

Agenda Report

TO: CITY COUNCIL

DATE: JUNE 18, 2001

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR A PROPOSED "HIGH VOLUME RETAIL" PROJECT LOCATED AT 3202 EAST FOOTHILL BOULEVARD.

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 that a report for projects of community-wide significance be presented to the City Council for information purposes only. McClellan Hunter Architects submitted a proposal to redevelop the Space Bank site on East Foothill Boulevard.

PROJECT DESCRIPTION:

The property consists of approximately 8.3 acres and is located on the south side of Foothill Boulevard west of Sierra Madre Villa and is within the boundaries of the East Pasadena Specific Plan. The proposed development involves the removal of all existing structures on the site which consist of approximately 210,000 square feet of storage use

The proposed development is the construction of a 148,500 square foot "high volume retail building" with approximately 830 parking spaces. The parking area includes one level of subterranean parking covering the complete site and an additional level of parking at grade adjacent to the retail complex. The maximum height of the building will be 38 feet.

PPR MEETING SUMMARY:

General Plan Consistency:

The project does not appear to be consistent with the following General Plan policies:

1. Large discount retail establishments are not to be considered in the Foothill, Rosemead, Sierra Madre Villa area of the General Plan.
2. The proposed project does not meet the definition of a transit oriented development and is inconsistent with the General Plan policy of locating transit oriented development adjacent to light rail stations.
3. The General Plan calls for the preservation of industrial zoned land by encouraging new industrial employers and restricting industrial zoned districts to industrial businesses and ancillary retail uses.

Specific Plan:

The East Pasadena Specific Plan and Environmental Impact Report were approved and certified by the City Council on October 23, 2000. The ordinance to implement the plan is nearing completion and is scheduled for Planning Commission in July of this year. The proposed project does not appear that it would be consistent with the approved Specific Plan. The plan identifies a number of transit oriented uses for this sub-area and excludes a retail or wholesale store over 75,000 square feet in size with centralized cashiering.

Environmental Review:

The proposed development will require the preparation of an initial study to determine the environmental impacts of the proposed project and what level of environmental documentation will be required to address its impacts.

Zoning Review:

The project will require the issuance of a Conditional Use Permit (CUP) at a noticed Public Hearing. Staff will review applicable provisions of the General Plan and East Pasadena Specific Plan in preparing a recommendation for the Zoning Hearing Officer.

Cultural Heritage Commission Review:

The municipal code authorizes the Cultural Heritage Commission to review demolition of all buildings over 50 years old. None of the buildings on this site appear to be over 50 years old.

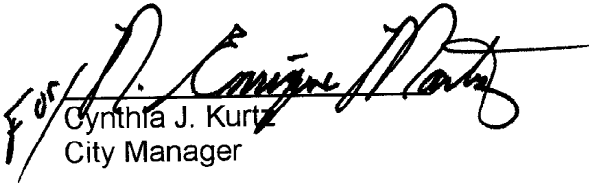
Design Review

The municipal code authorizes the Design Commission to conduct concept-level design review at a noticed public hearing for new projects greater than 50,000 square feet.

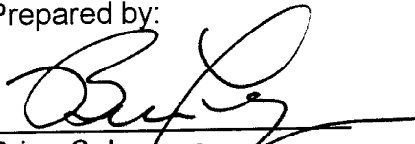
FISCAL IMPACT:

Fees will 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.

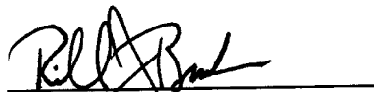
Respectfully submitted,


Cynthia J. Kurtz
City Manager

Prepared by:


Brian C. League
Project Manager

Approved by:


Richard J. Bruckner
Director of Planning and Development