

Agenda Report

TO: CITY COUNCIL **DATE:** June 1, 2009

FROM: CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR NEW
CONSTRUCTION OF AN OFFICE/RETAIL BUILDING AT 130-140
NORTH FAIR OAKS AVENUE (LEGENDARY PLACE)

RECOMMENDATION:

This report is being provided for informational purposes only.

BACKGROUND:

This project summary is presented to the City Council as specified in the Predevelopment Plan Review (PPR) guidelines, which call for staff to present projects of community-wide significance to the City Council for informational purposes.

The project consists of the new construction of an office/retail building of approximately 55,000 square feet located at 130-140 North Fair Oaks Avenue in Old Pasadena.

Project Description

The applicant is proposing to construct a six-story commercial building with a subterranean parking structure. The proposed development consists of administrative and business professional offices on the second through sixth floors and a restaurant with an outdoor dining area on the ground floor, with a total of 54,942 square feet in gross floor area. The existing commercial buildings on the site would be demolished. A portion of the site is within the Old Pasadena Historic District (northern edge) and across the street from the site owned by the Parsons Corporation.

One of the existing structures is a contributing property to the Old Pasadena Historic District (130 N. Fair Oaks Blvd.): 130-134 North Fair Oaks (Buchanan and Brockway, architects). The adjoining building to the north, at 140 North Fair Oaks was built in 1924 and is not a contributing historic resource. This building was independently re-evaluated in 2007 by a historical consultant and determined ineligible as a contributing resource to the Historic District because it had been extensively altered over time.

Discretionary Reviews

The proposed uses are allowed in the Central District. The General Plan designation is Specific Plan. The Specific Plan category is for areas that are targeted for a significant portion of projected future development while preserving and enhancing areas of historic and architectural significance.

The following chart references the various entitlements required for the project, as proposed:

Entitlement	Reason	Review Authority
Conditional Use Permit	Non-residential project exceeding 25,000 sf	Hearing Officer
Minor Conditional Use Permit	Non-residential project exceeding 15,000 sf in TOD area	Hearing Officer
Minor Variance	To provide greater than permitted setback along Fair Oaks Ave.	Hearing Officer
Variance	To exceed the maximum FAR	Hearing Officer
Variance	To exceed maximum height (60')	Hearing Officer
Variance	To exceed maximum height for more than 30% of footprint	Hearing Officer
Variance	To exceed maximum height allowed with height averaging (75')	Hearing Officer
Minor Conditional Use Permit	To allow tandem parking	Hearing Officer
Variance	To allow reduced parking	Hearing Officer
Variances	To deviate from loading requirements	Hearing Officer
Tentative Parcel Map (2)	To consolidate existing 2 parcels into 1	Hearing Officer
Tree Removal Permit	Possible removal of 1-3 protected trees – Arborist report required for verification.	Hearing Officer

Entitlement	Reason	Review Authority
Environmental Study	For initial environmental review. This will determine whether a negative declaration or E.I.R. is appropriate.	Hearing Officer Note: Environmental review may be brought to one or more advisory commissions before public hearing with the hearing officer
Concept and Final Design Approval	Design Review	Design Commission

Summary of Predevelopment Plan Review Comments

On March 12, 2009 staff conducted a meeting between the applicant and City departments. The meeting identified the previously iterated considerations that would need resolution before this project could move forward. Additionally, as referenced below, issues regarding traffic and historic preservation or adaptive re-use must be resolved.

Environmental Review: The PPR review identified a need for an environmental study. The proposed environmental study will evaluate whether the demolition of an identified historic resource, or any other item would be a significant impact.

Land Use and Parking:

The subject property is zoned CD-1 (Central District Specific Plan, Subarea 1, Old Pasadena). It is also located within the Central District Transit-Oriented Development (TOD) area and Enterprise Zone Technology Development area.

As proposed, the project provides 109 parking spaces on the site. A total of 48 spaces, or 44 percent of the total parking spaces, are tandem or triple-stack parking. A project may incorporate up to 50 percent of the total parking spaces as triple-stack parking with a full-time parking attendant on duty, subject to a Minor Conditional Use Permit approval.

The minimum number of parking spaces required for this project is 147 spaces; therefore, there would be a shortage of 38 parking spaces. If the spaces cannot be provided on the site, off-site parking must be provided with a recorded lease agreement, subject to approval of the zoning administrator (§17.46.020). Pursuant to the zoning code, the location of the off-site parking spaces shall be no more than 1,000 feet away for customers and 1,500 feet away for employees.

Additionally, the project requires two loading spaces based on its size and type of uses, but only one is provided in the preliminary proposal.

Traffic:

The thresholds outlined in the Traffic Impact Review Guidelines require that a full traffic impact and parking analysis be conducted for this project. In addition, the current design proposes a driveway entry on Fair Oaks and an exiting driveway on Electric Drive. The Transportation Department recommends that a driveway not be permitted on Fair Oaks Avenue. Providing driveway access on Fair Oaks Avenue will negatively impact pedestrian travel at this location and eliminate adjacent on-street parking spaces. Full access to the project can be accommodated from Electric Drive.

Building Code:

The historic resource on this site is of un-reinforced masonry (U.M.B.). The buildings are currently vacant and are, therefore, temporarily compliant with the building code; however future occupancy of these structures requires seismic retrofitting to meet current building standards for earthquake safety.

Design & Historic Preservation Review:

This location is on the fringe of the historic core; however, new construction at this site, pursuant to the Central District Specific Plan Guidelines (Old Pasadena Sub-district) should regard the contributing building as an asset and “respond sensitively to its presence”. The integration of the existing facade of the historic resource will be studied in-depth to insure the new structure actively responds to the site conditions and thereby a creative mix of old and new is achieved.

Timeline

Date	Activity
January 6, 2009	Application submitted for Pre-Application Conference
March 12, 2009	Preliminary Plan Review meeting with applicant
To be determined	Submittal of additional data needed for zoning compliance review
To be determined	Preparation of environmental study, CUP, Minor Variance, Variance
To be determined	Public hearing with hearing officer on applications for zoning entitlements
To be determined	Design Review by the Design Commission

FISCAL IMPACT

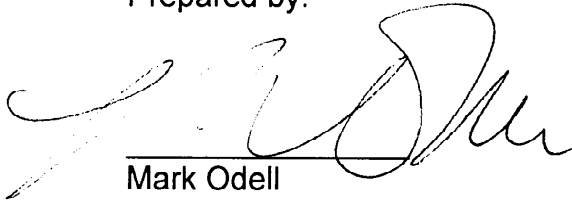
The applicant will pay fees for processing all of the land-use entitlements as well as fees for the environmental review, traffic assessment, plan check and permits and construction tax on a building permit.

Respectfully submitted



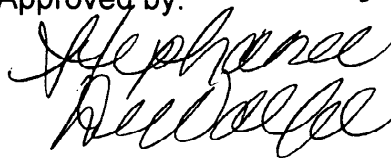
MICHAEL J. BECK
City Manager

Prepared by:



Mark Odell
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Approved by:



for Richard J. Bruckner
Director of Planning and Development

Attachment A: Proposed Site Plan

Attachment B: Proposed Floor Plans, Elevations, Renderings