

PREDEVELOPMENT  
PLAN REVIEW

3200  
FOOTHILL BLVD  
PASADENA, CA



JANUARY 19, 2016





**APPLICANT:**  
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**LANDSCAPE ARCHITECT:**  
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617 S Olive Street, #1110  
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**CIVIL ENGINEER:**  
Fusco, Engineering, Inc  
600 Wilshire Blvd, #1470  
Los Angeles, CA 90017  
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**PROJECT DATA**

PROJECT ADDRESS: 3202 E Foothill Boulevard, Pasadena, CA 91107  
PROJECT NAME: 3200 E Foothill Blvd  
  
LEGAL DESCRIPTION (APN): 5752-023-039 & 044 & 907  
ZONING: EPSP-D2-IG-B-4  
GENERAL PLAN DESIGNATION: Medium Mixed Use  
SITE AREA GROSS: 9.27 AC 403,801.2 SF  
SITE AREA NET: 8.51 AC 370,695.6 SF

**PROJECT DESCRIPTION**

4 STORY TYPE V MIXED USE OVER 2 LEVELS SUBTERRANEAN GARAGE  
5 STORY TYPE III WRAP APARTMENT WITH 5 STORY PARKING STRUCTURE

DENSITY ALLOWED 87 DU/AC 806  
DENSITY PROPOSED 65 DU/AC 550

F.A.R. ALLOWED 3.0:1  
ALLOWED GROSS FLOOR AREA 1,112,087 SF  
PROPOSED F.A.R. 2.1:1  
PROPOSED GROSS FLOOR AREA 755,025 SF  
PROPOSED LOT COVERAGE 168,346 SF  
45% of Net Site Area

ALLOWED BUILDING HEIGHT PER EPSP  
40' MAX REDUCED BUILDING HT ALONG FOOTHILL, 20' SETBACK  
60' MAX. MEASURED FROM FOOTHILL

PROPOSED BUILDING HEIGHT 60'  
REDUCED BLDG HT ALONG FOOTHILL SETBACK 40'

REQUIRED SETBACKS  
FRONT 10'  
SIDE 15'  
REAR 15'

PROPOSED SETBACKS  
FRONT 10'  
SIDE 15'  
REAR 15'

**UNIT SUMMARY**

	TOTAL	MIX
STUDIO	166	30%
1 BEDROOM	163	30%
2 BEDROOM	193	35%
3 BEDROOM	28	5%
<b>TOTAL</b>	<b>550</b>	<b>100%</b>

NET RENTABLE SQUARE FOOTAGE 440,040 SF

AVERAGE UNIT SIZE 800 SF

**COMMUNITY SPACE**

REQUIRED AREA = 150SF/DU 82,500 SF  
PROPOSED AREA 83,790 SF

**LANDSCAPE AREA**

REQUIRED AREA = 15% 55,604 SF  
PROPOSED AREA = 15.4% 57,019 SF

**BUILDING TOTALS**

**AMENITIES**

LEASING	3,325 SF
CLUB 1	1,600 SF
CLUB 2	1,970 SF
FITNESS	2,950 SF
BLDG A LOBBY	480 SF
BLDG B LOBBY	580 SF
BLDG C LOBBY	550 SF
BLDG D LOBBY	630 SF
<b>TOTAL AMENITY AREA</b>	<b>12,085 SF</b>

**COMMERCIAL**

COMMERCIAL A	7,900 SF
COMMERCIAL B	4,200 SF
<b>TOTAL COMMERCIAL AREA</b>	<b>12,100 SF</b>

**BUILDING FOOTPRINT**

BUILDING A	23,290 SF
BUILDING B	43,033 SF
BUILDING C	42,263 SF
BUILDING D	15,010 SF
<b>TOTAL FOOTPRINT</b>	<b>123,596 SF</b>

**GROSS BUILDING FLOOR AREA**

BUILDING A	82,787 SF
BUILDING B	162,184 SF
BUILDING C	208,903 SF
BUILDING D	72,662 SF
<b>TOTAL GROSS BUILDING</b>	<b>526,535 SF</b>

**GARAGE FLOOR AREA**

SUBTERRANEAN GARAGE	
LEVEL B1	97,950 SF
LEVEL B2	108,700 SF
<b>TOTAL</b>	<b>206,650 SF</b>

**PARKING STRUCTURE**

LEVEL 1	44,750 SF
LEVEL 2	44,750 SF
LEVEL 3	46,330 SF
LEVEL 4	46,330 SF
LEVEL 5	46,330 SF
<b>TOTAL</b>	<b>228,490 SF</b>

**TOTAL TOTAL GARAGE FLOOR AREA 435,140 SF**

**OPEN SPACE**

COURTYARD A	8,689 SF
COURTYARD B	11,044 SF
COURTYARD C	16,332 SF
COURTYARD D	8,689 SF
DOG PARK	5,061 SF
CENTRAL PASEO	11,568 SF
CENTRAL PARK	22,407 SF
<b>TOTAL</b>	<b>83,790 SF</b>

**RESIDENTIAL DATA**

BUILDING A	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL	MIX	AVG SF	TOTAL SF
STUDIO	4	4	6	6	0	20	24%	480 SF	9,600 SF
1BDRM	5	5	11	6	0	27	33%	715 SF	19,305 SF
2BDRM	9	4	6	6	0	25	30%	1,095 SF	27,375 SF
3BDRM	2	2	3	3	0	10	12%	1,160 SF	11,600 SF
<b>TOTAL</b>	<b>20</b>	<b>15</b>	<b>26</b>	<b>21</b>	<b>0</b>	<b>82</b>	<b>100%</b>		<b>67,880 SF</b>

BUILDING B	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL	MIX	AVG SF	TOTAL SF
STUDIO	10	10	14	14	0	48	29%	480 SF	23,040 SF
1BDRM	9	9	14	14	0	46	28%	715 SF	32,890 SF
2BDRM	15	12	17	17	0	61	37%	1,095 SF	66,795 SF
3BDRM	2	2	2	2	0	8	5%	1,160 SF	9,280 SF
<b>TOTAL</b>	<b>36</b>	<b>33</b>	<b>47</b>	<b>47</b>	<b>0</b>	<b>163</b>	<b>100%</b>		<b>132,005 SF</b>

BUILDING C	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL	MIX	AVG SF	TOTAL SF
STUDIO	16	16	16	16	16	80	35%	480 SF	38,400 SF
1BDRM	13	13	13	13	13	65	28%	715 SF	46,475 SF
2BDRM	15	15	17	17	17	81	35%	1,095 SF	88,695 SF
3BDRM	1	1	1	1	1	5	2%	1,160 SF	5,800 SF
<b>TOTAL</b>	<b>45</b>	<b>45</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>231</b>	<b>100%</b>		<b>179,370 SF</b>

BUILDING D	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL	MIX	AVG SF	TOTAL SF
STUDIO	3	3	4	4	4	18	24%	480 SF	8,640 SF
1BDRM	5	5	5	5	5	25	34%	715 SF	17,875 SF
2BDRM	4	4	6	6	6	26	35%	1,095 SF	28,470 SF
3BDRM	1	1	1	1	1	5	7%	1,160 SF	5,800 SF
<b>TOTAL</b>	<b>13</b>	<b>13</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>74</b>	<b>100%</b>		<b>60,785 SF</b>

**GROSS BUILDING DATA**

<b>BUILDING A</b>	
TOTAL RESIDENTIAL	67,880 SF
TOTAL AMENITY	4,925 SF
CIRCULATION	9,982 SF
<b>BUILDING FOOTPRINT</b>	<b>23,290 SF</b>
<b>GROSS BUILDING FLOOR AREA</b>	<b>82,787 SF</b>
<b>BUILDING B</b>	
TOTAL RESIDENTIAL	132,005 SF
TOTAL COMMERCIAL	12,100 SF
CIRCULATION	18,079 SF
<b>BUILDING FOOTPRINT</b>	<b>43,033 SF</b>
<b>GROSS BUILDING FLOOR AREA</b>	<b>162,184 SF</b>
<b>BUILDING C</b>	
TOTAL RESIDENTIAL	179,370 SF
TOTAL AMENITY	1,970 SF
CIRCULATION	27,563 SF
<b>BUILDING FOOTPRINT</b>	<b>42,263 SF</b>
<b>GROSS BUILDING FLOOR AREA</b>	<b>208,903 SF</b>
<b>BUILDING D</b>	
TOTAL RESIDENTIAL	60,785 SF
TOTAL AMENITY	2,950 SF
CIRCULATION	8,927 SF
<b>BUILDING FOOTPRINT</b>	<b>15,010 SF</b>
<b>GROSS BUILDING FLOOR AREA</b>	<b>72,662 SF</b>

**PARKING DATA**

PARKING SUMMARY		
REQUIRED PARKING		
RESIDENTIAL		
DU < 650SF	1 SPACE/DU	
DU > 650SF	2 SPACE/DU	
COMMERCIAL		
RETAIL	4/1000SF	
RESTAURANT	10/1000SF	
<b>BUILDING A</b>	<b>UNITS</b>	<b>PARKING</b>
STUDIO	20	20
1 BDRM (<650SF)	7	7
1 BDRM (>650SF)	20	41
2 BDRM	25	50
3 BDRM	10	20
GUEST = 1/10DU	82	8
<b>TOTAL</b>		<b>145</b>
<b>BUILDING B</b>		
STUDIO	48	48
1 BDRM (<650SF)	12	12
1 BDRM (>650SF)	35	69
2 BDRM	61	122
3 BDRM	8	16
GUEST = 1/10DU	163	16
<b>TOTAL</b>		<b>283</b>
<b>BUILDING C</b>		
STUDIO	80	80
1 BDRM (<650SF)	16	16
1 BDRM (>650SF)	49	98
2 BDRM	81	162
3 BDRM	5	10
GUEST = 1/10DU	231	23
<b>TOTAL</b>		<b>389</b>
<b>BUILDING D</b>		
STUDIO	18	18
1 BDRM (<650SF)	6	6
1 BDRM (>650SF)	19	38
2 BDRM	26	52
3 BDRM	5	10
GUEST = 1/10DU	74	7
<b>TOTAL</b>		<b>131</b>
<b>TOTAL RESIDENTIAL PARKING STALLS</b>		<b>948</b>
<b>COMMERCIAL AREA</b>		
COMMERCIAL A	7,900 SF	79
COMMERCIAL B	4,200 SF	42
<b>TOTAL COMMERCIAL PARKING STALLS</b>		<b>121</b>
<b>TOTAL PARKING STALLS</b>		<b>1069</b>

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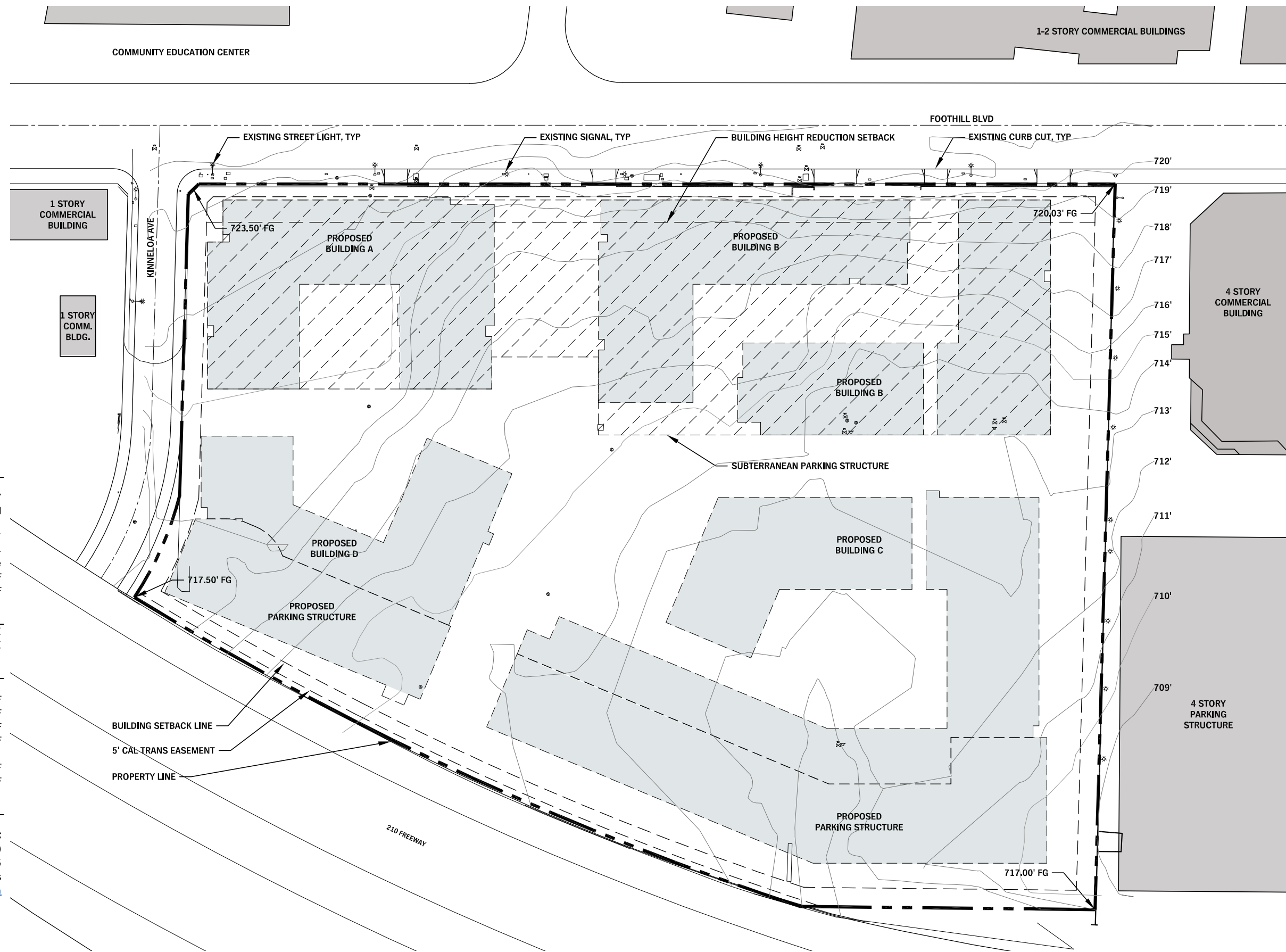
**CONCEPTUAL LANDSCAPE PLAN**

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**CONCEPTUAL GRADING PLAN**

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**SITE INFORMATION**

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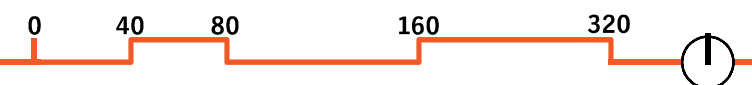
**PROPOSED BUILDINGS**

BUILDING A GROSS FLOOR AREA: 82,787 SF  
 BUILDING B GROSS FLOOR AREA: 162,184 SF  
 BUILDING C GROSS FLOOR AREA: 208,903 SF  
 BUILDING D GROSS FLOOR AREA: 72,662 SF

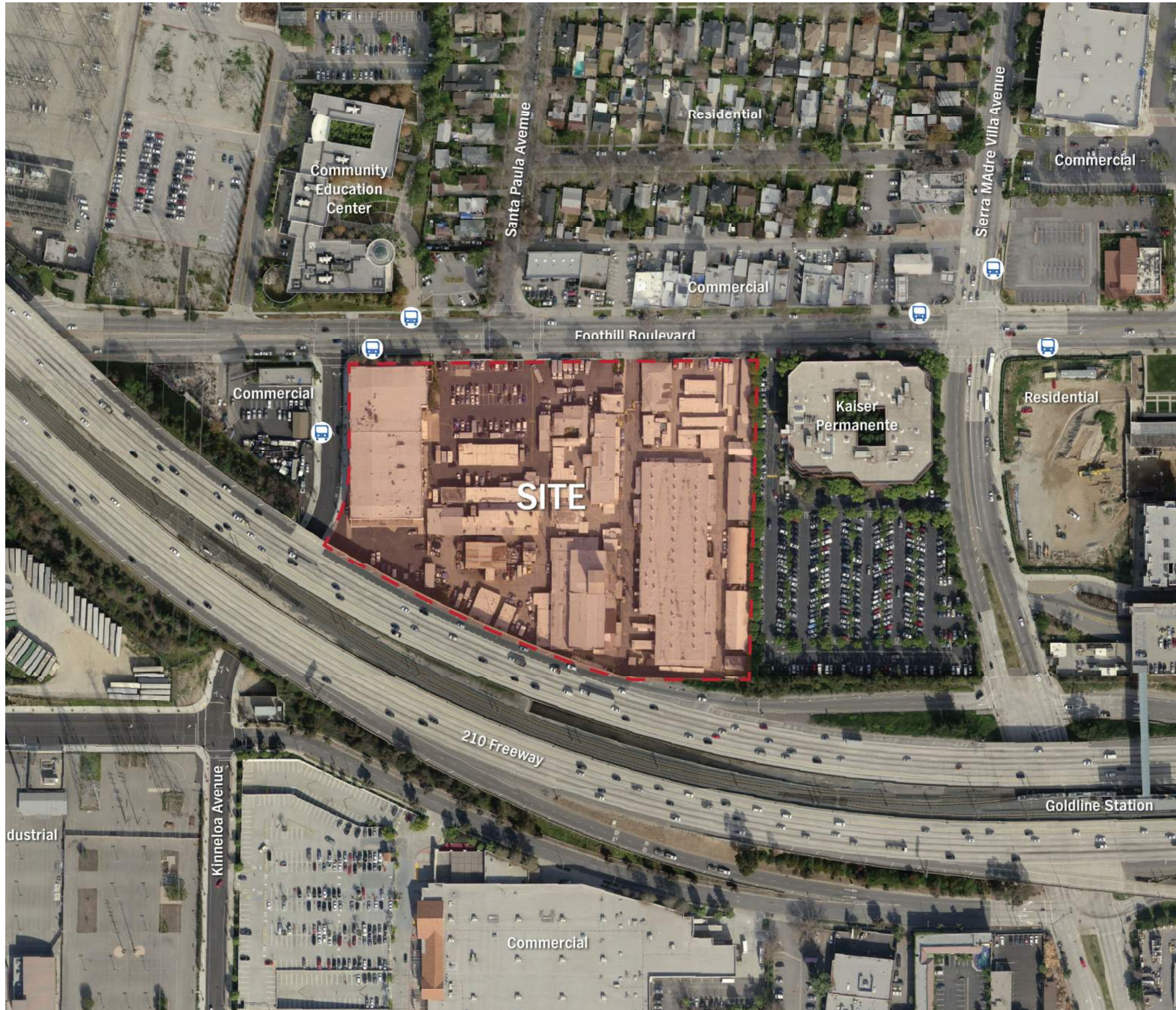
SUBTERRANEAN PARKING STRUCTURE GROSS FLOOR AREA: 206,650 SF  
 PARKING STRUCTURE GROSS FLOOR AREA: 228,490 SF

**APPLICANT**

Pasadena Gateway, LLC  
 2221 Rosecrans Avenue, #200  
 El Segundo, CA 90245  
 Contact: Greg Ames  
[games@trammellcrow.com](mailto:games@trammellcrow.com)







Of the ten communities defined by the city, the East Pasadena Specific Plan area is identified as a place to be intensified by providing regional goods and services for the city of Pasadena. Along with this intensification will be the need for additional housing allowing residents to live close to jobs and transit. Our proposal provides an additional 550 residential units at a central location of this plan area. This location establishes a **walkable community** connecting to the existing adjacent retail centers and public transportation. This development, at this location, is precisely the type of intensification called out for in the General Plan.

**GOAL 18. Land Use/Transportation Relationship.** Pasadena will be a City where there are effective and convenient alternatives to using cars and the relationship of land use and transportation is acknowledged through **transit-oriented development**.

**GOAL 29. Transit Villages.** Moderate to high density mixed-use clusters of residential and commercial uses developed in an integrated 'village-like' environment with buildings clustered on common plazas and open spaces in **proximity to Metro Gold Line stations**.





BUILDING 101 : LEASING OFFICES



BUILDING 14 : STORAGE FACILITIES



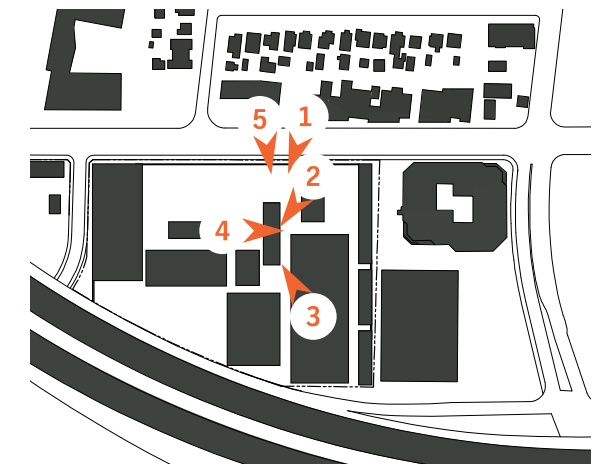
BUILDING 05 : STORAGE FACILITIES AND SILO



BUILDING 01 : STORAGE FACILITIES AND CONTAINERS



BUILDINGS 10(LEFT) & 03(MIDDLE) : STORAGE FACILITIES



KEY PLAN







BUILDING 12(RIGHT) & 02(MIDDLE) : STORAGE FACILITIES



BUILDING 14 : STORAGE FACILITIES



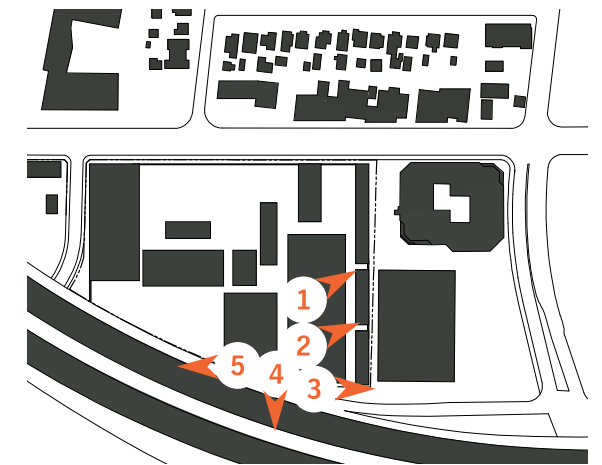
BUILDING 17 : STORAGE FACILITIES



SOUTHEAST CORNER OF PROPERTY LOOKING SOUTHWEST



SOUTHEAST CORNER OF PROPERTY LOOKING SOUTHEAST



KEY PLAN







1 BUILDING 30 : OFFICE BUILDING AND WAREHOUSE(RIGHT)



2 BUILDING 11 : STORAGE FACILITIES



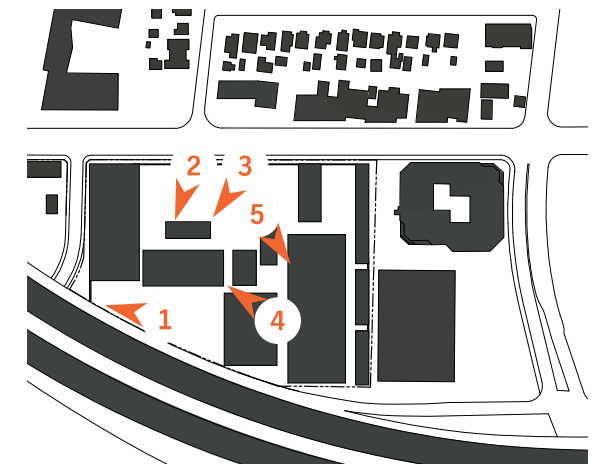
3 BUILDING 11 : STORAGE FACILITIES



4 BUILDING 06 : WAREHOUSE



5 BUILDINGS 05 : STORAGE FACILITIES AND SILO



KEY PLAN







1 SOUTHWEST CORNER OF PROPERTY LOOKING WEST



2 BUILDING 10 : STORAGE FACILITIES



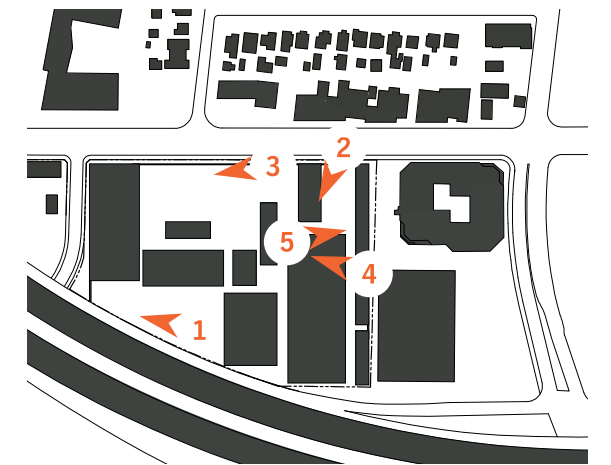
3 BUILDINGS 09(LEFT) & 30(BEYOND) : STORAGE FACILITIES AND OFFICES



4 CONTAINERS 200(FOREGROUND), 04(LEFT) & 10(UPPER RIGHT)

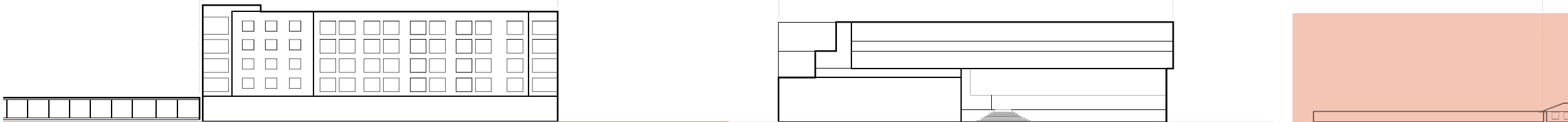


5 BUILDINGS 01(LEFT) & 02(RIGHT) : STORAGE FACILITIES



KEY PLAN





The Stuart  
3352 East Foothill Boulevard

The Ellington  
3300-3328 East Foothill Boulevard

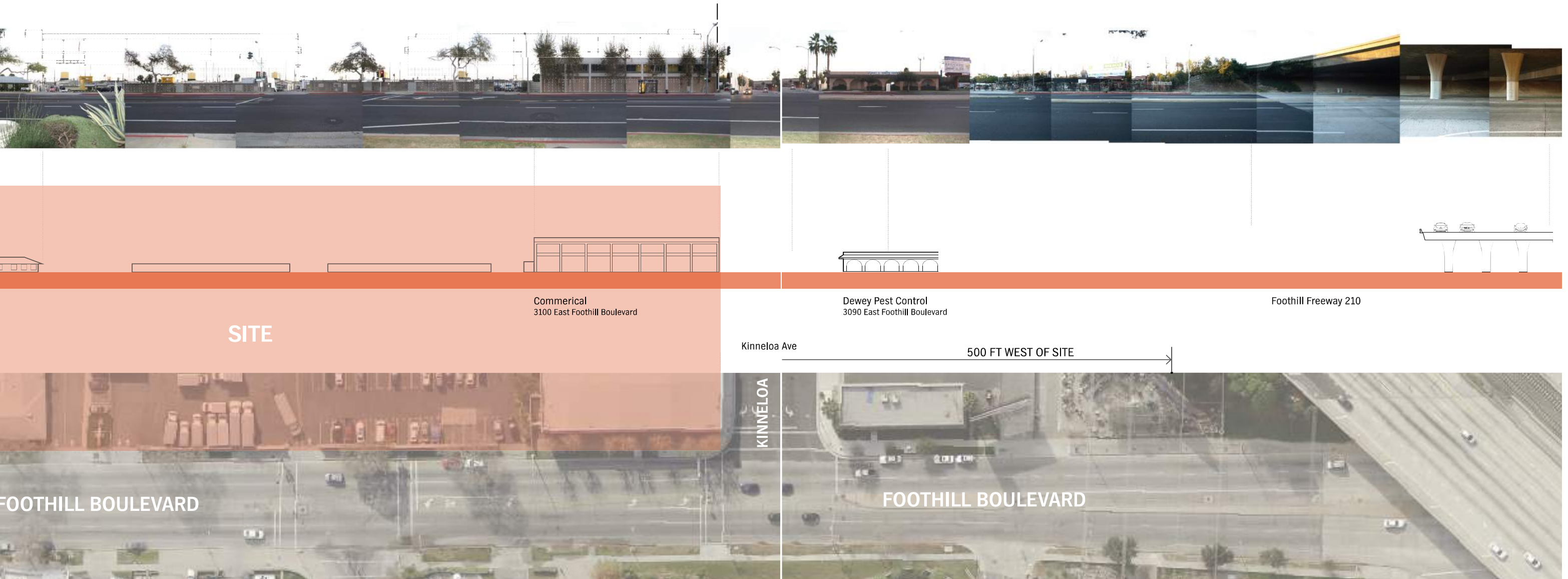
Kaiser Permanente  
3280 East Foothill Boulevard

Space Bank  
3250 East Foothill Boulevard



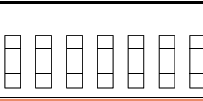
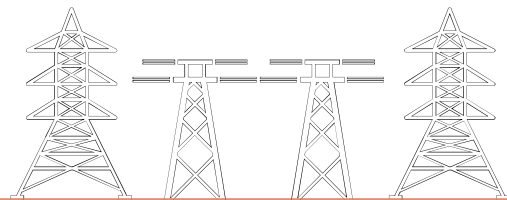
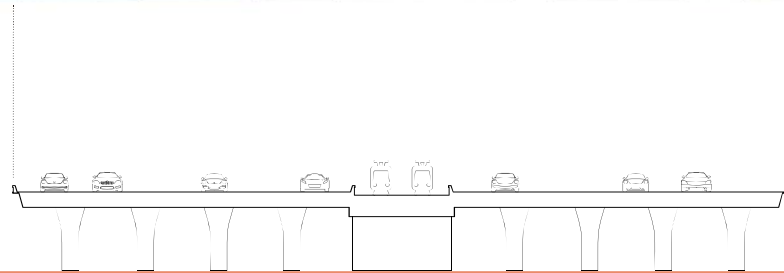


Studying the surrounding context has been a primary guiding influence. Documented on the following pages is the surrounding context along Foothill Boulevard and Kinneloa Avenue. As noted, this exhibit includes the extended contextual study in excess of five hundred feet surrounding the property.



# 3200 EAST FOOTHILL CONTEXT STUDY - NORTH ELEVATION





Foothill Freeway 210

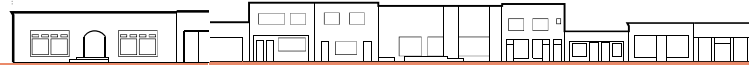
Power Lines

PCC Community Education  
3035 East Foothill Boulevard

Maple Street







Center

Auto Service  
3165 East Foothill Boulevard

Commercial  
3035 East Foothill Boulevard

Commercial  
3215-3235 East Foothill Boulevard

Commercial  
3239-3255 East Foothill Boulevard

Santa Paula Avenue

Sierra Madre Villa Avenue



FOOTHILL BOULEVARD

FOOTHILL BOULEVARD

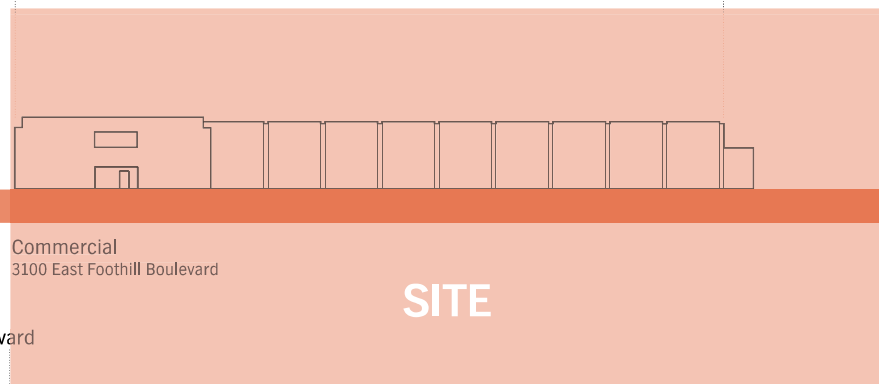
SIERRA MADRE VILLA AVENUE

SITE

# 3200 EAST FOOTHILL BLVD | EAST FOOTHILL CONTEXT STUDY - SOUTH ELEVATION







Foothill Freeway 210

Target  
3121 East Colorado Boulevard

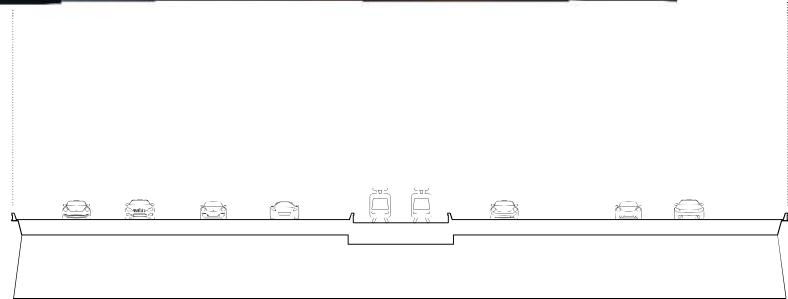
Frontage Road 500 FT SOUTH OF SITE



**3200** | NORTH KINNELOA CONTEXT STUDY - WEST ELEVATION  
EAST FOOTHILL BLVD







Foothill Freeway 210

Dewey Pest Control  
3090 East Foothill Boulevard

East Walnut Street

East Foothill Boulevard



KINNELOA AVENUE

WALNUT STREET

KINNELOA AVENUE

FOOTHILL BOULEVARD

SITE

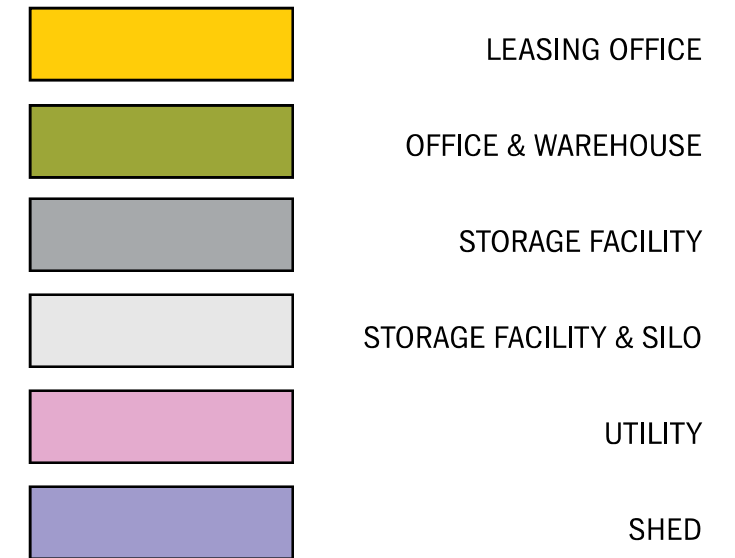


**3200** | NORTH KINNELOA CONTEXT STUDY - EAST ELEVATION  
EAST FOOTHILL BLVD





**BUILDING INVENTORY**



**TOTAL EXISTING STRUCTURES** 29

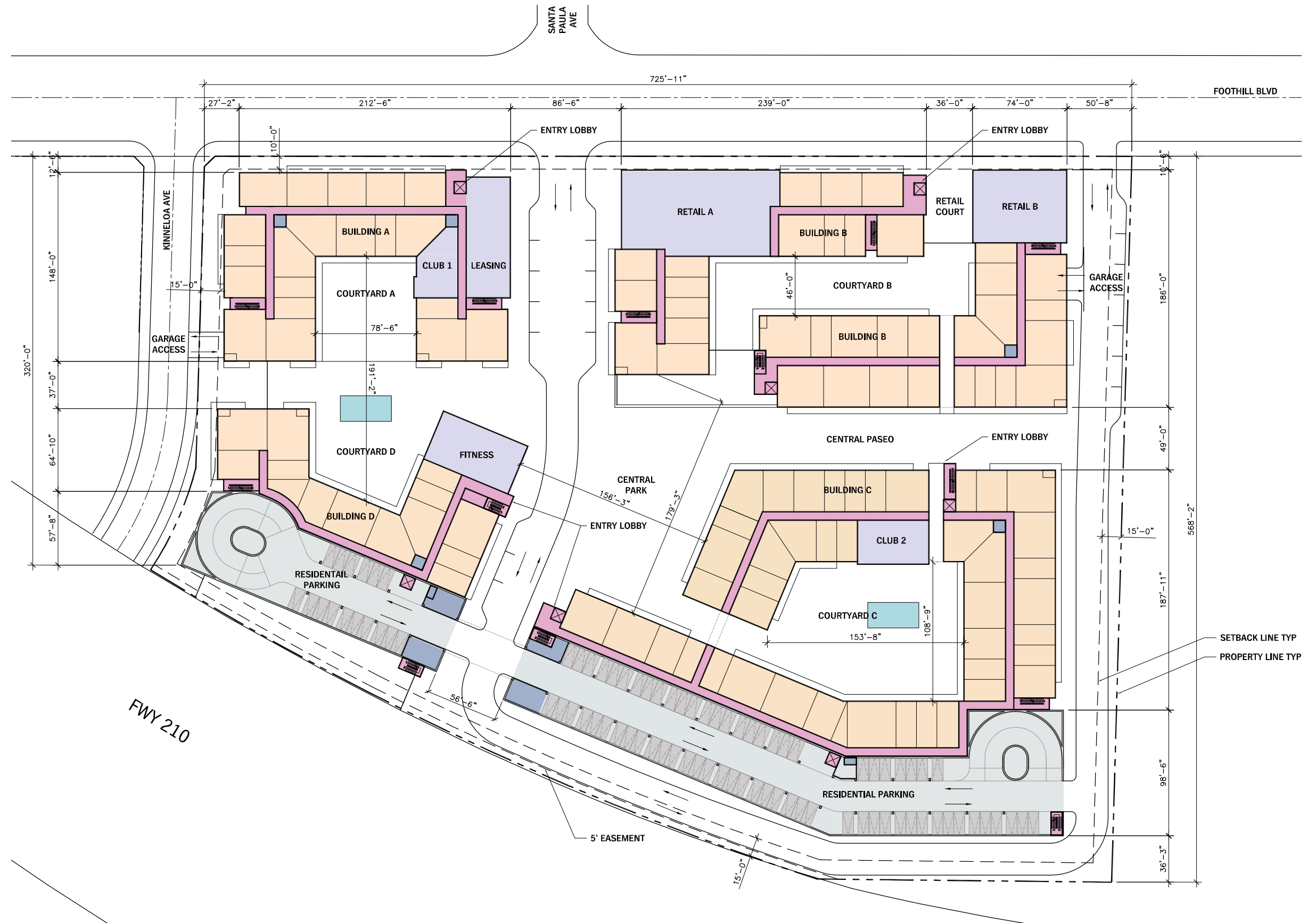
**TOTAL EXISTING FLOOR AREA** 212,397 SF

**NOTE:** INDIVIDUAL STRUCTURE FLOOR AREAS AVAILABLE UPON REQUEST

**NOTE:** ALL BUILDINGS, SHEDS, CONTAINERS AND PAVED AREAS TO BE REMOVED OR DEMOLISHED



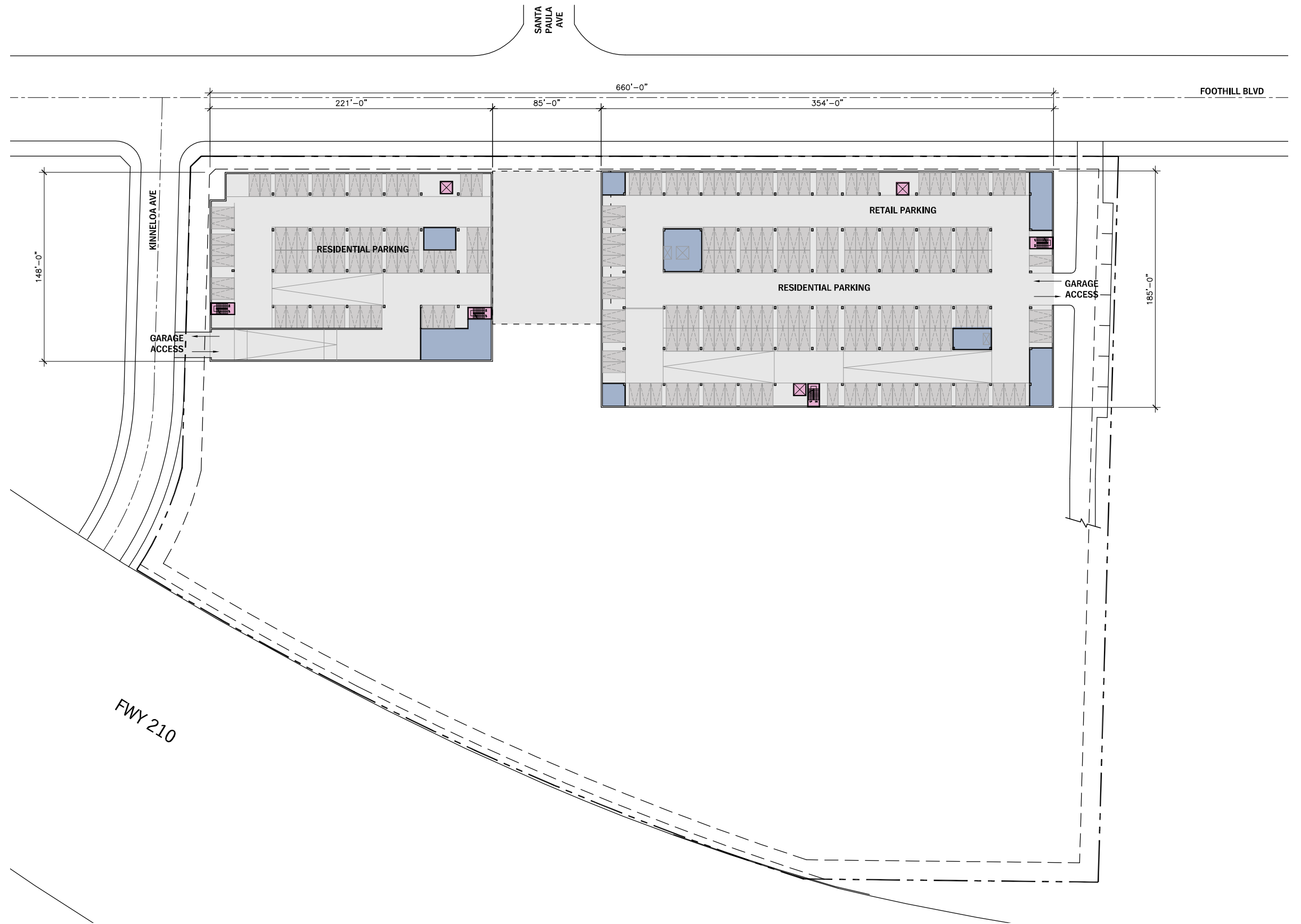




**3200** | SITE PLAN - GROUND LEVEL FLOOR PLAN  
 EAST FOOTHILL BLVD







**3200**  
EAST FOOTHILL BLVD

**B1 FLOOR PLAN - SUBTERRANEAN PARKING STRUCTURE**

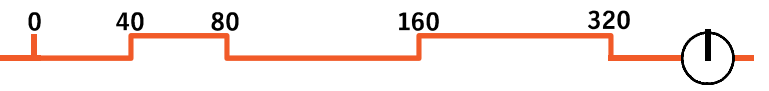




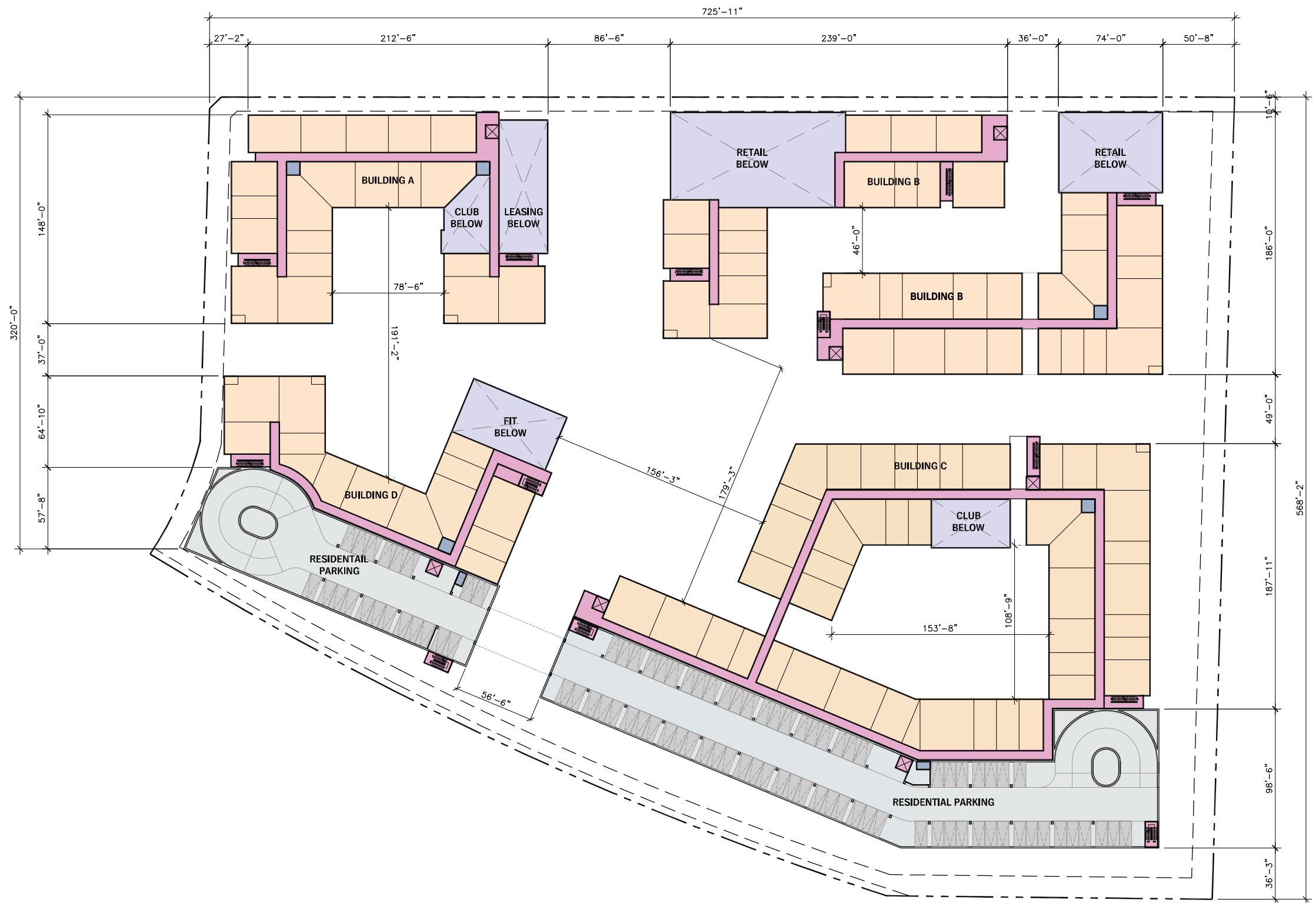


**3200**  
EAST FOOTHILL BLVD

**B2 FLOOR PLAN - SUBTERRANEAN PARKING STRUCTURE**



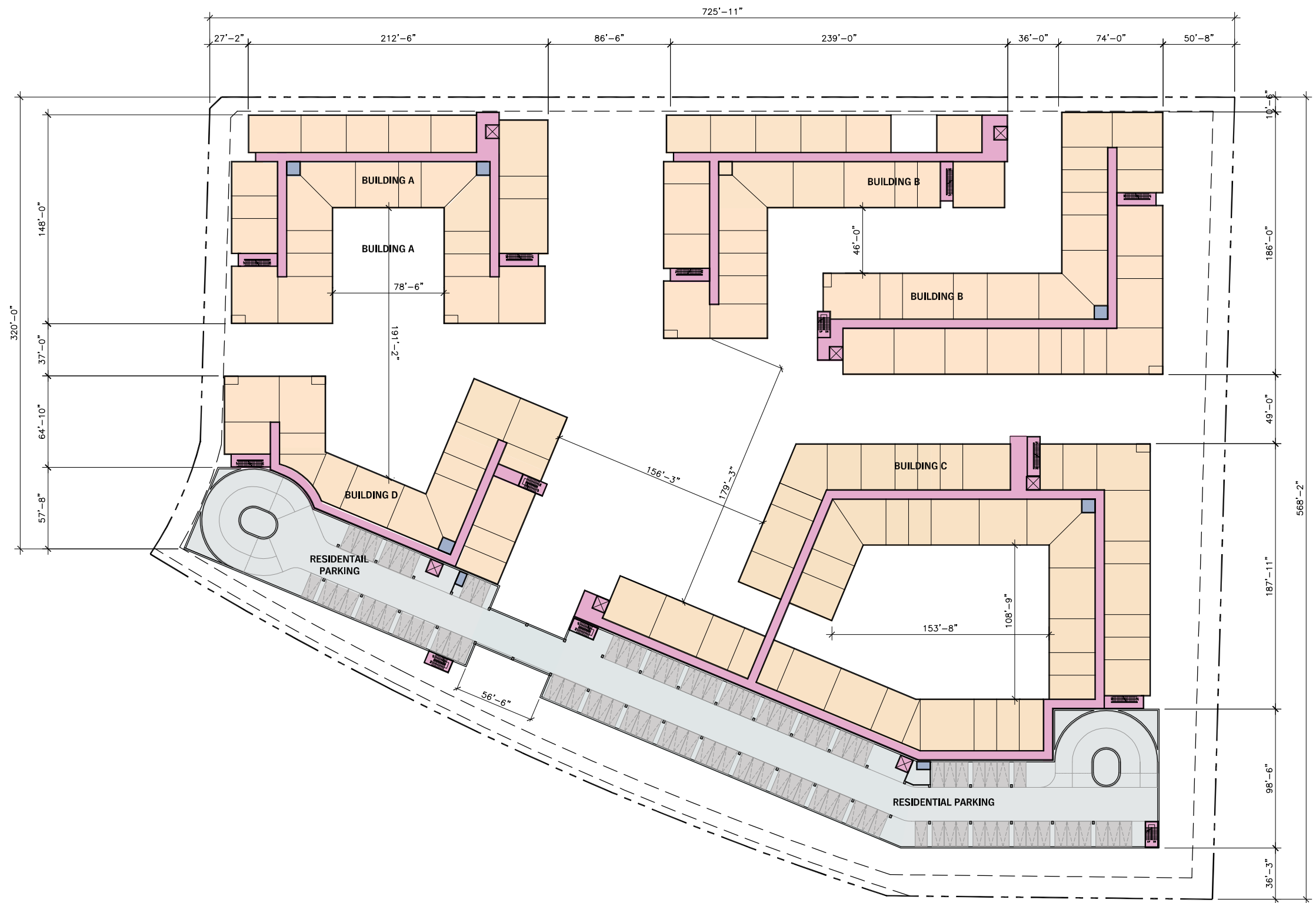




**3200** | SECOND LEVEL FLOOR PLAN  
EAST FOOTHILL BLVD

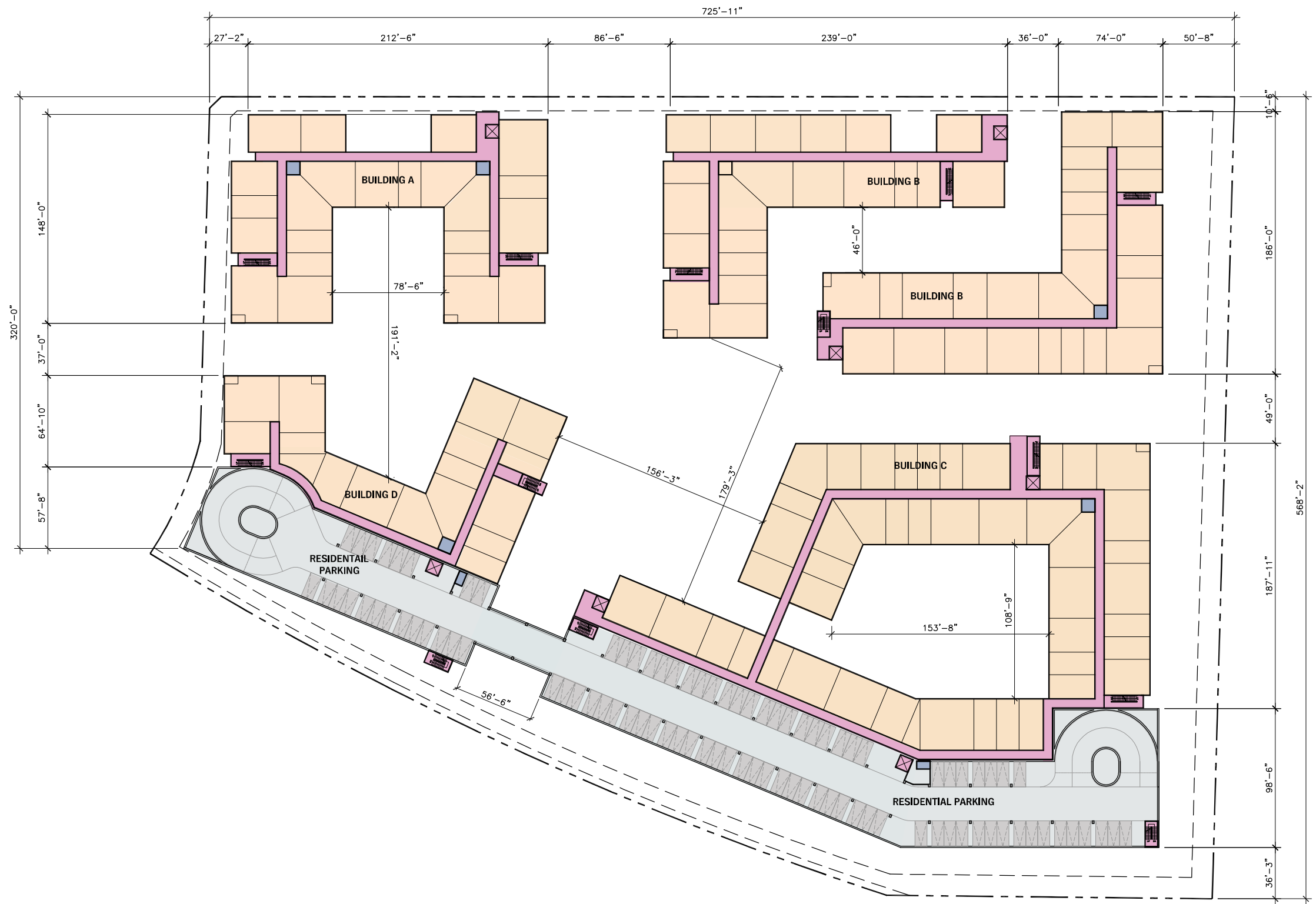






**3200** | THIRD LEVEL FLOOR PLAN  
 EAST FOOTHILL BLVD

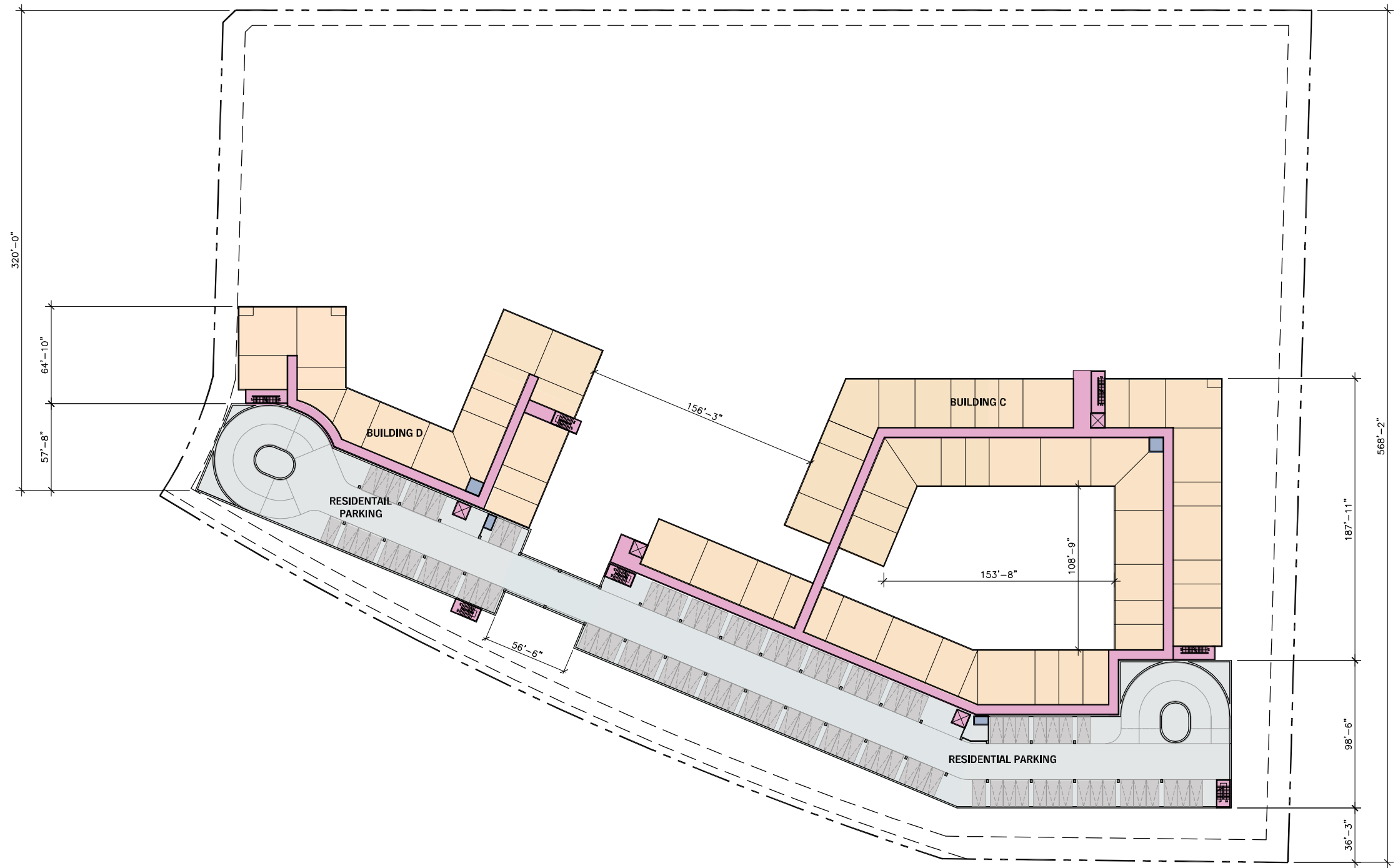




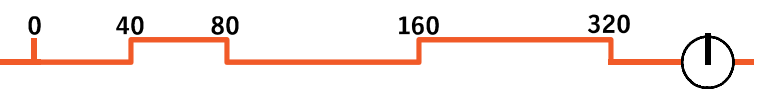
**3200** | FOURTH LEVEL FLOOR PLAN  
 EAST FOOTHILL BLVD

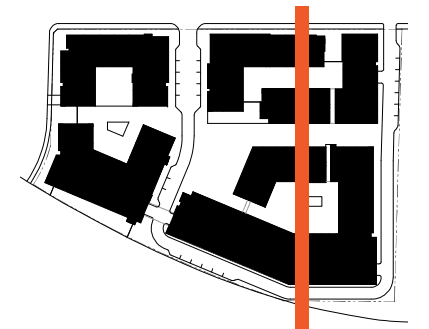
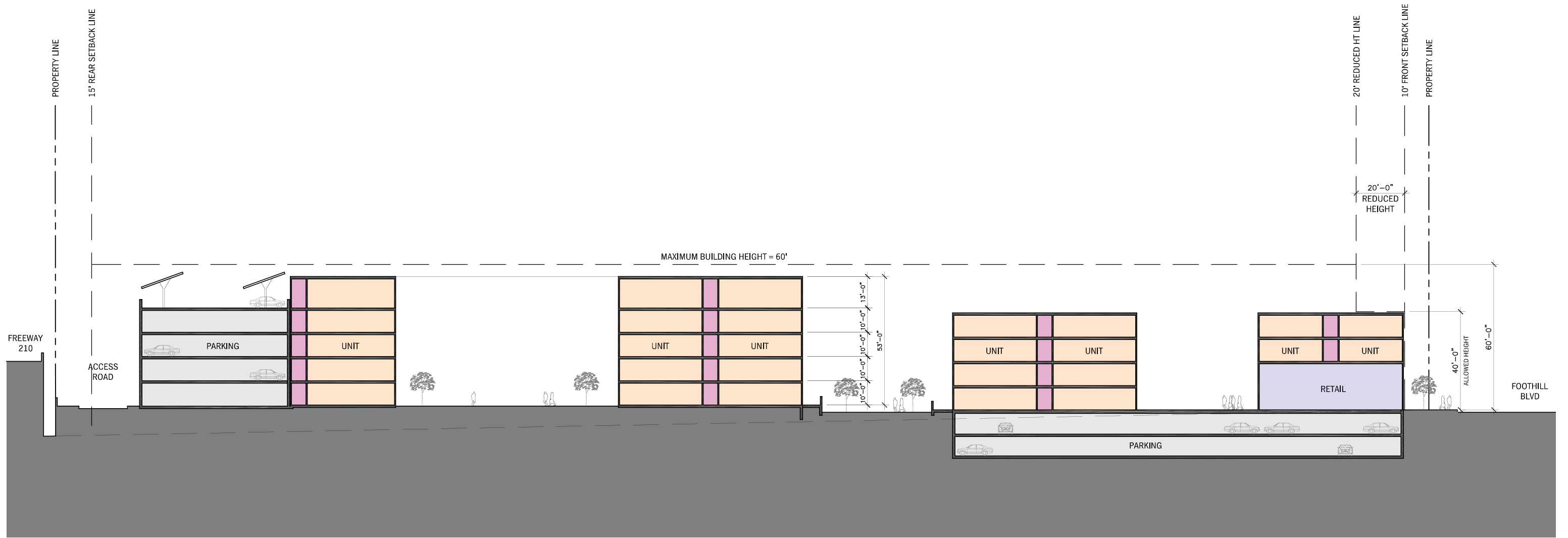






**3200** EAST FOOTHILL BLVD | FIFTH LEVEL FLOOR PLAN





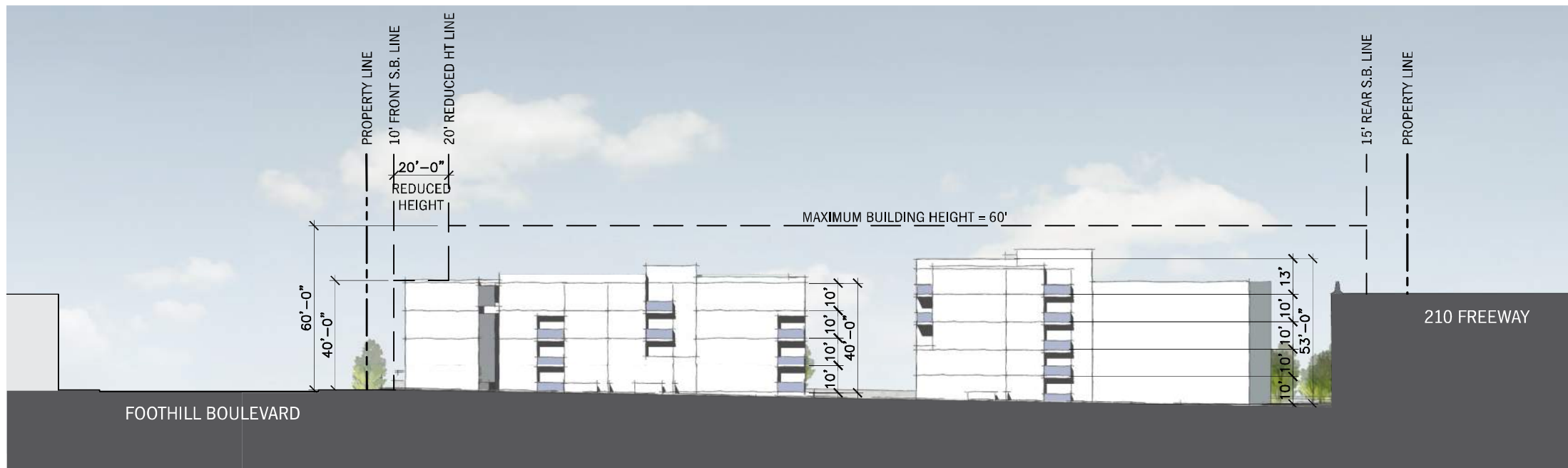
**3200** | SITE SECTION  
EAST FOOTHILL BLVD



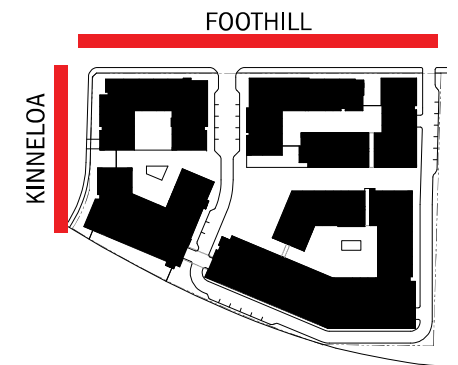


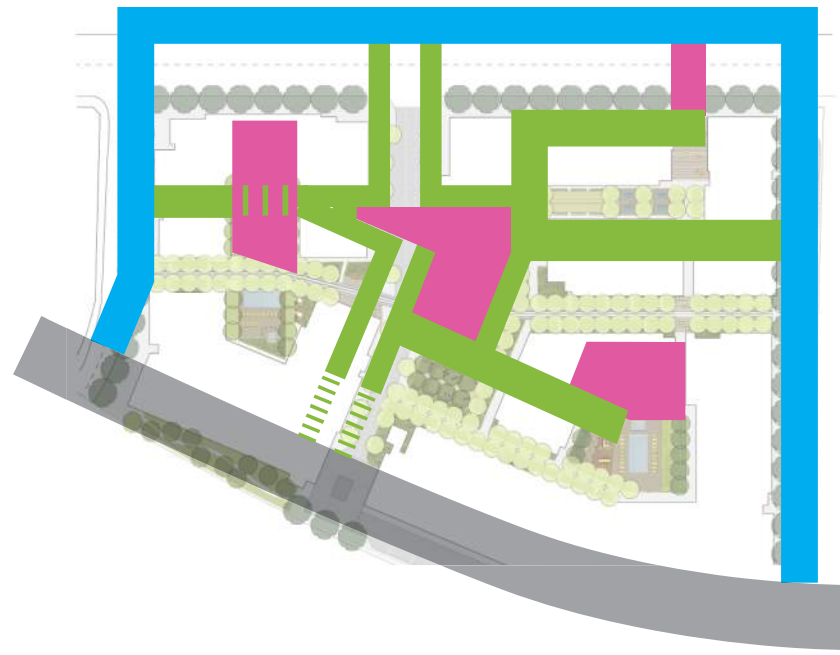


FOOTHILL BOULEVARD CONCEPTUAL MASSING ELEVATION



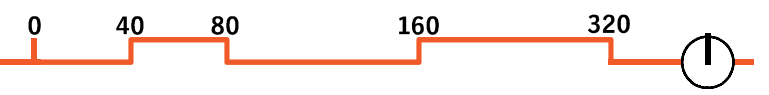
KINNELOA AVENUE CONCEPTUAL MASSING ELEVATION



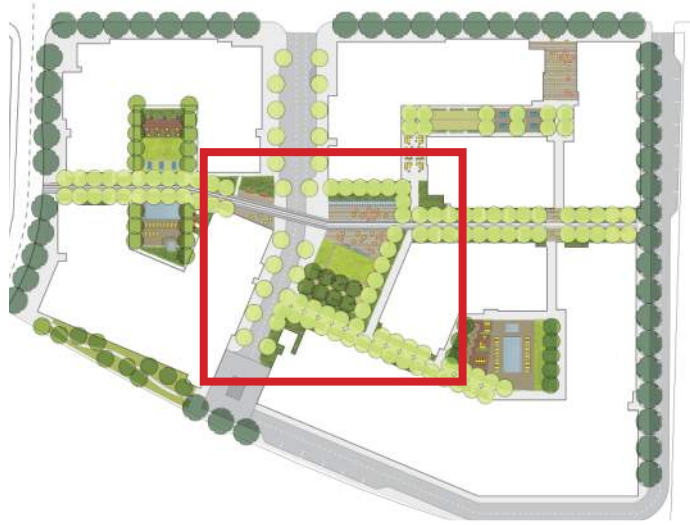


- COURTYARDS
- AMENITY SPINES
- URBAN EDGE
- FREEWAY EDGE

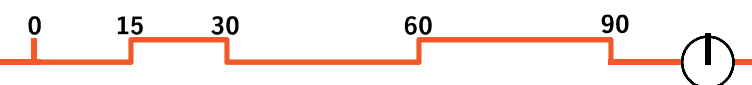
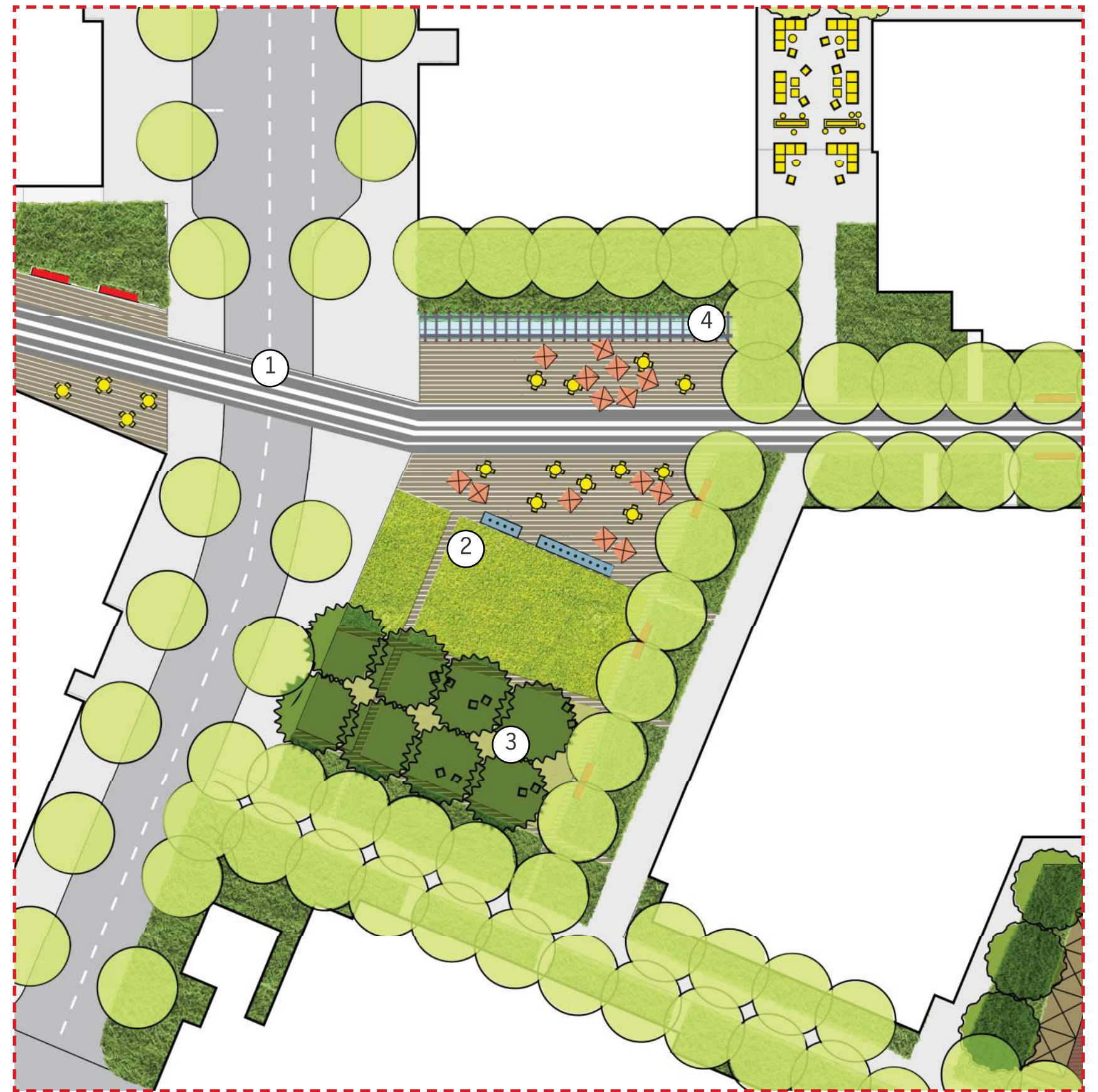
- ① CENTRAL PARK PLAZA
- ② BLDG. A + D COURTYARD
- ③ BLDG. C COURTYARD
- ④ AMENITY SPINES
- ⑤ RETAIL COURTYARD
- ⑥ STREETSCAPE



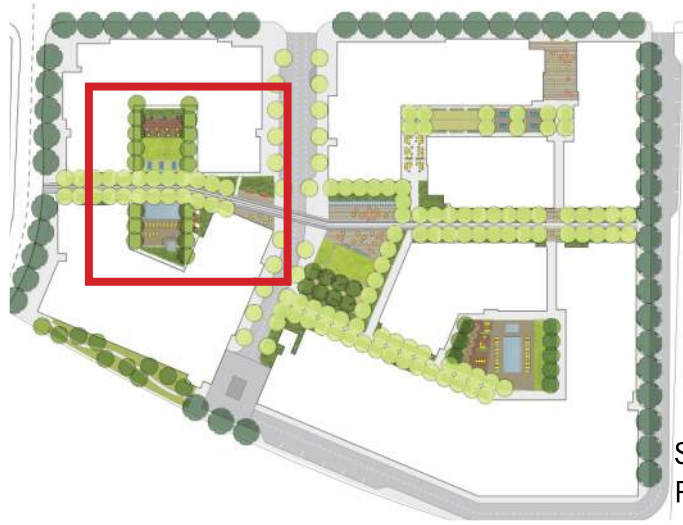




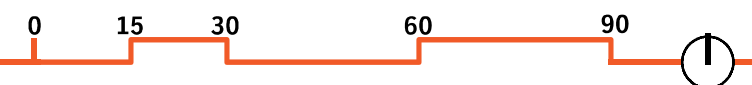
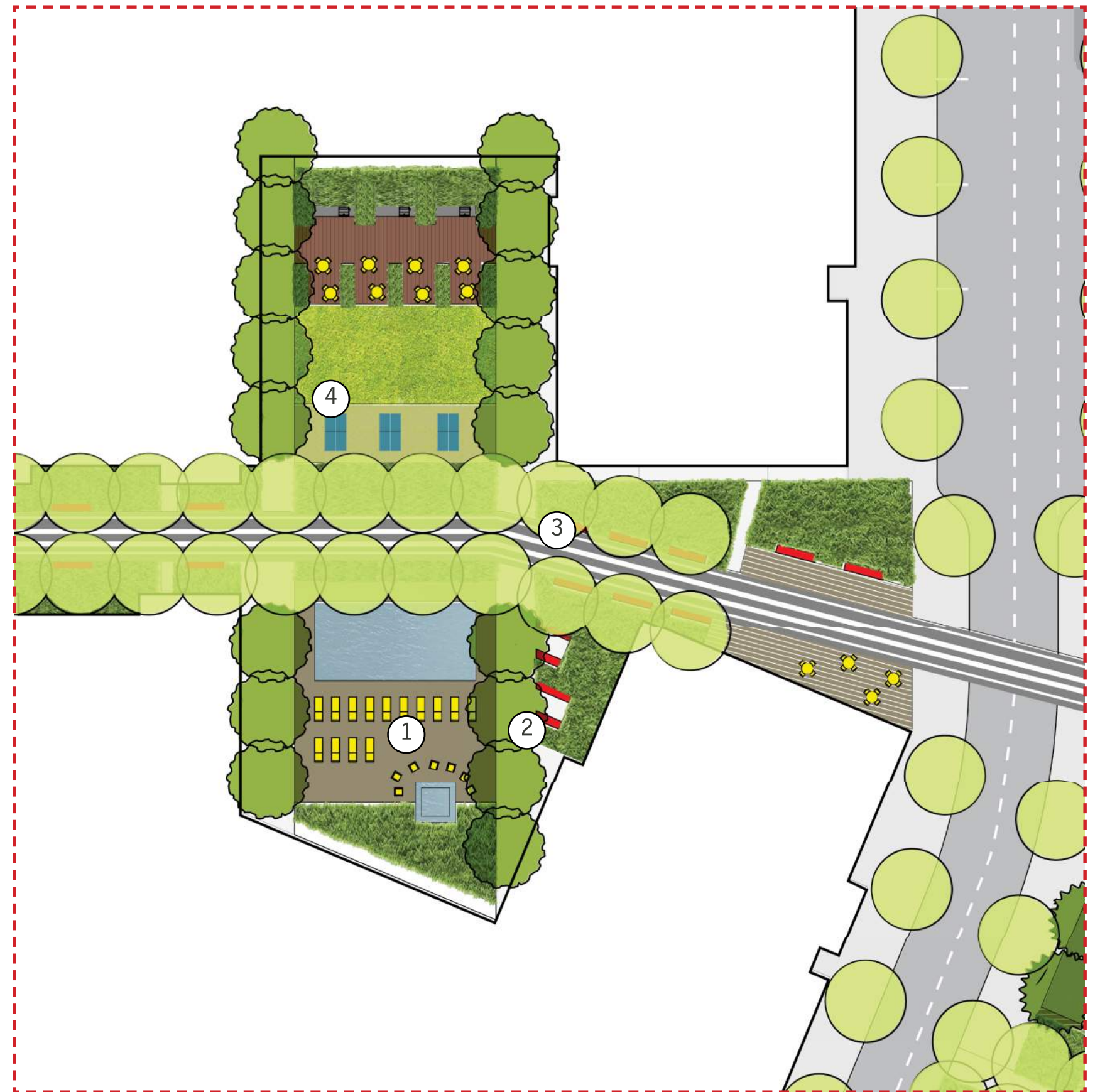
SHOWN BELOW ARE INSPIRATIONAL IMAGES OF POSSIBLE DESIGN DIRECTIONS



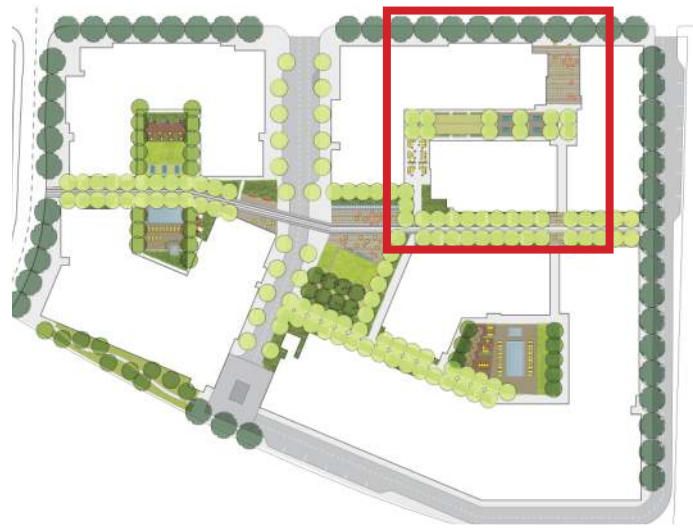




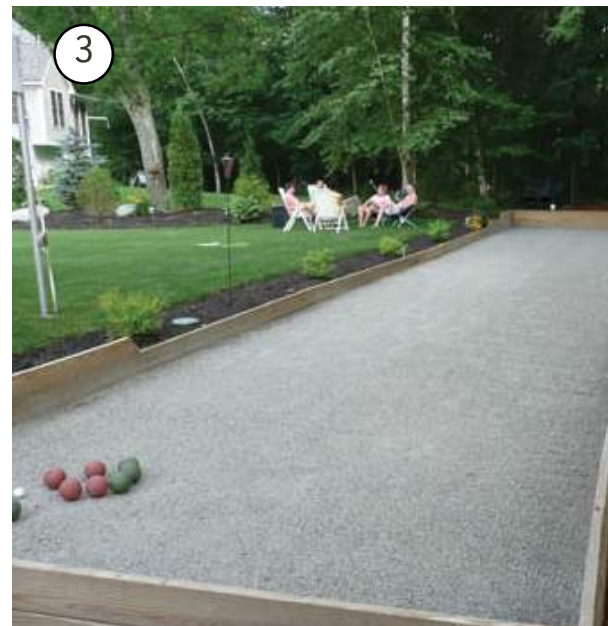
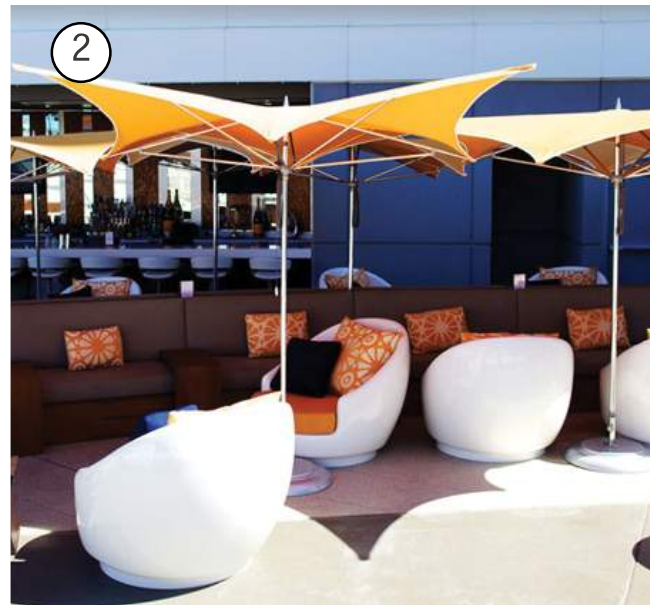
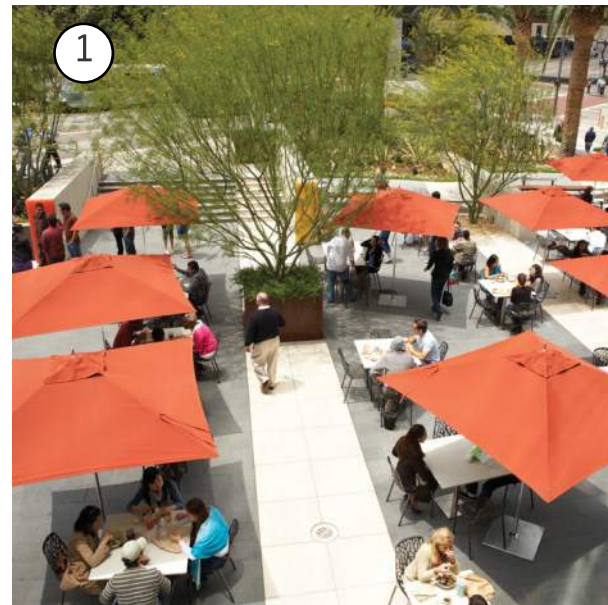
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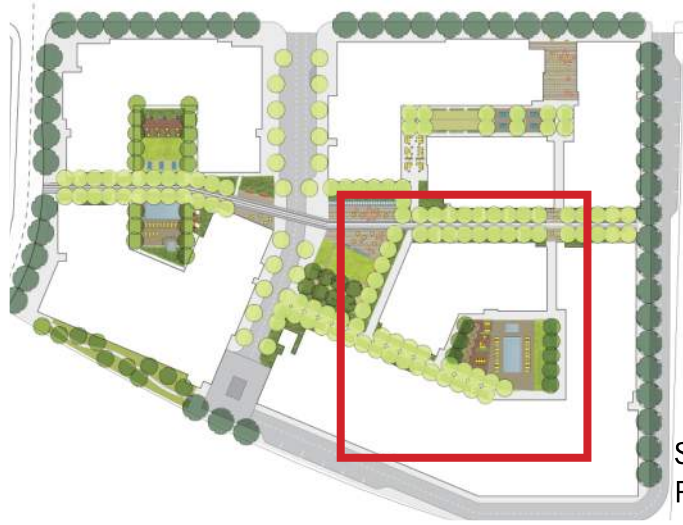




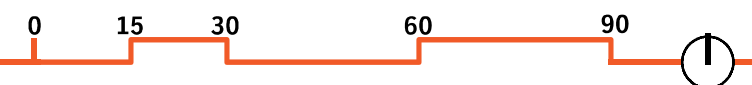
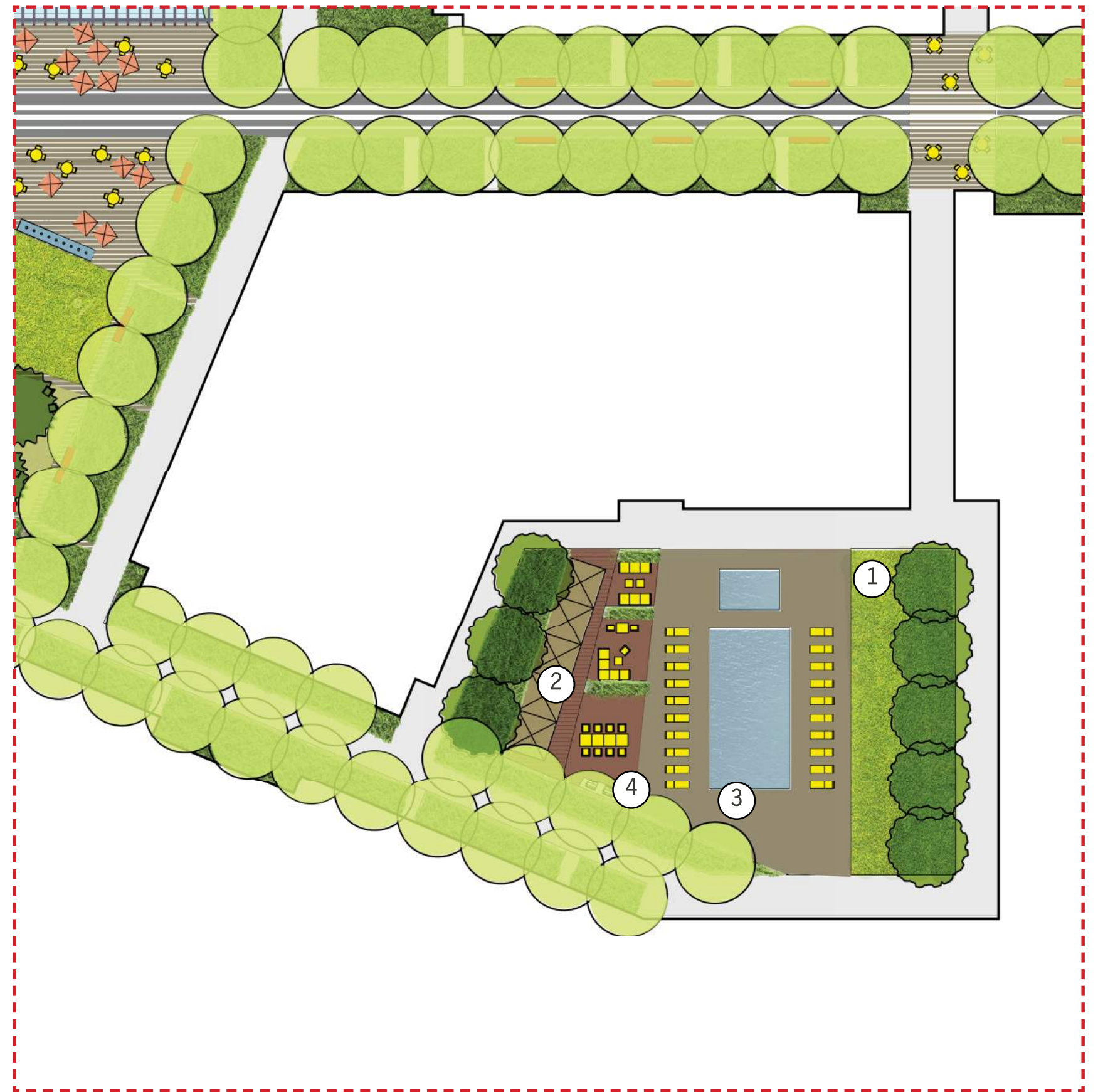
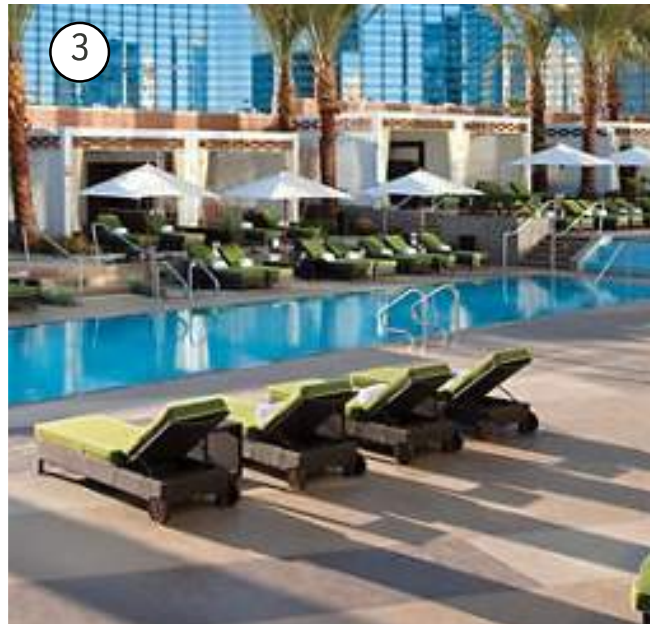
SHOWN BELOW ARE INSPIRATIONAL IMAGES OF POSSIBLE DESIGN DIRECTIONS



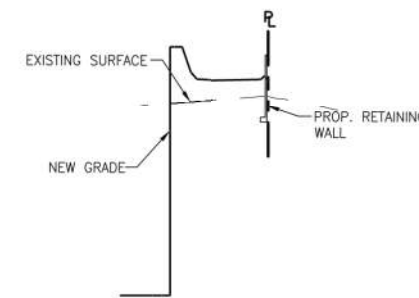
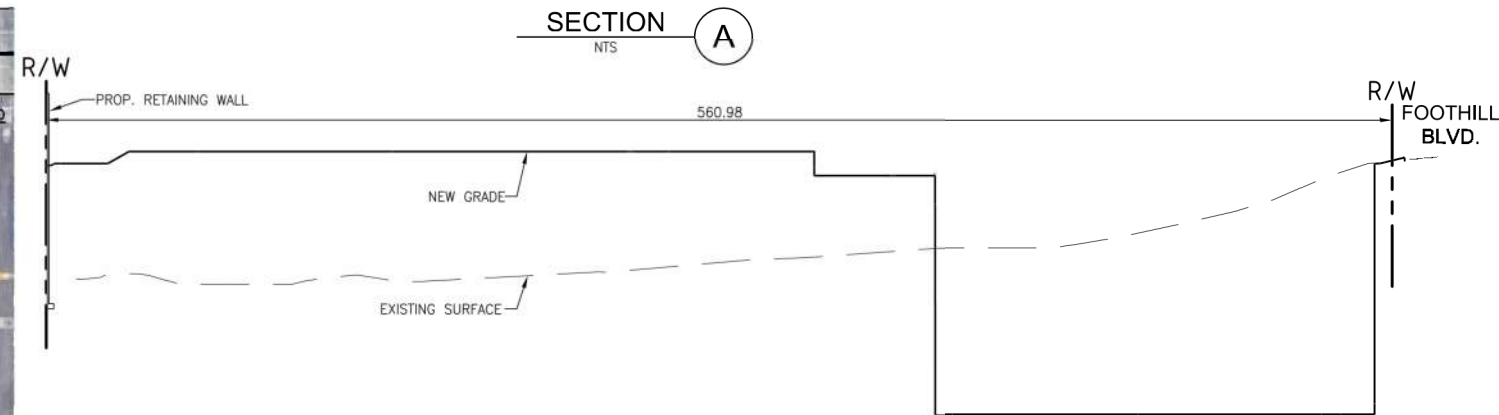
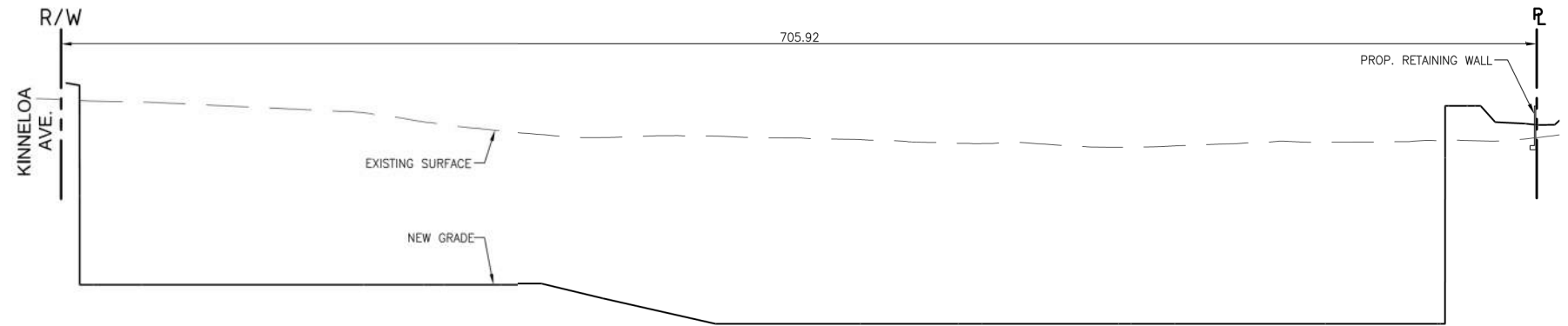
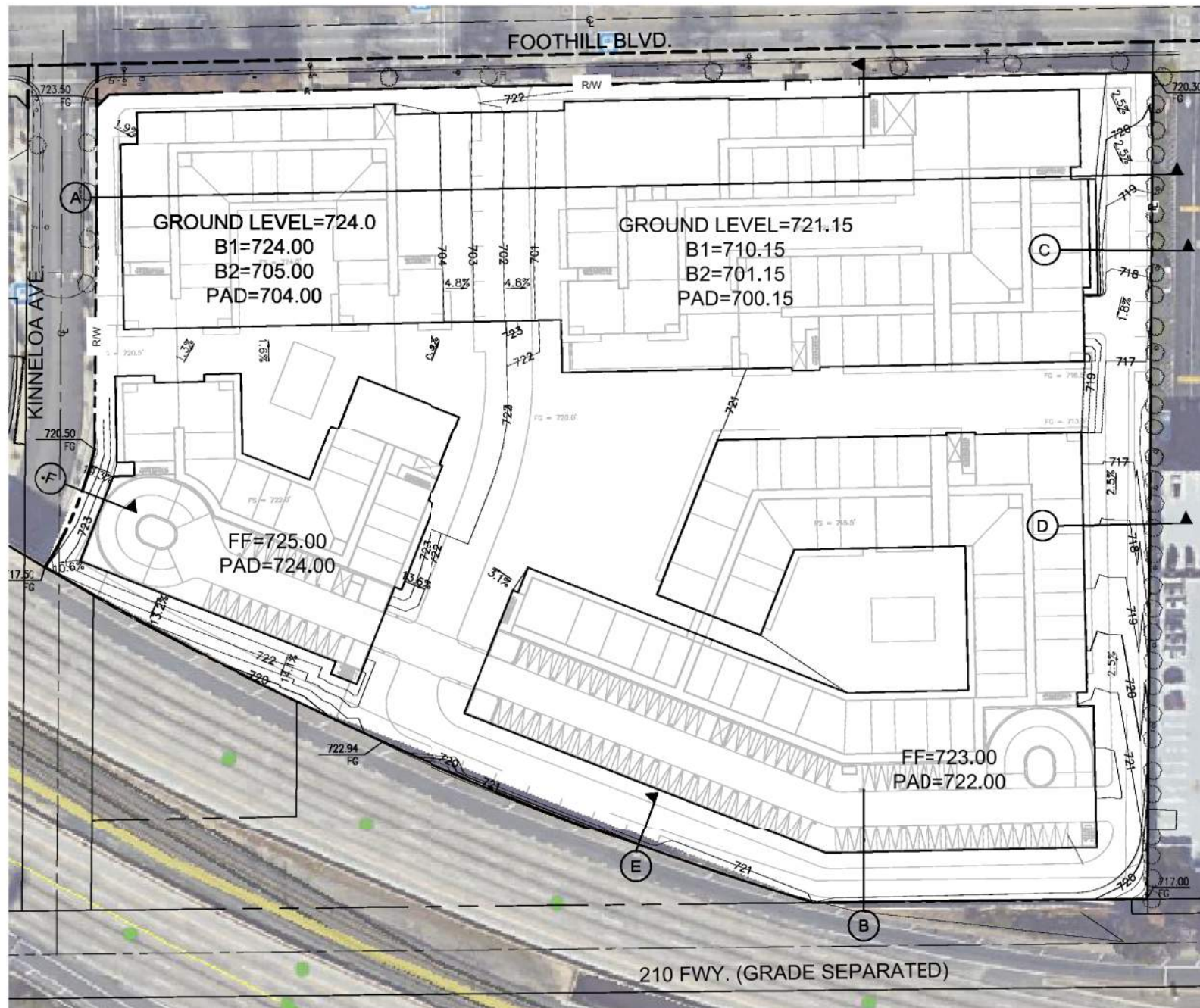




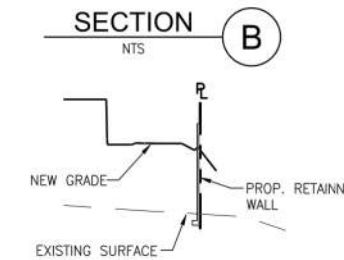
SHOWN BELOW ARE INSPIRATIONAL IMAGES OF POSSIBLE DESIGN DIRECTIONS



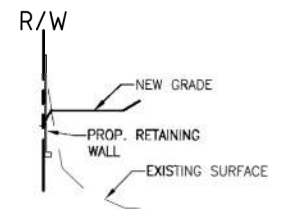




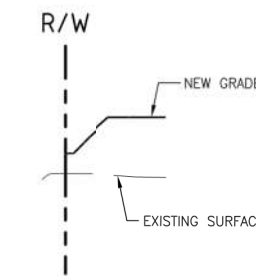
SECTION C  
NTS



SECTION D  
NTS



SECTION E  
NTS



SECTION F  
NTS

**PRELIMINARY EARTHWORK**

RAW CUT	75,000 C.Y.	RAW FILL	72,000 C.Y.
"O/X" (5' ACROSS BLDG. AREA)	- C.Y.	REPLACE "O/X" (5')	- C.Y.
CLEAR & CRUB	C.Y.	SHRINKAGE ON "O/X" (7.5%)	- C.Y.
UTILITY & LOT TRIMMINGS	- C.Y.	UTILITY & LOT TRIMMINGS	- C.Y.
NET AVAILABLE CUT	75,000 C.Y.	TOTAL FILL REQUIRED	72,000 C.Y.
		NET CUT (RAW)	3,000 C.Y.

NOTE: EARTHWORK VALUES SHOWN ABOVE ARE PRELIMINARY AND FOR PERMITTING PURPOSES ONLY.