

Agenda Report

DATE: MARCH 6, 2000
TO: CITY COUNCIL
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: UPDATE ON PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED AMBASSADOR COLLEGE PROJECT (300 West Green Street), WITHIN THE WEST GATEWAY SPECIFIC PLAN AREA.

RECOMMENDATION:

This report is being provided for information purposes only.

BACKGROUND:

This updated project summary is being presented to City Council as part of the Predevelopment Plan Review (PPR) guidelines which directs the PPR report for projects of community-wide significance to the City Council for information purposes only. On October 4, 1999 the Planning and Permitting Department presented City Council an information item on the Legacy Partners development plan for the Ambassador College site. Since this time, Legacy Partners has revised their original proposal to develop the Ambassador College site within the West Gateway Specific Plan area.

This new proposal does not change Legacy Partners intent to develop the Ambassador Campus as a master planned urban development, nor does it change the fact that Legacy Partners will act as the Master Developer for the entire site.

REVISED PROJECT DESCRIPTION:

Legacy Partners' master plan for the Ambassador Campus envisions the retention of the significant historic buildings on the site, the removal of non-historic structures and the construction of new infill buildings that are being developed in response to market demand. The campus consists of approximately 50 acres of land and two major parcel

areas; the West Campus located west of the 710 Freeway and the East Campus located south of Old Pasadena.

The revised project description now locates the commercial office component of the development to the East Campus while maintaining 250 housing units as mandated by the West Gateway Specific Plan and places the residential uses primarily on the West Campus. The prior submittal had the East Campus development almost completely as a residential urban village and the West Campus developed with a variety of commercial and residential uses.

West Campus- Legacy Partners proposes to develop the West Campus with 860 ownership residential units which range from converting the historic mansions back to single family residential use and providing a number of new condominiums. All of the historical structures and gardens on the West Campus including the Ambassador Auditorium, which are to be preserved under the Specific Plan, will remain. Approximately 308,000 square feet of existing structures will be demolished and the square footage will be converted to residential density as allowed under the Specific Plan.

East Campus- On the East Campus, Legacy is now proposing a single tenant office campus of 1,000,000 square feet and 5000 parking spaces. The East Campus will also include 150 housing units on site and 100 additional units within the boundaries of the Eastern portion of the Specific Plan. The development will include 40,000 square feet of retail development along Green Street and 50,000 square feet of ancillary commercial use which includes a day care facility, health club and commissary. The East Campus will consist of 774,000 square feet of new development and the replacement of 226,000 square feet of existing development.

REVISED PPR COMMENTS:

Below is a summary of the major issues and city requirements which the project will face as it proceeds through the entitlement process.

Specific Plan Review – Legacy’s revised mix of uses, heights and setbacks are consistent with the West Gateway Specific Plan. Issues looked at in evaluating this consistency included housing unit allocation and square footage conversion for the West and East Campus along with significant historic preservation issues. The Planning & Permitting Department is currently preparing an amendment to the Municipal Code to implement the provisions set forth in the Specific Plan which include land use regulations and development standards. The Planning Commission held a public hearing on the draft zone amendment and has continued the public hearing to March 22, 2000. Upon completion of the Planning Commission review the zone amendment will be brought to City Council for a Public Hearing.

Environmental Review – The adopted West Gateway Specific Plan Environmental Impact Report (EIR) is intended to be used as a “tiered” EIR. The proposed Legacy

project will be subject to an Initial Environmental Study and the City anticipates that a Supplemental Environmental Impact Report (SEIR) to the West Gateway Specific Plan EIR will need to be prepared to address the project specific impacts generated by the Legacy proposal.

Development Agreement – Legacy Partners has submitted a proposed development agreement for their project. A development agreement can be used to facilitate the orderly planning of large sites which cannot be developed in a single phase and to provide greater certainty for property owners, the City, and the community.

Subdivision Review – The Ambassador College property currently consists of numerous legal parcels that do not reflect the existing pattern of development or the proposed redevelopment of the property. It will be necessary to adjust existing lot lines to reflect existing and proposed development and to facilitate the financing and sale of specific development parcels.

Cultural Heritage Commission Review – The project involves the demolition of approximately 40 existing buildings. None of these buildings have been identified as significant. However, demolition and/or relocation of any building over 50 years old requires a Certificate of Appropriateness from the Cultural Heritage Commission. The Commission could review the demolitions collectively, in one application, or in phases. The Commission may also consider an application to demolish a building over 50 years old without a building permit for a replacement project.

Design Review – Design review is required for new construction in all zoning districts when the square footage of a project exceeds 25,000 square feet. For projects under 50,000 square feet, staff may conduct the review (subject to call for review by the Design Commission). It is anticipated that most developments within the project will be subject to Design Review.

Timeline - The following timeline outlines the major stages in the process:

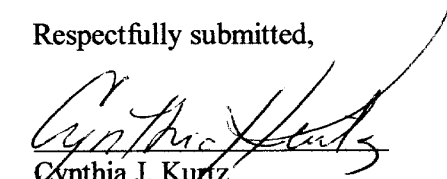
09/22/99	PPR meeting between applicant and city department representatives
10/04/99	PPR report to City Council as information item
02/09/00	Planning Commission Public Hearing on West Gateway Specific Plan Zone Code Amendment.
02/28/00	Legacy submits revised Development Agreement application to reflect changes in proposed development.
03/01/00	Prepare Initial Environmental Study
03/06/00	Amended PPR report to City Council as information item.

- 03/22/00 Continued Planning Commission Hearing on West Gateway Specific Plan Zone Code Amendment.
- 03/31/00 Send Notice of Preparation, Initial Environmental Study and Schedule Environmental Scoping Session.
- 04/24/00 City Council Public Hearing on West Gateway Specific Plan Zone Code Amendment.
- 05/01/00 45 day review period on draft Supplemental Environmental Impact Report
- 05/24/00 Effective date of Specific Plan Ordinance.
- 06/28/00 Public Hearing held by Planning Commission on draft supplemental EIR and Development Agreement.
- 08/07/00 Public Hearing held by City Council on draft Supplemental EIR and Development Agreement.

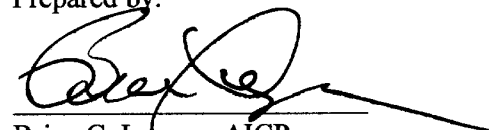
FISCAL IMPACT:

Fees will be required to be paid for the discretionary actions required for the project. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time. In addition, the project will generate property tax revenues not currently assessed.

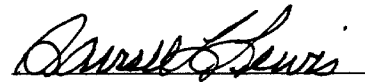
Respectfully submitted,


Cynthia J. Kurtz
City Manager

Prepared by:


Brian C. League, AICP
Project Planner

Approved by:


Darrell L. Lewis
Director of Planning & Permitting

Attachments:

1. Site Plan