

Agenda Report

June 17, 2013

TO: Honorable Mayor and City Council

FROM: Planning & Community Development Department

SUBJECT: AUTHORIZATION TO ENTER INTO A CONTRACT WITH CDM-SMITH. TO PROVIDE ENVIRONMENTAL CONSULTING SERVICES FOR A NEW PLANNED DEVELOPMENT AT THE FORMER FORD DEALER SITE LOCATED AT 1336 AND 1347 EAST COLORADO BOULEVARD

RECOMMENDATION:

It is recommended that the City Council:

1. Find that entering into the proposed contract with CDM-Smith is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule),
2. Authorize the City Manager to enter into a contract, without competitive bidding pursuant to City Charter Section 1002(F) contracts for professional or unique services, with CDM-Smith in an amount not to exceed \$326,000 for the preparation of the Environmental Impact Report (EIR) for the proposed Planned Development at 1336 and 1347 East Colorado Boulevard, and
3. It is further recommended that the City Council grant the proposed contract an exemption from the Competitive Selection Process pursuant to Pasadena Municipal Code Section 4.08.049(B), contracts for which the City's best interests are served.

BACKGROUND:

Planning and Community Development Department staff has been working with a project team from J & K Plus Investments, LLC on a proposed development at the former Ford Dealership site located at 1336 and 1347 East Colorado Boulevard and within the boundary of the East Colorado Specific Plan. The project will be processed as a Planned Development (PD) which requires City Council approval. The Predevelopment Plan Review (PPR) application was presented to the City Council on January 28, 2013.

The applicant is proposing to demolish a series of non-residential buildings which previously served as administrative offices along with service bays for the dealer. The proposal will preserve the existing showroom facing Colorado Boulevard, which has

historic merit. The proposal for the north parcel consists of a 400 room hotel with 10,000 square feet of ground floor commercial. The building will range in height between three to seven stories (up to 90 feet high) and will measure 371,088 square feet. Two levels of subterranean parking are proposed to accommodate up to 490 parking spaces.

The proposal for the south parcel consists of a three to four story building measuring 89,595 square feet with a maximum height of 47.5 feet and two levels of subterranean parking with up to 150 parking spaces. Use options include a residential project with 45 to 100 residential dwelling units or a 120 room hotel.

An Environmental Impact Report (EIR) will be required. Consistent with CEQA requirements, the EIR will include an analysis of the proposed project as well as several project alternatives. The project will include approximately 460,683 square feet of new gross building area, which will include a potential mix of residential, retail and hotel. The alternatives will consider different options to reduce environmental effects and may include alternative program uses.

EIR Preparation and Selection of a New Environmental Services Consultant

CDM-Smith is being recommended to prepare the EIR for this project based on the firm's demonstrated abilities, during recent work with the City. Currently, the firm is preparing an EIR for a 64 unit mixed-use project at the Castle Green as well as finalizing an EIR for the Marriott Residence Inn located at 233 North Fair Oaks Boulevard. CDM-Smith is on the Planning Department's list of pre-qualified environmental consultants which staff is in the process of updating. Based on these facts, staff is recommending approval of a best interest exemption from the competitive selection process.

CDM-Smith will prepare an Initial Study for the project to discuss each topic area and present preliminary analysis on the topics to be discussed in the EIR. Upon completion of the Initial Study, public scoping meetings will be conducted to receive input from the public and the Planning Commission regarding environmental topics that should be analyzed in the EIR. The EIR will include a comprehensive analysis of all potential environmental impacts and is expected to include chapters on Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise and Groundborne Vibration, Traffic, and Utilities. Several technical studies will be required in preparation of the EIR, including analyses of Traffic, Geotechnical/Seismic, Phase I Environmental Assessment, Sewer and Utility capacity.

EIR Timeline

From the time that a complete project description is provided by the applicant and all fees are submitted to the City, it is estimated that it will take approximately 9-12 months

to complete the Draft EIR and begin the public review period. Public Hearings on the project will then be held before the Planning Commission and City Council.

ENVIRONMENTAL REVIEW:

The proposed action is authorization to enter into a contract with CDM-Smith for the preparation of an Environmental Impact Report for a Planned Development at the former Ford dealer site located at 1336 and 1347 East Colorado Boulevard. This action will authorize the preparation of a technical study only and is therefore exempt from CEQA per Section 15061(b)(3) (General Rule).

FISCAL IMPACT:

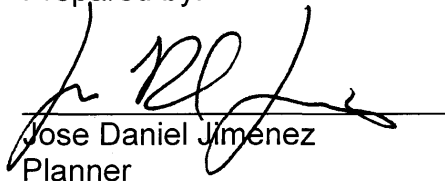
The total budget for consultant services is \$326,000, including all options and allowances, as well as labor and direct expenses and a ten percent contingency. The applicant is responsible for all costs associated with the preparation of the EIR. There will be no direct cost from the City to prepare the document. Work will commence upon deposit of funds from the applicant to cover the full cost of preparation of the EIR.

Respectfully submitted,



VINCENT P. BERTONI, AICP
Director of Planning and Community
Development

Prepared by:




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Planner

Reviewed by:



David Reyes
Deputy Director
Planning & Community Development
Department

Approved by:



MICHAEL J. BECK
City Manager

**Disclosure Pursuant to the
City of Pasadena Taxpayer Protection Amendment
Pasadena City Charter, Article XVII**

Contractor/Organization hereby discloses its trustees, directors, partners, officers, and those with more than 10% equity, participation, or revenue interest in Contractor/Organization, as follows:

(If printing, please print legibly. Use additional sheets as necessary.)

1. Contractor/Organization Name: CDM Smith Inc.

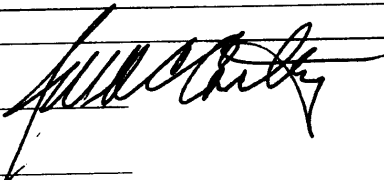
2. Type of Entity: non-government nonprofit 501(c)(3), (4), or (6)

3. Name(s) of trustees, directors, partners, officers of Contractor/Organization:

Thiery Desmaris	Gae A. Walters
Charlene Allen	Robert L. Vanantwerp
M. Stevenson Smith	Peter W. Tunnicliffe
Colleen Hughes	Robert W. McCarthy
Stephen J. Hickox	James S. Lackman
Paul R. Shea	
William K. O'Brien	
Howard Stevenson	
Guillermo J. Vicens	
Timothy B. Wall	

4. Names of those with more than a 10% equity, participation or revenue interest in Contractor/Organization:

Not applicable

Prepared by: Robert W. McCarthy 

Title: Treasurer

Phone: 617-452-6000

Date: 6/10/13