



# 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



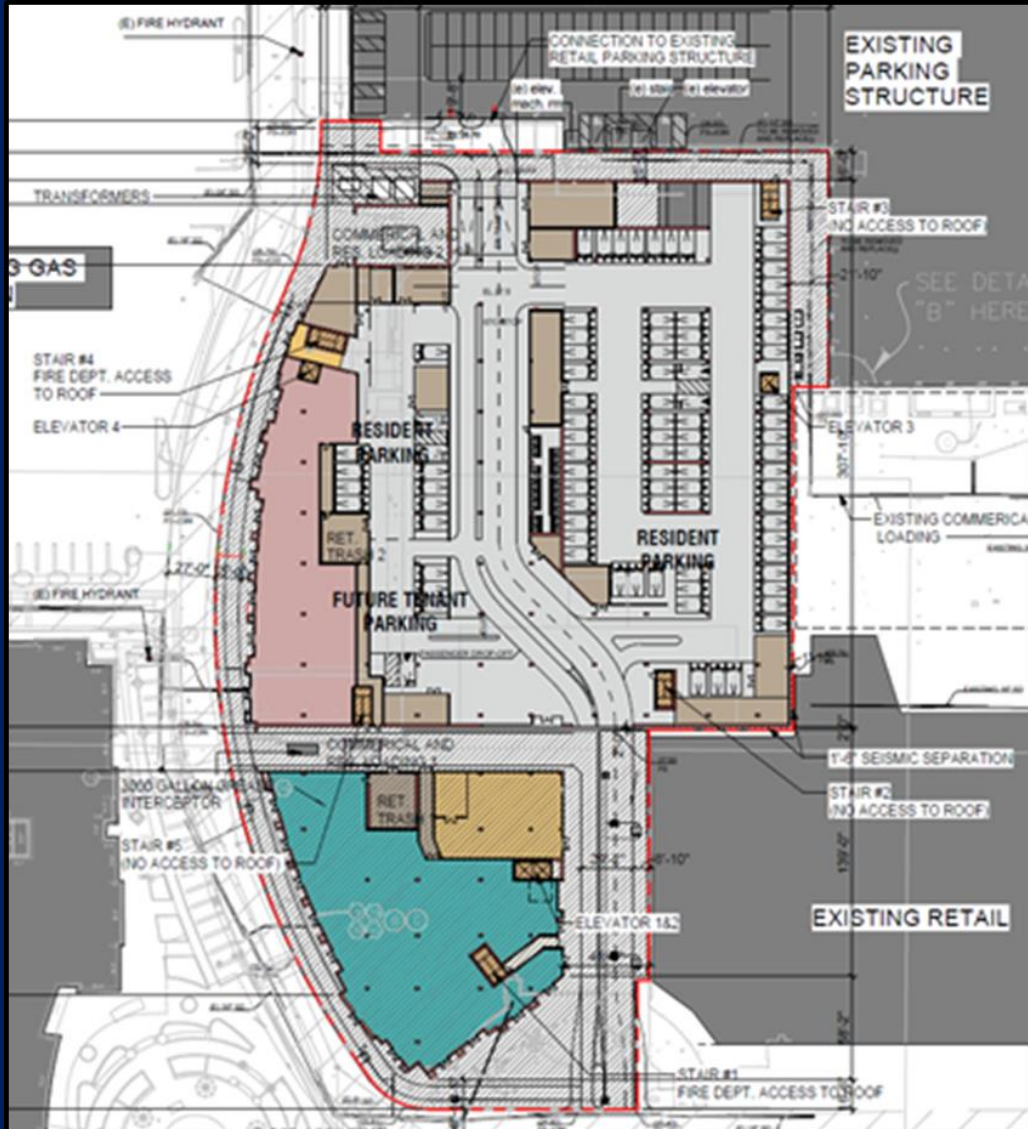
# Site Plan Review No. 21-002

- ▶ 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

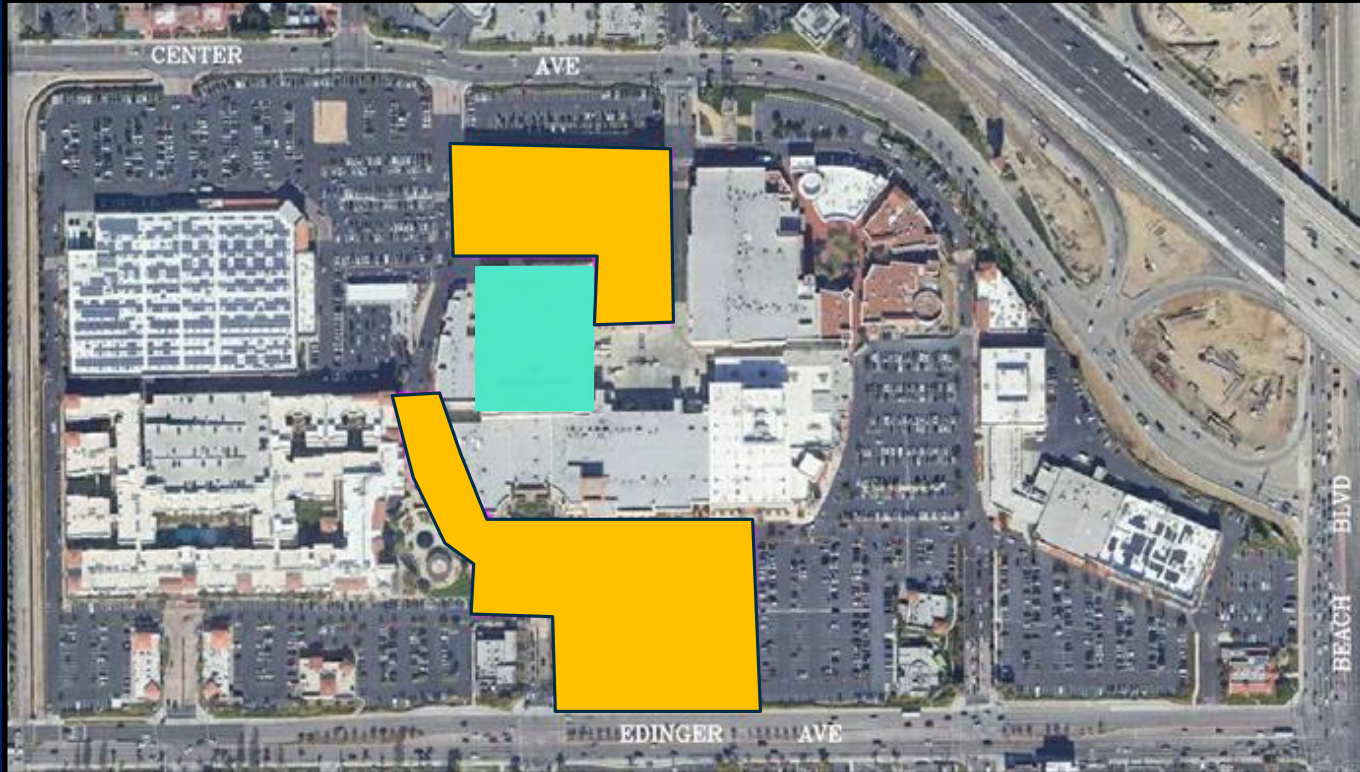
Retail/  
Restaurant: 202 spaces

Total: **755 spaces**





# Analysis - Parking



## Location

On-site  
Podium  
(3 levels):

404 spaces

Off-site  
Shared  
Parking:

351 spaces

## Overall

Existing  
Demand:

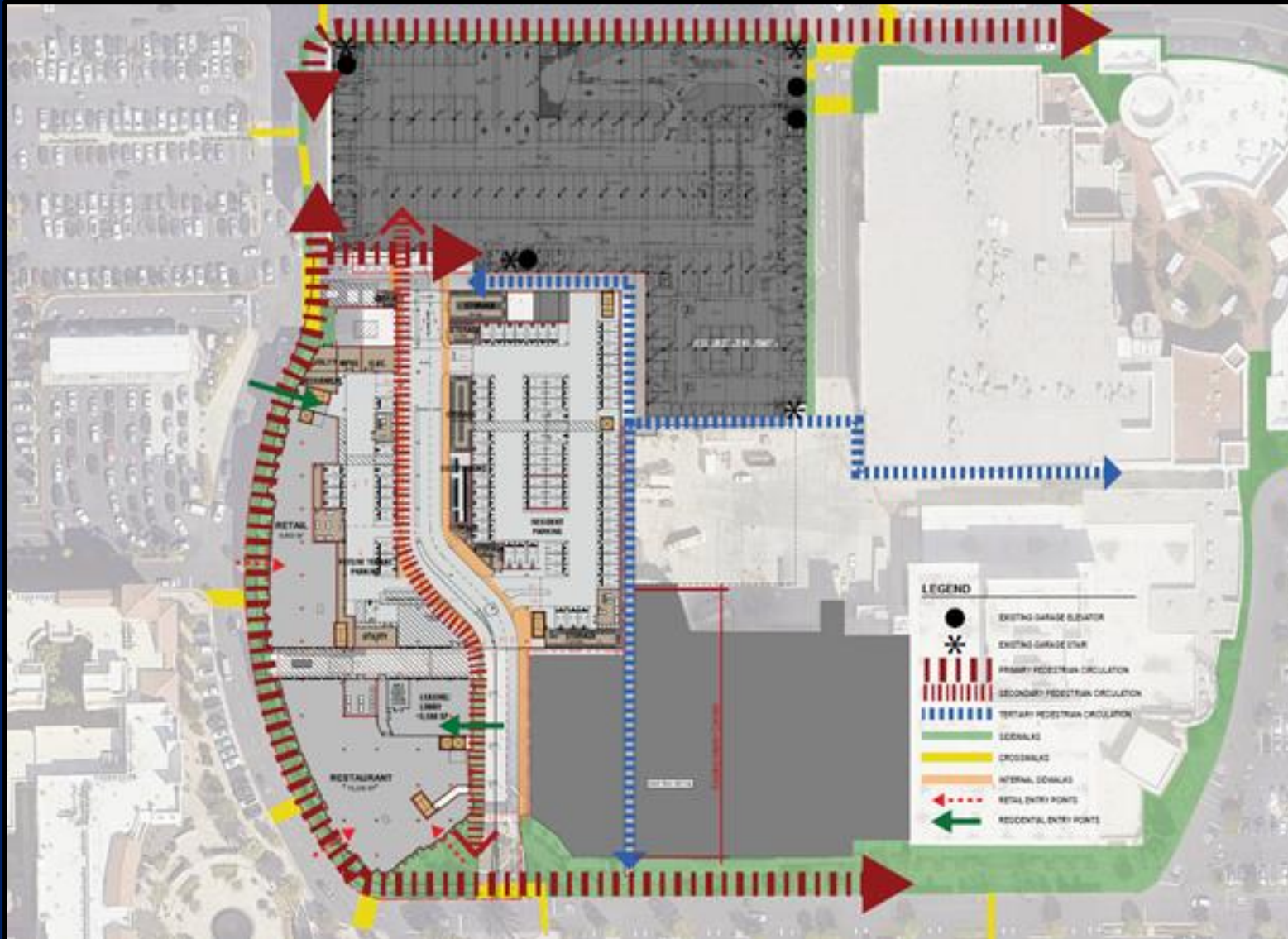
912 spaces

Proposed  
Demand:

755 spaces  
Net Reduction



# Analysis – Pedestrian Circulation

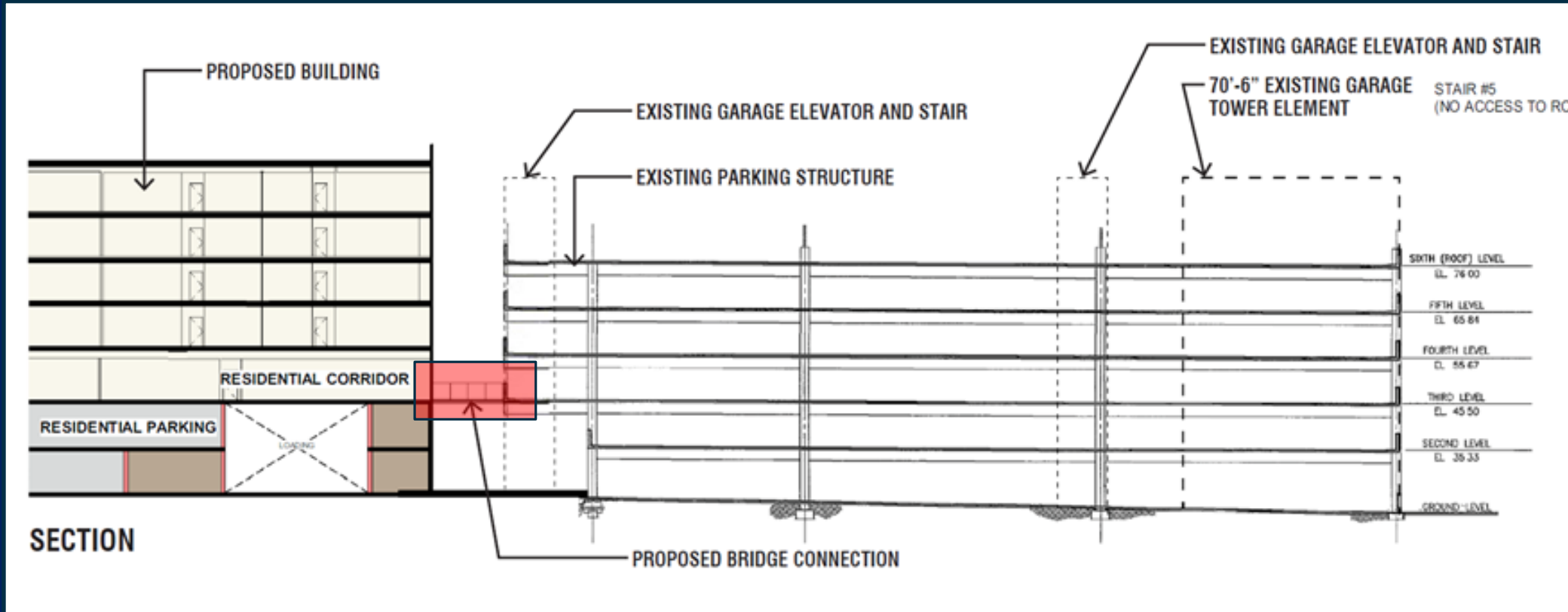


- Separate and enhance pedestrian entrances
- New paseo connection between parking structure and crescent road
- New walkway connects parking garage with Edinger Plaza
- Passenger loading and rideshare pickup/dropoff area within garage





# 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

