

Agenda Report

TO: CITY COUNCIL

DATE: DECEMBER 6, 1999

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED NEW OFFICE/LABORATORY BUILDING AT 707 S. RAYMOND AVE.

RECOMMENDATION:

This report is being provided for information purposes only.

BACKGROUND:

This project summary is being presented to City Council as part of the Predevelopment Plan Review (PPR) guidelines which directs the PPR report for projects of community-wide significance to the City Council for information purposes only. Alexandria Real Estate Equities Inc. has submitted a proposal to demolish an existing single story building to allow for the development of a five-story 91,000 square foot office/laboratory building. The project site is located within the South Fair Oaks Specific Plan and is a use which is both identified and encouraged by the Specific Plan.

PROJECT DESCRIPTION:

Alexandria Real Estate Equities Inc. proposes to demolish an existing 39,000 square foot warehouse building to construct a new 91,000 square foot five-story office/laboratory building over three levels of subterranean parking garage. The site is zoned IG (General Industrial) with a height limit of 56 feet. In addition the SP-2 Overlay District implements the South Fair Oaks Specific Plan and provides for a "streamline" review of projects which are characteristic of biomedical and other technology-based industries by exempting them from the Conditional Use Permit requirement for Major Projects.

PPR MEETING SUMMARY:

On November 3, 1999 a PPR meeting for the project was conducted. The purpose of the PPR meeting is to identify the requirements of the various city departments, to give developers direction regarding their projects, and to outline the development schedule. The meeting identified the following discretionary actions and issues:

General Plan Review – The development proposal submitted by Alexandria Real Estate Equities Inc. is consistent with the goals, policies and objectives of the General Plan's Land Use Element. The project site is located within the South Fair Oaks Specific Plan which encourages land uses of this type and provides incentives to streamline the issuance of discretionary approvals.

Environmental Review - An Initial Study would be required for this project. Specifically, staff would be evaluating potential on and off-street parking, loading and circulation related issues. The Initial Study would determine what level of environmental documentation the project would require. A Master Environmental Impact report has been prepared for the South Fair Oaks Specific Plan which should assist with the environmental review.

Conditional Use Permit/Variance - The project **does not** need a conditional use permit since the South Fair Oaks Specific Plan encourages this use and exempts projects of this type from the conditional use process. The project as submitted requires no variances.

Cultural Affairs Review – The project will be subject to the Public Art Requirement for new development. One Percent (1%) of the Building Valuation must be allocated for Public Art.

Design Review – The only discretionary act this project requires is design review and because of this, the Design Review Commission will act as the City's lead agency to review the Initial Environmental Study and certify any proposed environmental mitigation measures. The project and parking structure will be subject to both Concept and Final Design Review. The project design appears, at this preliminary stage, to be carefully designed to follow the site plan, landscaping and architectural guidelines of the Specific Plan.

Timeline - The following timeline outlines the major stages in the process:

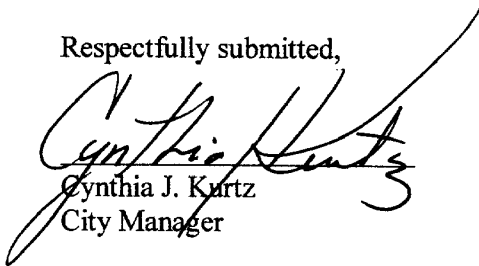
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| 11/03/99 | PPR meeting between applicant and city department representatives. |
| 11/15/99 | Applicant files for Concept Design Review and Public Notice Requirements. |
| 12/06/99 | PPR report to City Council as information item. |
| 12/15/99 | Staff prepares and circulates Initial Environmental Study. |

- 01/10/00 Concept Design Review, in a public hearing before the Design Commission.
- 01/11/00 Applicant may submit to Plan Check for the structural and fire corrections (if any) while the final design review is nearing completion.
- 01/31/00 Applicant files for Final Design Review.
- 02/28/00 Final Design Review.

FISCAL IMPACT:

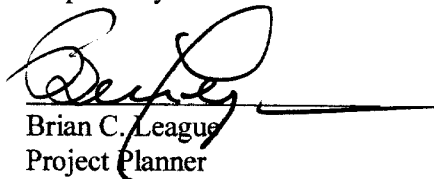
Fees will be required to be paid for the discretionary actions required for the project. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.

Respectfully submitted,



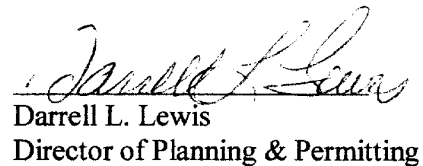
Cynthia J. Kurtz
City Manager

Prepared by:



Brian C. League
Project Planner

Approved by:



Darrell L. Lewis
Director of Planning & Permitting

Attachments:

1. Project Site Plan
2. PPR Comments