

Agenda Report

TO: CITY COUNCIL **DATE:** APRIL 11, 2005
FROM: CITY MANAGER
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED
SYMES TOYOTA DEALERSHIP LOCATED AT 3600 E. FOOTHILL
BOULEVARD

RECOMMENDATION

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

BACKGROUND

This project summary is being presented to the City Council as part of the Predevelopment Plan Review (PPR) guidelines, which directs staff to provide a report for projects of community-wide significance to the City Council for information purposes only. Symes Toyota has submitted a preliminary proposal for the construction of a 72,000 square foot auto dealership in the East Pasadena Specific Plan area on Foothill Boulevard at the former Air Logistics site.

PROJECT DESCRIPTION

The property is 240,015 square feet (5.5 acres) and is vacant. The proposed project is to build a 2-story main building of 34,000 square feet and a service building of 38,000 square feet with rooftop storage and display of new cars. The main building includes offices, showroom and parts storage. Parking for the proposed project is divided among customer, service, employee and display areas for new and used cars. The site will have only one entrance from Foothill Boulevard.

REVIEW OF DISCRETIONARY ACTONS

The purpose of the PPR process is to identify site-specific requirements from the various City departments to give developers direction regarding their projects. Nothing in this report is intended to represent a staff recommendation. Staff reviewed the project and determined that the following actions would be necessary:

General Plan/Specific Plan Review: The East Pasadena Specific Plan envisioned a revitalized area, consisting primarily of employment activities with some retail that serve the residential and business community of East Pasadena and the City as a whole. The proposed project is consistent with that goal. Also, the proposed project is located in the expanded Northwest Enterprise Zone that may provide jobs for local residents.

Conditional Use Permit: The proposed project is located in EPSP-d2-IG (Industrial) zoning district and requires a Conditional Use Permit for Vehicle Sales and Leasing.

Environmental Review: An Initial Environmental Study will be prepared to determine if the proposal would result in any potential significant impacts. A traffic study will be required to assess any potential traffic issues and impacts on the surrounding areas.

Design Review: Projects located in the East Pasadena Specific Plan area and over 25,000 square feet are subject to review by the Design Commission. The design review is a three-step procedure: 1) a preliminary meeting with staff to review the project and site design; 2) Concept (schematic-level) design review; and 3) Final design review.

Timeline: The following timeline outlines the major steps in the process.

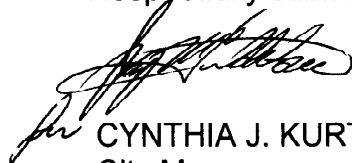
1/14/05	PPR meeting between the applicant and the City department representatives
2/10/05	Application submitted for Conditional Use Permit (CUP)
4/11/05	PPR Review before City Council
5/4/05	Zoning Hearing Officer Public Hearing*
	Design Review upon submittal of plans

*Additional time necessary if EIR required.

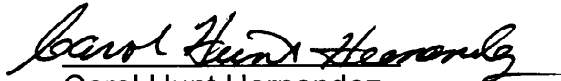
FISCAL IMPACT

The applicant will be required to pay fees for the Conditional Use Permit and Design Review for the project which cover staff time. The project will generate plan check and permit fees in an amount that cannot be determined at this time.


Respectfully submitted,


for CYNTHIA J. KURTZ
City Manager

Prepared by:


Carol Hunt Hernandez
Planner

Approved by:


Richard J. Bruckner
Director of Planning and Development

Attachments:

1. Location Map for Symes Toyota
2. Predevelopment Plan Review Report

AREA

MAIN BUILDING (2 STORY)	7,900 SQ. FT.
OFFICE (1ST FL.)	7,900 SQ. FT.
OFFICE (2ND FL.)	7,900 SQ. FT.
PAINT (1ST FL.)	1,000 SQ. FT.
PAINT (2ND FL.)	1,000 SQ. FT.
PAINT (3RD FL.)	1,000 SQ. FT.
PAINT (4TH FL.)	1,000 SQ. FT.
PAINT (5TH FL.)	1,000 SQ. FT.
TOTAL	22,500 SQ. FT.

LANDSCAPE

LANDSCAPE	1,000 SQ. FT.
TOTAL	23,500 SQ. FT.

LANDSCAPE

LANDSCAPE	1,000 SQ. FT.
TOTAL	23,500 SQ. FT.

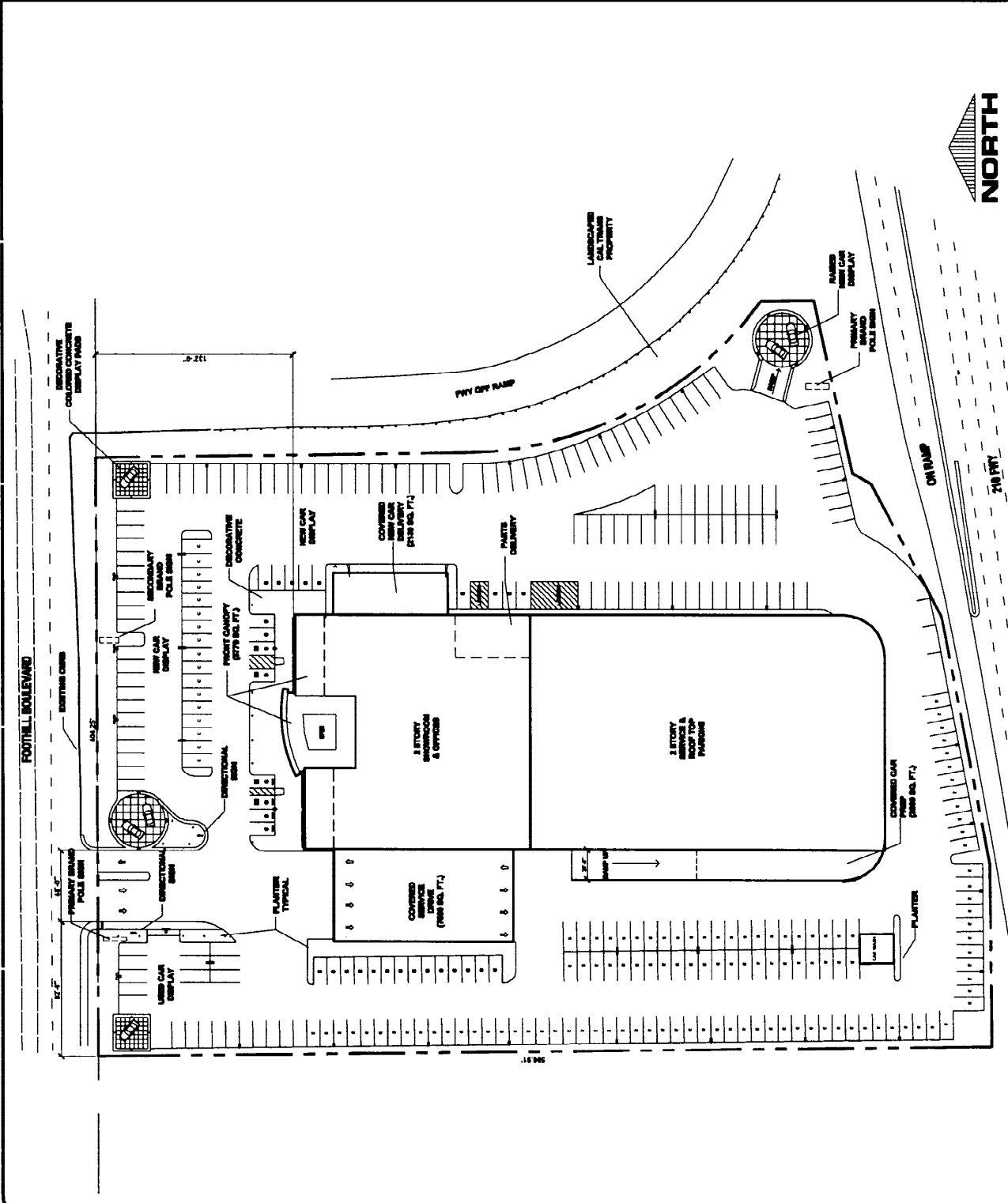
SITE INFO.

1	EXISTING PAVEMENT	11.75
2	ASPHALT DRIVE	11.75
3	CONCRETE DRIVE	11.75
4	LANDSCAPE	11.75
5	TOTAL	47.00

LEGEND

OCCUPANCY	1	OFFICE
2	OFFICE	2
3	OFFICE	3
4	OFFICE	4
5	OFFICE	5
6	OFFICE	6
7	OFFICE	7
8	OFFICE	8
9	OFFICE	9
10	OFFICE	10
11	OFFICE	11
12	OFFICE	12
13	OFFICE	13
14	OFFICE	14
15	OFFICE	15
16	OFFICE	16
17	OFFICE	17
18	OFFICE	18
19	OFFICE	19
20	OFFICE	20
21	OFFICE	21
22	OFFICE	22
23	OFFICE	23
24	OFFICE	24
25	OFFICE	25
26	OFFICE	26
27	OFFICE	27
28	OFFICE	28
29	OFFICE	29
30	OFFICE	30
31	OFFICE	31
32	OFFICE	32
33	OFFICE	33
34	OFFICE	34
35	OFFICE	35
36	OFFICE	36
37	OFFICE	37
38	OFFICE	38
39	OFFICE	39
40	OFFICE	40
41	OFFICE	41
42	OFFICE	42
43	OFFICE	43
44	OFFICE	44
45	OFFICE	45
46	OFFICE	46
47	OFFICE	47
48	OFFICE	48
49	OFFICE	49
50	OFFICE	50

BUILDING INFO.

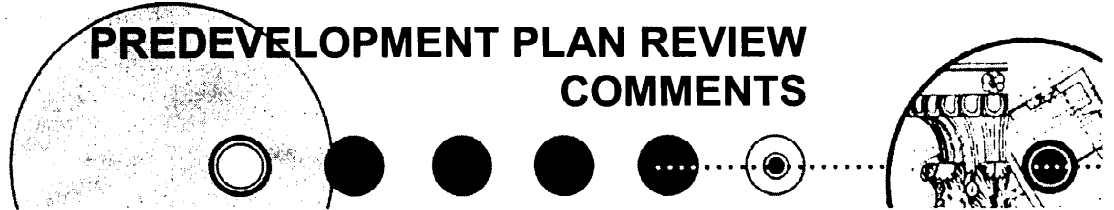


SITE PLAN

SCALE: 1/8" = 1'-0"



PREDEVELOPMENT PLAN REVIEW COMMENTS



Project Number: PPR2004-0049

Date: January 14, 2005
Revised March 28, 2005

Project Address: 3600 Foothill Boulevard

Project Description: Construction of a 72, 000 square foot auto dealership in the East Pasadena Specific Plan Area

Applicant: Dave Szany, Szany and Associates (Architect)

Case Manager: Ruth Martinez, Project Manager

Phone # (626) 744-7351

BUILDING DIVISION

Plan Reviewer: Z. Khan

Phone No. (626) 744-6876

Governing Codes: The design and construction of this project shall comply with Title 14 of the Pasadena Municipal Code (PMC) and ordinance No. 6789 which adopts but not limited to the following: 2001 California Building Code (CBC) 2001 California Plumbing Code (CPC) 2001 California Mechanical Code (CMC) 2001 California Electrical Code (CEC) including all applicable county, state, federal laws and regulations. This project shall comply with the Standard Urban Storm Water Mitigation Plan (SUSMP).

Occupancy Group: The occupancy group of the proposed project is designated a B / S-3 occupancy. Requirements shall be based on Chapter 3, 'Use and Occupancy', 2001 C.B.C.

Construction Type: Construction shall comply with the requirements of Chapter 5, 'General Building Limitations', and Chapter 6, 'Type of Construction', 2001 C.B.C. Provide code analysis and design summary justifying allowable area and number of stories.

Means of Egress (Exiting): Means of egress shall comply with the requirements of Chapter 10, 2001 C.B.C.

California Disabled Access Requirements: This project shall be fully accessible. Refer to California Building Code CBC, Chapter 11 for specific requirements and Chapter 30 for elevator requirements.

California CCR Title 24 Energy Requirements: Latest edition of the California Energy Standards, Title 24, Part 6

Fire Protection System: Fire protection systems shall be in conformance to Section 14.25 of the Pasadena Municipal Code, Chapter 9 of the 2001 C.B.C., 2001 California Fire Code (CFC) and applicable National Fire Protection Standards (NFPA).

Plans and Professional Documents: All working drawings, engineering calculations, soils report, grading plan and supporting documents shall be prepared and sealed by a licensed Architect/Engineer registered in the State of California. A soil report for this project is required as well as a survey.

Estimated Fees: To be determined at the time of submittal.

CURRENT PLANNING

Planner: Michael Huntley

Phone No. (626) 744-6709

Address: 3600 E. Foothill Boulevard

Zoning Designation: EPSP-d2-IG (East Pasadena Specific Plan, Subarea d2, General Industrial)

Minimum Yards: Pursuant to the Zoning Code, the required setbacks for the EPSP-d2-IG Zoning District are:

North (Foothill Boulevard) – 10 foot setback

South – No setback required

East – No setback required

West – No setback required

The proposed project exceeds the minimum required yards and as such, is in compliance with the EPSP-d2-IG district setback requirements.

Maximum Building Area: The East Pasadena Specific Plan provides a maximum Floor Area Ratio (FAR) for the area where the project is located. Currently, there is an interim FAR of .60 until the Land Use Element of the General Plan is amended and certain street improvements are complete. Upon completion, the FAR will increase to 1.2. Based on the proposed square footage of the building, the project is far below the maximum floor area under the interim and future FAR for the site.

Since there are building square footage caps in the East Pasadena Specific Plan, the City accounts for all existing and proposed building square footage in each sub-district of the Specific Plan. In this case, the subject site is currently vacant, but was previously developed with building(s) that totaled approximately 60,599 square feet prior to fire damage several years ago. The application for demolition was for the remaining 45,000 square feet. The project proposes the development of a new 72,000 square feet building. This square footage does not include the proposed roof top new car storage area or the proposed open canopy area. The proposed roof top new car storage area would be approximately 42,000 square feet. The proposed open canopy area would be approximately 13,580 square feet. The Zoning Code does not include the roof top new car storage area and the open canopy area in the calculation of gross floor area. The site measures 240,015 square feet (5.51 acres); the proposed project FAR is .29 and would not exceed the interim FAR limitation of .60.

Building Modulation: According to the Zoning Code, this project is subject to Design Review. Design Review would occur after any Zoning application (Conditional Use Permit) is processed. Building modulation for the proposed building will be reviewed during the Design Review process.

Height: The maximum permitted building height in this district is 60 feet. In addition, all new projects shall comply with Exhibit C-4 relating to the Special Building Step-back Provisions.

The PPR submittal did not include a complete set of building elevations so it is not possible to verify building heights. The application does indicate that the building height is proposed at 34 feet that would be in compliance with the maximum building height for this district.

Open Space: Open Space is not required for this portion of the East Pasadena Specific Plan.

Landscaping: The front yard setback shall be complete landscaped with a combination of landscape materials. All yards visible from the public right-of-way not used for parking shall have a two foot planting strip adjoining an interior property line within 50 feet of a street property line. All landscape areas shall provide an automatic irrigation system.

Parking: Pursuant to the Off-Street Parking Standards, Vehicles Sales and Leasing requires one parking space per 1,000 square feet of building area. Based on a proposed building area of 72,000 square feet, the project requires 72 off-street parking spaces. Based on the preliminary site plan and project data provided, a total of 190 off-street parking are provided for customers, employees and service area, and an additional 180 parking spaces are provided for vehicle display. The 190 off-street parking spaces would be the number used to verify the required number of off-street parking spaces.

Note: Please be advised that the project data on Sheet 1 indicates that the total number of parking spaces provided to include vehicle storage would be 460 spaces while the actual calculation only come out to 370 spaces. Please revise accordingly.

In addition to automobile parking, the Zoning Code requires the provision of bicycle parking. The plans submitted are not sufficiently detailed to determine whether or not they are in compliance with this requirement.

CEQA: CEQA/ Environmental Review - Initial Study: The project requires an Initial Study to determine if any additional environmental analysis is necessary. The items listed below are some of the issue areas that could be evaluated in the Initial Study. Subsequent to the Initial Study, additional environmental review may be necessary.

- Traffic, Circulation and Parking
- Hazards/Hazardous Materials
- Air Quality
- Aesthetics

Loading: Pursuant to the Off-street Parking standards, Off-Street Loading is required for this project. One large loading space is required for the first 20,000 square feet of building area, and an additional space is required for a fraction thereof. Since the proposed building is 33,200 square feet, two large loading spaces are required with minimum dimensions of 12' x 30' x 14'. Due to the preliminary nature of these plans, it is not possible to verify if the two large loading spaces are being provided. When the project is submitted for the Conditional Use Permit, the two loading spaces shall be called-out on the site plan.

Refuse Storage: For non-residential uses having more than 25,000 square feet of gross floor area, the minimum size of refuse storage facilities shall be determined by Public Works and Transportation based on the type of use, size of use and frequency of collection. Space shall be made for recyclables and the area shall not be visible from the street. The enclosure shall have a minimum height of 6' and a minimum vertical clearance of 7'. Accessibility of the refuse area shall be reviewed by Public Works.

Conditional Use Permit: It appears that there is one discretionary action required for this project. Pursuant to the Table of Permitted Uses for the East Pasadena Specific Plan, Vehicle Sales and Leasing is subject to a Conditional Use Permit.

Discretionary Review Process: A Conditional Use Permit is heard by the Zoning Hearing Officer. The Zoning Hearing Officer meetings are held twice monthly. Upon submittal, an application such as this takes from three to four months to process and heard by the Zoning Hearing Officer.

Maximum Floor Area: See discussion under "Maximum Building Area" above.

Environmental Review - Initial Study: See discussion under "CEQA" above.

Signage: Signage is shown on the site plans in a conceptual way only. All signs must meet the requirements of Section 17.48 (72) of the Zoning Code. Of those signs shown on the site plan, the number and some of the locations appear to not meet the requirements of Section 17.48 of the Zoning Code. In the IG zoning district freestanding signs are limited to one for each 250 lineal feet of property frontage. Also, to be considered property frontage, there must be access from a street or highway. Based on the number and location of signs that would be necessary for a business such as this, staff would suggest that a Master Sign Plan be submitted to the City for Review.

Mitigation/Condition Monitoring: The Conditional Use Permit and (if applicable) Initial Environmental Study will have conditions and or mitigation measures which will be monitored over time. The City's Code Compliance Division would conduct periodic inspections based on these measures. A fee is typically paid to the City as a deposit to fund the inspections over time.

Estimated Fees:

Conditional Use Permit - \$2,005.00
Additional Variance - \$82.00
Initial Environmental Study - \$1,744.00
3% Records Management fee - \$114.93
TOTAL - \$3,945.93

Please be advised that these fees are applicable until June 30, 2005.

DEPARTMENT OF PUBLIC WORKS

Plan Reviewer: John Orolfo **Phone No.** (626) 744-4273

General Statement: The following conditions are in response to a predevelopment plan review and intended to be used only for this purpose. The conditions, as intended are general in nature and are to be used as points of general discussion. Should this proposed development continue beyond the predevelopment plan review process, the Department of Public Works will review the proposed development for specific recommended conditions to be approved, which could also include other conditions.

Street Improvements and Repair: The applicant shall construct street improvements in accordance with the East Pasadena Specific Plan. The improvements shall include sidewalk, crosswalks, street furnishings such as bus shelters, benches, trash receptacles, pedestrian lights, and tree grates, street trees, landscaped parkway and median, and other necessary related work.

To provide for disabled persons, the applicant shall construct standard wheelchair ramps on both sides of the freeway off-ramp per Caltrans standards.

Foothill Boulevard was resurfaced with rubberized asphalt in November 2004. Excavations in the street for utility connections shall be as close as possible to each other and the final paving shall include grinding 1.5 inches of existing paving and repaving with rubberized asphalt for a contiguous rectangular repair of the street.

The applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk and shall repair any existing or newly damaged curb, gutter and sidewalk, without cutting the asphalt pavement along the subject frontage prior to the issuance of a Certificate of Occupancy. Sawcutting shall be done along the flow line. Existing street trees shall be

protected using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514).

The applicant shall construct a new drive approach a minimum of 24 feet in width and a maximum of 26 feet in width for two-way entry/exit and in accordance with Standard Drawing No. S-403. The existing gutter shall be cut as near the flow line and the paving shall not be disturbed. The construction of the new drive approach shall not damage the existing street trees which shall remain in place.

Sewer: The proposed development shall connect to the public sewer by a method approved by the Department of Public Works. All sewer connection shall be 6" diameter vitrified clay pipe with a minimum slope of 2 percent.

The applicant shall dedicate a 10-foot wide public sewer easement to the City along the southern property line between the existing sewer manhole and the westerly property line. Also, a 10 foot wide ingress/egress easement shall be dedicated to the City to allow access from Foothill Boulevard to the public sewer easement. The applicant shall complete the dedication prior to the issuance of a Certificate of Occupancy. The dedication will require the approval of the City Council. The applicant shall be responsible for all the costs required to complete the dedication.

The applicant shall construct an approximately 120 feet of 8-inch diameter vitrified clay pipe sewer in the 10-foot wide sewer easement in accordance with the Department of Public Works' preliminary plans.

The applicant shall disconnect the existing direct sewer connection to the manhole at the south end of the subject property and reconstruct the sewer connection into the new 8-inch diameter sewer main in the 10-foot wide sewer easement.

Unless otherwise arranged, the applicant is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by an engineer registered in the State of California. Upon submission of improvement plans to the Department of Public Works, the applicant will be required to place a deposit with the Department to cover the cost of plan checking and construction inspection of the improvements.

Grading and Drainage: If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be made by the Planning and Development Department and the Department of Public Works prior to issuance of a grading or building permit for this site.

There is an old 8' x 3' shallow reinforced concrete box culvert at the northeast corner of the property. The culvert should be inspected and evaluated to determine what upgrades need to be made. The culvert may not have been designed to carry traffic loading, so if it is within a driveable area, it will have to be reconstructed to carry traffic loading. If the drain is a City drain, an easement for maintenance by the City is required. The width and limits of the easement shall be determined by the Department of Public Works. The applicant shall complete the dedication prior to the issuance of a Certificate of Occupancy. The dedication will require the approval of the City Council. The applicant shall be responsible for all the costs required to complete the dedication.

There are two 24" and one 36" California Department of Transportation (Caltrans) drains with inlets along the south side of the subject property that must be maintained. Proposed grading must channel water to these inlets as approved by Caltrans.

If the proposed improvement drains to the driveway, the applicant shall construct a non-sump grate drain in the driveway at the back of the sidewalk. This drain shall discharge to the street at an approved angle in a cast iron curb drain or an approved curb outlet.

This project is subject to the requirements of the City's Storm Water and Urban Runoff Control Regulation Ordinance which implements the requirements of the Regional Water Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance.

Recycling: The applicant shall submit the following plan and form which can be obtained from the Recycling Coordinator, 744-4721, of the Department of Public Works for approval prior to the request for a building permit:

- a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the grading permit. A list of Construction and Demolition Recyclers in Los Angeles County can be obtained from the Recycling Coordinator.
- b. Monthly reports must be submitted throughout the duration of the project.
- c. Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. This deposit is fully refundable upon compliance with Chapter 8.62 of the Pasadena Municipal Code. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

The applicant shall advertise the availability of salvage materials. A listing can be made at no charge in the CALMAX Quarterly Catalog at www.ciwmb.ca.gov/CALMAX or through LACOMAX at www.dpw.co.la.ca.us/epd/lacomax or through preservation groups or web or newspaper advertising.

The project shall be subject to the use of deconstruction techniques. A deconstruction manual is available free of charge by downloading it from www.ciwmb.ca.gov/publications or by requesting a copy from the Recycling Coordinator, (626) 744-4721, of the Department of Public Works.

Street Lighting: If the existing street lighting system along the project frontages is in conflict with the proposed development/driveway, it is the responsibility of the applicant to relocate the affected street lights, including conduit(s), conductors, electrical services, pull boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Department of Public Works.

Street Trees: The project shall comply with the Tree Protection Ordinance (TPO) that provides protection for specific types of trees on private property as well as all trees on public property.

The applicant shall plant and maintain, for a period of three years, eleven officially designated street trees per the City approved master street tree plan on the subject frontage and install and permanently maintain an irrigation system for the trees. The trees location will be finalized in the field by Department of Public Works. The trees must meet the City's tree stock standards and be planted according to the details provided by the Parks and Natural Resources Division. The trees shall be approved by the Forestry Supervisor prior to the issuance of a Certificate of Occupancy. Plans for the irrigation system shall be prepared by a landscape architect registered in the State of California and submitted to the Department for review and approval. Tree grates shall be installed for the trees in accordance with the East Pasadena Specific Plan.

Plans must be submitted to the Parks and Natural Resources Division for approval showing

any structures, irrigation, footings grading or plantings that impact City street trees. The plans must conform to the Tree Protection Standards which specifically require showing the locations of all existing trees, their diameters and actual canopies as well as any trees to be planted with their canopy at mature size.

Deposit: Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a **\$10,000** deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, either directly or indirectly, by the construction on this site.

Construction Staging & Traffic Management: Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Departments of Public Works and Transportation for review and approval. This plan shall show the impact of the various construction stages on the public right-of-way including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. The applicant shall submit a flat fee to the Department of Public Works for review of the Construction Staging and Traffic Management Plan.

An occupancy permit shall be obtained from the Department of Public Works for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the Work Area Traffic Control Handbook (WATCH). If the public right-of-way occupation requires a diagram that is not a part of the WATCH manual, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the two departments for review and approval.

Estimated Fees: Based on work performed in the public right-of-way. See General Fee Schedule.

FIRE DEPARTMENT

Plan Reviewer: Douglas Myers

Phone No. (626) 744-6885

- **Minimum Fire Flow/Fire Hydrants:** All structures shall have the minimum fire flow (GPM) required by Appendix III-A and the quantity and spacing of fire hydrants as required by Appendix III-B of Title 24, California Fire Code.
- **Plans shall be submitted to the Pasadena Fire Department for review and approval of fire hydrant locations prior the review and approval of the building.**
- A current fire flow report (not older than 6-months), performed by the Pasadena Water Department, shall be provided to the Fire Department before applying for building permits to construct or add to any structures.
- A minimum of (7) seven fire hydrants shall be installed.
- The minimum fire flow shall be 3500gpm @ 20psi serving the project.
- No fire hydrant shall flow less than 1500gpm @ 20psi.
- Maximum spacing between hydrants 250-feet
- Maximum distance to a hydrant is 150-feet
- The approved fire hydrant plans and fire flow analysis shall be incorporated into the building plans being submitted for review.

• **Automatic Fire Sprinkler System:** All structures shall be provided with a fully automatic quick response fire sprinkler system engineered and installed per NFPA 13 throughout the structure. Shop drawings are to be submitted by contractor for review and approval prior to construction.

PMC 14.25.030, CFC Article 10. (Mitigation for the required fire rated openings under the service canopy maybe required.)

Standpipe System: A Class III Standpipe system shall be installed for use by both the fire department and the occupants.

- The standpipe shall have 2-1/2" hose outlets with control valves.
- The 2-1/2" outlet shall have 1-1/2" hose adaptor.
- Hose cabinets with 100-feet of 1-1/2" fire hose connected to the hose adaptor is required.

Fire Department Fire Sprinkler Connections: Shall be comprised of:

- FDC shall be located a minimum of 25-feet from the building and within 50-feet of a public fire hydrant.
- (2) 2-1/2" CLAPPERED internal swivel outlet X 2-1/2" CLAPPERED internal swivel outlet X 4" FDC
- Shall be clearly labeled to indicate FDC for Fire Sprinklers and Standpipes.
- **A clear dimension of 3-feet shall be maintained around the perimeter of each fire department appliance.**
- **Approved protective vehicle bollards are to be installed when fire appliances are subjected to physical damage.**
- All fire appliances except for fire hydrants shall be cleaned, primed, and painted fire engine red enamel or Krylon.

Fire Department Access:

- **Plans shall be submitted to the Pasadena Fire Department for review and approval of fire department access and fire hydrant locations prior the review and approval of the building plans.**
- Fire Department Access shall be provided to within 150-feet of all exterior portions of any structure.
- All access roads exceeding 150-feet shall be provided with an approved Fire Department Hammerhead or Turnaround.
- Fire department access shall be constructed of an all weather surface to support a minimum of 80,000lbs having a minimum of 20-feet in width and an unobstructed height of 13'-6", with No Parking on Either Side.
- No roadway way shall exceed 12% slope.
- All fire department access roads on private property shall be clearly identified by way if posting signs and or painting of curbs and roadway.
- **This project requires a circulating access road around the building and back out to the city roadway.**

Knox Box: All access gates across roadways or entrances to facilities shall fail unlocked/open in the event of any loss of power. All access gates and main entrance doors shall have a Knox Box or Knox Control Key Switch installed. Obtain Knox Box Applications from the Pasadena Fire Department Permit Desk.

Automatic Fire Alarm/Detection System: All structures shall be provided with a fully automatic and manual fire detection and notification system throughout all areas of the building. Shop drawings are to be submitted by the contractor for review and approval prior to construction. All smoke detectors shall be intelligent analog and photoelectric.

PMC 14.25.050, CFC Article 10

COMMUNITY PLANNING The proposed project is located on Foothill Boulevard in the East Pasadena Specific Plan, and has a zoning designation of EPSP-d2A-IG. The interim FAR for this area is .60 and the proposed project fits within the FAR. In addition there is sufficient square feet available in Sub-area D2 for the proposed project. The previous owner received a permit to demolish 45,000 square feet on November 11, 2004. The proposed project is to construct a new building of 72,000 square feet for a

Toyota Dealership. The proposed use - Vehicle sales and leasing is a conditionally permitted use in this area.

As this project progresses through the development process the General Plan and East Pasadena Specific Plan provide the following policies that are relevant to the project.

General Plan

Objective 1 - Targeted Development - Direct higher density development away from Pasadena's residential neighborhoods and into targeted areas.

The proposed site is located on Foothill Boulevard which is a mobility corridor, and adjacent to the 210 freeway on the south. In addition, there is a freeway exit on the east side of the property.

Objective 5 - Character and Scale of Pasadena -

Policy 5 - Enhanced Environment: Development should be shaped to improve the environment for the public; it should support the distinctiveness of the locality and region as well as the special characteristics of the existing fabric of the site's immediate surroundings.

The proposed project is low scaled (34 feet) and consistent with the lower scaled development in the area.

Objective 10 - Diverse Economy - Pasadena shall promote a diverse economic base that serves local residents by providing jobs, and by providing city revenues.

Policy 10.2 - Targeted Development Areas - Target new development in the urban core, the Northwest Enterprise Zone.

Policy 10.3 - Business Expansion and Growth: Support the continuation or expansion of existing businesses in harmony with their surroundings and provide new space for growth and changing business requirements.

Policy 10.9 - Healthy Business Community: Promote a strong healthy business community to provide jobs for Pasadena residents, and a broad revenue base for the City.

Objective 12 - Fiscal Health:

Policy 12.1 - Retail: Encourage retail and sales tax producing businesses to remain or expand in, or come to, Pasadena and promote healthy retail areas.

The proposed project is located in the expanded Northwest Enterprise Zone; may provide jobs for local residents, provides city revenues; and provides for the expansion of an existing business within the city.

The East Pasadena Specific Plan envisioned a revitalized area, consisting primarily of employment activities with some retail which serves the residential and business community of East Pasadena and the City as a whole.

The proposed project is consistent with this goal.

Plan Reviewer: Carol Hunt Hernandez

Phone No. (626) 744-6 768

General Plan Consistency: The proposed project is located on Foothill Boulevard in the East Pasadena Specific Plan, and has a zoning designation of EPSP-d2A-IG. The interim FAR for this area is .60 and the proposed project fits within the FAR. In addition

there is sufficient square feet available in Sub-area D2 for the proposed project. The applicant received a permit to demolish 75,000 square feet on November 11, 2004. The proposed project is to construct a new building of 76,580 square feet for a Toyota Dealership. This represents a net new gain of 1,580 square feet. The proposed use-- vehicle sales and leasing is a conditionally permitted use in this area.

As this project progresses through the development process the General Plan and East Pasadena Specific Plan provide the following policies that are relevant to the project.

General Plan

Objective 1 - Targeted Development - Direct higher density development away from Pasadena's residential neighborhoods and into targeted areas.

The proposed site is located on Foothill Boulevard which is a mobility corridor, and adjacent to the 210 freeway on the south. In addition, there is a freeway exit on the east side of the property.

Objective 5 - Character and Scale of Pasadena -

Policy 5 - Enhanced Environment: Development should be shaped to improve the environment for the public; it should support the distinctiveness of the locality and region as well as the special characteristics of the existing fabric of the site's immediate surroundings.

The proposed project is low scaled (34 feet) and consistent with the lower scaled development in the area.

Objective 10 - Diverse Economy - Pasadena shall promote a diverse economic base that serves local residents by providing jobs, and by providing city revenues.

Policy 10.2 - Targeted Development Areas - Target new development in the urban core, the Northwest Enterprise Zone.

Policy 10.3 - Business Expansion and Growth: Support the continuation or expansion of existing businesses in harmony with their surroundings and provide new space for growth and changing business requirements.

Policy 10.9 - Healthy Business Community: Promote a strong healthy business community to provide jobs for Pasadena residents, and a broad revenue base for the City.

Objective 12 - Fiscal Health:

Policy 12.1 - Retail: Encourage retail and sales tax producing businesses to remain or expand in, or come to, Pasadena and promote healthy retail areas.

The proposed project is located in the expanded Northwest Enterprise Zone; may provide jobs for local residents, provides city revenues; and provides for the expansion of an existing business within the city.

The East Pasadena Specific Plan envisioned a revitalized area, consisting primarily of employment activities with some retail which serves the residential and business community of East Pasadena and the City as a whole.

The proposed project is consistent with this goal.

Specific Plan: East Pasadena Specific Plan

Master Development Plan: N/A

Planned Development: N/A

Neighborhoods: Upper Hastings Ranch Association
Diane Robinson, 1220 Valley Veiw, (626) 351-6293
Lower Hastings Ranch Association
Gil Galvan, 3660 Hampton Rd, (323) 226-2211
Daisy Villa Neighborhood Association
East Eaton Wash Neighborhood Association
Susan & Eugene Chu, 585 Avocado Ave., (626) 798-6479
Lamanda Park Merchants & Residents Neighborhood Association
Gail Anderson, 2589 Morningside St., (626) 584-9551
Thom Mrozek, 545 Castano Avenue H (626)449-0963 W (213) 894-6947

Estimated Fees:

DESIGN & HISTORIC PRESERVATION

Plan Reviewer: John Steinmeyer

Phone No. (626) 744-6880

Email: jsteinmeyer@ci.pasadena.ca.us

Historic Significance: The site is was previously developed with vernacular commercial structures, constructed ca. 1948, associated with the Air Logistics Company. On September 21, 2004, the Planning Department staff approved a Certificate of Appropriateness for demolition of the structures. In the approval, the staff found that the structures are not historic resources, and consequently are ineligible for inclusion in any national, state, or local historic register.

On September 20, 2004, the Historic Preservation Commission approved a Relief from Replacement Building Permit application with the following conditions: 1) photo-documentation, according to standards of the Design & Historic Preservation Section, of the primary building on the site shall be submitted to Design & Historic Preservation staff prior to issuance of a demolition permit; 2) an appropriate landscape buffer or perimeter fencing shall be installed along the primary (Foothill) frontage of the property to avoid leaving it indefinitely in a barren condition; and 3) no demolition permit shall be issued until the Planning Director approves an appropriate landscape and/or fencing design and schedule for installing the landscaping and/or fencing on street edge of the cleared site.

On October 17, 2004, after verification of these conditions, a demolition permit to authorize the demolition of 45,000 square feet of building was issued.

Applicable Design Guidelines: **The applicable design guidelines are: The Urban Design Objectives and Policies in the Land Use Element of the Comprehensive General Plan; the City-wide Design Principles and Criteria; design guidelines in the East Pasadena Specific Plan; and the purposes of Design Review in the zoning code.**

Staff Review: Because the proposed project has greater than 25,000 s.f., the municipal code requires a Design Commission-level review of the project. Design review is a three-step procedure: 1) a **preliminary meeting with the staff** (in addition to this PPR submittal) to review the project and site design, to discuss the design guidelines, and to identify additional information that may be needed for a complete application; 2) **concept design review** by the Design Commission; and 3) **final design review** (which could be conducted by the Design Commission at the Commission's request).

Appeals/ call for review. Any interested person may appeal decision of the Design Commission to the City Council at a cost of 65% of the original filing fee of the application.

Design Commission. The City Council may also call the item up for its own review. Appeals must be filed before the decisions become effective (the 11th day following a decision).

Concept design review requires: An application with a filing fee (\$2,091.93) and the submittals listed in the design review information packet.

Final design review requires: An application with a filing fee (\$470.71) and the submittals listed in the design review information packet.

DESIGN PARAMETERS:

Concept design review addresses the following design parameters:

- The scale, massing, materials, solid-to-void relationships, the interplay of horizontal and vertical elements of the new construction and its relationship to the existing developments in the vicinity, proportions of window/door openings, the modulation of building walls, and shade and shadow patterns; and
- Compliance with design guidelines.

Final design review addresses the following design parameters:

- The quality of materials paint colors, finishes, details, final landscape plan, screening of mechanical equipment, lighting, and concentrating on the design relationship with adjacent buildings, final landscape plan; and
- Compliance with design guidelines.

Preliminary design comments include:

Architectural Style: The building is designed with contemporary styling and vernacular commercial design features. The design is generally horizontal in orientation, due to the long expanses of flat parapet roofs.

Massing/Scale/Modulation/Compatibility: The building appears to have appropriate commercial scale, adequate breaks in wall plane and the roofs. The curved center pavilion with projecting canopy enhances the dimension of the building and adds visual interest. The simple design and contemporary styling appear in context with other strip commercial developments in the immediate surrounding area. The street facing elevation, set back approximately 132', shows horizontal and vertical features that are arranged asymmetrically. The elevation appears generally balanced with appropriate proportions.

Fenestration: **The proposed placement of windows, large storefront glazing, and subtle butt jointing appear appropriate for a utilitarian automotive-use building. Overall, the fenestration appears integrated with the elevations, resulting in a balance of solids and voids.**

Materials and Details: The building materials (smooth plaster, aluminum wall panels arranged in grids, metal railings, aluminum and glass storefront) are simple and visually clean, and appear appropriate in effecting a streamlined, contemporary design.

Landscaping: The preliminary landscape design plan generally appears appropriate. However, it should show stronger compliance the recommended plant material palette recommended in the Specific Plan.

Parking/auto display: The cars on the proposed rooftop parking are of the building should be screened from public views from E. Foothill Boulevard. Possible screening methods may include solid partitions, glazed or metal panels, plant material, etc.

Mechanical/Technical Equipment: The placement and/or materials of the mechanical equipment, gutters, downspouts, and rooftop objects will be reviewed after application materials are submitted. On all elevations, a high quality, commercial-grade gutter and downspout system is recommended.

Compliance with the East Pasadena Specific Plan (design guidelines): The preliminary proposal appears to generally comply with most of the Private Realm Design Guidelines in the East Pasadena Specific Plan, specifically:

- Consistent materials and color palette.
- Articulated building planes.
- Emphasis on horizontal lines and buildings that integrate the indoors with the outside.
- Awnings/canopies.
- Materials and details that are very durable and of high quality.
- Uniform signage program.
- Building entrance facing street with canopy.
- Window/door frames of material/profile appropriate to design of the building.
- Variation of roof line height and planes.
- Smooth finish stucco.

It is noted, however, that the Private Realm Design Guidelines in the East Pasadena Specific Plan also require:

- Provision of opportunities for circulation without a car;
- At least one pedestrian access for each 100 feet of project frontage along Foothill Boulevard;
- At least 50% of new buildings set at the minimum setback along Foothill Boulevard;
- Retail uses, display or entrances along this 50% setback edge.

Signage: The conceptual signage program will be reviewed in final design.

Estimated Fees:

Concept design review: \$2,091.93

Final design review: \$470.71

Initial environmental study: \$1,522.34

Public notification: \$264.00

Other environmental fees: approx. \$500.00

WATER & POWER DEPARTMENT, Water Division

150 South Los Robles Avenue, Suite 200, Pasadena, CA 91101

Plan Reviewer: Michael Tse **Phone No.** (626) 744-7603

Date Reviewed: 12/16/2004

PPR2004-00049: 3600 East Foothill Boulevard (D.S. #1316)

Water Mains: Pasadena Water and Power (PWP), Water Division can serve water to this project. Currently, there is a 12-inch main in Foothill Boulevard, 12-feet north of the south property line of Foothill Boulevard.

Moratoriums: A section of Foothill Boulevard was resurfaced in 2004. Verify with The Public Works Department regarding any construction moratorium affecting this project.

Water Pressure: The approximate water pressure range for this project is 40-45 psi (pounds per square inch).

Water Service: There are two 2-inch existing water services to this site. Existing and new water services will be reviewed when final building plans are submitted. Any service abandonment shall be at the distribution main. PWP will install any new service at the Pasadena Water Service Rate Ordinance in effect at the time of application and installation.

Fire Flow and Fire Hydrants: The Pasadena Fire Department (PFD) has jurisdiction and establishes the requirements for fire protection within the City of Pasadena. PFD must be consulted in this regard. Any cost incidental to providing adequate fire protection for the project must be paid for by the owner/developer. If you would like to request fire flow test information for your site, please contact Larry Vasquez or Rudy Nickens at (626) 744-4387.4524.

Cross Connections: All city cross-connection prevention policies must be adhered to. All meters serving the project shall be protected by an approved backflow prevention assembly. Water lines are not permitted to cross lot lines to serve adjoining lots. If you have additional questions, please contact Richard Thompson at (626) 744-4299.

Landscaping and Irrigation: Provide backflow protection.

WATER & POWER DEPARTMENT, Power Division

150 South Los Robles Avenue, Suite 200, Pasadena, CA 91101

Plan Reviewer: Ron Smith ***Phone No.*** (626) 744-4015

Date Reviewed: 01/20/05

City of Pasadena Water and Power can serve power to the proposed development.

- Customer must provide a transformer room/vault if electrical service is 400 Amps, 120/240V or larger. The size and the voltage of the service will determine the size of the transformer room/vault. Customer must maintain existing ingress/egress access to a transformer room/vault, and 14' vertical clearance above a below grade transformer vault.
- 2-4" concrete encased conduits shall be installed from transformer room/vault to the property line nearest to Raymond Avenue.
- Customer/Developer must identify and notify the department for any conflict with existing overhead lines/poles. Proper clearances between proposed structure and those overhead poles/lines must be maintained.
- Please contact Sheldon Cox, the overhead the Power Distribution Supervisor regarding power poles and line clearances at (626) 744-3707.
- Customer/Developer must also identify and notify the department if there is any underground electrical conduit in the proposed development area that is in conflict with the construction.
- Customer/Developer must also identify and notify the department if there is a utility easement in the proposed development area that is in conflict with the construction.
- Developer/Owner shall maintain existing ingress/egress access for those existing overhead wires and power poles.

- The following items will need to be included on the drawings (2 sets of power plans required): main switch, size & voltage type; plot plan with scale; vault location; suggested meter location and single line diagram.
- Please arrange a meeting with Utility Services Advisor personnel for other detail requirements.

Further information may be obtained from Bill Woods, Utility Services Advisor at (626)744-4495

Estimated fees: \$50,000

HEALTH DEPARTMENT PPR 2004-00049

Plan Reviewer: Mel Lim

Phone No. 744-6062

No comments at this time.

Department of Transportation

Plan Reviewer: Eric Shen

(626) 744-7208

1. The current site plan shows only one driveway located near its western property line. A loading/unloading/turnaround space is provided in the rear (southeast-most of the property). If you look closely, it is questionable whether delivery trucks can get through aisles new cars to get to the turnaround space. We want to avoid and prohibit any loading of new cars in the two-way left-turn lane, which can be seen on Foothill Blvd. A secondary dwy (only to delivery trucks) to the eastern property line should be considered.
2. One of PW's conditions is to have a maximum driveway width of 26'. If this is the only driveway for a major car dealership, can this driveway be wider? What's the implication to pedestrian use?
3. There is no physical barrier in the existing two-way left-turn lane on Foothill. It is common to see drivers traveling eastbound in the two-way left-turn lane from mid-block to Rosemead/Foothill left-turn pocket. The two-way left-turn lane will only get more uses due to project-related traffic. Therefore, I think the exiting raised median on Foothill (west-leg) should be extended or modified to minimize potential conflicts.

HOUSING & DEVELOPMENT

Plan Reviewer: Kermit Mahan/Leon White

Phone No. (626) 744-8315/4660

General Comments: Housing Division comments - Project is a commercial venture with no residential unit production. Project not subject to standards of the Inclusionary Housing Ordinance.

Development Division comments -The commercial project is not located within the boundaries of any of the City's redevelopment project areas. It is the understanding of the PCDC that the project will be developed privately, without the financial assistance from the Commission. Therefore is is not subject to a formal review by the Development Division staff. However, Development division staff will work with the Design and Historic Preservation staff fo ensure compliance with the design objectives in the area.