

Agenda Report

July 22, 2013

TO: Honorable Mayor and City Council
FROM: Planning & Community Development Department
SUBJECT: PREDEVELOPMENT PLAN REVIEW OF PROJECT LOCATED AT 377-395 SOUTH MARENGO AVENUE

RECOMMENDATION:

This report is intended to provide information to the City Council, no action is required.

BACKGROUND/SUMMARY:

Killefer Flammang Architects has submitted a Predevelopment Plan Review (PPR) application for the Evanston Court property located at 377-395 South Marengo Avenue. The project includes the rehabilitation of the existing Evanston Inn into 10 residential units and the addition of three new buildings consisting of a total of 14-new units located over one level of semi-subterranean parking. The project will include the demolition of two existing single-family residences and a rear carriage house.

The PPR process is established in the City's Zoning Code as a process by which better projects can be achieved through early consultation between City staff and applicants. The process coordinates the review of projects among City staff, familiarizes applicants with the regulations and procedures that apply to the projects, and avoids significant investment in the design of a project without preliminary input from City staff. It also helps to identify issues that may arise during application processing such as community concerns, achieving consistency with City regulations and policies.

Projects that meet the threshold of "community-wide significance" (greater than 50,000 square feet of construction with at least one discretionary action, 50 or more housing units, or any project that is deemed by the Director of Planning & Community Development Department to be of major importance to the City) are presented to the City Council as a way to inform them and the public of significant projects.

This report provides a project description, identifies the entitlement and environmental review processes, and some topic areas that staff will focus on during case processing, should a formal application be submitted.

PROJECT SUMMARY:

The project site is located at the intersection of Marengo Avenue and Evanston Place and will involve the temporary relocation of an existing historic structure to allow for the excavation and construction of subterranean parking servicing the proposed residential units located within the structure and three new buildings. The Evanston Inn at 377 S. Marengo Avenue is a historic resource that is listed in the National Register of Historic Places. As such, the design review of the project will include review of the rehabilitation of the existing buildings on the site for consistency with the Secretary of the Interior's Standards for Rehabilitation. In addition, the new construction on the site will be reviewed for compatibility with the historic resource. It is anticipated that the historic building will be relocated on-site with a finish floor elevation more consistent with the buildings original relationship to the street. In addition, it should be noted that there is a significant change in grade between the front and rear property lines with a gradual downward slope toward the rear of the site. The project is surrounded with existing residential development to the north and south and an existing hotel with no east facing windows to the west.

PREDEVELOPMENT PLAN REVIEW SUMMARY

On May 15, 2013 a meeting was held to discuss the PPR comments with the applicant and staff from City departments/divisions, including Current Planning, Design & Historic Preservation, Housing, Public Works and Transportation. At the meeting, staff identified the need for, an inclusionary housing plan, a traffic study due to the number of units proposed, clear identification of building setbacks and heights, a tree protection plan, and a study of the impacts of an existing sewer easement adjacent to the western property line. Below is a summary of staff's comments on the revised plans:

Zoning Code

The proposed project is located in the RM-32-OC (Multi-family residential, 0-32 units per acre, Office Conversion Overlay District) zoning district. The project's proposed multi-family residential use is permitted by right. Below are the discretionary entitlements required for the project and some of the applicable development standards and how the project has addressed them.

Discretionary Entitlements:

- **Design Review:** Design review is required for a multi-family project with more than 10 units.
- **Preservation of Historic Resources:** Pursuant to PMC 17.22.080 C, the Design Commission may waive or modify development standards for projects which seek to preserve an historic resource and are subject to the City of Gardens development standards. Since this project proposes the preservation of the Evanston Inn (which

is listed on the National Register of Historic Places) modifications to the general height limits and main garden size will be evaluated by the Design Review Commission. Once a formal application is submitted, a complete analysis for full code compliance will be conducted. Below is an analysis of project compliance with major development standards.

Residential Density: As mentioned, the RM-32-OC zoning district allows 32 units per acre. In this particular case, based on a lot size measuring a total of 35,824 square feet, a maximum density of 26 units are permitted on the site. The proposed 24 units is in compliance with the maximum permitted density.

Inclusionary Housing: Chapter 17.42 of the Zoning Code (Inclusionary Housing Requirements) applies to projects with 10 or more new dwelling units. These standards and procedures are intended to encourage the development and availability of affordable housing by ensuring that the addition of affordable housing units to the City's housing stock is in proportion to the overall increase in new housing units. Because this project proposes more than 10 dwelling units, it is subject to the Inclusionary Housing Requirements and an Inclusionary Housing Plan must be submitted to the City's Housing Department for review and approval.

Maximum Building Area: There is no maximum building area or lot coverage applicable to this project.

Setbacks: Additional study is needed to determine if the proposed project adheres to existing setback requirements. The applicant will submit a blockface calculation as part of the next submittal and staff will confirm whether Evanston Place is a private easement or public right-of-way, thus determining whether corner site or interior street requirements shall be adhered to.

Height: On a lot which is 60 feet in width or greater in the RM-32 district, the maximum height of a structure in the front 60 percent of the site is 24 feet to the highest ridgeline. Through the Design Review process, the maximum height in the front 60 percent of the site can be increased to 32 feet to the highest ridgeline. In the rear 40 percent of the site the maximum height of structures is 36 to the highest ridgeline. No maximum top plate is applicable. However, when multiple lots have been consolidated to form a single building site with a combined front street frontage of more than 160 feet, the height limit shall be two stories over the entire site. Height is measured from the lowest point of existing grade at an exterior wall of the structure to the highest point of the structure. The highest point of the structure shall be considered its highest ridge or parapet. From the submitted plans, it appears that the proposed Buildings C and D are three stories in height and measure approximately 49'-9", from the lowest adjacent grade. Design Review will be required to deviate from the two-story requirement as well as the overall height requirement.

Parking: Pursuant to the Off-Street Parking Standards, the code requires two covered parking spaces per dwelling unit 650 square feet or larger, and one covered space per unit less than 650 square feet of floor area. Guest parking shall be provided at a ratio of

1 per 10 residential units. A total of 50 parking spaces are required, and it appears that 48 covered parking spaces are provided, and five uncovered guest parking spaces are provided, therefore in compliance with the parking requirement.

Open space: Additional information is needed to determine conformance with the Total Garden requirements, but it appears that the proposed main garden space proposed is almost 200 square feet short of the minimum main garden area requirement. Design Review is required for a proposed reduction in the size as well as a modified shape associated with the main garden.

Design and Historic Preservation

Demolition: The proposed buildings to be demolished do not appear to be designated as a historic resource or to be eligible for such designation. The site is also not located within an historic district. The Evanston Inn at 377 S. Marengo Avenue is a historic resource that is listed in the National Register of Historic Places. As such, the design review of the project will include review of the rehabilitation of the existing buildings on the site for consistency with the Secretary of the Interior's Standards for Rehabilitation. In addition, the new construction on the site will be reviewed for compatibility with the historic resource.

Design Review: Design Review is required as the project exceeds 10 multi-family units. Specific design guidelines applicable to this project include:

- General design principles from the land use element of the General Plan.
- Neighborhood Commercial and Multi-family Residential Zoning Districts.

Below are some of the design-related topic areas that were highlighted:

- The overall building design, massing and level of articulation associated with the proposed buildings is consistent and complementary with the existing historic structure that is to remain on-site.
- Building architecture, massing and variety in roof forms are contextually appropriate and respond to the neighboring context. The proposed design solution successfully breaks up the proposed units into three individual structures centered around a main garden rather than incorporating them into a single structure.
- While the proposed street fronting building facades have a higher level of articulation, remaining building elevations (with the exception of Building B's North Elevation which may require further study) appear to be appropriately designed and detailed.

General Plan

General Plan: The General Plan designation for the project site is Medium-High Density Residential (MHDR) 0 – 32 dwelling units per net acre. The project density, at 29 units/acre is consistent with this General Plan designation. As this project progresses

through the development process, the General Plan provides the following policies that are relevant to the project:

a. Land Use Element

Objective 3 – Affordable Housing: Encourage the retention and creation of affordable housing throughout Pasadena by providing sufficient land and densities to develop new affordable housing.

The project provides 4 units of moderate income ownership housing.

Objective 15 – Housing Conditions: Improve substandard housing conditions in Pasadena.

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

Policy 15.2 – Increase Supply: Increase the total number of market rate and affordable housing units within the City.

Policy 15.3 – Equitable Distribution: Increase, where feasible, the equitable distribution of affordable housing throughout the City, including an inclusionary zoning ordinance.

The project includes mostly two and three bedroom units, provides a net increase of eleven housing units and meets the inclusionary housing requirement on site.

b. Housing Element

Goal HE-2 - Promote an adequate supply and diversity of quality rental and ownership housing opportunities suited to residents of varying lifestyle needs and income levels.

Policy HE-2.1 Housing Diversity: Facilitate and encourage diversity in types, prices, ownership, and size of single-family homes, apartments, town homes, mixed-uses, transit-oriented developments, and live-work housing.

Cultural Affairs

This project is not subject to the public art requirement.

Transportation/Traffic

A traffic analysis will be required to assess project's traffic-related impacts on adjacent streets and intersections. The project is also subject to the City's Traffic Reduction/Transportation Improvement Fee and Trip Reduction Ordinance.

Environmental Review

Pursuant to the requirements of the California Environmental Quality Act (CEQA), an environmental review of the project will occur in order to analyze the project's potential to result in significant impacts, as identified by State and local environmental guidelines.

Public Works

In addition to their standard conditions, Public Works identified a 10-wide sewer line easement along the western property line of the development and instructed the applicant that all structures and/or footing shall not encroach into the easement. The location of the building may need to be adjusted to accommodate the easement.

NEXT STEPS

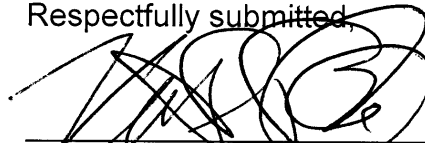
This project will require approvals involving meetings and public hearings before the Design Commission. In addition, an environmental review will occur consistent with the requirements of the CEQA. The following identifies the steps in the review process:

- Submit a formal application
- Environmental Review (CEQA)
- Design Commission reviews (Preliminary Consultation, Concept and, Final Design Review).

FISCAL IMPACT:

The project has the potential to generate revenue through the collection Transportation Improvement and other fees. The exact amount of these fees will be determined during the plan check process.

Respectfully submitted,



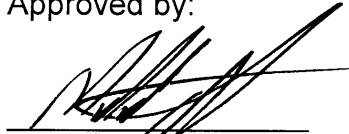
VINCENT P. BERTONI, AICP
Director of Planning & Community
Development Department

Concurred by:



Leon White
Principal Planner

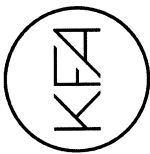
Approved by:



MICHAEL J. BECK
City Manager

Attachment:

Attachment A – Predevelopment Plan Review – Plans



1625 OLYMPIC BLVD
SANTA MONICA, CA 90404
310.399.7975

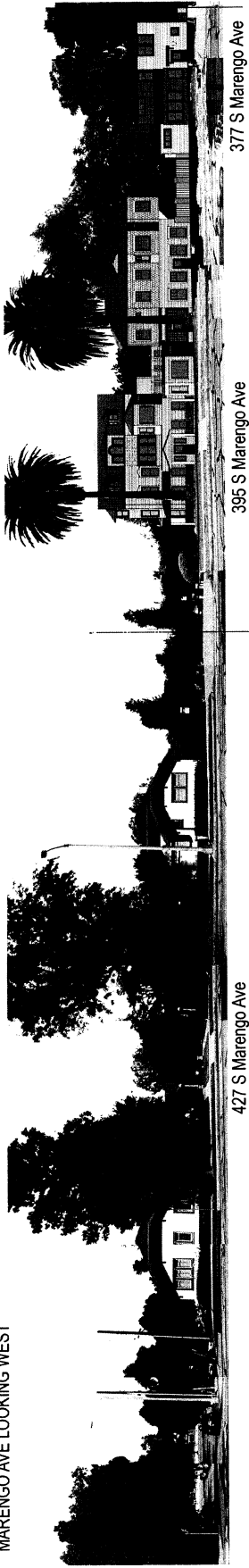
EVANSTON COURT

377-395 S MARENGO AVE
PASADENA, CA 91101

EVANSTON DEVELOPMENT LLC
608 N FAIR OAKS AVE #126
PASADENA, CA 91103

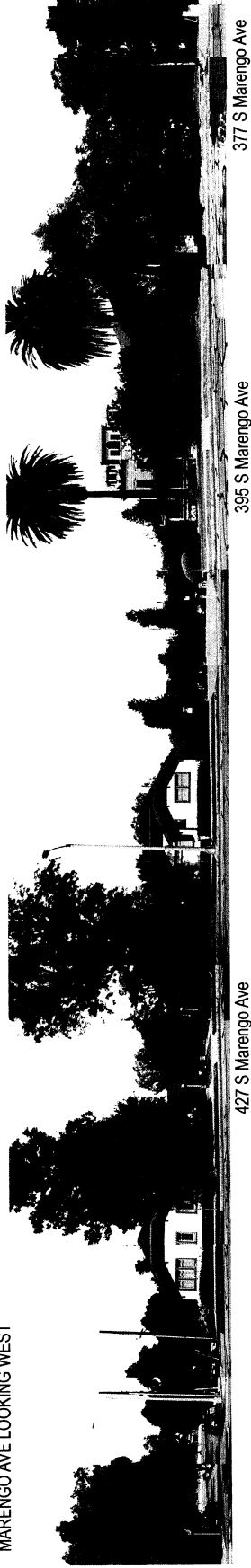
PROPOSED STREETSCAPE

MARENGO AVE LOOKING WEST

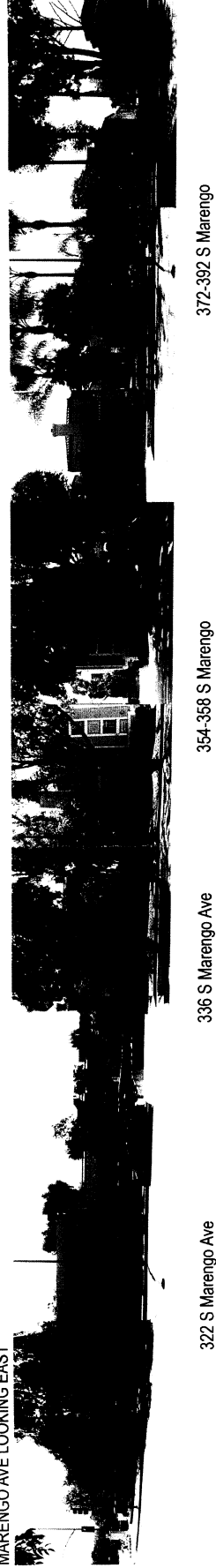


EXISTING STREETSCAPE

MARENGO AVE LOOKING WEST



MARENGO AVE LOOKING EAST



PRELIMINARY
CONSULTATION
06.27.2013

PHOTO MONTAGE
OF EXISTING
AND PROPOSED
STREETSCAPE



1635 OLYMPIC BLVD
SANTA MONICA, CA 90404
310.399.7975

EVANSTON COURT

377-395 S MARGENO AVE
PASADENA, CA 91101

EVANSTON DEVELOPMENT LLC
608 N FAIR OAKS AVE #126
PASADENA, CA 91103

PRELIMINARY
CONSULTATION
06.27.2013

PHOTO MONTAGE
OF EXISTING
AND PROPOSED
STREETSCAPE

PROPOSED STREETSCAPE

MARENGO AVE LOOKING WEST



369 S Marengo Ave

353-355 S Marengo

200 East Del Mar Blvd

EXISTING STREETSCAPE

MARENGO AVE LOOKING WEST



369 S Marengo Ave

353-355 S Marengo

200 East Del Mar Blvd

MARENGO AVE LOOKING EAST



400 S Marengo Ave

404 S Marengo Ave

438-454 S Marengo



KENTWOOD
KENTWOOD
KENTWOOD
KENTWOOD

EVANSTON COURT

377-395 S Marngo Ave
Pasadena, CA 91101

EVANSTON COURT, LLC
608 N VINI COUNWAY DR
Pasadena, CA 91103

PRELIMINARY
CONSULTATION
12034
06.27.2013

LEVEL P1
PLAN

A100

NOTES

1. GARAGE ENTRY GATE
2. BIKE PARKING SHALL BE 4' x 6' MIN

PARKING

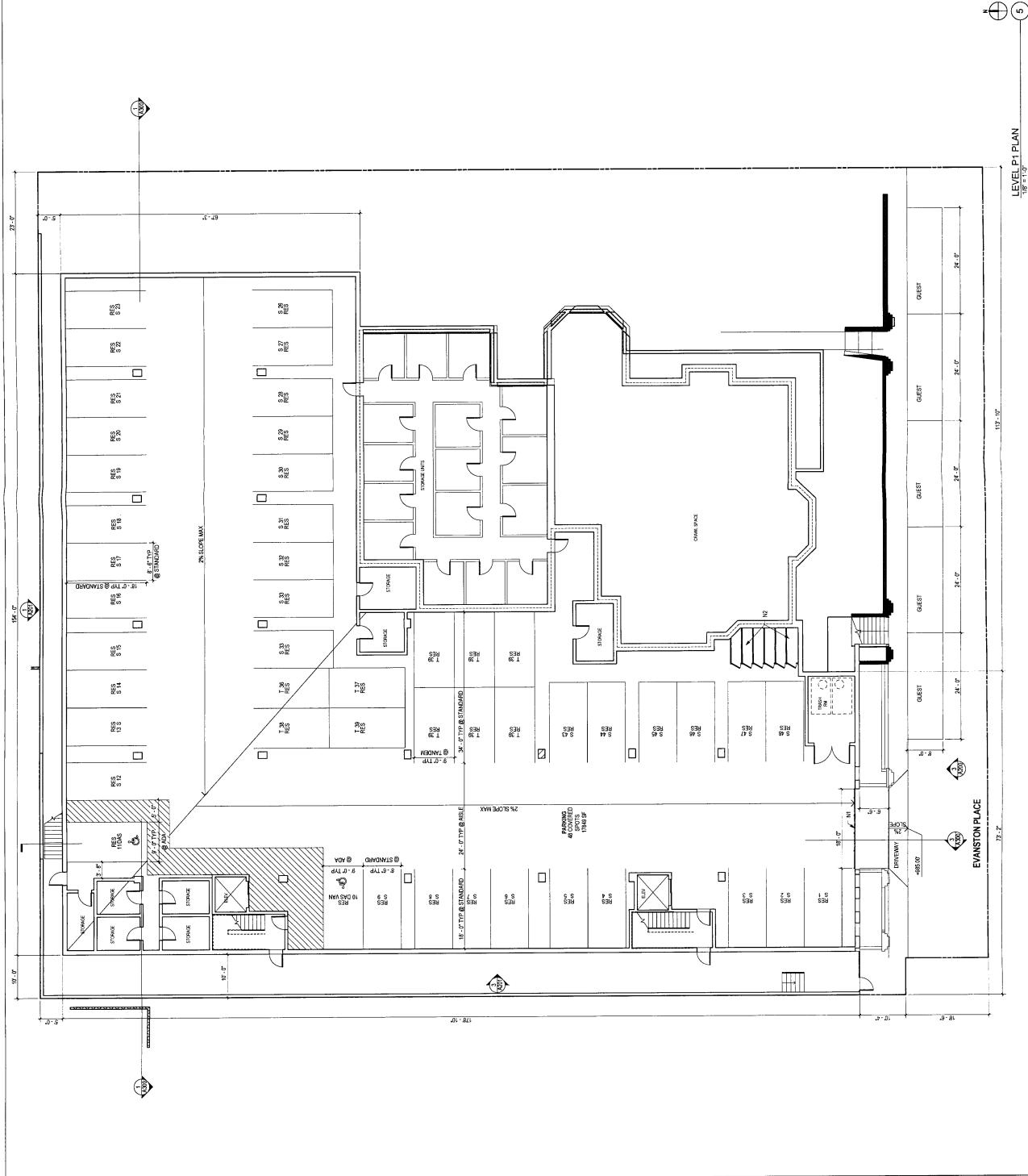
REQUIRED PARKING
1. MOTOR VEHICLE
1. GUEST SPOT PER
ENTRY FLOOR
2. BICYCLE
TOTAL REQ. = 51

PARKING PROVIDED (DETAIL TYPE)	
ACCESSIBLE	2
STANDARD	36
BIKE	13
GUEST	5
TOTAL	56

REQUIRED BIKE
PARKING
1. SPOT PER ENTRY FLOOR
2. BICYCLE

SHEET NOTES

- ALL DIMENSIONS ARE TO FINISH
- ALL DIMENSIONS INDICATED AS TO BE FROM FINISH TO FINISH
- PROVIDE 2" MIN CLEARANCE ABOVE AND OTHER CONDITIONS TO THE UNDERSIDE OF ALL MECHANICAL, ELECTRICAL, AND MECHANISM PROTECTIONS



LEVEL P1 PLAN
1/8" = 1'-0"



KOHLWEISSER
SILVERSTEIN
KARLSTADT
ARCHITECTS
PASADENA, CA 91101

EVANSTON COURT

377-395 S Marengo Ave
Pasadena, CA 91101

EVANSTON COURT, LLC
200 N Hill Oaks Ave #100
Pasadena, CA 91103

PRELIMINARY
CONSULTATION
12/20/14
05.27.2013

FIRST FLOOR
PLAN

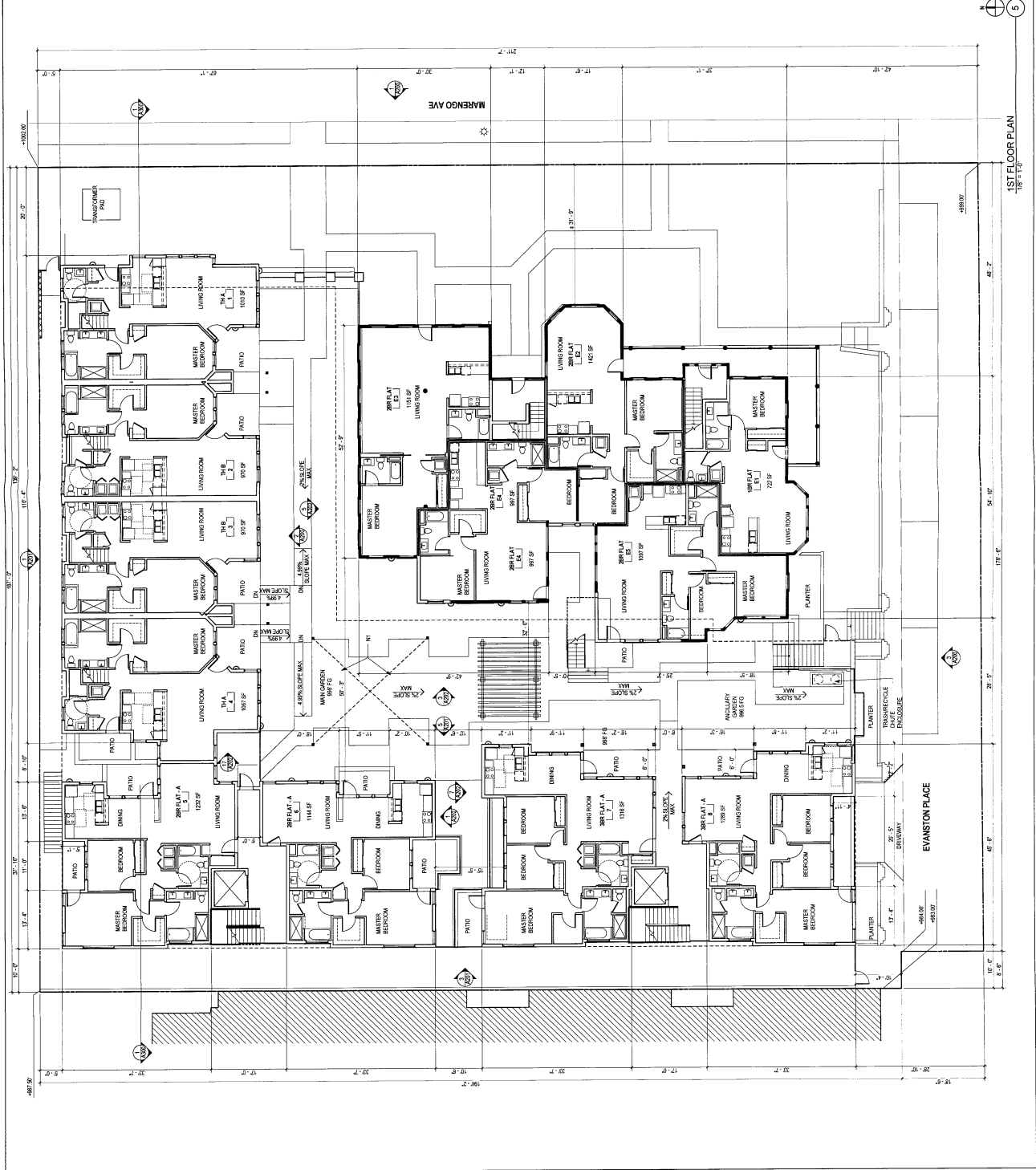
A110

NOTES

- 1. EXTERIOR STAIRS/LOFTS

LEGEND

- EXISTING WALL
- NEW WALL
- MECHANICAL EQUIPMENT CONDENSERS
- EXTERIOR WALL SOURCE



1ST FLOOR PLAN
1/8" = 1'-0"



5



KOLWICK/DILLARD
ARCHITECTS/PLANNERS
10000 WILSON AVENUE
PASADENA, CA 91104

EVANSTON COURT

NEW CONSTRUCTION, LLC
CENTRAL CORP. AVENUE 200
PASADENA, CA 91103
377-395 S Mariposa Ave
Pasadena, CA 91101

PRELIMINARY
CONSULTATION
1/20/14
06.27.2013

EXISTING WALL	NEW WALL
Mechanical Equipment - Condenser	Indicates Foot Slope Direction. All Slopes Shown in Feet & Inches Per Foot.
→	UNO

SECOND FLOOR PLAN

A120

NOTES



LEGEND

EXISTING WALL
NEW WALL
MECHANICAL EQUIPMENT - CONDENSER
INDICATES FOOT SLOPE DIRECTION. ALL SLOPES SHOWN IN FEET & INCHES PER FOOT.
UNO



2ND FLOOR PLAN
18' 11" x 112'



3025 UNIVERSITY AVENUE
 SUITE 200
 PASADENA, CA 91107

EVANSTON COURT

377-395 S Marengo Ave
 Pasadena, CA 91101

377-395 S Marengo Ave
 Pasadena, CA 91101

PRELIMINARY
 CONSULTATION
 1/27/24
 02.27.2013

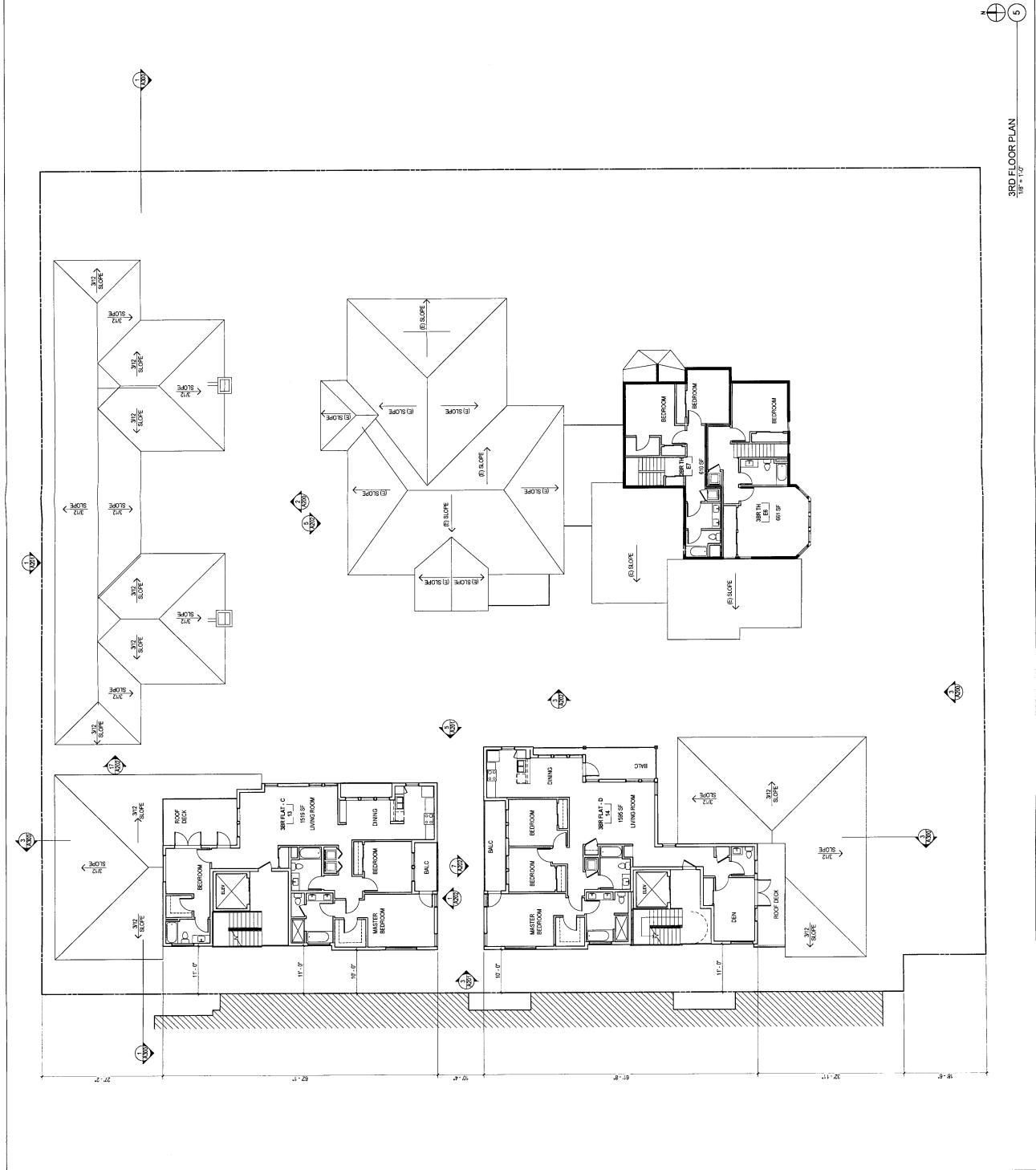
THIRD FLOOR
 PLAN

A130

NOTES

LEGEND

- EXISTING WALL
- NEW WALL
- INDICATES ROOF SLOPE DIRECTION. ALL ROOF SLOPES TO DRAIN & PAVELOPE AWAY
- UND



3RD FLOOR PLAN
 1/8\"/>



KELLY CALDWELL
ARCHITECTURE
333 N. WILSON
PASADENA, CA 91101

EVANSTON COURT

EVANSTON COURT, LLC
277-395 S MARINO AVENUE
PASADENA, CA 91101

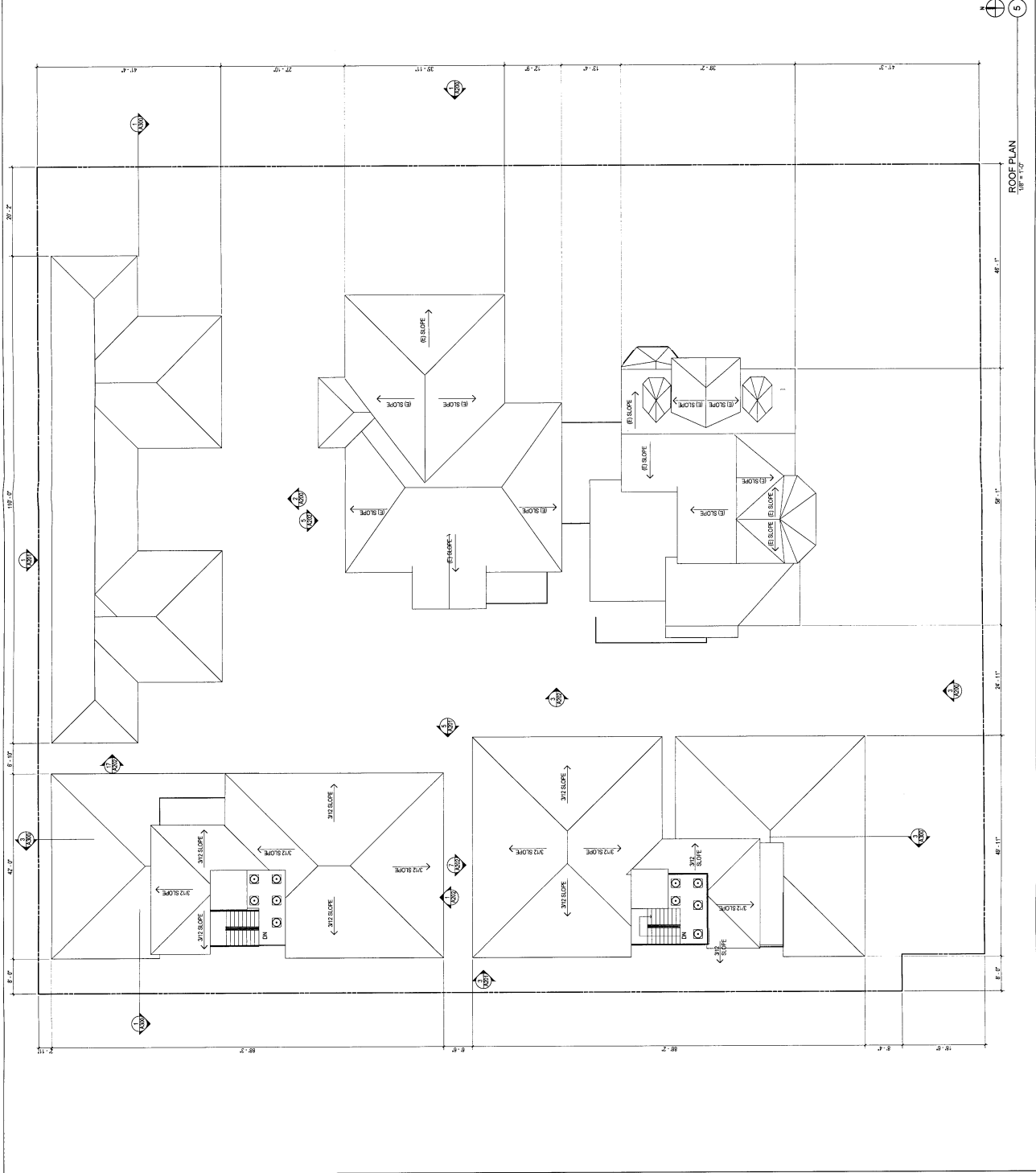
PRELIMINARY
CONSULTATION
12/03/14
06.27.2013

ROOF PLAN

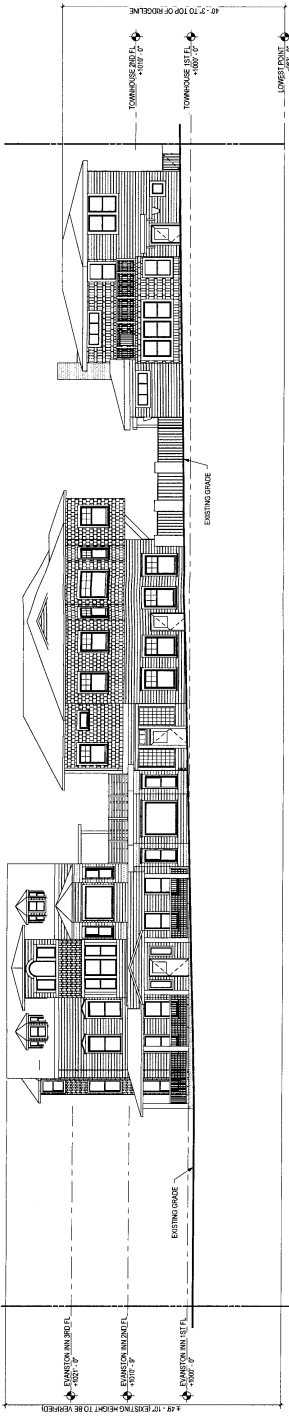
A140

NOTES

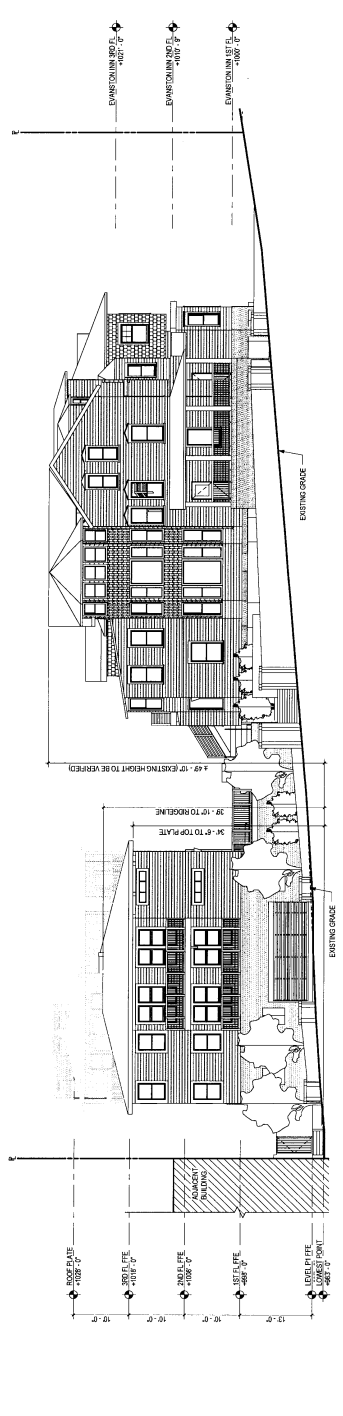
- LEGEND**
- INDICATES ROOF SLOPE DIRECTION. ALL ROOF SLORES TO HAVE A MIN SLOPE OF 1/8"
 - MECHANICAL EQUIPMENT - CONDENSER



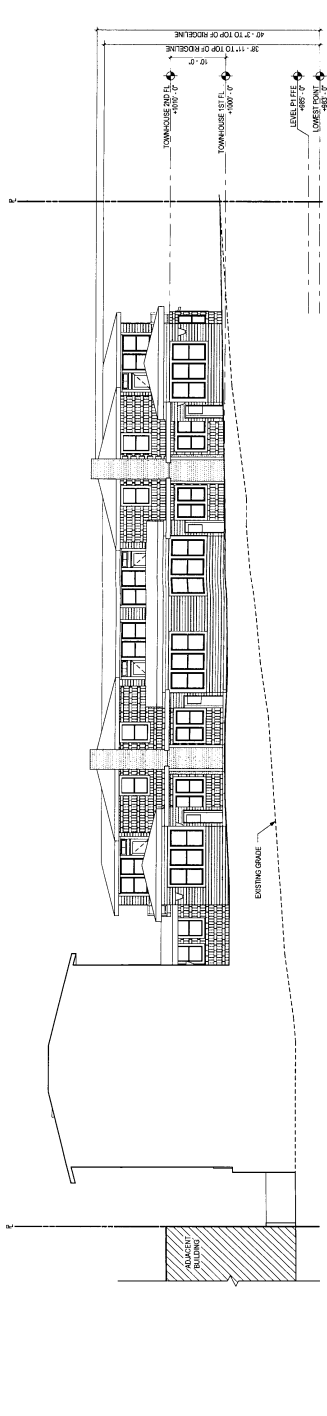
NOTES



MARENCO ELEVATION
1/8" = 1'-0"



EVANSTON ELEVATION
1/8" = 1'-0"



MAIN GARDEN NORTH ELEVATION
1/8" = 1'-0"

LEGEND
▽ EXTERIOR WALL SCOPE



STRUCTURAL
CONSULTING
ARCHITECTURE
3030 17TH
PASADENA, CA 91107

EVANSTON COURT

377-395 S Marenco Ave
Pasadena, CA 91101

EVANSTON COURT, LLC
508 N Fair Oaks Ave #128
Pasadena, CA 91103

PRELIMINARY
CONSULTATION
12034
06.27.2013

ELEVATIONS

A200

NOTES



3220 WOODLAND
SUITE 100
PASADENA, CA 91103

EVANSTON COURT

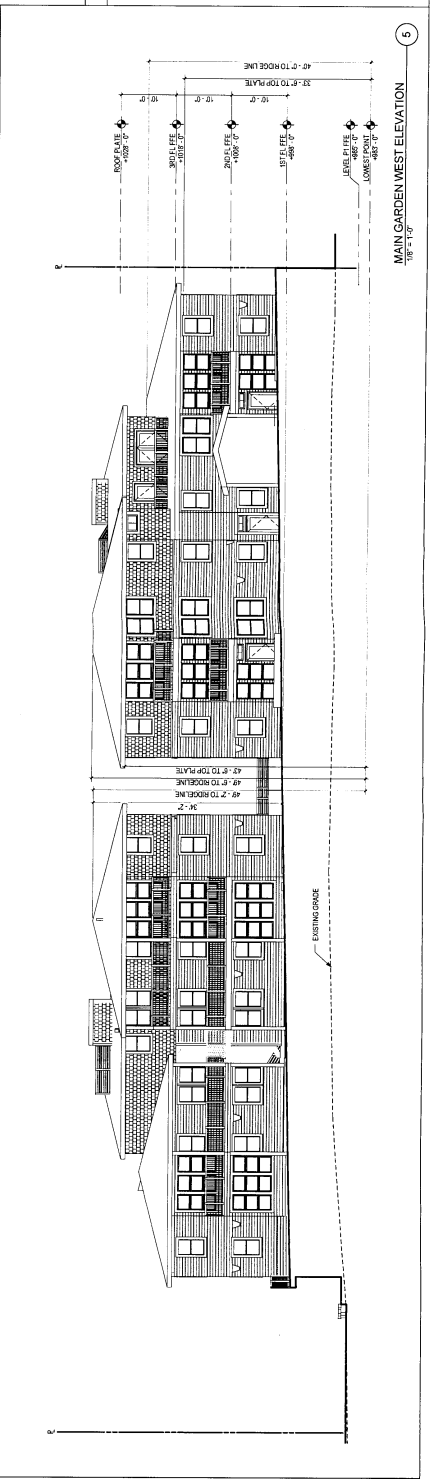
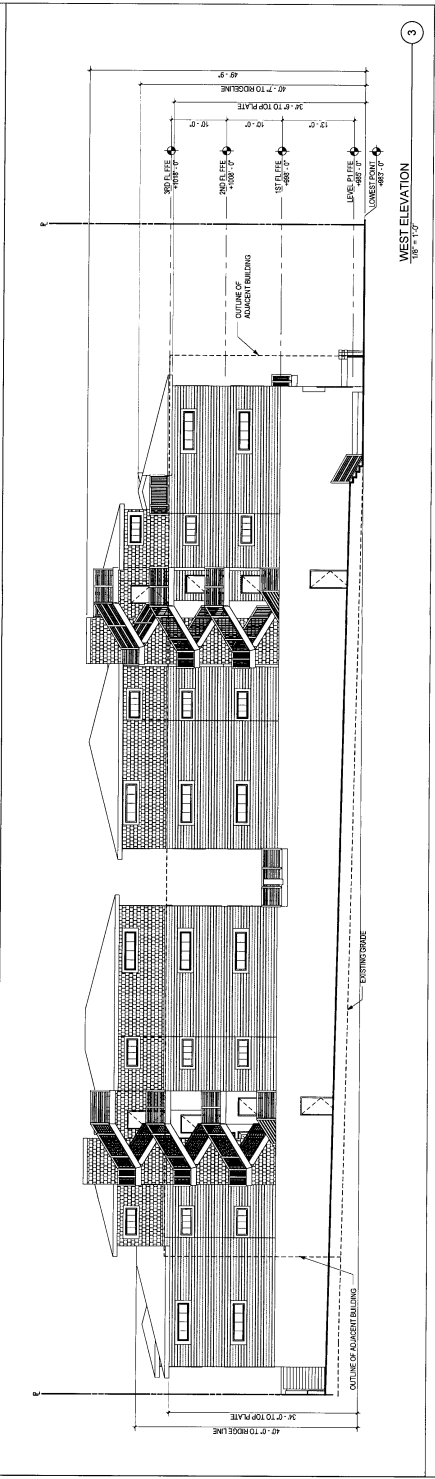
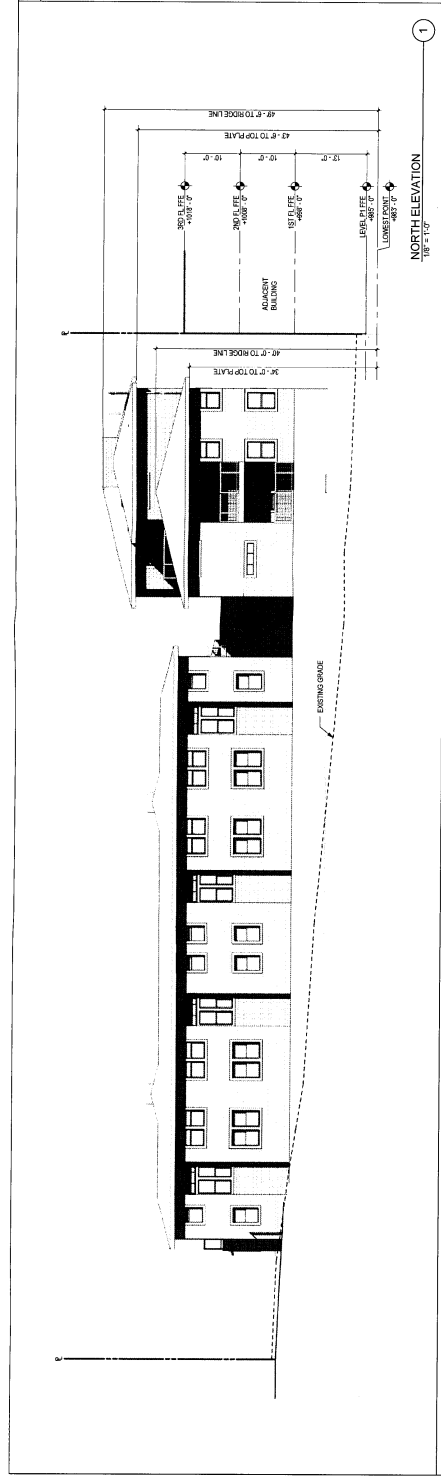
377-395 S Marengo Ave
Pasadena, CA 91101

727.34
05.27.2013

PRELIMINARY
CONSULTATION

ELEVATIONS

A201



LEGEND



EXTERNAL WALL SCOPE



SCOTT W. KELLY
 ARCHITECT
 1000 W. COLORADO
 PASADENA, CA 91103

EVANSTON COURT

077-395 S Marengo Ave
 Pasadena, CA 91103
 077-395 S Marengo Ave
 Pasadena, CA 91103

PRELIMINARY
 CONSULTATION
 1/23/04
 06.27.2013

ELEVATIONS

A202

NOTES

1

MAIN GARDEN - 3 STORY FLATS
 NORTH
 1/8" = 1'-0"

7

MAIN GARDEN - 3 STORY FLATS
 SOUTH
 1/8" = 1'-0"

17

TOWNHOUSE WEST ELEVATION
 1/8" = 1'-0"

3

EVANSTON INN - WEST ELEVATION
 1/8" = 1'-0"

5

EVANSTON INN - NORTH ELEVATION
 1/8" = 1'-0"

LEGEND
 ▽ EXTERIOR WALL SCHEME

