

DATE ISSUED: May 1, 2002 REPORT NO. 02-099

ATTENTION: Honorable Mayor and City Council
Docket of

SUBJECT: Nob Hill, Amendment to the Uptown Community Plan and the Progress Guide and General Plan (CPA), Rezone (RZ), Site Development Permit (SDP), Mid-City Development Permit (MCD), and Tentative Parcel Map. Council District 3. Process 5.

REFERENCE: Planning Commission Report No. P-02-035/Planning Commission Agenda of March 21, 2002. Planning Commission Resolution No. 3246-PC recommending approval to the City Council (Attachment 30).

OWNER/
APPLICANT: Carter Reese No. 14 LP, a California Limited Partnership

SUMMARY

Issue - Should the City Council approve the Nob Hill Project which includes the construction of 51-apartment units and 6 row houses on a 0.92-acre partially developed site occupied by an office building and surface parking lot?

Staff's Recommendation -

1. Certify Mitigated Negative Declaration (MND) No. 41-0464, and ADOPT the Mitigation, Monitoring and Reporting Program (MMRP);
2. Amend the Uptown Community Plan (CPA) and the City's Progress Guide and General Plan to redesignate an easterly 25,000 square-foot portion of the 40,000 square-foot site from office and medium-density residential use (Density 3) to office and high-density residential use (Density 5);
3. Rezone (RZ) an easterly 25,000 square-foot portion of the 40,000 square-foot site from NP-3 (15-29 du/ac) to NP-1 (44-73 du/ac) in the Mid-City Communities Planned District to accommodate a 51-unit, multi-story, residential apartment complex;
4. Approve a Site Development (SDP) and Mid-City Development (MCD) Permit to accommodate the development of six, row houses, and a 51-unit apartment complex; and

5. Approve a Tentative Parcel Map (TPM) to consolidate an approximate 29,000 square-foot easterly portion of the site (Parcel 1) to accommodate the apartment buildings and the remaining approximate 11,000 square-foot westerly portion (Parcel 2) to accommodate the row houses

Planning Commission Recommendation - On March 21, 2002, the Planning Commission voted 5-0 to recommend to City Council certification of the MND, adoption of the MMRP, and approval of the requested CPA/RZ/SDP/MCD/TM.

Community Planning Group Recommendation - On September 4, 2001, the Uptown Community Planning Group voted 8-2-0 to recommend approval of the Project citing its exceptional design, and included support for the development of diagonal parking on neighborhood streets (Attachment 36).

Environmental Impact - A Mitigated Negative Declaration, LDR No. 41-0464, was prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and will be implemented to reduce potential impacts to Historical Resources (Archaeology) to below a level of significance.

Fiscal Impact - All costs associated with the processing of this application are recovered from a deposit account funded by the Applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - The proposed project, located on .92 acres, could be developed with up to 32 residential dwelling units under the current community plan designation. The request to redesignate the easterly 0.57-acre portion of the project area from office and medium-density residential use to office and high-density residential use will result in an additional 25 dwelling units. The amendment will allow for the development of a 51-unit, four-story, residential apartment complex and six, three-story rowhouses (for-sale condominiums), where there are currently no residential units on site. The entire 57-unit residential project will be offered at market rates.

Water Quality Statement - The project site consists of less than five acres and is not required to prepare a National Pollution Discharge Elimination System (NPDES) and no substantial grading is proposed. Conditions of the draft permit require that all export materials be discharged into a legal disposal site. The best management practices (BMP's) for this project will consist of source control methods consistent with the City's Storm Water Pollution Prevention Program.

Transportation Impact Statement - This project is estimated to generate approximately 340 average daily trips (ADT), 205 of which are estimated to occur on the nearby Interstate 5, which has an estimated near term plus project volume of 158,205 (Attachment 37). The level of service on Interstate 5 is "E". There are no improvements

currently programmed by Caltrans on Interstate 5 in the vicinity of this project. According to the Applicant, occupancy of the units is anticipated to begin in July 2003.

BACKGROUND

The proposed project is located in the southern portion of the City block bounded by Kalmia Street, First Avenue, Juniper Street and Front Street within the Uptown Community Plan Area. The site is comprised of two vacant lots on First Avenue, a vacant office building located at the corner of First Avenue and Juniper Street, and a parking lot at the corner of Juniper and Front Streets. The existing office building will be demolished. The site area consists of approximately 0.92-acre (40,000 square-feet) and includes 250 feet of frontage on First Avenue, 200 feet of frontage on Juniper Street, and 150 feet of frontage on Front Street. Submitted Elevation Plans (Attachment 13) indicate that the site slopes downward approximately 15 feet from east (Elevation 208 feet) to west (Elevation 193 feet) along Juniper Street.

The site is located within the Mid-City Communities Planned District (MCCPD) and is divided into two zones. The 25,000 square-foot easterly portion of the site is zoned NP-3 (Neighborhood Professional) which allows a residential density of one unit per 1,500 square-feet of parcel area. The 15,000 square-foot westerly portion is zoned MR-1000(B) (Multi-Family Residential), which allows a residential density of one unit per 800 square-feet of parcel area. Currently, a combined total of up to 35 units would be permitted on the site.

Surrounding development to the north and east consists of one- and two-story, single-family residential, offices and multi-family residential use in multi-story apartment buildings. Development to the south consists of commercial uses including restaurant, laundry, cleaners, offices, food market/liquor store, auto repair, and multi-story residential uses. Development to the west includes a multi-story, multi-family residential apartment building and a two-story office building.

On August 30, 2001, the Planning Commission approved the initiation of the Community Plan Amendment, identifying a total of nine issues. These issues and a staff response are included as Attachment 38.

DISCUSSION

Community Plan Consistency - The project proposes an Amendment to the Uptown Community Plan to redesignate the easterly 0.57-acre portion of the site from office and medium-density residential use (15-29 du/ac) to office and high-density residential use (44-73 du/ac). This portion of the site would also be rezoned from NP-3 (one unit per 1,500 square-feet) to NP-1 (one unit per 600 square-feet) to accommodate the increased density. The westerly 0.35-acre portion of the site would remain designated medium- high-density residential (29-44 du/ac), and zoned MR-1000(B), (one unit per 800 square-feet). With the requested rezoning to the higher density, and bonus densities available through parcel accumulation, a combined total of up to 60 units would be permitted on the site.

Properties directly to the east and west of the project site are designated for 29-44 dwelling units

per acre while properties along the Sixth Avenue corridor and the 4th Avenue and Laurel Street commercial area are designated for 73-110 dwelling units per acre. The redesignation of a 25,000 square-foot portion of the subject site to 44-73 dwelling units per acre would not conflict with this varied mixture of residential density designations. Furthermore, the project would fulfill a goal of the Uptown Community Plan to concentrate medium- to high-density residential development adjacent to commercial corridors and near transit and higher volume traffic corridors.

The Site Development and Mid-City Development Permit provides for design flexibility including deviations (Attachment 21) from regulations of the Mid-City Communities Planned District including setbacks along Juniper Street, front, rear and interior side yards, parking, street yard, floor area ratio, maximum diagonal plan dimension and transparency. These deviations are noted and discussed in more detail in the Project Deviations Sheet (Attachment 21) and provide for design flexibility necessary to accommodate a higher-density project. Therefore, staff supports the deviations because they serve to implement the purpose and intent of the Mid-City Communities Planned District Ordinance. The Tentative Parcel Map provides for the consolidation of lots to accommodate the apartment buildings (Parcel 1) and the row houses (Parcel 2). The row houses are intended for future sale as condominiums.

The project also proposes to utilize common architectural elements found in the homes and buildings in the surrounding neighborhood. The common elements derived from the neighborhood that are integrated into the project include massing the building around a central courtyard, incorporating entry stoops, rusticated base and roof parapets, using stucco as the primary finish and incorporating trellised patios and entries. The project also incorporates the historic triple-scored sidewalk pattern found throughout the neighborhood and is providing street trees that add to the established neighborhood street tree theme. Therefore, the design of the four-story apartments and row homes would not conflict with the context and scale of surrounding structures.

The development includes a 51-unit, four-story, residential apartment complex over a parking garage located at the corner of First Avenue and Juniper Street, and six, three-story row houses (for-sale condominiums), located at the corner of Juniper and Front Streets. The proposed apartment complex is comprised of four separate buildings grouped around a landscaped, linear, central courtyard and linked with walkways.

The one- and two-bedroom for rent apartment units would be provided within four-detached four-story buildings fronting on First Avenue and Juniper Streets. Conceptual floor plans depict several potential configurations (Attachments 8, 9, 10 and 11). Submitted plans indicate that the units would vary from approximately 800 square-feet to 1,250 square-feet in area. In order to maintain the historic character on First Avenue south of Maple Canyon, the architectural style of the apartment building is Uptown modern historic based on common architectural elements found in the houses and apartments of the surrounding neighborhood. Common elements derived from the surrounding neighborhood are massing the building around a courtyard, entry stoops, stucco as the primary exterior finish, roof parapet around with detailed eyebrow eave, trellised patio and entry, and a rusticated base.

Six, three-story row homes (approximately 2,500 square-feet each) are proposed on Front Street. The row homes would each be comprised of three floors as noted on Attachment 12. The Basement Floor contains a two-car garage, bath, stairway access to the Main Floor, and exterior access to a terrace/patio. The Main Floor contains the entry, living, dining, kitchen, family and accessory rooms, 1/2 bath and stairway access to the Second Floor. Exterior access from the living room to a balcony is included. The Second Floor contains three-bedrooms and two-baths.

The architectural style of the row houses is California Arts and Crafts and includes sloped metal roof(s), wide overhanging eaves, corbels, entry trellis, and articulated detailing at doors and windows.

On March 21, 2002, the Planning Commission voted 5-0 to recommend approval of the project to the City Council. Among the issues discussed were opportunities to include an affordable housing component in the project and development impact fees related to parks. A discussion of these issues is included in the project analysis section of this Report.

The proposed community plan amendment would allow for 57 dwelling units to be built on a site where only 32 dwelling units could be developed under existing designations. Due to the proposed increase in density, it was requested that the project incorporate an affordable housing component. However, due to market economics and the lack of available affordable housing subsidies, the applicant was unable to accommodate the request and all 51 apartments and 6 row homes would be offered at market rates. The applicant has indicated that the amendment would result in a significant rental project whereas a 100% for-sale project would likely result from existing designations. The applicant has also documented the presence of 1,825 affordable housing opportunities within a two-mile radius of the project site.

In addition, the applicant is proposing to build 'Renaissance at North Park' approximately three and half miles from the project site. This 135-dwelling unit proposed project would be developed with assistance from the Redevelopment Agency and would include 112 affordable dwelling units (80%). Of these, 98 units would be reserved for rent by low- to very- low-income seniors and 14 units would be for-sale townhomes offered at 80% of the median income level. The applicant has requested that the affordable housing proposed in Renaissance at North Park be used as an offset to an affordable housing component for Nob Hill Place.

CONCLUSION

The project, including the proposed deviations, has been reviewed and determined to be consistent with the purpose and intent of the Mid-City Communities Planned District which is to implement the goals and objectives of the adopted Uptown community plan, and to encourage development of quality multiple residential structures which relate in scale and design to the surrounding neighborhood, and to provide an attractive street environment. The discretionary permit review process provides for design flexibility appropriate to achieve quality development. Staff has determined that the proposed project provides the higher-quality development being encouraged, in addition to higher density development for which a need exists. Staff therefore supports the Nob Hill project as proposed and conditioned.

Respectfully submitted,

Tina P. Christiansen, A.I.A.
Development Services Director

Approved: P. Lamont Ewell
Assistant City Manager

CHRISTIANSEN/WCT:

Note: Only Attachment Nos. 20, 21, 22, 23, 25, 30, 34, 35, and 38 are available in electronic format. All others are available for review in the Office of the City Clerk.

ATTACHMENTS:

1. Uptown Community Plan Land Use Map
2. Project Location Map
3. Plan Amendment Location Map
4. Draft Land Use Plan Graphic
5. Project Site Plan
6. Parking Level Floor Plan
7. Transportation Plan
8. First Floor Plan
9. Second and Third Floor Plans
10. Fourth Floor and Roof Plans
11. Unit Floor Plans
12. Row House Plans
13. Elevations
14. Building Sections
15. Landscape Concept Plan
16. Tentative Parcel Map
17. Topography and Existing Conditions Plan
18. Grading and Utility Plan
19. Curb Utilization Plan
20. [Project Data Sheet](#)
21. [Project Deviations](#)
22. [Draft Permit and Conditions](#)
23. [Draft Resolution and Findings](#)
24. Draft Tentative Map Resolution
25. [Draft Rezone Ordinance](#)
26. Draft 'B' Sheet
27. Planning Report No. P-01-158
28. Planning Commission Resolution No. 3170-PC (approving initiation)
29. Planning Report P-02-035
30. [Planning Commission Resolution No. 3246-PC \(CPA/RZ/SDP/MCD\)](#)
31. Planning Commission Resolution No. 3246.1-PC (TM)
32. Planning Commission Resolution No. 3246.2-PC (MND)
33. Planning Commission Approved Minutes

34. [Project Chronology](#)
35. [Ownership Disclosure Statement](#)
36. Community Planning Group Minutes
37. Project Traffic Information
38. [Community Plan Amendment Initiation Issues](#)