



Agenda Report

TO: CITY COUNCIL

DATE: APRIL 6, 1998

FROM: CITY MANAGER

SUBJECT: EAST PASADENA SPECIFIC PLAN

RECOMMENDATION:

Direct staff to include the East Pasadena Specific Plan in the Planning Division Work Program, and to incorporate the appropriate funding request as part of the Fiscal Year 1999 Budget.

BACKGROUND

On March 16, 1998 the City Council requested staff to return with options for reevaluating and completing the Draft East Pasadena Specific Plan. The City Council also requested additional information regarding funding for job training and public safety related to the Hastings Village Development.

Attachment 1 provides the information relating to the job training and public safety funding connected to the shopping center development. The remainder of this report will address the East Pasadena Specific Plan.

PROJECT SCOPE

The City Council approved, in concept, the East Pasadena Specific Plan in January 1995, pending completion of the required environmental document. The Draft Specific Plan included recommendations on land use and mobility strategies, development standards, and design guidelines to promote economic revitalization of major portions of the Specific Plan area and to create an attractive, transit-oriented environment.

In resuming the East Pasadena Specific Plan, staff anticipates a re-evaluation of the various components of the existing document with input from the community and the

... process to produce the Final Plan. Concerns expressed by the neighbors about recent entertainment uses proposed in the area indicate that one major goal of the Specific Plan will be to clarify the community vision for the area and the appropriate mix of land uses and zoning that will advance that vision. Additional focused analysis is anticipated of traffic and economic conditions to assess possible changes and options since initial preparation of the Plan. Once again, public participation will be a critical component of this process.

An Environmental Impact Report will be necessary to evaluate the potential environmental impacts associated with the implementation of the Specific Plan. Preparation of the environmental document can occur concurrently with the Specific Plan process.

RESOURCES REQUIRED:

Completion of the East Pasadena Specific Plan will require a mix of staffing, time and consultant assistance. The basic requirements are as follows:

In House Staff:

Project Management	Planning
Plan Codification	Planning; City Attorney

Planning would need to allocate a minimum of 1.0 FTE to the project

Contract Services

Planning/Land Use Consultant.....	\$50,000
Public Participation//Outreach Consultant.....	30,000
Transportation/Traffic Consultant.....	15,000
Economic Consultant.....	15,000
Environmental Consultant.....	60,000

	\$170,000

Outreach Hard Costs \$9,000

Total Budget \$179,000

Contract Services could be reduced by assigning additional in-house staff to the project, although this would require additional reprioritization of projects in several departments.

Timeline: Approximately 15 months would be required for the entire planning process, including the consultant selection.

WORK PROGRAM OPTIONS

Currently, there are no staff resources or funding available to proceed with completion of the East Pasadena Specific Plan. In addition to the contract services identified above, staff offers the following options to include this project in the Planning Division work program.

Option 1:

Reallocate existing staff to the East Pasadena Specific Plan project immediately. Because no additional staff would be provided to increase workload capacity, this option would involve postponement of some projects scheduled in the work program. For this fiscal year as well as the next two, staff is programmed to undertake simultaneously the five-year update of the General Plan, a revision of the Zoning Code and design guidelines, the Central District Specific Plan, historic resources inventory and plan, completing the West Gateway Specific Plan, the Fair Oaks/Orange Grove Specific Plan, the Central Arroyo Master Plan and Master EIR for the Arroyo Seco, and the City Center/Mid-Town planning process while continuing ongoing support for three commissions, hearing officers, development review and Permit Center operations (Attachment 2).

Option 2:

Incorporate the East Pasadena Specific Plan into the fiscal year 1999 work program using existing staff and no change in scheduling for other projects. Under this option, the process to complete the Specific Plan could be resumed during the 4th quarter of FY-99, concurrent with discussions concerning land use classifications in connection with the Zoning Code revision. The updating of various types and categories of uses allowed in the Commercial and Industrial zones will assist in the anticipated discussion about appropriate uses for the Specific Plan area. This approach would permit the technical material in the Zoning Code to support the planning process for the Specific Plan. The process could likely be initiated by April/May 1999, when major West Gateway implementation activities and the study on land use classifications are nearing completion.

Option 3: Retain additional outside professional services. Under this option, the City would contract the temporary services of a professional planner for approximately 15 months. There are two ways in which this additional resource could be used: a) Explicitly assuming functions for the management of the East Pasadena Specific Plan project, or b) assuming the responsibilities of existing staff who are reassigned to complete the Specific Plan project. The latter would allow in-house staff abreast of the issues in East Pasadena to better manage the completion of the Specific Plan.

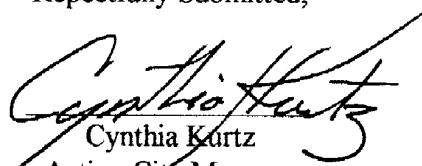
The cost estimate for this option would be an additional \$87,000 to the total budget.

CONCLUSION

The City Council approved initial funding in the Fiscal Year 1998 budget for an ambitious Planning Division work program related to General Plan, Zoning Code and specific plan activities. However, several major projects which were underway at that time took longer than anticipated, and additional unanticipated projects were assigned following budget approval. Moreover, the Planning Division experienced higher than normal turnover during this fiscal year. As a result, staff is only now preparing to undertake the work program.

Incorporation of the East Pasadena Specific Plan into the Planning Division Work Program will either involve reprioritizing other equally important work efforts, or additional resources. For this reason, staff is recommending that City Council direct staff to incorporate the East Pasadena Specific Plan into the Fiscal Year 1999 Work Program, and return to the Council with funding and staffing options for the entire Work Program as part of the FY 1999 budget review.


Respectfully Submitted,


Cynthia Kurtz
Acting City Manager

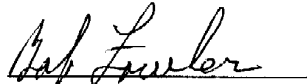
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Attachments:

1. Memo from Director of Finance regarding Hastings Village Development and Funding for Job Training and Public Safety
2. Planning Division - Scheduled Work Program Activities