

Agenda Report

TO: CITY COUNCIL

DATE: JANUARY 10, 2005

FROM: CITY MANAGER

SUBJECT: COUNCIL PRESENTATION BRIEFING ON THE PLAN FOR THE FORMER EAST CAMPUS OF AMBASSADOR COLLEGE (134 VALLEY STREET), WITHIN THE CENTRAL DISTRICT SPECIFIC PLAN AREA

RECOMMENDATION:

This report is for information only.

BACKGROUND:

The City's Predevelopment Plan Review (PPR) guidelines identify projects of "community-wide significance" that are presented to the City Council for informational purposes. The Sares-Regis Group has submitted a proposal to redevelop the former East Campus of the Ambassador College campus, which is located within the Central District Specific Plan area. The Central District Specific Plan was adopted by the City Council on November 8, 2004 to provide the land use regulations, development standards, and design guidelines for all properties within the Specific Plan area.

The Sares-Regis Group intends to develop the former East Campus as a master planned urban development. They have indicated their intent to apply for a Planned Development District (PD).

PROJECT DESCRIPTION:

On the former East Campus of the Worldwide Church of God, the Sares-Regis Group is proposing an urban mixed-use village. This urban village would consist of 832 new dwelling units and the construction of approximately 30,000 square feet of ground floor retail/commercial. A total of 215,610 square feet of warehouse-type structures would be demolished to make way for the 1.01 million

square feet of development. The project would extend across three city blocks from Green Street to Del Mar Boulevard, and Pasadena to De Lacey Avenues.

Block 1, located between Green and Dayton Streets, would be developed with a public parking garage with 255 vehicle spaces for visitors to the City. The garage would be wrapped with 90 multifamily units on four levels over ground floor retail. The units would include both for sale and rental units. Residential parking at this location would include 158 vehicle spaces.

Block 2, located between Dayton and Valley Streets, would be developed with 250 for sale multifamily units with some ground floor commercial at the southwest corner of Dayton Street and De Lacey Avenue, and along the western frontage of De Lacey between Dayton and Valley Streets. A rectilinear plot of 0.52 acre accessed from Pasadena and De Lacey Avenues would break down the city block to a pedestrian scale. Parking would be provided in a subterranean garage.

Block 3, located between Valley Street and Del Mar Boulevard, would be developed with 432 multifamily rental units over subterranean parking. A rectilinear open space plot of 0.65 acre would also be accessed from De Lacey Avenue. The Dearth House, a historic single-family house located at 144 West Valley, is proposed for removal.

There are also a number of secondary and tertiary courtyard spaces, connected by paseos and walkways, which are included in the site plan of the project. No new streets are proposed in the development.

PPR MEETING SUMMARY:

On October 6, 2004 a meeting for the project was conducted between the applicant and city staff. The purpose of the meeting is to identify the requirements of the various city departments, to give applicants direction regarding their projects, and to outline the development schedule. The meeting identified the following discretionary actions and issues:

Specific Plan Review: The newly adopted Central District Specific Plan provides the land use regulations and development standards that govern the Sares-Regis Group's mix of uses, heights and setbacks for the East Campus. The project site is now included in the Old Pasadena sub-district of the Central District Specific Plan. Previously, the project site was included in the West Gateway Specific Plan. The Central District Specific Plan calls for an urban village atmosphere by encouraging housing (49-60 dwelling units per acre) in a variety of types and prices, as well as a mix of artists lofts, offices, shops, schools and artisans workshops. This area is within a transit oriented development area due to its proximity to the light rail station at Arroyo Parkway and Del Mar Boulevard and to major employers in downtown Pasadena, Old Pasadena and the Huntington

Hospital area. Issues to be considered in the analysis of the development application under the Specific Plan include building height, density, urban design and open space.

In the context of the overall project, there would be consistency with most but not all of the development standards of the Central District Specific Plan (CDSP) as described below:

- The applicant is proposing density and height averaging for the whole of the project. This would result in a location specific inconsistency. Specifically, the proposed multifamily residential/parking structure at Green Street and Pasadena Avenue is taller (60 ft.) than currently allowed (40 ft. maximum) under the CDSP.
- The CDSP allows residential density at 60 du/acre. The applicant is proposing density averaging which would result in Block 3 being built at 83 du/acre, while the whole of the project would be built at 69.7 du/acre. The block and average density include affordable units.
- The building architecture, streetscape design, landscape design, and open space accessibility of the proposed project would be evaluated in an urban design context applying the development standards of the Central District Specific Plan.

Environmental Review: The complexity of the Ambassador East Campus redevelopment merits a project EIR to fully analyze the environmental issues. An Initial Environmental Study would focus the EIR. A scoping meeting, early in the process, would permit the community to comment on potential environmental issues. Some of the issues identified for EIR analysis include historic preservation, traffic, open space, trees, and urban design.

Planned Development: A Planned Development zoning district is a tool that facilitates the orderly planning of large sites that cannot be developed in a single phase and provides greater certainty for property owners, the City, and the community. Development standards for the PD zone would be development during the review process of the proposed project. Sares-Regis has submitted an application for a planned development zone for the project.

Subdivision Review: The East Campus property currently consists of several legal parcels that do not reflect the existing pattern of development or the proposed redevelopment of the property. Existing lot lines would need to be adjusted to reflect existing and proposed development.

Historic Preservation: The project involves the demolition of approximately 22 existing buildings. Only the Dearth House has been identified as a significant historic resource. The Dearth House is proposed for removal from its East Campus location. The Historic Preservation Commission would review any proposal for the Dearth House, be it restoration, relocation, or demolition.

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. It is anticipated that developments within the project would be subject to Design Review. Sares-Regis would submit design review applications for each of the three phases as the project progresses through development. The Design Commission would review the architectural, site planning and landscape design concepts.

Transportation/Circulation: A full Traffic Impact Analysis would be prepared and analyzed as part of the project EIR. The project would also be subject to the City's Transportation Demand Management (TDM)/Trip Reduction Ordinance (TRO) requirements. Nonresidential development projects and the nonresidential development portion of mixed-use development projects, which exceed 25,000 square feet of gross floor area, are required to submit a plan to the City that indicates compliance with the City's Trip Reduction Ordinance. The Transportation Advisory Commission would review transportation analysis.

Trees: The proposed project is subject to the Tree Protection Ordinance. Of the 166 trees located on the project site, 12 meet the criteria for protection under the Tree Protection Ordinance. The proposed plan would relocate eight of the protected trees elsewhere on the site and would retain the other four in place. All of the protected trees are located within private property. The project, as proposed, would remove 111 of the remaining 154 non-protected trees. This number includes five public street trees. The Urban Forestry Advisory Committee would review landscape improvements and tree removals in the public right-of-way.

The project proposes a tree-planting plan that includes transplanted trees, new trees in common areas and the infill of missing street trees along the sidewalk surrounding the project perimeter. The concept tree-replanting plan would evenly distribute tree coverage across the project site. Currently, most of the existing trees are situated in groupings on Block 3. The project EIR would analyze the environmental impacts of individual and aggregate tree removals along with the proposed tree-planting concept.

Inclusionary Housing Plan: The project proposes to include 125 affordable housing units (of 832 total units) on-site.

Advisory Review: The following commissions would be involved in the entitlement process:

- Planning Commission
- Design Commission
- Historic Preservation Commission
- Transportation Advisory Commission
- Urban Forestry Advisory Committee

TIMELINE:

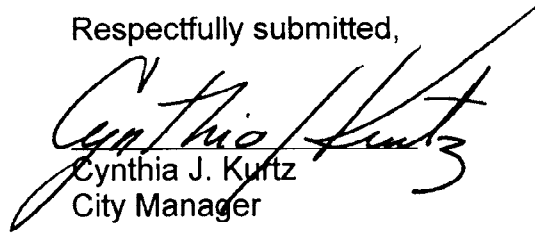
The following schedule outlines the timeline:

- 10/06/04 Meeting between applicant and city department representatives
- 11/10/04 Applicant submits application for Planned Development Request
- 12/04 Initiate Consultant selection process
- 1/10/05 Report to City Council as information item
- 01/05 to 02/05 Recommendation to City Council on EIR Consultant. EIR Contract, project Initiation, preliminary data gathering, traffic counts etc. Prepare Initial Study, Notice of Preparation Scoping Meeting(s)
- 03/05 to 06/05 Scoping Meeting, Prepare draft EIR
- 07/05 to 08/05 Publish draft EIR for 45-day Comment Period. Public Meetings to Receive Comments on DEIR with City Commissions
- 09/05 Comment Period Closed, Prepare Response to Comments. Staff review of Response to Comments
- 10/05 Prepare and print Final EIR
- 10/05 Planning Commission Public Hearing on Project EIR, Development Agreement and Planned Development Zone Change
- 11/05 City Council Public Hearing to consider Certification of the project EIR and action on the Project, and Planned Development.

FISCAL IMPACT:

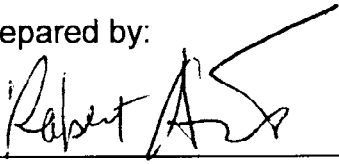
The applicant would pay fees for the discretionary actions. The project would also generate plan check and permit fees. In addition, the project would generate property tax revenues not currently assessed.

Respectfully submitted,



Cynthia J. Kurtz
City Manager

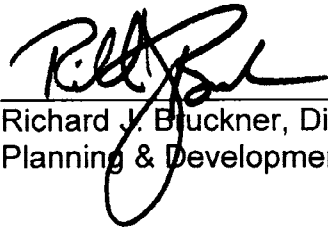
Prepared by:



Robert Avila
Associate Planner

Approved by:

JRP



Richard J. Bruckner, Director
Planning & Development Dept.

Attachments:

1. Sares Regis Planned Development Application (Westgate Pasadena)
2. Project Area Site Plan

ATTACHMENT 1
Planned Development Application



MASTER APPLICATION FORM

APPLICATION #: _____

Project Address: 11.79 acres bordered by Pasadena Ave., DeLacey Ave., Green St. & Del Mar Blvd.

Project Name: Westgate Pasadena

Project Description (Please describe demolitions, alterations and any new construction): See introductory page of attached package

Zoning Designation: CD-1 General Plan Designation: Central District Specific Plan

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Sares-Regis Group
Address: 18825 Bardeen Ave.
City: Irvine State: CA Zip: 92612

Telephone: [949]809.2513
Fax: [949]809.7742
Email: eeyerman@sares-regis.com

CONTACT PERSON: Ed Eyerman
Address: 18825 Bardeen Ave.
City: Irvine State: CA Zip: 92612

Telephone: [949]809.2513
Fax: [949]809.7742
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TYPE OF CITY REVIEWS AND APPROVALS REQUIRED:

Mark clearly the type of approval required in the space provided below:

- PREDEVELOPMENT PLAN REVIEW, PRELIMINARY PLAN CHECK, DESIGN REVIEW, GENERAL PLAN AMENDMENT, MASTER DEVELOPMENT PLAN, STREET VACATION, ZONE CHANGE, CERTIFICATE OF EXCEPTION, TENTATIVE PARCEL MAP, CONDITIONAL USE PERMIT, MINOR CUP, MCUP IN HILLSIDE, VARIANCE, MINOR VARIANCE, SIGN EXCEPTION, OTHER: Planned Development

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: _____ Date: _____

OFFICE USE ONLY table with fields for PLN #, CASE #, DESCRIPTION, DATE APPLICATION ACCEPTED, DATE APPLICATION/SUBMITTALS RECEIVED, APPLICATION FEE, RECEIVED BY, HISTORIC ARCHITECTURAL RESEARCH REQUIRED, PUBLIC ARTS FEE REQUIRED, APPLICATION FEE.

ENVIRONMENTAL ASSESSMENT CONTINUED

PROPOSED PROJECT INFORMATION:

This section of the Environmental Assessment is for information regarding the Proposed project only.

Estimated Valuation: \$190,000,000

Explain if the project is located in a geological hazard area (i.e. hillside area, seismic fault, erosive soils): N/A

List any engineering, geological, traffic, or other technical reports prepared concerning the proposed project: Foundation and Soils Report

Amount of grading proposed: Cut: Quantity Undetermined None Balance: _____
 Imported: None Exported: Quantity Undetermined

Type of development (single family residence, apartments, condominiums, commercial, industrial, institutional): Apartments/Condominiums/ Mixed Use

Total housing units: 832 Is this an affordable housing project? yes no # of affordable units: _____

Proposed Energy types: All electrical Electric kitchen Electric HVAC Gas kitchen

| PROPOSED BUILDING(S) | BUILDING A | BUILDING B | BUILDING C | BUILDING D |
|---|-------------------------------------|------------|------------|------------|
| Total gross square footage | See Exhibit C to Master Application | | | |
| Building footprint square foot | | | | |
| Open Space square footage | | | | |
| Landscaping square footage | | | | |
| Height of building in feet | | | | |
| Number of stories | | | | |
| Number of parking spaces | | | | |
| Number of housing units | | | | |
| Number of bedrooms | | | | |
| Hotel / motel number of rooms | | | | |
| Hours of operation | | | | |
| Number of employees | | | | |
| Square feet of restaurant seating area | | | | |
| Number of fixed seats (restaurant) | | | | |
| Type of use (i.e. Residential, Commercial, Mixed) | | | | |
| UBC occupancy group | | | | |
| UBC Type of construction | | | | |
| Fire sprinklers? yes / no | | | | |

* If there are additional buildings on the site, please attach a separate sheet with the above information for each building.

ATTACH AN EXPLANATION of any questions answered with yes. See Exhibit D to Master Application

- yes no Is this a phased project?
- yes no Will there be demolition or removal of any structure of any age?
- yes no Will there be any alteration of any existing structure?

* Continue to Inclusionary Housing Section.

EXHIBIT A TO MASTER APPLICATION

Assessor Parcel Numbers:

Block Bordered by Valley Street, Pasadena Avenue, Dayton Street, and Delacey Avenue:

5713-18-28

5713-18-29

Block Bordered by Dayton Street, Pasadena Avenue, Green Street, and Delacey Avenue:

5713-19-28

5713-19-29

5713-19-32

5713-19-33

5713-19-36 (Portion)

5713-19-37

Block Bordered by Del Mar Boulevard, Pasadena Avenue, Valley Street, and Delacey Street

5713-24-16

5713-24-19

5713-24-34

EXHIBIT B TO MASTER APPLICATION

| Existing Building Inventory | | | | | | | | | | | | | |
|-----------------------------|-----------------------------|---------------------|------------|-------------------------------|----------------|----------------------|-----------------------|----------------------|------------------------------|----------------------|------------------------|-----------------------------|-------------|
| Bldg. # | Building Name | Total Gross Sq. Ft. | Year Built | Building Footprint in Sq. Ft. | No. of Stories | No. of Housing Units | Sq. Ft. to be Demol'd | No. of Housing Units | No. of Housing Units Demol'd | To be Altered? (Y/N) | To be relocated? (Y/N) | Unreinforced Masonry? (Y/N) | Type of Use |
| 121 | Publishing Building | 82,692 | 1956 | 82,692 | 1 | 0 | 82,692 | 0 | 0 | Y | N | N | N/A |
| 122 | Transportation Facility | 20,975 | 1948 | 20,975 | 1 | 0 | 20,975 | 0 | 0 | Y | N | N | N/A |
| 123 | Warehouse/Body Shop | 4,966 | 1948 | 4,966 | 1 | 0 | 4,966 | 0 | 0 | Y | N | N | N/A |
| 125 | Business Administration | 32,726 | 1969 | 16,340 | 2 | 0 | 32,726 | 0 | 0 | Y | N | N | N/A |
| 126 | Plant Maintenance | 6,536 | 1961 | 6,536 | 1 | 0 | 6,536 | 0 | 0 | Y | N | N | N/A |
| 127 | Fleet Sales | 1,050 | 1962 | 1,050 | 2 | 0 | 1,050 | 0 | 0 | Y | N | N | N/A |
| 131A | Imperial Administration | 3,575 | 1950 | 3,575 | 1 | 0 | 3,575 | 0 | 0 | Y | N | N | N/A |
| 132B | Imperial Classroom Building | 3,735 | 1950 | 3,735 | 1 | 0 | 3,735 | 0 | 0 | Y | N | N | N/A |
| 133C | Imperial Classroom Building | 4,725 | 1950 | 4,725 | 1 | 0 | 4,725 | 0 | 0 | Y | N | N | N/A |
| 134D | Imperial Classroom Building | 7,276 | 1950 | 7,276 | 1 | 0 | 7,276 | 0 | 0 | Y | N | N | N/A |
| 135E | Locker/Shower Building | 3,520 | 1950 | 3,520 | 1 | 0 | 3,520 | 0 | 0 | Y | N | N | N/A |
| 136F | Imperial Gymnasium | 13,915 | 1971 | 13,915 | 1 | 0 | 13,915 | 0 | 0 | Y | N | N | N/A |
| 137G | Imperial Cafeteria | 1,920 | 1984 | 1,920 | 1 | 0 | 1,920 | 0 | 0 | Y | N | N | N/A |
| 171 | Cabinet & Paint Shop | 10,498 | 1972 | 9,425 | 2 | 0 | 10,498 | 0 | 0 | Y | N | N | N/A |
| 172-176 | Horticultural Facility | 4,378 | 1969 | 4,378 | 1 | 0 | 4,378 | 0 | 0 | Y | N | N | N/A |
| 177H | Imperial High School | 13,123 | 1978 | 13,123 | 1 | 0 | 13,123 | 0 | 0 | Y | N | N | N/A |
| 179 | 144 West Valley | 1,822 | 1893 | 1,822 | 1 | 1 | 0 | 1 | 1 | Y | Y | N | Res. |

Notes:
 Open space and parking are not assigned at a building level.
 There are no covenanted affordable units, or hotel/motel to be demolished.

EXHIBIT C TO MASTER APPLICATION

| Blocks | Description | Area in Acres | Building Footprint | Total Gross (SF) | Building Height | Number of Stories | Number Parking Stalls | Type of Use | UBC Occ.Group | Type of construction | Fire Sprinklers (Y/N) |
|--|----------------------------|----------------|--------------------|------------------|-----------------|-------------------|-----------------------|----------------|---------------|----------------------|-----------------------|
| Block 1 Mixed-Use Bldg For Rent or For Sale | Residential | | | 123,135 | 40'-60' max. | 3-5 | 158 | Residential | R-1; B; M; S3 | I/V | Y |
| | Ground Floor Retail | 0.74 | 26,000 | 26,000 | | | | Mixed-Use | | I/V | Y |
| | Parking Structure 1) | 0.7 | 30,400 | 172,304 | | | | Public Parking | | I | Y |
| | Plaza | 0.08 | 3,000 | | | | | | | | |
| | Total: | 1.52 | 59,400 | 149,135 | | | | | | | |
| Block 2 For Sale | Mix of: | | | | | | | | | | |
| | Retail | 0.09 | 4,000 | 4,000 | | | | Residential | | V | Y |
| | Urban Row House | 1.26 | 32,800 | 98,400 | 40' max | 3 | 125 | Mixed-Use | R-1; B; S3 | V | Y |
| | California Court | 1.51 | 33,210 | 119,556 | 40'-50' max. | 3-4 | 148 | | R-1; B; S3 | V | Y |
| | Esplanade Courtyard | 1.61 | 39,230 | 166,794 | 40'-60' max. | 4+ Mezz. | 165 | | R-1; B; S3 | V | Y |
| Total: | 4.47 | 109,240 | 388,750 | | | 438 | | | | | |
| Block 3 For Rent | Mix of: | | | | | | | | | | |
| | Urban Row House | 1.0 | 27,400 | 82,200 | 40' max | 3 | 161 | Residential | | V | Y |
| | California Court | 1.5 | 38,950 | 132,950 | 40'-50' max. | 3-4 | 230 | | R-1; B; S3 | V | Y |
| | Esplanade Courtyard | 2.9 | 72,120 | 288,480 | 40'-60' max. | 4+ Mezz. | 470 | | R-1; B; S3 | V | Y |
| | Open Space | 0.53 | 23,086 | | | | | | | | |
| Total: | 5.93 | 161,556 | 503,630 | | | 861 | | | | | |
| Grand Total | | 11.92 | 330,196 | 1,041,515 | | | | | | | |
| | Parking Structure | 0.7 | 30,400 | 30,400 | | | | | | | |
| | Retail | 0.83 | 30,000 | 30,000 | | | | | | | |
| | Urban Row House | 2.3 | 60,200 | 180,600 | | | | | | | |
| | California Court | 3.01 | 72,160 | 262,606 | | | | | | | |
| | Esplanade Courtyard | 4.61 | 113,350 | 456,274 | | | | | | | |
| | Open Space | 0.61 | 26,086 | 0 | | | | | | | |
| | Mixed-Use Bldg | | | 123,135 | | | | | | | |
| | Total | 11.92 | 330,196 | 1,041,515 | | | | | | | |

EXHIBIT D TO MASTER APPLICATION

Explanation of question answered with yes from Page 3 of Master Application:

Is this a phased project?

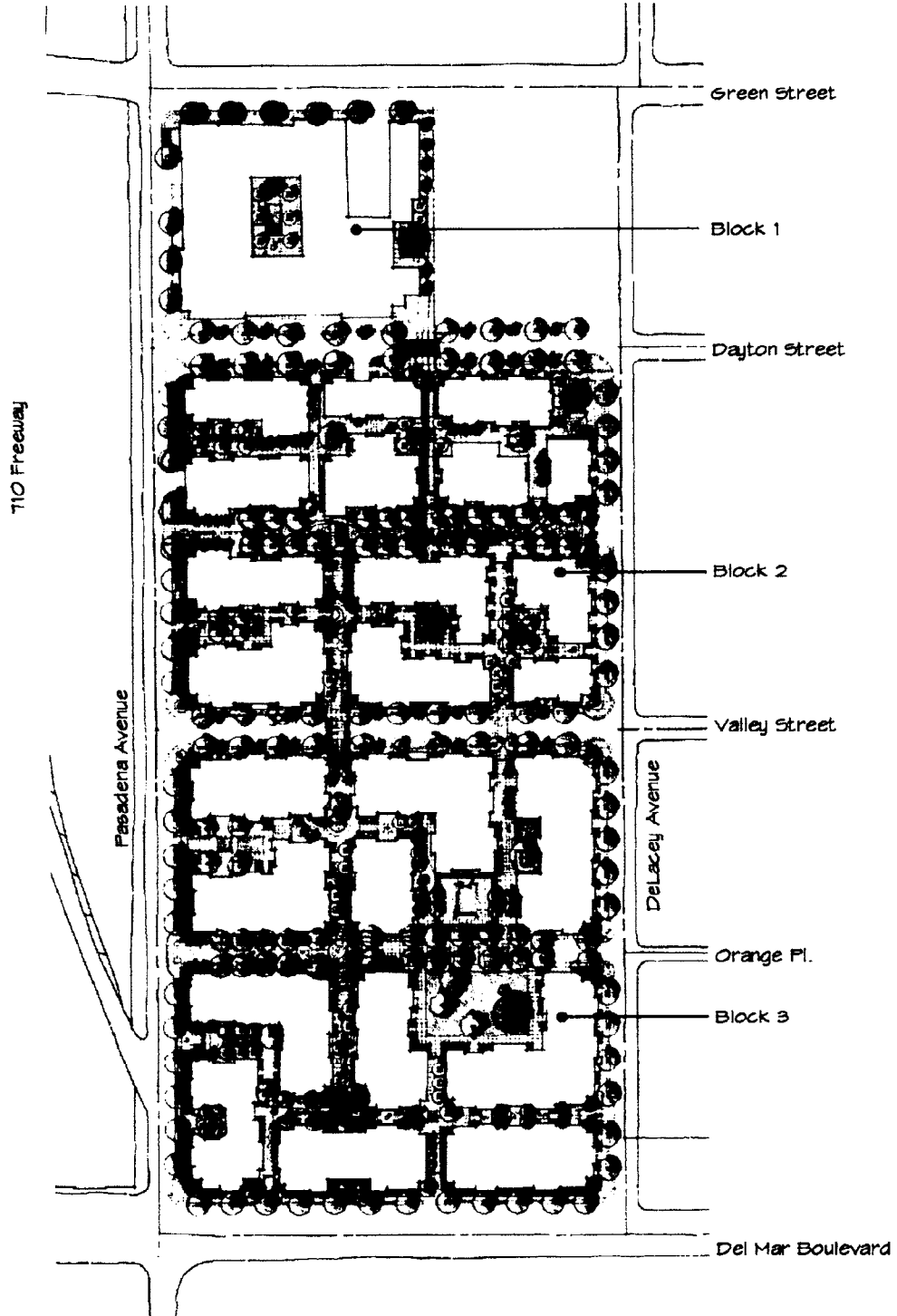
This size and scope of this project requires it to be phased. Existing streets will naturally break the site into three separately phased blocks. The southern block of the site will be for rent residential housing, the central block will become for sale housing, and the northern block will be mixed use including a parking garage. While the blocks will be constructed in separate phases, it is very possible that the phases will overlap and construction could be occurring on at least two of the blocks simultaneously.

Will there be demolition or removal of any structure of age?

With the exception of the Dearth House, all buildings are proposed to be demolished because they are not of any historical significance. All efforts will be made to relocate the Dearth House to another location, however if the building cannot be reasonably relocated, we are proposing the building also be demolished.

ATTACHMENT 2
Project Area Site Plan

SITE PLAN



ARCHITECT



LANDSCAPE ARCHITECT



WESTGATE PASADENA

MASTER PLAN

PASADENA, CALIFORNIA



10.29.04