

Lincoln Lofts Predevelopment Plan Review

May 10, 2021





Project Information

Planning & Community Development Department

- Property is a vacant site (former CalTrans) adjacent to the 210 freeway
- Zone:
 - > Currently PS; LASP-RM-16 proposed by applicant
- General Plan Land Use:
 - > Currently no General Plan designation, Medium-Density Residential proposed by applicant
- Lot Size:
 - > Approximately 23,000 square feet
- Proposed improvements:
 - > 8-unit market-rate housing
 - > 16 parking spaces (2 per unit)



Project Location

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Subject Site: Lincoln Avenue Elevation

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Surrounding Properties – Looking South

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Surrounding Properties – Looking East

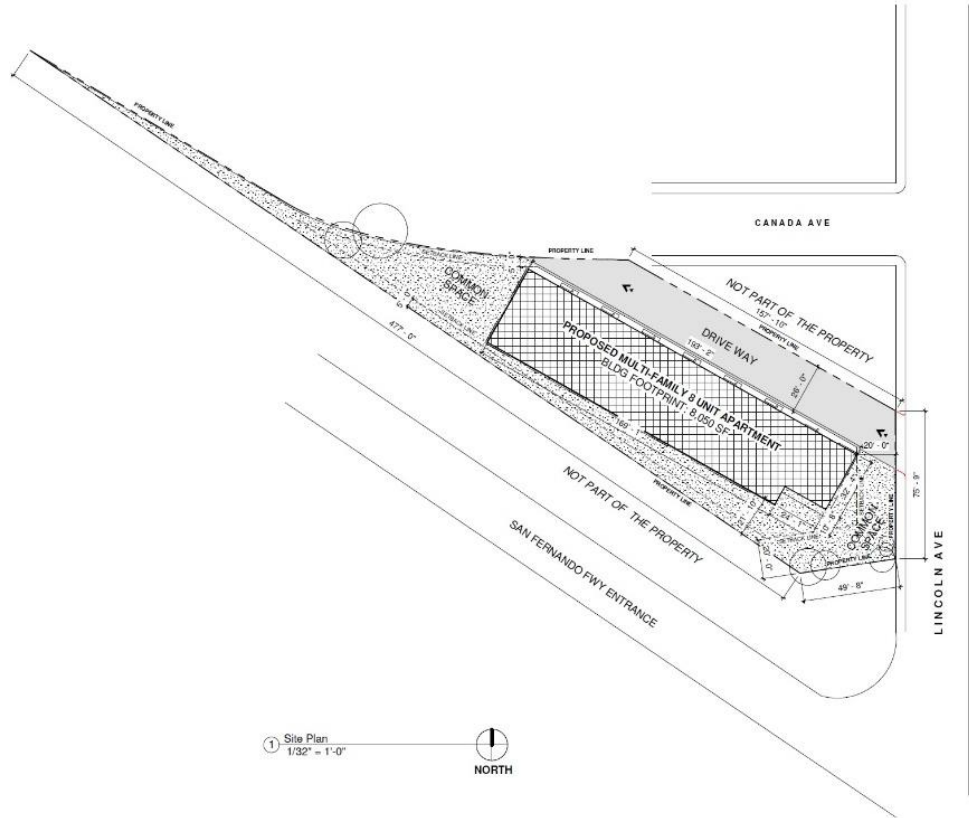
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Preliminary Site Plan

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1 Site Plan
1/32" = 1'-0"

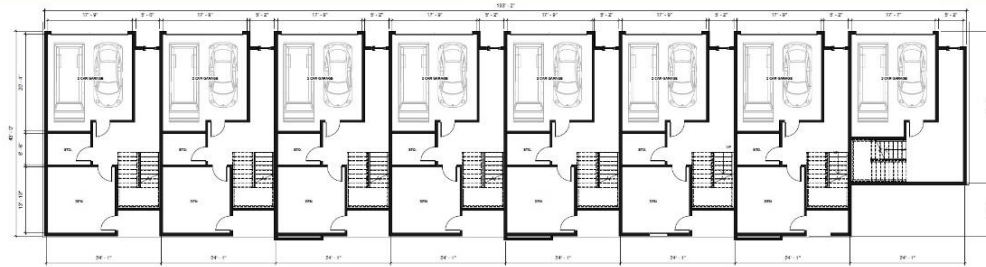




Preliminary Floor Plans

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1st Floor



1st Floor Plan
18' - 19'

2nd Floor



2nd Floor Plan
18' - 19'

3rd Floor



3rd Floor Plan
18' - 19'



Preliminary North Elevation

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Preliminary South Elevation

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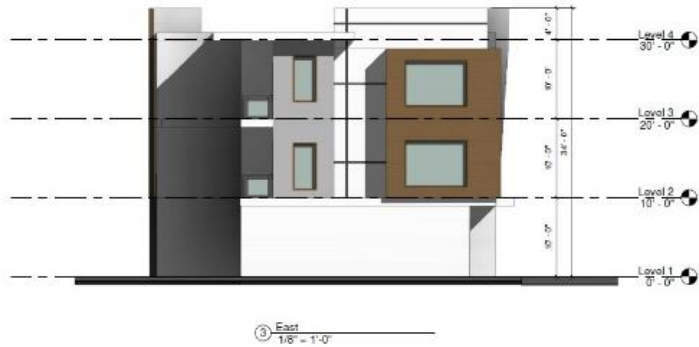


② South
1/8" = 1'-0"



Preliminary East/West Elevations

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Current Planning PPR Comments

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The following provides an overview of the project under the existing PS zoning and the proposed LASP-RM-16 zoning:

Standard	Requirement (existing PS zoning)	Requirement (proposed RM-16 Zoning)
Use	Residential only allowed with a CUP and only as accessory to another use	Multifamily residential permitted by right
Density	Determined through CUP	16 du/ac = 8 units allowed for a site this size
Height	Determined through CUP	30' for structure, plus 4' parapet
Parking	Determined through CUP	2 covered spaces per unit based on size of units proposed = 16 total



Discretionary Entitlement Process

Planning & Community Development Department

- **Discretionary Approvals**
 - > General Plan Amendment
 - > Specific Plan Amendment
 - > Zoning Map Amendment
 - > Tentative Tract Map
- **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 Planning Commission and City Council for General Plan, Specific Plan, and Zoning Map amendments;
- Conduct a noticed public hearing before the Hearing Officer for the Tentative Tract Map application.
- Conduct Concept/Final Design Review (staff level)

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