

# 1259 La Pintoresca Drive Predevelopment Plan Review

City Council

November 6, 2023





# Predevelopment Plan Review (PPR)

## Planning & Community Development

- 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.
- 58 new housing units.
- Informational Only – No Action Required.



# Project Proposal

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- **Existing Conditions:**
  - > 11 buildings with 62 affordable senior rental units.
  - > 40 surface parking spaces.
- **Proposed Project (southern portion of the site):**
  - > Demolish 13 existing affordable units and 26 parking spaces;
  - > Construct a new building with 58 affordable rental units (45 net new) and 109 new parking spaces (subterranean parking);
  - > Total of 107 affordable units; and
  - > Total of 123 parking spaces.



# Project Location

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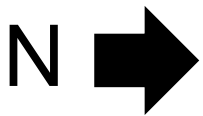
- Zoning:
  - > FGSP-RM-16, (Fair Oaks/Orange Grove Specific Plan - Multi-family Residential District, 16 units per acre)
- General Plan:
  - > Medium Density Residential (0-16 du/acre)
- Lot Size:
  - > 104,704 square-foot site area (2.4 acres)





# Aerial View

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# Existing Site

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## Southeast Corner (La Pintoresca Drive and Claremont Street)







# Existing Site

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## Southwest Corner (Fair Oaks Avenue and Claremont Street)





# Existing Site

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**Looking North (Fair Oaks Avenue towards Washington Boulevard)**









# Preliminary Elevations

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**View Looking Northwest (Intersection of Fair Oaks Avenue and Claremont Street)**



# Preliminary Elevations

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**Fair Oaks Avenue Street Elevation (West)**



**Claremont Street Elevation (South)**





# Planning PPR Comments

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- **Density:**
  - > Current Zoning and General Plan: 16 du/acre = 39 units.
  - > Existing Site: 62 units (26 du/acre), which is legal nonconforming.
- **Density Bonus for a 100% affordable project:**
  - > State Law: 39 base units + 80% density bonus = 71 units max.
  - > Proposed Project: 107 units, or a 182% density bonus.
- **Fair Oaks Orange Grove Specific Plan Update:**
  - > Draft Plan: 16 du/ac for the site, which is consistent with the General Plan range of 0-16 du/ac.



# Next Steps

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- Applicant to address maximum density, and other applicable requirements;
- Applicant to submit necessary discretionary applications (e.g. Design Review);
- Conduct Preliminary Consultation Design Review;
- Complete environmental review per the California Environmental Quality Act (CEQA); and
- Conduct a noticed public hearing before the Design Commission for Concept/Final design approvals.

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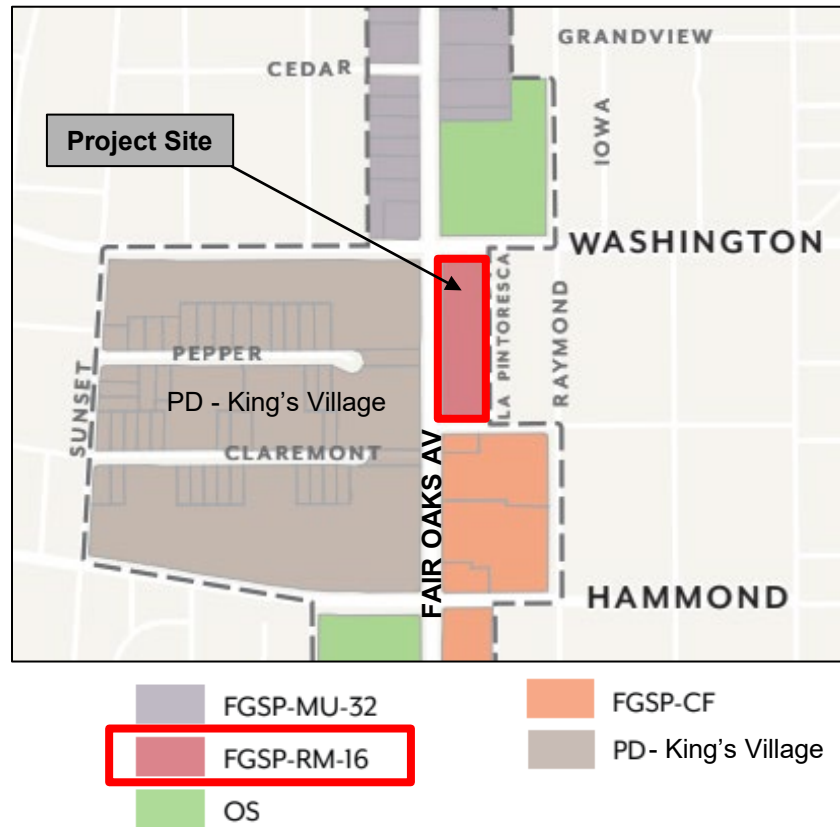




# Draft FGSP Zoning Map

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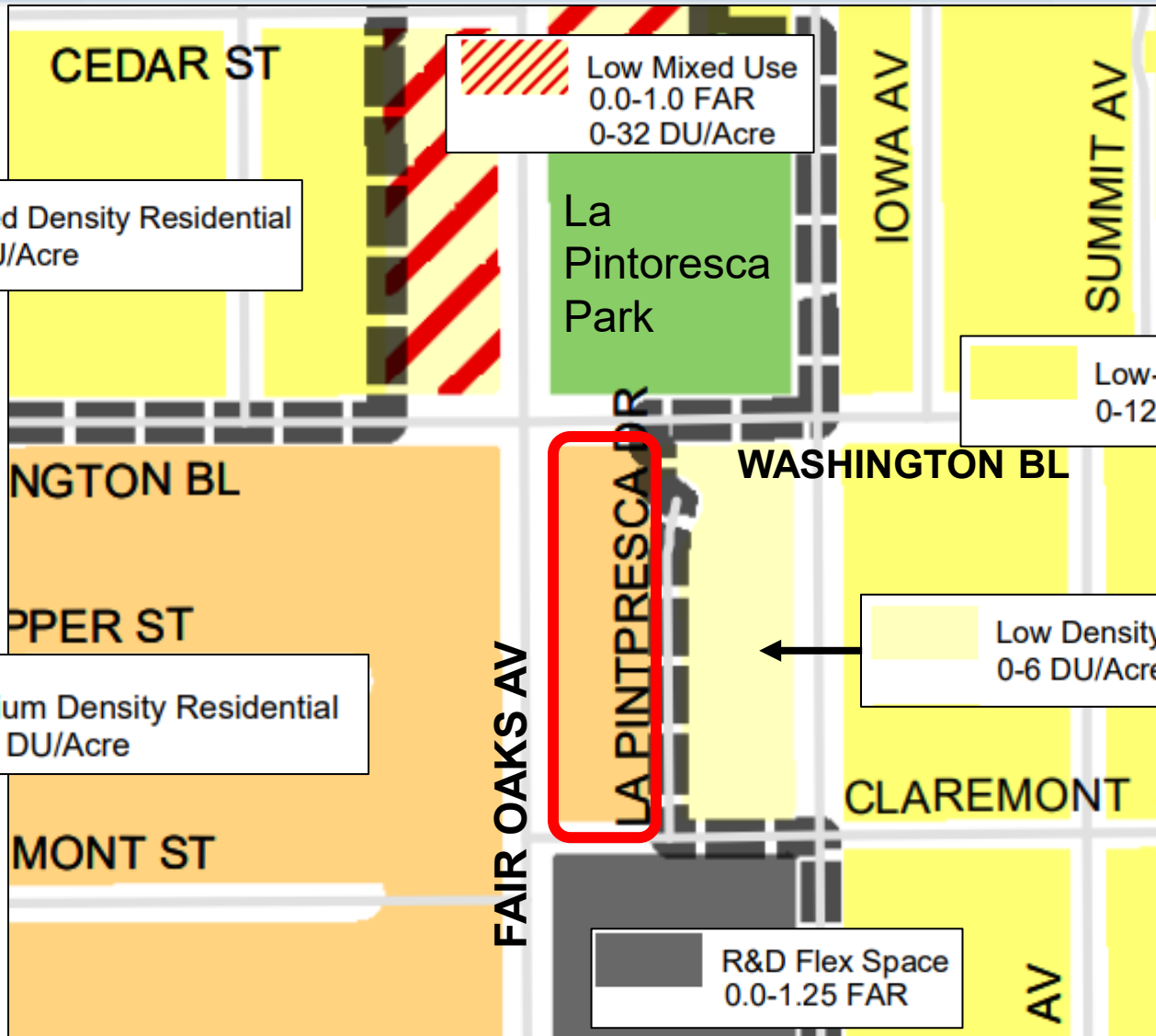
## Zoning Map





# Land Use Diagram

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# Inclusionary Housing

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- 20% requirement (of 39-unit base density)
  - > 8 inclusionary units minimum
  - > 5% Very Low income units = **2** units
  - > 5% Low (or Very Low) income units = **2** units
  - > 10% Moderate (or Very Low or Low) income units = **4** units
  - > Proposal anticipated to include Very Low, and Low income units