

Agenda Report

DATE: NOVEMBER 20, 2000
TO: CITY COUNCIL
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED OFFICE PROJECT LOCATED AT 171 S. LAKE AVENUE WITHIN THE CENTRAL DISTRICT.

RECOMMENDATION

This report is being provided for information purposes only at this time.

BACKGROUND

This project summary is being presented to the City Council as part of the Predevelopment Plan Review (PPR) guidelines, which direct the PPR report for projects of community-wide significance to the City Council for information purposes only. Champion Development Group has submitted a proposal for a five-story, 114,185 square foot office building and related parking structure. A 268-room hotel was previously approved on this site.

SUMMARY

Location: 1.47- acre site located on Cordova Street between Lake Avenue and Hudson Avenue.

Applicant: Pasadena Collection, Ltd.
Robert Champion, Champion Development Group
Nadel Architects

Description: **Existing Development:** The site is clear and is presently used as an at grade parking lot.

New Construction:

- **Office Building** – A five-story, 114,185 square foot building on the eastern portion of the site, adjacent to S. Lake Avenue, with retail and restaurant uses on the ground floor and four levels of office space above
- **Parking Structure** - An eight level parking structure, consisting of two levels below grade, on the western portion of the site, adjacent to Hudson Street, with an 8,400 square foot restaurant on the grade level fronting on Cordova Street with grade level parking behind. A total of 485 parking spaces are proposed.

PPR MEETING SUMMARY

On November 1, 2000, a PPR meeting for the project was conducted. The purpose of the PPR meeting is to identify the requirements of the various city departments, to give developers direction regarding their projects, and to outline the development schedule. The meeting identified the following issues:

1. **General Plan Consistency:** The proposed use, height and density appear to be consistent with the intent and direction found in the General Plan Land Use Element for sub-area a5 (Lake Avenue Office Area) of the Central District Specific Plan.
2. **Discretionary Review:** The project will require a conditional use permit (CUP) and review by the Design Commission.
3. **Building Height:** The Zoning Code permits a maximum height of 130 feet for the eastern half of the site and 50 feet for the western half of the site. The design of the parking structure will need to be revised to meet the maximum 50-foot height requirement or a variance to the height requirement will be necessary.
4. **CEQA Documentation:** An initial study will be required to evaluate the potential impacts of the project on the environment. To complete the Initial Study both a traffic and air quality analysis will be required. If the Initial Study determines that the project will have significant impacts on the environment that can not be mitigated to a less than significant level, an Environmental Impact Report (EIR) will be required.

ESTIMATED TIMELINE

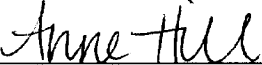
The following estimated timeline outlines the major stages in the process:

11/01/00	PPR meeting between applicant and City department representatives
11/20/00	PPR report to City Council as information item
11/21/00	Developer to submit Conditional Use Permit, Variance, and Environmental Assessment applications
12/21/00	Preparation of Environmental Initial Study and Environmental Determination
12/21/00	Determination of completion of Conditional Use Permit (CUP) and Variance applications
TBD	Public Hearing held by Zoning Hearing Officer (ZHO) for CUP/Variance(s) ZHO to acknowledge environmental determination or hold public hearing on Draft EIR (dependent on environmental determination)
TBD	Design Commission Public Hearing for Concept Design Review
TBD	Future design reviews (50% Advisory Review, Final Design Review) (dependent upon applicant's progress)

Respectfully submitted,


Cynthia J. Kurtz
City Manager

Prepared by:



Anne Hill
Planner

Reviewed by:



Brian League
Project Manager

Approved by:



Edward Helfeld
Interim Director of Planning
and Permitting

Attachment:

1. Project Site Plan