

Agenda Report

April 16, 2012

TO: Honorable Mayor and City Council

FROM: Planning Department

SUBJECT: AUTHORIZATION TO ENTER INTO A CONTRACT WITH CDM SMITH INC. TO PROVIDE ENVIRONMENTAL CONSULTING SERVICES FOR THE PROPOSED MARRIOTT RESIDENCE INN AT 233 NORTH FAIR OAKS AVENUE

RECOMMENDATION:

It is recommended that the City Council:

1. Find that entering into the proposed contract with CDM Smith Inc. is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule), and
2. Authorize the City Manager to enter into a contract with CDM Smith Inc. in an amount not to exceed \$245,664 for the preparation of the Environmental Impact Report (EIR) for the proposed Marriott Residence Inn.

BACKGROUND:

The Planning Department has been working with RD Olson Development on a proposed extended stay hotel consisting of 144 rooms within a new five-story building. The project is located at the northwest corner of Fair Oaks Avenue and Walnut Street. Currently the site is vacant and was the smaller parcel of the two parcels that previously were entitled for development of a W Hotel with residential condominiums. The prior entitlements have expired. The current proposal has gone through the Preliminary Plan Review process and was presented to the City Council on February 7, 2011.

The Planning Commission held a public hearing October 27, 2011 where public testimony on the proposed project was received. The project was presented for approval with a mitigated negative declaration. However, the Planning Commission and members of the public were concerned with staff's initial environmental determination and suggested that further consideration be given to an EIR. Based on the comments received, the applicant decided to prepare an Environmental Impact Report (EIR) to address some of the concerns that were raised instead of relying on a previously prepared Mitigated Negative Declaration.

EIR Preparation

Staff prepared a solicitation for environmental services to obtain an EIR proposal. CDM Smith Inc. was selected from the City's prequalified list of consultants. CDM Smith is an established firm that has been in business since the 1940's with their local office in Los Angeles. CDM Smith has worked on various complex projects of regional significance, including the Los Angeles County Metropolitan Transportation Authority (Metro) Eastside Gold Line Extension.

CDM Smith's Inc. scope of work includes an in-depth analysis of the Initial Study that was prepared and presented to the Planning Commission back in October 2011 in order to define topic areas that should be discussed in the EIR. Scoping meetings will be held to seek input from the public and the Planning Commission regarding the areas that will be included in the EIR. The EIR will include a comprehensive analysis on Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas, Noise and Ground Borne Vibration, and Traffic. It is anticipated that several technical studies will be required including a revised Traffic Study, as well as a Cultural Resources Technical Report.

The Initial Study will be released for public review and scoping meetings will be conducted to allow the public an opportunity to comment on the Initial Study and the issues that should be discussed within the EIR.

EIR Timeline and Cost

The processing of the EIR which includes a number of meetings to allow for public review and comment on the document, is anticipated to be approximately 12 months. The estimated cost for completion of the EIR is \$245,664. This estimate includes preparation of all technical studies anticipated to be necessary at this time (excluding revisions to the Traffic and Parking Study).

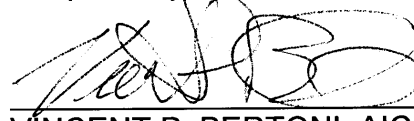
ENVIRONMENTAL REVIEW:

The proposed action is authorization to enter into a contract with CDM Smith Inc. for the preparation of an Environmental Impact Report for a 144 room hotel at the property located 233 North Fair Oaks Avenue. This action will authorize the preparation of a technical study only and is therefore exempt from CEQA per Section 15061(b)(3) (General Rule).

FISCAL IMPACT:

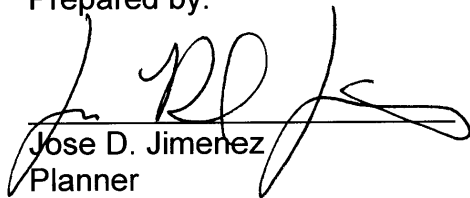
The total budget for consultant services is \$245,664 including all options and allowances, as well as labor and direct expenses. The applicant is responsible for all costs associated with the preparation of the EIR. There will be no direct cost from the City to prepare the document. Work will commence upon deposit of funds from the applicant to cover the full cost of preparation of the EIR.

Respectfully submitted,



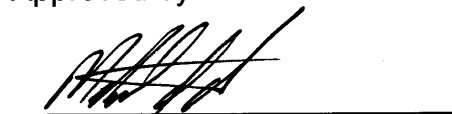
VINCENT P. BERTONI, AICP
Director
Planning Department

Prepared by:



Jose D. Jimenez
Planner

Approved by:



MICHAEL J. BECK
City Manager

**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: CDM Smith Inc.

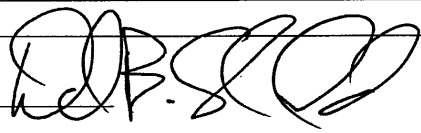
2. Type of Entity:
 non-government nonprofit 501(c)(3), (4), or (6)

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

Richard D. Fox	Howard Stevenson
Charlene Allen	Guillermo J. Vicens
Paul R. Brown	Timothy B. Wall
Paul G. Camell	Gae A. Walters
William G. Howard	Robert McCarthy
Alex H. makled	James S. Lackman
John D. Manning	M. Stevenson Smith
Paul R. Shea	
William K. O'Brien	

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

N/A

Prepared by: David B. Ebersold 

Title: Associate

Phone: (213) 457-2200

Date: 03/29/2012