

Agenda Report

TO: CITY COUNCIL

DATE: OCTOBER 4, 1999

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED
AMBASSADOR COLLEGE PROJECT (300 West Green Street),
WITHIN THE WEST GATEWAY 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. The Legacy Partners has submitted a proposal to develop the Ambassador College site within the West Gateway Specific Plan area. The West Gateway Specific Plan was adopted by the City Council in July 1998 to provide the land use regulations, development standards, and design guidelines for all properties within the Specific Plan area. The Specific Plan area is divided into three sub-areas, the Ambassador College West Campus is located in the Orange Grove/Colorado sub-area; the East Campus is located in the South De Lacey Corridor sub-area. In the coming months, the Planning and Permitting Department will be recommending the adoption of a zoning ordinance to implement the Specific Plan.

Legacy Partners intend to develop the Ambassador Campus as a master planned urban development acting as the Master Developer for the entire project and will itself develop the office and rental housing components within the overall project. Legacy Partners intends to sell the other sites to developers for other uses who in turn will develop their sites according to the overall plan and associated site-specific standards and guidelines.

PROJECT DESCRIPTION:

Legacy Partners' master plan for the Ambassador Campus envisions the retention of the significant historic buildings on the site, the removal of a number of non-historic structures and the construction of new infill buildings that will be developed in response to market demand. The campus consists of approximately 50 acres of land and two major parcel areas; the West Campus located west of the 710 Freeway, and the East Campus located south of Old Pasadena.

West Campus- Legacy Partners proposes to develop the West Campus with approximately 948,822 square feet of development, consisting of approximately 668,900 square feet of new construction, the replacement of approximately 279,922 square feet of existing buildings and structures, and related parking. All of the historical structures and gardens on the West Campus, which are to be preserved under the Specific Plan, will remain.

Legacy's proposal includes several land uses for the West Campus. The basic components include the development of a hotel/conference center, commercial office uses, residential uses, and a continuing care retirement community.

East Campus- On the East Campus, Legacy is proposing an urban mixed-use village. This urban village will consist of 793 new dwelling units and the construction of approximately 20,000 square feet of new support commercial, plus the replacement of existing development with 157 dwelling units.

PPR MEETING SUMMARY:

On September 22, 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:

Specific Plan Review – Legacy's currently proposed mix of uses, heights and setbacks are consistent with the West Gateway Specific Plan. It will be recommended that the City Council adopt the West Gateway Specific Plan zoning ordinance to implement appropriate land use regulations and development standards, including architectural and landscape guidelines. Issues to be considered include: the housing unit allocation and square footage conversion for the West Campus; housing unit density of the East Campus; and the processing subsequent of development projects consistent with the Specific Plan.

Environmental Review – The adopted West Gateway Specific Plan Environmental Impact Report (EIR) is intended to be used as a "tiered" EIR. Projects consistent with the Specific Plan and not creating new impacts beyond those addressed in the Specific Plan EIR will not need to have additional environmental documentation. An Initial Environmental Study will be prepared to determine the scope of any additional

environmental analysis that may be required. An issue to consider is whether the East Campus residential and neighborhood commercial uses should be excluded from further environmental review. According to the California Environmental Quality Act, under certain conditions an exemption may be provided for residential and neighborhood commercial development from environmental review where those projects are consistent with the adopted Specific Plan.

Development Agreement – In order to facilitate the orderly planning of large sites which cannot be developed in a single phase and to provide greater certainty for property owners, the City, and the community, Legacy proposes to enter into a development agreement for the project.

Subdivision Review – The Ambassador College property currently consists of numerous legal parcels that do not reflect the existing pattern of development or the proposed redevelopment of the property. It will be necessary to adjust existing lot lines to reflect existing and proposed development and to facilitate the financing and sale of specific development parcels.

Cultural Heritage Commission Review – The project involves the demolition of approximately 40 existing buildings. None of these buildings have been identified as significant. However, demolition and/or relocation of any building over 50 years old requires a Certificate of Appropriateness from the Cultural Heritage Commission. The Commission could review the demolitions collectively, in one application, or in phases. The Commission may also consider an application to demolish a building over 50 years old without a building permit for a replacement project.

Design Review – Design review is required for new construction in all zoning districts when the square footage of a project exceeds 25,000 square feet. For projects under 50,000 square feet, staff may conduct the review (subject to call for review by the Design Commission). It is anticipated that most developments within the project will be subject to Design Review.

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

09/22/99	PPR meeting between applicant and city department representatives
10/04/99	PPR report to City Council as information item
10/99	Finalize Specific Plan Ordinance
11/99	Prepare Initial Environmental Study
11/99	Environmental determination made, if Supplemental EIR required then:
12/99	Scoping Session held
02/00	Open 45 day public review period

- 03/00 Public hearing held by Planning Commission on draft supplemental EIR
- 03/00 Specific Plan Ordinance/environmental review by Commissions
- 04/00 Public hearing held by Planning Commission on Specific Plan Ordinance and environmental documentation
- 05/00 Public hearing held by City Council on Specific Plan Ordinance and environmental documentation
- 07/00 Effective date of Specific Plan Ordinance
- 07/00 Public Hearing held by Planning Commission on Development Agreement
- 08/00 Public Hearing held by City Council on Development Agreement


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. In addition, the project will generate property tax revenues not currently assessed.


Respectfully submitted,


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City Manager

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Attachments:

1. Project Site Plan
2. PPR Comments