

# Agenda Report

TO: CITY COUNCIL

DATE: October 16, 2006

FROM: CITY MANAGER

SUBJECT: EMERGING DEVELOPMENT PROJECTS IN THE CENTRAL DISTRICT

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**RECOMMENDATION:**

This item is for information only.

**BACKGROUND:**

During a recent City Council meeting, a request was made of staff to identify emerging development proposals in the central area so that council can discuss the possibility of modifying planning strategies for large development proposals. Information in this report is intended to provide information for that discussion.

**Central District Specific Plan**

Pasadena's 1994 comprehensive General Plan evolved from growth management interests and urban planning principals. In 2004, when the Land Use and Mobility Elements were updated, the General Plan reinforced policies that establish targeted growth concepts for particular districts throughout the City. The first Guiding Principle of the General Plan states that, "Growth will be targeted to serve community needs and enhance quality of life."

A significant portion of the city's future growth has been directed to the Central District. The Central District Plan, is one of seven specific districts and/or corridors that have approved specific plans to accommodate new development in the context of the City's many goals and objectives.

The vision statement for the Central District, as outlined in the Specific Plan, offers a clear overview of the District's role as the economic and cultural hub of the City:

*The Central District will function as the City of Pasadena's vibrant urban core, providing a diversity of economic, residential, and cultural opportunities. Downtown will be a place to work, shop, live, and play, with convenient access by foot, bicycle, and transit, as well as by car. Physical and economic growth will support this role and respect the numerous resources of historical and cultural significance that contribute to Downtown's unique identity.*

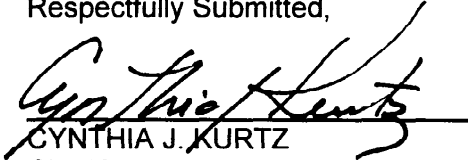
### Recent Development

Favorable economic conditions and Pasadena's quality of life created significant development interest during the last ten years. Private construction projects, road improvements, and light rail construction have occurred in many parts of the city. Hundreds of new infill housing units and several mixed-use projects have been constructed in a manner consistent with the various plans. In a typical response to new construction, these individual projects create anxiety from adjacent residents despite the development's overall consistency with these plans and codes.

The concern was raised by a councilmember that several projects, despite consistency with city policy, are subject to a questionable level of scrutiny and delay. A specific request was made of staff to identify emerging development concepts so that council could discuss any issues that would reinforce existing policy or potential modify strategies for large development sites.

To facilitate this discussion, staff has prepared single sheet overviews of a few potential development sites in the Central Area.

Respectfully Submitted,

  
CYNTHIA J. KURTZ  
City Manager

**E. Colorado Blvd  
between Lake Ave & Hudson Ave**

Parcel # Specific Plan Area  
 5723-030-024 Central District  
 5723-030-025 Zoning  
 5723-030-026 CD5 - Lake Avenue  
 5723-030-027 General Plan Designation  
 5723-030-028 SP - Specific Plan  
 5723-030-029  
 5723-030-030  
 5723-030-031

Lot Size  
 1.37 acres (59,677sf)

FAR  
 3.00

Potential Development Capacity

Maximum Height: 75'

Residential Density: 87 du/acre (western portion only)

Building Size: 179,031sf

**Additional Comments**

-Ground-floor commercial uses required (on Lake & Colorado frontages).  
 At least 50% of building frontage shall be pedestrian-oriented.

-Eastern Portion (right of dotted line): Housing not permitted  
 -Western Portion (left of dotted line): Housing permitted, except on ground floor

-Setback Type 1: Non-Residential build to property line. Residential setback not required; may set back up to 5' maximum.

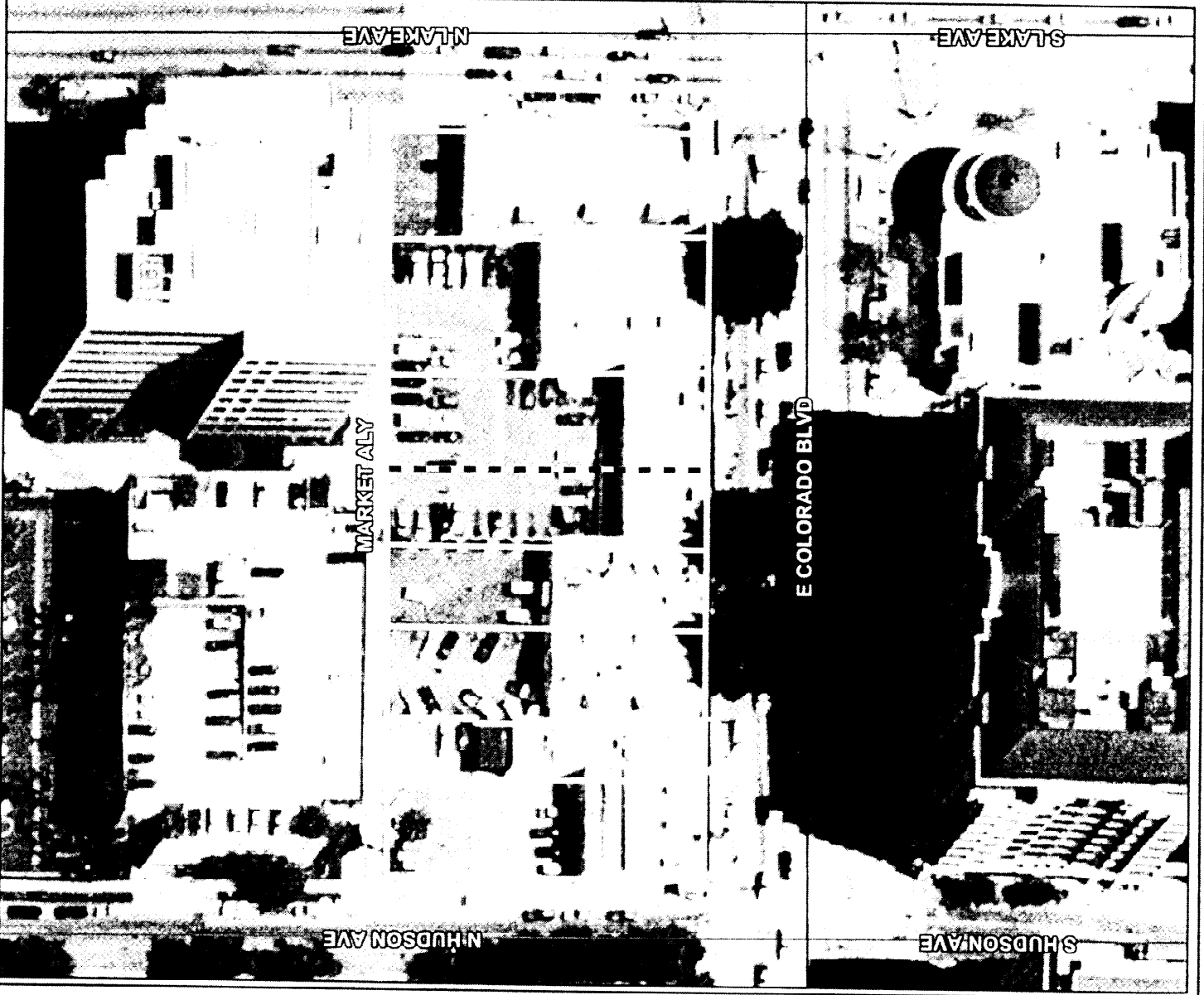
**Legend**

- Freeway
- Primary Street
- Secondary Street
- Alley
- Park Road
- Private
- Subject Parcels



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 Erin Clark  
 July 6, 2006  
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# 100 E. Green Street

Parcel #  
 5722-011-017  
 5722-011-001  
 5722-011-002  
 5722-011-015  
 5722-011-003  
 5722-011-004  
 5722-010-007  
 5722-010-001  
 5722-010-005  
 5722-010-006

Specific Plan Area  
 Central District

Redevelopment Area  
 Downtown & Old Pasadena

Zoning  
 CD1 - Old Pasadena

General Plan Designation  
 SP - Specific Plan

Lot Size  
 3.09 acres (134,600sf)

FAR  
 3.00

Potential Development Capacity  
 Maximum Height: 75'

Residential Density: 87 du/acre

Building Size: 403,800sf

**Additional Comments**

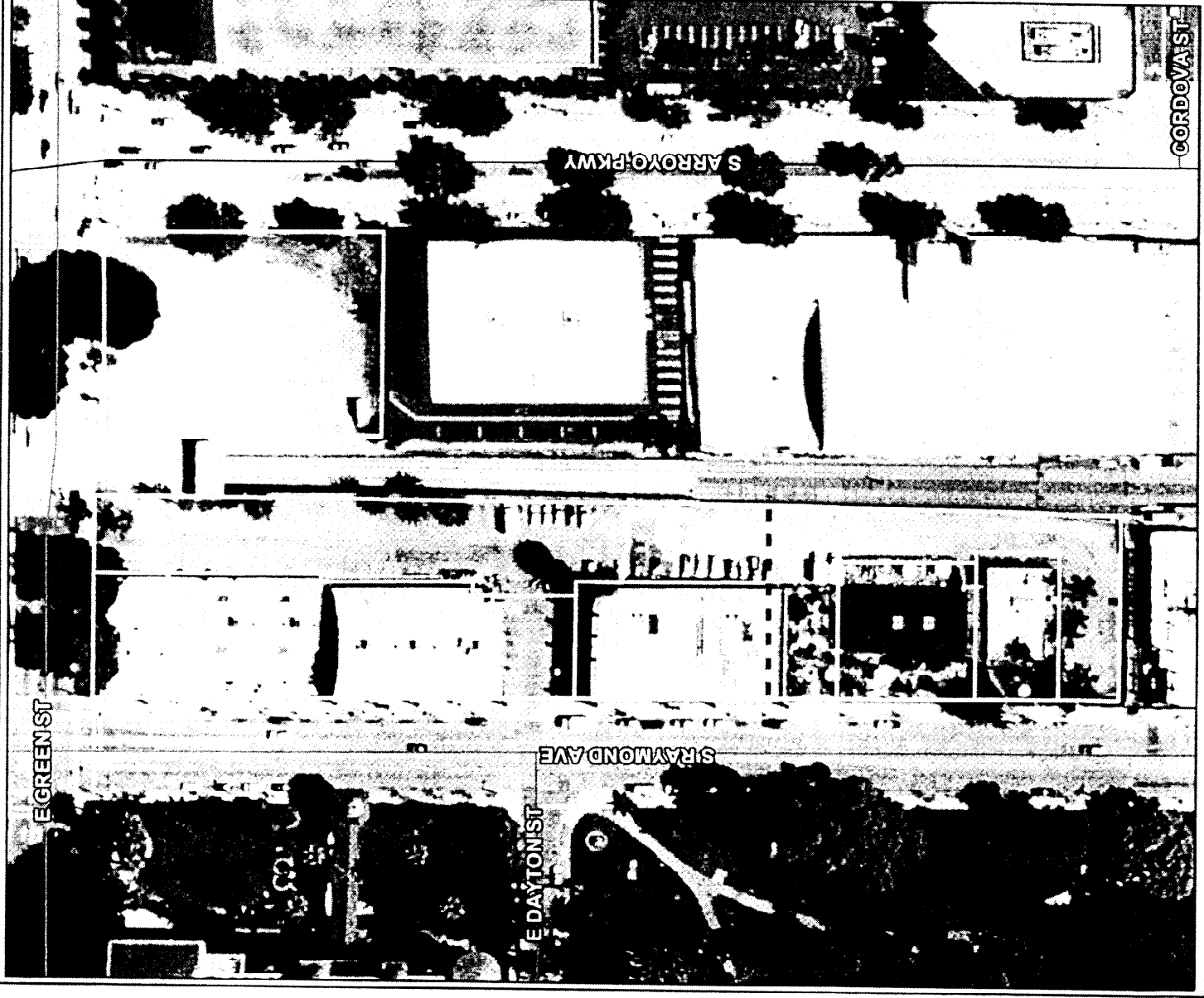
- Ground-floor commercial uses required (on Raymond frontage).
- At least 50% of building frontage shall be pedestrian-oriented.
- Northern Portion (above dotted line): Housing permitted, except on ground floor.
- Southern Portion (below dotted line): Housing permitted.
- Setback Type 1: Non-Residential build to property line. Residential setback not required; may set back up to 5' maximum.

**Legend**

- Freeway
- Primary Street
- Secondary Street
- Alley
- Park Road
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# 160 N. Lake Avenue

Parcel #  
5738-007-042

Specific Plan Area  
Central District

General Plan Designation  
SP - Specific Plan

Zoning  
CD5 - Lake Avenue

Lot Size  
2.63 acres (114,998sf)

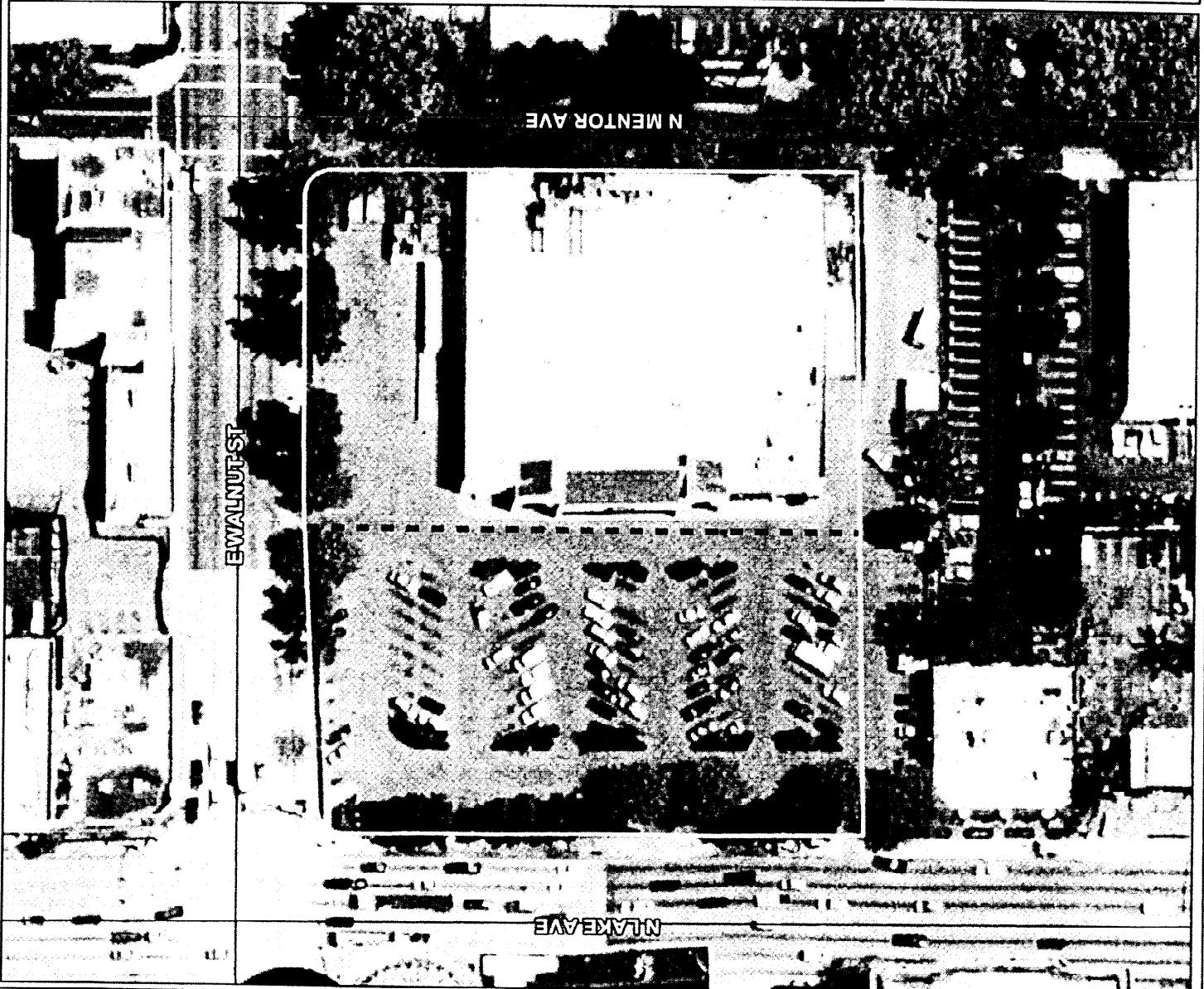
FAR  
west 57,499sf = 3.00  
east 57,499sf = 2.00

Potential Development Capacity  
Maximum Height: west = 75'  
east = 50'

Building Size:  
west = 172,497sf  
east = 114,998sf

### Additional Comments

- Ground-floor commercial uses required. At least 50% of building frontage shall be pedestrian-oriented.
- Setback Type 2: Non-Residential setback not required. May set back up to 5' maximum.



### Legend

- Freeway
- Primary Street
- Secondary Street
- Alley
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- Private
- Subject Parcel



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# 233 N. Fair Oaks Avenue

Specific Plan Area  
Central District

Redevelopment Area  
Downtown

Zoning  
CD1 - Old Pasadena

General Plan Designation  
SP - Specific Plan

Parcel #  
5713-009-037  
5713-009-039

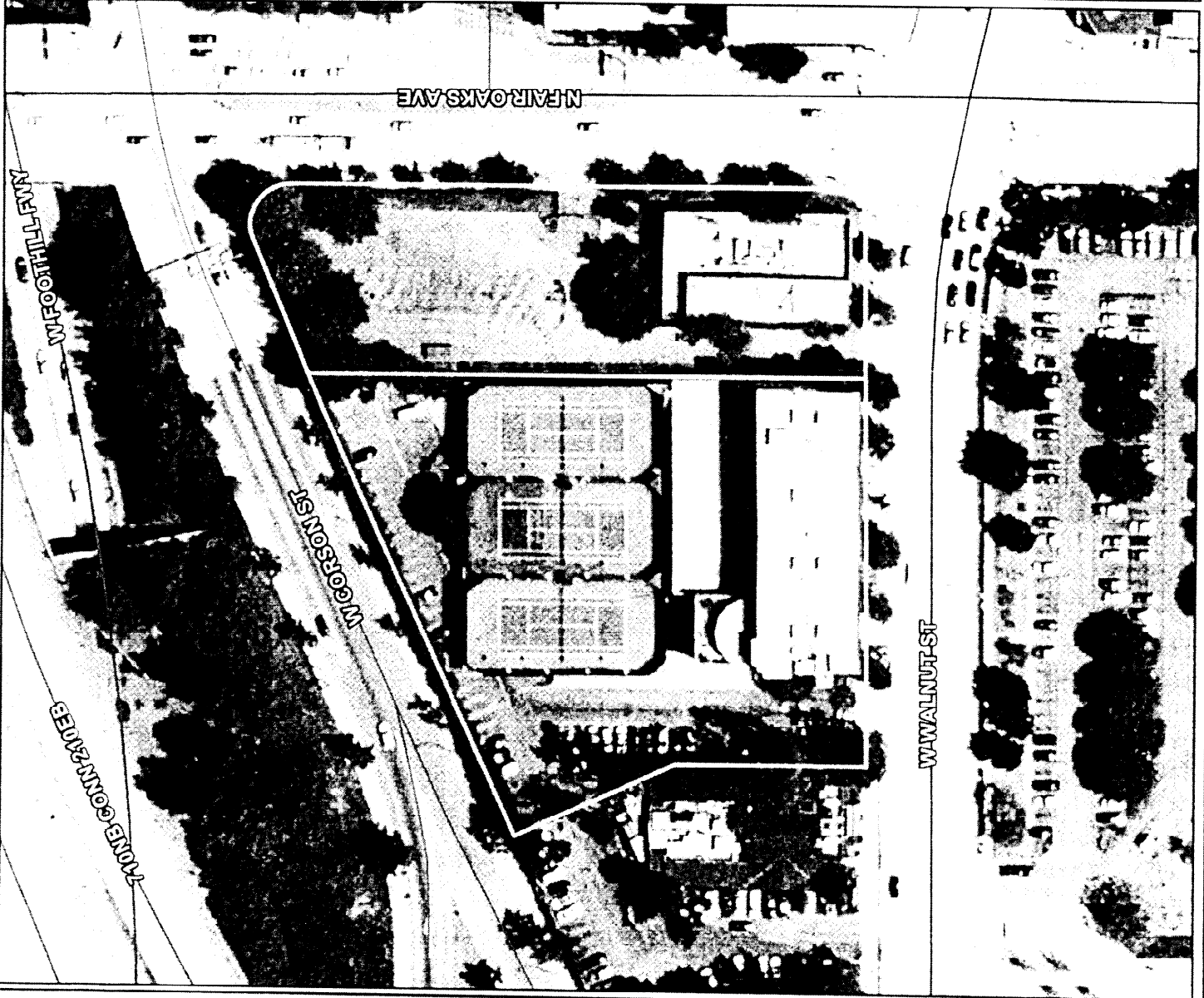
Lot Size  
1.23 acres (53,579sf)

FAR  
2.25

Potential Development Capacity  
Maximum Height: 60'  
Residential Density: 87 du/acre  
Building Size: 184,259sf

### Additional Comments

- Housing permitted.
- Setback Type 2 (Walnut St & Fair Oaks Ave frontages only):  
Non-Residential setback not required;  
may set back up to 5' maximum.
- Residential minimum 5' setback required;  
may set back up to 10' maximum.
- Setback Type 3 (Corson Street frontage only):  
minimum 10' setback required



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# 680 E. Colorado Blvd

Parcel #  
 5734-037-030  
 5734-037-021  
 5734-037-022  
 5734-037-023

Specific Plan Area  
 Central District

Redevelopment Area  
 Downtown

General Plan Designation Zoning  
 SP - Specific Plan CD4 - Pasadena Playhouse

Lot Size  
 1.86 acres (81,022sf)

FAR  
 north 30,521sf = 3.00  
 central & south 50,501 = 2.00

Potential Development Capacity  
 Maximum Height: north = 75'  
 central = 50'  
 south = 35'

Residential Density: north = 87 du/acre  
 central & south = 60 du/acre

Building Size: north = 91,563sf  
 central & south = 101,002sf

### Additional Comments

- Ground-floor commercial uses required.
- At least 50% of building frontage shall be pedestrian-oriented.
- Housing permitted, except on ground floor.
- Setback Type 1: Non-Residential build to property line. Residential setback not required; may set back up to 5' maximum.

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