

Agenda Report

TO: CITY COUNCIL

DATE: OCTOBER 9, 2006

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED REHABILITATION OF THE LIVINGSTONE HOTEL AT 139 SOUTH LOS ROBLES AVENUE INTO 34 RESIDENTIAL UNITS AND THE CONSTRUCTION OF A 34 UNIT MIXED-USE PROJECT AT 123 SOUTH LOS ROBLES AVENUE

RECOMMENDATION

This report is for information only.

BACKGROUND

This project summary is being presented to the City Council per Preliminary Plan Review (PPR) guidelines, which call for staff to present projects of community-wide significance to the City Council for informational purposes. American General Constructors has submitted a proposal for the construction of a mixed use project at 123 and 139 South Los Robles Avenue.

PROJECT DESCRIPTION

The project site consists of two parcels at 123 and 139 South Los Robles Avenue. 123 South Los Robles contains a one-story office building and parking lot. The project proposes to demolish these uses and construct a 6-story mixed-use building with 1,715 square feet of retail space on the ground floor and 34 residential units over 2 levels of subterranean parking providing 98 parking spaces for both parcels.

139 South Los Robles contains the Livingstone Hotel, which may be eligible for listing on the National Register of Historic Places. The project proposes to renovate the Livingstone Hotel, convert the existing restaurant to office and reduce the existing 43 apartment units to 34 new condominium units incorporating a more efficient floor plan and enlarging the penthouse to create two top floor units. Existing tenants will be relocated as required by the condominium conversion ordinance.

The project requests a density bonus and concession allowing for a greater F.A.R. in exchange for providing 10% of the units as moderate income affordable units.

The height of the new building (123 Los Robles) ranges from 55 to 65 feet. The Central District Zoning allows 60 feet in height with up to 30% of the building up to 75 feet, if the overall average does not exceed 60 feet. The height averaging is subject to approval by the Design Commission.

REVIEW OF DISCRETIONARY ACTIONS

The purpose of the PPR process is to identify site-specific requirements from the various City departments to give applicants direction regarding their projects. This report is not intended to represent a staff recommendation. Staff reviewed the proposed project and determined that the following actions would be necessary:

Environmental Review: The California Environmental Quality Act (CEQA) review of the project will address traffic, air quality, aesthetics, historic preservation, and other issues. A full traffic impact and parking analysis study will be prepared for the project.

Affordable Housing Concession Permit: The project proposes a floor area ratio (FAR) that exceeds the allowable 2.25 FAR specified by the Central District Specific Plan in order to achieve the moderate income affordable units. The Affordable Housing Concession permit process was established with Hearing Officer review of concession requests.

Design Review: The project requires design review, with the Design Commission being the reviewing authority. Design Review is a 3-4 step process: 1) Preliminary meeting with staff; 2) Concept (schematic-level) design review; and 3) Final Design Review. The Design Commission has the option of requiring a 50% advisory review between concept and final review.

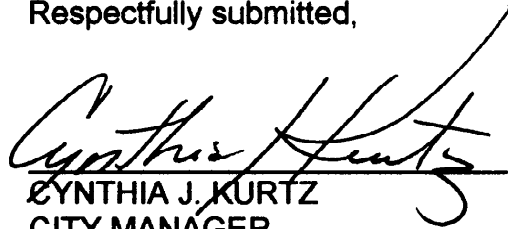
Timeline: The following timeline outlines the major steps in the process:

Date	Activity
October 9, 2006	Preliminary Plan Review presentation to City Council
October/November 2006	Preparation of Initial Environmental Study and determination of environmental decision required
November 2006	If Environmental Impact Report (EIR) not required, Hearing Officer decision on the Affordable Housing Concession Permit
Late 2006	Design Commission – Concept Design Review and Review of Height Averaging
First quarter 2007	50% Design Review, if required by the Design Commission
First quarter 2007	Final Design Review

FISCAL IMPACT

The applicant will be required to pay a fee for Design Review, which covers staff time. There is no fee for the processing of the Affordable Housing Concession Permit and the processing of environmental documents for the project. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.

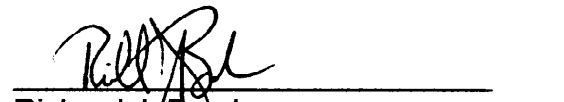
Respectfully submitted,


CYNTHIA J. KURTZ
CITY MANAGER

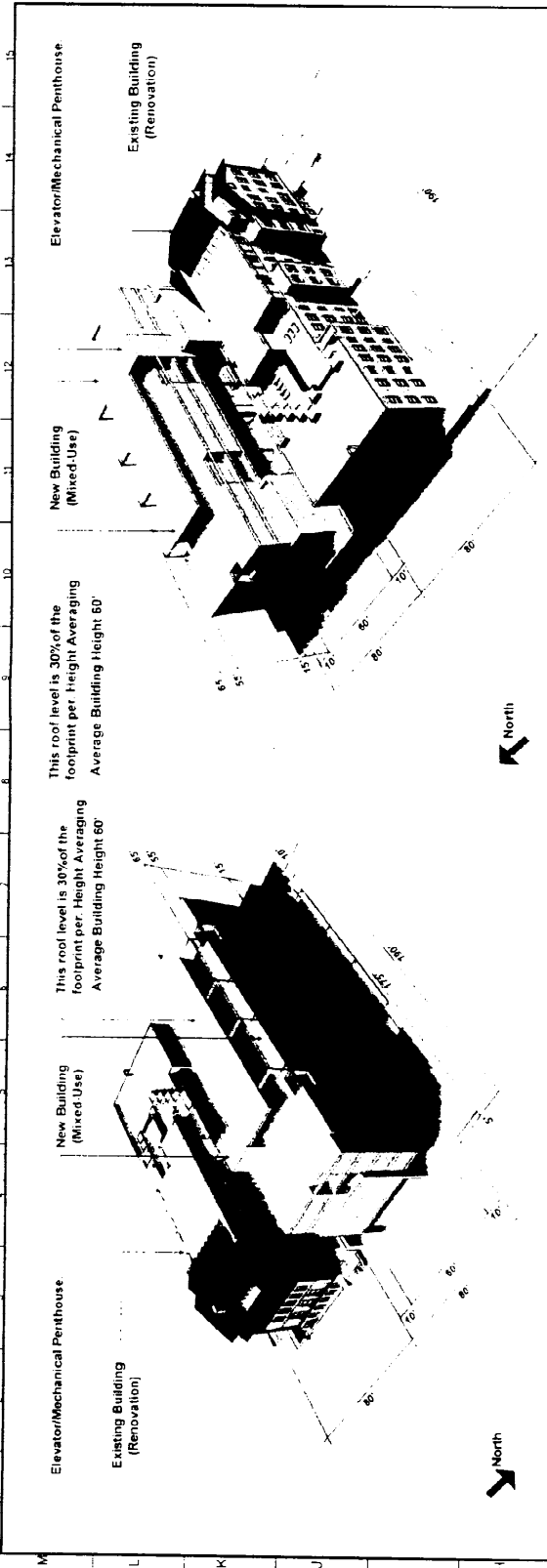
Prepared by:


Laura F. Dahl
Senior Planner

Approved by:

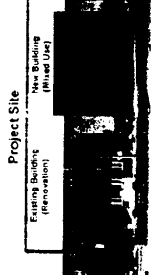

Richard J. Bruckner
Director of Planning and Development

Attachment: Proposed Plans



ISOMETRIC VIEW LOOKING SOUTH WEST

ISOMETRIC VIEW LOOKING NORTH EAST



Project Site

Existing Building (Renovation) New Building (Mixed Use)

199 S. Los Robles Commercial Building 171 Pasadena Convention Bldg. 157 Apartment 149 Stanley 139 Livingston 123 Media Portfolio 107 & 105 Replay Paseo Colorado Parking Garage

STREET FRONT ELEVATION OF ADJACENT BUILDINGS

PROJECT DATA

PROPERTY DIMENSIONS:
 100' x 100' x 100' x 100'
 100' x 100' x 100' x 100'
ZONE:
 COMMERCIAL
SETBACKS:
 FRONT - 10' SIDE - 5' REAR - 10'
HEIGHT LIMITS:
 100' MAX
ALLOWED USES:
 OFFICE - COMMERCIAL
PERMITTED:
 OFFICE - COMMERCIAL
BUILDABLE AREA FOR PROPOSED BUILDING:
 10,000 SQ FT

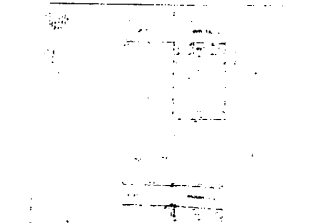
MODERATE INCOME HOUSING

LAND TO BE ACQUIRED: 100' x 100' x 100' x 100'
 TOTAL PROJECT COST: \$10,000,000
 TOTAL UNIT COST: \$100,000
 TOTAL UNITS: 100
PROGRAM (NEW BUILDING):
 100' x 100' x 100' x 100'
CONTRACTOR:
 [Name]
DESIGNER:
 [Name]
PARKING REQUIREMENTS:
 10 SPACES
 10 SPACES
 10 SPACES
PARKING PROVIDED:
 10 SPACES
 10 SPACES
 10 SPACES

PROGRAM EXISTING BUILDING RENOVATION:

EXISTING BUILDING: 100' x 100' x 100' x 100'
 TOTAL PROJECT COST: \$10,000,000
 TOTAL UNIT COST: \$100,000
 TOTAL UNITS: 100
CONTRACTOR:
 [Name]
DESIGNER:
 [Name]
PARKING REQUIREMENTS:
 10 SPACES
 10 SPACES
 10 SPACES

PROJECT TRACT MAP



American General
 Design - Construction
 1000 West Broadway, Suite 200
 Pasadena, CA 91104
 (818) 792-2778

TABLE

NO.	REVISION	DATE

123-139
 LOS ROBLES AVE.

123-139, LOS ROBLES AVE
 PASADENA, CA

MASSING STUDY &
 PHOTO OF ADJACENT BUILDINGS
 PROJECT DATA

Project No.	
Client	
Design/Construction	
Scale	
Date	
Sheet	
Total Sheets	
Project Name	
Project Location	

P-1

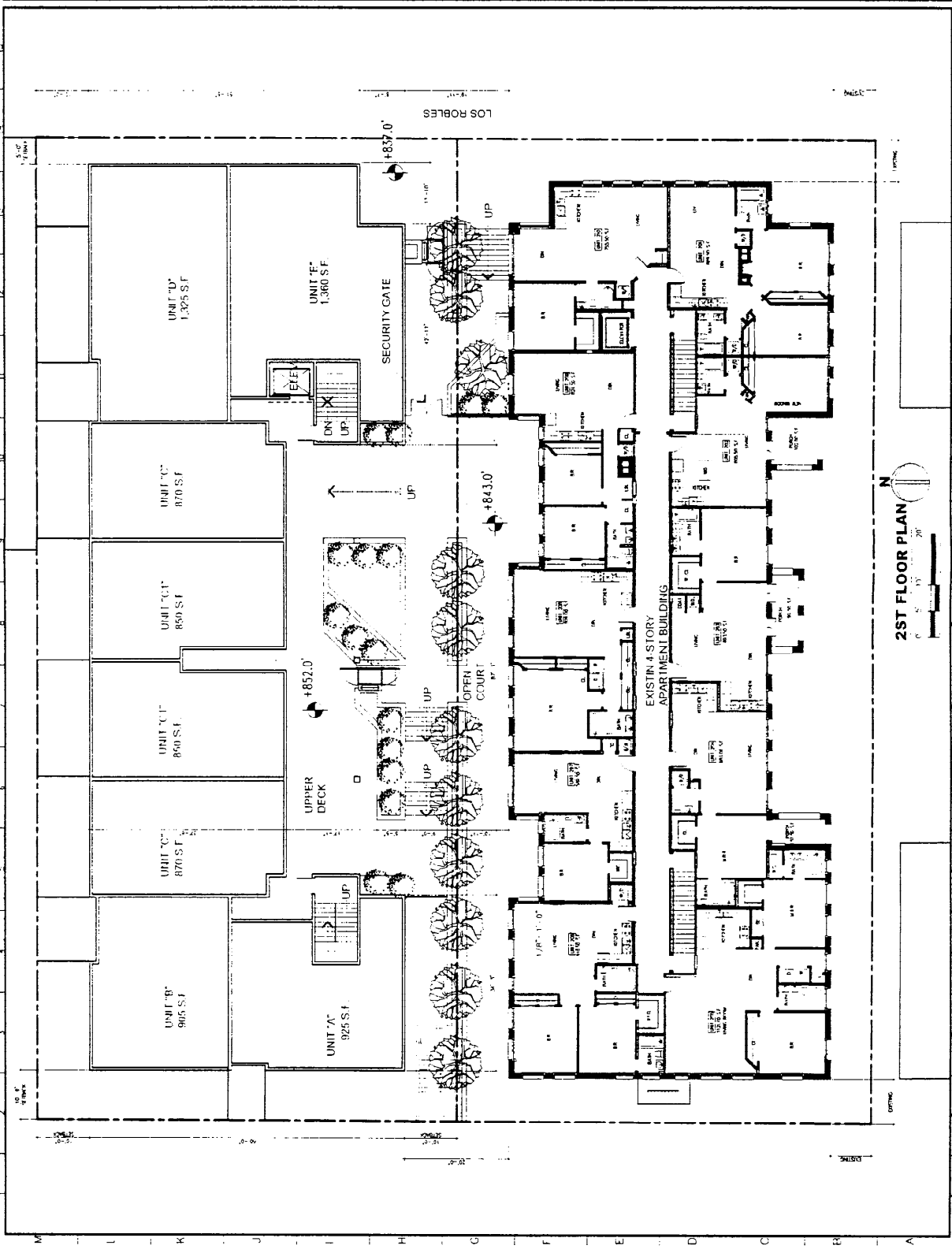
123-139
 LOS ROBLES AVE
 ENCINITAS, CA 92025
 123-139
 LOS ROBLES AVE
 ENCINITAS, CA 92025

123-139
 LOS ROBLES AVE.

123-139 LOS ROBLES AVE
 ENCINITAS, CA

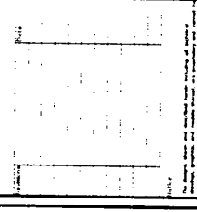
2ND FLOOR PLAN

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2ND FLOOR PLAN





123-139
 LOS ROBLES AVE.

123 139 LEG BLDG'S AM
 PACIFIC, CA

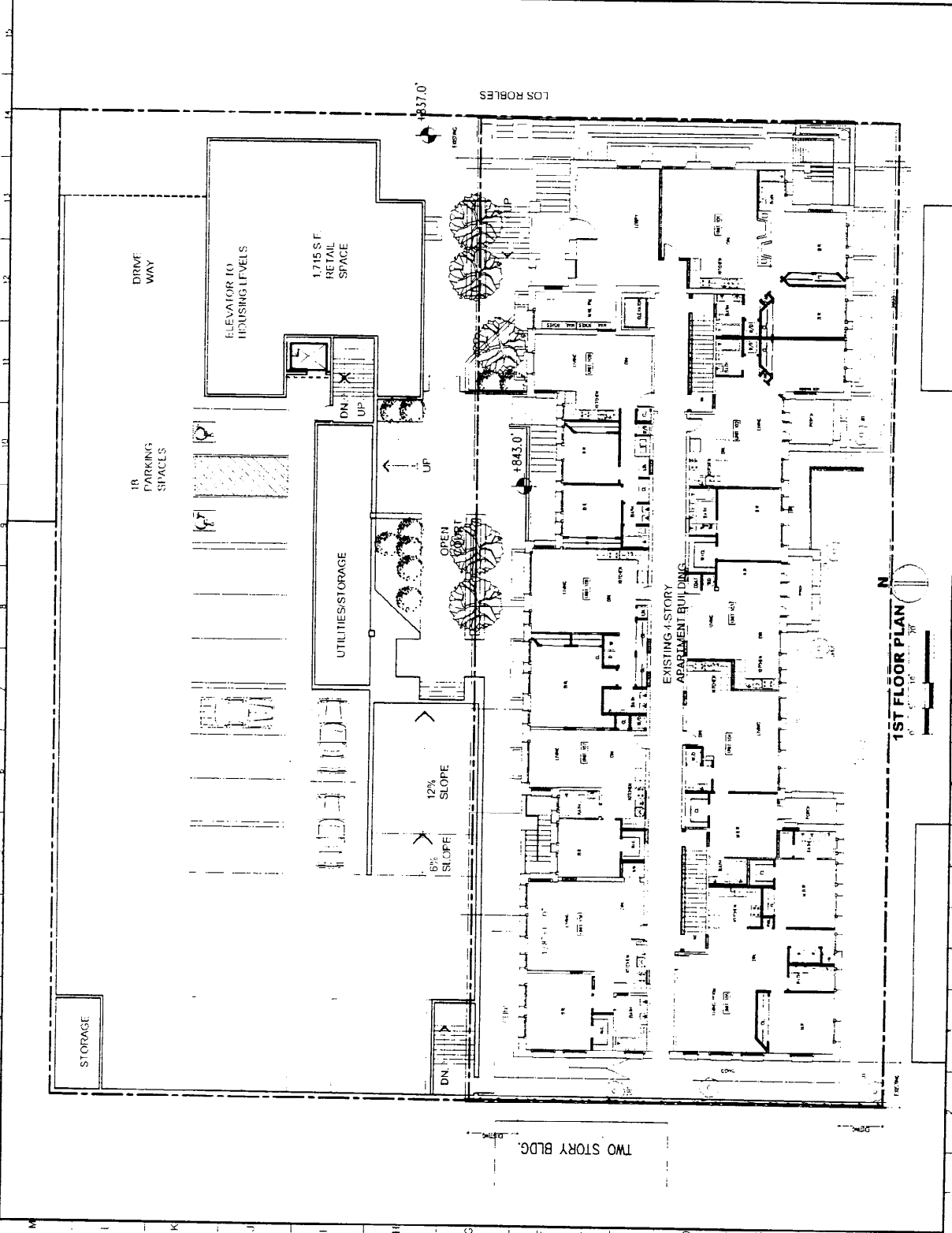
1ST FLOOR PLAN

123-139
 LOS ROBLES AVE.

123 139 LEG BLDG'S AM
 PACIFIC, CA

1ST FLOOR PLAN

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 1ST FLOOR PLAN
 1/4" = 1'-0"

TWO STORY BLDG.