

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** AUGUST 9, 1999

**FROM:** CYNTHIA J. KURTZ, CITY MANAGER

**SUBJECT:** PREDEVELOPMENT PLAN REVIEW FOR A GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR A 65-UNIT, AFFORDABLE SENIOR CITIZEN HOUSING PROJECT AT THE NORTHEAST CORNER OF FAIR OAKS AVENUE AND TREMONT STREET.

## **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. The City Council approved on September 21, 1998 a new PPR process, to review projects of community-wide significance. Under this process, the Southern California Presbyterian Homes project is being presented to the City Council for review and comments.

## **PROJECT DESCRIPTION:**

Southern California Presbyterian Homes has applied for a General Plan Amendment and Zone Change from MDR (Medium Density Residential, 0-16 units/acre) and RM-16 (Multi-family Residential, 0-16 units/acre) to Institutional and PS (Public and Semi-Public), respectively, for the properties located at 1880 and 1900 North Fair Oaks Avenue. A vacant institutional building currently exists at 1880 North Fair Oaks Avenue, and a single-family residential building is on the adjacent property at 1900 North Fair Oaks Avenue. The applicant is proposing to demolish these two structures and construct a 65-unit affordable senior citizen housing complex. The building will be three (3) stories and

will not exceed forty-five feet in height. Parking for thirty-one vehicles is proposed. The applicant is requesting financial assistance for the proposed project, and all of the units will be at affordable rental rates.

### **PPR SUMMARY:**

The PPR meeting for the proposal was conducted on July 14, 1999. The major issues that were discussed were the project's consistency with the General Plan, its relation to the street, and circulation. The complete packet of comments that was submitted by staff from various departments within the City is included with this report as Attachment 2.

The applicant is proposing to construct the senior citizen housing complex at a density of 72 units/acre, which presently exceeds the amount allowed by the site's General Plan and Zoning designation. Affordable housing provisions shall be considered to validate the proposed increase in density. The applicant will be making use of an upcoming proposed Zoning Code amendment that will conditionally permit not-for-profit senior housing in the PS district at a density of 48 units/acre with a density bonus. However, a decision on this amendment is uncertain. If the amendment is not approved, the proposed project will have to be consistent with the existing General Plan and Zoning standards, or the applicant will have to explore other options.

The applicant is proposing to erect a block wall along the site's entire Tremont Street frontage. In addition, iron fencing is proposed along the majority of the Fair Oaks Avenue frontage. The Design & Historic Preservation section addressed the importance of having a physical relationship between the proposed structure and the street. City-wide design principles and criteria state that, "Buildings should be inviting and should sustain attention. They should be designed to emphasize proportions and measurement that reflect the presence and importance of people." Recommendations were made to the applicant to omit the perimeter walls, and that expanses of blank wall surfaces at street level are treatments that may need more refinement and study. The project is subject to Design Review at staff level, however, it may be called up for review by the Design Commission.

The intersection of Fair Oaks Avenue and Tremont Street is an off-set intersection. As a result, the Public Works & Transportation Department expressed that the proposed location of the project's access driveways would need further review because they appear to be in conflict with an existing traffic signal on Fair Oaks Avenue. In addition, the parking area, and the size and location of the parking stalls, as submitted, do not meet the minimum standards required by the Zoning Code. Additional treatment, such as landscaping and wheel stops, shall be used in the parking area to provide separation between the building and the adjacent stalls. Staff recommends that no compact parking spaces shall be allowed.

A public hearing on the General Plan Amendment and Zone Change is scheduled for review by the Planning Commission on October 13, 1999. Following the Planning

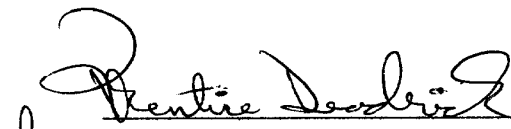
Commission's review the General Plan Amendment and Zone Change will return to the City Council for a public hearing tentatively scheduled for November 8, 1999. Once the General Plan Amendment and Zone Change are approved, the applicant will need to apply for a Conditional Use Permit and design review. Review of these entitlements by the Senior Commission is not required. However, the Zoning Code amendment that will provide for not-for-profit senior housing in the PS (Public and Semi-Public) zoning districts will be presented to the Senior Commission to receive their comments. The following are tentative dates of major stages in the process, which are all dependent upon the approval of the Zoning Code amendment:

Jul.	14	PPR Meeting with Applicant and City Departments
Aug.	9	PPR Report to City Council and Information Item
Oct.	6	Northwest Commission/Community Meeting
Oct.	13	Public Hearing before Planning Commission for General Plan Amendment
Nov.	8	Public Hearing before City Council

**FISCAL IMPACT:**

The applicants have paid all fees applicable to the City for General Plan Amendment and Zone Change. If this is approved by the City Council, the applicants will be required to pay fees for building permits and other related fees upon submission of an application for plan check. It has not been determined at this point exactly what those fees would amount to.

Respectfully submitted,

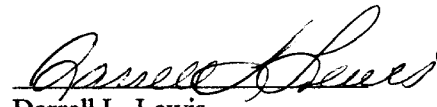
  
for Cynthia J. Kurtz  
City Manager

Prepared by:



Ariel Socarras  
Planner

Approved by:



Darrell L. Lewis  
Director of Planning and Permitting

Attachments

1. Project Site Plan
2. PPR Comments