

OFFICE OF THE CITY MANAGER

TO: CITY COUNCIL DATE: MAY 10, 2004

FROM: CITY MANAGER

SUBJECT: AMENDMENTS TO THE CIVIC CENTER SPECIFIC PLAN AND A  
PLANNED DEVELOPMENT RELATED TO THE MONTANA I AND  
II (355 EAST COLORADO BOULEVARD AND 380 EAST UNION  
STREET)

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On March 29, 2004, the City Council approved the City Manager's recommendations on amendments to the Civic Center Specific Plan and a Planned Development related to the Montana I and II development project, consistent with the project as revised by the applicant on March 23, 2004. In addition, the Council approval included a requirement to repaint the bank office building and to require exterior façade improvements for the parking structure.

The Council directed the Planning Commission to review three aspects of the massing of the Montana based on the *Draft Central District Specific Plan*: (1) the FAR, (2) the height of the building; and, (3) the massing in relation to the building's articulation.

The Planning Commission reviewed the Montana I on April 28, 2004. More specifically, the Commission considered the massing in relation (1) to the criteria and findings for an FAR exceeding 3.0 and up to 3.3, as described in the *Draft Central District Specific Plan* on page 53 (Attachment A), (2) to the *Draft Specific Plan* height limit (Attachment B), and (3) to the adopted design guidelines addressing massing (BD 2) and articulation (BD 3), incorporated into the *Draft Specific Plan* (Attachment C). The Commission approved the following motion:

*The Planning Commission makes the following comments in response to the Council's request that the Planning Commission comment on the massing of the Montana I.*

- *The Commission cannot make the findings required on page 53 of the Draft Central District Specific Plan, to allow additional FAR.*

None of the examples listed on the top of page 53 as a basis for flexibility with FAR is present in this project:

- a. This is not an unusual parcel;
- b. This project does not facilitate preservation of historic structures;
- c. This project is not eligible for a density bonus as provided by state law for affordable housing.


As to the specific findings that are required on page 53, the Commission cannot make any of the findings:

- a. The Commission has no basis for knowing whether additional floor area is required to make the project economically feasible;
  - b. The additional floor area would be injurious to adjacent properties or uses or would be detrimental to environmental quality, in that the project located in a particularly sensitive area of the city, adjacent to City Hall, near the Paseo, and in one of the last developable sites in the Civic Center, and an increase in FAR will be detrimental to the area;
  - c. The additional floor area does not promote a superior design solution, and there are no proposed public amenities that are enhanced by the increased FAR.
  - d. The additional floor area is not consistent with the objectives and policies of the plan.
- The Planning Commission does recognize that the articulation of the design has been significantly improved by the work of the design team.
  - The Planning Commission cannot make findings for a height exceeding the height limit, under the requirements of page 91, because the average height also exceeds the height limit, thus giving no basis for approving height averaging on Montana I.

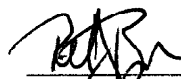
Respectfully submitted,

  
CYNTHIA KURTZ  
City Manager

Prepared by:

  
William Trimble  
Planner

Reviewed by:

  
Richard J. Bruckner  
Director of Planning and Development

Attachments:

- A. *Draft Central District Specific Plan*, Land Use Intensity, Page 53
- B. *Draft Central District Specific Plan*, Maximum Height Concept, Page 93
- C. *Draft Central District Specific Plan*, District-wide Guidelines: Building Design, Pages 150-151

Attachment A  
Draft Central District Specific Plan  
Land Use Intensity, Page 53

**Land Use Intensity*****Development  
Flexibility  
Provision***

***Additional Floor Area Provision:*** Additional floor area may be granted by the Planning Commission; the assigned Maximum Parcel FAR may be exceeded by 10% provided the additional floor area is necessary to achieve an economically feasible development and meets the following circumstances. The intent is to allow sufficient flexibility and facilitate development where unique factors are involved; these may include:

- Unusual parcel size and configuration.
- Projects that facilitate the preservation of historic structures, or set aside publically accessible outdoor space.
- Projects eligible for a density bonus as provided for by State Law.

***Additional Floor Area Findings for Approval:*** The Planning Commission shall make the following findings for the approval of additional floor area:

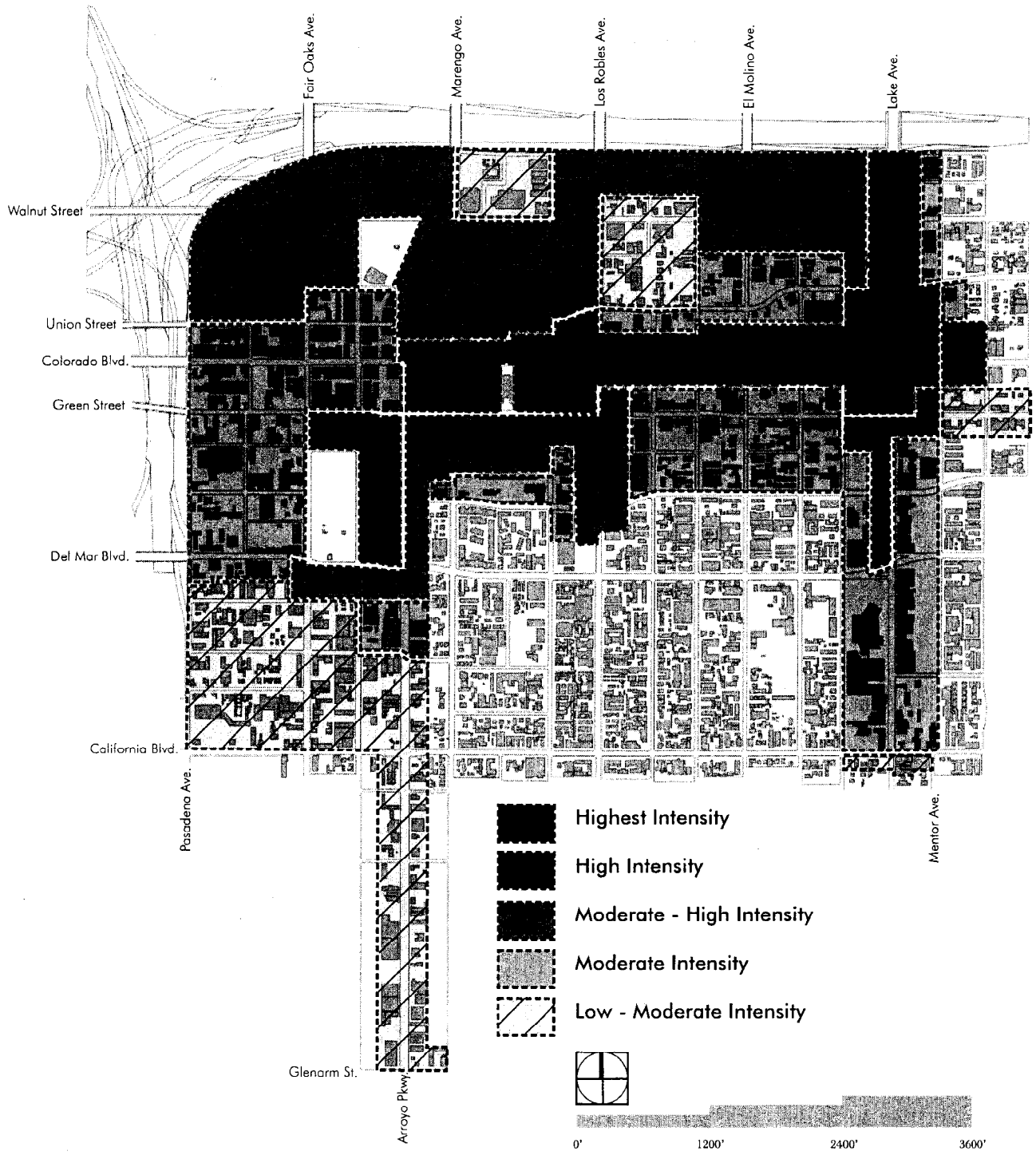
- a) The additional floor area allows development that would otherwise be economically infeasible.
- b) The additional floor area will not be injurious to adjacent properties or uses, or detrimental to environmental quality, quality of life, or the health, safety, and welfare of the public.
- c) The additional floor area will promote superior design solutions and allow for public amenities that enhance the property and its surroundings.
- d) The additional floor area is consistent with the objectives and policies of this Specific Plan and the General Plan.

***Additional Floor Area Conditions of Approval:*** The Planning Commission may impose conditions and/or additional mitigation measures for the approval of additional floor area. These may include, but are not limited to: 1) additional requirements for site planning and architectural design, including massing and articulation; 2) location of all or a portion of the parking in subterranean facilities; 3) additional requirements for public amenities, including public outdoor space and pedestrian paths; 4) additional provisions for affordable housing; and 5) additional traffic demand management (TDM) measures.



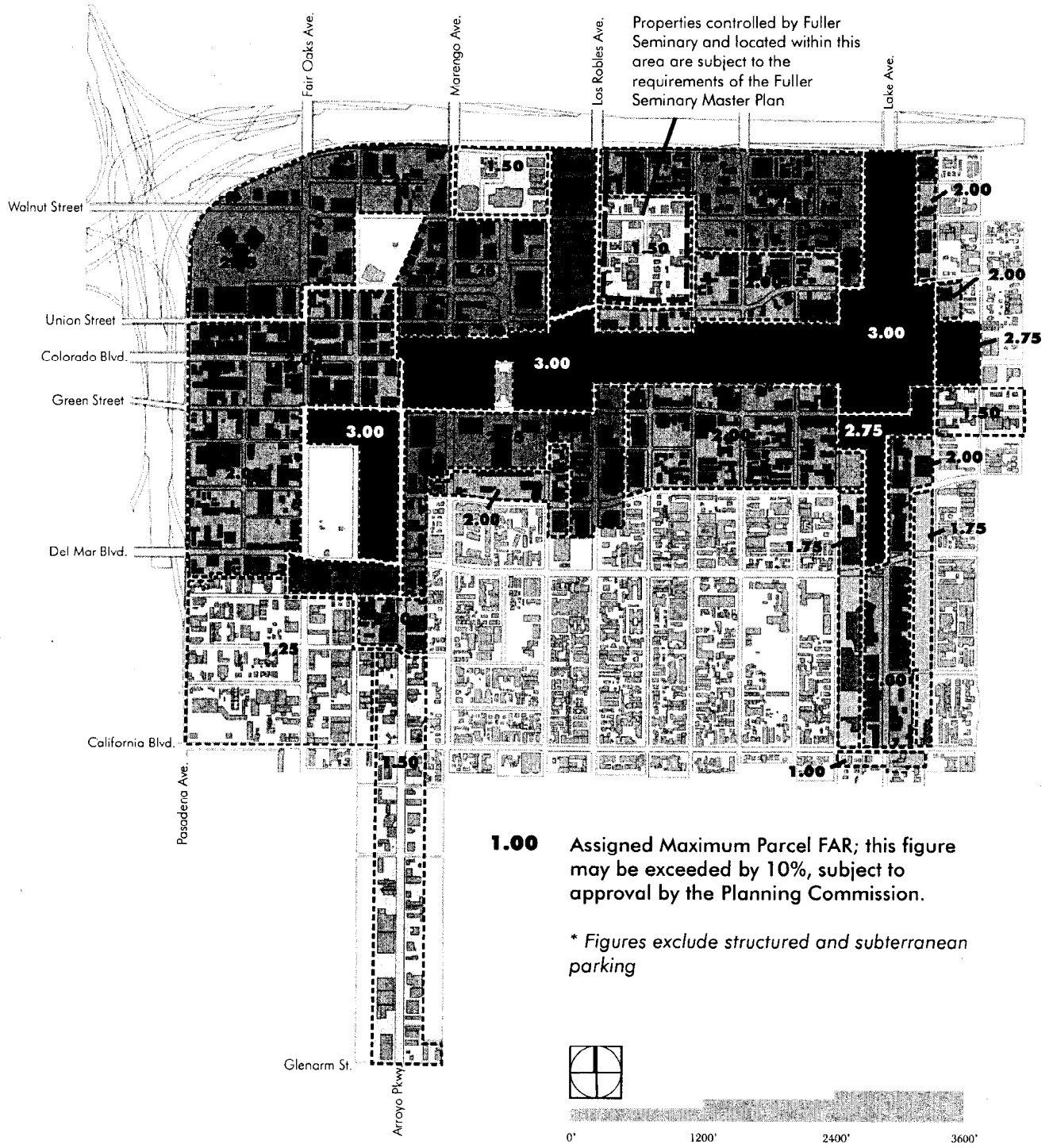
# Section 4 DISTRICT-WIDE LAND USE CONCEPT

## District-wide Map 13: Development Intensity Concept



# Section 4 DISTRICT-WIDE LAND USE CONCEPT

## District-wide Map 14: Maximum FAR Concept

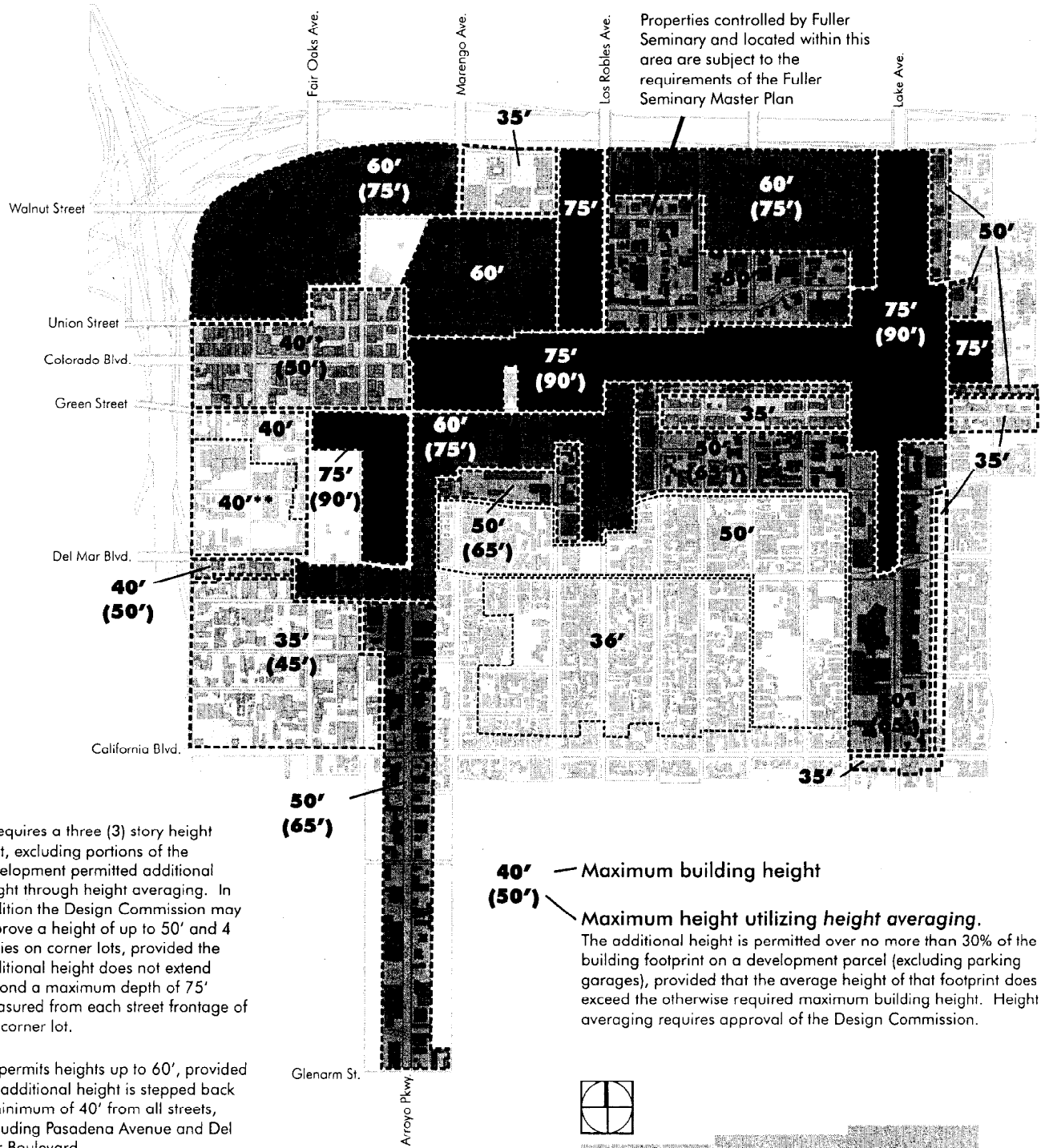


**Attachment B**  
**Draft Central District Specific Plan**  
**Maximum Height Concept, Page 93**



# Section 6 DISTRICT-WIDE URBAN DESIGN CONCEPT

## District-wide Map 25: Maximum Height Concept



\* requires a three (3) story height limit, excluding portions of the development permitted additional height through height averaging. In addition the Design Commission may approve a height of up to 50' and 4 stories on corner lots, provided the additional height does not extend beyond a maximum depth of 75' measured from each street frontage of the corner lot.

\*\* permits heights up to 60', provided the additional height is stepped back a minimum of 40' from all streets, excluding Pasadena Avenue and Del Mar Boulevard.



**Attachment C**  
**Draft Central District Specific Plan**  
**District-wide Guidelines: Building Design, Pages 150-151**

**District-wide Guidelines: Building Design****Guideline BD 2 Mitigate Massing and Bulk**

**Intent** Large, monolithic buildings negate the qualities particular to the Central District. At their worst, these buildings make Downtown a less humane place. The proper consideration of the scale, massing and detail of individual buildings will contribute to a coherent streetscape and satisfying public environment.

**Recommendations** BD 2.1 *Design building volumes to maintain a compatible scale with their surroundings; in general, break down the scale and massing of larger buildings.*

BD 2.2 *Rely on building massing and orientation to place strong visual emphasis on the street and other important civic spaces.*

BD 2.3 *Employ strong building forms such as towers to demarcate important gateways, intersections, and street corners; strong corner massing can function as the visual anchor for a block.*

BD 2.4 *Employ simple, yet varied masses, and emphasize deep openings that create shadow lines and provide visual relief; discourage monolithic vertical extrusions of a maximum building footprint.*

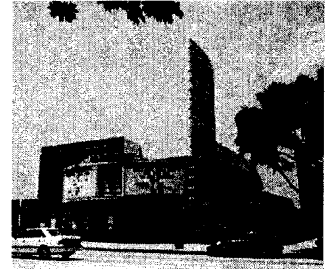
BD 2.5 *Use articulated sub-volumes as a transition in size to adjacent historic or residential structures that are smaller in scale.*

BD 2.6 *Vary three dimensional character as a building rises skyward; in general, differentiate between the base, middle and top levels of a building.*

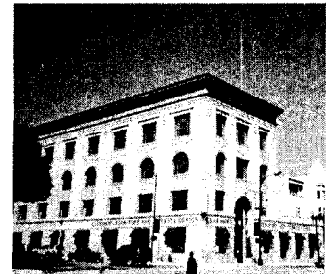
BD 2.7 *Emphasize the horizontal dimension to make a tall building appear less overwhelming.*

**Citywide Design Criteria**

- Contextual Fit: A building should fit with its surroundings.
- Three-Dimensional Quality: A building should add interest and variety to its surroundings.



**Downtown Precedent:** simple, varied massing orients to the street and provides visual relief



**Downtown Precedent:** buildings traditionally express a base, middle, and top



**Discouraged:** unarticulated, monolithic buildings negate the street and a rich design history



## District-wide Guidelines: Building Design

### **Guideline BD 3 Unify and Articulate Building Facades**

**Intent** Ultimately, all buildings need to make a positive contribution to the architectural heritage of Pasadena. A set of responsive, regulating proportions will contribute to a coherent building design and promote architectural unity within the Downtown. Proper articulation of a building's facade will add to the richness and variety of Downtown architecture.

**Recommendations** BD 3.1 Establish a building's overall appearance on a clear and pleasing set of proportions; a building should exhibit a sense of order.

BD 3.2 Utilize a hierarchy of vertical and horizontal expression; facade articulation should reflect changes in building form.

BD 3.3 Respond to the regulating lines and rhythms of adjacent buildings that also support a street-oriented environment; regulating lines and rhythms include vertical and horizontal patterns as expressed by cornice lines, belt lines, doors, and windows.

BD 3.4 Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.

BD 3.5 Provide a clear pattern of building openings; fenestration should unify a building's street wall and add considerably to a facade's three-dimensional quality.

BD 3.6 Avoid uninterrupted blank wall surfaces along all building facades; the use of opaque and highly reflective glass is also discouraged.

BD 3.7 Encourage the use of recessed windows that create shadow lines and suggest solidity.

#### **Citywide Design Criteria**

- Three-Dimensional Quality: A building should add interest and variety to its surroundings.
- Human Scale: A building should contribute to a more pleasant and humane living environment.



**Downtown Precedent:** facade rhythms and patterns create visual harmony



**Downtown Precedent:** facades exhibit pleasing proportions and three-dimensional quality



**Downtown Precedent:** clear expressions of design intent offer visual appeal



# CITY OF PASADENA

## MEMORANDUM

**TO:** Hon. Mayor and Council members

**FROM:** *for* Michele Beal Bagneris, City Attorney *M  
(C. B. B. B. B. B.)*

**DATE:** May 10, 2004

**RE:** Montana I and II Ordinance Preparation

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On March 29, 2004 the City Council directed the City Attorney to prepare an ordinance amending the Pasadena Municipal Code and zoning map and establishing a Planned Development. The City Council also directed the City Attorney to prepare a Resolution amending the Civic Center Specific Plan. A substitute motion was made to refer the proposed Planned Development to the Planning Commission for review and recommendation on the following: floor area ratios, including whether specific findings could be made, height of the building and articulation issues. The City Attorney indicated that an ordinance and resolution could return to the City Council within 45 to 60 days, which would allow the Planning Commission time to address allocation of floor area ratios for the entire proposed planned development and massing of the structures.

On April 28, 2004, the Planning Commission met to discuss the proposed planned development. The Planning Commission voted to reject the proposed planned development and therefore did not provide a recommendation as to floor area ratios, height and building articulation. Therefore, the specifications required to draft a comprehensive ordinance have not been provided.

We are providing the Council an attached rough draft Ordinance and Resolution which shows the general framework for any final Ordinance and Resolution that would be prepared for first reading, incorporating the March 29th plan as directed by the City Council. Given the importance of specific, defined development standards in a planned development, if it is the Council's wish to proceed, Council would provide the specifications required to draft an ordinance for first reading. If provided at the May 10 meeting, it will be possible to meet the 45 to 60 day window for first reading set at the March 29, 2004 City Council meeting.

**DRAFT**

Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA  
AMENDING THE CIVIC CENTER SPECIFIC PLAN**

WHEREAS, on March 20, 1990, the City Council adopted the Civic Center Specific Plan to guide future development within a large area of the Central District and to protect its cultural heritage; and

WHEREAS, this Specific Plan has detailed guidelines for each parcel within the designated Civic Center area to regulate massing, color, material, wall planes, roof forms, pedestrian circulation, open space, landscaping, parking and street lighting; and

WHEREAS, the design of new construction within the Specific Plan area must be consistent with the development standards and guidelines of the plan; and

WHEREAS, on April 29, 2002 the City Council adopted Resolution No. 8103 amending the Civic Center Specific Plan; and

WHEREAS, Ordinance No. 6895 created Planned Development -26 (Colorado-Los Robles), which permitted the development of Western Asset Plaza; and

WHEREAS, the City Council approved Planned Development -31 (Montana I and II), which requires an amendment to the Civic Center Specific Plan

WHEREAS, a duly noticed public hearing was held before the Planning Commission on February 4, 2004 on the proposed amendment to the Civic Center Specific Plan; and

WHEREAS, a duly noticed public hearing was held before the City Council on February 23, 2004 and March 29, 2004, on the proposed amendments; and

WHEREAS, a Mitigated Negative Declaration was prepared for the Montana I and II and certified by the City Council;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Pasadena adopted the following amendments to the Civic Center Specific Plan:

Pages 98, 102, and 103 of the Civic Center Specific Plan are replaced by the diagram and text as set forth in Exhibit 1, attached hereto and incorporated herein as though fully set forth.

**DRAFT**

Introduced by Councilmember \_\_\_\_\_

**Ordinance No.**

**AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 (ZONING CODE) TO ADD PD-31 MONTANA I AND II**

The people of the City of Pasadena ordain as follows:

**SECTION 1.** This ordinance, due to its length and corresponding cost of publication will be published by title and summary as permitted by Section 508 of the Charter. The approved summary of this ordinance is as follows:

**“SUMMARY**

Ordinance No. \_\_\_\_\_ amends various provisions of Title 17 (Zoning Code) by creating the PD-31 zoning district, including specific purposes, applicability, definitions, permitted uses, and development standards, including height, parking and loading; by amending certain other Chapters in the Zoning Code to implement the PD-31 zoning district.

Ordinance No. \_\_\_\_\_ shall take effect 30 days from its publication by title and summary.”

**SECTION 2.** Appendix B of the Zoning Code is amending by adding the following new Planned Development.

**PD-31-MONTANA I and II**

**General Provisions**

A. Land Use.

Shall be those allowed by the underlying Central District subdistricts, as of the effective date of the Planned Development.

B. Development Standards.

1. Floor-Area Ratio: The FAR for the entire Planned Development site shall not exceed 3.3.
2. Residential Density: The number of residential units shall not exceed 55.

3. Lighting. A lighting plan shall be prepared for the project to provide for the safe movement of people and vehicles throughout the project site. The lighting plan shall be submitted for review and approval of the Zoning Administrator.
4. In addition to the standards of the Planned Development, all development, including the design of the Montana I and II, shall be subject to the design guidelines for the Central District, adopted by the City Council on October 21, 2002.
5. Project Modifications. Any modifications to approved plans shall be submitted for review and approval to the Director of Planning and Development, for compliance with all applicable development standards.
6. Mitigation Measures and Conditions of Approval. The applicant, or successor in interest, shall comply with all Mitigation Measures identified in the adopted Mitigated Negative Declaration and Conditions of Approval identified by all applicable City Departments. The applicant shall participate in an on-going Mitigation Monitoring Program to ensure the appropriate implementation of the mitigation measures and conditions of approval.
7. Construction and Demolition Waste Management Recycling Plan. The applicant, under voluntary condition, shall consider utilizing the construction and demolition waste management recycling plan for the project. This plan shall allow for the following measures to be incorporated by the applicant.
  - a. Energy design shall indicate that the project will meet an energy budget that is 20 percent less than that prescribed by the current California Energy Regulations, which are being enforced by the City of Pasadena.
  - b. The development shall advertise the availability of salvageable materials and make them available to interested individuals or groups either by auction or by the taking prior to dismantling existing buildings.
  - c. The development shall use deconstruction techniques rather than demolition to remove existing buildings that are not being retained or rehabilitated on the site.
  - d. The development shall provide a waste assessment plan to indicate what materials may or can be reused or recycled.
  - e. The development shall provide a summary report and documentation of all materials reused or recycled at the close of construction and prior to the certificate of occupancy.
  - f. The development shall strive to reuse and incorporate materials from the existing buildings into new construction whenever feasible. The development shall strive to incorporate materials containing recycled content materials in new construction



whenever possible.

8. Other City requirements. The applicant, or successor in interest, shall meet all other City requirements including those from the Public Works Department, the Transportation Department, and the Building Division. Prior to issuance of excavation and/or grading permits, a Construction Staging Plan shall be prepared and submitted to the Public Works Department for review and approval.

### ***Montana I***

1. Floor Area. The Development shall include at least 7,000 square feet of a retail use fronting on Colorado Boulevard, with a minimum depth of 30 feet.
2. Height. The maximum height of new structures shall be as follows:
  - a. The building shall not exceed 90 feet in height to the top roof parapet of the building, with height measured from the existing grade.
  - b. The height shall not exceed 90 feet for a distance of 10 feet from the property lines on Colorado Boulevard and Euclid Avenue and shall step back a distance of 10 feet above 78 feet on four sides.
  - c. Height limits do not include appurtenances and screening, as permitted by the Zoning Code.
3. Setbacks. At sidewalk on Colorado Boulevard and Euclid Avenue with 5 foot setback in central section of Colorado frontage. Building massing above the ground floor shall have at least one significant modulation in the Colorado Boulevard frontage and also in the Euclid Avenue frontage.
4. Fenestration and Entrances. The building shall have multiple entrances and windows along the streets, including separate entrances for different uses. There shall be a main pedestrian entrance on Colorado Boulevard to the residential units.
5. Pedestrian Activity/Landscaping. To encourage pedestrian activity and access to City Hall, the project shall include a pedestrian walkway and landscaped areas as follows:
  - a. Pedestrian Walkway: A landscaped pedestrian walkway of at least 28 feet in width shall extend from Colorado Boulevard between the existing office building and the new structure, connecting to the corner plaza at Garfield Avenue and Union Street.
  - b. Courtyard: A landscaped courtyard with a width of 24 feet or greater shall separate the new structure from the existing parking structure and shall be visible from Euclid Avenue and the pedestrian walkway.

6. Parking access: Neither a parking structure nor access to parking is permitted on Colorado Boulevard. Ingress and egress shall be limited to two drive entrances on Euclid Avenue.
7. Parking use on the ground floor. Parking and parking related uses shall not exceed 50% of ground floor area.
8. Driveway visibility. Pedestrian and vehicle street visibility for a distance of 50 feet from each exit shall be maintained.
9. Parking spaces. There shall be at least 1.5 spaces per residential unit, and parking for other uses shall meet the requirements of Title 17, unless otherwise specified in the Planned Development. One tandem space (9 feet by 34 feet) may be substituted for one parking space required for a residential unit.
10. Parking ramps. The maximum grade of ramps that serve parking exclusively dedicated to the residential units shall be 16 percent. Ramps shall not exceed 2 percent for a distance of 10 feet from an entrance at the property line.
11. Loading. One off-street space with dimensions of 10 feet X 20 feet X 10 feet shall be provided.

### ***Montana II***

1. Floor Area and Coverage. Lot coverage shall not exceed 64 percent. Development will have approximately 96,300 square feet and shall include at least 2,500 square feet of commercial use on the ground floor.
2. Height. The maximum height of a new structure shall not exceed 66 feet to the top roof parapet, measured from the existing grade, stepping down to 55 feet. The height limit does not include appurtenances and screening, as permitted by the Zoning Code.
3. Setbacks. The building shall be set back at least 10 feet from the Union Street property line and shall include at least one significant modulation of the Union Street building facade. No setback on the ground level is permitted along the Euclid Street frontage.
4. Fenestration and Entrances. The building shall have multiple entrances and windows along the streets, including separate entrances for different uses.
5. Pedestrian Activity/Landscaping. To encourage pedestrian activity, the area along the Union Street frontage shall be landscaped.

6. Parking on the ground floor. Parking and parking related uses shall not exceed 50% of ground floor area.
7. Parking Access. Ingress and egress shall be limited to two drive entrance on Euclid Avenue.
8. Driveway visibility. Pedestrian and vehicle street visibility for a distance of 50 feet from each exit shall be maintained.
9. Parking spaces. There shall be at least 1.5 spaces per residential unit, and parking for other uses shall meet the requirements of Title 17, unless otherwise specified in the Planned Development. One tandem space (9 feet by 34 feet) may be substituted for one parking space required for a residential unit.
10. Loading. One off-street space with dimensions of 10 feet X 20 feet X 10 feet shall be provided for retail area.

**SECTION 3.** The land use regulations, additional land use regulations, development standards, and additional development standards of the Central District subdistrict that are consistent with the provisions below shall apply. After the 2004 revision of the City's Zoning Code, Zoning Code provisions that are consistent with the provision below shall apply. In cases of conflict, this Planned Development shall control.

**SECTION 4.** The City Clerk Shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

**SECTION 5.** This ordinance shall take effect 30 days after its publication by title and summary.

Signed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Bill Bogaard  
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council on the City of Pasadena at its regular meeting held on \_\_\_\_\_, 2004, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Published:

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Jane L. Rodriguez  
City Clerk

APPROVED AS TO FORM:

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Maribel S. Medina  
Assistant City Attorney



## **Revised Montana I and II Description (March 23, 2004)**

The revised project description (Attachment A) involves modifications to both the Montana I and Montana II descriptions that were analyzed in the February 9, 2004 report.

**Montana I:** As revised (March 23, 2004), the Montana I includes 34 units rather than 36, with at least 7,000 square feet of retail, plus resident amenity areas and parking/valet area. The number of units at the seventh level is reduced to four, to allow a setback of ten feet from the building face on all four sides. The gross floor area, as revised, is approximately 181,500 square feet.

To accommodate additional infrastructure (e.g., plumbing) between floors, the building height is increased to 90 feet, with an increase to 78 feet at the setback. This additional height results from modifying the infrastructure design (i.e., "bending the pipes") for the changes in seventh-story floor plan (i.e., ten-foot setback and reduction to four units).

**Montana II:** As revised (March 23, 2004), the Montana II includes 18 units rather than 25, with at least 2,500 square feet of commercial uses, plus resident amenity areas and parking/valet area. The height is reduced to 66 feet, five stories stepping down to four stories (55 feet) along Euclid Avenue. There are three units on the fifth level, while there are five units on the second through fourth levels. The gross floor area, as revised, is approximately 96,260 square feet.

The revision provides a ground-level covered passageway connecting the landscaped sidewalk on Union Street to the mid-block courtyard and pedestrian access to the courtyard from the Euclid Avenue entrance.

**Office Building/Parking Structure:** As described by the applicant (March 23, 2004), the "project will include exterior improvements to both (the Citibank building and the parking garage), as well as a redesign of existing open spaces at both ends of the Citibank building." A portion of the west end of the existing parking structure will be removed to provide more openness in the north-south walkway view corridor between Colorado Boulevard and City Hall.

## **Comparison with Draft Central District Specific Plan**

The Central District Specific Plan, when adopted, will provide a policy framework that will be implemented in the zoning regulations and standards for the Central District. The Draft Specific Plan, as conceptually approved, anticipates those future changes to the City's Zoning Code.

Attachment B provides comparisons of the Montana I and the Montana II with the Draft Central District Specific Plan.

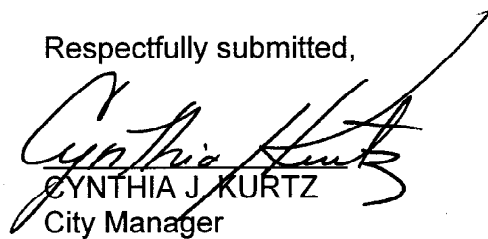
**Comparison with Comments (“Pros and “Cons”) by the Planning Commission**

The Planning Commission provided comments on the prior project description, which was the subject of the Council’s hearing on February 9 and 23, 2004. Attachment C compares the Montana I and Montana II with the comments that concern the development project description. The complete comments are provided in the February 9, 2004 report.

**Comparison with the Design Commission Recommendation**

The Design Commission reviewed the design-related standards for the Planned Development, with the development project as described prior to modifications made for the Planning Commission hearing and to the additional changes submitted on March 23, 2004. Attachment D compares the Montana I and Montana II with the Design Commission recommendation.

Respectfully submitted,



CYNTHIA J. KURTZ  
City Manager

**Attachments**

- A. Revised (March 23, 2004) Project Description – The Montana 1 & 2
- B. Montana I and II Project Descriptions (Revised and Prior) Compared with the Draft Central District Specific Plan
- C. Montana I and II Project Descriptions (Revised and Prior) Compared with the Planning Commission Comments
- D. Montana I and II Project Descriptions (Revised and Prior) Compared with the Design Commission Recommendation

**Attachment A**



**PROJECT DESCRIPTION**  
**The Montana 1 & 2**

REVISED 03. 23. 04 – DRAFT

The following project description has been revised to reflect recent modifications to the proposed new construction and associated provisions in the Planned Development (PD).

**The Montana 1 – Building A:**

The proposed Montana 1 is a mixed-use development of approximately 181,500 GSF (not including parking related uses), and consists of 34 condominium units on 6 levels over a ground floor footprint of approximately 30,000 SF. Typical residential floors will have 6 units per floor ranging from 3700-4600 SF, and the penthouse level will have 4 larger units at 4980 SF.

Ground floor uses consist of at least 7,000 SF of retail uses fronting on Colorado Boulevard, some residential amenities and guest parking/valet uses at the rear of the building. The residential lobby will have a pedestrian entry off of Colorado Boulevard and access via the valet area from Euclid. The valet and parking will be accessed via two driveways from Euclid Avenue and the total number of parking spaces for the project is 112 cars.

The total building height for the 7 storey building will be 90'-0" to the top of the parapet. At the four corners, the building is set back 10'-0" from the property line at a height of 78'-0". The mid-section of the building is set back 5' from the property line at grade, to break up the mass of the building, with an additional 5' setback at the second level (approx. 20'-0" above grade).

As a part of this project, the existing north-south paseo, with views of City Hall from Colorado Boulevard, will be widened to 28' at the south end of the block, and a new east-west paseo of 24' will be added, providing enhanced public access throughout the area. When combined with the existing plazas on both ends of the existing Citibank building, the block will have a total of 26,790 SF of publicly accessible open space & landscaped areas at the street level. In addition, the upper level terraces (approximately 6,800 SF) will overlook the streets and paseos.

This development will also include additional improvements to the remainder of the block: see "Office Building/Parking Structure Site" section.

**The Montana 2 – Building B:**

The proposed Montana 2 is a residential development of approximately 96,260 GSF (not including parking related uses), and consists of 18 condominium units on 3 to 4 levels over a ground floor footprint of approximately 21,910 SF. Typical residential floors will have 5 units per floor ranging from 3200-3900 SF, and the penthouse level will have 3 larger units ranging from 3900-5500 SF.

Ground floor uses consist of at least 2,500 SF of commercial uses at the corner of Union Street and Euclid Avenue, residential amenities and guest parking/valet uses. The residential lobby will have direct pedestrian access to the mid-block courtyard\* as well as access via the valet area from Euclid Avenue. Other residential amenities such as a

shared great room will have pedestrian access off of Union Street. The valet and parking will be accessed via two driveways from Euclid Avenue and the total number of parking spaces for the project is 71 cars.

The total building height for the 4 to 5 storey building will be 66'-0" to the top of the parapet. Along Euclid, the building steps down to a height of 55'-0", through the elimination of two units fronting on Euclid Avenue. The building is also setback 10'-0" from Union Street providing for a landscape strip consistent with the character of the surrounding buildings on that street.

Additional landscaped areas include a covered passageway connecting the landscaped sidewalk on Union to the mid-block courtyard\* and landscaped areas along the shared property line with the Western Asset courtyard. This totals 11,120 SF of open space on this site.

\*Physical access to the courtyard will be contingent on Western Asset's removal of some landscape elements currently separating the two sites.

#### **Office Building/Parking Structure Site:**

The PD includes two existing buildings, the Citibank building and the parking garage. The project will include exterior improvements to both these structures, as well as a re-design of the existing open spaces at both ends of the Citibank building. The open spaces will be designed to connect with the proposed paseos on the block and create usable spaces served by new and existing retail/ commercial uses at the ground level.

In addition, the applicant shall demolish the westerly approximately 12 feet of the existing parking structure so as to widen the pedestrian walkway on the west side of Montana I and maximize the north-south view corridor of the City Hall dome from Colorado Boulevard. Demolition shall not be required for that portion of the parking structure that is north of the current elevator/stairway/utility vault if it is not financially feasible to do so (considering all impacts, including possible code upgrades for the parking structure such as seismic and disabled access), as approved by the Director of Planning and Development.

Both projects have been significantly modified to reflect input received in regards to total building height, overall massing, lot coverage and FAR. Those figures are listed in the attached Memorandum.

**MEMORANDUM**

Date: 22 March 2004 **DRAFT**

Subject: 01002 Montana I  
7 Story Scheme - 10' setback

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Project Data:

Lot Size: 98,583 sf

Existing Building Areas:

Office Building:

L1: 11,962 sf  
L2-9: 18,076 sf  
Total: 156,570 sf

Parking Structure:

Floor Plate: 29,831 sf  
Total (X5): 149,155 sf

Project Areas:

Gross Building Areas:

B1: 33,778 sf  
L1: 30,003 sf  
L2: 30,462 sf  
L3/4/5/6: 112,984 sf (28,246 typ.)  
L7: 22,944 sf  
Total: 230,171 sf

GSF W/O Parking Related Uses:

L1: 15,109 sf  
L2-L7: 166,390 sf  
Total: 181,499 sf

Ground Floor Parking related uses (%) =  $14,894/30,003 = 49.6\%$

Retail: 7,000 sf

BLOCK FAR:  $156,570+181,499/98,583 \text{ sf} = 3.43$

Lot Coverage (block):  $30,003+11,962+29,831/98,583 = 72.8\%$

Height: 7 Stories

78'-0" at street (to match top of parapet of Western Asset project)  
90'-0" at setback

Page 2

Number of Units: 34 Units

Bedrooms/Unit: 3 Bedrooms

SF Per Unit: 3,736 sf - 4,980 sf

Landscaped Areas:

L1:	26,787 sf
L2:	2,216 sf
Total:	29,003 sf

Parking: (Parking Level)

Total	83 Stalls
GSF	33,778 sf

Parking: (Ground Level)

Total	29 Stalls
GSF Parking	14,919 sf

Total Parking:

	112 Stalls
GSF Parking	48,697 sf

## MEMORANDUM

Date: 22 March 2004 **DRAFT**  
Subject: 010005 Montana 2  
5 & 4 Story Scheme

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### Project Data:

Lot Size: 33,033 sf

### Project Areas:

#### Gross Building Areas:

B1:	26,712 sf
L1:	21,913 sf (18,239 sf w/o ramp & uncovered driveway area)
L2/3/4:	62,772 sf (20,924 sf typ.)
L5:	20,587 sf
Total:	131,984 sf

#### GSF W/O Parking Related Uses:

L1:	12,904 sf
L2-L5:	83,359 sf
Total:	96,263 sf

Ground Floor Parking related uses (%) =  $9,009/21,913 = 41\%$

FAR:  $96,263/33,033 \text{ sf} = 2.9$

PD FAR: PD site area: 131,616 sf  
 $(338,069 \text{ sf (M1)} + 96,263 \text{ sf (M2)})/131,616 = 3.3$

Lot Coverage (using roof plan):  $20,924/33,033 \text{ sf} = 63\%$

Lot Coverage (using L1 plan):  $18,239/33,033 \text{ sf} = 57\%$

Height: 5 & 4 Stories  
66'-0", 54'-0"

Number of Units: 18 Units

Bedrooms/Unit: 2-3 Bedrooms

SF Per Unit: 3,236 sf – 3,957 sf

### Landscaped Areas:

L1:	11,120 sf
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Page 2

Parking: (Parking Level)

Total	60 Stalls
GSF	26,712 sf

Parking: (Ground Level)

Total	11 Stalls
GSF Parking	7,510 sf

Total Parking:

	71 Stalls
GSF Parking	34,222 sf

**Attachment B**

## Montana I

### Project Descriptions (Current and Prior)

### Compared with Draft Central District Specific Plan

	<b>Current Revised Description (3/23/04)</b>	<b>Prior Project Description</b>	<b>Draft Central District Specific Plan</b>	<b>Relationship of Revised Description to DCDSP</b>
<b>Height</b>	7 stories; 90 feet, with 10-foot stepback above 78 feet on four sides; see "Massing"	7 stories; 88 feet, with 2-foot stepback above 75 feet on four sides; see "Massing"	75 feet (with option of 90 feet, average of 75 feet)	Exceeds 75-foot height limit; maximum height is consistent with 90 feet limit but exceeds average height limit of 75 feet; acknowledges limit by stepping back at 78 feet
<b>Floor Area</b>	Approximately 181,500 sf (PD FAR of 3.3; Parcel FAR of 5.6); 34 units	Approximately 180,000 sf (Parcel FAR – 5.6); 36 units	FAR of 3.0 (with option to 3.3); up to 87 units per acre	Residential density complies; PD FAR of 3.3 matches the limit for projects that meet certain criteria; FAR on existing parcel exceeds both 3.0 and 3.3



	<b>Current Revised Description (3/23/04)</b>	<b>Prior Project Description</b>	<b>Draft Central District Specific Plan</b>	<b>Relationship of Revised Description to DCDSP</b>
<b>Massing</b>	Recessed 10 feet on floors 2-7 over 5-foot recess on first floor on Colorado; mass is broken on Euclid; 10 foot stepback above 78 feet	Recessed 10 feet on floors 2-7 over 5-foot recess on first floor on Colorado; mass is broken on Euclid	Design Guidelines	Proposal for Planned Development does not include drawings that will be required for Design Review, so analysis cannot be provided
<b>Courtyard</b>	28-foot wide paseo, which extends to Union, plus elimination of portion of west end of parking structure; 24 1/2-foot wide courtyard;	28-foot wide paseo; 24 1/2-foot wide courtyard	Encouraged in Specific Plan	Paseo and courtyard provide spaces such as those encouraged in the Specific Plan
<b>Setbacks</b>	At sidewalk on Colorado and Euclid with 5-foot setback in central section of Colorado frontage	At sidewalk on Colorado and Euclid with 5-foot setback in central section of Colorado frontage	At sidewalk on Colorado and Euclid	At the sidewalks
<b>Ground Floor Uses</b>	7,000 sf of retail along Colorado, with parking, parking service area, and resident activity	7,000 f of retail along Colorado, with parking, parking service area, and resident activity areas; two drive entrances on Euclid	No housing on ground floor; pedestrian-oriented uses on 50 percent of blockface	Pedestrian-oriented uses fronting on Colorado, with resident amenities to the rear; guest parking behind resident amenities

## Montana II

### Project Descriptions (Current and Prior), Compared with Draft Central District Specific Plan

	<b>Current Revised Description (3/23/04)</b>	<b>Prior Project Description</b>	<b>Draft Central District Specific Plan</b>	<b>Relationship of Revised Description to DCDSP</b>
<b>Height</b>	5 stories, 66 feet, stepping down to 4 stories (55 feet)	6 stories 75 feet	75 feet (with option of 90 feet, average of 75 feet)	66-foot height complies with 75-foot limit
<b>Floor Area</b>	Approximately 96,300 sf (PD FAR of 3.3; Parcel FAR of 2.9); 18 units	Approximately 120,000 sf (Parcel FAR of 3.6); 25 units	FAR of 3.0 (with option of 3.3); up to 87 units per acre	Residential density complies; PD FAR of 3.3 matches the limit for projects that meet certain criteria; FAR on parcel exceeds both 3.0 and 3.3
<b>Massing</b>	L-shaped building footprint; steps down from 5 stories to 4; modulation of north and west facades	L-shaped building footprint	Design Guidelines	Proposal for Planned Development does not include drawings that will be required for Design Review, so analysis cannot be provided
<b>Coverage</b>	Approximately 63 percent under cover, but 57 percent if passageway area is excluded	63 percent	No limit	Specific Plan does not address coverage

	<b>Current Revised Description (3/23/04)</b>	<b>Prior Project Description</b>	<b>Draft Central District Specific Plan</b>	<b>Relationship of Revised Description to DCDSP</b>
<b>Setbacks</b>	Variable setback of at least 10 feet on Union; not setback on Euclid	Variable setback of at least 10 feet on Union; not setback on Euclid	At sidewalk on Euclid; up to five feet on Union	Curve in Union Street indicates need for greater setback as proposed
<b>Ground Floor Uses</b>	Primarily resident activity areas, parking, and parking service area, with 2,500 sf of commercial at corner; two drive entrances; passageway from Union to mid-block courtyard	Primarily resident activity areas, parking, and parking service area, with 2,600 sf of retail at corner; two drive entrances	Housing is not permitted at the southern portion of the site	Commercial use and resident amenities are located on northern portion of site

**Attachment C**

**Montana I**  
**Project Descriptions (Current and Prior)**  
**Compared with Planning Commission Comments**

	<b>Current Revised Description (3/23/04)</b>	<b>Prior Project Description</b>	<b>Planning Commission Comments</b>	<b>Relationship of Revised Description to Planning Commission</b>
<b>Height</b>	7 stories; 90 feet, with 10-foot stepback above 78 feet on four sides; see "Massing"	7 stories; 88 feet, with 2-foot stepback above 75 feet on four sides; see "Massing"	7 stories; 88 feet, with 8-foot stepback on three sides	Exceeds 88 feet height but provides greater stepback (i.e., 10 feet on four sides)
<b>Floor Area</b>	181,499 sf (PD FAR of 3.3; FAR of 5.6 on existing parcel); 34 units	Approximately 180,000 sf (FAR of 5.6 on existing parcel); 36 units	Project exceeds FAR proposed under the Draft Central District Specific Plan (i.e., 3.0)	FAR is reduced from project reviewed by Commission but still exceeds 3.0
<b>Massing</b>	Recessed 10 feet on floors 2-7 over 5-foot recess on first floor on Colorado; mass is broken on Euclid; 10 foot stepback above 78 feet	Recessed 10 feet on floors 2-7 over 5-foot recess on first floor on Colorado; mass is broken on Euclid	Too bulky and should follow design guidelines	Proposal for Planned Development does not include drawings that will be required for Design Review, so analysis cannot be provided
<b>Courtyard</b>	28-foot wide paseo, which extends to Union, plus elimination of portion of west end of parking structure; 24 1/2-foot wide courtyard;	28-foot wide paseo; 24 1/2-foot wide courtyard	Concept of "courtyards" should be honored by encouraging a pedestrian-friendly flow in front of the Citibank building	Courtyards to the north and south of Citibank building and the connecting paseo are to be enhanced in revised proposal

	<b>Current Revised Description (3/23/04)</b>	<b>Prior Project Description</b>	<b>Planning Commission Comments</b>	<b>Relationship of Revised Description to Planning Commission</b>
<b>Ground Floor Uses</b>	7,000 sf of retail along Colorado, with parking, parking service area, and resident activity	7,000 f of retail along Colorado, with parking, parking service area, and resident activity areas; two drive entrances on Euclid	Emphasize retail/ commercial; amount of ground- level parking should be reduced; respect Gray Book that parking be subterranean	Retail Commercial is emphasized on Colorado frontage; guest parking and service is provided at rear 50 percent of ground floor

## Montana II

### Project Descriptions (Current and Prior), Compared with Planning Commission Comments

	<b>Current Revised Description (3/23/04)</b>	<b>Prior Project Description</b>	<b>Planning Commission Comments</b>	<b>Relationship of Revised Description to Planning Commission</b>
<b>Height</b>	5 stories, 66 feet, stepping down to 4 (55 feet)	6 stories 75 feet	66 feet	Revised to 66 feet
<b>Floor Area</b>	Approximately 96,300 sf (PD FAR of 3.3; Parcel FAR of 2.9); 18 units	Approximately 120,000 sf (Parcel FAR of 3.6); 25 units	Project exceeds FAR proposed under the Draft Central District Specific Plan (i.e., 3.0)	FAR is reduced from project reviewed by Commission and parcel FAR is less than 3.0
<b>Massing</b>	L-shaped building footprint; steps down from 5 stories to 4; modulation of north and west facades	L-shaped building footprint	Either approximate Maryland apartments or be "wedding cake" comparable to Western Asset Plaza	Building steps down from 5 stories to 4 stories, comparable to Western Asset Plaza
<b>Coverage</b>	Approximately 63 percent, but 57 percent if passageway area is not counted	63 percent	Should be closer to 50 percent, as calculated for Western Asset Plaza	If calculated similarly to Western Asset Plaza, coverage is reduced to 57 percent
<b>Ground Floor Uses</b>	Primarily resident activity areas, parking, and parking service area, with 2,500 sf of commercial at corner; two drive entrances; passageway from Union to mid-block courtyard	Primarily resident activity areas, parking, and parking service area, with 2,600 sf of retail at corner; two drive entrances	Emphasize retail/commercial and not residential; amount of parking should be reduced; respect Gray Book that parking be subterranean	Uses are as they were when reviewed by the Commission

**Attachment D**



## Montana I

### Project Descriptions (Current and Prior)

### Compared with Design Commission Recommendation

	<b>Current Revised Description (3/23/04)</b>	<b>Prior Project Description</b>	<b>Design Commission Recommends</b>	<b>Relationship of Revised Description to Design Commission</b>
<b>Height</b>	7 stories; 90 feet, with 10-foot stepback above 78 feet on four sides; see "Massing"	7 stories; 88 feet, with 2-foot stepback above 75 feet on four sides; see "Massing"	7 stories; 88 feet, with 8-foot stepback on three sides	Exceeds 88 feet height but provides greater stepback (i.e., 10 feet on four sides)
<b>Floor Area</b>	Approximately 181,500 sf (PD FAR of 3.3; Parcel FAR of 5.6); 34 units	Approximately 180,000 sf (Parcel FAR – 5.6); 36 units	Not addressed	Not addressed by Commission
<b>Massing</b>	Recessed 10 feet on floors 2-7 over 5-foot recess on first floor on Colorado; mass is broken on Euclid; 10 foot stepback above 78 feet	Recessed 10 feet on floors 2-7 over 5-foot recess on first floor on Colorado; mass is broken on Euclid	Too bulky and should follow Design Guidelines	Proposal for Planned Development does not include drawings that will be required for Design Review, so analysis cannot be provided
<b>Courtyard</b>	28-foot wide paseo, which extends to Union, plus elimination of portion of west end of parking structure; 24 1/2-foot wide courtyard;	28-foot wide paseo; 24 1/2-foot wide courtyard	Not addressed	Not addressed by Commission

	<b>Current Revised Description (3/23/04)</b>	<b>Prior Project Description</b>	<b>Design Commission Recommends</b>	<b>Relationship of Revised Description to Design Commission</b>
<b>Ground Floor Uses</b>	7,000 sf of retail along Colorado, with parking, parking service area, and resident activity	7,000 f of retail along Colorado, with parking, parking service area, and resident activity areas; two drive entrances on Euclid	Not addressed	Not addressed by Commission

**Montana II**  
 Project Descriptions (Current and Prior),  
 Compared with Design Commission Recommendation

	<b>Current Revised Description (3/23/04)</b>	<b>Prior Project Description</b>	<b>Design Commission Recommends</b>	<b>Relationship of Revised Description to Design Commission</b>
<b>Height</b>	5 stories, 66 feet, stepping down to 4 stories (55 feet)	6 stories 75 feet	3 to 5 stories, with half of structure not higher than 3 stories; limit of 62 feet	Exceeds 62-foot height recommended by Commission; steps down to 4 stories rather than 3 and for greater than 50 percent of footprint
<b>Floor Area</b>	Approximately 96,300 sf (PD FAR of 3.3; Parcel FAR of 2.9); 18 units	Approximately 120,000 sf (Parcel FAR of 3.6); 25 units	Not addressed	Not addressed
<b>Massing</b>	L-shaped building footprint; steps down from 5 stories to 4; modulation of north and west facades	L-shaped building footprint	Follow Gray Book guidelines	Proposal for Planned Development does not include drawings that will be required for Design Review, so analysis cannot be provided
<b>Coverage</b>	Approximately 63 percent under cover, but 57 percent if passageway area is excluded	63 percent	50 percent	Exceeds coverage recommended by Commission

	<b>Current Revised Description (3/23/04)</b>	<b>Prior Project Description</b>	<b>Design Commission Recommends</b>	<b>Relationship of Revised Description to Design Commission</b>
<b>Ground Floor Uses</b>	Primarily resident activity areas, parking, and parking service area, with 2,500 sf of commercial at corner; two drive entrances; passageway from Union to mid-block courtyard	Primarily resident activity areas, parking, and parking service area, with 2,600 sf of retail at corner; two drive entrances	Not addressed	Not addressed by Commission

The City Council may:

1. Adopt an Initial Environmental Study with Mitigated Negative Declaration;
2. Find that the proposed Civic Center Specific Plan amendments (Attachment D, report of February 9, 2004) are consistent with the General Plan;
3. Find that the proposed Planned Development is consistent with the goals, objectives and policies of the General Plan and the purposes of the Pasadena Municipal Code Title 17 (Zoning), as outlined in the body of the report of February 9, 2004);
4. Amend the Civic Center Specific Plan amendments that relate to the site of The Montana I and II (Attachment D, report of February 9, 2004) to be consistent with the applicant's proposal of March 23, 2004, and approve the amendments;
5. Amend the Planned Development (Attachment E, report of February 9, 2004) to be consistent with the applicant's proposal of March 23, 2004, and approve the amended Planned Development;
6. Direct the City Attorney to prepare an ordinance amending the Pasadena Municipal Code and the zoning map to establish the Planned Development with provisions that are consistent with the applicant's proposal of March 23, 2004 and to prepare a resolution amending the Civic Center Specific Plan with provisions consistent with the applicant's proposal of March 23, 2004;
7. Approve the De Minimis Impact finding on State Fish and Wildlife Habitat: and,
8. Direct the City Clerk to file a Notice of Determination and a Certificate of Fee Exemption for the California Department of Fish and Game with the Los Angeles County Recorder.

03/29/2004  
6.C. (8:45 P.M.)  
Handout by Staff

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## **PLANNING COMMISSION RECOMMENDATION**

On November 12, 2003, the Planning Commission voted to not support the staff recommendation for the Civic Center Specific Plan amendments and the Planned Development. The Commission's action included a list of concerns about the development project, though it did not provide specific direction for modifying the project, Specific Plan amendments or Planned Development. On January 5, 2004, the City Council directed the Planning Commission to prepare a summary of the deliberations, with "pros and cons," for its recommendation that the amendments and Planned Development be denied, to provide additional information for the Council's consideration of the project.

After the Planning Commission's decision, the applicant submitted revisions to the project description. Because of changes to the proposed project, a new public hearing by the Planning Commission was required, in order for the Council to have the opportunity to adopt provisions that the Commission did not consider on November 12, 2003. On February 4, 2004, the Planning Commission held a public hearing, which had been continued from January 28, 2004. The Commission provided the following list of "pros and cons" and comments concerning the proposed Planned Development:

### ***Pro***

1. **Expanded Walkway.** The walkway between the Citibank ("Mutual Savings") building and the parking structure is being expanded to 28 feet.
2. **Reduction in Height.** The PD provides a significant reduction in the height of both Montana I and II from the limits in the existing Civic Center Specific Plan, i.e., current regulatory limit.
3. **Reconcile Competing Plans.** The PD provides the City the opportunity to reconcile competing plans with different visions for this important area in the Civic Center.
4. **Low Density Project.** The Project provides the City with a low density project in the Civic Center, which will have a minimal traffic impact. Some felt that allowable residential density should be increased (without expanding the FAR) to provide additional housing opportunities, and one felt that the opportunity to introduce affordable housing in the Civic Center was being missed.

### ***Con***

1. **Retreat from Planning Efforts.** The PD represents a retreat from the planning efforts of the community over the past 20 years as reflected in



the Civic Center/Mid-Town Programming Effort Report (the "Gray Book"), the 1990 Civic Center Specific Plan, and the 2003 Draft Central District Specific Plan.

2. **Respect for Planning Documents.** The PD sends the wrong signal to developers that the City of Pasadena does not stand behind its own planning documents, i.e., the Gray Book, the existing Civic Center Specific Plan, and the Draft Central District Specific Plan.
3. **Design Commission Role.** The use of the PD and the detail it provides really circumscribe the Design Commission's role in overseeing the design of the Project.
4. **FARs.** The FARs for both Montana I and II (i.e., 5.6 and 3.7 on the respective parcels) exceed the FARs set forth in the Draft Central District Specific Plan.
5. **Building Footprint.** The lot coverage for Montana II should be closer to 50 percent and should be calculated in a manner that parallels the lot coverage calculations for the Western Asset Plaza building.
6. **Massing.** The massing of Montana I is too bulky and instead should follow all references to the adopted design guidelines in the Draft Central District Specific Plan. The massing of Montana II should either approximate the Maryland Hotel apartment building or a "wedding cake" massing comparable to that of the Western Asset Plaza setbacks.
7. **Height.** The height of Montana I should not exceed 88 feet with setback to 75 feet on three sides of the building. The height of Montana II shall not exceed 66 feet per staff's recommendation.
8. **Parking.** The amount of ground level parking at both Montana I and II should be reduced, and the recommendation in the Gray Book that parking be subterranean should be respected. Some Commissioners wanted ground level parking completely eliminated.
9. **Courtyards.** The concept of "courtyards" set forth in the Gray Book and the existing Civic Center Specific Plan should be honored by encouraging a pedestrian-friendly flow in front of the Citibank Building on Colorado.
10. **Mixed Use.** The mixed-use aspect of both Montana I and II should emphasize retail-commercial use on the ground floor and not residential, although residential amenities on the ground floor are acceptable. There was no consensus among the Commissioners as to the acceptability of residential amenities on Union Street.

## **DESIGN COMMISSION RECOMMENDATION**

Staff presented the proposed Specific Plan amendments and the Planned Development provisions that are related to design to the Design Commission on July 14 and 28, 2003.

Concerning the Montana II, the Design Commission recommended that the height be limited to 62 feet, that lot coverage be limited to 50 percent, that 50 percent of the structure be not more than three stories in height, and that the remaining 50 percent of the structure not exceed five stories. In addition, the commission recommended that the design of the building follow the Programming Effort Report guidelines.

For the Montana I, the Design Commission also recommended that the building be required to step back on a third side, in addition to the frontages on Colorado and Euclid, above 75 feet, that no additional height be permitted on the existing parking structure for screening of vehicles, and that the mass of the building is too bulky and should follow the previously adopted design guidelines of the draft Central District Specific Plan.

## **CITY CENTER IMPLEMENTATION TASK FORCE RECOMMENDATION**

On April 8, 2003, the City Center Implementation Task Force reviewed the project (an earlier submittal without subsequent revisions submitted by the applicant) and adopted two motions:

1. The Montana I does not substantially comply with the Gray Book (i.e., Programming Effort Report), however, mitigations could be added that would create support for the project such as the inclusion of a permanent height covenant on the parking parcel, and the expansion of retail uses on Colorado Boulevard to wrap around the corner onto Euclid Avenue.
2. That the Montana II be determined to be in substantial compliance with the Gray Book with the following exceptions: exceed[ing] the allowed height, lack of relationship to the Maryland, and exceeding the massing diagram of the Gray Book.

## **EXECUTIVE SUMMARY**

The Montana I and II development project consists of two buildings. The Montana I, located on the southeast corner of the block immediately south of City Hall, is 36 units with ground-floor retail, resident activity areas, and parking. The

Montana II is located on the northwest corner of the block that also includes Western Asset Plaza. The Montana II has 25 units, with ground floor commercial and resident activity areas and parking.

The residential units, with ground floor retail and commercial uses, are appropriate for the district. The residential densities of the Montana I and II are 36 and 25 units per acre respectively, significantly below the 87 units per acre permitted on the parcels.

Three aspects of the development proposal especially concerned the Design Commission and Planning Commission and are recognized in this staff recommendation for a Planned Development with amendments to the Civic Center Specific Plan. They are: heights of the two buildings, building floor area, and massing of the structures.

For the Montana I, the Design Commission, the Planning Commission, and the staff recommendation are similar in requiring a significant stepback on three sides of the building above 75 feet, to reduce both the height and the mass of the structure. Concerning the floor area, the Planning Commission recommended that it be reduced by approximately 45 percent to a parcel FAR of 3.0. The staff recommendation for the Planned Development does not require that reduction. Both the Design Commission and the Planning Commission were concerned about the massing, the "bulkiness," of the proposed building. In the Planned Development, staff recommends requiring a significant modulation of the frontages on Colorado Boulevard and Euclid Avenue, with the project subject to design review under the City's design guidelines for the site.

For the Montana II, staff recommends a height limit of 66 feet, a reduction of the project from the six stories proposed (75 feet) to five stories. The Planning Commission recommended a height of 66 feet but also suggested that the building step down. The Design Commission recommended that the overall footprint of the building be reduced to 50 percent lot coverage, and that half the structure be limited to three stories, with a height of five stories (not more than 62 feet) for the remainder of the structure. The Planning Commission recommended that the floor area be limited to a parcel FAR of 3.0. With the reduction of one story in the PD as recommended by staff, the floor area would be comparable to that recommended by the Commission. Finally, both the Design Commission and the Planning Commission were concerned about the massing of the Montana II. The staff recommendation includes a requirement for significant modulation of the Union Street frontage. The Planning Commission said that the massing should either approximate that of the Maryland apartments or be a "wedding cake" comparable to the massing of Western Asset Plaza. The Design Commission said both that the height on fifty percent of the structure should be limited to three stories, as described above, and also that the building should follow the Programming Effort Report guidelines, i.e., be comparable to the massing of the Maryland.

## **BACKGROUND**

The Montana I and II is a mixed-use residential development project of sixty-one units, in two phases, that is proposed for portions of the Civic Center Specific Plan area known as the "Mutual Savings Block" and the "Broadway Block" (Attachment A, Civic Center Planning Area). The Montana I is proposed at the southeast corner of the block that is immediately south of City Hall, the "Mutual Savings Block" (E6 on Attachment A). The Montana II is proposed at the northwest corner of the block that also includes Western Asset Plaza, the "Broadway Block" (E5 on Attachment A).

The City Council received information on the Predevelopment Plan Review (PPR) for the Montana I and II on April 1, 2002. As described for the PPR, the Montana I was a nine-story, 120-foot mixed-use structure with 32 condominium units. The Montana II was a seven-story, 24-unit mixed-use structure. After several discussions with City staff, the applicants submitted a development application for a project of smaller scale. The Montana I was reduced to seven stories; the Montana II was reduced to six stories. The development project application has continued to be revised during the review process.

The Montana I, as revised and currently proposed by the applicant, is a mixed-use residential and retail development of 36 units, resident activity areas, and approximately 7,400 square feet of retail. Retail uses extend along the Colorado frontage to Euclid Avenue. The height is 88 feet, stepping back a distance of 2 or 3 feet around the perimeter of the structure at a height of 75 feet and also recessed a distance of slightly more than 10 feet at the second through seventh stories in the central area of the north and south elevations, with a recess of five feet at the ground level.

The Montana II is a mixed-use residential and retail development of 25 units, resident activity areas, and approximately 2,600 square feet of commercial at the corner of Euclid Avenue and Union Street. The proposed height is 75 feet.

Staff recommends amendments (Attachment D) to the Civic Center Specific Plan and a Planned Development (Attachment E). The Planned Development site also includes the existing office building and parking structure on the Mutual Savings Block.

The proposed amendments and Planned Development do not accommodate the project as currently proposed. First, as proposed by the applicants the top story of the Montana I steps back three feet on the north and south elevations and two feet on the east and west elevations, and the structure is recessed slightly more than ten feet above the ground floor in the central areas of the north and south elevations, as a result of earlier revisions. The Specific Plan amendments and Planned Development standards recommended in this report require that the top

story step back eight feet from both the Colorado and Euclid property lines and also on the north elevation, though no setback is required on the west elevation, away from the street. This provision, which will result in a loss of floor area on the top story is intended to reduce the visual impact of height above 75 feet. By limiting parking to those spaces serving the retail uses and by restricting the number of drive entrances to one, the PD will alter significantly the proposed ground floor plan.

Second, the recommendation does not accommodate the six-story Montana II structure, as currently proposed. The Planned Development reduces the height limit from the proposed 75 feet to 66 feet, thus reducing the structure to five stories. In addition, the overall Planned Development FAR limit of 3.3 effectively reduces the Montana II floor area in accord with the reduction in building height. The requirement for a significant modulation of the Union Street frontage modifies the proposed floor plans and may reduce floor area. The limitations on ground floor parking and drive entrances restrict use of the ground floor.

The staff recommendation responds to several recommendations and comments of the Design Commission and the Planning Commission, but it does not incorporate them completely. The relationship between the staff recommendation and comments provided by the Planning Commission is discussed in the Analysis.

Design review of the project will take place as a separate approval following action by the City Council on the Planned Development and the Specific Plan amendments.

### **Civic Center Specific Plan Amendments**

Amendments to the Civic Center Specific Plan are proposed in this report. They affect the provisions for the Mutual Savings Block and the Broadway Block. The amendments, shown as they amend the existing text, are attached (Attachment D). For the Montana I block, i.e., the "Mutual Savings Block," the amendments increase the width of the pedestrian walk on the east side of the office building to 28 feet, reduce the total height of the building to 88 feet, while relaxing limits over portions of the site, reduce the area required for a courtyard at the center of the block, and make additional changes shown in Attachment D.

For the Montana II, amendments reduce the permitted height to 66 feet, eliminate requirements related to diagonal view corridor that was previously eliminated on the remainder of the block, the Western Asset Plaza site, modify setback requirements, and make additional changes shown in Attachment D.

## **Planned Development**

Staff recommends a Planned Development to establish the zoning regulations and standards for the whole of the Mutual Savings Block and for the parcel at the northwest corner of the Broadway Block. At present, regulations and standards are set by the Zoning Code provisions for the CD-2 and CD-3 Subdistricts (for the Mutual Savings Block) and CD-16 Subdistrict (for the parcel on the Broadway Block), by the Zoning Code Central District (CD) maps, and by the Civic Center Specific Plan. The Civic Center Specific Plan controls in the instances when the Zoning Code and the Specific Plan conflict. In addition, guidance for development of the site is given in the Civic Center/Mid-town Programming Effort Report, which the City Center Task Force submitted to the City Council in 1998, and by the draft Central District Specific Plan.

A Planned Development (PD) would establish the zoning regulations and development standards for the project site, replacing the existing CD-2, CD-3, and CD-16 Central District Subdistricts. The development standards recommended by staff for this Planned Development do not accommodate either the Montana I or the Montana II as currently proposed by the applicant.

The provisions of the Planned Development are attached (Attachment E). The Planned Development limits total development on the Planned Development site as a whole to 3.3 and the number of residential units to 65. For the Montana I, the PD limits height to 88 feet, while requiring that the building step back 8 feet above the height of 75 feet on three sides. It requires both a pedestrian walkway and a midblock courtyard. The PD limits parking on the ground floor, while requiring significant retail area on the Colorado Boulevard frontage. Other provisions are shown in Attachment E.

For the Montana II, the PD limits height to 66 feet. Building coverage is limited to 63 percent. At least 2,600 square feet of commercial area is required on the ground floor. Parking is limited to those spaces serving commercial uses only.

## **ANALYSIS**

The Civic Center Specific Plan established prescriptive standards for site plan, building form, and certain aspects of design on the sites of the Montana I and II. When the Specific Plan was adopted in 1990, the City expected and encouraged nonresidential development on the sites. The provisions both of the Specific Plan and also of the Zoning Code are intended to regulate and accommodate the development of nonresidential development there.

Among those provisions are height limits of 150 feet, 130 feet, and the height of the Mutual Savings building, with step back requirements, to accommodate office

development. The Specific Plan also includes a site plan illustrating required courtyard areas for the Mutual Savings Block and a requirement for a view corridor between structures that were permitted to be 150 feet in height on the Broadway Block. The Zoning Code also set maximum lot coverage at 50 percent for parcels in the Broadway Block, where the 150-foot height is permitted. Each of these provisions is proposed for replacement by the amendments and the Planned Development.

After the Planning Commission hearing on February 4, 2004, staff modified the proposed Planned Development to respond to several Planning Commission comments. The staff recommendation does not fully address the comments provided by the Planning Commission, however. The Planned Development limits FAR on the PD site as a whole to 3.3, which has the effect of limiting development on the Montana II to an FAR of approximately 3.0. The FAR of the proposed Montana I building would not be reduced by the PD.

The PD limits coverage on the Montana II site to 63 percent, rather than reducing it significantly toward 50 percent.

The Planning Commission recommendation that the Montana I step back eight feet above 75 feet on a third frontage, in addition to the two street frontages previously recommended, is incorporated in the PD.

The PD requirements for modulation on the two street frontages of the Montana I and also on the Union Street frontage of the Montana II recognize the comments about the massing of both the Montana I and II. The PD, however, does not incorporate the Commission's recommendation that the Montana II should be redesigned either to approximate the massing of the Maryland apartments or with "wedding cake" massing comparable to that of the Western Asset Plaza stepbacks.

The amount of ground level parking and parking-related area in both the Montana I and II is reduced under the PD by the requirement that the parking serve only the retail and commercial uses and that there be only one drive entrance in each building.

The courtyard requirement remains as previously recommended, because the 28-foot pedestrian walkway is intended to encourage the flow of pedestrians from the front of the bank building through the site.

In response to the Commission comments about the mix of uses on the ground floor, the PD requires that retail uses have a depth of 30 feet on the Colorado frontage of the Montana I, while also limiting further the parking on the ground floor.

### ***Draft Central District Specific Plan***

The City Council conceptually approved a Central District Specific Plan, to establish a project description for preparation of an environmental impact report, on December 8, 2003. The draft Specific Plan includes proposals for height, floor area ratio (FAR), residential density, and setbacks, as well as general provisions. It is important to note, however, that these proposals have not yet been adopted as regulations and standards and are subject to revision and also that the Montana I and II project was submitted prior to staff developing its recommendation on the draft Central District Specific Plan. A comparison of the development project, as proposed, with the Draft Central District Specific Plan is provided in Attachment G.

For the sites of both The Montana I and II, the height limit in the draft Specific Plan is 75 feet. The draft Plan would reduce the currently permitted heights on the Montana I and Montana II parcels by 55 feet and 75 feet respectively. The draft Specific Plan also provides for heights to 90 feet over not more than 30 percent of the footprint if the overall average does not exceed 75 feet, thus limiting the height to less than 75 feet over a portion of the footprint. A height exceeding the 75 feet limit, using 75 feet as the average, would require Design Commission approval. The height of the Montana I (88 feet), as proposed by the applicant, exceeds the 75-foot height limit, while the height of the Montana II (75 feet), again as proposed by the applicant, complies.

The maximum FAR, in the draft Specific Plan, is 3.0 both on the Montana I site and on the Montana II site, though a small northern portion of the block that includes the Montana I site, along Union Street immediately south of the City Hall, has a proposed FAR of 2.25. The Draft Specific Plan provides the option of a ten-percent increase with Planning Commission approval where unique factors are involved. Maximum residential density is 87 units per acre for both sites. The FAR of the project as proposed, with the existing Mutual Savings building and the parking structure (which is not counted as floor area in the FAR), is 3.5. The FARs on the individual parcels are 5.6 and 3.7 for the Montana I and II respectively, as proposed by the applicant. Staff recommends an FAR of 3.3 for total floor area (including existing structures) on the PD site as a whole, which would reduce development project floor area. Both development project phases comply with the permitted residential density of 87 units per acre.

According to the draft Specific Plan, mixed-use structures are to be built to the property line on Colorado and Euclid. On Union Street, mixed-use development is allowed to set back up to five feet. The Montana I complies with the standards, but the Montana II setback on Union exceeds the setback that would be permitted.



In the draft Specific Plan, residential units are not permitted on the ground floor on Colorado Boulevard. The units are on the second to seventh floor of the Montana I, so it complies.

In addition, the draft Specific Plan modifies and incorporates as design recommendations, in Appendix C of the draft Specific Plan, some of the recommendations of the Civic Center/Mid-town Programming Effort Report.

### ***Consistency with the General Plan***

The amendments to the Civic Center Specific Plan and the Planned Development are consistent with the City's General Plan and will advance specific objectives and policies.

#### Land Use Element

Objective 1 – Targeted Development: Direct higher density development away from Pasadena's residential neighborhoods and into targeted areas, creating an exciting urban core with diverse economic, housing, cultural, and entertainment opportunities.

Policy 1.4 – Mixed Use: Authorize and encourage mixed-use development in targeted areas, including in-town housing, live-work spaces and in-town commercial uses.

Policy 15.1 – Sizes and Types (of housing): Provide a range of housing sizes and types for the many sizes and types of families in the community.

#### Housing Element

Policy 2.1 – Encourage the production of housing appropriate to all economic segments of the population, including lower-, moderate-, and upper-income housing, to maintain a balanced a community.

Policy 2.2 – Direct new development along transit corridors, close to employment and activity centers; and encourage mixed-use developments.

### ***Consistency with the Purposes of the Zoning Code***

The proposed Planned Development is consistent with the purposes of the Zoning Code. Among others, a Planned Development has the following purposes:

- Ensure orderly and thorough planning and review procedures that will result in quality urban design;

- Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenity.

### ***Other Issues***

**Inclusionary Housing**—The applicant proposes to comply with the inclusionary housing ordinance by payment of fees in lieu of constructing the units onsite as part of the project.

**Employment Opportunities**--The developer has volunteered to implement a program to hire local and minority workers for construction of the project.

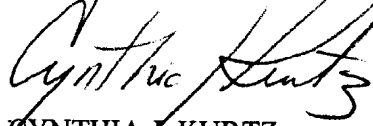
### **ENVIRONMENTAL**

A revised Draft Initial Environmental Study of the Planned Development, amendments to the Civic Center Specific Plan, and the development project as revised currently proposed by the applicant is attached (Attachment H). With mitigation, there are no significant impacts. Mitigation is necessary for land use and planning (1.a., page 7), air quality impact during grading and construction (5.a., page 14), additional traffic on the Euclid Avenue street segment between Colorado Boulevard and Union Street (6.a., page 17), and noise during construction (10.b., page 23). The drive entrances are located on the Euclid Avenue street segment between Colorado Boulevard and Union Street, with 3,750 average daily trips (cumulative base, 2004). With completion of both Montana I and II, the number of daily trips would increase by approximately ten percent, an impact to be mitigated by installation of a closed circuit television connection to the Traffic Management Center to monitor operation and performance. With mitigation, the Traffic Management Center can enhance performance of Euclid Avenue and Colorado Boulevard.

### **FISCAL IMPACT**

Fees for review and approval applications will cover expenditures for processing, permitting, inspections, and monitoring. Construction tax from the project will be substantial. Development on the two vacant parcels will increase property tax revenue. The applicant anticipates payment of substantial fees in lieu of constructing inclusionary housing units on site.

Respectfully submitted,




CYNTHIA J. KURTZ  
City Manager

Prepared by:



William Trimble  
Planner

Approved by:

OFF 

Richard J. Bruckner  
Director of Planning and Development

## Attachments

- A. Civic Center Planning Area
- B. Civic Center Specific Plan Diagram of Sites E5b1 and E5b2, with Amendment of April 29, 2002
- C. Civic Center Specific Plan Provisions and Diagram for Mutual Savings Block – Retain Existing Garage
- D. Proposed Civic Center Specific Plan Amendments with Current Provisions
- E. Planned Development
- F. Civic Center/Mid-Town Programming Effort Report Diagram and Recommendations
- G. Comparison of The Montana I and II, Programming Effort Report, and Civic Center Specific Plan
- H. Mitigated Negative Declaration and Revised Initial Environmental Study