

Agenda Report

TO: CITY COUNCIL

DATE: NOVEMBER 1, 1999

FROM: CITY MANAGER

SUBJECT: ROSE BOWL PORTABLE TRAILERS

CITY MANAGER RECOMMENDATION: It is recommended that, following a public hearing, the City Council:

1. Acknowledge that the project is categorically exempt (Class 11) from environmental review pursuant to the guidelines of the California Environmental Quality Act, Section 15311, Accessory Structures, and
2. Approve the continued establishment of two portable trailers at the Rose Bowl as follows: a) one trailer for a first aid center, and b) one trailer for police headquarters until January 15, 2002.
3. Approved the continued establishment of four portable trailers at the Rose Bowl for the Los Angeles Galaxy office use until August 31, 2001.

BACKGROUND:

In May 1999, the Rose Bowl Operating Company filed a conditional use permit request to establish six portable trailers surrounding the Rose Bowl Stadium a) four trailers for Los Angeles Galaxy's office use, b) one trailer for a first aid center, and c) one trailer for police headquarters.

On July 21, 1999, Conditional Use Permit #3587 was heard at the Zoning Hearing Officer (ZHO) public hearing. Staff recommended approval of CUP#3587 as requested by the applicant. Following the public hearing review of this application, the ZHO approved the applicant's request to maintain the proposed six portable trailers with the condition that the subject application be granted for a period not to exceed one year (staff's recommendation did not include such a time constraint). It was the intent of the ZHO that the applicant prepare a draft master plan for current, temporary, and future office needs of the Rose Bowl Operating Company including ancillary contract users such as the Galaxy. The applicant indicated that they would develop such a master plan but that they needed a minimum of two years to develop it. The applicant appealed the decision of the ZHO to the Board of Zoning Appeals having objection to the restriction that limited the trailers to only one-year.

On August 18, 1999, appeal of Conditional Use Permit #3587 was heard by the Board of Zoning Appeals (BOZA). There was one person in favor of the applicant/appellant request and eight speakers in opposition of allowing the trailers for the Los Angeles Galaxy office use but sympathetic to the use and placement of the first aid and police department trailers. The BOZA concurred with the Zoning Hearing Officer upholding the ZHO decision, limiting the use of the trailers to one year.

ANALYSIS:

The applicant requests that the City Council approve CUP #3587 with no time constraints or at the minimum a time period of two years to continue the establishment of the portable trailers.

The police headquarters and first aid trailers have been in place along the perimeter of the stadium for several years and the Galaxy trailers were erected in March 1999, via a temporary conditional use permit. Public convenience/recognition is a necessary attribute for the first aid and police services trailers. The Galaxy trailers are providing administrative office support to the Galaxy professional soccer team. The Rose Bowl stadium itself can not provide the necessary office space needed to support the Galaxy operations. Although the Galaxy's office trailers do not have the same need to be convenient to the customer as the first aid and police trailers, the need to provide this service, according to the applicant, is important and the stadium capacity to do so is unavailable.

The proposed accessory use trailers for Rose Bowl events and users are considered necessary in order to operate such expansive public functions. It is determined that the proposed trailers would not have a significant effect to the neighborhood and community in which the project site is located, but would instead provide a needed appropriate service to the City of Pasadena.

The applicant is in the process of developing a master plan for the Rose Bowl including the use of the subject trailer uses. Once the Rose Bowl development plan is prepared and adopted by the City, it will fold into the City's Central Arroyo Master Plan.

CONCLUSION:

Staff finds that the need for the proposed project is necessary to continue the effective operations of the Rose Bowl and its events. In addition, it is found that the commitment of the Rose Bowl Operating Company to develop a Rose Bowl master plan is a positive move. Furthermore, while two years is a sufficient time to develop and approve the Rose Bowl master plan, funding and construction will require additional time. The staff

recommendation would permit the first aid and ploice trailers to be utilized three more football seasons.

ENVIRONMENTAL ANALYSIS:

This project has been determined to be Categoricaly Exempt (Class 11) from environmental review pursuant to the guidelines of the California Environmental Quality Act, CEQA Guidelines, Section 15311, Accessory Structures.

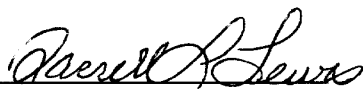
Respectfully Submitted,


Cynthia J. Kurtz
City Manager

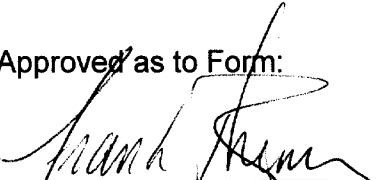
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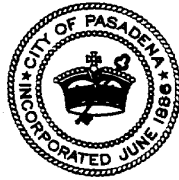

Dino Putrino
Associate Planner

Approved by:


Darrell Lewis
Director of Planning and Permitting

Approved as to Form:


Frank Rhemrev
Sr. Deputy City Attorney



PLANNING AND PERMITTING DEPARTMENT

FILE COPY

August 23, 1999

Rose Bowl Operating Company
1001 Rose Bowl Drive
Pasadena, CA 91103
Attn: Darryl Dunn

**RE: Conditional Use Permit # 3587
1001 Rose Bowl Drive**

Dear Mr. Dunn:

Your application for a **Conditional Use Permit** at **1001 Rose Bowl Drive**, Zone Open Space, was considered by the **Board of Zoning Appeals** on **August 18, 1999**. This was an application requesting the following:

CONDITIONAL USE PERMIT - (Six Portable Trailers): The applicant and appellant, Rose Bowl Operating Company, is requesting to maintain six portable trailers for primarily office use surrounding the Rose Bowl Stadium. The specific use of these trailers are as follows: a) four trailers for the Los Angeles Galaxy's office use, b) one trailer for a first aid center, and c) one trailer for police headquarters.

After careful consideration of this application, and with full knowledge of the property and vicinity, the Board of Zoning Appeals made the findings as shown on Attachment A to this letter.

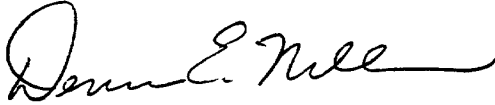
Based upon the findings, the Board of Zoning Appeals decided to **sustain** the decision for approval of the Zoning Hearing Officer and maintain the conditions of approval as approved by the Zoning Hearing Officer.

You are hereby notified that the decision of the Board of Zoning Appeals is not subject to further appeal. This decision becomes effective on the eleventh day from the date of the decision. The effective date for this case is **August 31, 1999**. However, prior to the effective date, a member of the City Council may stay the decision and request that it be called-up to the City Council for review.

Appeal of Conditional Use Permit # 3587
Page 2

Projects, which are denied, are statutorily exempt from the California Environmental Quality Act. Please note that the time within which judicial review of this action must be sought is governed by Section 1094.6 of the California Code of Civil Procedure.

Board of Zoning Appeals, by



DENVER E. MILLER
Zoning Administrator

DEM:dp:jd

xc: Planning Commission (9), City Council, City Clerk,
Building Division, Public Works, Power Division, Water
Division, Hearing Officer, Zoning Enforcement, File (2)