

Agenda Report

TO: CITY COUNCIL **DATE:** JUNE 25, 2007
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: PRE-APPLICATION CONFERENCE FOR THE PROPOSED 150,000
SQUARE FOOT PLAZA PASADENA OFFICE PROJECT AT 680 E.
COLORADO

RECOMMENDATION

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

BACKGROUND

This project summary is being presented to the City Council per Pre-Application Conference (PAC) guidelines, which call for staff to present projects of community-wide significance to the City Council for informational purposes. IDS Real Estate Group has submitted a proposal for the construction of a new office building located on a 58,000 square foot parcel at the southeast corner of south El Molino Avenue and East Colorado Boulevard within the Playhouse District. Currently, the project site is built with a 30,000 square foot building that was formerly the Homestead House and Biggar Furniture building.

PROJECT DESCRIPTION

The proposed project is the construction of a 150,000-square foot office building with ground floor pedestrian uses over a 522 stall parking structure to service the office and retail component and include commercial off-street parking to service the Playhouse Theater and Playhouse District. The project will include the creation of a number of plazas and paseos to improve pedestrian access between the historic Playhouse Theatre on El Molino Avenue to the Arcade Lane property east of the site, and to Colorado Boulevard consistent with Playhouse District Streetscape, Walkways and Alley plan. The height of the building is five stories (75 feet) which is consistent with the Zoning Code.

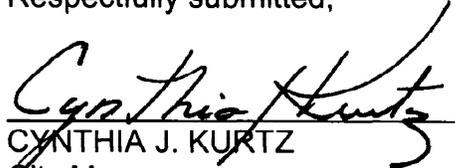
Timeline: The following timeline outlines the major steps in the process.

Date	Activity
5/1/2007	Application submitted for entitlements
30 days	Review application for completeness
6/25/2007	PAC presentation to City Council
July 2007	EIR Scoping Meeting
45 days	EIR Circulation – Review by Planning and Design Commissions
September 2007	Planning Commission Review of FAR Bonus, CUP and Adjustment Permit
October 2007	Council Certification of EIR
October 2007	Council Consideration of Adjustment Permit and FAR Bonus
October 2007	Design Commission Design Review

FISCAL IMPACT

The applicant will be required to pay fees for the CUP, Design Review and the environmental analysis for the project. The project will also require plan check and permit fees.

Respectfully submitted,


 CYNTHIA J. KURTZ
 City Manager

Prepared by:


 Robert Montano
 Business District Coordinator

Approved by:


 Richard J. Bruckner
 Director of Planning and Development

Attachment: Proposed Plans for the Plaza Pasadena Office Project

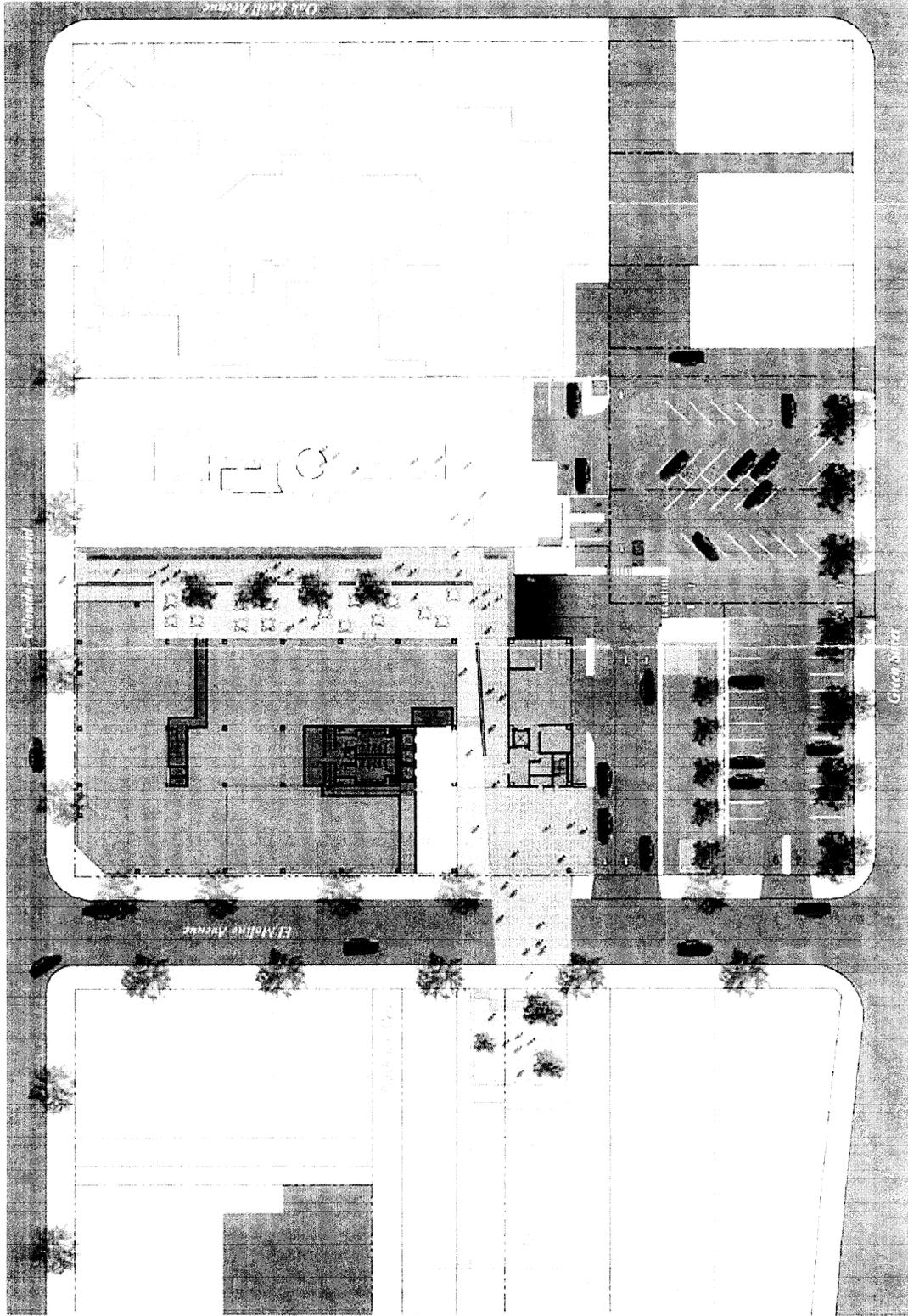


Playhouse Plaza

IDS

Architectural rendering of Playhouse Plaza

Architectural rendering of Playhouse Plaza



Playhouse Plaza

05.7005.000

Ground Floor Plan

June 7, 2007

Gensler