

Agenda Report

May 10, 2021

TO: Honorable Mayor and City Council

FROM: Planning & Community Development Department

SUBJECT: PREDEVELOPMENT PLAN REVIEW OF AN EIGHT UNIT MULTIFAMILY RESIDENTIAL BUILDING PROPOSED AT THE CORNER OF LINCOLN AVENUE AND CANADA AVENUE

RECOMMENDATION:

This report is intended to provide information to the City Council; no action is required.

BACKGROUND:

The applicant, Paykan Corporation, has submitted a Predevelopment Plan Review (PPR) application to develop a property at the corner of Lincoln Avenue and Canada Avenue. The site is currently vacant and was formerly owned by Caltrans. The site is zoned PS (Public, Semi-Public) but currently has no address, Assessor Parcel Number, or General Plan designation. The property is adjacent to the Lincoln Avenue Specific Plan but is not within the boundaries. The proposed project consists of a new three-story, eight unit multifamily residential development with 16 parking spaces.

The purpose of a PPR is to achieve better projects through early consultation between City staff and applicants. The intent is to coordinate the review of projects among City staff and City departments, familiarize applicants with regulations and procedures that apply to the project, and avoid significant investment in the design of a project without preliminary input from City staff. In addition, the purpose is to identify issues that may arise during review of the project, provide opportunities for discussion about the project and an exchange of information on potential issues between the City staff and applicants, and inform the City Council and the public of proposed development projects defined in the administrative guidelines to be of communitywide significance.

A project is categorized as a project of communitywide significance if it consists of: 1) more than 50,000 square feet of gross floor area with one discretionary action; or 2) 50 or more housing units; or 3) any project determined by the Planning Director to be of major importance to the City. Projects of communitywide significance are presented to the City Council for informational purposes. Given the proposed project's lack of General Plan designation, adjacency to both the Lincoln Avenue Specific Plan and the I-

210 freeway, as well as being on land formerly owned by Caltrans that must be established as a legal parcel, the project was determined by the Director to be of major importance to the City and therefore qualifies as a project of communitywide significance.

This report provides a project description, identifies the anticipated entitlement and environmental review processes, and summarizes key areas of concern regarding Zoning Code and General Plan compliance.

PROJECT SUMMARY:

The applicant proposes to construct the following:

- An 8-unit multifamily apartment building for rent
- 8,050 square feet of total floor area
- 16 parking spaces (2 per residential unit)

An aerial map of the existing site and the proposed site plan and elevations follow:

Figure 1: Aerial View of Project Site (outlined in yellow)



Figure 2: Proposed Site Plan

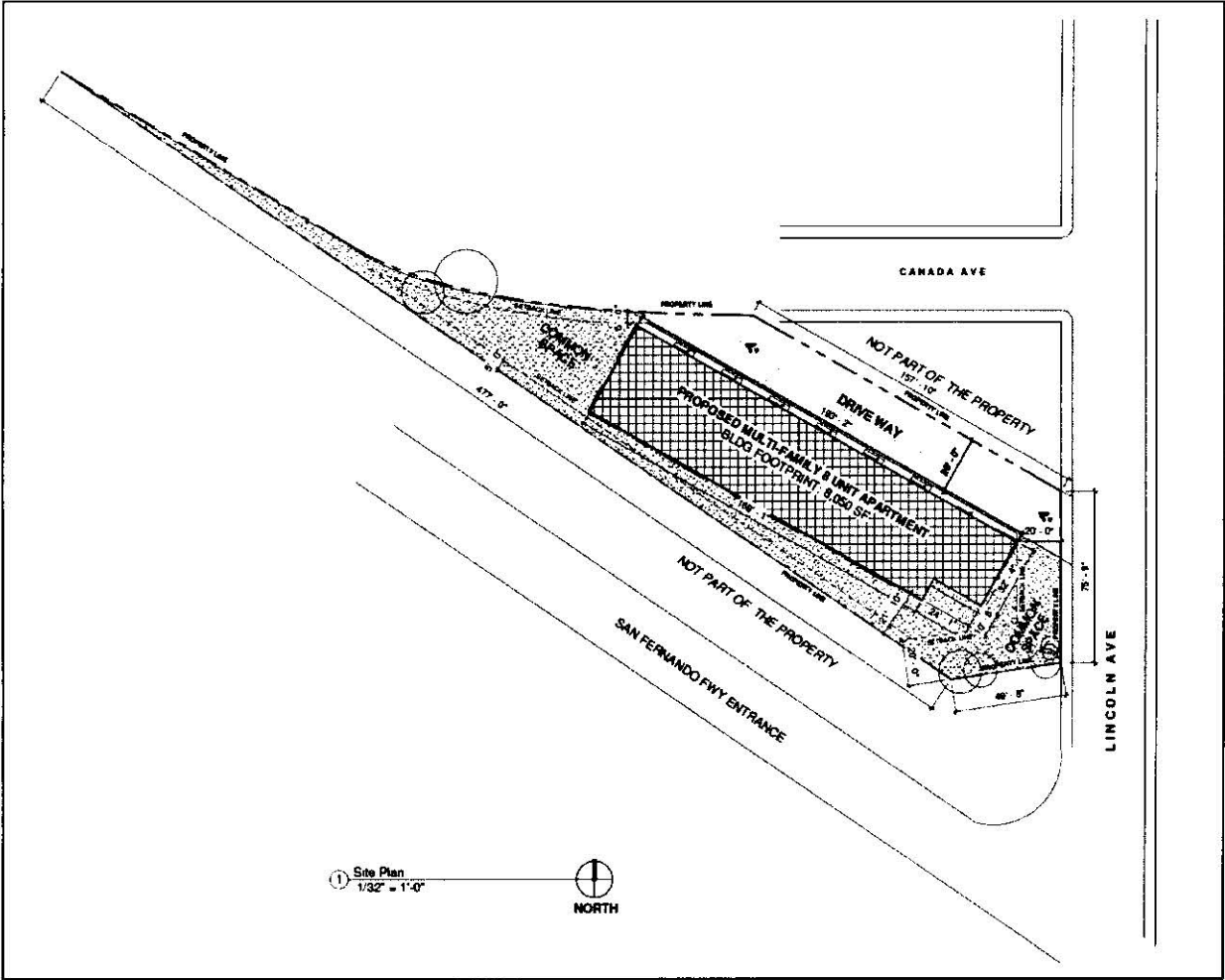


Figure 3: Typical Floor Plan (Floors 1 – 3)

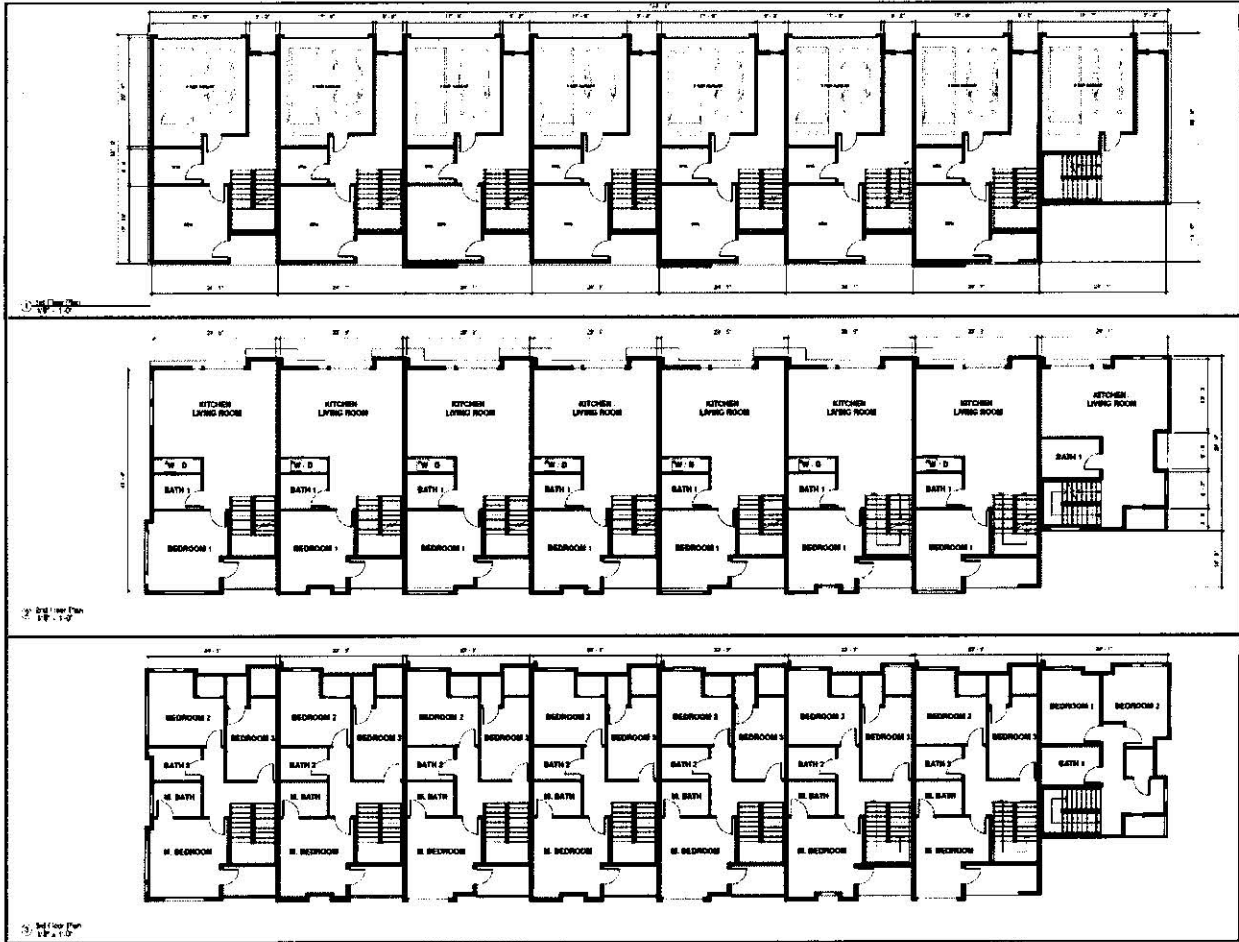


Figure 4: Elevations (Preliminary)



Figure 5: Rendering (Preliminary, view of North and East Elevations)



PREDEVELOPMENT PLAN REVIEW ANALYSIS:

All applicable City departments reviewed the project as part of the PPR process and provided comments that are included in Attachment A. Notable Planning-related standards and comments are discussed below.

Context and Compatibility

The project site consists of remnant Caltrans I-210 Freeway right-of-way land for the construction of an eight-unit multi-family housing development and ancillary parking and landscape improvements within a 23,000-square-foot (0.53 acre) project site.

Adjacent properties fronting on Lincoln Avenue, and surrounding properties to the north, west and east, are developed predominantly with residential buildings, one- to two-stories in height. Directly south is the I-210 Freeway onramp. To the southeast is a two-story office building adjacent to the freeway.

Massing and Scale

The proposed project is expected to apply for a Zoning Map Amendment to change the zoning from PS (Public, Semi-Public) to LASP RM-16 (Lincoln Avenue Specific Plan, Multifamily, 16 dwelling units per acre). The maximum density within RM-16 is equal to the lot area divided by 2,750 square feet. Using this figure, the maximum allowed density would be 8 units. Therefore, the project would comply with applicable density requirements if the Zoning Map Amendment is approved.

The proposed three-story rectangular massing with flat roof is reflective of the linear site situated adjacent to an onramp of the northbound 210 Freeway and an adjacent single-story, single-family residence constructed in 1923. The project is designed on a repetitive conceptual plan and elevations providing eight side-by-side residential townhouse-style units. It is suggested that this repetitive cadence of building form be further studied to incorporate additional variation in the building mass, and provide distinctive delineation of each townhouse-style unit. The applicant has been encouraged to consider a lateral shifting of the modular massing, the creation of outdoor garden areas, and more activated façades. Further, a three-story building would be out of character with the surrounding area; therefore, it was suggested by staff that parking be placed underground to reduce the height of the building to a more compatible two-story configuration.

Density Bonus

Section 17.43 of the Zoning Code implements the State's Density Bonus law as set forth in Government Code Section 65915. The provisions apply to multi-family residential projects consisting of five or more dwelling units not including units granted as a density bonus. The applicant has not included a request for density bonus

allowances. Should the applicant implement density bonus provisions for future submittals, the section above would be applicable.

ENTITLEMENT PROCESS:

The proposed project would be constructed on a site that is presently zoned PS (Public, Semi-Public), has no established General Plan Land Use designation, and is not a legal parcel. Therefore the applicant would be required to apply for a General Plan Land Use Map Amendment, a Specific Plan Amendment, a Zoning Map Amendment, and a Tentative Tract Map application to establish a legal parcel.

The proposal is also subject to Design Review subsequent to approval of the aforementioned amendments and applications:

Design Review

Because the project consists of new construction of a multi-family residential project under 9 residential units, design review is required with staff of the Design and Historic Preservation Section as the review authority. The applicable design guidelines for the project are the design related goals and policies of the Land Use Element of the General Plan and the Design Guidelines for Neighborhood Commercial and Multi-Family Districts.

Design review is a three-step procedure: 1) **Preliminary Consultation**; 2) **Concept (schematic-level) design review**; and 3) **Final design review**. Concept design review is a noticed public hearing before the Design Commission. In some cases, Concept and Final Design Review may be combined into a Consolidated Design Review.

Environmental Review

This project would be subject to the provisions of the California Environmental Quality Act (CEQA), which will be conducted in conjunction with applications for the General Plan Amendment, Zoning Amendment, and Design Review. The appropriate environmental document for this project will be determined when a formal application is submitted for review. Prior to filing an application for design review, it is recommended that the applicant consult with the Transportation Department to begin preparation of any necessary traffic assessment or study that may be required. In addition, due to the project's proximity to the I-210 freeway, a Health Risk Assessment may also be required.

NEXT STEPS:

The applicant has received comments from City departments as part of the PPR process. The next steps are for the applicant to submit applications for a General Plan Map Amendment, Specific Plan Amendment, Zoning Map Amendment, and Tentative Tract Map. Amendments to the General Plan, Specific Plan and Zoning Map must be

reviewed by the Planning Commission with a recommendation to the City Council for a decision. The Tentative Tract Map is reviewed by the Hearing Officer.

FISCAL IMPACT:

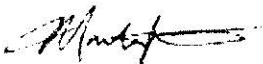
This report is for information only and will not result in any fiscal impact.

Respectfully submitted,




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STEVE MERMELL
City Manager

Attachments: (3)

- Attachment A – Predevelopment Plan Review Comments Provided to Applicant
- Attachment B – Predevelopment Plan Review Plans
- Attachment C – Zoning Code Compliance Table