

Agenda Report

July 28, 2014

TO: Honorable Mayor and City Council

FROM: Planning & Community Development Department

SUBJECT: TRANSPORTATION ADVISORY COMMISSION REVIEW OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE 100 W. WALNUT PLANNED DEVELOPMENT (PARSONS PROJECT)

RECOMMENDATION:

It is recommended that the City Council direct the Transportation Advisory Commission to review and provide comments on the Draft Environmental Impact Report for the 100 W. Walnut Planned Development (Parsons Project).

BACKGROUND:

A Draft Environmental Impact Report (DEIR) has been prepared to analyze the potential environmental impacts of the proposed 100 W. Walnut Planned Development Project (Parsons Project). The proposed project is a mixed-use development of the Parson's site consisting of 620,000 square feet of office uses (including 30,000 square feet of ancillary retail uses); 10,000 square feet of restaurant uses; and 475 residential units. The DEIR identified significant and unavoidable impacts to Transportation and includes mitigation measures such as a system-wide signal system upgrade. The comment period for the DEIR is from June 20, 2014 through August 29, 2014 (extended from August 4, 2014).

Section 15087(i) of the CEQA Guidelines encourages the City to hold public hearings on environmental documents. For projects being considered by the Planning Commission, the City has established a policy whereby it will hold a public hearing on all EIRs for projects being reviewed by the Commission during the comment period. The Planning Commission will be making a recommendation to the City Council for consideration of the Final EIR and required entitlements. The review of the adequacy of the DEIR is scheduled for the August 27, 2014 Planning Commission meeting.

On July 18, 2014, the Downtown Pasadena Neighborhood Association (DPNA) submitted a comment letter requesting the following (Attachment B):

1. That the City Council direct the Transportation Advisory Commission (TAC) to review the adequacy of the DEIR;

2. That the City Council direct the Planning & Community Development Department to form a community-based Task Force to provide guidance for the Project; and
3. That the City Council direct the Planning & Community Development Department to extend the DEIR public comment period to September 18, 2014 (additional 45 days) based on the complexity of the document.

Additionally, at the July 21, 2014 City Council meeting, members of the DPNA spoke at public comment to reiterate their request. In response, Council Member Tornek requested that a discussion regarding TAC's review of the Project's DEIR be agendized for the earliest possible City Council meeting. The Mayor indicated the topic would be agendized for the July 28, 2014 City Council meeting.

The Transportation Advisory Commission's Rules and Regulations Article II(I) (amended by the City Council on October 24, 2011) state that the Commission may only review this draft EIR at the direction of the City Council (see Attachment A, Pg. 13).

The Council did not request any further action on the two remaining requests of the DPNA. Given the size, complexity and proposed mitigation measures, it is recommended that the City Council provide direction for the Transportation Advisory Commission to schedule a meeting to review and comment on the adequacy of the 100 W. Walnut Planned Development Project's DEIR within the public review period that ends on August 29, 2014. Additional information regarding the project review is provided in Attachment C, and below.

Project Timeline:

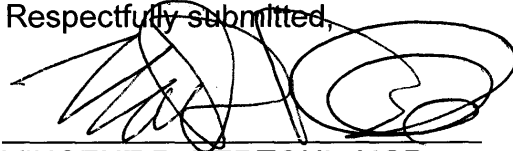
- The Project's Predevelopment Plan Review was presented to the City Council on February 27, 2012.
- The Notice of Preparation for the Project was issued on July 8, 2013 to solicit comments and input on what topics the EIR should analyze. The comment period was from July 8, 2013 to August 7, 2013. During this time, two scoping meetings were held. The first, on July 18, 2013, was held at the Pasadena Senior Center and the second was held by the Planning Commission on July 24, 2013.
- The Design Commission held a public meeting for the Project's Preliminary Consultation on February 25, 2014.
- The Notice of Availability for the Project was filed with the County Clerk and received by the State Clearinghouse on June 20, 2014. The public comment period for the DEIR started on June 20, 2014 and originally ends on August 4, 2014, however was extended to August 29, 2014 for a total of 71 days of review time.
- The DEIR will be presented to the Planning Commission for review and comments on August 27, 2014.

- Subsequent to the closing of the DEIR public comment period, Response to Comments and a Final EIR will be prepared for the Planning Commission's review and recommendation to the City Council. Staff is anticipating that the Planning Commission's review and recommendation to the City Council will occur by the end of 2014. The City Council's action on the Final EIR, Statement of Overriding Considerations, Development Agreement, and Project Entitlements is anticipated in early 2015.
- The Design Review process through the Design Commission (Preliminary Consultation, Concept Design Review, Second Concept Design Review, and Final Design Review) would follow the certification of the EIR and project approval.

FISCAL IMPACT:

The Transportation Advisory Commission's review of the Project's DEIR will not result in any impact to the City's General Fund.

Respectfully submitted,



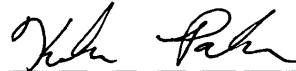
VINCENT P. BERTONI, AICP
Director of Planning & Community
Development Department

Prepared by:



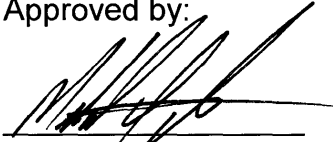
Betty Donovanik
Senior Planner

Concurred by:



Kelvin Parker
Principal Planner

Approved by:



MICHAEL J. BECK
City Manager

Attachments: A – Transportation Advisory Commission Rules and Regulations
B – Downtown Pasadena Neighborhood Association Letter
C – 100 W. Walnut Planned Development Project Review to Date