



Adaptive Reuse Project

1010 N. Euclid Avenue

(GPA-23-0003, ZC-23-0003, DPR-23-0012, CA-23-0017)

Development Services Department

City Council

May 13, 2024

Loralee Farris, Planning Manager

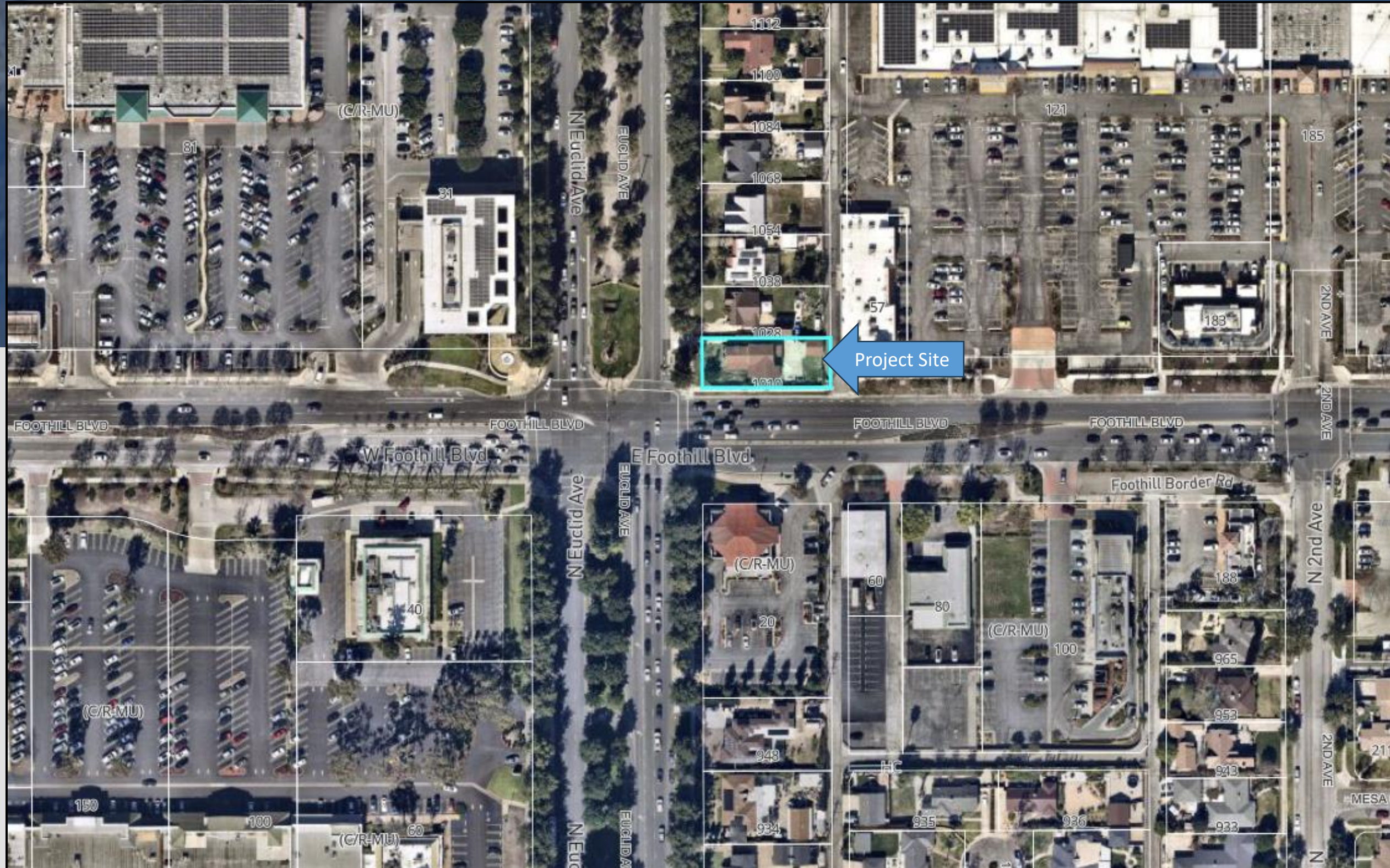
Request/Project Description

The applicant is seeking approval to adaptively reuse a historic single-family dwelling as a professional office, on an 8,685 square foot lot located at 1010 N. Euclid Avenue. This includes the following applications:

- General Plan Amendment No. 23-0003 – Amend the General Plan land use designation from Single-Family Medium (SFR-M) to Commercial/Residential Mixed Use (C/R-MU)
- Zone Change No. 23-0003 – Amend the zoning designation from Single-Family Medium (RS-7.5) to Commercial/Residential Mixed Use (C/R-MU)
- Development Plan Review No. DPR-23-0012 – To review the site plan, design, and landscaping associated with adaptively reusing an existing 2,526 square foot historic single-family residence as a professional office
- Certificate of Appropriateness No. CA-23-0017 – For the alteration to the site of a cultural resource within the Euclid Historic District

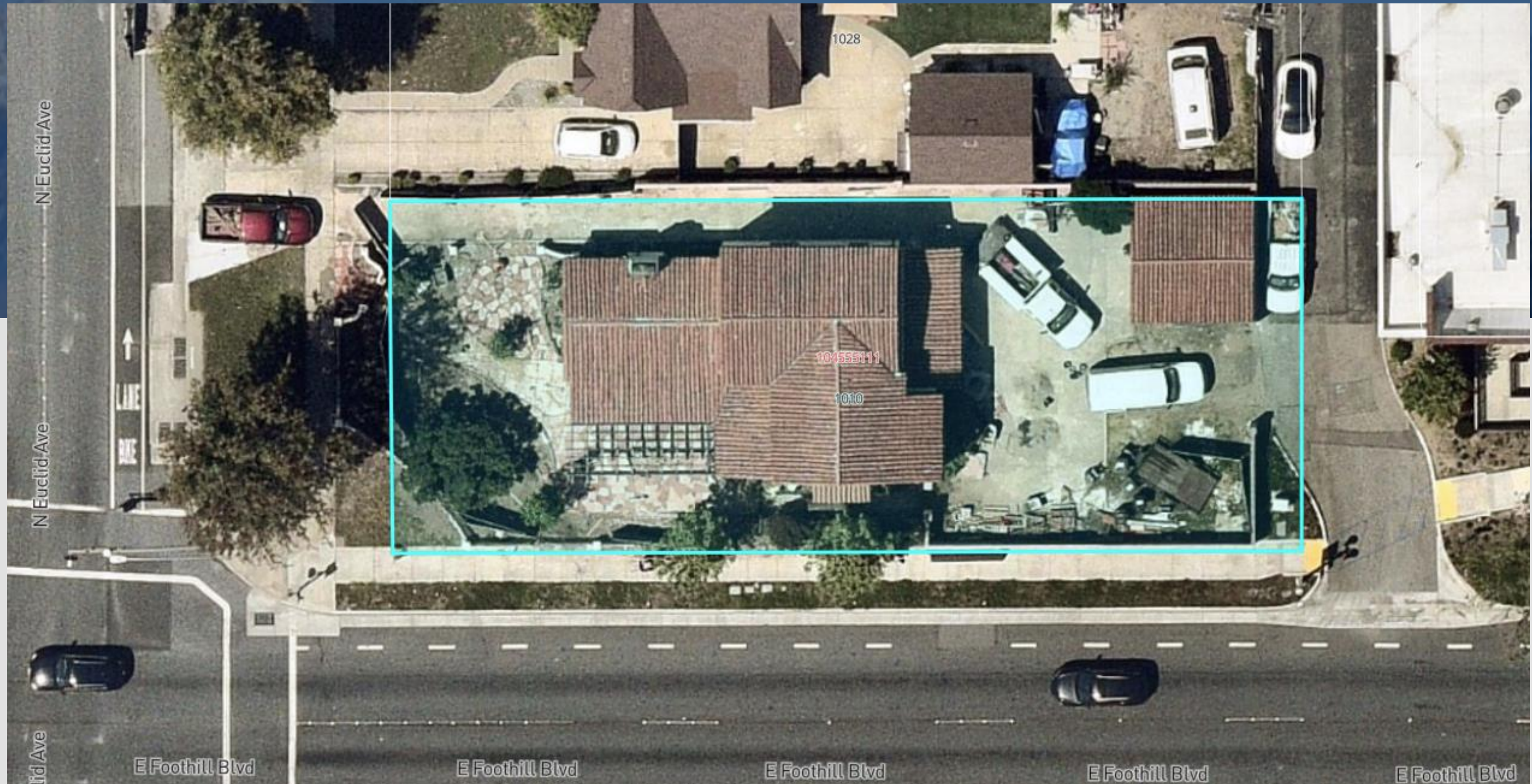
VICINITY MAP

1010 N. Euclid Avenue, Northeast corner of Foothill Boulevard and Euclid Avenue.



AERIAL IMAGERY

1010 N. Euclid Avenue, Northeast corner of Foothill Boulevard and Euclid Avenue.





General Plan

GENERAL PLAN AMENDMENT

Existing: Single-Family Medium (SFR-M)

Proposed: Commercial/Residential Mixed Use (C/R-MU)

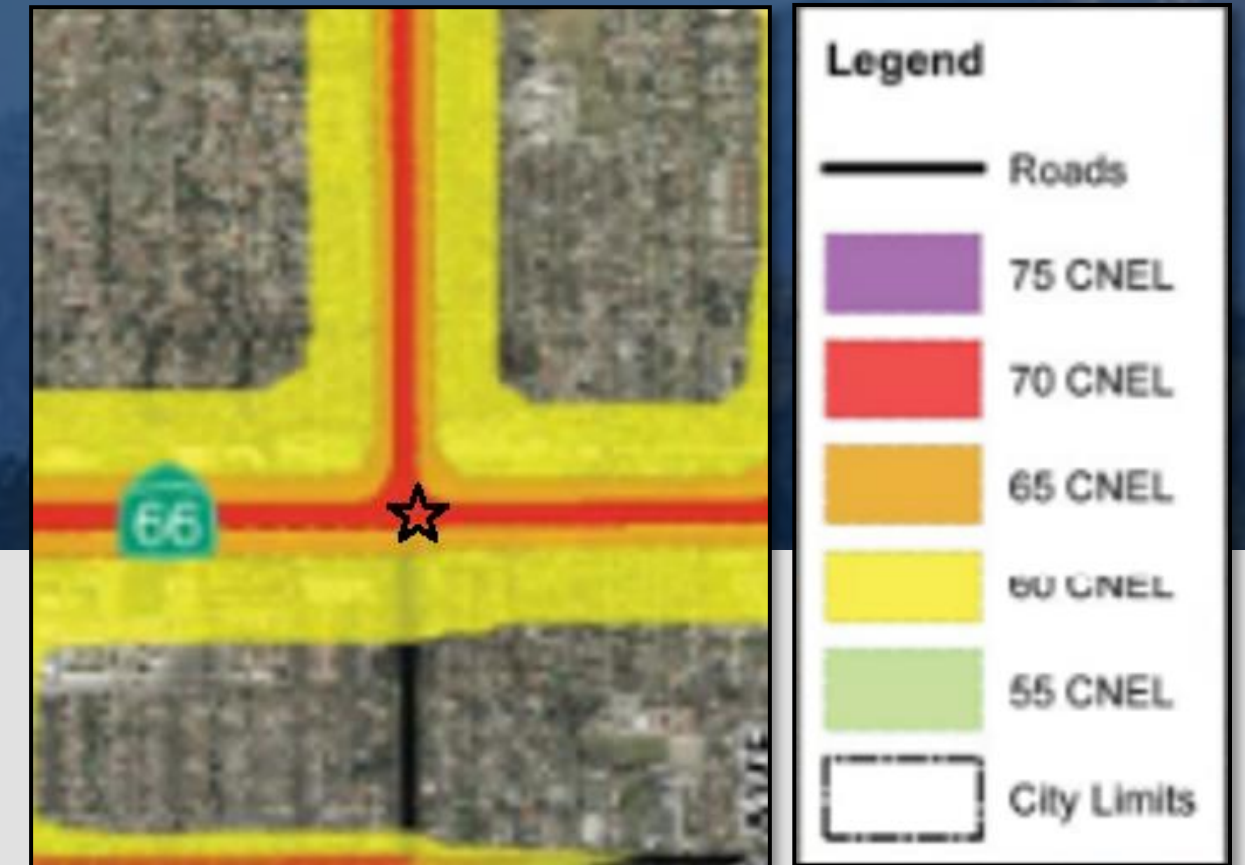
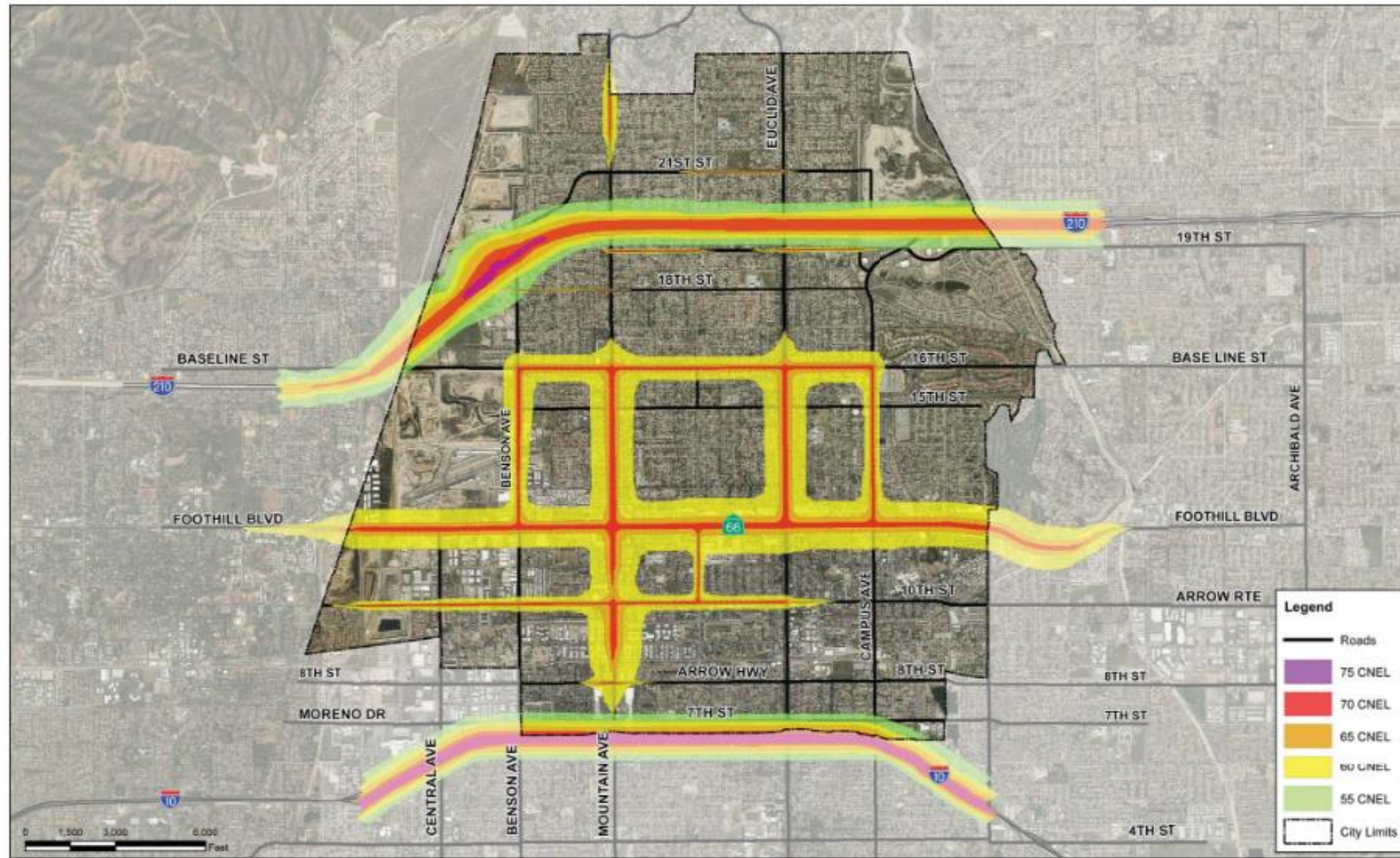


CONSISTENT WITH GENERAL PLAN POLICIES

- Policy CC-9.13 – Adaptive Reuse is encouraged in the General Plan as a historic preservation tool.
- Policy ES-4.3 – Promotes long-term fiscal and economic viability, aiding in the best utilization of the property within the context of the surrounding area.
- Policy FA-1.1 – Attracts and retains a valuable and compatible use along Foothill Boulevard.
- Policy LU-3.1 – Promotes economic development.
- Table SAF-1 – Allows an office use that is more compatible with ambient noise levels generated by being located on the corner of two major arterial streets.

NOISE

- This segment of Foothill Boulevard sees 26,000 average daily trips
- 70 dBA Community Noise Equivalent Level (CNEL)





Zoning

ZONE CHANGE

Existing: Single-Family Medium (RS-7.5)

Proposed: Commercial/Residential Mixed Use (C/R-MU)

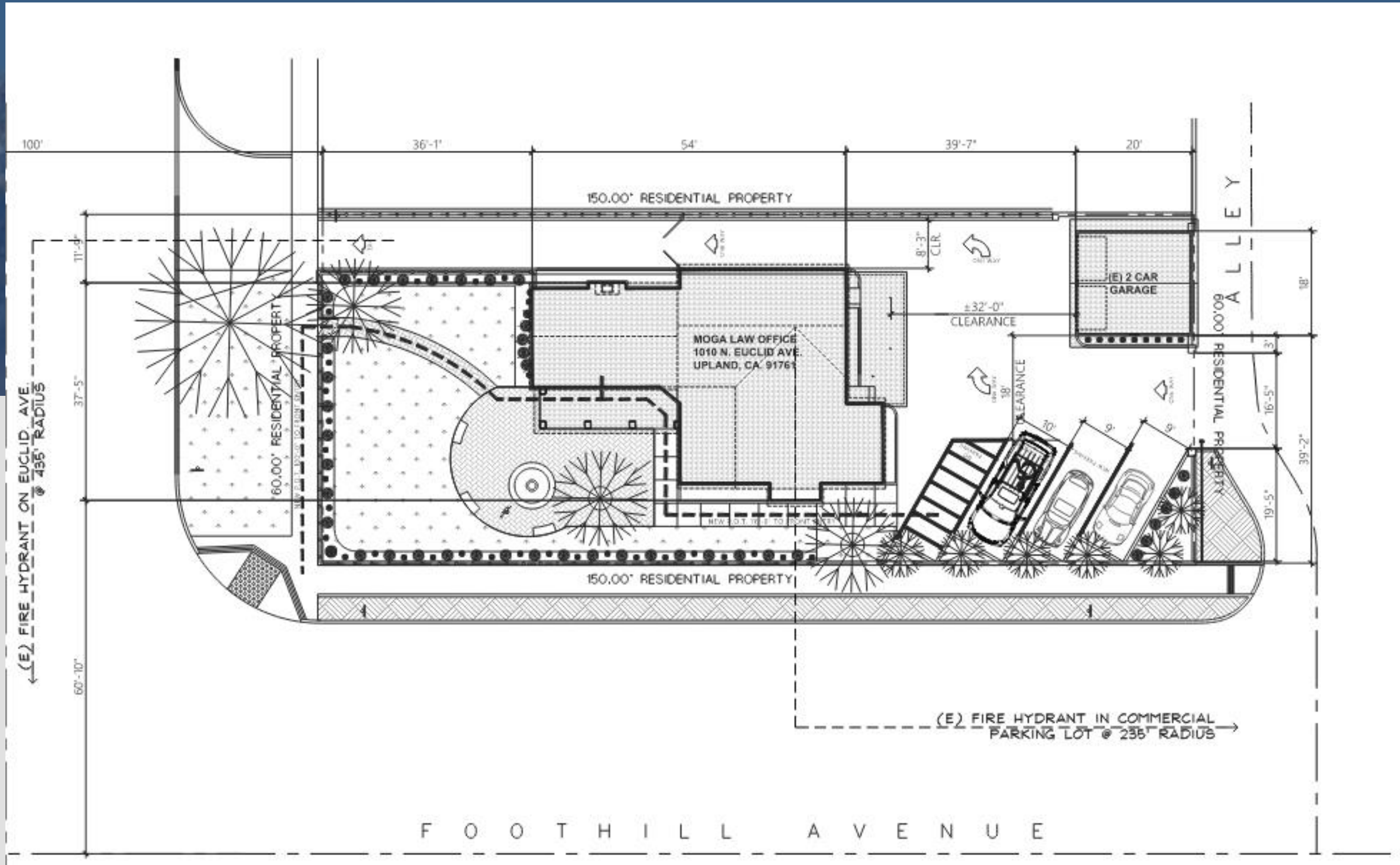


An aerial photograph of a city with a prominent tree-lined street, set against a backdrop of large, rugged mountains under a clear sky. The image is overlaid with a semi-transparent blue gradient.

Site Plan Review

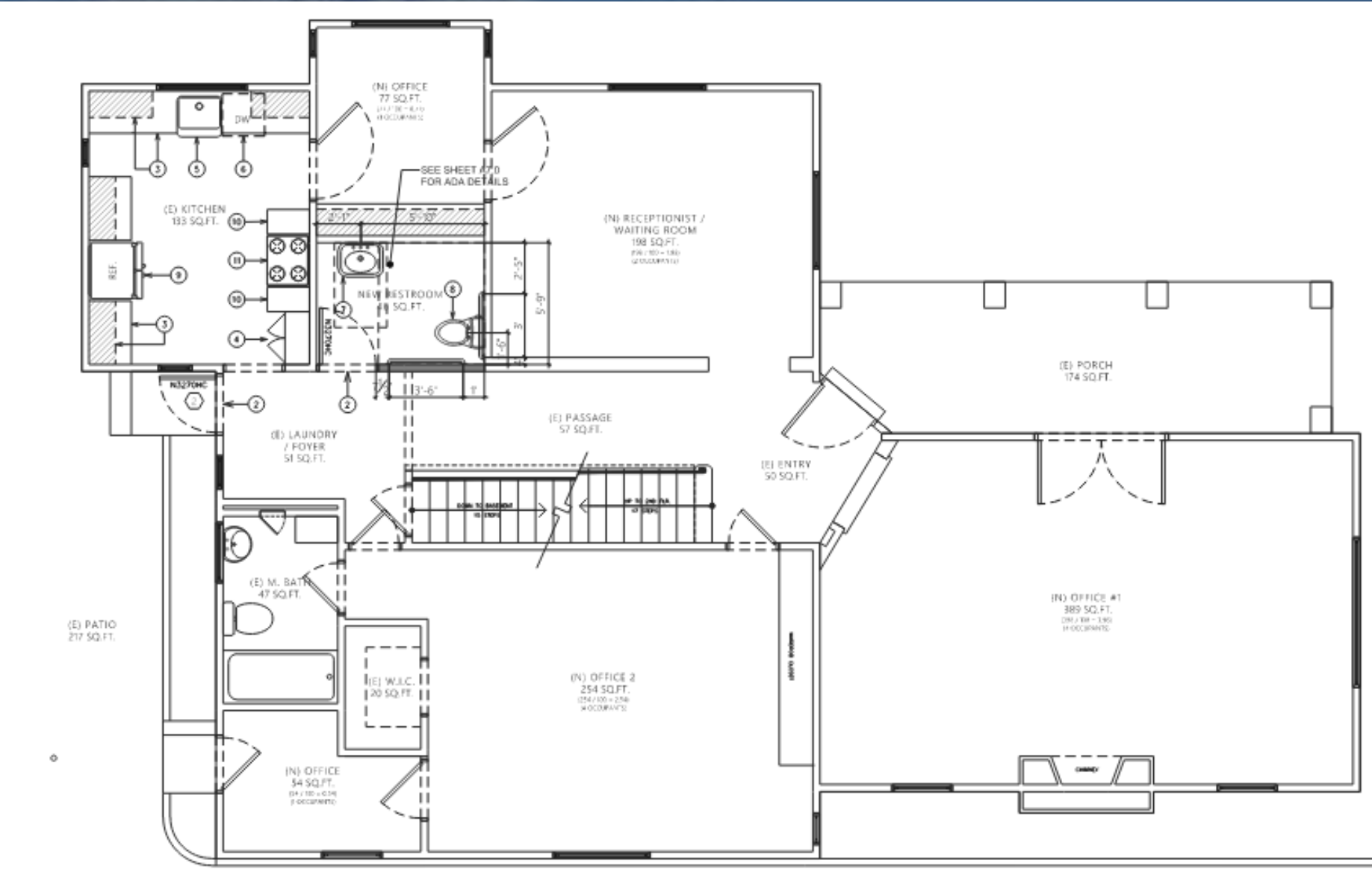
A review of the site plan, floor plan, elevations, and landscaping palette.

Site Plan

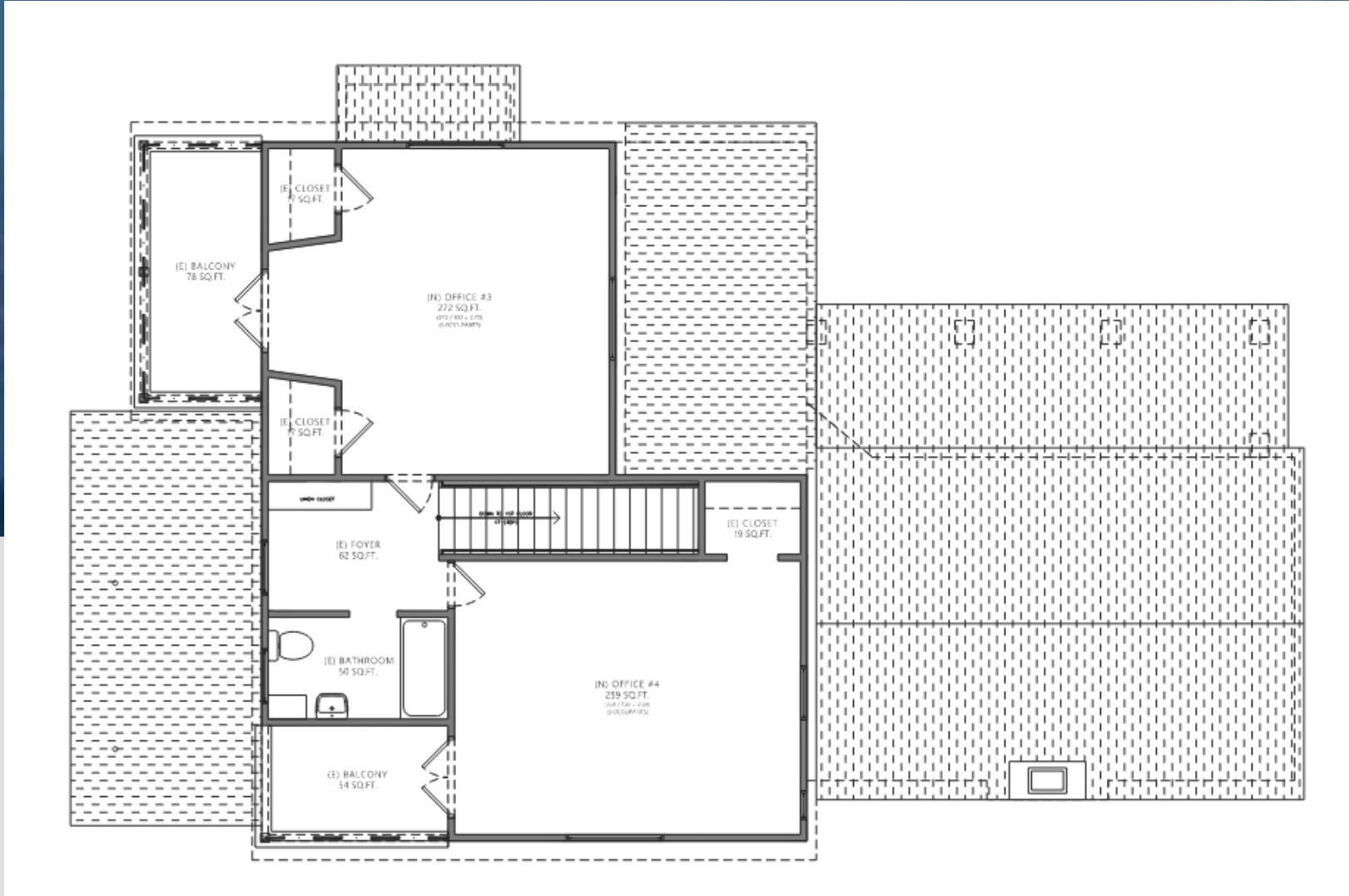


Floor Plan

Repurposing floor plan to maintain the existing layout.



REMODEL 1st PLAN
SCALE: 1/4"=1'-0"



REMODEL 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"

NO REMODEL WORK DONE ON THIS FLOOR OTHER THEN OCCUPANCY CHANGE USE.

Elevations

All structures to remain. No demolitions or building expansion proposed.



Landscaping

- Rehabilitating front yard with pavers
- Adding ADA accessible path-of-travel
- Providing evergreen trees in parking lot for shade year-round.
- Planting fig vines to climb block walls
- Drought tolerant plantings with trees, flowering shrubs, and succulents.

Dwarf Magnolia
Magnolia grandiflora 'Little Gem'



Carrotwood
Cupaniopsis anacardioides



Strawberry Tree
Arbutus 'Marina'



African Sumac
Searsia lancea



Shrubs:

Camelia, Heavenly Bamboo, hedges to match existing, variety of succulents, creeping fig vines



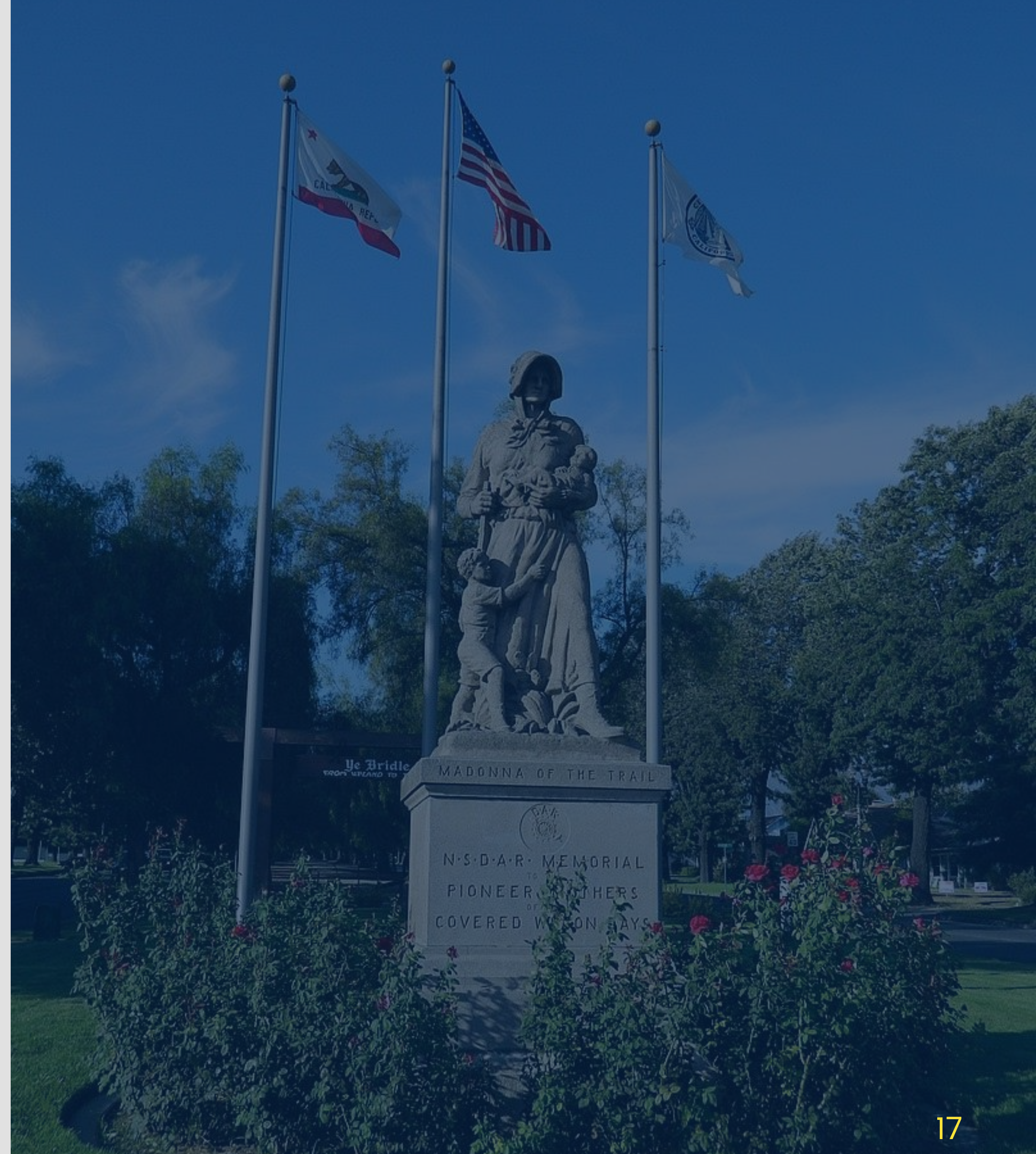


Historic Review

The property is a contributing resource to the locally designated Euclid Avenue Historic District.

Certificate of Appropriateness

- Adaptive Reuse allows historic structures to be best purposed within the context of their changing environment.
- Adaptive Reuse has been used as a successful strategy along the Euclid Avenue corridor.
- Maintains the historic residential-feel of the street scape.
- Consistent with the Secretary of the Interior's Standards for the Treatment of Historic Property
- Maintains the historic integrity of the historic district.



An aerial photograph of a city with a central tree-lined street, surrounded by residential areas and greenery. In the background, a range of rugged mountains is visible under a clear sky. The image has a blue color overlay.

Environmental Review

Consistency with the California Environmental Quality Act.

California Environmental Quality Act (CEQA)

- Categorically Exempt from CEQA pursuant to:
 1. Section 15061(b)(3) (General Rule) – Applies to projects where it is seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, as the project involves a mapping change of a single parcel for a low-intensity use.
 2. Section 15301(n), Class 1 – Applies specifically to the conversion of a single-family residence to an office use.
 3. Section 15331, Class 31 – Applies to rehabilitation and improvement projects to historic resources that are consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

RECOMMENDATIONS

That the City Council:

1. Adopt a Resolution determining that the Project is Categorically Exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3), Section 15301(n), and Section 15331 of CEQA Guidelines.
2. Adopt a Resolution approving General Plan Amendment No. 23-0003 to amend the land use designation of one 8,685 square foot parcel located at 1010 N. Euclid Avenue from Single-Family Medium (SFR-M) to Commercial/Residential Mixed-Use (C/R-MU).
3. Hold first reading by title only, waive further reading, and introduce an Ordinance (Zone Change No. 23-0003), to amend the zoning designation of one 8,685 square foot parcel located at 1010 N. Euclid Avenue from Single-Family Medium (RS-7.5) to Commercial/Residential Mixed-Use (C/R-MU)
4. Adopt a Resolution approving Development Plan Review No. 23-0013 and Certificate of Appropriateness No. CA-23-0017 to adaptively reuse an existing 2,526 square foot historic single-family residence as a professional office, and construct supporting commercial improvements, located at 1010 N. Euclid Avenue