

Agenda Report

TO: CITY COUNCIL

DATE: MARCH 20, 2006

FROM: CITY MANAGER

SUBJECT: AMENDMENT TO PLANNED DEVELOPMENT-11 (PD-11, FOOTHILL BOULEVARD, CRAIG AVENUE, AND WHITE STREET) DISTRICT

CITY MANAGER'S RECOMMENDATION: It is recommended that the City Council following a public hearing:

1. Approve the addendum to the Initial Environmental Study prepared for the proposed project and approve the Mitigated Negative Declaration (Attachment 1);
2. Approve the De Minimis Impact Finding on the State Fish and Wildlife Habitat (Attachment 2);
3. Find that the proposed amendment to the PD-11 district is consistent with the policies and goals of the General Plan and the purposes of Title 17 as outlined in this report;
4. Approve the amendment to the PD-11 (Planned Development-11, Foothill Boulevard, Craig Avenue, and White Street) district (Attachment 4);
5. Direct the City Clerk to file a Notice of Determination and a Certificate of Fee Exemption for the California Department of Fish and Game, with the Los Angeles County Recorder (Attachment 3); and
6. Direct the City Attorney to prepare an ordinance amending the PD-11 (Planned Development-11 Foothill Boulevard, Craig Avenue, and White Street) district within 60 days.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission reviewed the proposed amendment to the PD-11 district at its meeting on January 11, 2006 and voted 7-0 with one abstention to not recommend staff's recommendation. The Commission concluded that the project does not advance General Plan policies which promote the creation of jobs and revenue for the City, and that a preferred future development on the site should be a commercial use. Earlier, in July 2004, the Commission had made the same recommendation when considering the original PD amendment and 4-story self-storage proposal for this site.

DESIGN COMMISSION RECOMMENDATION:

The Design Commission reviewed the proposed amendment to the PD-11 plan on November 14, 2005 and recommended approval of the project subject to concept and final design review of the new structure by the Design Commission.

BACKGROUND:

In February 1986, a Planned Development (PD-11) zone was approved for the 3.5-acre site at 2159-2233 E. Foothill Boulevard. The PD-11 is bounded by White Street on the north, Craig Avenue on the west, and Foothill Boulevard on the south. The PD plan provided for building envelopes on the central and southwestern areas of the site and parking on the northern and eastern portions of the site (Attachment 5). Currently on the PD site are a 128,230-square foot self-storage facility, 5,000-square foot commercial office building, parking, and a 69,520-square foot self-storage building under construction.

Self-storage use was permitted in commercial and industrial zones, and in some parts of the Central District, until January 2003 when Ordinance #6925 prohibited the construction of new self-storage facilities in these districts. However, the prohibition did not include PD districts; thus the applicant Barnard Foothill I LLC, submitted an application to amend the PD-11 to expand the existing self-storage use on his property. The proposal involved the construction of a four story, 45-foot high, 77,650-square foot self-storage building on the eastern portion of the site. No new building was anticipated by the original PD Plan at this location; thus, an amendment to such plan was required. In July 2004, the Planning Commission reviewed and recommended denial of such proposal due to concerns on the inappropriateness of the use for the area and its lack of benefits to the community in terms of jobs and revenues. On October 4, 2004, the City Council reviewed and approved the proposed PD amendment. Discussion was focused on the height of the proposed four-story structure. The applicant afterward submitted a modification to the proposed building height limiting it to 25 feet. In light of the changes, a revised application to amend the PD was submitted with a modification to the project as described below.

PROJECT DESCRIPTION:

The revised proposal includes the construction of a 46,200-square foot self-storage building at the eastern portion of the site. The building would be three stories and 30 feet in height. The building would also have two underground levels of storage space. Sixteen new parking spaces would be provided to serve the new building. In contrast, the October 2004 proposal included a 77,650-square foot, four-story, 45-foot high building at the same location.

ANALYSIS:

The new proposal is smaller and has a lower height than the project considered by the Council in October 2004. The new building will have a minimum five-foot front setback along Foothill Boulevard and a minimum 15-foot rear yard setback for the first and second floor. The third floor would be set back an additional 10 feet for a minimum of twenty-five feet from the rear property line. Access to this new building and parking spaces will be from Foothill Boulevard (Attachment 6).

The height and front setback of the new building are consistent with the standards applicable to the surrounding zoning district of CG (General Commercial) on Foothill Boulevard. The allowable height permitted in the CG zone is 45 feet with a rear setback of 15 feet along a property line abutting residential district (RM-16). The proposed height, 30-feet, is lower than permitted in the CG zone. The third floor of the project would step back further away from residential and would be less intrusive to the neighbors to the north.

With the proposed expansion, the entire PD plan will permit a maximum of 261,000-square feet of self-storage space (including the 128,230-square foot currently on the site and a 69,520-square foot storage building under construction on the western portion of the site), and a 5,000-square feet of office use in a building that is being retained. Upon completion of the expansion, a total of 52 parking spaces would be provided for the entire PD site.

A detailed parking study reviewed parking demands at the existing storage facility and other self-storage sites within Pasadena, with similar characteristics to the proposed project. The study concluded that provision of parking at a ratio of 1.46 parking spaces per 10,000 square feet (or a total of 52 spaces) would supply the demand generated by the self-storage use.

The abutting properties north of the project site are multi-family residential with a zoning designation of RM-16 (Multi-family Residential, 16 dwelling units/net acre). Under this amendment, self-storage and office uses will be allowable uses on this site.

Neighborhood Meeting: A neighborhood meeting was held October 20, 2005 at the Lamanda Park Library. Four people attended the meeting. A concern was raised that if the proposed self-storage facility was constructed, it would impair drainage of storm water from properties to the north. The applicant has agreed with the neighbor to provide for the continuance of natural flow of water runoff onto his property. Letters were also received from neighbors in support of the new project (Attachment 7).

General Plan Consistency: The current use (warehousing/self-storage) and the proposed amendment are consistent with the Land Use designation of General Commercial. The proposed amendment to allow an expansion of the existing use within the boundaries of the existing property is consistent with General Plan Policy 10.3 Business Expansion and Growth. The proposed amendment also supports General Plan Policy 10.6 New Business and Policy 10.9 Healthy Business Community, by

supporting the growth of new and existing businesses by allowing more efficient use of their facilities. Self-storage provides the business and residential community an additional tool to help with space needs due to seasonal or general economic factors. Self-storage provides a commercial location for uses that may otherwise intrude into residential neighborhoods. The proposal is the expansion of an existing self-storage facility within the boundaries of the existing property and would not intrude onto other parcels.

Zoning Code Findings: The proposed amendment to PD-11 district is consistent with the purpose of the Zoning Code by fostering convenient, harmonious and workable relationships among land uses; by allowing certain types of development consistent with the General Plan that can be acceptable at a specific location only under standards significantly more restrictive than those of a base district in which a broad range of commercial uses are permitted; and it also encourage the preservation of serviceable existing structures of historic value by providing the opportunity to use them for purposes other than that for which they were originally intended.

ENVIRONMENTAL DETERMINATION:

Per Sections 15162 and 15164 of the California Environmental Quality Act (CEQA), an addendum to the Initial Environmental Study has been prepared. The addendum to the Initial Study concluded that no new significant impact would result from the modifications to the proposed expansions to the existing self-storage use and that the project is reduced from the original project as analyzed in a previous Initial Study with a Mitigated Negative Declaration, and that all original mitigation measures that were adopted are applicable to the revised project.

FISCAL IMPACT:

There will not be a fiscal impact as a result of this Planned Development amendment. However, fees will be collected for the development of the self-storage facility on the site to cover costs incurred from the project.


Respectfully submitted,


Cynthia J. Kurtz
City Manager

Prepared by:


Lanny Woo
Associate Planner

Approved by:


Richard J. Bruckner
Director of Planning and Development

Attachments:

- Attachment 1 – Initial Environmental Study and Mitigated Negative Declaration**
- Attachment 2 – De Minimis Impact Finding for State Fish and Wildlife Habitat**
- Attachment 3 – Notice of Determination**
- Attachment 4 – PD-11 (Planned Development-11, Foothill Boulevard, Craig Avenue, and White Street) Amended Development Standards**
- Attachment 5 – Current PD-11 Site Plan and Development Standards**
- Attachment 6 – Proposed Site Plan of PD-11 Amendment**
- Attachment 7 – Letters from Residents**