

Agenda Report

TO: CITY COUNCIL

DATE: SEPTEMBER 11, 2000

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED MIXED-USE, ENTERTAINMENT, AND RESIDENTIAL PROJECT, STATS-ON-THE-GREEN (80-170 SOUTH RAYMOND AVENUE) WITHIN THE SANTA FE TRANSPORTATION CENTER SUBAREA OF THE CENTRAL DISTRICT SPECIFIC PLAN AREA.

RECOMMENDATION:

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

BACKGROUND:

This 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. The Stats Group has submitted a proposal to develop the Stats site within the Santa Fe Transportation subarea of the Central District Specific Plan Area.

PROJECT DESCRIPTION:

The project site is located one block south of Old Pasadena's retail entertainment district. The property consists of 2.8 acres bounded by Green Street, Arroyo Parkway, and Raymond Avenue. The former Atcheson, Topeka, and Santa Fe rail right-of-way also bisects the site along a north-south line. The subject property intends to include the air and subterranean rights to the 1.4-acre right-of-way that bisects the subject property through an agreement between the Stats Group and the Blue Line Construction Authority. The Blue Line Construction Authority property is the site of the Pasadena Blue Line Del Mar station.

The Stats development proposal includes a mix of several land uses. The basic components include the development of residential, retail, restaurant uses, cinema, live entertainment, and a cultural use component. Currently, a total of 101 condominium units are proposed for development, 45,500 square feet of live entertainment and cultural use, a 1600 seat cinema component, and 161,600 square feet of non-residential development.

PPR MEETING SUMMARY:

On August 2, 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 discretionary actions and issues:

General Plan Review – The development proposal identifies commercial, retail, entertainment, and residential uses. The proposed commercial and residential components (allowable maximum building area) of the development are consistent with the Santa Fe Transportation Center subarea. The Central District Specific Plan Area, designated in the General Plan Land Use Element also provides direction for development within the subarea, which supports the concept of transit-oriented development. Transit-oriented development supports a mix of housing and retail uses located in close proximity to light rail stations. The plan submitted is consistent with these objectives.

It is not yet clear that the entertainment cultural component (i.e., approximately 45 percent of the 291,400 square-foot total of nonresidential development) of the project mix follows the direction given in the Land Use Element for this transit-oriented development area. Additional discussion may demonstrate that the large component of entertainment/cultural development on the site is consistent with the General Plan but that consistency has not yet been demonstrated. The applicant, however, believes that the proposed use is consistent and supportive of transit oriented development which links these uses to the proposed Del Mar Blue Line Station.

Current Planning Assessment - The Central District Specific Plan establishes building height limits for various street frontages. The maximum height limit, for example, permitted along Green Street up to the Blue Line right-of-way is 56 feet or a maximum of four stories. Continuing along Green Street but beyond the Blue Line right-of-way, a maximum building height of 75 is permitted. The development proposal is indicating a 90-foot tall structure beyond the Blue Line right-of-way. The development proposal submitted for all three buildings indicated in the plan exceed the established heights permitted in Chapter 17.33 of the Zoning Code. The applicant will request discretionary approval over established height requirements in order to achieve desired density and to protect and integrate the historic structures into the development proposal.

Environmental Review – An Initial Environmental Study will be prepared to determine the scope of environmental analysis required. This will be followed by the preparation of an Environmental Impact Report. It appears that the development proposal will likely

create significant impacts; analysis will determine if these impacts can be mitigated to a level of insignificance.

In addition to site specific impacts, another issue is the property owned by the Blue Line Construction Authority (BLCA). The BLCA owns two parcels to the south and south east of the project site including the Santa Fe Depot. The BLCA also owns the 1.4-acre right-of-way, which bisects the block from south to north. Potential BLCA joint agreement is currently not a part of the Stats Group proposal.

The Environmental Impact Report will be considered with the first entitlement application. Since no formal applications have been submitted, it is unknown whether the City will be processing simultaneous applications for the Stats project and the Blue Line project.

Development Agreement – In order to facilitate the development process for this site, the Stats Group envisions entering into a development agreement with the City on two issues. The first, to acquire support from the City to provide property tax increment incentives for the relocation of the existing businesses (Stats and Fishbeck's) to an alternative site. Second, for the City to provide assisted financing (not subsidy) for the development of the parking structure.

Cultural Heritage Commission Review – The site contains five buildings that are older than 50 years of age. Three of the five buildings are listed in the National Register as contributors to the district. They are the remnant of the Hotel Green (Stats building), the Fishbeck's building, and the former site of the Hotel Green Heat and Light Plant. These three structures will be integrated into the project proposal for adaptive re-use. The remaining two structures on the site will be demolished. However, demolition and/or relocation of any building over 50 years old require a Certificate of Appropriateness from the Cultural Heritage Commission. 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 new projects greater than 50,000 square feet, as in this case, the code requires the Design Commission to review an application for concept-level design review at a noticed public hearing. The Design Commission will also address the impacts to the historic structures on the site. Design review may deny alterations to these structures if it determines that proposed development of the site would be detrimental to the historic significance of the buildings (i.e., out of compliance with the Secretary of the Interior's Standards for rehabilitation).

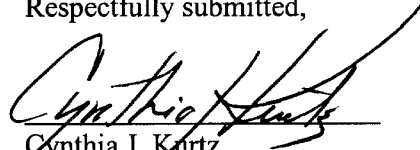
Timeline - The following timeline outlines the major stages in the process:

08/2/2000	PPR meeting between applicant and city department representatives
09/11/00	PPR report to City Council as information item
09/15/00	Submittal of Conditional Use Permit and Development Agreement
09/00	Prepare request for proposal
11/00	Select environmental consultant
12/00	Prepare Initial Environmental Study/Notice of Preparation
01/01	Scoping session for draft EIR
02/01	Circulate draft EIR (Open 45 day public review period - 02/15/01)
03/01	Environmental review by Commissions
04/01	Public hearing held by Planning Commission on draft EIR and Development Agreement
05/01	Public hearing held by Planning Commission on Final EIR and Development Agreement
06/01	Public hearing held by City Council on Final EIR and Development Agreement
07/01	Cultural Heritage /Design Review of adaptive reuse components and project design.

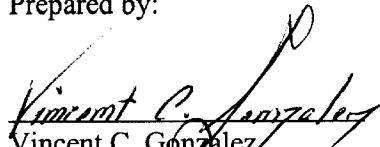
FISCAL IMPACT:

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.

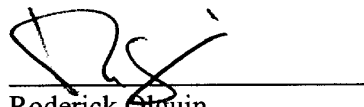
Respectfully submitted,


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Attachments:

1. Project Site Plan
2. PPR Comments