

Agenda Report

DATE: NOVEMBER 6, 2000
TO: CITY COUNCIL
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED OFFICE PROJECT AT E. FOOTHILL BLVD AND N. HALSTEAD AVE. (3465 E. FOOTHILL BLVD.) WITHIN THE EAST PASADENA SPECIFIC PLAN AREA.

RECOMMENDATION

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

BACKGROUND

This project summary is being presented to City Council as part of the Predevelopment Plan Review (PPR) guidelines which directs the PPR report for projects of community-wide significance to the City Council for information purposes only. House and Robertson Architects, Inc. have submitted a proposal to develop an office complex fronting E. Foothill Blvd. in the East Pasadena Specific Plan area.

SUMMARY

Location: 8.2 acre site bounded at the northeast corner of E. Foothill Blvd. and N. Halstead St.

Applicant: House & Robertson Architects, Inc.

Description:

Demolish 2 existing buildings
Retain recently-renovated 3-story office building (137,382 s.f.)
Renovate existing 3-story office building (115,102 s.f.)
Construct new 3-story office building (95,550 s.f.)
Construct new 3-story parking structure (1,107 spaces)
Reconfigure/landscape existing surface parking lot (302 spaces)

Total building square footage: 374,954

Total parking spaces: 1,409

Net new building square footage: 30,000

New new parking spaces: 1,084

PPR MEETING SUMMARY

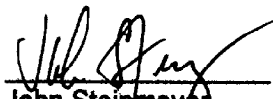
On September 13, 2000, a PPR meeting for the project was conducted. The purpose of the PPR meeting is to identify the requirements of the various city departments, to give developers direction regarding their projects, and to outline the development schedule. The meeting identified the following issues:

1. Conformity of new construction with the draft East Pasadena Specific Plan (length of new buildings, minimum distances between structures, building setbacks).
Design review
2. Automobile traffic
3. CEQA – initial study


Respectfully submitted,


Cynthia J. Kurtz
City Manager

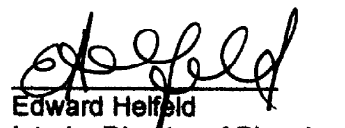
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