

Agenda Report

TO: City Council

DATE: August 30, 1999

FROM: City Manager

SUBJECT: Adoption of the Revised Mitigated Negative Declaration and Approval of conclusions and findings of the Revised Initial Study for the Kidspace Museum project and amendment to the lease between the City and Kidspace.

RECOMMENDATION

1. Adopt the Revised Mitigated Negative Declaration and mitigation monitoring program based on the conclusions and findings of the Revised Initial Study dated August 9, 1999.
2. Approve the conclusions and findings of the Revised Initial Study dated August 9, 1999.
3. Authorize the City Manager to approve an amendment to the lease between the City and Kidspace for an additional basement square footage of 9,353 square feet (sf) and add language limiting the allowable use to storage and back of the house functions. Additionally, the City Manger shall add language that program space can be located in the original 5,000 sf basement space in order to reduce building footprint. In no case shall such allowable program spaces exceed 2,420 sf of basement space to ensure that the intensity of use shall remain the same for the duration of the lease.
4. Direct the City Clerk to file the Notice of Determination and Certificate of Fee Exemption from State Fish and Game fees within Los Angeles County Registrar-Recorder/County Clerk.

BACKGROUND

Pursuant to the approval of project development guidelines by the City Council (lease and Initial Study dated January 20, 1999), Kidspace Museum has completed the development of the program/schematic design phase of their relocation project to the Fannie E. Morrisson Horticultural Center in Brookside Park. As a result, the project's physical parameters are now more clearly defined resulting in an increase of 9,353 sf. of basement space over the preliminary project components. Although the basement square footage was quantified in the original Initial Study as 5,000 square feet, it was not quantified in the lease.

In order to further evaluate the new project information, City staff conducted a Revised Initial Study dated August 9, 1999.

A more detailed comparison of the current and preliminary project components is noted in the table below:

Prior Preliminary Project Components (Project Development Guidelines)	Current Project Components	Net Change
1. <i>Site Size</i> - Approximately 3 acres	3.34 acres	Negligible
2. <i>Existing Structures</i> - 12,500 sf	14,956 sf (a)	2,456 sf
3. <i>New Structure</i> - 18,000 sf (exclusive of basement) - 4,000 to 5,000 sf basement Total: 22,000 to 23,000 sf	- 15,645 sf above grade - 14,353 sf basement Total: 29,999 sf	- (2,354) sf above ground - 9,353 to 10,353 sf basement Total: 6,999 to 7,999 sf
4. <i>Existing Building Transition/Interconnecting Components</i> - Not Included	- 458 sf between Bldgs. 1 & 2 - 930 sf climbing structure between Bldgs. 2 & 3	Total: 1,388 sf

Abbreviations: sf = square feet

Note: (a) The building square footage was not measured for the preliminary project description, only estimated. The 14,956 sf figure reflects actual measurement.

Staff is recommending approval of the Initial Study and subsequent amendment to the lease for several reasons.

Activity Level

The maximum anticipated activity level was outlined in the original Initial Study dated January 20, 1998. A schedule of anticipated use included days and hours of operation, types of events (including special events), number of visitors, number of employees and number of volunteers.

These proposed activity levels will not change as a result of the additional basement square footage. The additional basement space will only be used for utility type functions such as building systems equipment storage, general storage and back of the house functions for the museum. (Back of the house functions refer to exhibit storage and repair.) This information is also confirmed in the Revised Initial Study which found no increase in intensity of use.

Building Footprint

The increase in basement square footage did not cause any increase in the 18,000 s.f. of allowable building footprint. The proposed building footprint actually decreased by 2,354 s.f.

In order to achieve this, Kidspace moved approximately 2,420 s.f. of program space into the basement.

Zoning Code Compliance

The new fourth building represents the major new building component on the site. Under the City's zoning code, this building is defined as a two-story building with basement. This is consistent with the requirements of the lease that provide for 18,000 s.f. and no more than two stories. The below grade space in this building meets the city's definition of a basement. The loft, or research library space, is included in the total 18,000 s.f. and does not constitute enough square footage to be considered an additional floor. The loft design was used to reduce the building footprint and facilitate compliance with the Secretary of the Interior's Standards.

Mitigation Measures

The conclusions of the original Initial Study dated January 20, 1998 and the Revised Initial Study dated August 9, 1999 are the same essentially. Because there was no increase in the intensity of activity level, there is no specific mitigation measure in the Revised Initial Study relative to the additional 9,353 s.f. of basement space proposed. Item numbers one and thirteen were expanded and clarified, but were not changed in meaning or intent.

In the original Initial Study, item number one stated "The Conditional Use Permit for the Kidspace Museum will include conditions that ensure that the museum will be compatible with adjacent residential uses." In the revised Initial Study, this item was amended with the addition "The conditions may include restricting the number of special events held at the museum, requiring that major events at the museum not be scheduled at the same time as other major events within the Arroyo Seco and/or at the Rose Bowl, and other conditions."

Item number thirteen originally read "The project shall comply with Section 2.80 of the Pasadena Municipal Code regarding the use of city-owned structures." As revised, it reads "The final approved project design and construction shall comply with the Secretary of the Interior's Standards as interpreted and imposed by the Design Commission and other appropriate City bodies. The Design and Historic Preservation Section of the Planning Permitting Department shall monitor the project's compliance at each step of project development."

COMMISSION AND COMMUNITY REVIEWS

In recent months, Kidspace has also presented the project to the adjacent residents and Pasadena Heritage. Many of the comments received have been incorporated into the project's design as reviewed in the Revised Initial Study.

In addition, the project was reviewed by the Recreation and Parks Commission on August 3, 1999. A letter from the Commission summarizing their concerns is attached. In summary, the commission favors enforcing the current lease without amendment.

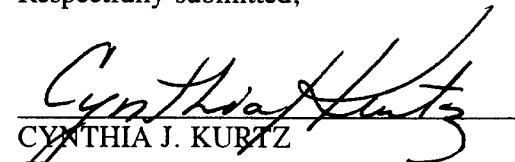
On May 10, 1999, the Design Commission reviewed an application for Concept Design Review. Because of the environmental documents were still pending, the Commission did not take an action on the application. However, several issues were raised including removal of 25% of the existing pergola and placement of the new building (fourth building) relative to existing buildings. Final resolution of these issues will be addressed during the design review process. Kidspace has advised the City that they will comply with all requirements of this process.

Due to the open space (OS) zoning designation a Conditional Use Permit (CUP) approval will be required for this project. This will require a public hearing before the Zoning Hearing Officer. Pending Council approval of the lease amendment, this hearing will be held on September 15, 1999.


FISCAL IMPACT

There is no fiscal impact as a result of the approval of this recommendation.


Respectfully submitted,


 CYNTHIA J. KURTZ
 City Manager

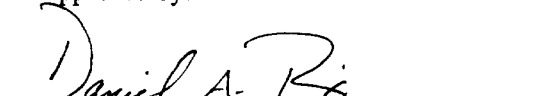
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Attachments:

- Project Plans
- Background Information
- Lease Agreement
- Initial Study (dated January 20, 1998)
- Revised Initial Study (dated August 9, 1999)
- Mitigated Negative Declaration