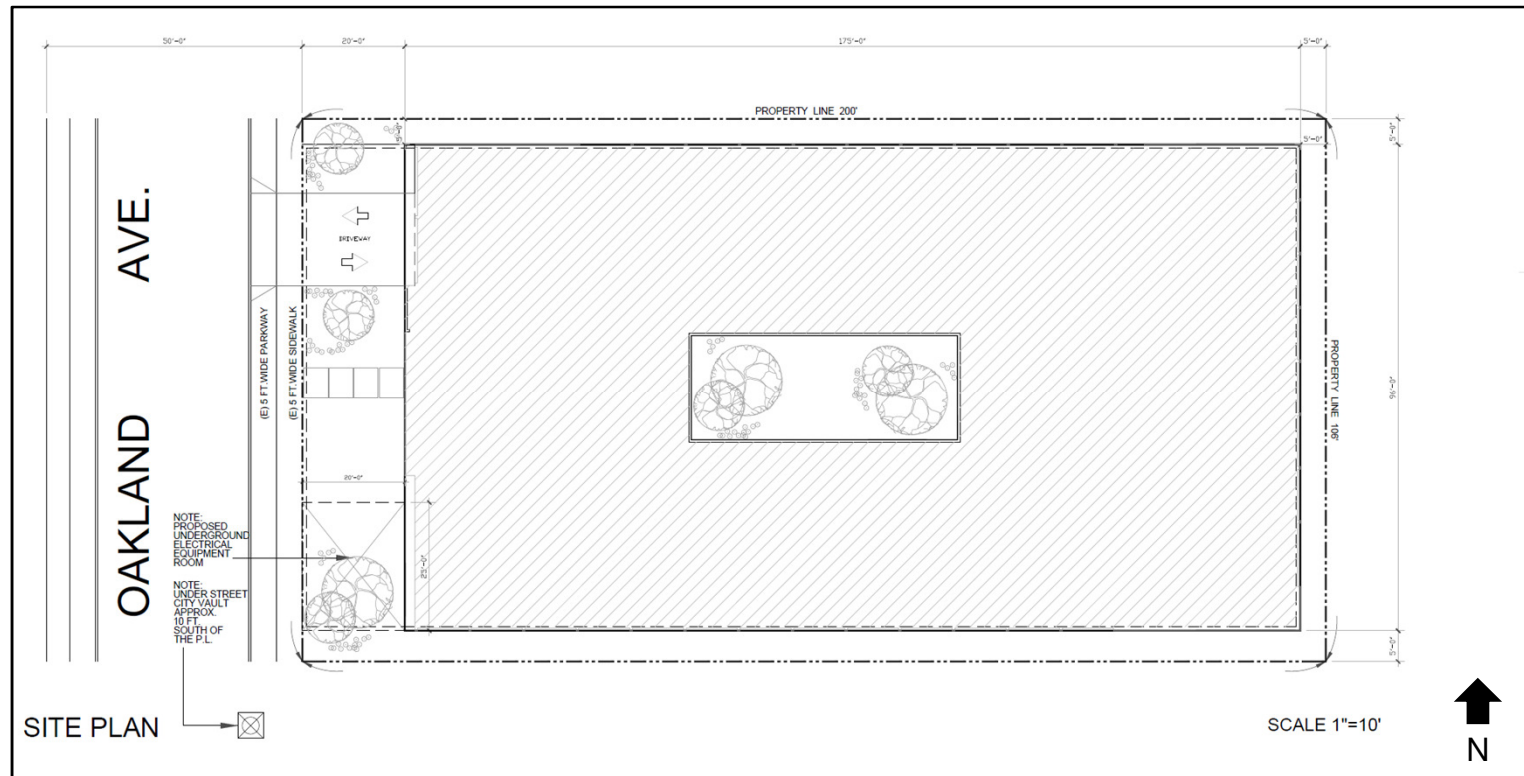
- Demolition of all on-site improvements;
- Construction of 186 single-room occupancy rental units:
  - > 100 percent affordable rental units (90 percent for moderate income households and 10 percent for low income households)
  - > 60,082 square-foot, six-story building
  - > 50 parking spaces (at-grade and one subterranean level)
  - > 32.4 percent density bonus (added to base FAR of 2.25)





# Site Plan

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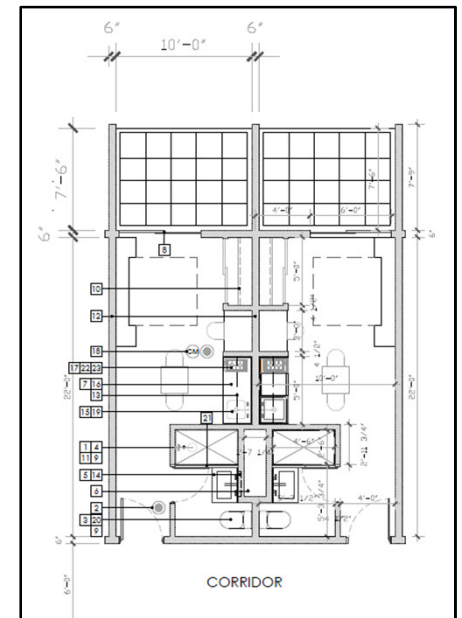
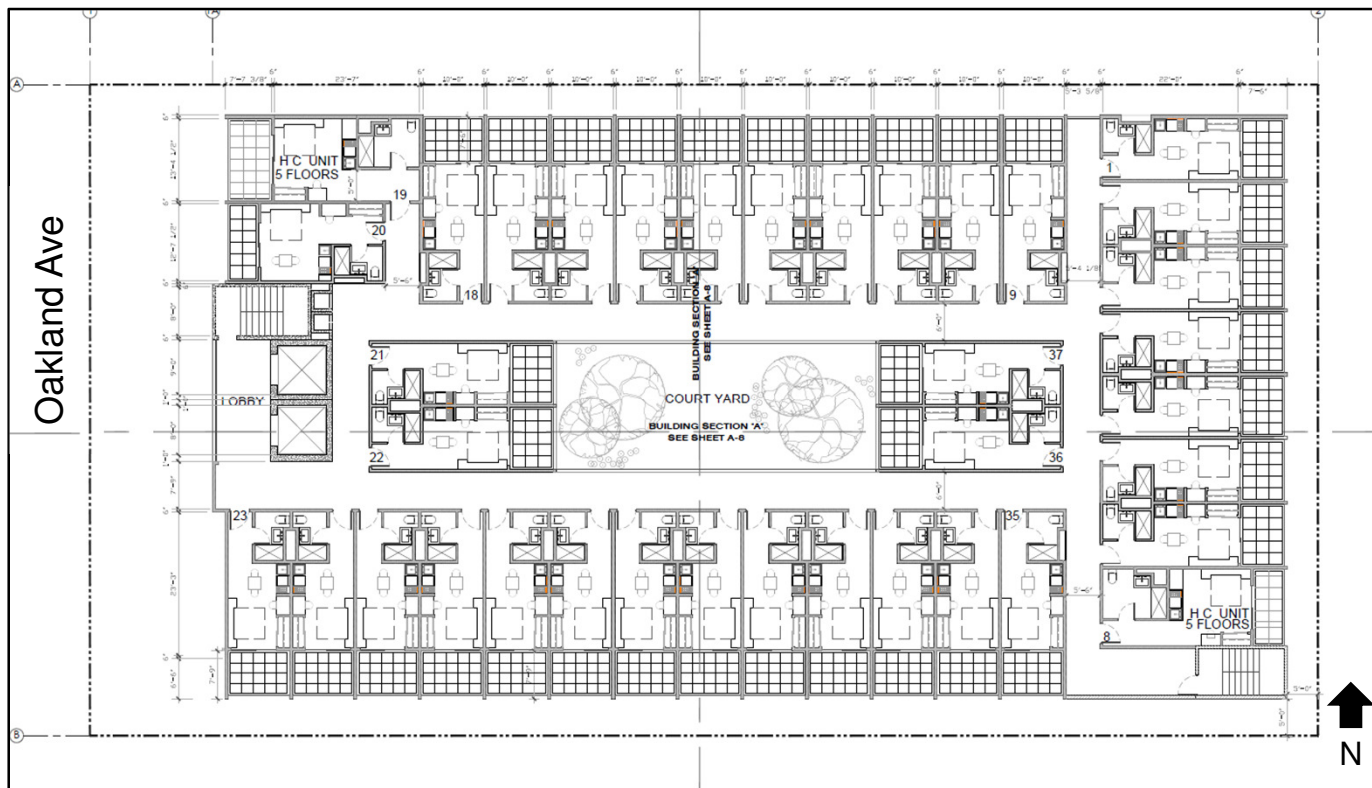






# Floor Plan (Floors 2-6)

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**Typical Unit  
Layout**

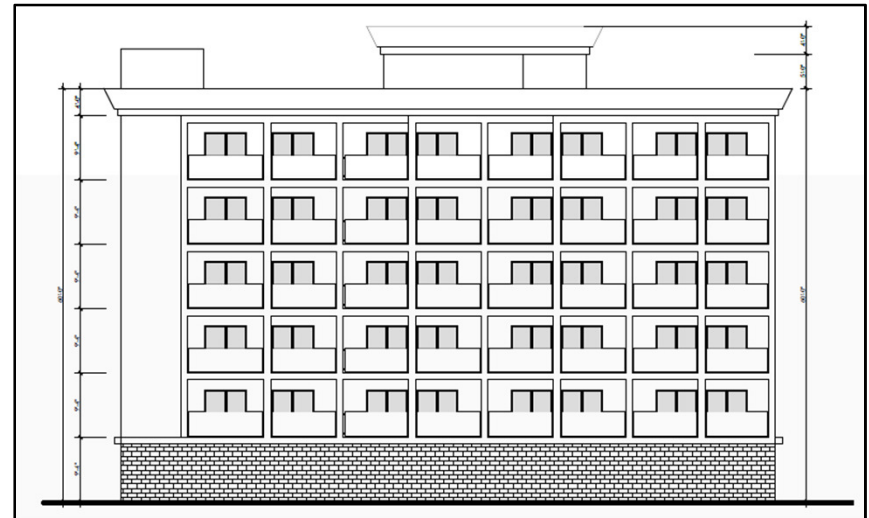


# Elevations

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**Front (West) – N. Oakland Avenue**

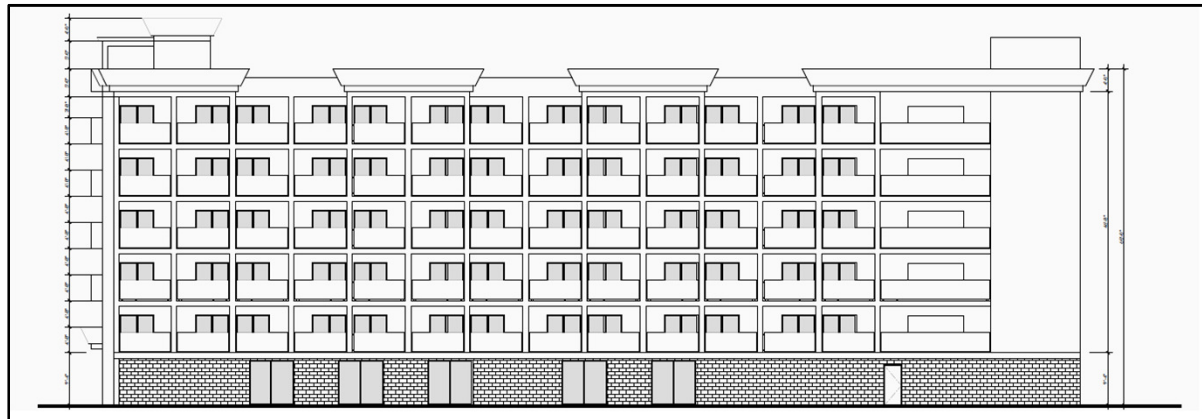


**Rear (East)**



# Elevations

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**Side (South)**



# 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	2.25	2.98 *
Unit Size	150 – 220 sf	220 – 315 sf **

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

\*\* City Council-approved SRO amendment would allow a maximum of 375 sf.



## 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.
- A 32.4% increase in FAR is proposed.
- Project does not provide number of affordable units to permit a 32.4% density bonus.
- Project will need to increase the number of affordable units, revise the affordability levels or reduce the size of the project.



# Discretionary Entitlement Process

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- **Hearing Officer**
  - > Parcel Map or Certificate of Exception to consolidate parcels
  - > \*Variance for unit size
  - > \*Conditional Use Permit

\*Not necessary when SRO amendment is effective
- **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 (as applicable);
- Conduct a noticed public hearing before the Design Commission for Concept/Final design approvals.





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# Subject Site

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# Context Slides: N. Oakland Ave. Looking North

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# Context Slides: N. Oakland Ave. Looking South

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# Context Slides: Abutting 5-6 story apartment complex to the east

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