

# Agenda Report

**TO:** CITY COUNCIL **DATE:** JUNE 18, 2007  
**FROM:** CYNTHIA J. KURTZ, CITY MANAGER  
**SUBJECT:** PRELIMINARY PLAN REVIEW FOR THE NEW CONSTRUCTION OF A  
641,601 SQUARE FOOT CORPORATE OFFICE CAMPUS  
DEVELOPMENT.

## 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.

Cogent-Broadreach (the developer) is proposing to develop a corporate office campus development on a 17.5 acre site that is bounded by Sierra Madre Villa on the west, Electronic Drive on the south, Rosemead Boulevard on the northeast and Halstead Street on the southeast. The site is located within the boundaries of the East Pasadena Specific Plan. The project site is zoned EPSP-d2-CO (D, D-1).

### Project description

The proposed new construction consists of six new buildings and the retention of an existing building which fronts onto Electronic Drive. The proposed project will remove three of the four existing office buildings and a parking lot which currently exist on the site. There are three pedestrian plazas located between the new buildings. The plazas will be visually linked with a series of water features. There are two vehicular driveways which cross the site in an east/west orientation. These drives provide access across the site, access to a two level subterranean parking structure and limited at-grade parking spaces. The exact number of parking spaces to be provided in the subterranean parking structure is not known at this time. However, the project will comply the City's parking requirements.

The new buildings are 3-4 stories in height and have a combined gross floor area of 641,601 square feet. The amount of square footage to be demolished is 151,044 square feet. The net new building area (641, 601 sq. ft. subtract 151,044 sq. ft.) is 490,557 square feet. It is anticipated that the project will be developed below the 1.2 FAR which is the FAR permitted for this site pursuant to the East Pasadena Specific Plan when the Kinneloa Walnut roadway improvements are completed.

The existing building which will be retained is two stories tall and has a gross floor area of 230,585 square feet. The combined gross floor area of the new construction and the existing building is 872,186 square feet.

Each of the proposed buildings is generally consistent with the height limit; however there are still areas where the corners of the buildings exceed the height limit due to the significant change in topography of the site. The applicant has expressed an interest to apply for an "adjustment permit" in order to produce a comprehensive development incorporating a more enhanced environment and architectural excellence than would normally be possible under more standard district development requirements

According to the tree survey, there are a number of trees on the site ( e.g. jacaranda, chamerops humilis, pines, and erythrina) that are protected by the City's tree protection ordinance. In order to remove protected trees, the applicant will need to apply for a Private Tree Removal permit. It is critical that the applicant determine early in the process how the findings for removal of protected trees can be made under the ordinance.

The project is located ½ mile from the Metro Gold Line Sierra Madre Villa Station which places it outside the ¼ mile radius of a transit oriented district (TOD). The East Pasadena Specific Plan states "Any project within, or partially within, a radius of ¼ mile from the light rail boarding area must be determined by the decision maker to be transit-oriented development according to criteria established in the zoning code. This criterion shall also be applied to projects within, or partially within a radius of ½ mile as guides for appropriate conditions of approval, though projects between ¼ and ½ mile will not require a determination that they are transit oriented development." The applicant is working to incorporate the transit oriented development criterion into the project.

Preliminary renderings illustrate a contemporary design aesthetic for the proposed buildings. The buildings appear to be compatible with the mid century vernacular of the surrounding office and residential buildings. The proposed building is designed by Ronald Frink Architecture, the principal architect being Ronald Frink.

## **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: 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 will be prepared. Potential environmental impacts include traffic, aesthetics, biological resources (tree removal) and air quality. It is anticipated that an environmental impact report will be prepared for the project.

Adjustment Permit: An Adjustment Permit is being requested to exceed the height limit for the site. The applicant desires to produce a comprehensive development incorporating a more enhanced environment and architectural excellence than would normally be possible under more standard district development requirements

Conditional Use Permit: A Conditional Use Permit (C.U.P.) is required for the proposed project because it exceeds 25,000 square feet of non-residential area.

Private Property Tree Removal Permit:

A Private Property Tree Removal Permit is required for the proposed project because there are a number of trees (proposed to be removed) on the site that are protected by the City’s tree protection ordinance.

Certificate of Exception: A certificate of exception will be required to consolidate the existing two parcels into one parcel.

Design Review: Design review is required for the project because it consists of new construction of buildings in excess of 25,000 square feet in the East Pasadena Specific Plan. A project of this size and complexity will follow the procedures of concept and final design review conducted by the Design Commission.

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

<b>Date</b>	<b>Activity</b>
June 2007	Application submitted for Adjustment Permit (C.U.P. Cert of Exc.) (Environmental documentation reviewed*)
30 days	Review application for completeness
August 2007 – April /May2008 (approximately 9 months)	Environmental Documentation (Initial Study and EIR) (Includes 45 day review of draft EIR)
May 2008	Planning Commission <ul style="list-style-type: none"> <li>• Adjustment Permit – exceed height requirement</li> <li>• Conditional Use Permit – commercial use &gt; 25,000 s.f.</li> <li>• Private Property Tree Removal Permit</li> </ul>

	<ul style="list-style-type: none"> <li>• Certificate of Exception – consolidate 2 parcels into 1 (Recommendation to City Council)</li> </ul>
June 2008	City Council <ul style="list-style-type: none"> <li>• Adjustment Permit – exceed height requirement</li> <li>• Conditional Use Permit – commercial use &gt; 25,000 s.f.</li> <li>• Private Property Tree Removal Permit</li> <li>• Certificate of Exception – consolidate 2 parcels into 1 (Final Approval)</li> </ul>
July 2008	Design Commission – Concept design review
August 2008	Design Commission – Final design review

**FISCAL IMPACT**

The applicant will be required to pay fees for the Conditional Use Permit, Private Tree Removal Permit, Variance or Adjustment Permit, Certificate of Exception, and 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,



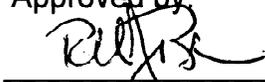
CYNTHIA J. KURTZ  
CITY MANAGER

Prepared by:



Leon White  
Project Planner

Approved by:



Richard J. Bruckner  
Director of Planning and Development

Attachments:

Preliminary landscape concept - site plan  
A1.3 Proposed Elevation Height Study



# COGENT - BROADREACH

