

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** May 1, 2006

**FROM:** CYNTHIA J. KURTZ, CITY MANAGER

**SUBJECT:** PREDEVELOPMENT PLAN REVIEW FOR A NEW COMMERCIAL DEVELOPMENT AT 31-71 S. FAIR OAKS AVENUE

## **RECOMMENDATION**

This report is for information only.

## **BACKGROUND**

The administrative guidelines for Preliminary Plan Review (PPR) require presentations to the City Council about projects of community-wide significance. The proposed, new commercial development at the northwest corner of S. Fair Oaks Avenue and W. Green Street, in the CD-1 (Old Pasadena) zoning district, qualifies for a PPR presentation to the Council because it has more than 50,000 square feet of floor area.

## **PROJECT DESCRIPTION**

Bordering S. Fair Oaks Avenue, E. Green Street, and Mills Place, the existing site is just under an acre in size. It presently is a surface parking lot with 76 spaces. The proposed new development is a four-story retail-and-office building (80,649 square feet)—of type I construction— over a basement floor and two subterranean levels of parking with 74 spaces. The flat-roofed building has a cylindrical corner tower at the corner of Fair Oaks and Green. It has no setbacks except for a the elevation along Green Street, where above the first floor there is a ten-foot step back to accommodate the canopy of the mature street trees. The floor-area ratio (FAR) of the building is within the maximum allowable limit of 2.0.

As designed, the building exceeds the allowable height limit of three stories and 40 feet by 12 feet (one full floor). The zoning code permits portions of the building to exceed the 40-foot height through height averaging and through the corner-height provisions for CD-1. It also permits appurtenances (non-habitable space) to exceed the height limit.

The developer of the site is M+D Properties (of Lynwood); the architect is McClellan & Associates (of Pasadena).

This project replaces an earlier proposal for a market-place development that received entitlements from the City in 2001 but was never realized.

### **SUMMARY OF DISCRETIONARY ACTIONS**

The site-specific requirements identified thus far from the City staff are:

**Conditional Use Permit:** A Conditional Use Permit is required for any commercial project with more than 25,000 square feet of floor area. Minor Conditional Use Permit is required for non-residential development exceeding 15,000 square feet in a Transit-oriented Development District. A Minor Conditional Use Permit may also be required for shared parking, and a variance may be required for loading. A variance may also be required to entitle some of the height of the building.

**Design Review:** Design review is required for all new construction in the CD-1 zoning district. The Design Commission is responsible for conducting design review of a project of this scale at a noticed public hearing. At both concept review and final review, it will review the architectural design, site plan, materials, and landscaping. In addition, the Design Commission is also responsible for approving any requests for height averaging; in this case, the developers have indicated that they intend to apply for height averaging.

**Public Art Review:** The public art requirements apply to the project.

**Trees:** The new development proposes the removal of two trees (olive and ficus). These trees appear to be below the thresholds for protected trees. If upon closer examination the trees exceed than the diameter-at-breast-height threshold, the City will require an application for private tree removal, which will be considered with the first discretionary action on the project.

**Environmental Review:** The CEQA review of the project will address traffic, air quality, aesthetics, and other issues. Technical studies evaluating the effects of the project on traffic and air quality will be submitted for the environmental study.

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

<b>Date</b>	<b>Activity</b>
1/25/2006	Application submitted for preliminary review by City staff and concept design review
3/27/2006	Preliminary Plan Review presentation to City Council

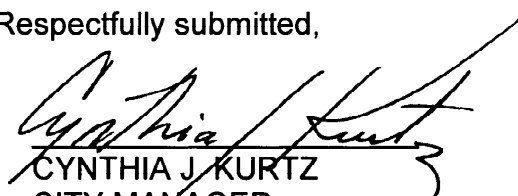
Date	Activity
April/June 2006	Development team responds to comments from City staff and possibly redesigns the building to meet the height requirements in the zoning code. Development team also submits technical studies on traffic and air-quality impacts of the project.
June/ August 2006	<p>Applicant files applications for zoning entitlements and staff completes Initial Environmental Study and Environmental Determination*</p> <ul style="list-style-type: none"> <li>• Review of submitted studies, i.e., air quality analysis</li> <li>• Prepare draft environmental documents</li> <li>• Circulate environmental documents to pertinent sections/departments for review and comments</li> <li>• Finalize environmental document and make environmental determination</li> <li>• Prepare, mail, and post notice of public hearing</li> </ul>
October/2006	Public hearing for conditional use permits and any other zoning entitlements.
October- November/2006	Design Commission, Concept Design Review and Review of Height-averaging and Additional Floor/Height at Corner.
January 2007	50% Design Review
March 2007	Final Design Review

*\*If an EIR is required, this time line will need to accommodate the EIR process.*

**FISCAL IMPACT**

The applicant will be required to pay fees for 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

Prepared by:

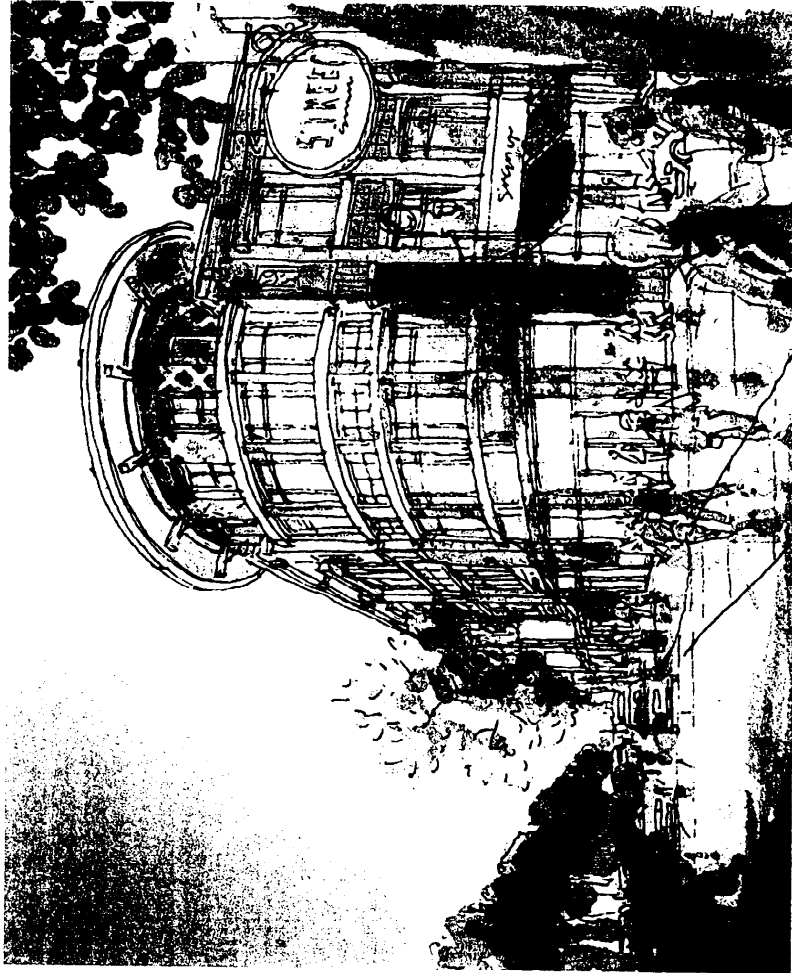
Approved by:

  
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Jeff Cronin  
Principal Planner

  
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Richard J. Bruckner  
Director of Planning and Development

### **Attachment**

Proposed Plans and Preliminary Elevations for "Fair Oaks & Green," McClellan & Associates, 01/26/06.



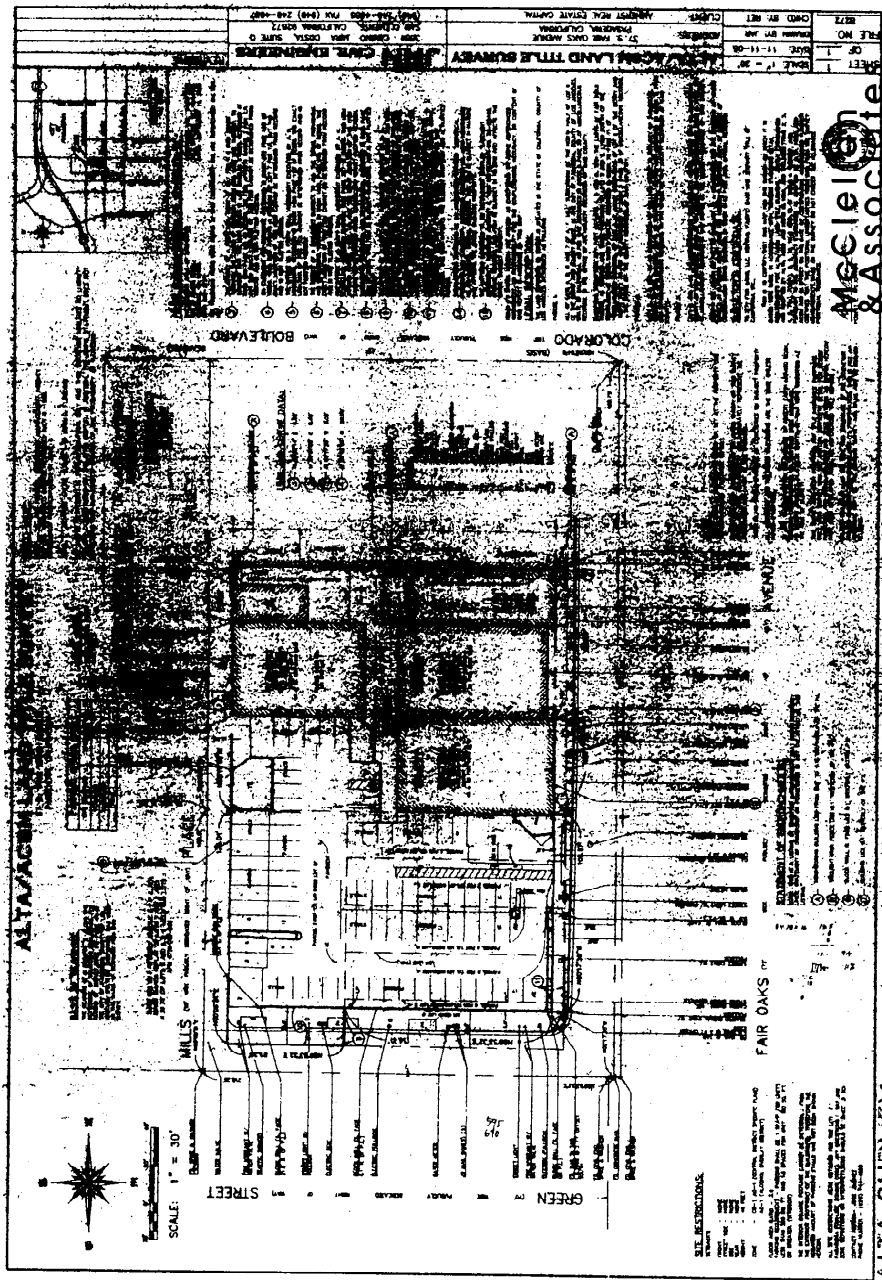
**FAIR OAKS & GREEN CORNER**

M+D PROPERTIES | FAIR OAKS & GREEN | Pasadena, California

**McClellan & Associates**  
 595 East Colorado Blvd., Suite M8, Pasadena, CA 91101

**Carter-Burgess**  
 4700 West Century Blvd., Suite 600, Santa Ana, California 92701  
 Telephone: 714.237.1500 Fax: 714.237.1501  
 ARCHITECTURE | ENGINEERING | PLANNING SERVICES



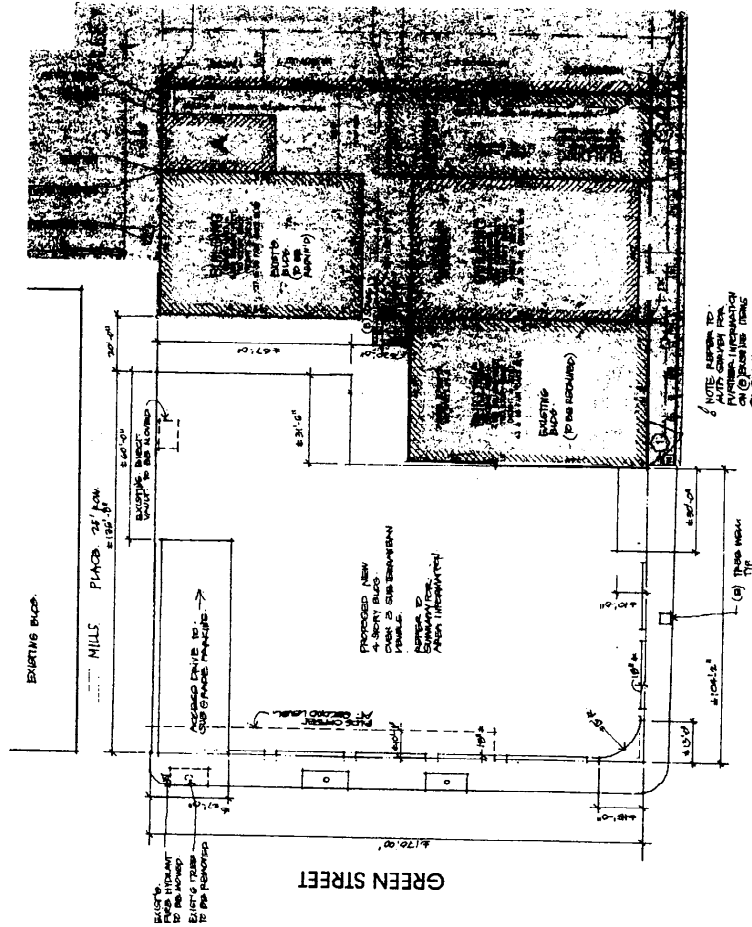


**ALTA SURVEY**  
M+D PROPERTIES

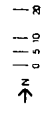
FAIR OAKS & GREEN | Pasadena, California

in association with  
**Carter Burgess**  
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Phone: 714.271.1500 Fax: 714.271.1401  
ATC-101/04 | CAD: [Signature] | RELATED SERVICES

**02**



FAIR OAKS AVENUE



FAIR OAKS & GREEN | Pasadena, California

SITE PLAN

M+D PROPERTIES

PROJECT SUMMARY

TOTAL ALLOWANCE	83,296 \$F
EXISTING GROSS	21,197 \$F
ALLOWANCE NEW	62,199 \$F
BASEMENT	18,450 \$F
<b>TOTAL</b>	<b>80,649 \$F</b>

PARKING  
 RETAIL 3/1000 LESS 25% = 79 CARS  
 OFFICE 2.25/1000 = 103 CARS  
 = 182 TOTAL

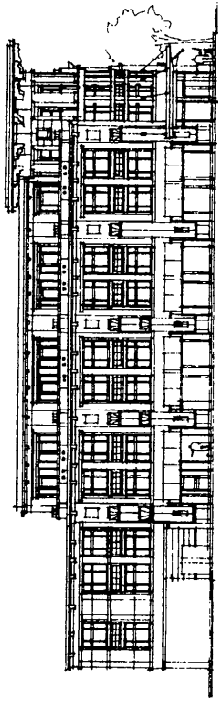
PARSONS 108  
 IN PARKING STRUCTURE 74  
 = 87 LESS 12 (TANDEM)  
 = 75 > 74,  
 SO O.K.

**Mcclellan & Associates**  
 905 East Colorado Blvd., Suite 400, Pasadena, CA 91101

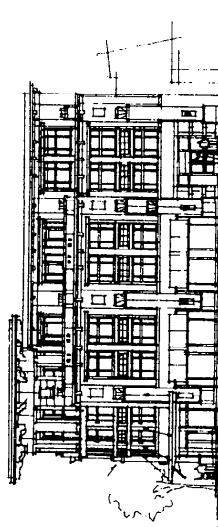
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 10000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90024  
 Telephone: 310.277.1000 Fax: 310.277.1001



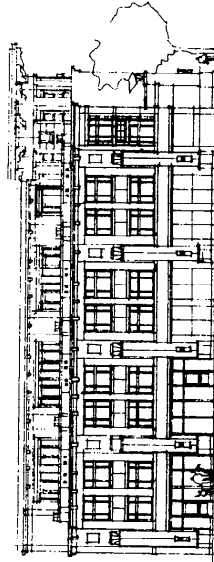
ARCHITECTURE | ENGINEERING | RELATED SERVICES



GREEN ST. ELEV.



FAIR OAKS AVE. ELEV.



MILLS PLACE ELEV.

M+D PROPERTIES |

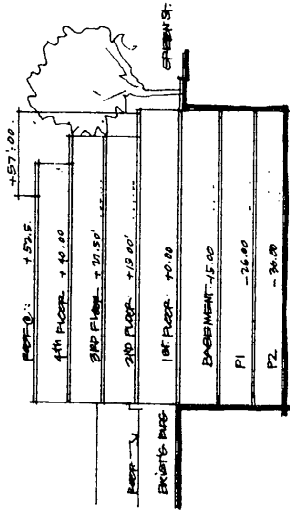
FAIR OAKS & GREEN | Pasadena, California

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 505 EAST COVARD BLVD., SUITE 400 PASADENA, CA 91101

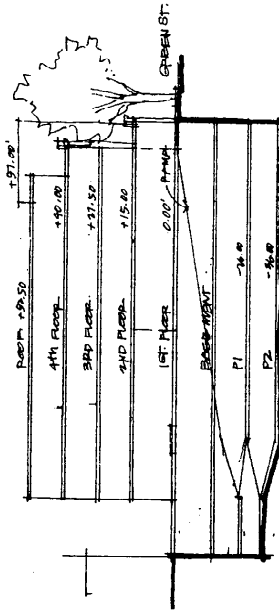
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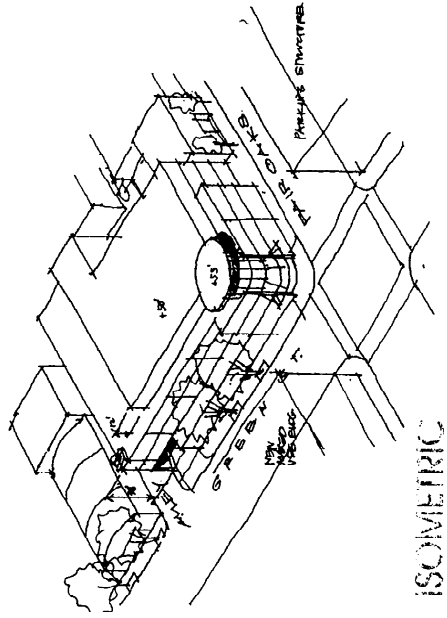




SECTION B-B



SECTION A-A

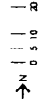


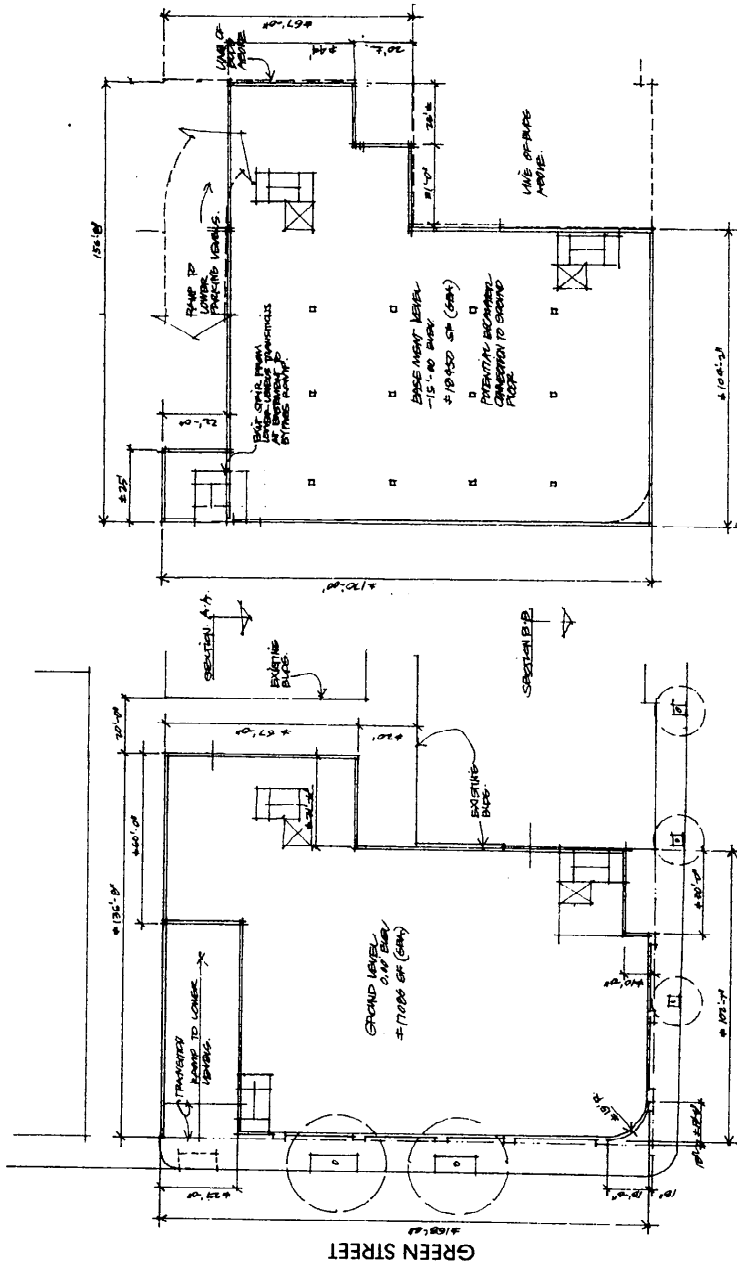
ISOMETRIC

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M+D PROPERTIES | FAIR OAKS & GREEN | PASADENA, CALIFORNIA





GROUND LEVEL  
FAIR OAKS AVENUE

BASEMENT LEVEL

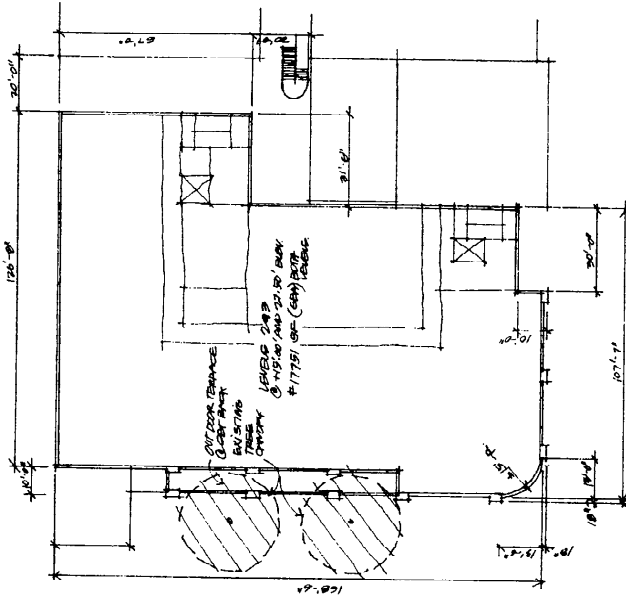
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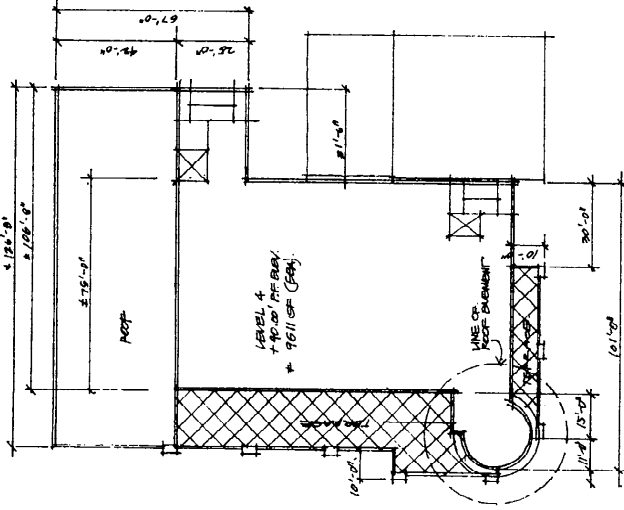
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M+D PROPERTIES | FAIR OAKS & GREEN | Pasadena, California

→ 1/4" = 0' 5" 10" 20"



LEVELS 2 & 3



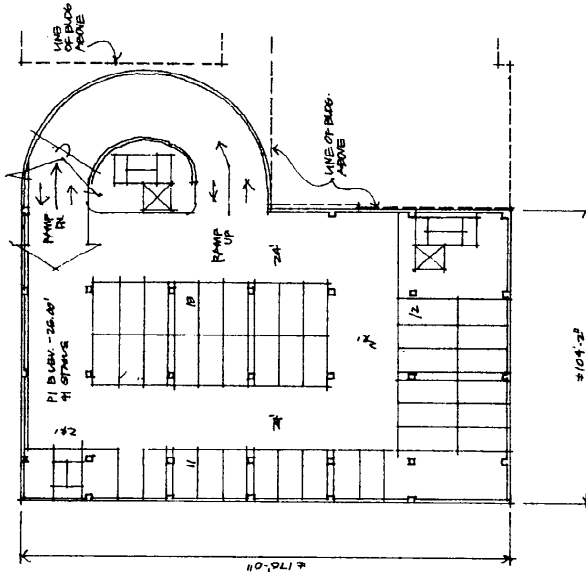
LEVEL 4

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& Associates  
505 E. Hill, Pasadena, CA 91101

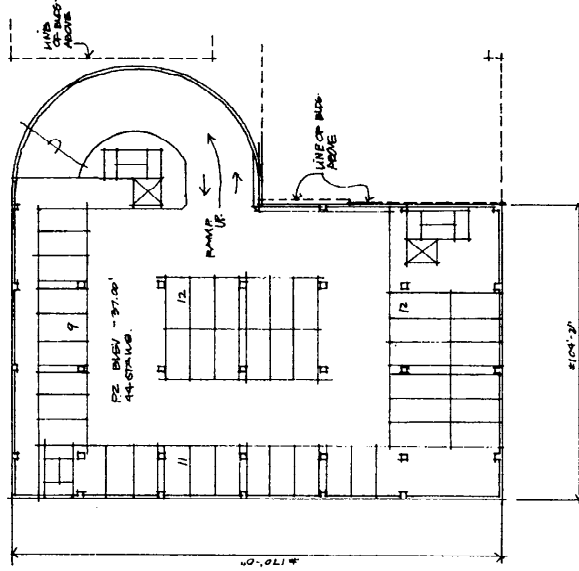


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M+D PROPERTIES | FAIR OAKS & GREEN | Pasadena, California



P1 LEVEL



P2 LEVEL

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