

Agenda Report

TO: CITY COUNCIL **DATE:** MARCH 3, 2008
FROM: CITY MANAGER
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PASADENA
YMCA FACILITY AT 2900 BRADLEY STREET

RECOMMENDATION:

This report is being provided for information only.

BACKGROUND:

The Pasadena YMCA has submitted a proposal to construct a 41,000-square foot family recreation facility at 2900 Bradley Street. Since this project is of community wide significance, as defined by the City's Preliminary Plan Review guidelines, staff is presenting this item to the City Council for information purposes.

PROJECT DESCRIPTION:

The project site is located in the PD-1 (Eaton Canyon Industrial Park) zoning district. Industrial buildings are located to the north and west of the site. To the east and south is property owned by the Los Angeles Flood Control District with concrete lined flood control channel and right-of-way. Further south of the site are single family residences.

The project is located on a 2.16 acre portion of an existing lot owned by Avery International. Avery will subdivide the undeveloped portion of the lot where the Pasadena YMCA will be located. The proposed project is a 41,000-square foot two-story (new construction) family recreation facility. The proposal also includes 130 parking spaces on the development site and proposes to use a portion of the adjacent Southern California Edison right-of-way for 119 supplemental parking spaces.

DISCRETIONARY REVIEWS:

The project will require an amendment to the Planned Development (PD-1 – Eaton Canyon Industrial Park) for the following reasons: The current PD does not provide for the proposed use (clubs and lodges) and the minimum size of the subdivided parcel is less than the required minimum parcel size of 2.5 acres. Following review of the PD amendment by the Planning Commission and approval by the City Council, the Design Commission will review the proposed design.

PREDEVELOPMENT PLAN REVIEW SUMMARY:

On December 6, 2007 staff conducted a meeting between the applicant and the interested City Departments. The meeting identified the following discretionary review and issues.

Environmental Review: The California Environmental Quality Act (CEQA) review of the project will address traffic and circulation, vegetation and other issues. A full traffic impact and parking analysis study will be prepared for the project. At the conclusion of this review, staff will determine whether an Environmental Impact Report (EIR), Mitigated Negative Declaration, or Negative Declaration will be prepared.

Transportation and Parking: A full traffic impact and parking analysis study will be prepared for the project and will be reviewed by city staff.

TIMELINE:

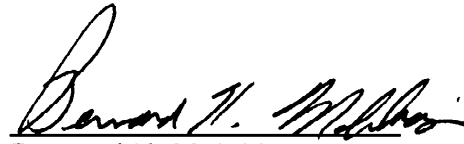
Date	Activity
October 2007	Application submitted for Pre Application Conference
December 6, 2007	Pre application conference
January 2008	Applicant submits request and funds for traffic study
February 2008	Applicants submits application for amendment to PD-1
February – April 2008	Preparation of Traffic Study and Initial Environmental Study and determination of environmental decision required
April 2008	Neighborhood meeting
June 2008	Planning Commission Hearing on PD Amendment
July 2008	City Council Hearing on PD Amendment
Depends on submittal by application	Design Review

The above timeline assumes the project will not need an environmental impact report. If one is required; at least an additional six months will be necessary for processing.

FISCAL IMPACT:

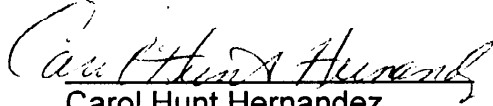
The application would pay fees for the discretionary actions. The project would also generate plan check and permit fees. In addition, the project would generate property tax revenues not currently assessed since the site is undeveloped.

Respectfully submitted,



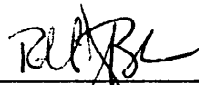
Bernard K. Melekian
City Manager

Prepared by:



Carol Hunt Hernandez
Planner

Approved by:



Richard J. Bruckner
Director of Planning and Development

Attachments:

A. PAC Site Plans