

Agenda Report

TO: CITY COUNCIL

DATE: February 7, 2005

FROM: CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR NEW CONSTRUCTION OF A 124-UNIT STUDENT HOUSING STRUCTURE WITH GROUND FLOOR RETAIL AND UNDERGROUND PARKING FOR THE ART CENTER COLLEGE OF DESIGN AT 1000 SOUTH RAYMOND AVENUE (PPR 2004-00048)

RECOMMENDATION:

This report is for information.

BACKGROUND:

The City's Predevelopment Plan Review (PPR) guidelines identify projects of "community-wide" significance that are presented to the City Council for informational purposes. The proposed student housing project at 1000 South Raymond Avenue, with 124 student housing units and the requirement for more than two discretionary actions, qualifies as a project of community-wide significance.

PROJECT DESCRIPTION:

The project site is currently a surface parking lot of 51,594 square feet at the northeast corner of Raymond Avenue and Glenarm Street. It is surrounded by office, industrial, and institutional uses and is adjacent to the Gold Line light rail tracks.

The proposed project is a 124-unit student housing project above a primarily underground parking structure for the Art Center College of Design. The parking structure will have a capacity of approximately 460 vehicles and will be 1 level at grade and 2 ½ levels below grade.

The building consists of two major building masses – a two-story section that sits on the western side of the property close to Raymond Avenue and a seven-story section on the eastern half of the property facing the Gold Line tracks and across from an existing

office building of similar height. The project is approximately 316,600 square feet in size including a parking structure accommodating 460 vehicles. The architectural design of the building is contemporary.

DISCRETIONARY REVIEWS:

The proposed height of the project (70') is not consistent with the South Fair Oaks Specific Plan. In addition, the Specific Plan does not allow student housing. The Specific Plan would need to be amended to allow this height and land use. A zoning designation of PS (Public and Semi-Public) is proposed for the student housing site and the existing Art Center building north of the project site. A Master Development Plan (MDP) is also proposed for the combined site. The MDP, Zone Change, and Specific Plan amendment can be done concurrently and will require Planning Commission review and City Council approval before the project can proceed.

PPR SUMMARY:

General Plan Review – The project furthers the General Plan policies and objectives by providing for the expansion and support services for one of Pasadena's educational institutions and by directing development into a specific plan area along a major corridor and within walking distance of a Gold Line station.

Environmental – An Initial Environmental Study will be required. This study will determine if an Environmental Impact Report (EIR) or mitigated negative declaration will be prepared for the project.

Zoning – The project will need an amendment to the South Fair Oaks Specific Plan and a Zone Change to PS (Public and Semi-Public). A Master Development Plan (MDP) is proposed. Development standards such as height, setbacks, open space and landscaping requirements, floor area ratio, and parking can be set through the MDP process.

Transportation – A full Traffic and Parking Impact Analysis will be required in accordance with the City's established guidelines. The applicant may be required to dedicate to the City a 5-foot by 25-foot easement for street purposes for the installation of a bus shelter along the Raymond Avenue frontage of the property.

Public Works – Raymond Avenue and Glenarm Street will be widened as part of two City Capital Improvement projects for the State Route 710 Mitigation program. Glenarm Street will be widened by as much as 6 feet and the applicant may be required to dedicate to the City a 6-foot strip of land for street purposes. The applicant may be required to pay for up to nine additional street trees per the City approved master street tree plan.

Design – The Design Guidelines to be used for this project are in the South Fair Oaks Specific Plan, the Citywide Design Principles in the Land Use Element of the General Plan, and the Purposes of Design Review in the Zoning Code.

Cultural Affairs – The project is subject to the City of Pasadena Public Art requirement. One percent of the building valuation must be allocated for public art.

TIMELINE: The following schedule outlines the major stages of reviews for this project:

Dates	Activity
January 10, 2005	Initial PPR meeting between applicant and city staff
February 7, 2005	PPR presentation to City Council
February 2005	Applicant submits application for Master Development Plan, Zone Change, and amendment to South Fair Oaks Specific Plan
March 2005	Planning Commission considers initiation of an amendment to the South Fair Oaks Specific Plan
April 2005	Staff prepares and circulates draft Initial Environmental Study and schedules Planning Commission public hearing date*
April 2005	Neighborhood meeting held
May 2005	Planning Commission public hearing on Master Development Plan, Zone Change, and amendment to South Fair Oaks Specific Plan
June 2005	City Council public hearing on Master Development Plan, Zone Change, and amendment to South Fair Oaks Specific Plan
June/July 2005	Applicant submits application for Concept Design Review
July/August 2005	Design Commission holds a noticed public hearing for concept design
Depending on submittal	Design Commission reviews final design review and applicant submits plans for plan check

* If an Environmental Impact Report is required, the schedule will be extended as necessary.

FISCAL IMPACT: The developers will pay fees for the required discretionary actions. The project will also generate plan check fees, permit fees and construction tax.

Respectfully submitted,



Cynthia J. Kurtz
City Manager

Prepared by:



Laura Fitch Dahl
Senior Planner

Approved by:



Richard J. Bruckner
Director of Planning & Development

Attachments:

A) Project Site Plans and Elevations

REGULATORY INFORMATION

CONSTRUCTION TYPE COMPLIANCE:

ZONE: E-3
 OCCUPANCY GROUP: E-3
 HEIGHT: 10 FT
 DISTRICT: E-3
 LOT AREA: 10,000 SQ FT
 EXISTING BUILDING AREA: 10,000 SQ FT
 PROPOSED BUILDING AREA: 10,000 SQ FT
 HEIGHT: 10 FT
 DISTRICT: E-3
 CONSTRUCTION TYPE: TYPE I
 FIRE ALARM SYSTEM: TYPE I
 SPRINKLER SYSTEM: TYPE I
 ELEVATOR: TYPE I
 STAIRS: TYPE I
 EXITS: TYPE I
 EGRESS: TYPE I
 SIGNAGE: TYPE I
 OTHER: TYPE I
 NOTES: TYPE I

THE PROJECT IS COMPLIANT WITH ALL APPLICABLE REGULATORY REQUIREMENTS. THE PROJECT IS CLASSIFIED AS A TYPE I BUILDING UNDER THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC). THE PROJECT IS CLASSIFIED AS A TYPE I BUILDING UNDER THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC). THE PROJECT IS CLASSIFIED AS A TYPE I BUILDING UNDER THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

CONSTRUCTION TYPE COMPLIANCE:
 CALCULATED BASED ON THE FOLLOWING ASSUMPTIONS (FOR THE MAJOR OCCUPANCY GROUP):
 BASIC ALLOWABLE AREA (S.E.C. 504.1): 13,300 SF
 ADULT STORY INCREASE (S.E.C. 504.1): 27,000 SF
 SIDE WIND INCREASE (S.E.C. 504.1): 40,500 SF
 MAXIMUM BUILDING AREA: 40,500 SF
 *THE ALLOWABLE AREA MAY BE DOUBLE FOR MULTI-STORY BUILDINGS
 NOTE: SPRINKLER SYSTEM REQUIRED FOR THE STORY OF THIS USE

THE TOTAL BUILDING AREA IS 40,500 SQ FT AND THE TOTAL FLOOR AREA IS 40,500 SQ FT. THE TOTAL BUILDING AREA IS 40,500 SQ FT AND THE TOTAL FLOOR AREA IS 40,500 SQ FT. THE TOTAL BUILDING AREA IS 40,500 SQ FT AND THE TOTAL FLOOR AREA IS 40,500 SQ FT.

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PROJECT INFORMATION

GENERAL INFORMATION:
 PROJECT NAME: ACCD STUDENT HOUSING
 PROJECT ADDRESS: 1234567890
 PROJECT CITY: ACCD
 PROJECT STATE: CA
 PROJECT ZIP: 94000
 PROJECT CONTACT: DAILY GENIK
 PROJECT PHONE: (415) 555-1234
 PROJECT FAX: (415) 555-5678
 PROJECT EMAIL: info@dailygenik.com
 PROJECT WEBSITE: www.dailygenik.com
 PROJECT START DATE: 01/01/2024
 PROJECT END DATE: 12/31/2024
 PROJECT STATUS: PRELIMINARY

OWNER INFORMATION:
 OWNER NAME: ACCD
 OWNER ADDRESS: 1234567890
 OWNER CITY: ACCD
 OWNER STATE: CA
 OWNER ZIP: 94000
 OWNER CONTACT: DAILY GENIK
 OWNER PHONE: (415) 555-1234
 OWNER FAX: (415) 555-5678
 OWNER EMAIL: info@dailygenik.com
 OWNER WEBSITE: www.dailygenik.com

DESIGNER INFORMATION:
 DESIGNER NAME: DAILY GENIK
 DESIGNER ADDRESS: 1234567890
 DESIGNER CITY: ACCD
 DESIGNER STATE: CA
 DESIGNER ZIP: 94000
 DESIGNER CONTACT: DAILY GENIK
 DESIGNER PHONE: (415) 555-1234
 DESIGNER FAX: (415) 555-5678
 DESIGNER EMAIL: info@dailygenik.com
 DESIGNER WEBSITE: www.dailygenik.com

PROJECT DESCRIPTION:
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ACCREDITED
STUDENT HOUSING
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PRELIMINARY REVIEW SET
 PREDEVELOPMENT PLAN REVIEW

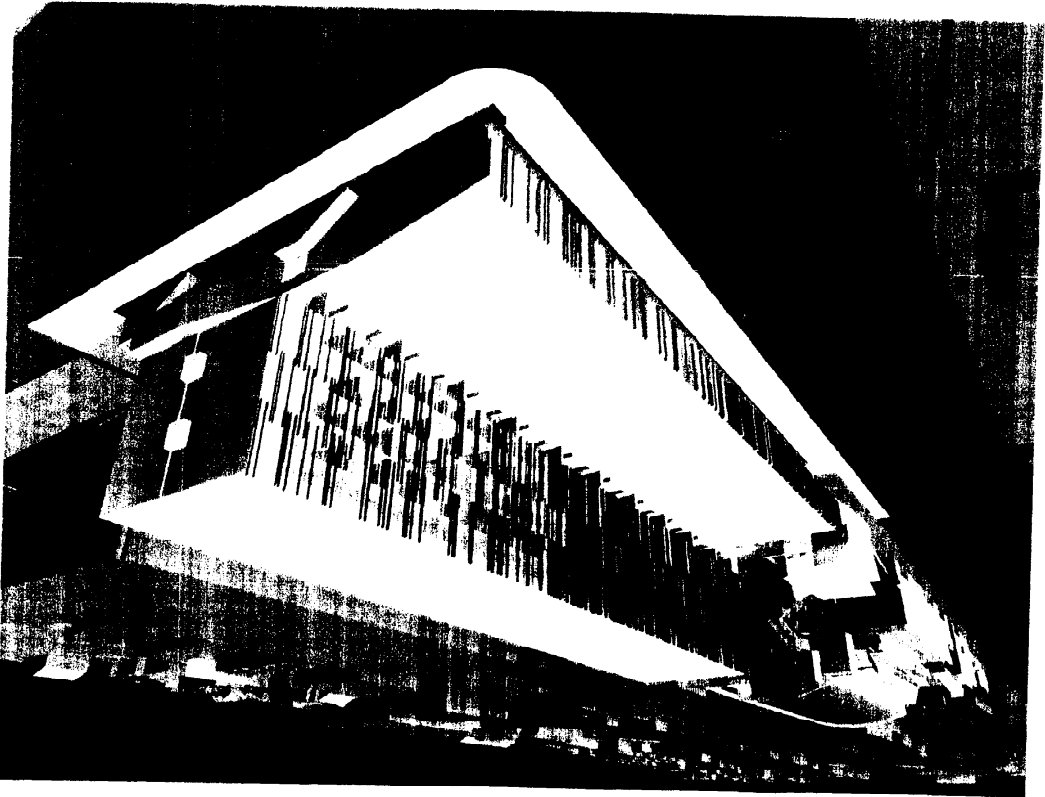
STUDENT HOUSING

ACCD

1. Introduction
2. Project Description
3. Design Process
4. Architectural Details
5. Construction Details
6. Conclusion

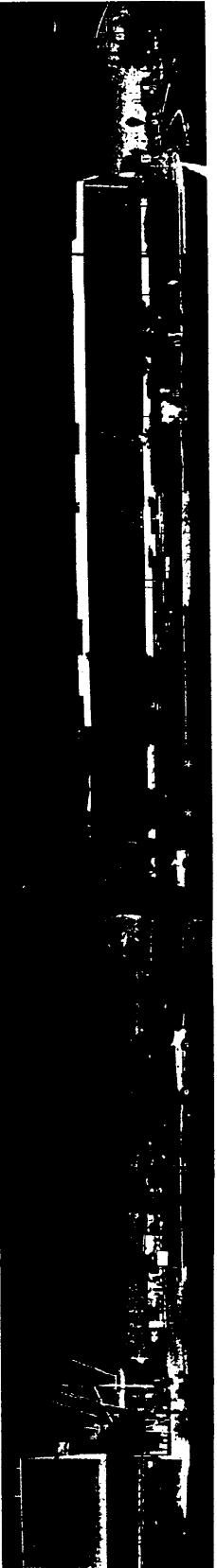
INTRODUCTION

The project is a student housing building located in the city of New York. The building is a long, narrow structure with a curved roofline. The design is modern and minimalist, featuring a series of vertical fins that create a rhythmic pattern along the facade. The building is surrounded by a landscaped area with trees and walkways.

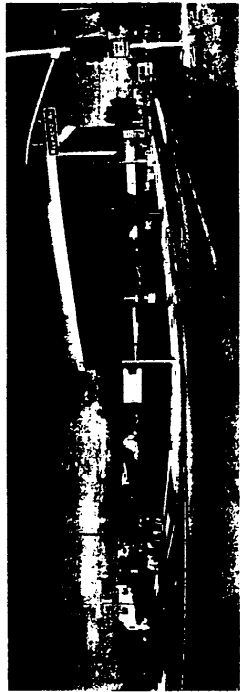




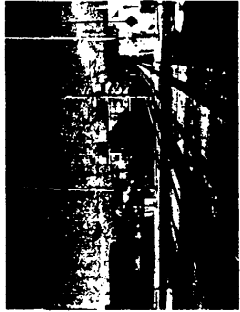
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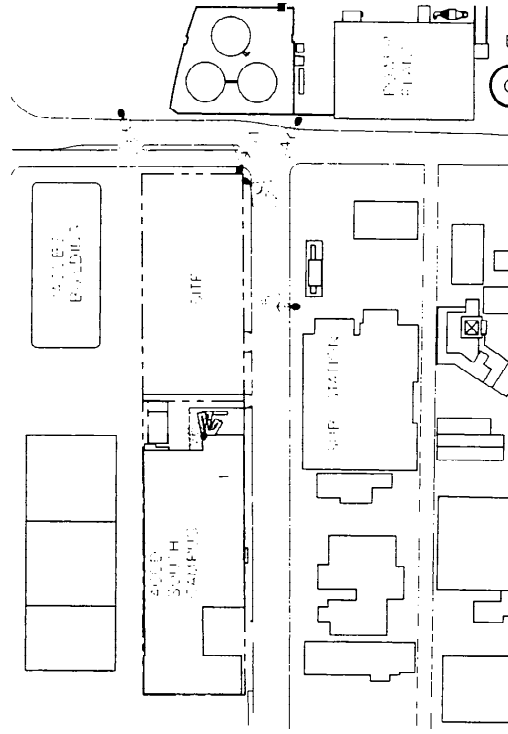
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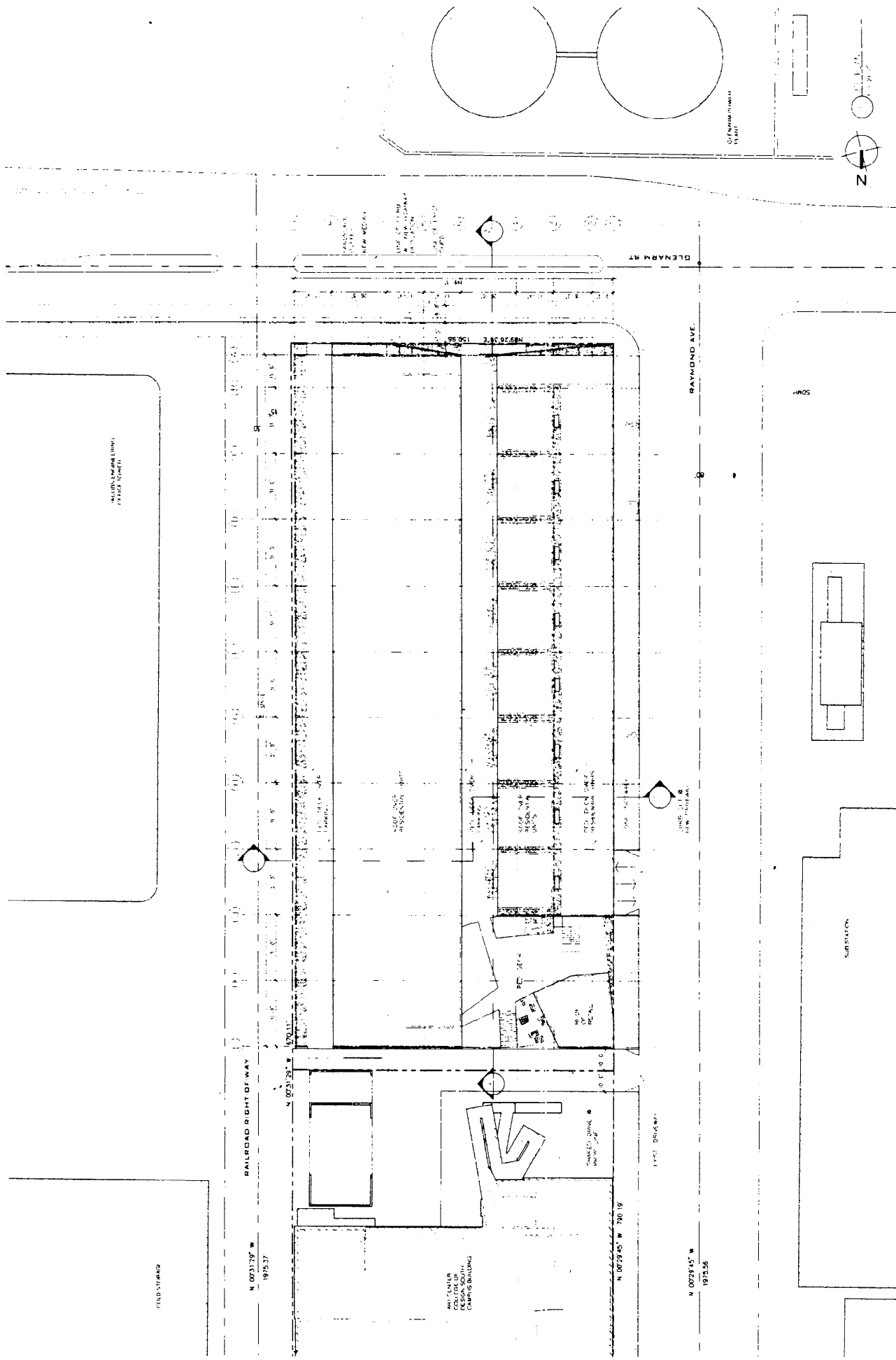
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REVIEW SET
PREDEVELOPMENT PLAN REVIEW

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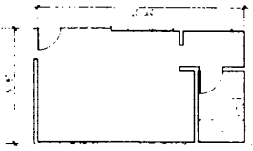
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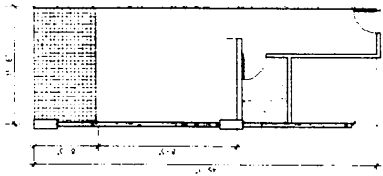
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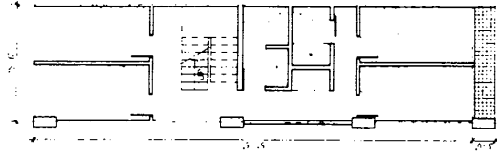
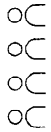
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 FAX: 303.733.1235



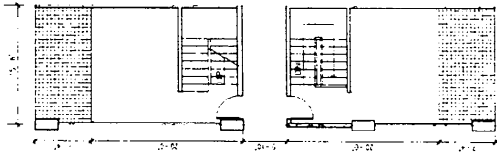
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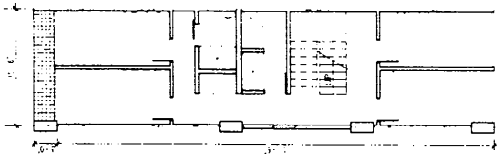
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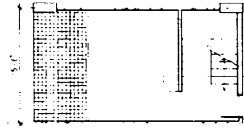
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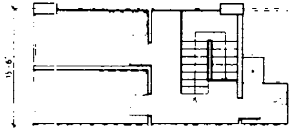
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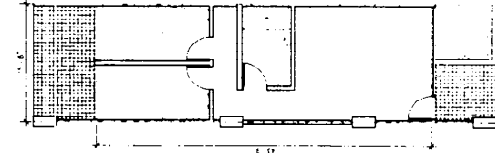
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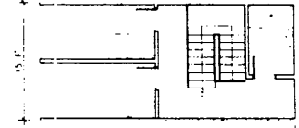
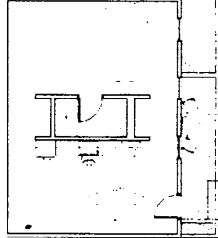
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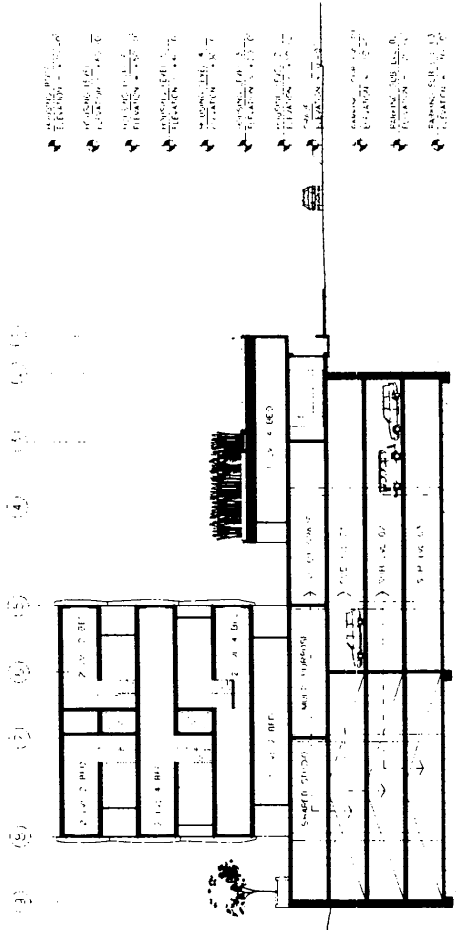


UNIT TYPES

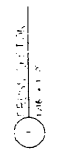
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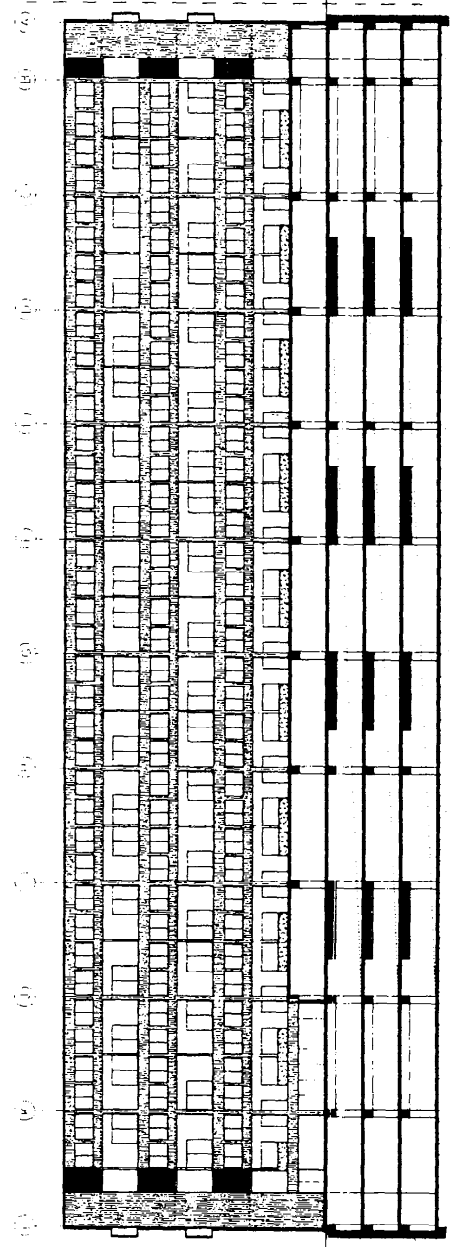
PREVIEW SET
PREDEVELOPMENT PLAN REVIEW



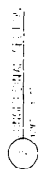
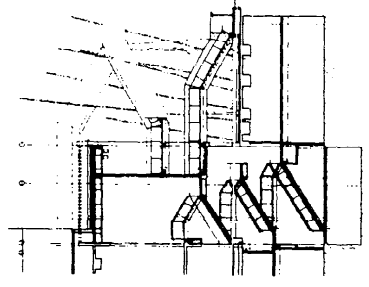
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