

Loyola Corners

Specific Plan Update



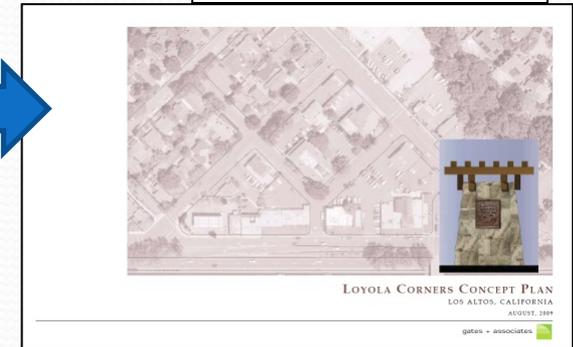
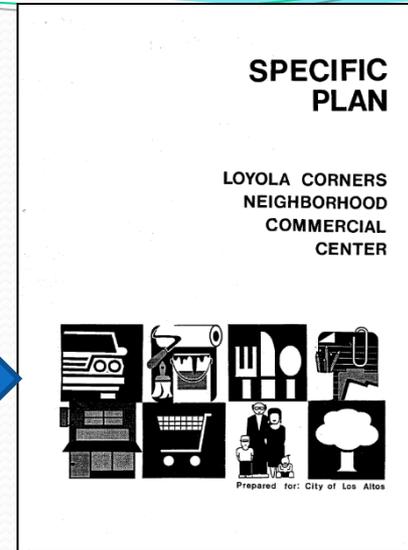
Image © 2016 DigitalGlobe

Google earth

37°21'10.65" N 122°05'14.79" W elev. 240 ft eye alt 782 ft

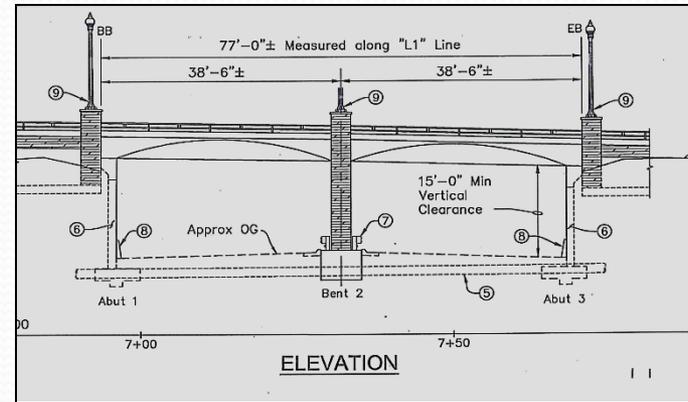
Background

- 1990: Plan Adopted
- 1993: Plan Amended
- 2008: Loyola Corners Commercial Area Traffic Circulation Study, prepared by TJKM
- 2009: Loyola Corners Concept Plan
- 2015: Moratorium established
- 2016: Council authorized update in February



Loyola Bridge

✓ 2016: construction to be completed in May/June



Fremont Avenue Bridge

✓ 2016: construction to be completed in May/June



The Loyola Corners Specific Plan was Ambitious

- Vehicle circulation
- Parking enhancements
- Building design standards
- Potential growth
- Implementation relied on a Parking District and relied on a specific schedule
- Policies for Specific Parcels
- Utilities
- Community Design and Beautification



17 acres

9 acres of commercial encompassing:

- 38 parcels
- 23 property ownerships
- 40-50 businesses

In 1990, the commercial area equaled approximately 91,000 sq. ft. of floor area

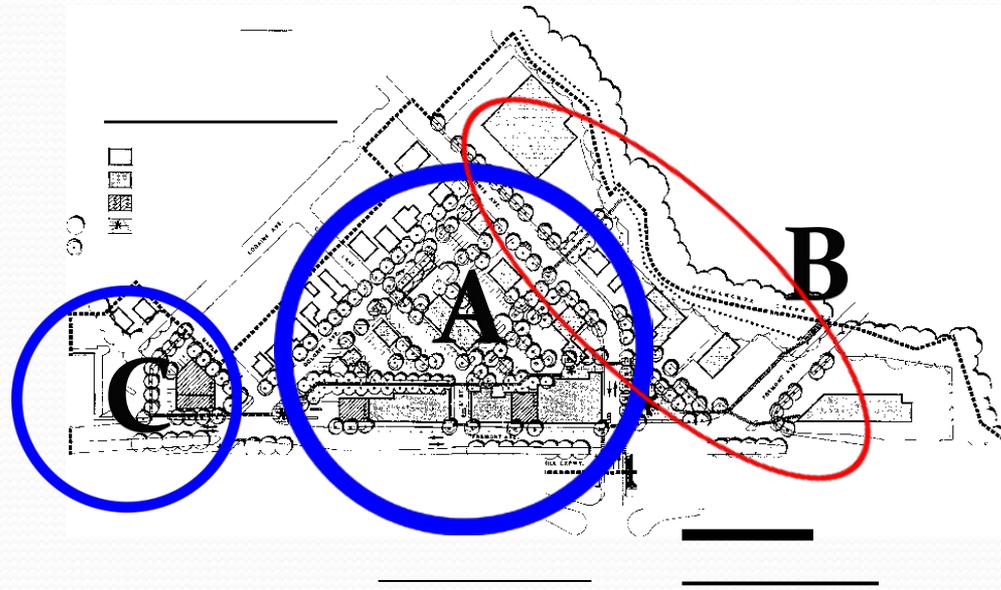
- 50% was retail
- 50% was retail service, office and vacant

Today commercial equals about 89,400

- 15% is retail and restaurant
 - Safeway replaced by Post Office
 - Echo Restaurant demolished

Loyola Corners Development Summary

	Area	Net Acres	# of parcels	# two story buildings	# of owners (nic. condos)	# bldgs	Bldg. sq. ft. (rounded)
A	Interior triangle	3.7	23	4	17	23	40,000
B	East of Miramonte	4.9	6	2	4	5	47,000
C	West of Maple	1.0	2	1	2	2	20,000
	Total	9.6	31	7	23	30	107,000



Council Direction in Feb 2016

- Moving forward
 - Amend the plan (update and simplify)
 - Remove the moratorium
 - Allow private development to proceed



Key Elements

1) Neighborhood Shopping District

Continue focus as a neighborhood shopping district with a retail emphasis.?

2) Traffic Circulation Plan

Retain the original traffic circulation plan?

a) two-way "A" Street

b) two-way Fremont Avenue

Conduct a traffic study to affirm cost and feasibility prior to implementation.

3) Two-story and 30-foot Height Limit

Reaffirm the existing two-story and 30 foot height limit?

Currently 7 of the 30 buildings are two story.

If three story is desired then the height should be increased for the three story elements.



Key Elements (continued)

- **4) Growth Limits**

- Should the growth limits be removed in favor of parking limiting growth?

- a) 20 residential units (8 remaining)
- b) 15,000 square feet of retail
- c) 4,000 square feet of retail services
- d) 4,000 square feet of office



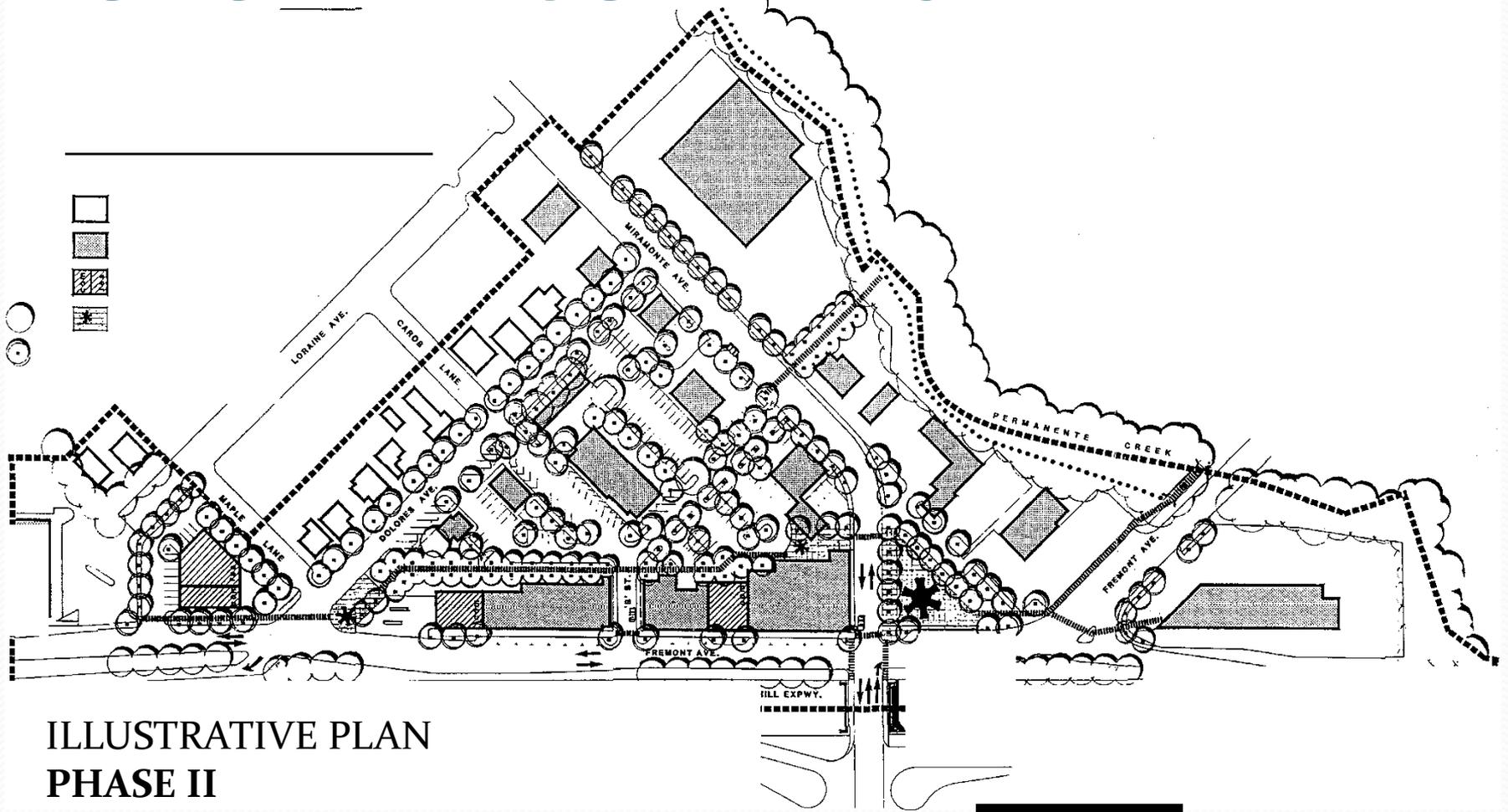
- **5) Quasi-Public**

- Should a quasi-public use be allowed to build without providing ground floor retail?

- **6) Plan Implementation**

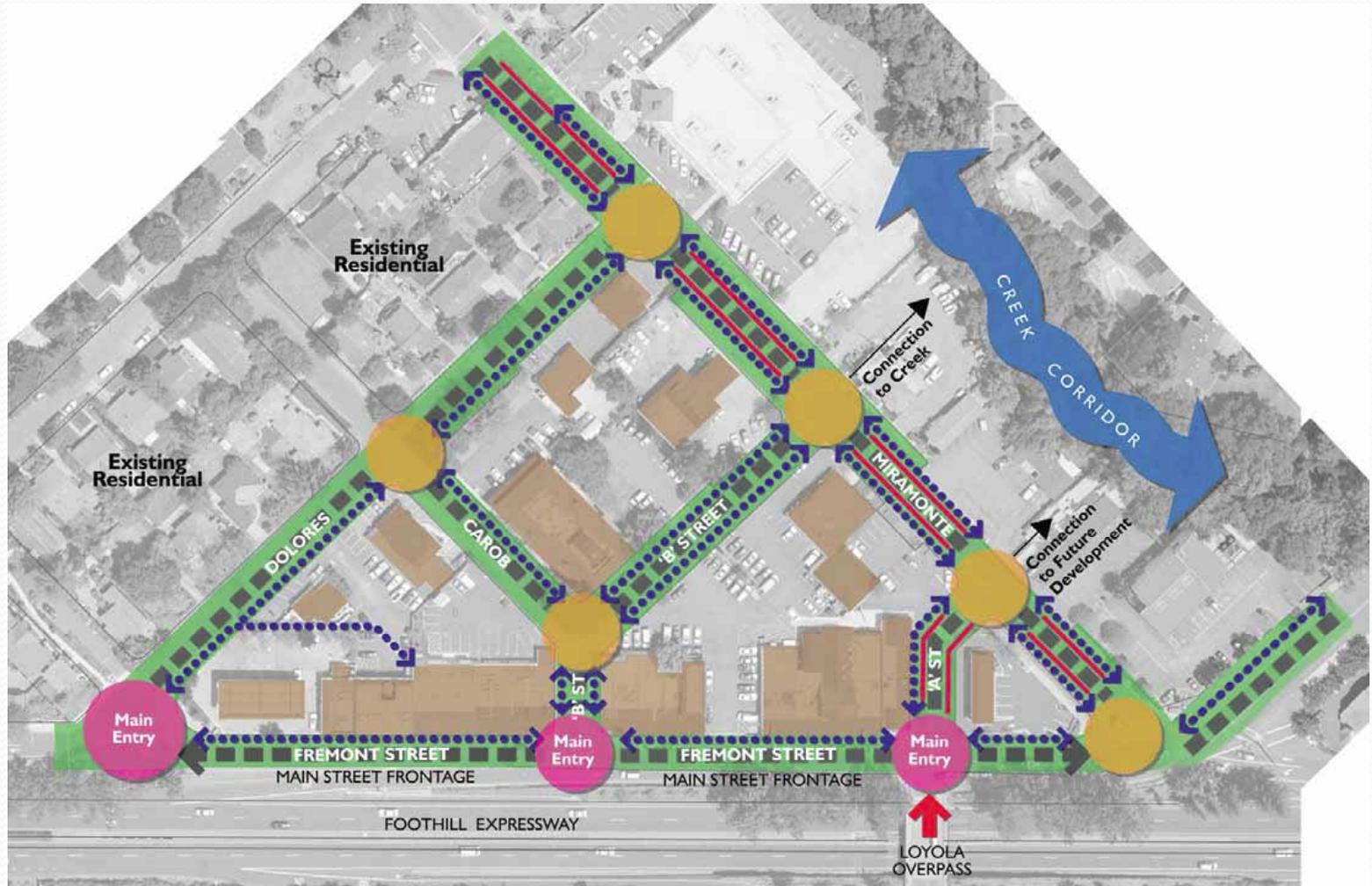
- a) Capital Improvement Plan (CIP)
- b) Private development improvements
- c) Option to form a business improvement or parking district

LOYOLA CORNERS



ILLUSTRATIVE PLAN
PHASE II

Concept Plan



Moving Forward

April 21, 2016

The CC/PTC hold a study session to

1. receive community input
2. provide direction for a revised plan

May/June 2016

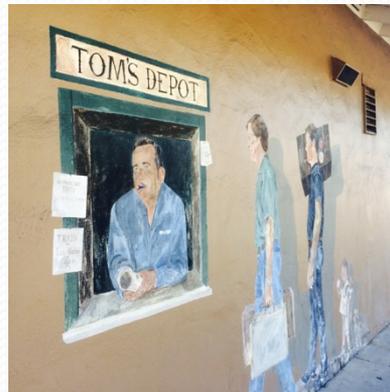
Staff prepares a draft plan and environmental assessment

June 2016

PTC holds a public hearing on the updated plan and makes a recommendation to the City Council

June/July 2016

City Council Review and approval of an updated Specific Plan and decides if the moratorium can be removed





Building on the existing plans

- “A clear organization of pedestrian and vehicular circulations are vital to the success of Loyola Corners”

• LOYOLA CORNERS CONCEPT PLAN

- Loyola Corners provides a walkable, bike-able option for nearby neighborhoods to access neighborhood serving retail uses

- It is part of a string of walkable commercial centers along Foothill Expressway

