

Agenda Report

February 7, 2011

TO: Honorable Mayor and City Council
FROM: Planning Department
SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR CONSTRUCTION OF A 150-ROOM EXTENDED-STAY TYPE HOTEL AT 233 NORTH FAIR OAKS AVENUE

RECOMMENDATION:

This report is provided for information only.

BACKGROUND:

This project summary is presented to the City Council according to the Predevelopment Plan Review guidelines, which call for staff to present projects of community-wide significance to the City Council for informational purposes.

Project Description

RD Olson Development submitted a proposal for a new extended-stay type hotel of 150 (or 155) rooms at 233 North Fair Oaks Avenue.

The subject site is at the northwest corner of Fair Oaks Avenue and Walnut Street. It is bounded on the east by North Fair Oaks Avenue and on the south and north by West Walnut Street and Corson Street respectively. It is a single parcel of 41,818 square feet. The parcel is now vacant. No private trees remain.

The site is the smaller one of two parcels that previously were entitled together for development by another applicant of a W Hotel with residential condominiums. The prior entitlement, for both parcels but addressed as 25 West Walnut Street, has expired. RD Olson's proposal includes only 233 North Fair Oaks Avenue, not the separate and larger parcel at 25 West Walnut Street.

The project is a 150-room extended-stay type hotel, which could include as many as 155 rooms, with 1,300 square feet of meeting space, an outdoor pool and patio area,

and 138 parking spaces. (Attachment A) The floor area totals 102,977 square feet, and the building footprint covers 38,571 square feet. The five-story hotel includes four stories of wood-frame construction over a one-story concrete podium and a subterranean level. Parking occupies both the subterranean level and a portion of the podium.

Project Site

The project site is within the area zoned as the CD-1 Sub-district of the Central District Specific Plan area. According to the Central District Specific Plan (CDSP), which describes planning policy for the area, the site is located in the Northwest Gateway/Parsons Precinct of the Old Pasadena Sub-district. (Attachment B: CDSP, Page 43, Precinct Concept)

The Central District Specific Plan provides planning concepts for development of the site and for the adjoining public right-of-way. The objective of the Old Pasadena Sub-district as a whole “is to protect the numerous historic resources in the area, and to support the long term viability of its core as a regional retail and entertainment destination through the development of nearby complementary uses, including urban housing near light rail stations and parks.” (CDSP, Page 97)

The Specific Plan recognizes that the Northwest Gateway/Parsons Precinct, one of the Old Pasadena Sub-district precincts, “will continue to serve as a major employment center, anchored by the Parsons corporate complex; however, the addition of mixed-use and residential development will reinforce the diverse, pedestrian character of Old Pasadena.” In common with other employment centers, the Precinct has “relatively convenient access to freeways, as well as nearby rail stations and proposed transit villages.” (CDSP, Page 45) Development in this regional employment center will be characterized by an emphasis on office and mixed-use. (CDSP, Page 46, Land Use Character Concept) Though the CDSP does not comment specifically on the site at 233 North Fair Oaks, it states: “Throughout the Sub-district, buildings and ground floor uses should orient directly to the street to reinforce traditional development patterns and support the existing street life.” (CDSP, Page 99)

The Fair Oaks Avenue intersections at Corson Street and Walnut Street identify entry into the Central District and support the multiple mobility options available in the area, including access to the Gold Line two blocks away at the Memorial Park Station. The intersection at Corson Street, immediately south of the Foothill Freeway, is a Central District Gateway, not only from Northwest Pasadena neighborhoods but also from the Foothill Freeway. The intersection at Walnut Street is identified as a Primary Focal Intersection, like the Fair Oaks Avenue intersections at Colorado Boulevard and at Del Mar Boulevard, orienting movement in the city. (Attachment B: CDSP, Page 98, Old Pasadena Linkage Concept)

Fair Oaks Avenue and Walnut Street are both multi-modal corridors, intended to exhibit “streetscape priority” and “strong pedestrian-orientation.” (CDSP, Page 98, Old Pasadena Linkage Concept) They “should communicate that they are corridors of

movement for autos, transit and pedestrians alike. Street-oriented development and streetscape enhancements are critical to pedestrian activity along these streets.” (CDSP, Page 78)

Land Use and Zoning

Five zoning-related entitlements are required for the project.

Entitlement	Use
Conditional Use Permit	Lodging – Hotel
Conditional Use Permit	Nonresidential project exceeding 25,000 sq. ft.
Minor Conditional Use Permit	Commercial project exceeding 15,000 sq.ft. in the Transit-Oriented Development district
Minor Conditional Use Permit	Hotel having more than 60 percent of rooms equipped with a kitchen, either complete or partial
Additional Floor Area Above Allowable Floor-to-Area Ratio (Up to ten Percent)	Allowed: 94,091 FAR 2.25 Proposed: 102,997 FAR 2.46

Hotels (*i.e.*, Lodging - Hotels), including extended-stay type hotels, are allowed in the CD-1 with a Conditional Use Permit. When 100 percent of the hotel rooms include kitchens (either complete or partial), as described in the submittal, a Minor Conditional Use Permit is also required. In addition, a Conditional Use Permit is required for commercial projects exceeding 25,000 square feet, and a Minor Conditional Use Permit is necessary for projects exceeding 15,000 square feet in the city’s Transit-Oriented Development districts. All four use permit approvals are required for the project and may be combined in single public hearing.

A fifth approval is also necessary. The project floor area exceeds the maximum floor area allowed by the Floor-to-Area Ratio (FAR) for the site, a FAR of 2.25. Maximum allowable development on the 41,818 square-foot site, based on the 2.25 FAR, is 94,091 square feet. The submittal describes a project with a floor area of 102,977 square feet, a FAR of 2.46.

The Zoning Code authorizes the Planning Commission to approve Central District projects that exceed the maximum FAR by as much as ten percent, if the Commission makes certain findings for the approval. Among the findings is the determination that “(t)he additional floor area will promote superior design solutions and allow for public amenities that enhance the property and its surroundings.” Though proposals may rise to the requirement for superior design and for amenities that enhance the property itself, the requirement for *public amenities that enhance the surroundings* poses a greater challenge. A proposal for the project as described would be heard by the Planning Commission, to consider the additional floor area as well as the four use permits.

Other Comments

In addition to the comments concerning land use and zoning requirements, staff identified the following main issues:

Building Code: Following City adoption of the 2010 California Green Building Standards Code, the project is subject to the CALGreen Tier 2 requirements, with measures resulting in LEED Silver equivalence.

Design Review: Design review will be required, with the Design Commission as the review authority.

Public Works: The Public Works Department recommends construction of a 25-foot radius curb at the street intersections of Fair Oaks/Walnut and of Fair Oaks/Corson. The Department also recommends that street furnishings such as street lights, trash receptacles, tree grates, and street trees and landscaping be required along the frontages of the property, in accordance with the Central District Specific Plan.

Transportation: North Fair Oaks Avenue and West Walnut Street are identified in the Central District Specific Plan as multi-modal corridors with streetscape priority and strong pedestrian character. In response to the project as described in the PPR submittal, the Department of Transportation recommended that street dedications should be provided for a 15-foot sidewalk width along the project's street frontages on Fair Oaks Avenue and Walnut Street. The PPR drawings show sidewalks with a width of ten feet on both streets, the width that was previously approved for the W Hotel and condominium project. The CDSP indicates that sidewalks on Fair Oaks Avenue and Walnut Street are to be a minimum of ten feet in width. (CDSP, Page 68, Sidewalk Width Concept) The submittal drawings show no public access, either pedestrian or vehicular, on the Fair Oaks Avenue frontage.

COUNCIL POLICY CONSIDERATION:

The review of potential projects of community-wide significance is consistent with the City Council's Strategic Plan goal to support and promote the quality of life and local economy.

ENVIRONMENTAL ANALYSIS:

If a development application is submitted, an initial environmental study will be prepared to determine the level of environmental review that is necessary, *i.e.*, Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report.

FISCAL IMPACT:


The applicant would be required to pay fees for processing all applications. The project would also generate plan check and permit fees, as well as Transient Occupancy Tax revenue, in amounts that cannot be determined at this time.

Respectfully submitted,



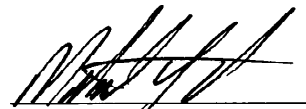
STEVE MERMELL
Assistant City Manager

Prepared by:



William E. Trimble
Senior Planner

Approved by:



MICHAEL J. BECK
City Manager

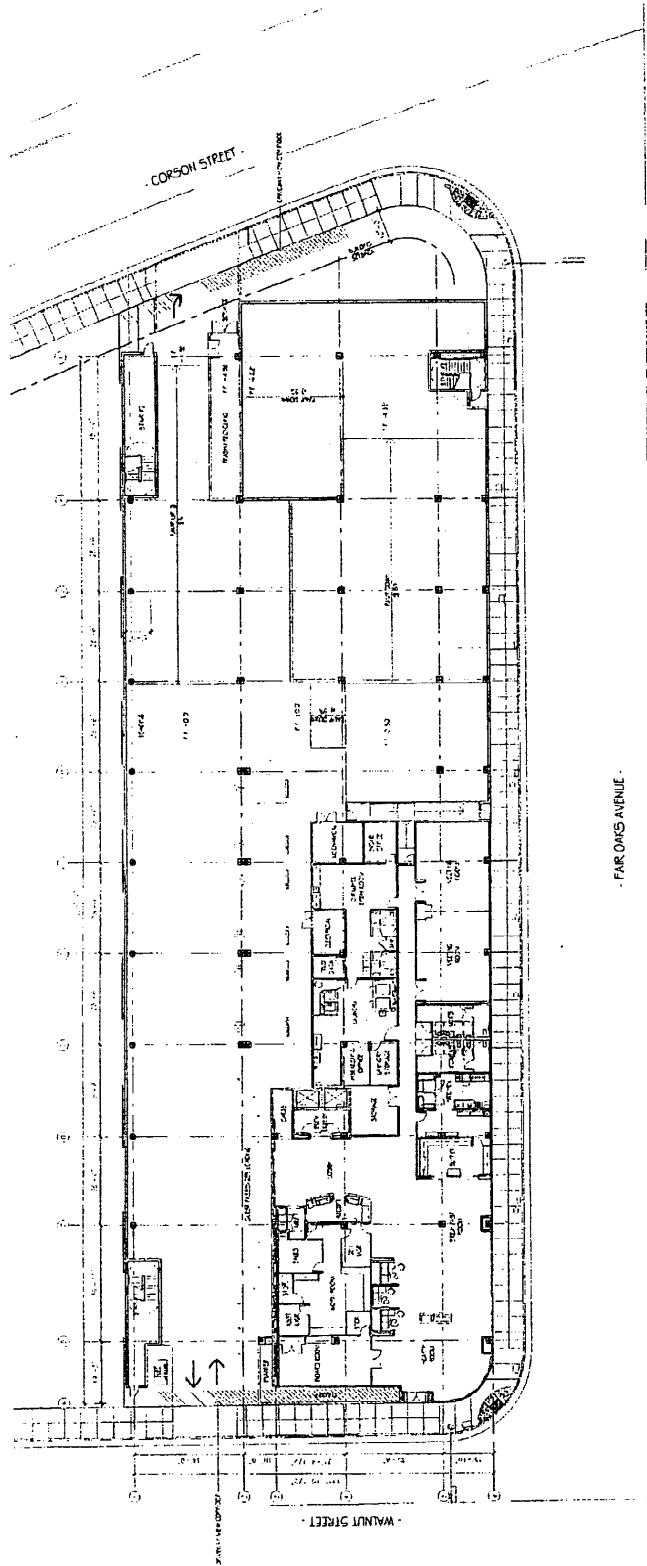
Attachments:

- A. PPR Submittal – 233 North Fair Oaks Avenue – Drawings
- B. Central District Specific Plan - Maps

Predevelopment Plan Review – 233 North Fair Oaks Avenue
February 7, 2011
Attachments

**PPR Submittal – 233 North Fair Oaks Avenue
Drawings**

Attachment A



PARCEL NUMBER: 5713-009-037
 MAP COORD: 26-F3: 565-H4
 LEGAL DESCRIPTION:
 PARCEL 4 AS SHOWN ON PARCEL MAP NO. 6936, IN THE CITY OF PASADENA,
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 87, PAGES
 17 AND 18 OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY

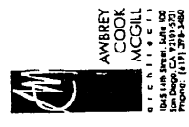
GROUND FLOOR PLAN	AREA	GUESTROOMS 1-BR	STUDIO	STUDIO CONNECTOR	2-BR
FLOOR 1	12,115 SF	4	26	4	2
FLOOR 2	23,161 SF	4	2B	4	2
FLOOR 3	22,567 SF	4	2B	4	2
FLOOR 4	22,567 SF	4	2B	4	2
FLOOR 5	22,567 SF	4	2B	4	2
TOTAL	102,977 SF	16 (11%)	110 (73%)	16 (11%)	8 (5%)

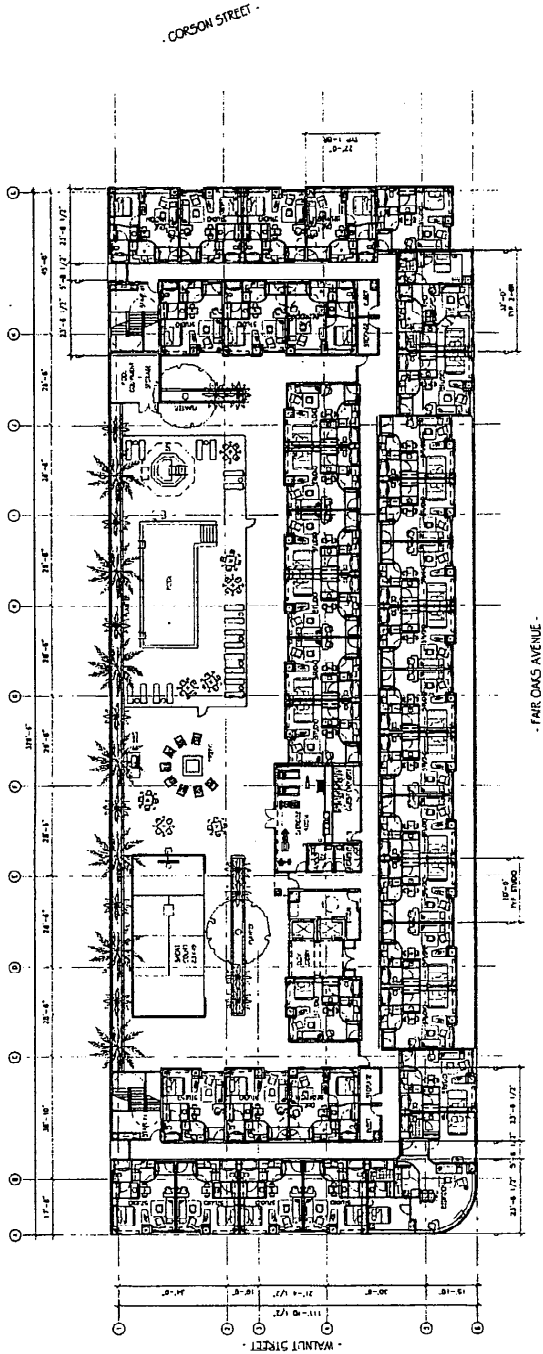
SITE AREA (0.96 AC) 41,816 SF
 MAX FAR: 2.25 + 10% BONUS 103,500 SF MAX
 LOT COVERAGE: 38,571 SF (92%)

PARKING
 REQUIRED: 135 SPACES (90 / GUESTROOM)
 PROVIDED: 138 SPACES (92 / GUESTROOM)



07 SEPTEMBER 2010
 NORTH
 .0 | 8' | 116" | 32' | 64"
 SCALE: 1/16"=1'-0"





SECOND FLOOR PLAN

	AREA	GUESTROOMS I-BR	STUDIO	STUDIO CONNECTOR	2-BR
FLOOR 1	12,115 SF				
FLOOR 2	23,161 SF	4	26	4	2
FLOOR 3	22,567 SF	4	28	4	2
FLOOR 4	22,567 SF	4	28	4	2
FLOOR 5	22,567 SF	4	28	4	2
TOTAL	102,977 SF	16 (11%)	110 (73%)	16 (11%)	8 (5%)

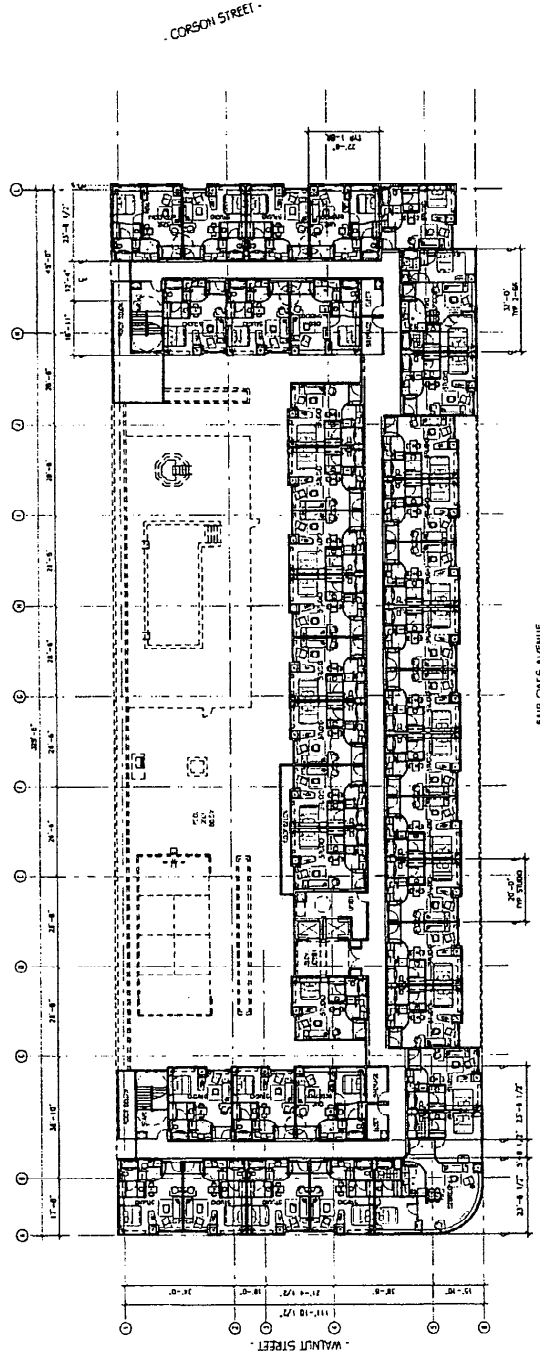


Residence Inn
Pasadena, California
RD Olson Development

07 SEPTEMBER 2010
10' | 8' | 16' | 32' | 64'
SCALE: 1/16"=1'-0"



**AVBREY
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MCGILL**
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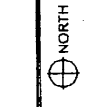


TYP FLOOR 3-5 FLOOR PLAN

	AREA	GUESTROOMS		STUDIO		STUDIO CONNECTOR		2-BR
		1-BR	2-BR	STUDIO	CONNECTOR	STUDIO	CONNECTOR	
FLOOR 1	12,113 SF	-	-	-	-	-	-	-
FLOOR 2	23,161 SF	4	4	26	4	4	4	2
FLOOR 3	22,567 SF	4	4	28	4	4	4	2
FLOOR 4	22,567 SF	4	4	28	4	4	4	2
FLOOR 5	22,567 SF	4	4	28	4	4	4	2
TOTAL	102,977 SF	16 (11%)	16 (11%)	110 (73%)	16 (11%)	16 (11%)	16 (11%)	8 (5%)

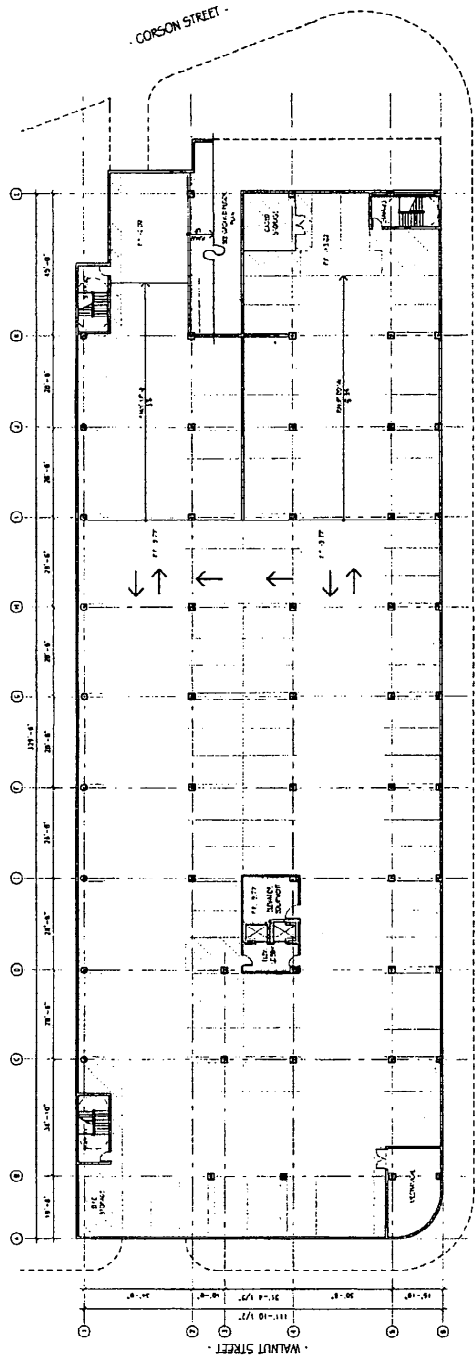
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07 SEPTEMBER 2010
10' 0" | 16' | 32' | 64'
SCALE: 1/16"=1'-0"



Residence Inn
Pasadena, California
RD Olson Development





PARKING-LEVEL FLOOR PLAN



Residence Inn
Pasadena, California
RD Olson Development

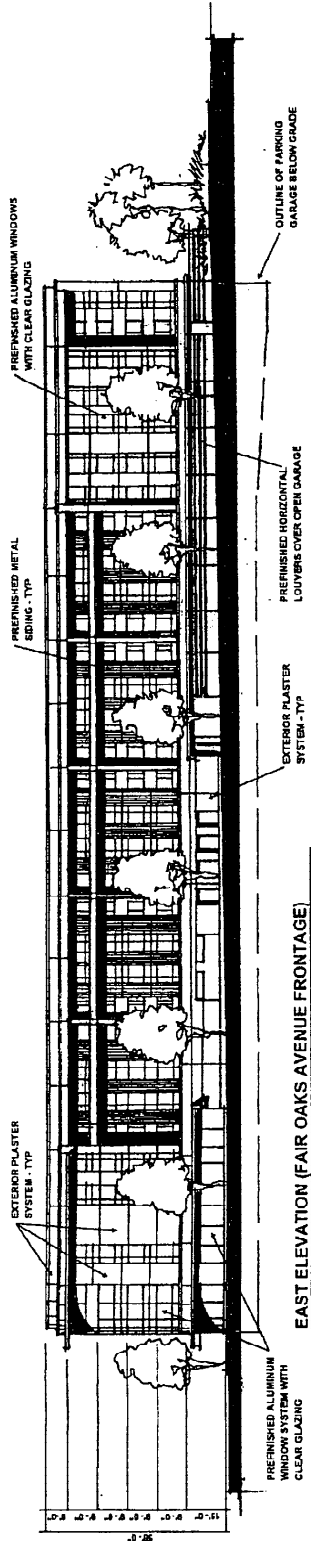
07 SEPTEMBER 2010
132' | 64'
SCALE: 1/16"=1'-0"



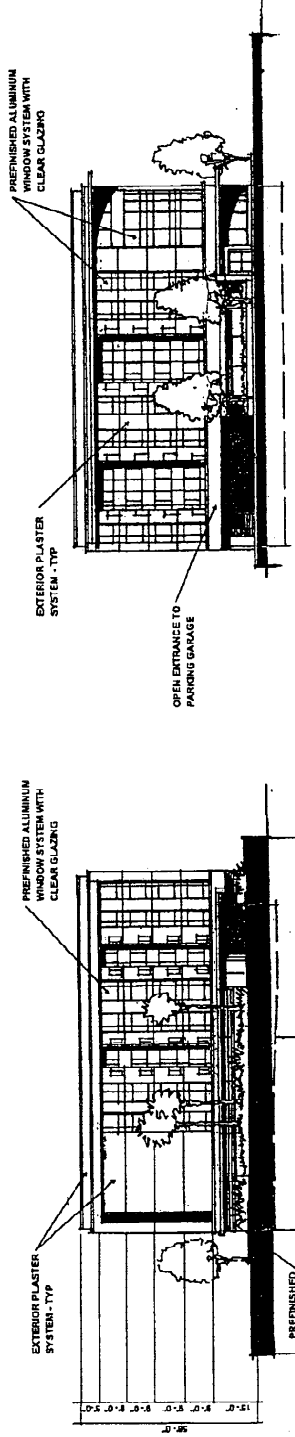
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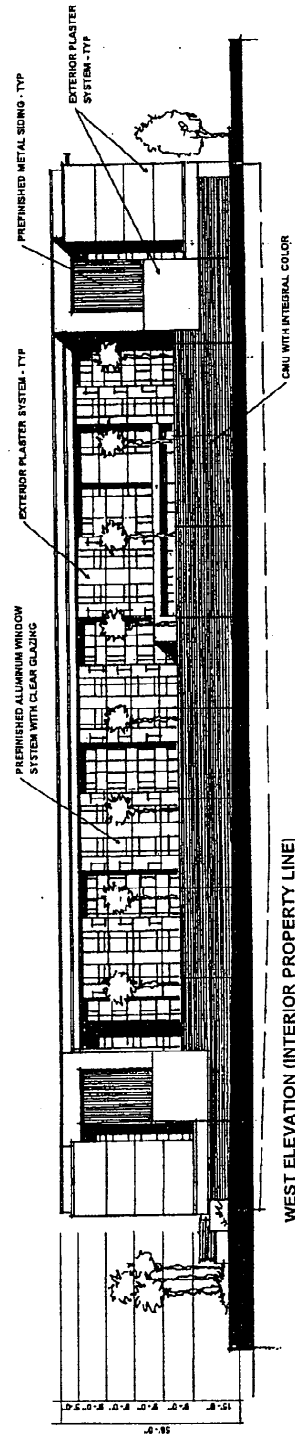


EAST ELEVATION (FAIR OAKS AVENUE FRONTAGE)



NORTH ELEVATION (CORSON STREET FRONTAGE)

SOUTH ELEVATION (WALNUT STREET FRONTAGE)



WEST ELEVATION (INTERIOR PROPERTY LINE)

07 SEPTEMBER 2010
10' 8' 16' 32' 64'
SCALE: 1/16"=1'-0"



Residence Inn
Pasadena, California
RD Olson Development

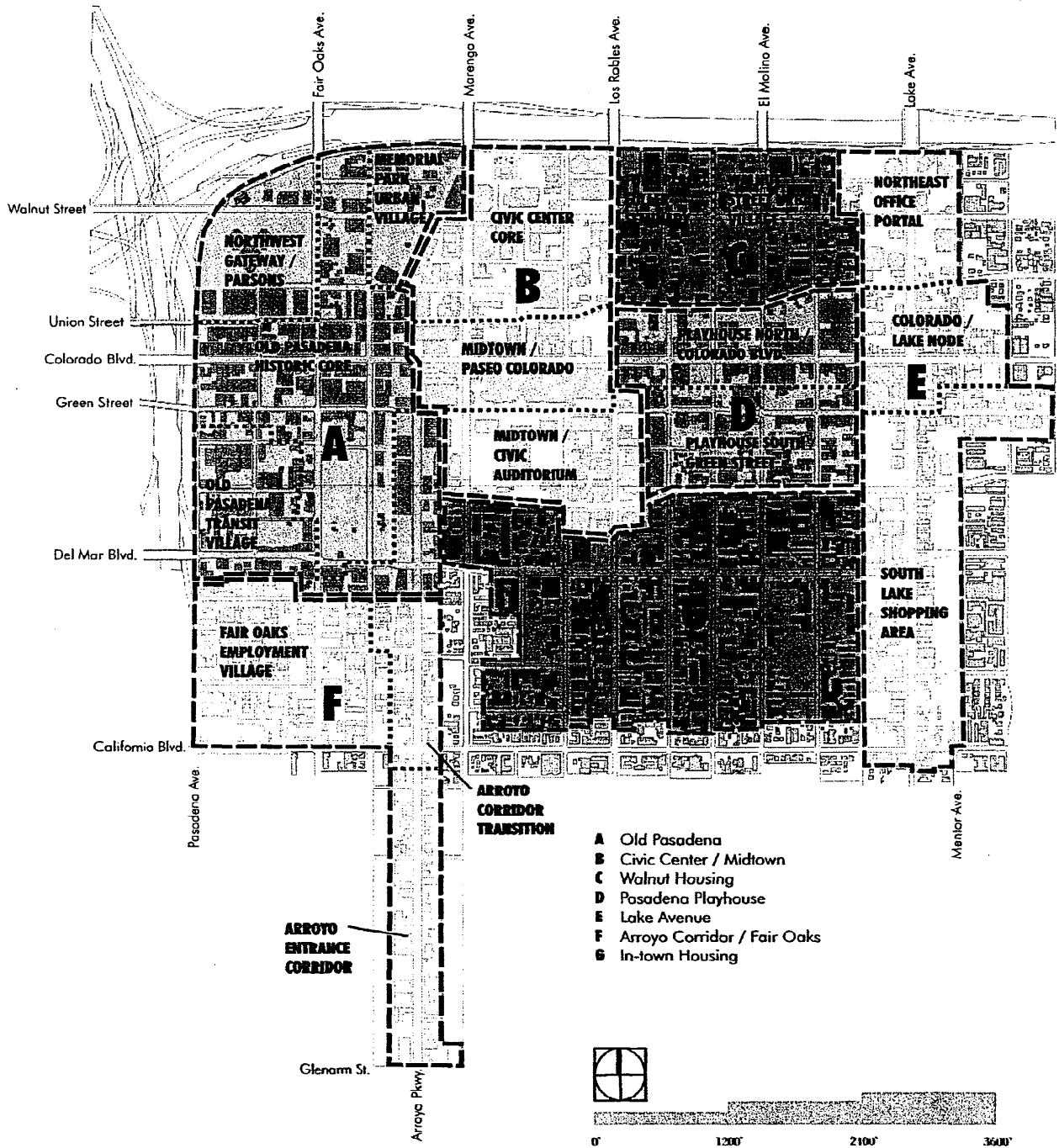


Predevelopment Plan Review – 233 North Fair Oaks Avenue
February 7, 2011
Attachments

**Central District Specific Plan
Maps**

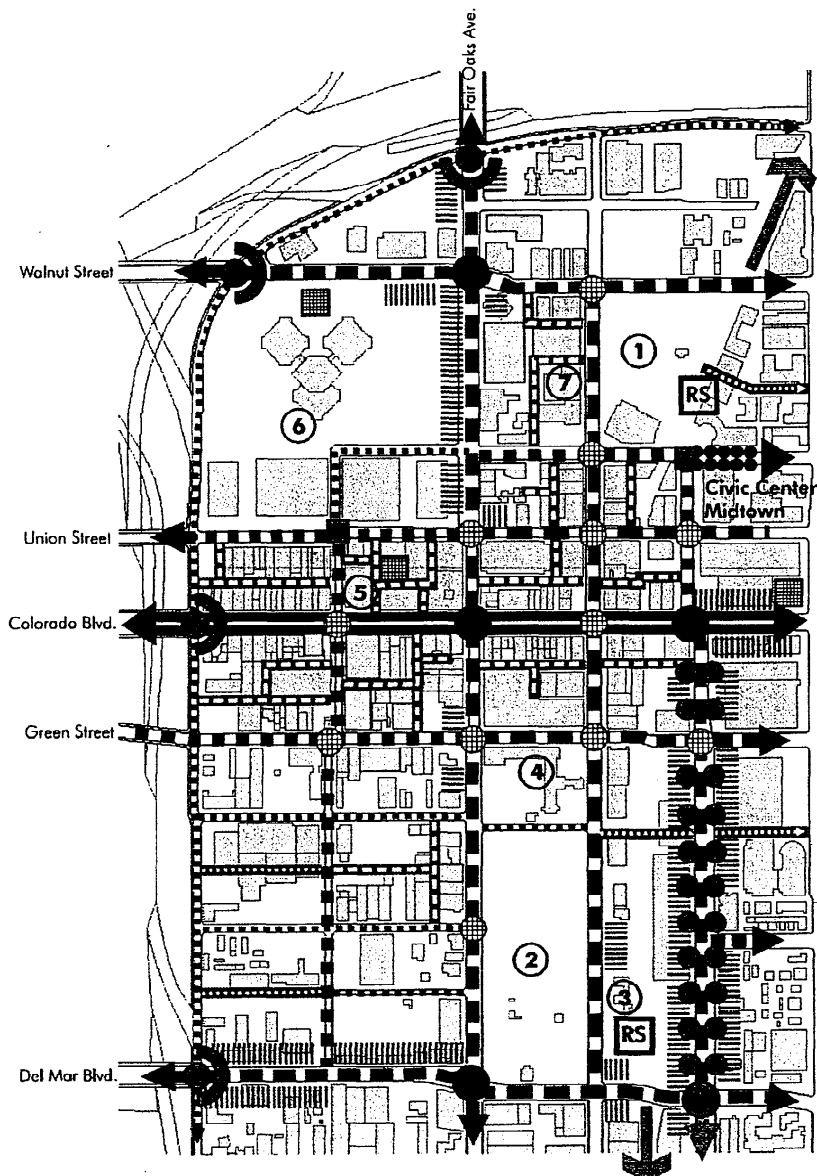
Section 4 DISTRICT-WIDE LAND USE CONCEPT

District-wide Map 10: Precinct Concept



Section 7 SUB-DISTRICT PLANNING CONCEPTS

Sub-district Map 1: Old Pasadena Linkage Concept



Key Buildings / Landmarks

1. Memorial Park
2. Central Park
3. Santa Fe Depot
4. Castle Green
5. One Colorado
6. Parsons Corporate Headquarters
7. Armory Center for the Arts

Key Places

- Central District Gateway
- Primary Focal Intersection
- Secondary Focal Intersection
- Important Pedestrian Crossing
- Principal Outdoor Space
- Civic Element (terminates axis)
- Rail Station

Key Connections

- Main Commercial Boulevard (streetscape priority/ strong pedestrian-orientation)
- Multi-modal Corridor (streetscape priority / strong pedestrian-orientation)
- Multi-modal Corridor / Entrance Corridor (continues tree-lined processional from freeway)
- Primary Pedestrian Connection (streetscape priority)
- Secondary Pedestrian Connection
- Alley Walkway
- Mid-block Passage
- Civic Promenade
- Opportunity to "Repair Street Edge" (enhance pedestrian-orientation thru building or landscape treatment)
- Rail Tracks

