

Agenda Report

DATE: FEBRUARY 4, 2002

TO: CITY COUNCIL

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED MIXED USE PROJECT LOCATED 240 S. RAYMOND AVE (DEL MAR STATION JOINT DEVELOPMENT) LOCATED WITHIN THE SANTA FE TRANSPORTATION CENTER SUBDISTRICT OF THE CENTRAL DISTRICT SPECIFIC PLAN

RECOMMENDATION

This report is being provided for information purposes only at this time.

BACKGROUND

This project summary is being presented to City Council as part of the Predevelopment Plan Review (PPR) guidelines which directs the PPR report for projects of community-wide significance to the City Council for information purposes only. Del Mar Station L.L.C. has submitted a proposal to jointly develop the Del Mar Gold Line station site with the Blue Line Construction Authority (BLCA). The BLCA sold two development parcels to the applicant (the "east" or Arroyo parcel and the "west" or Raymond parcel) and retained ownership of the "rail parcel".

PROJECT DESCRIPTION:

The overall site is 4.16 acres bounded on the west by Raymond Avenue, on the south by Del Mar Boulevard, on the east by Arroyo Parkway, and on the north by a public storage facility abutting the property line on the Arroyo Parkway side and a one story commercial building located approximately 55 feet north of the property line on the Raymond Avenue side. The site is bisected in a north-south direction by the tracks and station platforms of the Pasadena Blue Line light rail system, which is under construction, and which occupy 0.64 acres. In addition, 0.13 acres has been dedicated for street widening purposes, leaving a net project site of 3.39 acres. The site contains parking lots and only one building, the historic Santa Fe Depot, which has been vacant since rail service to it ceased in 1994. The Depot has been temporarily relocated off-site and then will be returned to near its original site and restored to the Secretary of the Interior standards.

The project consists of 347 apartment units located in four buildings of varying heights, two buildings on the east parcel and two on the west parcel. The southerly building on the east parcel will span the rail track and create a portal through which trains will enter and leave the site. Apartment units are studio, one bedroom and two bedrooms, and range in size from 588 to 1,353 square feet. Housing types include stacked flats in taller buildings, traditional courtyard housing and walk-up lofts. Ground floor units adjacent to streets are entered from the public sidewalk.

The project will include a total of 1200 parking spaces in a three and one half level subterranean Garage. Six hundred of these spaces are dedicated to the transit users and the remaining 600 spaces are for the residential and retail program. The parking is contained in two separate structures built on either side of the rail parcel. Driveways tunneling through the rail parcel at the P2 and P3 levels will connect the two halves of the garage. Access driveways are on Arroyo Parkway at the north end of the site and on Raymond Avenue approximately 80 feet south of the north end of the site. Resident pedestrian access to parking is from within the four apartment buildings, and transit rider pedestrian access to transit parking is via two elevator/stair units located on either side of the tracks, that are accessed from the public plazas. Transit user parking will be located on most of the upper two levels of the parking structure and resident parking will be primarily on the lower levels.

Approximately 30% of the developable area of the applicant's east and west parcels is committed to publicly accessible and landscaped open space. This open space does not include the rail parcel or the private courtyards associated with each of the four residential buildings. Located between the two buildings on the west parcel near its original location will be the restored Santa Fe Depot. The Depot, which is 6,187 square feet, will contain a restaurant, a small retail space, and additional retail space will be located in the two west parcel buildings flanking the Depot, for a total of approximately 11,000 square feet of restaurant and retail space.

REVIEW OF DISCRETIONARY ACTIONS

The purpose of the PPR process is to identify site-specific requirements of the various city departments, to give developers direction regarding their projects, and to outline the development schedule. Staff reviewed the following discretionary actions and has determined the following:

General Plan Review: The development proposal is consistent with the goals, policies and objectives of the General Plan's Land Use Element. The project site is located in Sub-Area a2 of the Central District Specific Plan. The Specific Plan which implements the General Plan in the area states:

In this transit oriented development area, offices, shops and housing will be developed to attract and support light rail users by providing dining, shopping, and pedestrian and transit links to other areas of Pasadena. Mixed use development is strongly encouraged. All new development will be required to complement the existing historic train station. The Specific Plan will establish height limits for this area. Due to the importance and sensitivity of this site, plans for this area will be developed with public

participation. Total new housing units = 350 Total new non-residential square footage = 325,000.

Environmental Review: An initial study was prepared for the project and determined an Environmental Impact Report would need to be prepared to evaluate project impacts. A Final Environmental Impact Report was prepared and certified by the Zoning Hearing Officer with a Statement of Overriding Consideration for the following impacts:

- Air Quality
- Construction Effects with respect to air quality
- Vehicular Traffic Impacts at the Del Mar and Marengo Ave Intersection
- Vehicular Traffic Impacts at the Street Segment of Raymond Ave between Del Mar Blvd and California Blvd.

The following potentially significant impacts have been identified and can be mitigated to less than significant level:

- Traffic Effects
- Hazards and Hazardous Materials
- Construction Effects (with the exception of short-term air quality)

Variance/Conditional Use Permit: The project required and received an approval for eight variances from the Zoning Code standards. These are the following:

- Variance - Exceed four-story height limit on Raymond Avenue
- Variance - Exceed 56-foot height limit on Raymond Avenue
- Variance - Exceed 75-foot height limit on Arroyo Parkway
- Variance - Permit building setbacks on Raymond Avenue
- Variance - Off-street loading spaces: two 10'x20' rather than one 12'x30'
- Variance - Reduction in number of commercial parking spaces required
- Variance - Permit broader use of low-turnover parking spaces
- Variance - Permit ductwork over car hood for non-residential spaces

Design and Historic Preservation: The project will require architectural review by the Design Commission as well as review by the Cultural Heritage Commission.

Affordable Housing: The project is subject to the Inclusionary Housing Ordinance which at this time is 6 percent of the residential units. The project contains no density bonus or other affordable units.

Cultural Affairs Review: The project is subject to the Public Arts requirement for new development. One percent (1%) of the building valuation must be allocated for public art. The Arts Commission will review and approve the art program.

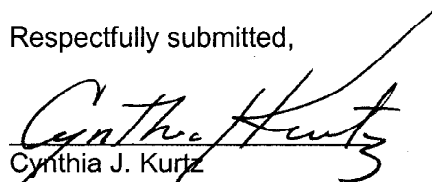
Timeline: The following timeline outlines the major stages in the process

The project has received discretionary permits and is currently in plan check for building permits.

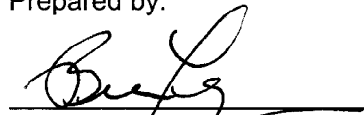
FISCAL IMPACT

Fees will be required to be paid for the discretionary action required for the project. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.


Respectfully submitted,


Cynthia J. Kurtz
City Manager

Prepared by:


Brian C. League
Acting Principle Planner

Approved by:


Richard J. Bruckner
Director of Planning and Development