

Agenda Report

TO: CITY COUNCIL

DATE: DECEMBER 11, 2006

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: PRELIMINARY PLAN REVIEW FOR THE NEW CONSTRUCTION OF A FOUR-STORY, 212 UNIT RESIDENTIAL BUILDING ABOVE 2 LEVELS OF SEMI-SUBTERRANEAN PARKING AND THE RETROFIT OF AN EXISTING HISTORICALLY SIGNIFICANT BUILDING INTO A 350 SEAT LIVE STAGE THEATER.

RECOMMENDATION

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

BACKGROUND

This project summary is being presented to the City Council per Preliminary Plan Review (PPR) guidelines, which call for staff to present projects of community-wide significance to the City Council for informational purposes.

SMV Technology Partners LLC (the developer) is proposing to develop a mixed-use (residential/theater) development located at the southeast corner of Sierra Madre Villa Avenue and East Foothill Boulevard. The site is located within the boundaries of the East Pasadena Specific Plan.

On October 10, 2005, the business terms for a Memorandum of Understanding (M.O.U.) between the City of Pasadena and the developer was presented to the City Council. The Council approved the M.O.U. which directs the City staff to negotiate a Development Agreement with the developer which if approved would permit the right to develop a total of 212 housing units (including the 15% inclusionary housing requirement) as provided in the East Pasadena Specific Plan. It is the intent of this project to further the City's and developer's desire to implement the goals and objectives of the East Pasadena Specific Plan.

PROJECT DESCRIPTION

The specific site is an approximate 166,536.98 square foot (3.823 acre) parcel located within the boundaries of the East Pasadena Specific Plan. The proposed new construction consists of two buildings; a 237,706 (excluding the garage) square foot, 212-unit residential building and approximately 40,000 square feet of performance and supporting space including office space. The height of the residential building at 60 feet (4 stories) is consistent with the 60 foot height restriction outlined in the East Pasadena Specific Plan. The project includes 339 parking spaces in a semi-subterranean parking structure, all of which are required for the residential use. A minor conditional use is being requested by the applicant to provide parking for the theater use in the adjacent Metropolitan Transit Authority parking structure.

The project will redevelop two substantially vacant properties that were previously an industrial use. A portion of the site includes the historic Stuart Pharmaceutical Company building which will require that the project be developed in a manner that is consistent with the Secretary of the Interior's Standards for Historic Preservation. The contemporary design aesthetic of the residential building complements the design of the Stuart Pharmaceutical Building. The proposed building is designed by Berry Keller Architects, the principal architect being John Berry.

REVIEW OF DISCRETIONARY ACTIONS

The purpose of the PPR process is to identify site-specific requirements from the various City departments to give applicants direction regarding their projects. This report is not intended to represent a staff recommendation. Staff reviewed the proposed project and determined that the following actions would be necessary:

Environmental Review: The California Environmental Quality Act (CEQA) review of the project will address traffic, air quality, aesthetics, historic preservation, and other issues. "A "Program Environmental Impact Report (EIR)" was prepared and approved for the East Pasadena Specific Plan and addressed the overall effects of development in this area. However, this Program EIR could not identify the specific impacts that the proposed project would have on the area and therefore a "project specific" initial study is being prepared to fully understand the related impacts. Potential environmental impacts include traffic, historic preservation, and air quality.

Development Agreement: The developer has requested a Development Agreement. This request was acknowledged in the Memorandum of Understanding. The Development Agreement will be reviewed by the Planning Commission.

Transportation Advisory Commission: As part of the City Council's approval of the business terms of the M.O.U., review of the project by the Transportation Advisory Commission was included in the entitlement process.

Subdivison - Lot Line Adjustment: A lot line adjustment will be needed to secure the appropriate land area needed for the requested density.

Expressive Use Permit/Minor Conditional Use Permit: An Expressive Use Permit (E.U.P.) is required for the proposed theater, a Minor Conditional Use Permit is required to allow a commercial use of more than 15,000 sq. ft. in a Transit Oriented Development, and a Minor Conditional Use Permit is required for shared parking. The public hearings for the aforementioned discretionary actions are normally heard by the Zoning Hearing Officer, but Section 17.60.030 of the Municipal Code allows the Director to bundle applications for concurrent processing. The Director has determined that the aforementioned public hearings will be bundled with the hearing for the Development Agreement.

Design Review: The Stuart Co. Building (completed in 1958) is listed in the National Register of Historic Places at the state-wide level of significance. The municipal code requires design review for all exterior alterations affecting a designated historic resource and its setting. The rehabilitation project and new construction are both subject to design review.

A project of this size and complexity will follow the procedures of concept and final design review conducted by the Design Commission. Concept (schematic-level) design review addresses the schematic phase of a design, including massing, modulation of exterior walls, site planning, orientation, proportions, roof forms, solid-to-void relationships, compatibility with surroundings, and compliance with applicable design guidelines. Final design review focuses on compliance with conditions of Concept Design review (if any) and architectural details such as building wall sections, windows and doors, materials, colors and finishes, landscaping, signage, exterior lighting, location/screening of mechanical equipment, etc.

Timeline: The following timeline outlines the major steps in the process.

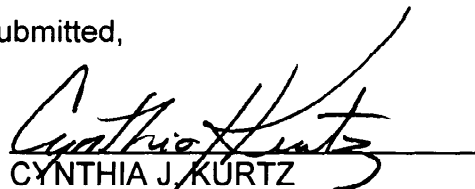
Date	Activity
December 2006	Application submitted for Development Agreement (Environmental documentation reviewed*)
February 2007	Planning Commission Subdivison - Lot Line Adjustment Development Agreement (Recommendation to City Council) Expressive Use Permit – Theater Use Minor Conditional Use Permit – Commercial Use of more than 15,000 sq. ft. in a Transportation Oriented Development Minor Conditional Use Permit – Shared off-site parking
March 2007	City Council - Development Agreement (Approval of Development Agreement)
April 2007	Transportation Advisory Commission (City Council request)

May 2007	Design Commission – Concept design review
June 2007	Design Commission – Final design review
	*add 6 months – 1 year to the timeline if an Environment Impact Report is required.

FISCAL IMPACT

The applicant will be required to pay fees for the Development Agreement, the Expressive Use Permit, Minor Use Permit, Design Review, and the processing of environmental documents for the project, which cover staff time. 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

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Attachment: Revised Pre-Application Submittal – Mixed Use Theater-Arts Project