

Agenda Report

TO: CITY COUNCIL

DATE: SEPTEMBER 20, 2004

FROM: CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED REHABILITATION OF THE ROSE BOWL STADIUM AND ITS SURROUNDING FACILITIES FOR A NATIONAL FOOTBALL LEAGUE TEAM

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 staff to present a PPR report for projects of community-wide significance to the City Council for information purposes only. A previous submittal for a design to rehabilitate the Rose Bowl stadium and surrounding facilities was presented to the Rose Bowl Operating Company (RBOC) on October 10, 2003. At this meeting, the RBOC granted authorization to submit the PPR application to the City, which was subsequently presented to the City Council on November 3, 2003. This design has been modified, and the revised design returned to the RBOC for its review and authorization to re-submit the project.

EXECUTIVE SUMMARY

On August 21, 2004, the RBOC authorized the submission of a revised proposal to rehabilitate the Rose Bowl and its surrounding facilities. The purpose of the rehabilitation is to upgrade the Stadium for use by a National Football League (NFL) team. The stadium will continue to be the home to the UCLA Bruins football team as well as the host of the annual collegiate Rose Bowl game and the Bowl Championship Series game once every four years. The RBOC also recommends that the Arroyo Seco Public Lands Ordinance be amended to allow 25 major events annually in the Arroyo, with any additional events subject to City Council approval. "Major events" is defined as events having a minimum of

20,000 attendees. A goal of the proposed rehabilitation is to retain the building's historic designation while improving the experience for the tenants, users and visitors to the site to include the amenities and attributes found in modern stadiums.

PROJECT DESCRIPTION

The following description is taken from the preliminary plans, which are conceptual at this stage and are subject to change:

The proposed rehabilitation will include the construction of various facilities and amenities around the Rose Bowl complex and premises, which could total approximately 1,000,000 additional square feet within the Rose Bowl fence. The seating capacity will be reduced from approximately 93,000 to approximately 65,000. Additional temporary seating will be provided for special events such as the Super Bowl and the annual Rose Bowl game increasing the seating to approximately 75,000. Conceptual designs for the rehabilitation of the stadium show a new structure containing the stadium's club and associated support facilities outside the existing seating bowl along the west side of the stadium. A new exterior Mid Concourse and Horizon Levels would be provided on the north and east sides of the stadium to connect and provide access to/from the Club structure to the west. The creation of this concourse will remove the need for the existing restrooms and concessions currently operating from multiple structures located outside of the Bowl structure itself.

New space within the Rose Bowl complex and premises is proposed for locker rooms, building operations offices and service areas, loading areas, and an additional concourse area. A Club concourse for premium seating would run along the west side of the Rose Bowl and will provide lounge areas, restaurants, souvenirs, and other services. The existing suites and press box, located along the western rim of the stadium, would be replaced with suites (with approximately 3,000 total seats) and with expanded press facilities atop the east and west sides of the Bowl. The height of the new suites would be approximately 10-15 feet higher than the height of the existing suites and press boxes.

Outside of the perimeter fencing of the stadium, the parking areas will be improved with landscaping. The south entry to the stadium where the neon "Rose Bowl" sign is located will be enhanced to include landscaping and decorative paving for a more spacious entry plaza formalizing the south end of the Bowl as the main entrance.

Parking in the Arroyo will be reduced from 21,000 to approximately 18,000 spaces. Additional parking to serve events at the Rose Bowl will be located in the Old Pasadena area via a shuttle service that is currently utilized for games at the Rose Bowl. The management and logistics of the current parking system will be assessed to further improve operations. The existing traffic controls will be reviewed to improve the system's overall efficiency. Additional measures to

improve circulation such as studying lane movement, expanded shuttle service, additional traffic control officers, and the utilization and integration of the new Metro Gold Line light rail will be explored.

PPR MEETING SUMMARY

Staff has met with the applicant on several occasions to discuss the proposal, its processing, and to identify the various standards required by various City Departments. The purpose of the PPR is to provide the applicant with direction as to what standards will be required by the City and to outline a development schedule. Comments from City departments identified the following discretionary actions and issues:

Master Plan Review – The City has been preparing Arroyo Seco Master Plans (ASMPs) to address existing and future development in the Arroyo Seco. The project is located within the boundaries of the Central Arroyo Master Plan (CAMP) and the Rose Bowl Use Plan. CAMP proposes improvements to certain facilities within the Central Arroyo. The Use Plan proposes an increase in the number of permitted events at the Rose Bowl from 12 to 25. Both plans are in draft form, and the City Council has not acted upon CAMP or the Use Plan.

Environmental Review – The scope of the proposed rehabilitation of the Rose Bowl will require an Environmental Impact Report (EIR). An Initial Study will focus the EIR. Areas of concern that will need to be addressed in the EIR include, but are not limited to: traffic, historic preservation, noise, geology and seismic stability. Scoping Meetings will be held early in the EIR process to obtain comments from Commissions and the community on potential environmental issues.

Agreement –The developer and the City may negotiate for an agreement, similar to a Lease Agreement, as a way to implement the project and secure particular items such as development standards, physical configuration, operating arrangements, and financial considerations.

Historic Preservation - For a City-owned property with a historic designation, the Historic Preservation Commission conducts an advisory review relating to the effects of the project on the historic resource. The Historic Preservation Commission's comments are advisory to the Design Commission, which, in turn, forwards comments and recommendations to the City Council. The Municipal Code authorizes the Historic Preservation Commission to review and comment on an EIR affecting a historic resource. The Municipal Code also authorizes the Design Commission to review and comment on the urban design/aesthetics issues in an EIR. The commissions may combine their reviews of the project and the environmental study.

Conditional Use Permit – A Conditional Use Permit will be required for the rehabilitation of the Rose Bowl for the alteration and enlargement of a

Commercial Recreation use in the Open Space zoning district and for the expansion of the on-site sale of full alcohol (beer, wine, and distilled spirits).

Subdivision Approval – The applicant is requesting the creation of new lots or a Certificate of Exception (Lot Line Adjustment) to create lot lines to define the leasehold area to be granted.

Municipal Code Amendments – Amendments to the Arroyo Seco Public Lands Ordinance which is codified in the Municipal Code will be required to allow for 25 major events and to require City Council approval for any major events in excess of 25, as well as to allow for Sunday and holiday use. In addition, the Noise Ordinance may have to be amended to allow for Sunday and holiday use. The Zoning Ordinance and the Advertising Chapter of the Business Licenses and Regulations may have to be amended to allow for venue and event related signage. These Municipal Code amendments would require adoption of one or more ordinances.

Amendment of Rose Bowl Lease Agreements – The agreements with UCLA and the Tournament of Roses Association may require amendment to modify the terms of the agreements to allow the proposed reduced seating capacity and modify the Tournament of Roses Association's exclusive use period provisions from mid-December to early-January.

Development Agreement – An ordinance adopting a development agreement pursuant to California Government Code Section 65864, *et seq.*, may be granted in connection with the project.

Commission Review – The following commissions will be involved in the entitlement and/or EIR process:

- Planning Commission
- Transportation Advisory Commission
- Urban Forestry Commission (if protected trees are affected)
- Design Commission
- Historic Preservation Commission
- Recreation & Parks Commission

TIMELINE

The following timeline outlines the major stages in the entitlement and environmental review process:

- | | |
|---------|--|
| Week 0 | Project presented to City Council as information item. |
| Week 0 | Start EIR. |
| Week 13 | EIR Scoping sessions with City Commissions and public. |

Week 21-28 Circulation of Draft EIR.

Week 34 Finalize document and respond to comments.

Week 42 Certification of EIR by City Council.

Week 48 Zoning Hearing Officer meeting for Conditional Use Permit.


FISCAL IMPACT:

Fees will be collected for the discretionary actions required for the project. Additionally, the project will 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:

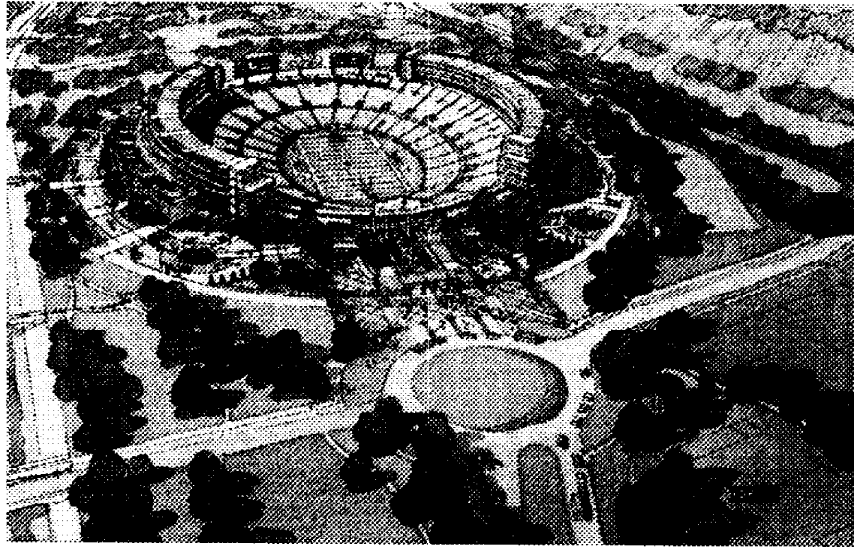

Ariel Socarras
Planner

Approved by:


Richard J. Bruckner
Director of Planning and Development

Attachments: 1. Conceptual Rendering
2. PPR Comments
3. Timeline

Attachment 1
Conceptual Rendering



THE ARKOYO

THE ARKOYO IS A LARGE, CIRCULAR STADIUM WITH A PROMINENT CIRCULAR STRUCTURE IN THE CENTER. IN FRONT OF THE STADIUM, THERE IS A LARGE, CIRCULAR PLAZA OR FOUNTAIN AREA. THE SURROUNDING AREA INCLUDES ROADS, TREES, AND OTHER BUILDINGS.

Attachment 2
PPR Comments

CURRENT PLANNING

Planner: Ariel Socarras

Phone No. (626) 744-7101

Project Description: Predevelopment Plan Review for the proposed rehabilitation of the Rose Bowl stadium and its surrounding facilities for a National Football League franchise.

Zoning Designation: The subject site is located in an IG, SP-2, HL-56 (General Industrial, South Fair Oaks Specific Plan, Height Limit of 56') Zoning District. The proposed project is being evaluated using the South Fair Oaks Specific Plan Overlay District and the development standards for the underlying base district (IG Zone).

Certificate of Compliance: N/A

Hillside Review: N/A

Minimum Yards: There are no minimum yard requirements in the OS zoning district. Any required setbacks shall be determined through the review of a Conditional Use Permit.

Maximum Building Area: There is no maximum building area requirement in the OS zoning district. Floor area limits are established through the review of a Conditional Use Permit.

Building Modulation: N/A

Height: Development standards within the OS zoning district, including height limits, are established as specified by a Conditional Use Permit.

Open Space: N/A

Landscaping: N/A

Parking: As specified by Conditional Use Permit

CEQA: The proposed rehabilitation of the Rose Bowl stadium and its surrounding facilities will require the preparation of an Initial Study and the adoption of an Environmental Impact Report by the City Council. Particular items that may be of concern that will need to be addressed in the Initial Study and Environmental Impact Report include:

- Traffic
- Historic Preservation
- Noise
- Geology and Seismic Stability

Loading: The loading requirements for the proposed project will be reviewed and established as part of a Conditional Use Permit.

Refuse Storage: For non-residential uses having more than 25,000 square feet of gross floor area, the minimum size of refuse storage facilities shall be determined by Public Works and Transportation based on the type of use, size of use and frequency of

collection. These standards will be put in place as part of the Conditional Use Permit approval.

Conditional Use Permit/Variance: A Conditional Use Permit is necessary for the alteration and enlargement of Commercial Recreation use in the OS zoning district and for the on-site sale of full alcohol (beer, wine, and distilled spirits).

Discretionary Review Process: Applications for Conditional Use Permit are filed with the Current Planning Division. The Zoning Hearing Officer is the decision maker on such projects. Typical processing time is approximately three months, however, approximately one year will be necessary for this proposal because of the need to prepare an Environmental Impact Report.

Signage: All proposed signage shall be reviewed as part of a Master Sign Plan application.

Mitigation/Condition Monitoring: Any mitigation measures required through the environmental review process shall be monitored by the City. The payment of the Mitigation Monitoring fees will be determined through the conditions of approval for the Conditional Use Permit.

Estimated Fees:

Conditional Use Permit - \$1,867
Records Management Fees (3%) - \$56.01

COMMUNITY PLANNING

Plan Reviewer: Joshua Hart Phone: 626.744.6725
(626) 744-6725

Phone No.

General Plan Consistency: *The project site is located at 1001 Rose Bowl Drive. The site is approximately 75 acres and includes the Rose Bowl stadium facility, parking lots, and utility buildings. The proposed project is the renovation of the stadium (treads, seats, locker rooms, concessions areas, restrooms, press box, luxury suites) to accommodate a National Football League franchise.*

Land Use Element: *The General Plan Land Use Element designation for the project site is Open Space. This designation allows a variety of active and passive public recreational facilities and City-owned open space facilities. The proposed use is consistent with the Land Use Element of the General Plan.*

The Land Use Element of the General Plan is being updated and a draft Element was conceptually approved by the City Council in November 2002. The changes being proposed in the updated Element do not affect the consistency of this project.

Safety Element: *The Safety Element addresses natural occurring conditions that pose a hazard to the community (i.e. earthquakes, flood, fire, etc.) and presents goals, policies, and programs that reduce the risk these hazards pose to the City and its residents.*

Hazards maps in the Safety Element show the Rose Bowl in areas subject to a) potential liquefaction as a result of seismic activity, and b) potential inundation associated with

Devil's Gate Reservoir (if this reservoir fails, most of the water will be confined to the Arroyo Seco channel, but it would impact the Rose Bowl and other developed areas in the vicinity). The Safety Element provides the following policies and programs that are relevant to this project:

S-2. - The City will ensure that current geologic knowledge and State-certified professional review are incorporated into the design, planning and construction stages of a project, and that site-specific data are applied to each project.

S-3 -The City will strive to ensure that the design of new, and the performance of existing structure address the appropriate earthquake hazards.

F1.3 - The City shall encourage the development of parks and recreational facilities in the Arroyo Seco area, consistent with the natural environment of the Arroyo Seco in an effort to retain the area as open space.

It is anticipated that review of the project through the development process will ensure that its design and implementation will further the goals and policies of the Safety Element.

Noise Element: *The Noise Element works to limit exposure to noise, while encouraging economic vitality. Figure 1 (Guidelines for Noise Compatible Land Use) should be utilized during evaluation of the project.*

The Noise Element includes the following language about the Central Arroyo.

Sports, music and other events at the Rose Bowl, Brookside Park, the Rose Bowl Aquatic Center, and the future Kids Space Museum in the Fannie Morrison center have the potential to generate noise in the Central Arroyo. The noise levels for these activities are highly variable due to the fact that both the number of events occurring and the noise levels experienced from the events can fluctuate. However, a waiver from the Noise Restrictions Ordinance (Chapter 9.36 of the Municipal Code) has been required for some events because noise from those events exceeded permitted levels.

Objective 5: The City will balance the effects of noise associated with events held in the Central Arroyo with the benefits of events occurring at Central Arroyo facilities.

Policy 5a: The City will continue to seek improvements to noise-generating equipment and activities at the Rose Bowl, Aquatics Center, Jackie Robinson Field, Brookside Park, Area H, and the future Kids Space Museum in order to minimize the effects of noise on nearby residents.

Policy 5b: The City will continue to coordinate events in the Central Arroyo to minimize noise to the degree feasible.

Measure 27: The City will periodically monitor noise levels at major events in the Central Arroyo to determine whether or not current restrictions are achieving acceptable noise levels. [Policy 5a]

It is not clear from the information submitted that the project incorporates these objectives, policies, and measures. Nevertheless, it is anticipated the project can do so.

Specific Plan: No Specific Plan applies to the site.

Master Development Plan: No Master Development Plan applies to the site. Preparation of Master Development Plan could be utilized to entitle the project, if deemed superior to processing a CUP.

Arroyo Seco Master Plans: The City has been preparing Arroyo Seco Master Plans (ASMPs) to address existing and future development in the Arroyo Seco. The project is located within the boundaries of the Central Arroyo Master Plan (CAMP) and the Rose Bowl Use Plan (RBUP), two of the five ASMPs. CAMP proposes improvements to certain facilities within the Central Arroyo. The RBUP proposes an increase in the number of permitted events at the Rose Bowl from 12 to 25. The City Council has not acted upon CAMP or the RBUP.

A third ASMP, the Arroyo Seco Design Guidelines, also applies to the site; the Design Guidelines were adopted by the City Council in April 2003 and apply to the project. The Master Environmental Impact Report for the ASMPs was certified by the City Council in April 2003.

CAMP proposes the following specific improvements in the vicinity of the project site: a loop around the Rose Bowl stadium; an enhanced travel path on the recreation loop around the Rose Bowl and Brookside Golf Course; a ceremonial main entry to the Rose Bowl; a defined travel path for equestrians across the Rose Bowl parking lots; pedestrian pathways and sidewalks into the Arroyo from surrounding neighborhoods; traffic calming methods; landscaping and tree planting programs; advanced turf placement to withstand frequent parking; and, improved and minimized signage. With the exception of the equestrian pathway, the project description provided appears to include a majority of these items at a conceptual level. The proposal should consider these improvements and/or any others that may be approved by the City Council as part of CAMP.

Note that consistent with the ASMPs, the US Army Corps of Engineers and a number of public agencies are beginning to study the feasibility of modifying and/or removing the flood control channel in the vicinity of the Rose Bowl. The progress of this study, and any implications for the project, should be monitored during project development.

Planned Development: No Planned Development applies to the site.

Neighborhoods: The proposed project is split between Council District No. 1 (represented by Joyce Streater) and Council District No. 6 (represented by Steve Madison). The Field Representative for Council District No. 1 is Desi Valteau (744-4444). The Field Representative for Council District No. 6 is Takako Suzuki (744-4739).

Due to the nature of the project, it is suggested that all neighborhood associations in the City be informed about the project. Neighborhood associations in the vicinity of the project site include the following:

Linda Vista Annandale Association
Michael Hurley
1065 Paso Alto Drive
Pasadena, CA 91105
795-1065

West Pasadena Residents Association
David Romney
PO Box 50252
Pasadena, CA 91115
441-1388

Putney Area Neighbors
Sharon Scull
1722 Putney Road
Pasadena, CA 91103

Alta San Rafael
Janice Sharp
10 North San Rafael Avenue
Pasadena, CA 91105
577-5728

East Arroyo Residents' Association
Emina Darakjy
1044 Prospect Boulevard
Pasadena, CA 91103

Lincoln-Howard-Arroyo-Freeway Association
Mary Bucci Bush
1588 Casitas Avenue
Pasadena, CA 91103
797-6642

Neighborhood Strengthening Project
Karen Evans
524 Palisades Street
Pasadena, CA 91103
797-6210

Seco Neighborhood Association
Millard Murphy
545 Ridgewood Lane
Pasadena, CA 91103
796-9863

Orange Grove Village No. 1 Homeowners Association
Larry Gould
263 Rosemont Avenue
Pasadena, CA 91103
792-0333

Altos Arroyo Association
Kevin Brandt
50 North Arroyo Boulevard
Pasadena, CA 91105
793-7041

Continental Townhomes
Richard Graft
546 Continental Court
Pasadena, CA 91103
584-1804

Above the Bowl Neighborhood Association
Anne Opotowsky
617 Westgate Street
Pasadena, CA 91103
578-1747

Arroyo Seco Community Action Committee
Gregor Edwards
2475 Vista Laguna Terrace
Pasadena, CA 91103
398-3564

Estimated Fees: The Community Planning Section does not anticipate any fees at this time.

DESIGN & HISTORIC PRESERVATION

Plan Reviewer: Jeff Cronin

Phone No. (626) 744-3757

Historic Preservation Commission Review: For a City-owned property with a historic designation, the Commission conducts an advisory review relating to the effects of the project on the historic resource. The Commission's comments are advisory to the Design Commission, which, in turn, forwards comments and recommendations to the City Council. The Commission relies on the Secretary of the Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings. The municipal code also authorizes the Commission to review and comment on an environmental impact report affecting a historic resource. The Commission may combine its reviews of the project and the environmental study with the Design Commission.

Applicable Design Guidelines: Secretary of the Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings

Design Commission Review/Staff Review: §2.80.110 (P.M.C.) authorizes the Design Commission to review City-sponsored projects and to forward recommendations on the design to the City Council. This review is advisory. The municipal code also authorizes the Commission to review and comment on the urban design/aesthetics issues in an environmental impact report.

Sequence of Design Review: Because design review is advisory, not discretionary, the Commission may conduct preliminary and phased reviews during the preparation and comment period for the environmental study. In general, reviews of projects on City-owned property follow the concept (schematic) and final (design development) steps outlined in the municipal code. The submittals for these reviews are itemized in attachments to applications (and they are on the City's Web site under Design and

Historic Preservation, Planning & Development Department). As previously noted, some of these reviews may be in tandem with the Historic Preservation Commission.

Concept review focuses on massing, siting, circulation, viewsheds, solid-to-void proportions, transitions in scale, and preliminary landscape design. Final design review focuses on materials, finishes, signage, landscaping, colors, etc. An interim 50%-review may also occur between concept and final review. For a project of this scale and community-wide importance, massing models, virtual renderings, and/or perspective views of building elevations would be highly useful during design review.

Issues Likely to be Addressed During Design Review.

Among the issues that appear at this preliminary stage to be the most challenging are:

- Maintaining historic character-defining features of the stadium to preserve its historic designation (National Historic Landmark). The Historic Structures Report for the Rose Bowl will be an important source to identify these features.
- Evaluating the scale of added features (e.g., skyboxes, scoreboard, advertising boards) on the stadium and its surroundings; the added mass on the east end and the volumes flanking the stadium on the east and west sides will be part of this review.
- Evaluating possible changes to pedestrian-level views of the structure following new construction of the skybox suites and concourse.
- Evaluating possible changes to distant views of the stadium, including those of affecting users of the Arroyo Seco and its parklands and nearby residents.

Some aspects of the project that will also be considered during design review—and which appear to improve existing conditions—include:

- Extending a unified and fully designed network of walkways, walls, signage, landscape, and lighting around the entire perimeter of the bowl—and visually relating this design to the visual character of the arroyo.
- Removing an assembly of undistinguished and randomly placed accessory buildings (concessions, rest rooms, trailers).
- Formalizing the south entrance; infusing a more ceremonial character to the open space in front of the bowl.
- Retaining and enhancing local themes, especially the references to the arroyo in the landscaping.
- Adding more landscaping in the vicinity of the bowl.
- Restoring the original elliptical configuration of the playing field.
- Elevating the new construction (press/suites) slightly above the existing edge of the bowl and replacing the existing press box structure with a new design that has more transparency and more contextual relationship to its setting.
- Extending the symmetrical composition of the bowl to the massing of the new press/suite boxes.
- Restoring historic features.

Estimated Fees: Waived

BUILDING DIVISION

Plan Reviewer: Zaheer Khan

Phone No. (626) 744-6876

Governing Codes: The design and construction of this project shall comply with Title 14 of the Pasadena Municipal Code (PMC) and ordinance No. 6789 which adopts but is not limited to the following: 2001 California Building Code (CBC) 2001 California Plumbing Code (CPC) 2001 California Mechanical Code (CMC) 2001 California Electrical Code (CEC) including all applicable county, state, federal laws and regulations, including American Disabilities Act (ADA).

Occupancy Group: The occupancy group of the proposed project is an "A" Division 1/2.1 occupancy. Requirements shall be based on Chapter 3, 'Use and Occupancy', 2001 C.B.C.

Construction Type: Construction shall comply with the requirements of Chapter 5, 'General Building Limitations', and Chapter 6, 'Type of Construction', 2001 C.B.C. Provide code analysis and design summary justifying allowable area and number of stories. This project shall also comply with the Standard Urban Storm Water Mitigation Plan. (SUSMP).

Means of Egress (Exiting): Means of egress shall comply with the requirements of Chapter 10, 2001 C.B.C.

California Disabled Access Requirements: Chapter 11 of the 2001 California Building Code, and the American Disabilities Act (ADA).

California CCR Title 24 Energy Requirements: Latest edition of the California Energy Standards, Title 24, Part 6.

Fire Protection System: Fire protection systems shall be in conformance to Section 14.25 of the Pasadena Municipal Code, Chapter 9 of the 2001 C.B.C., 2001 California Fire Code (CFC) and applicable National Fire Protection Standards (NFPA).

Plans and Professional Documents: All working drawings, engineering calculations, soils report, grading plan and supporting documents shall be prepared and sealed by a licensed Architect/Engineer registered in the State of California. A soil report for this project is required.

Estimated Fees: To be determined at the time of submittal.

DEPARTMENT OF PUBLIC WORKS & DEPARTMENT OF TRANSPORTATION

PPR2003-00019 1001 Rose Bowl Dr. Rehabilitation of Rose Bowl
Plan Reviewer: John Orofio *Phone No.* (626) 744-4273

General Statement: The following conditions are in response to a predevelopment plan review and intended to be used only for this purpose. The conditions, as intended are general in nature and are to be used as points of general discussion. Should this proposed development continue beyond the predevelopment plan review process, the Department of Public Works and the Department of Transportation will review the proposed development for specific recommended conditions to be approved, which could also include other conditions.

Construction Staging & Traffic Management: Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging & Traffic Management Plan to the Department of Public Works and the Department of Transportation for review and approval. This plan shall show the impact of the various construction stages on the public right-of-way including street occupations, closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site.

Estimated Fees: Based on work performed in the public right-of-way. See General Fee Schedule.

DEPARTMENT OF PUBLIC WORKS

Deposit: Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of development. Accordingly, the applicant shall place a **\$20,000** deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, either directly or indirectly, by the construction on this site.

Sewer: A sewer area study, prepared by a licensed civil engineer registered in the State of California, shall be submitted to the Department of Public Works for review and approval. The sewage flow analysis shall include calculations for the quantities of sewage flow for the pre-development and post-development conditions and how sewage flow will be handled. The increase in sewage flow may impact the sewer capacity downstream from the proposed development. The applicant will be required to mitigate any potential capacity deficiency by a method approved by the Department. The applicant shall be responsible for all costs required to mitigate the potential capacity deficiency, including upgrading existing sewer main and/or replacing the existing sewer main with sewer mains larger than the existing sewer main in the fronting street and reaches further downstream of the proposed development.

If any structure is to be constructed over an existing sewer system, that system shall be relocated to clear the proposed structure.

Grading and Drainage: The applicant shall submit to the Department of Public Works a grading and drainage plan and hydrology study for review and approval prior to the issuance of a building permit. The grading and drainage plan and hydrology study shall be prepared by a licensed civil engineer registered in the State of California. The hydrology study shall include calculations for the quantities of storm water runoff for the pre-development and post-development conditions and how it will be handled. On-site drainage shall be connected to an off-site drainage system, whenever possible.

The on-site perimeter storm drains have deteriorated and collapsed in several locations. Storm water flows from Rosemont Avenue through the clubhouse parking lot and into the Rose Bowl parking lots. A storm drain system is required to eliminate flooding.

If any structure is to be constructed over an existing storm drain system, that system shall be relocated to clear the proposed structure.

If the proposed improvement drains to the driveway, the applicant shall construct a non-sump grate drain in the driveway at the back of the sidewalk. This drain shall discharge to the street at an approved angle in a cast iron curb drain or an approved curb outlet.

The project is subject to the requirements of the City's Storm Water and Urban runoff Control Regulation Ordinance that implements the requirements of the Regional Water Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading, or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance.

Improvement Repairs: The applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk and shall repair any existing or newly damaged curb, gutter and sidewalk, avoiding any damage to existing street trees and using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514) of the Department of Public Works, along the frontages prior to the issuance of a Certificate of Occupancy.

Arroyo Boulevard, from Seco Street to 500 feet south, shall be reconstructed. The pavement of the roadway has deteriorated and settled creating an uneven riding surface and inadequate drainage.

The twin roadways of Arroyo Boulevard, from Seco Street to the south Bowl entrance, shall be reconstructed. These streets are in similar conditions as Arroyo Boulevard from Seco Street to 500 feet south.

A comprehensive soils/geologic report shall be required to identify inadequate subgrade areas. Borings are required for all roads and structures since the design of any road or structure is highly dependent on these findings and recommendations.

All the perimeter streets around the Rose Bowl, including Arroyo Boulevard from Westgate Street to Seco Street, Rosemont Avenue from Washington Boulevard to Seco Street, Seco Street from Linda Vista Avenue to Rosemont Avenue, and West Drive from Washington Boulevard to Seco Street, are in need of grinding and resurfacing. Most of these streets have not been resurfaced in over 20 years since they are designated as "park roads" and are not eligible for state or federal funding.

Sidewalks shall be constructed on Arroyo Boulevard from Rosemont Avenue to Westgate Street.

A landscape median island, for improved traffic control, safety and aesthetics, shall be constructed on West Drive at Salvia Canyon Road.

If Arroyo Boulevard is extended from the south Bowl entrance to West Drive, a bridge crossing the Arroyo Seco Channel shall be constructed. The bridge shall be designed to accommodate AASHTO "H20" loading and wide sidewalks for high volume pedestrian traffic.

All existing parking lots shall be upgraded for safety to include post and chain barricade

repair/painting and installation of reflectors. The pavement of parking lots shall be upgraded, as necessary, to meet maintenance requirements.

Any excavation in the streets for utility connections must be completed prior to the reconstruction of the streets. Excavations in the streets shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations.

The applicant shall construct any two-way drive approach a minimum of 24 feet and a maximum of 26 feet in width and in accordance with Standard Drawing No. S-403.

Recycling: The applicant shall submit the following plan and form which can be obtained from the Recycling Coordinator, 744-4721, of the Department of Public Works for approval prior to the request for final inspection:

- a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the grading permit. A list of Construction and Demolition Recyclers in Los Angeles County can be obtained from the Recycling Coordinator.
- b. Monthly reports must be submitted throughout the duration of the project.
- c. Summary Report with documentation must be submitted prior to final inspection.

The applicant shall advertise the availability of salvage materials. A listing can be made at no charge in the CALMAX Quarterly Catalog at www.ciwmb.ca.gov/CALMAX or through LACOMAX at www.dpw.co.la.ca.us/epd/lacomax or through preservation groups or web or newspaper advertising.

The project shall be subject to the use of deconstruction techniques. A deconstruction manual is available free of charge by downloading it from www.ciwmb.ca.gov/publications or by requesting a copy from the Recycling Coordinator, (626) 744-4721, of the Department of Public Works.

Street/Parking Lot Lighting: If the existing street lighting system along the project frontages is in conflict with the proposed project and/or driveway locations, it is the responsibility of the applicant to relocate the affected street lights, including conduits, conductors, electrical services, pull boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Department of Public Works.

If there are requirements to install new or upgrade existing parking lots, the work shall include the installation of adequate parking lot lighting.

Arroyo Seco/Central Arroyo: The project shall comply with the Arroyo Seco Design Guidelines and the Central Arroyo Master Plan. Contact Rose Laveaga, Arroyo Seco Park Supervisor, at (626) 744-3883 for details.

Parking Lot "I" pavement shall be upgraded with crack sealing, slurry sealing, and re-stripping. Re-stripping shall be done in accordance with recommendations from the Arroyo Coordinating Committee. A landscaping plan for Parking Lot "I" will also be required.

Any recommendations to public parkland shall be coordinated as early as possible with the Department of Public Works.

Any public athletic fields anticipated for use as extension of this project will require renovation, including new turf and irrigation. The potential increased usage such a project can bring to the public park areas will require a detailed management plan and assurance that any impact resulting from the project construction or the implementation of the project. Turf variety shall be only GN-1. The City's goals in implementing a centralized irrigation system shall remain paramount.

A close examination and possible redesign of gated entrances, driveways to parkland, and fencing around public park areas affected by the project may be required.

A close examination of the current water distribution system and the water needs of the project will be required. An audit of existing water meters to reconcile and ensure water usage responsibilities between the Rose Bowl and the public park land are clearly defined will be required. This condition applies to the sewer and power utilities as well.

Landscape restoration of the median islands along Seco Street and the possible addition of landscape medians and key locations in the Central Arroyo park area will be required. The Department of Public Works will identify the locations.

Any associated physical furnishings related to the project that affect parkland, such as, but not limited to lighting fixtures, way-finding signage; banner poles, traffic signage must be brought to the attention early in the process and coordinated directly with the Arroyo Seco Park Supervisor.

Renovation of the large bathroom in the concession stand and the small restroom on Area "H" will be required.

Any infrastructure or utility work associated with this project and affecting parkland will require early notification in the process and close coordination with the Department of Public Works.

Substantial deposits will be required for all work affecting parkland to ensure that any damage to parkland as a result of this project will be repaired at no cost to the City.

The project shall not lessen the current level of recreational opportunities for the Pasadena community.

An improved pedestrian crossing from Area "H" and across Seco Street to Lot "I" in Brookside Park will be required.

Any impact to public parkland must be brought to the attention of the Arroyo Seco Park Supervisor for coordination and approval.

A detailed traffic management plan that is consistent with the Public Lands Ordinance for the Arroyo Seco and will be required. Coordination with Parks and Natural Resources Division, Department of Public Works, and the Department of Transportation will be required.

A Maintenance Plan shall be prepared and developed collaboratively between the Rose Bowl, Parks and Natural Resources Division.

Street Trees: The project shall comply with the Tree Protection Ordinance (TPO) that provides protection for specific types of trees on private property as well as all trees on public property.

If street tree vacancies exist, the applicant shall plant and maintain, for a period of three years, the officially designated street trees per the City approved master street tree plan on the subject frontages and install an irrigation system for those trees. Locations will be finalized in the field by Parks and Natural Resources staff. Trees must meet the City's tree stock standards and be planted according to the detail provided by the Parks and Natural Resources Division. The trees shall be approved by the Forestry Supervisor prior to the issuance of a Certificate of Occupancy. Plans for the irrigation system shall be prepared by a landscape architect registered in the State of California and submitted to the Division for review and approval. Tree grates shall be installed per City standards for new street trees.

Plans must be submitted to the Parks and Natural Resources Division for approval showing any structures, irrigation, footings grading or plantings that impact City street trees. The plans must conform to the Tree Protection Standards which specifically require showing the locations of all existing trees, their diameters and actual canopies as well as any trees to be planted with their canopy at mature size.

Any construction impacts on trees on public property shall be mitigated through the Parks and Natural Resources Division. The mitigation measure may include pruning of the trees to facilitate the construction of the project. Pruning of public trees shall be done by the Parks and Natural Resources crews. The applicant shall be responsible for the cost of pruning the trees and submit to the Department of Public Works a deposit, subject to refund or additional billing and to be determined by the Department, for the City crews to prune the trees.

DEPARTMENT OF TRANSPORTATION

Parking, Loading, and Trash Enclosure: The parking, loading and trash and recycling enclosure areas shall conform to the requirements of the Zoning Ordinance and a plan showing all pertinent dimensions for these areas shall be submitted to the Department of Public Works and the Department of Transportation for review and approval prior to the issuance of a building permit. The trash enclosure area shall include provisions for recycling.

Traffic: A comprehensive traffic impact and parking analysis is currently being prepared by the Consultant team and City staff. The contact person for the Department of Transportation is Eric Shen, Transportation Planning and Development Manager, (626) 744-7208.

Trip Reduction: The project is not subject to the City's Transportation Demand Management (TDM)/Trip Reduction Ordinance (TRO) requirements.

HOUSING & DEVELOPMENT

Plan Reviewer: Karen Balchunas/Lola Osborne
4660

Phone No. (626) 744-

General Comments: The project is not located in the boundaries of any redevelopment project areas, nor does it propose any additional housing on site, therefore is not subject to additional reviews by Development or Housing Staff.

The project is located within the boundaries of the City's Northwest Plan Area. The Northwest Commission should be included in the design and development process to include presentations for informational purposes only.

Estimated Fees:

WATER & POWER DEPARTMENT, Water Division

150 South Los Robles Avenue, Suite 200, Pasadena, CA 91101

Plan Reviewer: Antoinette T. De Leon **Phone No.** (626) 744-4475

Date Reviewed: 09/26/2003

Water Mains: PPR2003-00019: 1001 Rose Bowl Drive. (District Sheet # 214A)

The Pasadena Water and Power Department, Water Division, can serve water to this project. There is a 12 inch water main in Rosemont Avenue.

Water Pressure: The approximate water pressure range for the project site is 90 to 95 psi (pounds per square inch). The uniform plumbing code recommends the installation of a pressure regulator when water pressure exceeds 80 psi.

Water Service: There is an existing 12 inch water service to this site. The Water and Power Department will review existing water services and any additional services requested for the proposed development when final plans are submitted.

Fire Flow and Fire Hydrants: There is no current fire flow information available in the vicinity of this project. The Pasadena Fire Department has jurisdiction and establishes the requirements for fire protection within the City of Pasadena. They must be consulted in this regard. Any cost incidental to providing adequate fire protection for the project must be paid for by the owner/developer. If you would like to request a fire flow test for your site, please contact Rudy Nickens at (626) 744-4524.

Cross Connections: All city cross-connection prevention policies must be adhered to. Each parcel must have a separate water service; water lines are NOT permitted to cross lot lines to serve adjoining lots. If you have additional questions, please contact Richard Thompson at (626) 744-4299.

Landscaping and Irrigation:

CULTURAL AFFAIRS DIVISION

Public Art Coordinator: ROCHELLE BRANCH
(626) 744-6915

Phone No.

Public Art Requirement: Based on the information provided, this project IS SUBJECT to the City of Pasadena Public Art Requirement as part of the Public Art Program for capital improvements. The early inclusion of an artist on the design team is strongly recommended. Please contact the City Public Art Coordinator immediately to review the requirement as it applies to this project: (626) 744-6915.

Estimated Fees:

HEALTH DEPARTMENT PPR 2003-00019

Plan Reviewer: Mel Lim *Phone No.* 744-6062

Floors/Walls/Ceilings

Exhaust Hoods & Ducts

Equipment/Refrigeration/Ice Machines/Dipper Wells

Sinks: Hand/Mop/Prep/2-Compartment/3-Compartment

Floor Sink and Drain/Grease Trap/Interceptor

Dishwashers/Glasswashers/Garbage Disposals

Hot Water/Lighting/Ventilation

Window Screens/Pass-Through Windows

General Comments

No comments from Health

General Comments

Estimated Fees

Attachment 3
Project Timeline

Rose Bowl Project 2004-2005 Schedule

Revised PPR	Week 0
Application Complete/Start Community Outreach	
Re-Start EIR	Week 2
Technical/Administrative	
City Council	Week 5
Revised PPR Report	
Complete Community Outreach	
Notice Of Preparation	Week 6
Initial Study	
EIR Scoping	Week 13
City Commissions*	
Public	
Start EIR Comment Period	Week 21
Draft EIR Released	
City Commissions*	
Community Meetings	
End EIR Comment Period (45 Days)	Week 28
Finalize Documents	Week 34
Respond to Comments	
RBOC (Rose Bowl Operating Company)	Week 38
Recommendations to City Council	
City Council	Week 42
Certification of EIR	
Conditional Use Permit	Week 48
ZHO Hearing	
BZA Hearing (if appealed)	

Design Review	Week 24 through Week 30
Historic Preservation Commission (advisory to Design Commission)	
Urban Forestry Committee (advisory to Design Commission, if protected trees are affected)	
Design Commission (advisory to City Council)	

*Commissions
Planning Commission
Transportation Advisory Commission
Urban Forestry Commission (if protected trees are affected)
Design Commission
Historic Preservation Commission
Rose Bowl Operating Company
Recreation & Parks Commission