

Agenda Report

February 6, 2012

TO: Honorable Mayor and City Council

FROM: Planning Department

SUBJECT: AUTHORIZATION TO ENTER INTO A CONTRACT WITH EPA CONSULTING TO PROVIDE ENVIRONMENTAL CONSULTING SERVICES FOR THE PROPOSED PARSONS PLANNED DEVELOPMENT

RECOMMENDATION:

It is recommended that the City Council:

1. Find that entering in to the proposed contract with EPA Consulting 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 EPA Consulting in an amount not to exceed \$455,000 for the preparation of the Environmental Impact Report (EIR) for the proposed Parsons Planned Development.

BACKGROUND:

Planning Department staff has been working with a project team from LLC West on the proposed development of the Parsons site located at 100 West Walnut Street. The applicant is proposing a project that will retain the existing 12-story office building and develop the surrounding surface parking areas with a mix of uses. The project will be processed as a Planned Development (PD). A Predevelopment Plan Review (PPR) application will be presented to the City Council on February 27, 2012.

Consistent with CEQA requirements, the EIR will include an analysis of the main project as well as several project alternatives. The project will include up to one-million square feet of new gross building area, including residential, retail and office. The alternatives will consider different options to reduce environmental effects and will likely include alternative program uses such as a hotel and a bio-science lab element.

EIR Preparation

In anticipation of a formal project application, staff prepared a solicitation for environmental services to obtain an EIR proposal. EPA Consulting was selected based on the firm's experience in preparing EIRs for large and complex projects in the City of Pasadena. EPA Consulting, under the management of Jim Brock, prepared the EIR for the Ambassador College development, and most recently the Constance Hotel/Colorado at Lake mixed use project. EPA Consulting has over 25 years of experience preparing CEQA documents throughout the State of California and has prepared documents for similar projects such as Plaza at the Glen in Los Angeles (a proposed 1.5 million square foot development on a 12.5 acre site).

EPA Consulting will prepare an Initial Study for the project to discuss each topic area and present preliminary analysis on what will be discussed in the EIR. Upon completion of the Initial Study, scoping meetings will be held to seek input from the public and the Planning Commission regarding the issue areas that will be included in the EIR. The EIR will include a comprehensive analysis of all required issues and will include chapters on Aesthetics, Air Quality, Land Use, Noise, Public Services, Traffic, and Utilities (a Water Supply Assessment will be prepared). It is anticipated that several technical studies will be required including Traffic and Parking, Geotechnical/Seismic, Phase I Environmental Assessment, Sewer and Utility capacity, and a Water Supply Assessment.

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

Due to the complexity of the project, it is estimated that approximately 18 months will be required for completion of the EIR process. This includes a number of meetings to allow for public review and comment on the document. The estimated cost for completion of the EIR is \$455,000 which includes a 10 percent contingency. This estimate includes preparation of all technical studies anticipated to be necessary at this time (excluding the Traffic and Parking Study).

ENVIRONMENTAL REVIEW:

The proposed action is authorization to enter into a contract with EPA Consulting for the preparation of an Environmental Impact Report for a Planned Development at the Parsons site. 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:

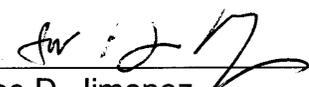
The total budget for consultant services is \$455,000 including all options and allowances, as well as labor and direct expenses. The applicant is responsible for all costs associated with the preparation of the EIR. There will be no direct cost from the City to prepare the document. Work will commence upon deposit of funds from the applicant to cover the full cost of preparation of the EIR.

Respectfully submitted,



VINCENT P. BERTONI, AICP
Director of Planning

Prepared by:



Jose D. Jimenez
Planner

Approved by:



for MICHAEL J. BECK
City Manager

**Disclosure Pursuant to the
City of Pasadena Taxpayer Protection Act
Pasadena City Charter, Article XVII
Page 1**

I. Does the value of this application/project *have the potential* to exceed \$25,000? Yes No (Applicant *must* mark one)

II. Is the application being made on behalf of a government entity? Yes No

III. Is the application being made on behalf of a non-profit 501(c) organization? Yes No
If yes, please indicate the type of 501(c) organization: 501(c)(3) 501(c)(4) 501(c)(6)

Applicant's name: LPC WEST, LLC AS AGENT FOR PPF OFF
100 WEST WALNUT, LP, A DELAWARE LIMITED PARTNERSHIP Date of Application: 11/09/2011

Owner's name: PPF OFF 100 WEST WALNUT, LP, A DELAWARE LIMITED PARTNERSHIP Contact phone number: 213-538-0900
(for questions regarding this form)

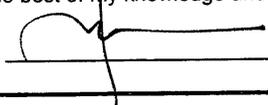
Project Address: 100 WEST WALNUT STREET, PASADENA

Project Description: 980K SF MIXED USE DEVELOPMENT- ALL NEW CONSTRUCTION - NO DEMOLITION OF EXISTING BUILDINGS - BELOW GRADE PARKING - OFFICE, RETAIL & RESIDENTIAL

III. Applicant and Property Owner must disclose all joint owners, trustees, directors, partners, officers and those with more than a 10% equity, participation or revenue interest in owner and/or project. If any of these are an organization/entity, include the name of the organization/entity and the first and last names of all parties of interest of that organization/entity. (List all parties below and use additional sheets as necessary, or provide all parties on an attachment) **Please print legibly.** Have any additional sheets or an attachment been provided? Yes No

Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project	Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project (continued)	Those with more than a 10% equity, participation or revenue interest in Owner and/or Project
PPF OFF 100 WEST WALNUT, LP, A DELAWARE LIMITED PARTNERSHIP		

I hereby certify that I am the owner or designated agent and that the statements and answers contained herein, and the information attached, are in all respects true, accurate and complete to the best of my knowledge and belief.

Signature of Owner or Designated Agent:  Date: 12/6/2011

For Office Use Only

Type of Application: Variance (all types) Adjustment Permit Sign Exception Temporary Use Permit Expressive Use Permit
 Conditional Use Permit (excluding Master Plan) Master Plan Amendment Planned Development Other

Assigned Planner: _____ PLN#: _____

Attached Address: _____ No Attached Address

Appealed: Yes No Appeal PLN# _____ Application Withdrawn

Final Decision: Approved Denied Decision Date: _____ Decision Maker: _____
(Name and Title, or Name of Commission/Committee)

Votes in favor (please print):

**Disclosure Pursuant to the
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LPC WEST, LLC AS AGENT FOR PPF OFF 100
PARTNERSHIP

Applicant's name: WEST WALNUT, LP, A DELAWARE LIMITED PARTNERSHIP Date of Application: 11/09/2011

Owner's name: PPF OFF 74 NORTH PASADENA, 75 NORTH FAIR OAKS, LP, A DELAWARE LIMITED PARTNERSHIP Contact phone number: 415-218-2991
(for questions regarding this form)

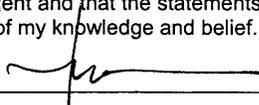
Project Address: 74 NORTH PASADENA AVENUE, 75 NORTH FAIR OAKS AVENUE, PASADENA

Project Description: COSMETIC UPGRADE TO EXISTING TOWERS AND GARAGES. MINOR COSMETIC CONSTRUCTION TO AMMEND BUILDINGS AT STREET LEVEL. NO DEMOLITION.

III. Applicant and Property Owner must disclose all joint owners, trustees, directors, partners, officers and those with more than a 10% equity, participation or revenue interest in owner and/or project. If any of these are an organization/entity, include the name of the organization/entity **and** the first and last names of all parties of interest of that organization/entity. (List all parties below and use additional sheets as necessary, or provide all parties on an attachment) Please print legibly. Have any additional sheets or an attachment been provided? Yes No

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PPF OFF 74 NORTH PASADENA, 75 NORTH FAIR OAKS, LP, A DELAWARE LIMITED PARTNERSHIP		

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