

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** DECEMBER 6, 1999

**FROM:** CYNTHIA J. KURTZ, CITY MANAGER

**SUBJECT:** PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED NEW SELF STORAGE BUILDING AT 2575 E. COLORADO BOULEVARD

**RECOMMENDATION:**

This report is being provided for information purposes only.

**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. Syndicated Real Estate Development has submitted a proposal to construct a four-story 100,000 square foot self-storage facility with an accessory 1,500 square foot retail space. The project site is located within the boundaries of the draft East Pasadena Specific Plan and proposed East Colorado Boulevard Specific Plan.

**PROJECT DESCRIPTION:**

The site has been vacant for a number of years and is the former site of an approximately 12,000 square foot training center for State Farm Insurance Company. The proposed project would be a four-story 100,000 square foot self-storage facility and an accessory 1,500 square foot retail space. There are 45 parking spaces proposed for the project. The site fronts on Colorado Boulevard and Nina Street and is approximately 59,000 square feet. The site is zoned CG (General Commercial) with the northern portion (Nina Street frontage) zoned IG (General Industrial). The northern portion of the property is in the d1 sub-area of the Foothill Industrial District and the southern portion falls within the proposed East Colorado Specific Plan.

## **PPR MEETING SUMMARY:**

On November 17, 1999 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 discretionary actions and issues:

**General Plan Review** – Certain aspects of the development proposal are consistent with the General Plan’s Land Use Element while the overall use is inconsistent. This project is consistent with the General Plan in that it supports business expansion and growth by offering the local community increased storage space. The General Plan encourages retail, discount, department stores and auto dealers for this area. Self-storage is not consistent with these classifications.

**Specific Plan Review** - It is the intent of the draft East Pasadena Specific Plan to keep the area industrial because of the high demand and market value for industrial space.

**Environmental Review** - An Initial Study would be required for this project. Specifically, staff would be evaluating potential on and off-street parking, loading and circulation related issues. The Initial Study would determine what level of environmental documentation the project would require.

**Conditional Use Permit/Variance** - The project requires a conditional use permit since it is a project over 25,000 square feet. A conditional use permit is also required when “self-storage” is proposed in the CG (Commercial General) zone.

**Cultural Affairs Review** – The project will be subject to the Public Art Requirement for new development. One Percent (1%) of the Building Valuation must be allocated for public art.

**Design Review** – The project will be subject to both concept and final Design Review. Since the project is over 50,000 square feet, code requires the Design Commission to review the application for concept-level design review at a noticed public hearing.

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

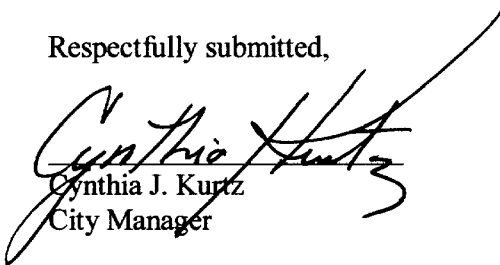
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| 11/17/99 | PPR meeting between applicant and city department representatives.                           |
| 12/01/99 | Applicant files Conditional Use Permit, Design Review and Public Notice Requirements.        |
| 12/06/99 | PPR report to City Council as information item.  |
| 01/01/00 | Staff prepares and circulates Initial Environmental Study.                                   |
| 02/16/00 | CUP Public Hearing before Hearing Officer for Major Project and self-storage use in CG zone. |

- 02/21/99      Concept Design Review, in a public hearing before the Design Commission, provided CUP in granted and in substantial conformance with plans as submitted.
- 02/22/99      Applicant may submit to Plan Check for the structural and fire corrections (if any) while the final design review is nearing completion.
- 03/06/99      Applicant files for Final Design Review.
- 03/20/00      Final Design Review.

**FISCAL IMPACT:**

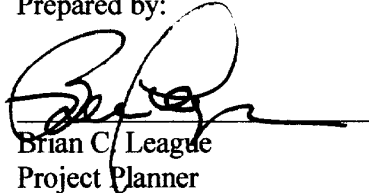
Fees will be required to be paid for the discretionary actions required for the project. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.

Respectfully submitted,



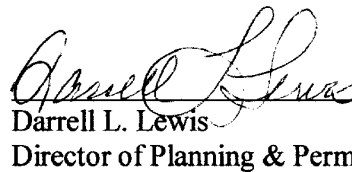
Cynthia J. Kurtz  
City Manager

Prepared by:



Brian C. League  
Project Planner

Approved by:



Darrell L. Lewis  
Director of Planning & Permitting

Attachments:

1. Project Site Plan
2. PPR Comments