

# Agenda Report

**TO:** CITY COUNCIL **DATE:** APRIL 26, 1999  
**FROM:** CYNTHIA J. KURTZ, CITY MANAGER  
**SUBJECT:** "A5 LAKE AVENUE OFFICE CORRIDOR DEL MAR/CORDOVA TO THE FREEWAY" GENERAL PLAN AMENDMENT

## RECOMMENDATION

It is recommended that the City Council following a public hearing:

1. Approve the Initial Environmental Study and Negative Declaration (Attachment 1);
2. Approve the De Minimis Impact on the State Fish and Wildlife Habitat (Attachment 2);
3. Approve the General Plan Amendment to allow residential uses in the "a5 Lake Avenue Office Area - Del Mar/Cordova to the Freeway" for the parcels north of Union Street which do not front onto Lake Avenue (Attachment 3) and adopt a resolution permitting this change (Attachment 9); and,
4. Direct the City Clerk to file a Notice of Determination and a Certificate of Fee Exemption for the California Department of Fish and Game, with the Los Angeles County Recorder (Attachment 4).

## EXECUTIVE SUMMARY

The purpose of this General Plan Amendment to the "a5 Lake Avenue Office Area - Del Mar/Cordova to the Freeway" is to permit housing as a permitted use for those properties located north of Union Street which do not front onto Lake Avenue. This would allow the 214-unit Peppermill proposal to proceed, and any other housing developments in this subarea which could be proposed in the future.

## **BACKGROUND**

Trammell Crow Residential applied for a General Plan Amendment (GPA) for the subarea of the Central District which includes the Peppermill Restaurant in order to develop a 214-unit apartment building at the northeast corner of Walnut and Hudson Streets. The site currently contains the Peppermill Restaurant, a small office building and three single family housing units. The City is not providing any financial backing for the proposed project with all of the units being market in rental rates.

The Predevelopment Plan Review (PPR) for this housing proposal by Trammell Crow Residential was reviewed by the City Council on February 22, 1999. This was the first PPR to be reviewed by the City Council.

## **ANALYSIS**

The Central District area under review is identified in the General Plan as "Subarea a5 Lake Avenue Office Area – Del Mar/Cordova to the Freeway" (Attachment 2). This subarea permits a total of 1,225,000 square feet of nonresidential uses including offices and commercial uses in buildings up to six stories in height. The zoning designations for the subarea is Central District 14 , 2, 4, and Planned Development 10 which permit residential uses and nonresidential uses. A portion of the subarea south of Cordova Street is zoned Central District 5 which does not permit residential uses. However, the General Plan subarea does not list residential uses as a permitted use. Therefore, the purpose of the GPA is to allow for the development of residential uses in this subarea at a density of 87 units per acre which is permitted by the existing zoning designation. The Central District permits a total of 5,095 housing units with 1,590 of these units assigned outside the designated districts which currently list the housing numbers permitted by subarea. The proposal is to permit housing units to be allocated from this 1,590 pool but to reduce the available square footage of nonresidential uses by 850 square feet per residential unit so as to reduce potential environmental effects in the subarea.

## **NEIGHBORHOOD MEETING**

A neighborhood meeting was conducted for the Peppermill project on January 12, 1999. The meeting was well attended with 23 residents and property owners in attendance. There was support for housing, however, concerns were raised over traffic and parking in the area.

## **PLANNING COMMISSION**

The Planning Commission reviewed the General Plan Amendment proposal for the Peppermill project at its February 24, 1999. Following a public hearing and discussion, the Commission voted to continue the item until its March 24, 1999 meeting. At that time it was continued until its April 14, 1999 where the Commission voted 4 to 2 in favor of approving a general plan amendment for the "a5" subarea. Concerns were raised by Planning Commissioners concerning transferring housing units and nonresidential square footage in the Central District, the negative declaration and Initial Environmental Study for the proposal, changing the permitted uses in this General Plan subarea and why housing was not permitted in this subarea when the General Plan was prepared.

## **ENVIRONMENTAL DETERMINATION**

An Initial Study was prepared for the proposal in conformance with the requirements of the California Environmental Quality Act (CEQA). It was found that the proposal will not have a significant effect on the environment and that a Negative Declaration could be prepared. The amount of housing units and nonresidential square footage in the Central District has not been changed with the result that the total effect remains the same as prior to the amendment. Separate environmental review will be required for any subsequent projects proposed in the subarea.

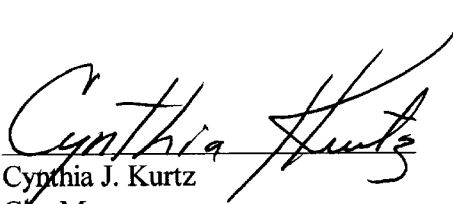
## **FISCAL IMPACTS**

Any future applications for proposals in the study area will be required to pay for building permits and any other necessary fees.

## **WORKLOAD IMPACTS**

Should the General Plan Amendment be approved, the Trammell Crow Residential will apply for design review of the project to the Design Commission. This will affect the workload in the Design and Historic Preservation section of the Planning and Development Department. However, this increase is not anticipated to be significant and the work can be accommodated with existing staff under the existing work programs.

Respectfully submitted,

  
Cynthia J. Kurtz  
City Manager

Prepared by:



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Planner

Approved by:



Darrell L. Lewis  
Director of Planning  
and Permitting Department.

## ATTACHMENTS

1. Initial Study and Negative Declaration
2. De Minimis Impact
3. General Plan Amendment
4. Notice of Determination
5. General Plan Map
6. Zoning Map
7. Report from Planning Commission dated April 16, 1999
8. Correspondence