

Agenda Report

March 23, 2015

TO: Honorable Mayor and City Council
FROM: Planning & Community Development Department
SUBJECT: AUTHORIZE THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A GRANT AGREEMENT WITH THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY ASSOCIATED WITH THE RECEIPT OF GRANT FUNDING FOR THE TRANSIT-ORIENTED DEVELOPMENT PLANNING GRANT PROGRAM

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the recommended action is exempt from review pursuant to the California Environmental Quality Act (CEQA), pursuant to the State CEQA guidelines Section 15061(b)(3); and
2. Adopt a resolution authorizing the City Manager or his designee to execute a grant agreement with the Los Angeles County Metropolitan Transportation Authority (Metro) to receive \$1,500,000 in grant funding for the Transit-Oriented Development Planning Grant Program.

BACKGROUND:

Following the General Plan Update, which is anticipated to be adopted by late summer 2015, the Planning and Community Development Department will begin a comprehensive work program to implement the new General Plan that will include: the creation of new Citywide Design Guidelines; a comprehensive update to the eight Specific Plans; and a comprehensive update to the Zoning Code. All of these documents will incorporate form based code principles.

The City is preparing for this future work plan ahead of the General Plan Update adoption by securing funding and hiring consultants. When the General Plan Update is adopted, the City can then move towards updating its Specific Plans and Zoning Code.

While a formal RFP and selection process will be required to finalize the total cost and scope of this future planning effort, staff has estimated that the cost to hire consultants (in addition to the staff costs) would be approximately \$2,200,000. As part of the effort to acquire funding for this work plan, in July 2014, the Planning and Community Development Department applied to the Metro Transit-Oriented Development Planning Grant Program (Grant Program) for a grant in the amount of \$1,967,350. Metro Board of Directors had authorized \$5 million in the Round Four Grant Program to provide funding to local governments to encourage the development and adoption of land use regulations such as specific plans that promote sustainable, transit-oriented design principles.

On January 14, 2015, the awardees of the Grant Program were announced, and the City of Pasadena was approved to receive \$1,500,000 in grant funding. No local match is required as a part of the grant program and these funds are anticipated to cover the majority of the costs associated with the Department's work subsequent to the General Plan Update. The remaining balance of approximately \$700,000 will be drawn from General Plan Maintenance Fee revenues. Currently, the General Plan Maintenance Fee has a project balance of \$878,635 and for FY2015, it is expected to exceed its annual projected revenue of \$550,000.

This Grant will be used for: 1) preparation, update, review, and adoption of citywide Design Guidelines, 2) an amendment to six existing Specific Plans located within a half-mile radius of a Metro Gold Line station, 3) a focused update of the Zoning Code to align with the updated Specific Plans, and 4) associated environmental analysis.

Metro is currently in the process of drafting the grant agreement. While the grant agreement is being drafted, Metro is requiring the City to adopt a local resolution of the City Council that authorizes execution of the grant agreement to receive grant funds. This resolution must be forwarded to Metro prior to execution of the grant agreement and any actual funds being disbursed.

The project utilizing this grant funding must be completed within 36 months, and the grant funds will be disbursed on a reimbursement basis.

COUNCIL POLICY CONSIDERATION:

The Grant Program and the project to be funded by the grant funds support many General Plan policies that are related to utilization of specific plans, promoting transit- and pedestrian-oriented developments, mixed use, in-fill and revitalization of sites, transit accessibility, and non-motorized modes, and incorporation of design guidelines (Policies 1.2, 1.3, 1.4, 5.2, 10.2, 20.1, 20.2, 20.3, 21.1, 21.2, 21.8, and 21.10).

ENVIRONMENTAL ANALYSIS:

Adoption of a resolution authorizing execution of a grant agreement with Metro to receive grant funding for the Grant Program is covered by the general rule that the California

Environmental Quality Act (CEQA) applies only to projects that have the potential for causing a significant effect on the environment in accordance with Section 15061(b)(3) of the Guidelines. Adoption of the resolution does not result in any adverse environmental impacts. The environmental impacts associated with the projects utilizing the grant funding will be evaluated at a later time through an appropriate environmental review process. Therefore, no additional environmental review is needed at this time.

FISCAL IMPACT:

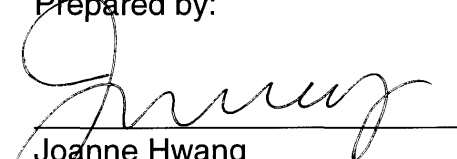
By entering into an agreement with Metro for the Grant Program, the City will receive \$1,500,000 in grant funding to cover a portion of the costs associated with long-range planning projects that would otherwise have been funded out of the General Fund and General Plan Maintenance Fee. Receipt of the Metro grant will result in significant cost savings for the City.

Respectfully submitted,




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Development Department

Prepared by:



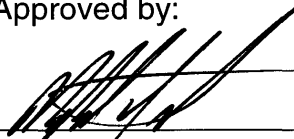
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Concurred by:



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Approved by:



MICHAEL J. BECK
City Manager