



# Appeal of the Planning Commission's Approval of Site Plan Review No. 21-002

City Council  
November 1, 2022

# Planning Commission Appeal

- September 27, 2022
  - Planning Commission Approved SPR No. 21-002 by vote of 6-1 (Ray – No)
- October 7, 2022
  - Appeal filed by Adam Frankel of Lozeau Drury, LLP
  - Triggers *de novo* public hearing



# Planning Commission Appeal

- Basis for Appeal:
  - A. Addendum EIR is inadequate
    - Village at Bella Terra EIR approved maximum # of units, project exceeds
    - Commercial development comparatively greater impacts than residential
    - Project results in net decrease of environmental impacts
  - B. Village at Bella Terra EIR No. 07-03 and 2010 Addendum documents not publically available
    - Project website links dead
    - Links cited from obsolete 2010 project webpage
    - All documents available through City's Online Records Library
    - No requests to staff for assistance



# Project Site

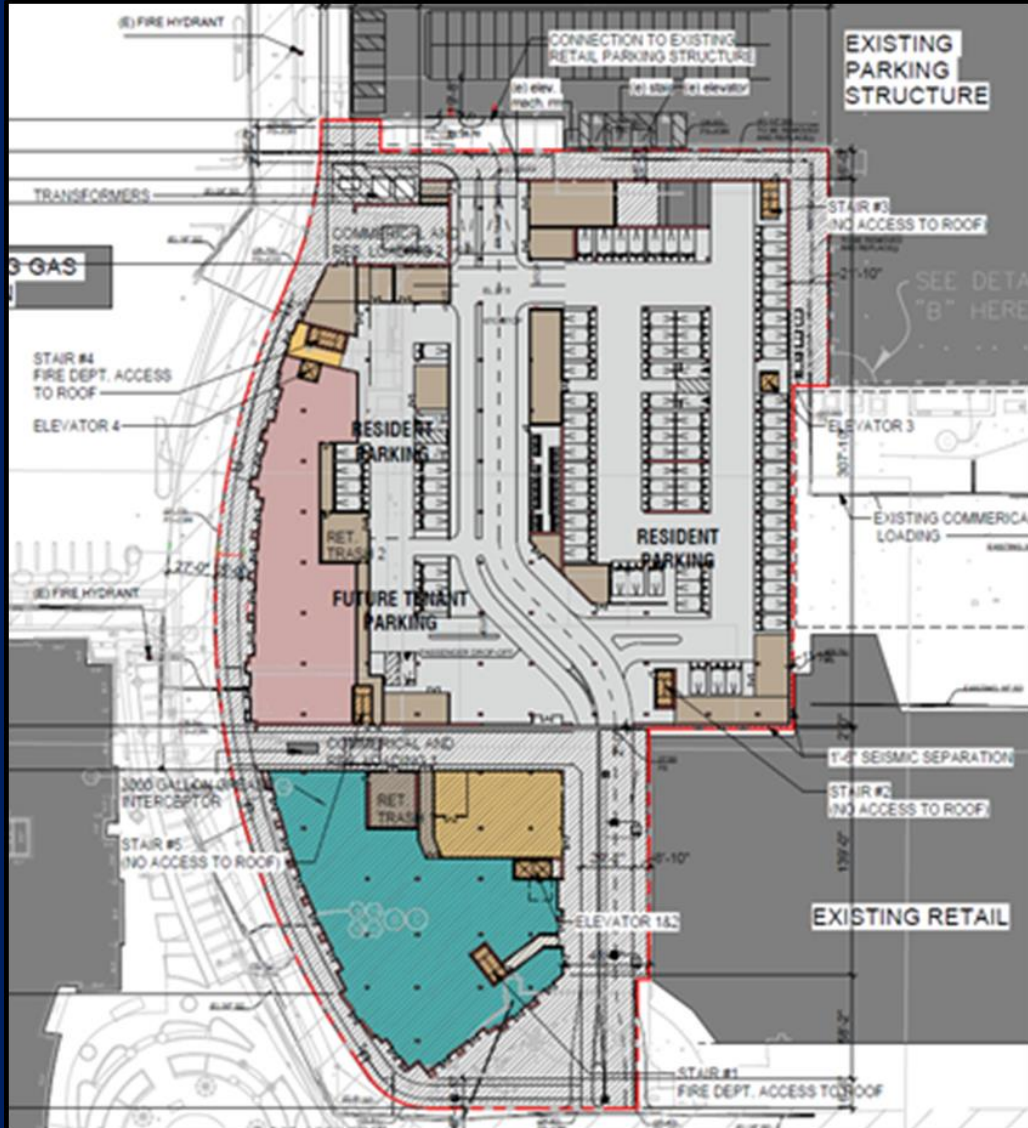


# Site Plan Review No. 21-002

- ▶ 1. Demolition of 149,000 sq. ft. Burlington department store and 30,000 sq. ft. adjacent retail space
- ▶ 2. Construction of new 7-story mixed-use infill project
  - ▶ 300 apartment units
  - ▶ 25,000 sq. ft. ground floor retail and restaurant uses
  - ▶ Above-ground three-level podium parking garage with 404 spaces
  - ▶ Associated hardscape and landscape improvements.
  - ▶ Residential Portion:
    - ▶ Mix of Studio, 1 BR, 2 BR, 2 BR + den apartment options
    - ▶ 15,000 total sq. ft. of amenities and leasing area
    - ▶ 45 units (15%) offered as affordable



# Conceptual Site Plan



# Conceptual Elevations



# Analysis - Parking

## REQUIRED RESIDENTIAL PARKING (NO GUEST)

| UNIT TYPE          | COUNT      | Parking Ratio - Resident | REQUIRED PARKING |
|--------------------|------------|--------------------------|------------------|
| STUDIO             | 47         | 1                        | 47               |
| ONE BEDROOM        | 151        | 1                        | 151              |
| TWO BEDROOM        | 95         | 2                        | 190              |
| TWO BEDROOM + DEN  | 7          | 2                        | 14               |
| <b>Grand total</b> | <b>300</b> |                          | <b>402</b>       |

NOTE : 1. PARKING RATIO BASED ON CITY CODE REQUIREMENTS,  
231.04 OFF-STREET PARKING AND LOADING SPACES  
2. ADA STALLS, 2% REQUIRED OF TOTAL PARKING ASSUMING ASSIGNED PARKING -  
TOTAL REQUIRED 8 = TOTAL PROVIDED 8.

## REQUIRED RESIDENTIAL GUEST PARKING

| UNIT TYPE          | COUNT      | Parking Ratio - Guest | REQUIRED PARKING |
|--------------------|------------|-----------------------|------------------|
| STUDIO             | 47         | 0.5                   | 23.5             |
| ONE BEDROOM        | 151        | 0.5                   | 75.5             |
| TWO BEDROOM        | 95         | 0.5                   | 47.5             |
| TWO BEDROOM + DEN  | 7          | 0.5                   | 3.5              |
| <b>Grand total</b> | <b>300</b> |                       | <b>150</b>       |

## REQUIRED RETAIL PARKING

| AREA NAME          | Area      | Parking Ratio - Retail | REQUIRED PARKING |
|--------------------|-----------|------------------------|------------------|
|                    |           |                        | 0                |
| RESTAURANT         | 15,226 SF | 100                    | 152.3            |
| RETAIL             | 9,803 SF  | 200                    | 49               |
| <b>Grand total</b> |           |                        | <b>201.3</b>     |

*Demand*

Residential: 402 spaces

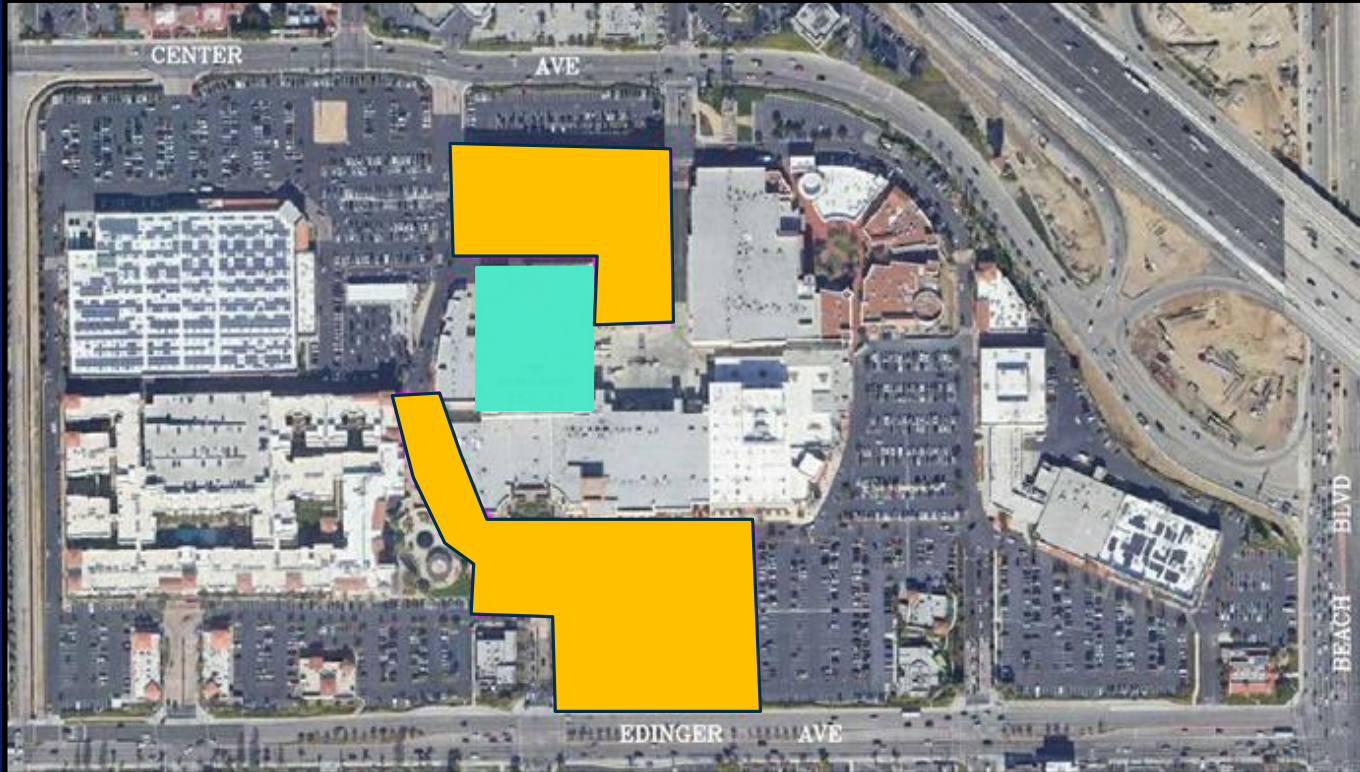
Guest: 150 spaces

Retail/  
Restaurant: 202 spaces

Total: **755 spaces**



# Analysis - Parking



## Location

On-site  
Podium  
(3 levels):

404 spaces

Off-site  
Shared  
Parking:

351 spaces

## Overall

Existing  
Demand:

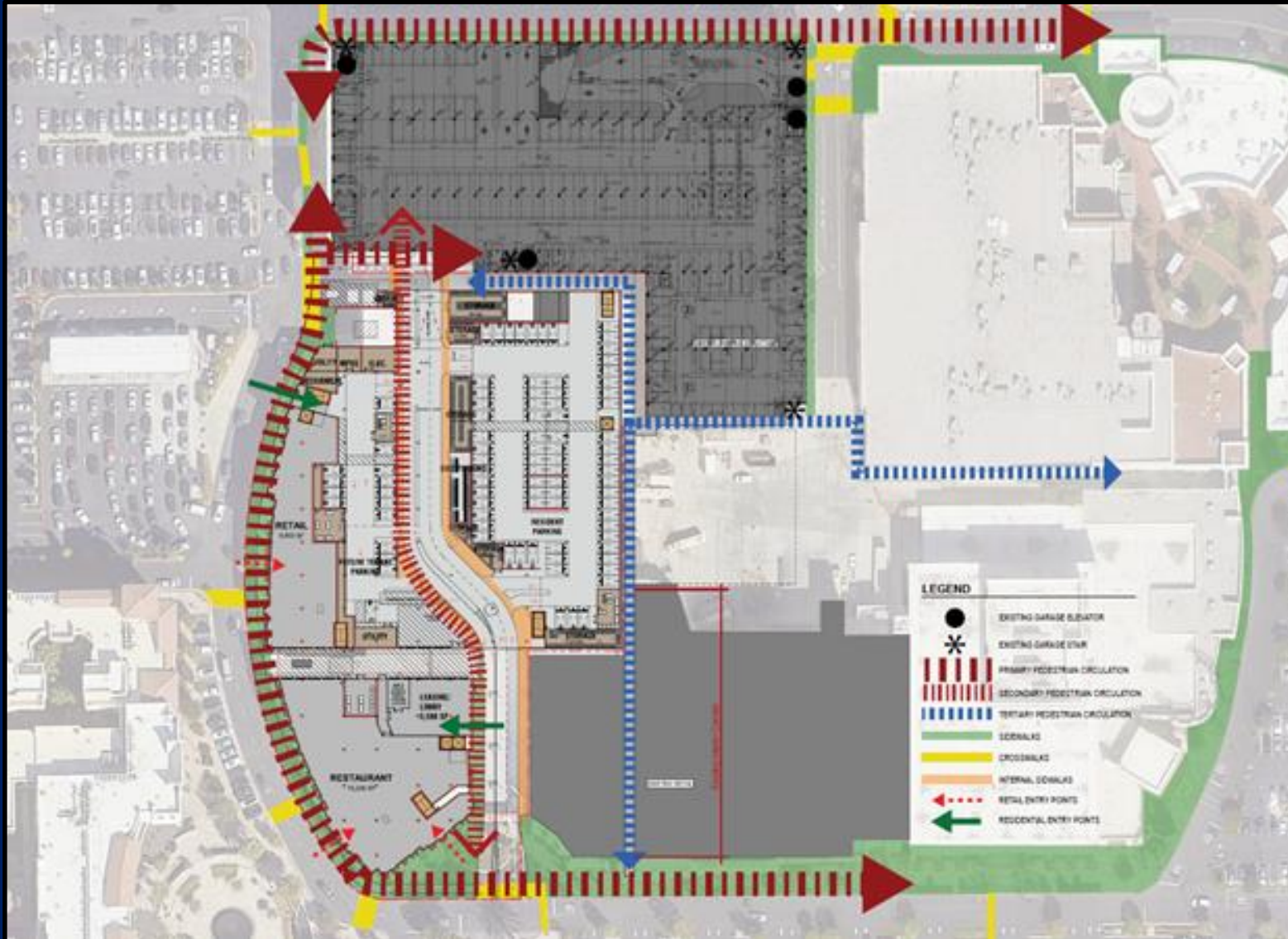
912 spaces

Proposed  
Demand:

755 spaces  
Net Reduction



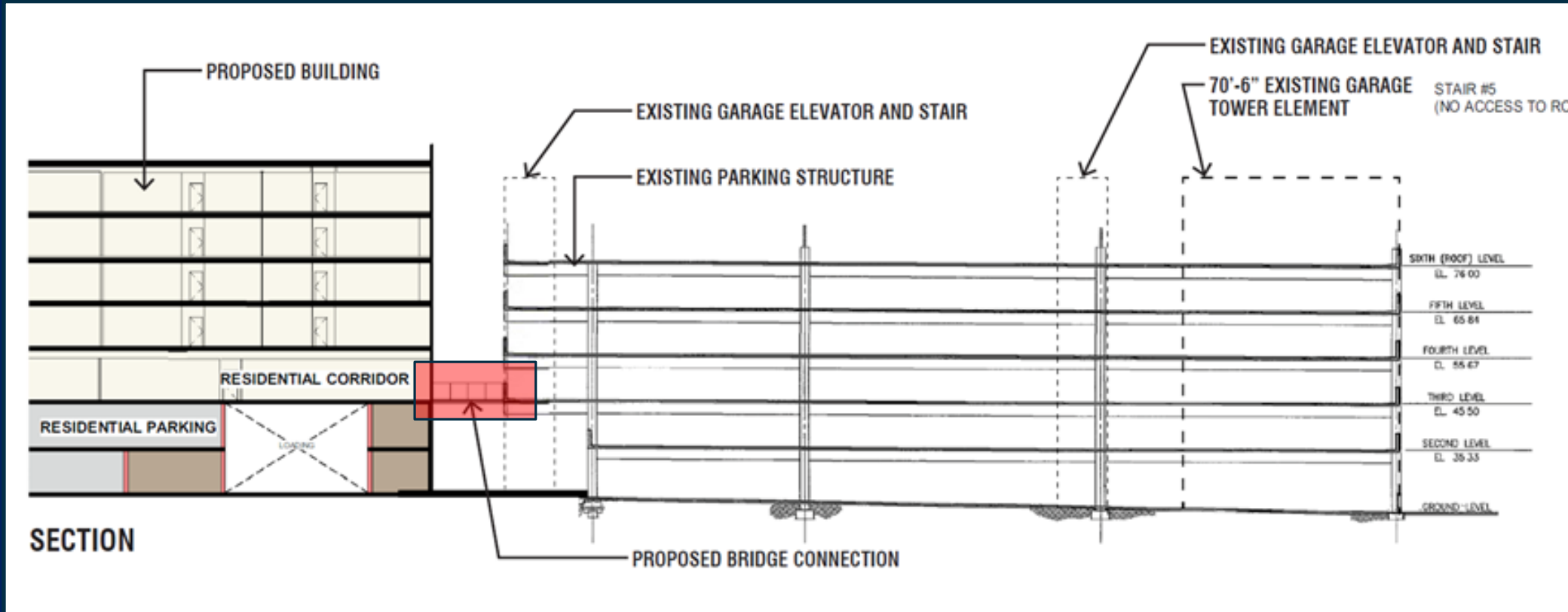
# Analysis – Pedestrian Circulation



- Separate and enhance pedestrian entrances
- New paseo connection between parking structure and crescent road
- New walkway connects parking garage with Edinger Plaza
- Passenger loading and rideshare pickup/dropoff area within garage



# Analysis – Pedestrian Circulation



- Secondary pedestrian connections throughout
- New elevated pedestrian access between 1<sup>st</sup> floor of residences and 3<sup>rd</sup> floor of retail parking structure



# Staff Recommendation

- Addendum No. 2 to Village at Bella Terra EIR No. 07-03 is adequate and sufficient; and
- Deny Appeal and Approve Site Plan Review No. 21-002 for the Bella Terra Residential Project



# Questions?



# Height

