



Planning & Community Development Department

280 Ramona Street / 279 E. Holly Street Predevelopment Plan Review

City Council
October 25, 2021





Predevelopment Plan Review (PPR)

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- 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
- 83,050 square foot senior affordable housing project with 112 units
- Informational Only – No Action Required



Project Site

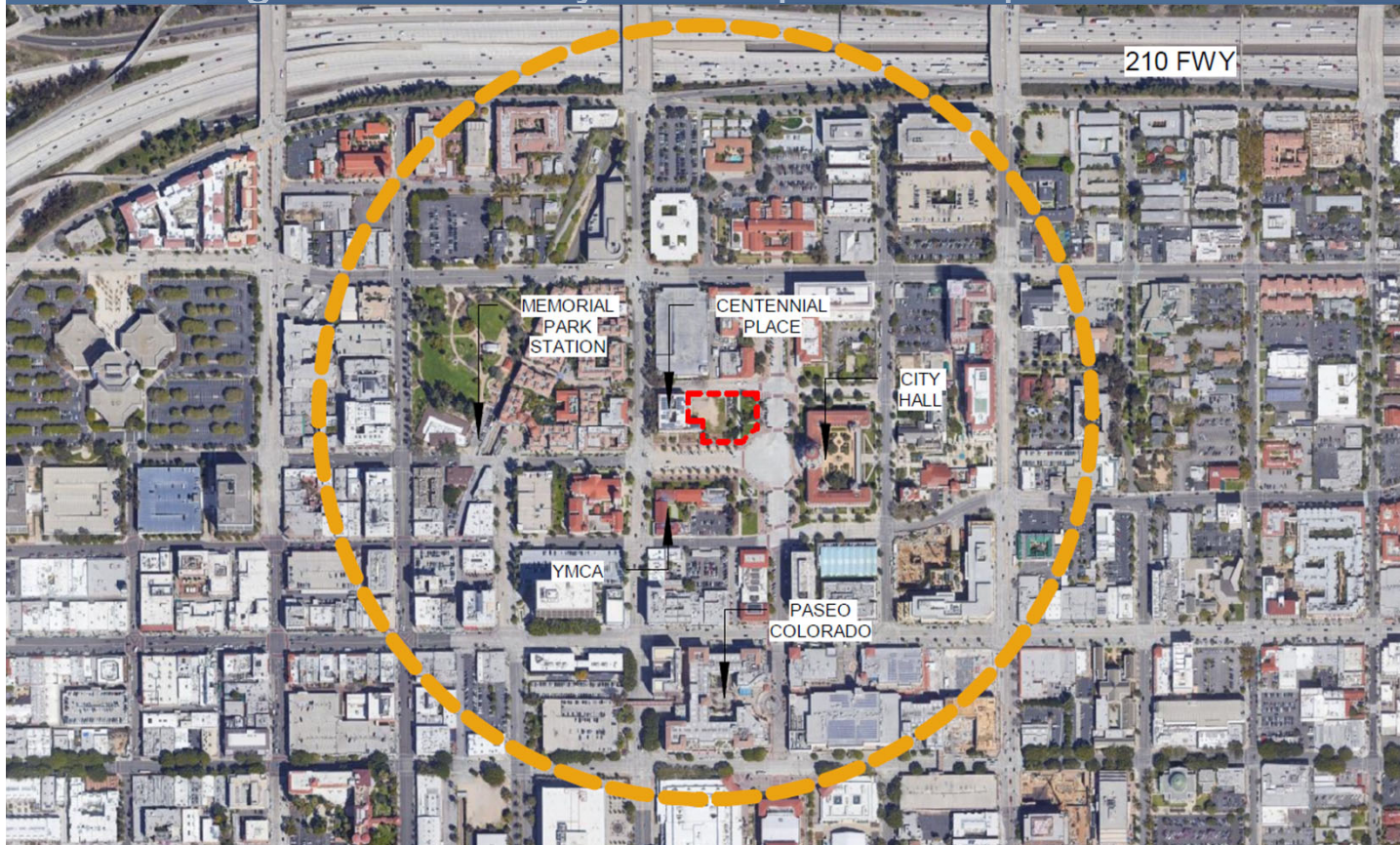
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- **280 Ramona St. / 279 E. Holly St**
 - > Civic Center Historic District, adjacent to historic YMCA Building
 - > Central District Specific Plan CD-2 (Civic Center) Zoning District
 - > Up to 87 du/ac
 - > 43,258 square-foot site area (0.99 acre)
 - > Currently vacant with one small storage container located on site



Project Location

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**Quarter Mile
Radius**





Site Aerial

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Existing Site Condition

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South Elevation
(View from Holly St.)



Existing Site Condition

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Southeast Corner
(View from Holly St. and Garfield Ave.)



Existing Site Condition

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Project Description

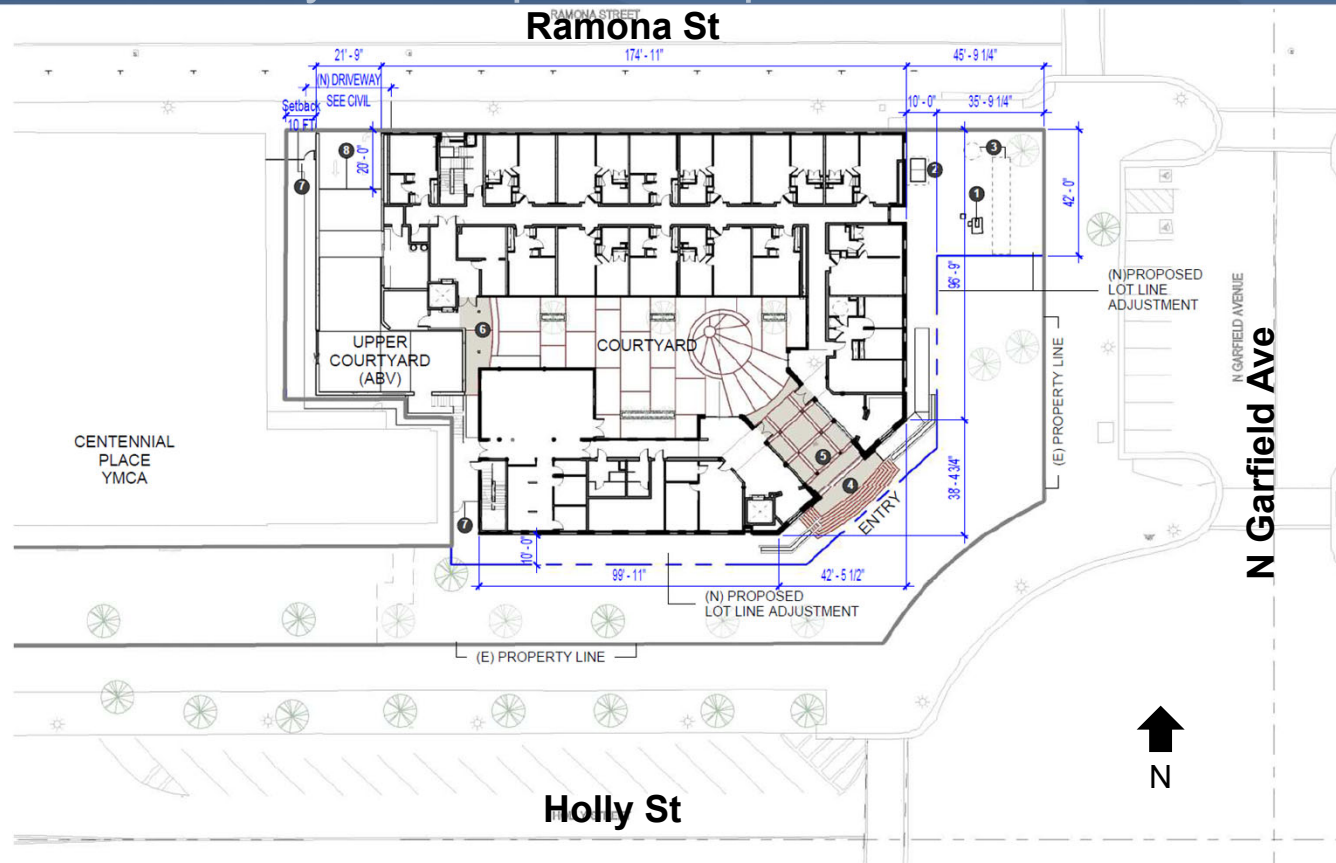
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- Lot Line Adjustment (Tentative Parcel Map)*
- Affordable Housing Concession Permit*
- Construction of a new, five story senior affordable housing building
 - > 112 units (studio and 1-bedroom) plus 1 manager's unit (2-bedroom)
 - > Property management, resident support offices, and on-site amenities for residents on the ground floor
 - > Two courtyards, including one semi-public
 - > One level partially-subterranean parking structure with 44 parking spaces
 - > Total of 83,050 square feet of floor area

*Need for these entitlements may change refinement of project design



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Current Planning PPR Comments

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Standard	Requirement	Proposed Project
Floor Area Ratio	2.25 (97,331 sf)	1.91 (83,050)
Height	60'	59' – 9"
Density	87 du/ac (86 units)	112 units (30% density bonus)
Setbacks	Ramona: 5' min – 10' max Garfield: 45' (OLIN); 10' min (Zoning) Holly: 45' (OLIN); 10' min (Zoning) Rear (YMCA): 10' min	Ramona: No setback Garfield: 45'-8" (10' after LLA) Holly: 35'-11" (10' after LLA) Rear (YMCA): 5' – 10' range
Parking	0 Spaces (if 100% lower-income) 124 Spaces otherwise	44 Spaces



Current Planning PPR Comments

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Existing heights in surrounding areas

- Heights shown are approximate
- Max allowed heights in surrounding area is 60'



Discretionary Entitlement Process

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- Lot Line Adjustment (Tentative Parcel Map) and/or Affordable Housing Concession Permit
 - > Hearing Officer
- Design Review
 - > Preliminary Consultation
 - > Concept and Final Design Review



Next Steps

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- Applicant submits Tentative Parcel Map/AHCP application if necessary;
 - > Conduct environmental review per CEQA;
 - > Conduct a noticed public hearing before the Hearing Officer;
- If approved, applicant submits for Concept and Final Design Review;
 - > Conduct a noticed public hearing before the Design Commission



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280 Ramona Street / 279 E. Holly Street Re Predevelopment Plan Review

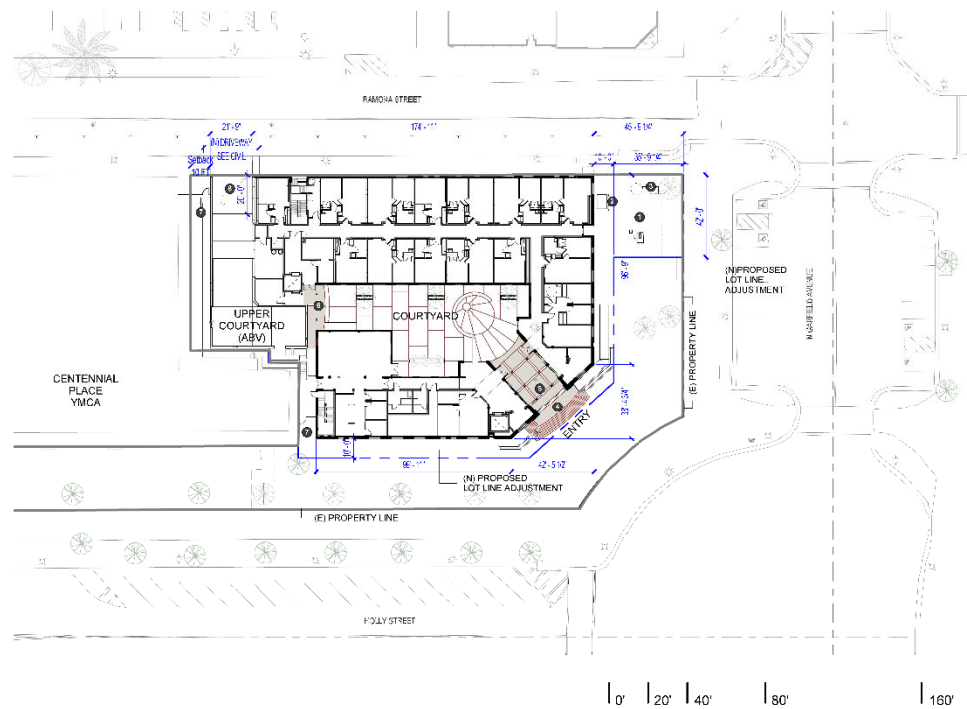
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October 4, 2021





Site Plan

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KEYNOTES

- ① (E) HISTORIC LANDMARK WEATHER STATION - RELOCATION TO BE DETERMINED
- ② (N) TRANSFORMER VAULT COVER
- ③ (N) UNDERGROUND STORM-DRAIN SYSTEM, SEE CIVIL PLANS
- ④ (N) ENTRY PLINTH, STAIRS, AND ACCESSIBLE WALK
- ⑤ (N) ENTRY LOGGIA
- ⑥ (N) COVERED "STAGE" LOGGIA ABOVE
- ⑦ (N) PEDESTRIAN GATE + FENCE
- ⑧ (N) VEHICULAR GATE



ONYX

RAMONA SENIOR HOUSING

JUNE 18 2021

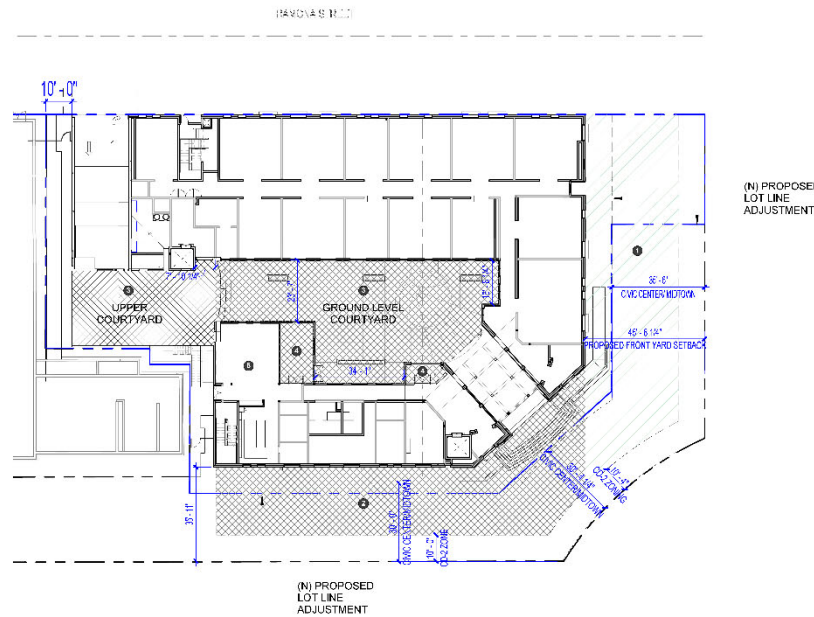
SITE PLAN
As Indicated

A05



Site Open Space

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KEY NOTES

- 1 FRONT YARD DEDICATED TO PUBLIC OPEN SPACE (CITY OWNED)
- 2 CORNER SIDE SETBACK AREA
- 3 COURTYARD AREA (GROUND + UPPER LEVEL)
- 4 2ND & 3RD LEVEL ROOF DECK
- 5 COMMUNITY CENTER

OPEN SPACE CALCULATION

SECTION 17.50.350

AT LEAST 30% OF THE NET FLOOR AREA OF THE STRUCTURE SHALL BE

DEDICATED OPEN SPACE

30% x 63,800 SF = 19,140 SF

- 1) PORTION OF FRONT YARD = 4,812 SF
- 2) PORTION OF CORNER SIDE YARD = 4,330 SF (PER CD-2 ZONING CODE)
- 3) GROUND LEVEL COURTYARD = 3,680 SF
- UPPER LEVEL COURTYARD = 1,615 SF
- 4) ROOF DECK = 390 SF

TOTAL OUTDOOR OPEN SPACE = 10,015 SF

INCLUDES AREAS 2, 3 & 4 (PER CD-2 ZONING CODE)

INDOOR RECREATIONAL (COMMUNITY ROOM) = 1,524 SF

TOTAL = 11,539 SF

COURTYARD REQUIREMENT

SECTION 17.50.350

GROUND-FLOOR COURTYARD WITH AT LEAST 20 FEET IN ANY DIRECTION IS PROVIDED

COURTYARD OPENING:
17 FEET (HEIGHT) X 20'-1" (WIDTH) X 31'-9" (DEPTH)

COURTYARD ENTRY GATE SHALL HAVE A MINIMUM OF 75 PERCENT TRANSPARENCY

SECTION 17.50.350 E OPEN SPACE REQUIREMENTS:

1. MINIMUM OF 30% OF THE NET FLOOR AREA OF THE STRUCTURE SHALL BE PROVIDED AS OPEN SPACE

2. MINIMUM DIMENSION OF ANY OPEN SPACE SHALL BE SIX FEET IN ANY DIRECTION. THE PORTION OF A FRONT OR CORNER SIDE YARD SETBACK THAT IS GREATER THAN THE MINIMUM REQUIREMENT MAY BE COUNTED AS OPEN SPACE

4. PLANTER BALCONIES THAT ARE TWO FEET OR LESS IN WIDTH SHALL NOT BE COUNTED AS OPEN SPACE

SECTION 17.50.350 F COURTYARD REQUIREMENTS:

1. THERE SHALL BE GROUND-FLOOR COURTYARD THAT SHALL BE A MINIMUM OF 20 FEET IN ANY DIRECTION. BALCONIES MAY PROJECT UP TO FOUR FEET INTO THE COURTYARD.

SITE OPEN SPACE

1" = 30'-0"

A07



ONYX

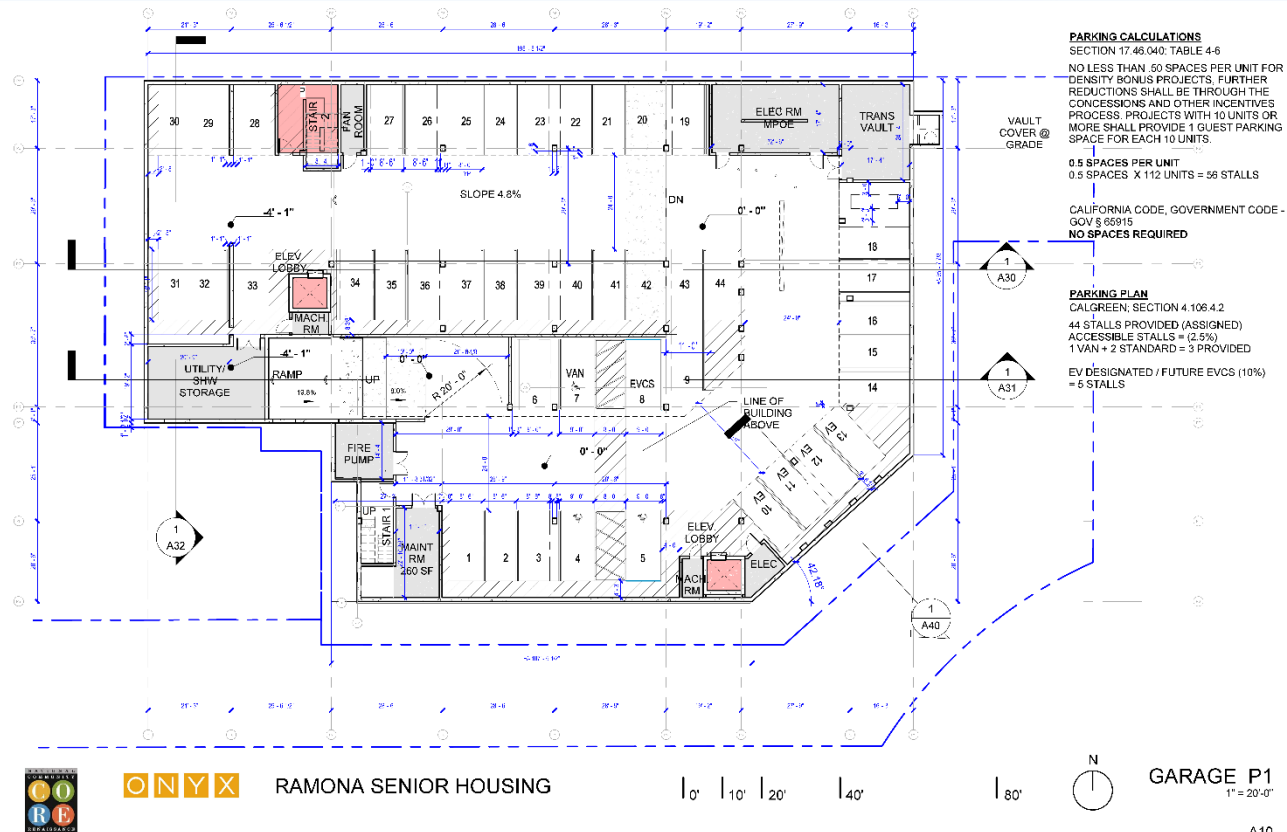
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Floor Plan – Garage P1

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Floor Plan – Level 1

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Floor Plan – Level 2

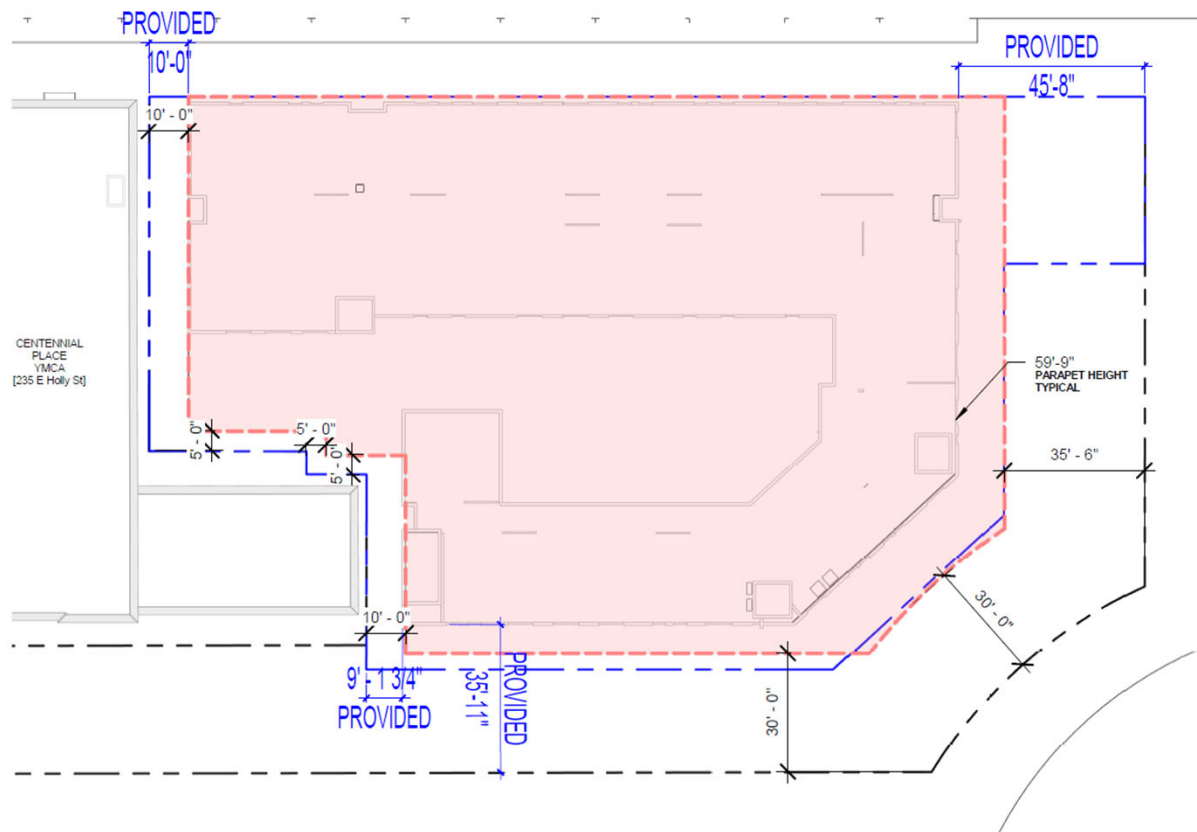
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Zoning Envelope

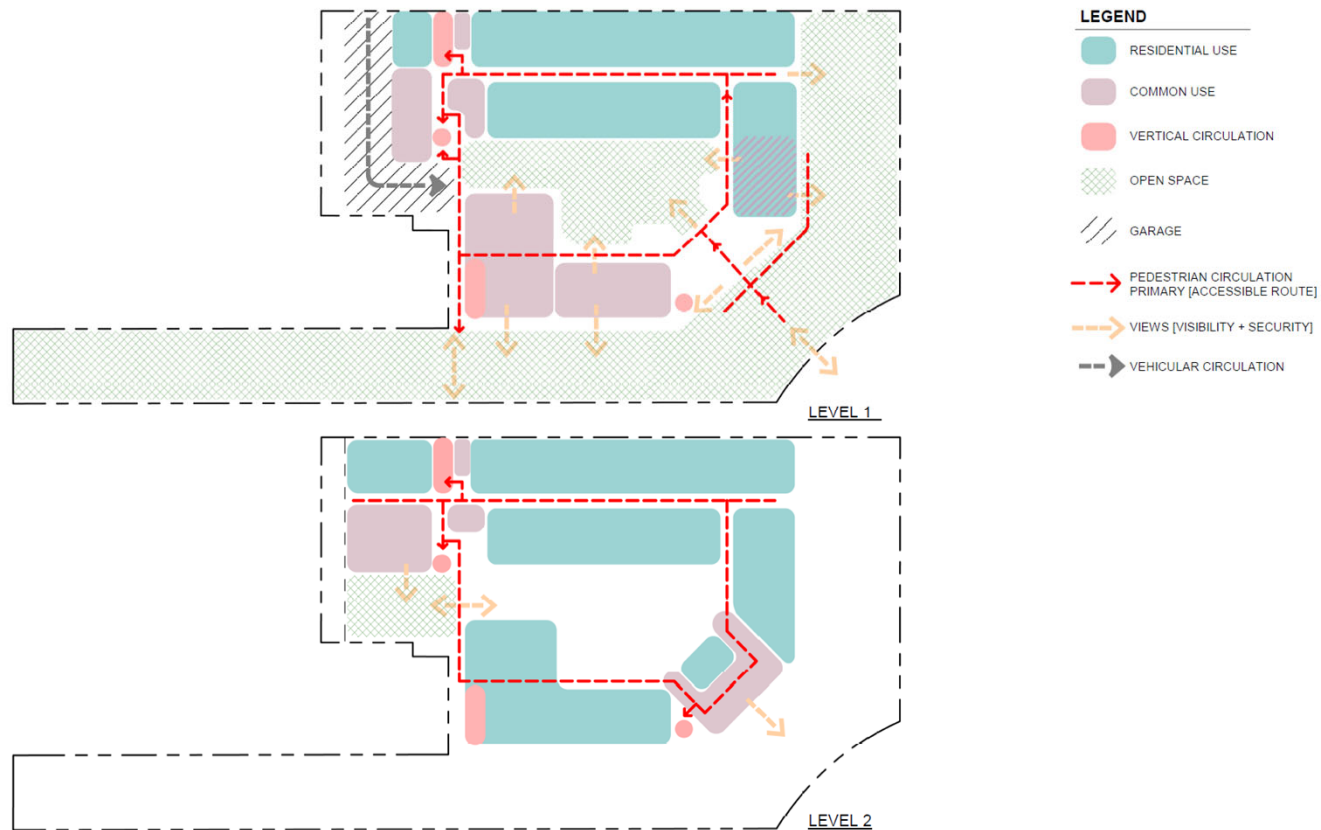
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Circulation Diagram

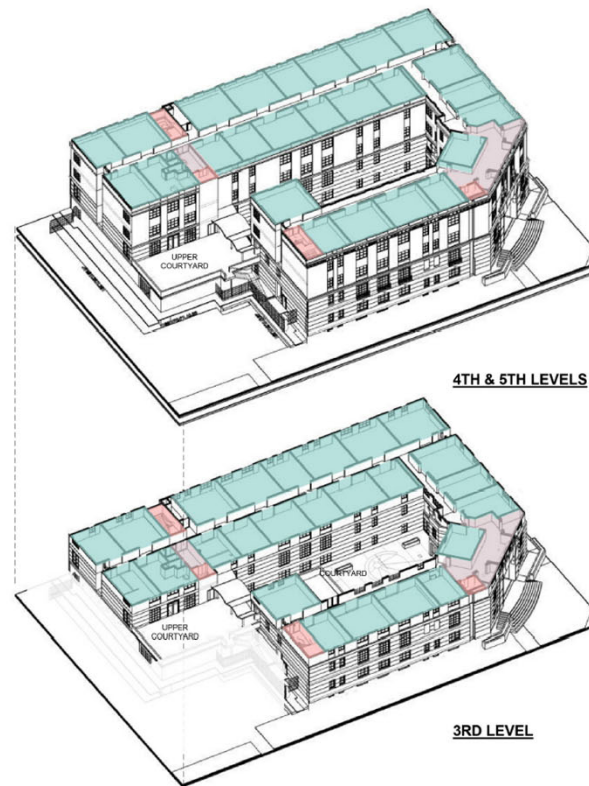
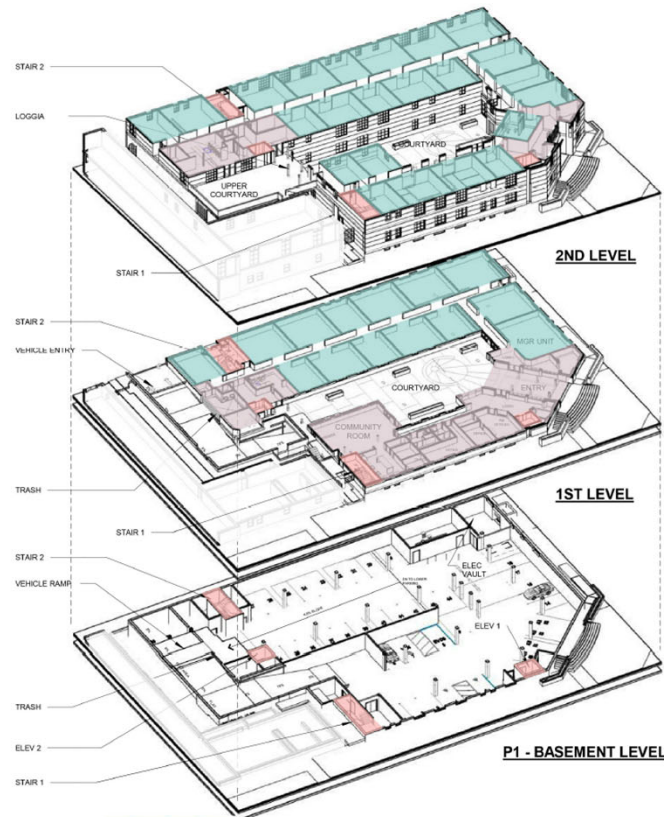
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Aerial Diagram

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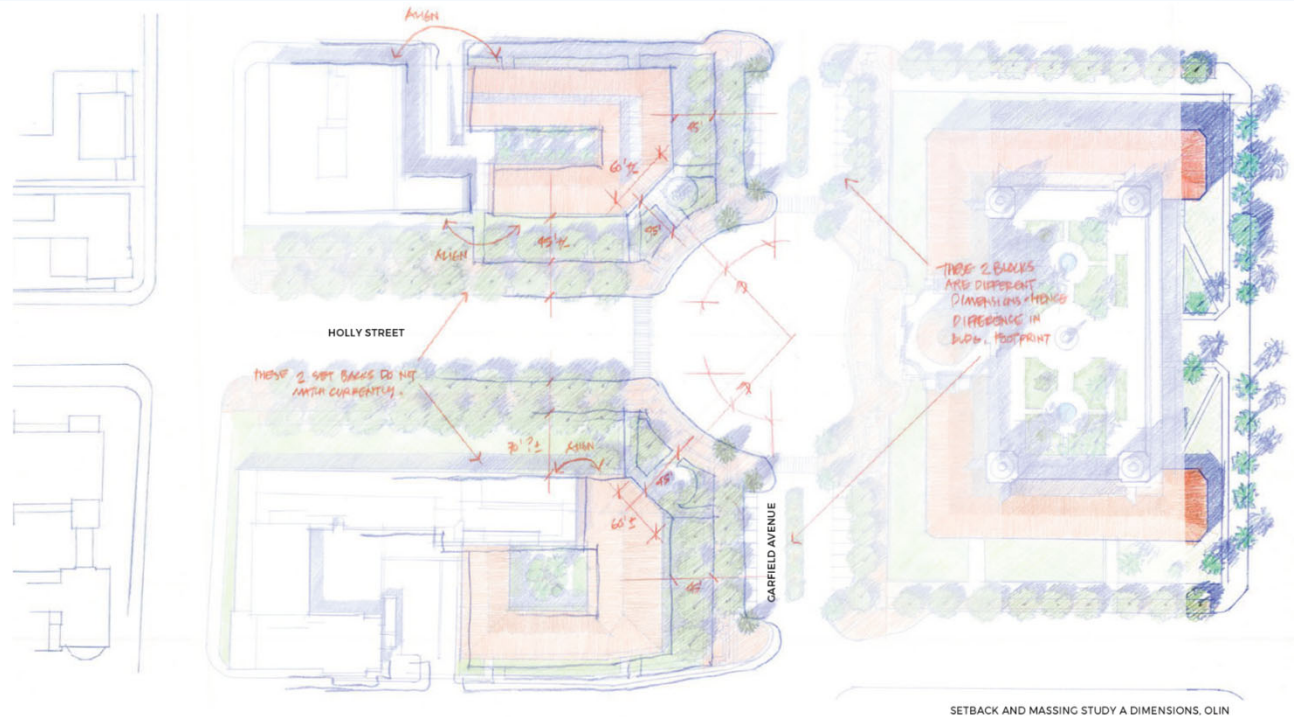
LEGEND

- RESIDENTIAL USE
- COMMON USE
- VERTICAL CIRCULATION



OLIN Setback Study – Option A

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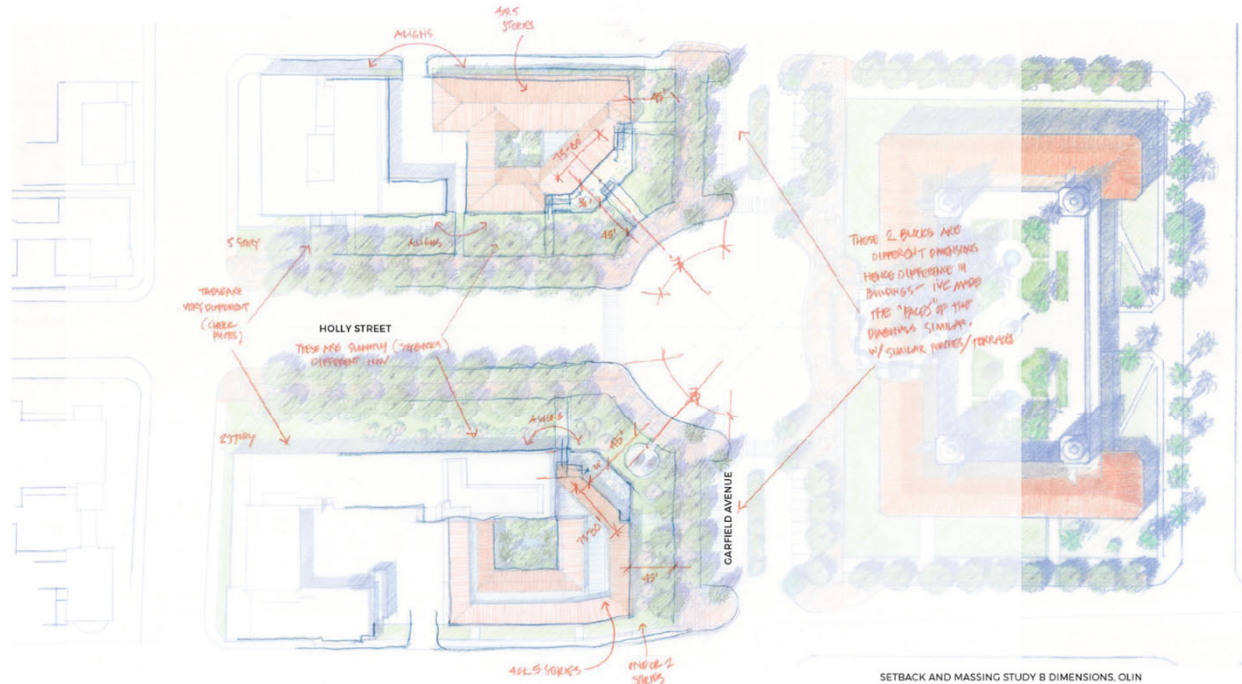


SETBACK AND MASSING STUDY A DIMENSIONS, OLIN

Setback and Massing Study A illustrates an approach that maintains a continuous setback from Garfield Avenue of 45'. This maintains a generous landscape space between the sidewalk and the threshold to the new buildings. It provides for a row of trees to frame both sides of the sidewalk, and gives the Robinson Memorial sufficient 'breathing' room in the landscape, while ensuring a minimum width on the diagonal facades facing Garfield of approximately 60'.



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Setback and Massing Study B illustrates a development setback of 45' on both the north and south parcels, and suggests that patio extensions of the building program can sit along that development line, inviting social activity to the landscape in this area. Like Option A, it provides for a row of trees to frame both sides of the sidewalk, and gives the Robinson Memorial sufficient "breathing" room in the landscape, while maintaining a minimum width for the diagonal facing Garfield.