

Agenda Report

TO: CITY COUNCIL

DATE: AUGUST 16, 1999

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED MIXED USE DEVELOPMENT (143 APARTMENT UNITS AND 1200 SQUARE FEET COMMERCIAL) AT **145 CHESTNUT STREET** (FORMERLY 160 E. CORSON STREET), A VACANT LOT ON THE NORTH SIDE OF CHESTNUT STREET, BETWEEN RAYMOND AVENUE AND TOWNSEND PLACE.

RECOMMENDATION:

This report is being provided for information purposes only at this time.

BACKGROUND:

As part of the development review process, the City requires a Predevelopment Plan Review (PPR) meeting with applicants in which City departments give direction to developers on projects. On September 21, 1998, the City Council amended the PPR process wherein projects of community-wide significance are brought to the City Council for information purposes. The proposed mixed-use project qualifies as a project of community wide significance because it is a project with greater than 100,000 square feet of gross floor area with two or more discretionary actions in a non-residential zoning district.

SNK Development – Escrow, assisted by Odyssey Development Services, and the architectural firm Sandy & Babcock International submitted a proposal to construct a 231,505-square-foot mixed use (residential and commercial) project on a vacant parcel on the south side of Corson Street, north side of Chestnut Street, between Raymond Avenue and Townsend Place. The project site is currently vacant. It is the same site where a proposal to construct a four-story, 97-unit extended stay hotel (Homestead Village) was submitted to the City in early 1997. Entitlements and permits issued to that project have either expired or were cancelled by the Homestead Village applicant as of this date.

Project Description

The new proposal consists of constructing a 231,505 square foot mixed use project with 143 apartment units and 1200 square feet of commercial space on the first level of parking. The apartment building has been assigned the address 145 Chestnut Street, and the commercial space will be 141 Chestnut Street. The project site is located within the boundaries of the Central District (CD), specifically within the CD-15 zoning district. It is also within the Central District Specific Plan area, but outside any of the seven strategy areas called out for specific treatment in the General Plan's Land Use element. Therefore it is within an area referred to as "Remaining Areas Within the Central District." The General Plan allocates 1,590 new residential units and over one million square feet for general commercial land uses in this area. The proposed 143 apartment units will consist of 95 one-bedroom units and 48 two-bedroom units. As submitted for the Preliminary Plan Review (PPR), the proposal involves construction of a 5-story (50 feet high) building, with a total of 224 parking spaces at grade level and one subterranean level. See Attachment 1.

PPR SUMMARY:

A Preliminary Plan Review (PPR) meeting was conducted on July 7, 1999. The purpose of the meeting was to identify the requirements of the various city departments, to give developers direction regarding the project, and to outline the development schedule based on the requirements identified during the preliminary review. (The PPR comments are in Attachment 2.) At the PPR meeting the applicant was requested to submit a traffic study to indicate the anticipated increase in traffic volume due to the proposed development.

Some of the concerns raised during the PPR meeting relate to: 1) the removal of existing trees and their replacement on top of the proposed garage, 2) the structure's potential impact on the public access to views towards the mountains, and 3) the consistency of the proposed building setback along Corson with existing development. These issues will be reviewed during the Design Review process.

Reviews Required

A mixed-use project located in a CD zoning district must comply with commercial development standards. Based on the submitted preliminary plans, City staff indicated that the proposed development would need a variance for maximum number of stories because the proposal is five stories, which exceeds the four-story limit in CD-15. However, subsequent to the PPR meeting, the applicant revised the project, eliminating the need for a variance (on the number of stories). Thus, the timeline outlined below does not include any public hearing for a variance.

Design Review is required for new construction greater than 50,000 square feet in the Central District. Therefore, Concept and Final Design Review will be conducted by the Design Commission for this project. An application for Concept design review was submitted and fees paid.

TIMELINE:

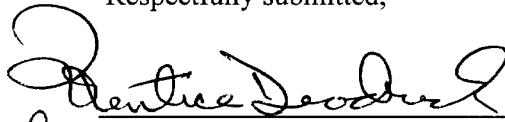
The following is a timeline showing major stages in the process:

- July 7 PPR Meeting between Applicant and City Departments
- August 16 PPR Report to City Council as Information Item
- August 6 Applicant submits revised drawings for Design Review
- October 11 Concept Design Review, in a public hearing before the Design Commission, provided revised drawings and other submittal materials are **complete** and received by Friday, August 6, 1999.
- November 8 Final Design Review, in a public hearing before the Design Commission, provided the Concept Design is approved on October 11, and that applicant is able to submit required materials immediately after Concept Design approval.


FISCAL IMPACT:

The applicants have paid all fees applicable to the processing of a Preliminary Project Review (PPR) and Concept Design Review and the related public notice fee. After obtaining Design Review approval, the applicants may proceed to apply for building permits, and will be required to pay fees for plan check and related fees.

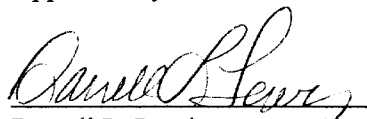
Respectfully submitted,


for Cynthia J. Kurtz
City Manager

Prepared by:


Annabella Atendido
Associate Planner

Approved by:


Darrell L. Lewis
Director of Planning and Permitting

Attachments:

- 1. Site plan and elevations
- 2. PPR Comments