

Agenda Report

DATE: NOVEMBER 13, 2000
TO: CITY COUNCIL
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED SIERRA MADRE VILLA JOINT DEVELOPMENT PROJECT LOCATED AT 3360 EAST FOOTHILL BOULEVARD 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 the 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. SMV Technology Partners, LLC have submitted a proposal for joint development of the Light Rail Station site with the Pasadena Blue Line Construction Authority (PBCLA).

SUMMARY

Location: 9.12 acre site is located on the south side of Foothill Boulevard, west of Halstead Street, east of Sierra Madre Boulevard and north of the I-210 Freeway.

Applicant: SMV Technology Partners

Description: A. **Demolition:** approximately 190,000 square feet.
B. **New Construction:**
Building A1 - 210,000 square feet - 5 floors - high technology biomedical and professional business service providers, with 150 subterranean parking spaces.
Building A2 - 140,000 square feet - 5 floors - high technology biomedical and professional business service providers
Building B - connected to the southern portion of the Stuart Building for 198,000 square feet - 6 floors - small scale retail, and multi-tenant lab, biotechnology and office space on the upper floors.
Building C - 14,000 square feet - 2 floors office/retail

- C. **Restoration: Stuart Company Building** - Restoration of the architecturally significant aspects of the building - front landscape area; exterior wall; Reflecting pond; pool/gazebo, and the internal atrium space.
The total preservation effort involves approximately 58,000 Square feet with 30,000 square feet of internal space rehabilitated and 28,000 reconstructed.
- D. **Parking Garage** - A nine-level parking garage at the south end of the site adjacent to the I-210 Freeway right of way. The ground level will contain a Multi-modal transit plaza including dedicated spots for bus loading/unloading, designated bicycle parking and short term parking for visitors and retail customers. 1,000 Parking spaces will be dedicated for exclusive use of Blue Line riders, 1800 spaces will be devoted to the new development.

Total net new building square footage: 570,000
Total parking spaces: 2,800

PPR MEETING SUMMARY

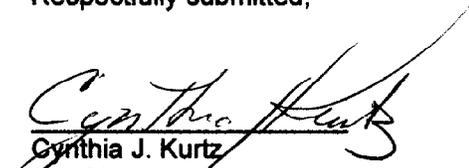
On August 23, 2000, a PPR meeting for the project was conducted. The purpose of the PPR meeting is to identify the requirements of the various city departments, to give developers direction regarding their projects, and to outline the development schedule. The meeting identified the following issues:

1. **Conformity of project with the East Pasadena Specific Plan:** The proposed use, height and density appears consistent with adopted specific plan.
2. **Design Review:** The project will be reviewed to insure that proper building modulation and step backs are incorporated in the design to preserve mountain views.
3. **Traffic/Circulation:** The mitigation measures outlined in the East Pasadena Specific Plan will be incorporated as part of this project. These include circulation (driveway locations, potential queuing problems, etc.), parking, transit use, transportation demand management and associated mitigation measures.
4. **Preservation:** The most significant portion of the Stuart Company Building and grounds are required to be preserved. The applicant has been asked to submit a design that meets these objectives.
5. **CEQA Documentation:** The East Pasadena Specific Plan's Environmental Impact Report analyzed the impacts of this proposal. This document should be sufficient to meet the environmental documentation for this proposal and preclude the necessity of preparing a separate EIR.

Estimated Timeline - The following estimated timeline outlines the major stages in the process:

08/23/2000	PPR meeting between applicant and city department representatives
10/23/00	City Council Approves East Pasadena Specific Plan
11/13/00	PPR report to City Council as information item
11/13/00	PPR report to City Council as information item
11/15/00	Submittal of Conditional Use Permit application by developer
12/00	Prepare Initial Environmental Study
12/08/00	Determination of completion of Conditional Use Permit (CUP) application
2/10/00	Public Hearing held by Zoning Hearing Officer for CUP and Initial Study
2/15/00	Design Commission Public Hearing for Concept Design
TBD	Future design reviews (50% Advisory Review, Final Design Review) dependent upon applicant's progress

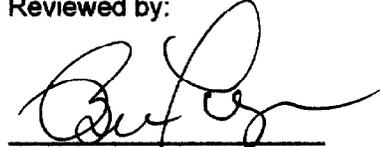
Respectfully submitted,


Cynthia J. Kurtz
City Manager

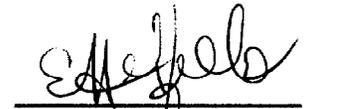
Prepared by:


Carol Hunt Hernandez
Planner

Reviewed by:


Brian League
Project Manager

Approved by:


Edward Helfeld
Interim Director of Planning
and Permitting

Attachment:

1. Project Site Plan

ccpprsmv