

Agenda Report

March 28, 2011

TO: Honorable Mayor and City Council

FROM: Planning Department

SUBJECT: AUTHORIZATION TO ENTER INTO A CONTRACT WITH THE PLANNING CENTER TO PROVIDE PROFESSIONAL CONSULTING SERVICES IN THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR CROWN CITY MEDICAL CENTER

RECOMMENDATION:

It is recommended that City Council authorize the City Manager to enter into a contract with the Planning Center for an amount not to exceed \$125,000, for the preparation of an Environmental Impact Report for the Crown City Medical Center located at 550 East Colorado Boulevard. Competitive bidding is not required pursuant to City Charter Section 1002 (F) for contracts for professional or unique services.

BACKGROUND:

The Charles Company has proposed the development of a medical office building for the property located at 550 East Colorado Boulevard. The five-story development would be accessible by a pedestrian oriented entrance lobby and includes a five-level subterranean parking structure. The proposed project would provide approximately 96,051 square feet (sq ft) of medical office space, and 16,201 sq ft of specialty retail, which includes a pharmacy and restaurant on the first floor. The site is approximately 0.9 acre in size and is currently used as a ground level parking lot. Access to the subterranean parking would be from an entrance road connected to Converse Alley. Additional surface parking would be available on the northwest portion of the Project site.

The site is located in the heart of downtown Pasadena, in the Playhouse District. The area is primarily a mixture of commercial and office buildings, public agency buildings, retail shops, restaurants and churches. The Project site is located on the southwest corner of East Colorado Boulevard and Madison Avenue. Madison Avenue is lined with commercial and institutional development, including the California School of Culinary Arts, which is south of the subject site. Converse Alley, which provides site access, is adjacent to the south. A Bank of America building is adjacent to the west. The development along Green Street and Oakland Avenue consists of small commercial establishments, primarily a mixture of retail shops and restaurants. The proposed

project is subject to CEQA and an EIR will be prepared. The Initial Study, to be circulated for public review and comment during the scoping process, will identify potentially significant environmental impacts for further analysis in the project EIR.

The Planning Center was selected from a rotating list of ten pre-qualified consultants to provide environmental services to the City. The expected timeline for the project EIR is approximately nine months. The consultant's work is expected to commence in April 2011 and continue into January 2012.

COUNCIL POLICY CONSIDERATION:

The proposed contract advances the public participation goals of the Land Use Element of the General Plan by providing clear, understandable information to encourage more citizen involvement in the planning process from the Pasadena community.

FISCAL IMPACT:

Consistent with City policy, the applicant will pay the full cost of preparing and adopting the Environmental Impact Report, including all consultant and staff expenditures. The applicant, the Charles Company, will deposit a check with the City in the amount of \$100,000 and make progress payments to cover the consultant costs in preparing the Environmental Impact Report.

Respectfully submitted,



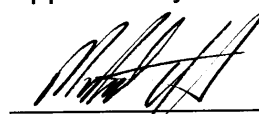
VINCENT P. BERTONI, AICP
Director of Planning

Prepared by:



ROBERT AVILA
Planner

Approved by:



MICHAEL J. BECK
City Manager

EXHIBIT D

Disclosure Pursuant to the City of Pasadena Taxpayer Protection Amendment Pasadena City Charter, Article XVII

Contractor/Organization hereby discloses its trustees, directors, partners, officers, and those with more than 10% equity, participation, or revenue interest in Contractor/Organization, as follows:

(If printing, please print legibly. Use additional sheets as necessary.)

1. Contractor/Organization Name:

The Planning Center

2. Type of Entity:

non-government nonprofit 501(c)(3), (4), or (6)

3. Name(s) of trustees, directors, partners, officers of Contractor/Organization:

Dwayne Mears

Randal Jackson

Keith McCann

Bill Fulton

Bill Halligan

Brian Judd

Karen Gulley

Nancy Graham

Sarah Sutton

Steve Noack

4. Names of those with more than a 10% equity, participation or revenue interest in Contractor/Organization:

Dwayne Mears

Randal Jackson

Keith McCann

Prepared By: Kara L. Kosel

Title: Contracts and Billing

Phone: 714 966 9220

Date: 3/15/2011