

Agenda Report

TO: CITY COUNCIL

DATE: MAY 22, 2000

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED NEW OFFICE BUILDING AT 199 N. LAKE AVENUE

RECOMMENDATION:

This report is for information only.

BACKGROUND:

This project summary is being presented to City Council as part of the Predevelopment Plan Review (PPR) guidelines, which direct the PPR report for projects of community-wide significance be sent to the City Council for information only.

PROJECT DESCRIPTION:

Koll Development Company has submitted a proposal to demolish an existing three-story bank building to allow for the development of a six-story, 226,000 square foot office building. The project site is located at the southwest corner of Lake Avenue and Walnut Street, within the Central District Specific Plan area (Council District 3). Parking will be provided in two subterranean levels and an attached parking garage with three levels above grade located on Hudson Street. The site is zoned CD- 14 (Central District).

PPR MEETING SUMMARY:

On April 19, 2000, a PPR meeting for the project was conducted. The purpose of the PPR meeting was to identify the requirements of the various City departments and to give developers direction regarding their project. The meeting identified the following discretionary actions and issues:

General Plan Review - The submitted development proposal is consistent with the goals and objectives of the General Plan's Land Use Element. The General Plan envisions high quality offices, which may include commercial development at the ground floor, as proposed here. The height limit in the General Plan is six stories, which is achieved here.

Environmental Review - An Initial Environmental Study is required for this project. The Public Works and Transportation Department has reviewed a traffic study for the project and submitted a list of necessary revisions and possible traffic mitigation measures. . In preparing the Initial Study, staff will be evaluating potential issues related to traffic, on- and off-street parking, loading and circulation. The Initial Study will determine what level of environmental documentation the project will require. . Due to traffic issues, an Environmental Impact Report may be required.

Conditional Use Permit/Variance - The project needs a conditional use permit because of its size. Based on the current submittals, two variances would be necessary: a full variance to allow tandem parking and a minor variance to allow a building height of 86+ feet in a zone that allows only 80 feet. The Zoning Hearing Officer will hear the request for these permits and act as the City's lead agency to review the Initial Environmental Study and certify any proposed environmental mitigation measures.

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 – This project requires design review by the Design Commission at a noticed public hearing. The office building and parking structure will be subject to both Concept and Final Design Review. The Predevelopment Plan Review comments identified issues such as vertical vs. horizontal design elements, proportions of the corner tower, the interplay of arches and rectangular elements, and building articulation.

Timeline - The following timeline outlines the major stages in the process and is divided into two paths, which depends on whether an EIR is needed:

- 04/19/00 PPR meeting between applicant and City department representatives.
- 05/15/00 Applicant files for Conditional Use Permit and Variances and responds to PW&T's review of Traffic Study
- 05/22/00 PPR report to City Council as information item.
- 06/01/00 Staff determines completeness of application and consults with Public Works and Transportation on the Traffic Study
- 06/30/00 Staff drafts and circulates Initial Environmental Study

Path A: Negative Declaration:

- 07/19/00 Zoning Hearing Officer makes decision on CUP, if Negative Declaration is appropriate
- 07/07/00 Applicant files for Concept Design Review and Public Notice Requirements

- 07/28/00 Concept Design Review, in a public hearing before the Design Commission.
- 10/9/00 Applicant files for Final Design Review.
- 10/15/00 Applicant may submit for Plan Check while the final design review is nearing completion.
- 10/23/00 Final Design Review.

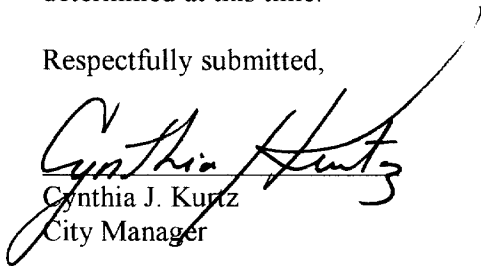
Path B: Environmental Impact Report:

- 7/15/00 Send Notice of Preparation of Initial Environmental Study and schedule Environmental Scoping Session, if EIR is needed
- 9/15/00 Hire consultant for EIR
- 3/15/01 Complete EIR
- 4/2001 Zoning Hearing Officer makes decision on CUP and Variances
- 4/2001 Applicant files for Concept Design Review
- 4/2001 Concept Design Review, in a public hearing, before the Design Commission.
- 6/2001 Applicant files for Final Design Review.
- 6/2001 Applicant may submit to Plan Check
- 7/2001 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,



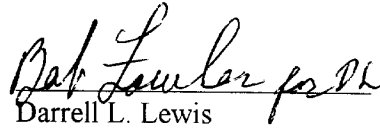
Cynthia J. Kurtz
City Manager

Prepared by:



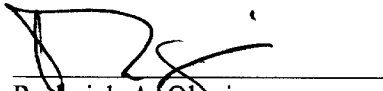
Darrell Cozen
Planner

Approved by:



Darrell L. Lewis
Director of Planning & Permitting

Reviewed by:



Roderick A. Olquin
Permit Center Manager

Attachments:

1. Project Site Plan
2. PPR Comments

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