

Agenda Report

TO: CITY COUNCIL **DATE:** OCTOBER 19, 2009

FROM: CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE REMODELING OF AN EXISTING BUILDING AND CONSTRUCTION OF TWO NEW BUILDINGS FOR RUSNAK AUTOMOTIVE GROUP CORPORATE OFFICE, AND THREE AUTOMOBILE DEALERSHIPS AT 2965 E. COLORADO BOULEVARD

RECOMMENDATION:

This report is being provided for information only.

BACKGROUND:

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

Project Description

The applicant, Rusnak Automotive Group, proposes a two-phase project which includes a Corporate Office, and three automobile dealerships with showroom, service, and indoor and outdoor display. Phase 1 is the remodeling of an existing, two-story, 36,900-square foot building to re-use it for an automobile dealership (Dealership #1); and Phase 2 is the demolition of ten buildings totaling 65,095 square feet to allow for the construction of two new buildings for two automobile dealership (Dealership #2 and Dealership #3) and Rusnak Corporate Offices.

The 5.8-acre project site is located between Colorado Boulevard and Walnut Street east of Sunnyslope Avenue. The site is composed of eleven parcels and includes the terminus of Nina Street.

The floor area of the new construction is 174,535 square feet, which includes offices, showroom area, parts department, vehicle service area, enclosed vehicle display area, equipment rooms, and elevators. With the demolition of 65,095 square feet of existing structures the net new floor area is 109,440 square feet. Vehicle storage uses are not counted as floor area. The two buildings will have

an interconnecting basement that would be used for vehicle storage. Vehicle storage is also proposed on the second, third, and roof level of automobile Dealership #2, while the proposed Dealership #3 will store vehicles on the third, fourth, and roof level. The total floor area of the project, including the remodeling of the existing 36,900-square foot structure will be 211,435 square feet.

The project site is located within two different Specific Plan areas. Approximately, 72,280 square feet of new building space is within the East Pasadena Specific Plan and 102,255 square feet is in the East Colorado Specific Plan area. The site also has two different zoning districts (Attachment A). The two zoning districts are:

- Northern part of the site (fronting Walnut Street) – EPSP-d1-IG (East Pasadena Specific Plan, Subarea d1, General Industrial district); and
- Southern part of the site (fronting Colorado Boulevard) – ECSP-CG-6 (East Colorado Specific Plan, Commercial General – 6, the Chihuahueta area).

The project would need allocations for net new square footage from each of the Specific Plans as follows: 14,729 square feet from the East Pasadena Specific Plan, Subarea d1, and 94,711 square feet from the East Colorado Specific Plan area. These are within the development intensity standards of each Specific Plan.

The proposed height of the Corporate Office and Dealership #2 building is approximately 45 feet (three-stories) and is within the height limit (45 feet) of the East Colorado zoning district. The height of Dealership #3 building is approximately 54 feet (five-stories) and is within the height limit (60 feet) of the East Pasadena zoning district; except for a portion of the building that lies within the East Colorado zoning district and would require a height variance. The portion of the building exceeds the limit by 9 feet (Attachment B).

REVIEW OF DISCRETIONARY ACTIONS:

Environmental Review: An initial environmental study will be prepared for this project to determine the level of environmental review required (Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report). A full Traffic Impact and Parking Analysis is required for this project.

Land Use and Zoning: Because the proposed use is “Vehicle services – Sales and leasing” and the size of the project exceeds 25,000 square feet, the project requires a Conditional Use Permit (CUP). A variance is required because the project exceeds the allowable building height of 45 feet in the ECSP-CG-6 zoning district. A Parcel Map is required to consolidate all of the existing parcels into one property.

Building Code: Because the project involves construction of a new non-residential building over 25,000 square feet of floor area, it is subject to the City’s Green Building Ordinance. The existing 36,900-square foot building that is

proposed for remodeling and re-use for an automobile dealership is also subject to the Green Building Ordinance.

Design Review: Because the project involves the remodeling of an existing 36,900-square foot building and the construction of buildings exceeding 25,000 square feet, design review is required, with the Design Commission being the review authority.

Public Art: The project is subject to the City of Pasadena Public Art requirement and will be required to devote 1% of the building valuation to public art, either by incorporating an on-site public art component into the design or paying an in-lieu fee.

Public Works: Nina Street is proposed to be vacated. Therefore, a street vacation is required. Rights-of-way dedications for and construction of American with Disabilities Act (ADA)-compliant curb ramps will be required at the southeast corner of Walnut Street and Sunnyslope Avenue; the northeast corner of Sunnyslope Avenue and Nina Street; and the southeast corner of Sunnyslope Avenue and Nina Street. The applicant will be required to install new street lights on or near the frontage of East Colorado Boulevard as well as Sunnyslope Avenue between Colorado Boulevard and Walnut Street. The applicant will also be required to plant new street trees along the frontage of Colorado Boulevard.

Timeline: The date of submittal of the Street Vacation, Conditional Use Permit (CUP), and Variance applications is uncertain; therefore, the following is an outline of the approximate time involved in each stage of review for this project.

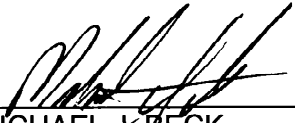
Date	Activity
	Applicant submits application for Street Vacation, Conditional Use Permit, and Variance
30 days	Verification of completeness of application
60 days	Preparation of Initial Environmental Study and make environmental determination
60 days	Neighborhood meeting and Planning Commission Public Hearing for recommendation to the City Council Street Vacation
60 days *	If an Environmental Impact Report (EIR) is not required, City Council Public Hearing on Street Vacation. Hearing Officer would review the: <ul style="list-style-type: none"> • Conditional Use Permit • Variance
30 days	Arts Commission review of public art component
120 days	Design Commission for Concept and Final Design Review

* If an EIR is required, an additional time frame of approximately one year may be required.

FISCAL IMPACT:

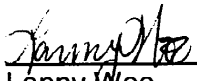
The applicant will be required to pay fees for processing all applications. The project will also generate plan check and permit fees in an amount that cannot be determined at this time.

Respectfully submitted




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City Manager

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Approved by:



Richard J. Bruckner
Director of Planning and Development

ATTACHMENT

Attachment A: Zoning Map

Attachment B: Proposed Site Plan, Floor Plans, and Elevation Plans