

1870-1890 E. Walnut Street Predevelopment Plan Review

City Council
November 16, 2020





Predevelopment Plan Review (PPR)

Planning & Community Development Department

- 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
- 1-4 story, multi-family residential project with 58 units
- Informational Only – No Action Required



Project Site

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- 1870-1890 E. Walnut Street, 175 N. Greenwood Avenue, 170 N. Parkwood Avenue
 - > Four existing parcels with frontage on three streets: Parkwood Avenue, Walnut Street, Greenwood Avenue
 - > CG (Commercial General) and RM-16-PK (Multi-Family Residential, City of Gardens, Parking Overlay) zoning districts
 - > 44,982 square-foot site area (1.03 acres)
 - > Currently developed with separate two-story structures occupied by commercial uses (automotive-related), and surface parking.



Project Location

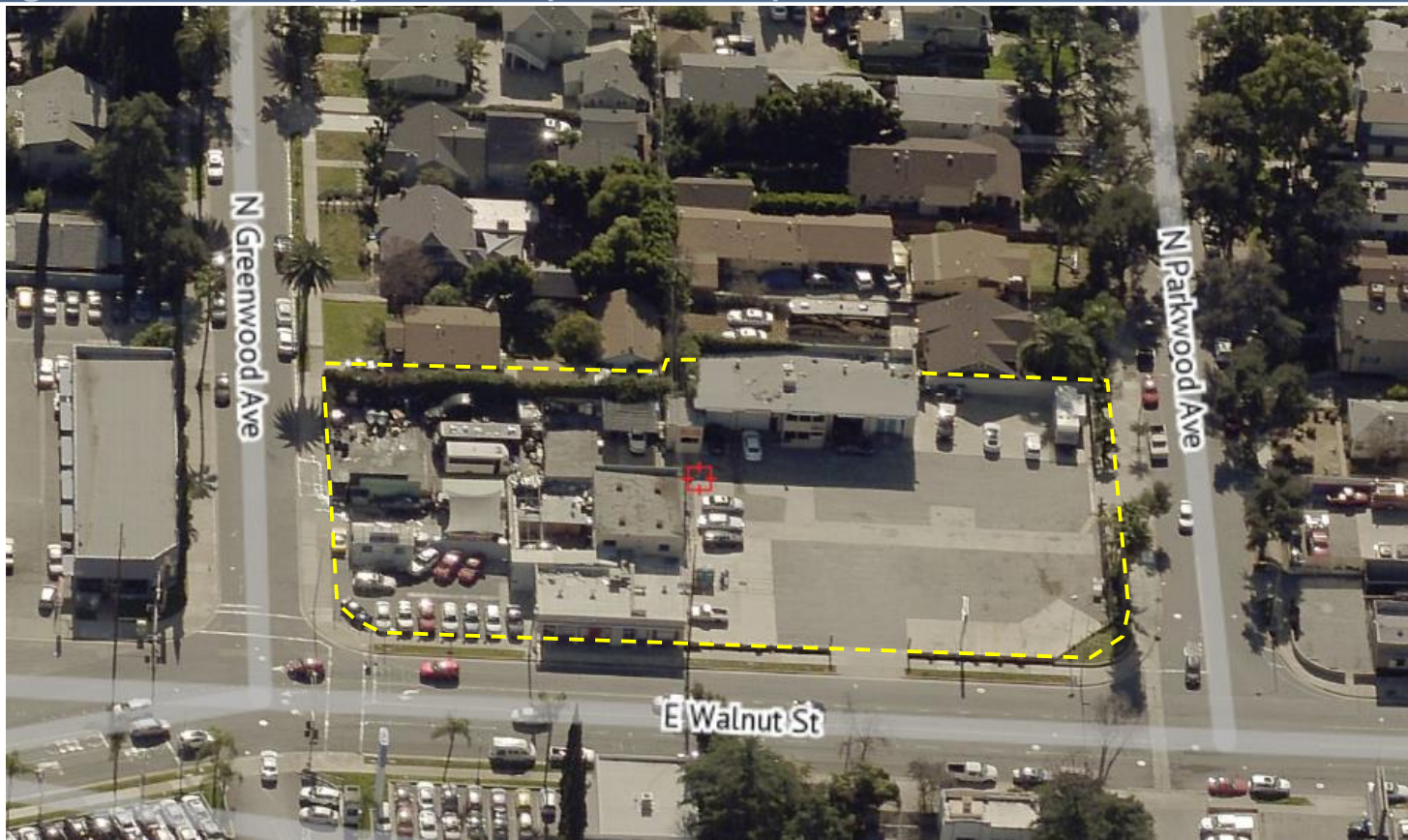
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Existing Site Condition

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Existing Street View – Walnut Street

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Project Description

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- **Multi-family Residential Project**
 - > 58 dwelling units for sale (27 moderate income, 31 workforce)
 - > 1 to 4 stories (up to 55 feet tall)
 - > 80,478 gross square feet
 - > 87 parking spaces (one level of subterranean parking)
 - > 35 percent density bonus



Preliminary North and South Elevations

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North Elevation



South Elevation



Preliminary East and West Elevations

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East Elevation



West Elevation



Preliminary Consultation (October, 13 2020)

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- **Design Commission/Staff Comments (summary)**
 - > Further consider the pedestrian scale of the project, including softening entrances and ensuring visibility into courtyards.
 - > Consider an open space/plaza element along Walnut Street.
 - > The raked roof system at the southwest corner could be more developed and reflected on other building elevations.
 - > Incorporate additional articulation on the rear/south façade and avoid unbalanced blank wall conditions on this façade.



Entitlement Process/Next Steps

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- Conduct CEQA Review
- Public Hearing before the Hearing Officer for a Conditional Use Permit and Tentative Tract Map
 - > CUP for Multi-family residential development in the CG zone that is located within one-quarter mile of the Allen Street station;
 - > If the applicant chooses for-sale units a Tract Map is required to consolidate the four parcels that make up the project site and create the ownership units.
- Public Hearing before the Design Commission for Design Review
 - > New construction of a building in excess of 25,000 square feet

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