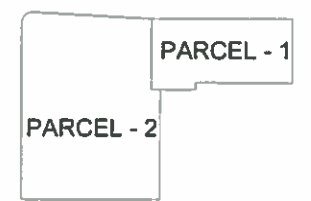


**PROJECT & ZONING INFORMATION**



ASSESSOR PARCEL NUMBER: 5722-030-032  
 ADDRESS: 245 S. LOS ROBLES AVENUE  
 PASADENA, CA 91101  
 PROJECT DESCRIPTION: CONVERT EXISTING OFFICE TOWER TO RESIDENTIAL UNITS ON PARCEL -1 AND ADDITION OF NEW RESIDENTIAL UNITS ON EXISTING PARKING GARAGE PARCEL -2.

**CURRENT ALLOWED ZONING**

PARCEL - 1	PARCEL - 2
ZONE: CD-2	ZONE: CD-2
AREA: 18,564 SF.	AREA: 49,379 SF.
DENSITY: 87/ACRE	DENSITY: 60/ACRE
HEIGHT: 60' (75')	HEIGHT: 50' (65')
FAR: 2.25	FAR: 2.0

**PROPOSED ZONING ALLOWED**

PARCEL - 1	PARCEL - 2
ZONE: CD-2	ZONE: CD-2
AREA: 18,564 SF.	AREA: 49,379 SF.
DENSITY: 87/ACRE	DENSITY: 87/ACRE
HEIGHT: 60' (75')	HEIGHT: 60' (75')
FAR: 2.25	FAR: 2.25

**PARKING REQUIREMENT**  
 OFFICE SPACE : 1/3000 SF.  
**DWELLING UNITS PARKING REQUIREMENT**  
 1 SPACE FOR UNIT LESS THAN 650 SF. TO MAX. 1.25  
 1.5 SPACE FOR UNIT 650 SF OR MORE TO MAX. 1.75  
 GUEST PARKING 1 PER 10 UNITS  
**BIKE PARKING REQUIREMENT** 1 PER 6 DWELLING UNITS

**ZONING CALCULATION**

**CURRENT ZONING ALLOWED**

PARCEL	AREA	DENSITY	FAR
PARCEL - 1	18,564 SF.	87	41,769 SF.
PARCEL - 2	49,379 SF.	60	98,758 SF.
<b>TOTAL</b>	<b>67,943 SF.</b>	<b>105</b>	<b>140,527 SF.</b>

**DENSITY BONUS (SB1818) 25%**  
**131 DWELLING UNITS**  
 7% VERY LOW INCOME UNITS = 7.35 ( 8 UNITS)

**PROPOSED ZONING ALLOWED**

PARCEL	AREA	DENSITY	FAR
PARCEL - 1	18,564 SF.	87	41,769 SF.
PARCEL - 2	49,376 SF.	87	111,103 SF.
<b>TOTAL</b>	<b>67,943 SF.</b>	<b>136</b>	<b>152,872 SF.</b>

**DENSITY BONUS (SB1818) 25%**  
**170 DWELLING UNITS**  
 7% VERY LOW INCOME UNITS = 9.52 ( 10 UNITS)

**AREA CALCULATION OPTION 2**

**PARCEL - 1 (EXISTING BUILDING)**

Floor	Gross Area	Corridor	Balcony
1	2,353.00		
	Lobby Space		
	Office Space		
	Retail		
	Egress Stair		
2	13,854.00		
3	13,688.00	1,112.00	415.00
4	13,254.00	1,069.00	886.00
5	13,254.00	1,069.00	
6	13,254.00	1,069.00	886.00
7	13,254.00	1,069.00	886.00
8	13,253.00	1,026.00	
Roof	4,607.00	219.00	3,879.00
<b>Total</b>	<b>108,321.00</b>	<b>6,633.00</b>	<b>6,952.00</b>
<b>TOTAL FAR</b>	<b>114,954.00</b>		

**PARCEL - 2**

Floor	Gross Area	Corridor	Existing Parking Structure
1	2,843.00		32,457.00
2	6,610.00	751.00	32,457.00
3	6,912.00	751.00	32,457.00
4	6,912.00	751.00	32,457.00
5	21,957.00	3,099.00	
6	16,602.00	2,229.00	
<b>Total</b>	<b>61,836.00</b>	<b>7,581.00</b>	<b>129,828.00</b>
<b>TOTAL FAR</b>	<b>69,417.00</b>		

**TOTAL FAR : 184,371.0 SF.**

**UNIT COUNTS TALLY**

**PARCEL - 1 UNITS AND PARKING CALCULATION**

Floor	2 bed	1 bed	1 Bed with Den	1 Bed studio	Studio	Penthouse	
						3 Bed	2 Bed
3	1	0	4	5	7		
4	4	4	4	0	0		
5	4	4	4	0	0		
6	4	4	4	0	0		
7	4	4	4	0	0		
8						7	1
<b>Total (A)</b>	<b>17</b>	<b>16</b>	<b>20</b>	<b>5</b>	<b>7</b>	<b>7</b>	<b>1</b>
<b>Total (B)</b>	<b>73</b>						

**PARKING CALCULATION BASE ON ZONING**

2 bed	1 bed	1 Bed with Den	1 Bed studio	Studio	Penthouse		
3 Bed	2 Bed						
1.75	1.5	1.5	1	1	1.75	1.75	
29.75	24	30	5	7	12.25	1.75	
<b>Total Residential Parking Required</b>							<b>110</b>

**PARCEL - 2 [ BASED ON CURRENT ZONING ] UNITS AND PARKING CALCULATION**

Floor	2 bed	1 bed	Studio	Duplex units	Total Units
1				4	4
2	1	3	2		6
3	1	3	2		6
4	1	3	2		6
5	12	6		4	22
6	10	4	0		14
<b>Total (B)</b>	<b>25</b>	<b>19</b>	<b>6</b>	<b>8</b>	<b>58</b>
<b>Percentage of Units</b>	<b>43%</b>	<b>33%</b>	<b>10%</b>	<b>14%</b>	
<b>Parking Provided</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	
<b>Total Parking</b>	<b>50</b>	<b>38</b>	<b>6</b>	<b>8</b>	
<b>Total Residential Parking Required</b>	<b>102</b>				

**PARKING CALCULATION BASE ON ZONING**

2 bed	1 bed	Studio	Duplex units
1.75	1.5	1	1.75
43.75	28.5	6	14
<b>Total Residential Parking Required</b>			
<b>92</b>			

**TOTAL UNITS [A+B]: 131 UNITS**

**PARKING CALCULATION**

PARCEL 1	PARCEL 2
OFFICE SPACE REAKING REQUIREMENT : 59	
RETAIL SPACE PARKING REQUIREMENT : 3	
TOTAL PARKING : 62	
TOD REDUCTION 25% (17.50.340/D.1a) : 15	
<b>TOTAL COMMERCIAL PARKING : 47 STALL</b>	
RESIDENTIAL PARKING REQUIRED : 110 STALL	RESIDENTIAL PARKING REQUIRED : 89 STALL
GUEST PARKING 1 PER 10 UNITS : 8 STALL	GUEST PARKING 1 PER 10 UNITS : 6 STALL
<b>TOTAL RESIDENTIAL PARKING : 118 STALL</b>	<b>TOTAL RESIDENTIAL PARKING : 95 STALL</b>
<b>TOTAL PARKING IN PARCEL 1 : 165 STALL</b>	
<b>TOTAL PARKING REQUIRED (1+2) : 260 STALL</b>	

EXISTING PARKING CALCULATION	AVAILABLE PARKING ON EXSTING GARAGE
1st. LEVEL : 72 STALL	1st. LEVEL : 65 STALL
2nd. LEVEL : 88 STALL	2nd. LEVEL : 85 STALL
3rd. LEVEL : 88 STALL	3rd. LEVEL : 85 STALL
ROOF IEVEL : 104 STALL	ROOF IEVEL : 71 STALL
SURFACE PARKING : 13 STALL	SURFACE PARKING : 12 STALL
<b>TOTAL EXISTING PARKING: 365 STALL</b>	<b>TOTAL AVAILABLE PARKING : 318 STALL</b>
ADA PARKING PROVIDED : 8 STALLS	<b>REQUIRED PARKING : 260 STALL</b>
	ADA PARKING PROVIDED : 8 STALLS
BIKE PARKING : NON	<b>REQUIRED BIKE PARKING : 22 BIKE</b>
	<b>PROVIDED BIKE PARKING : 34 BIKE</b>

**AGD**  
 AMERICAN GENERAL DESIGN  
 139 S LOS ROBLES AVE UNIT 106  
 PASADENA, CALIFORNIA 91101  
 TEL 626-304-0800 FAX 626-405-8061

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

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 PROJECT ADDRESS/NAME:  
**388**  
 245 S. Los Robles  
 Pasadena, CA 91101  
 Mixed-Use Building

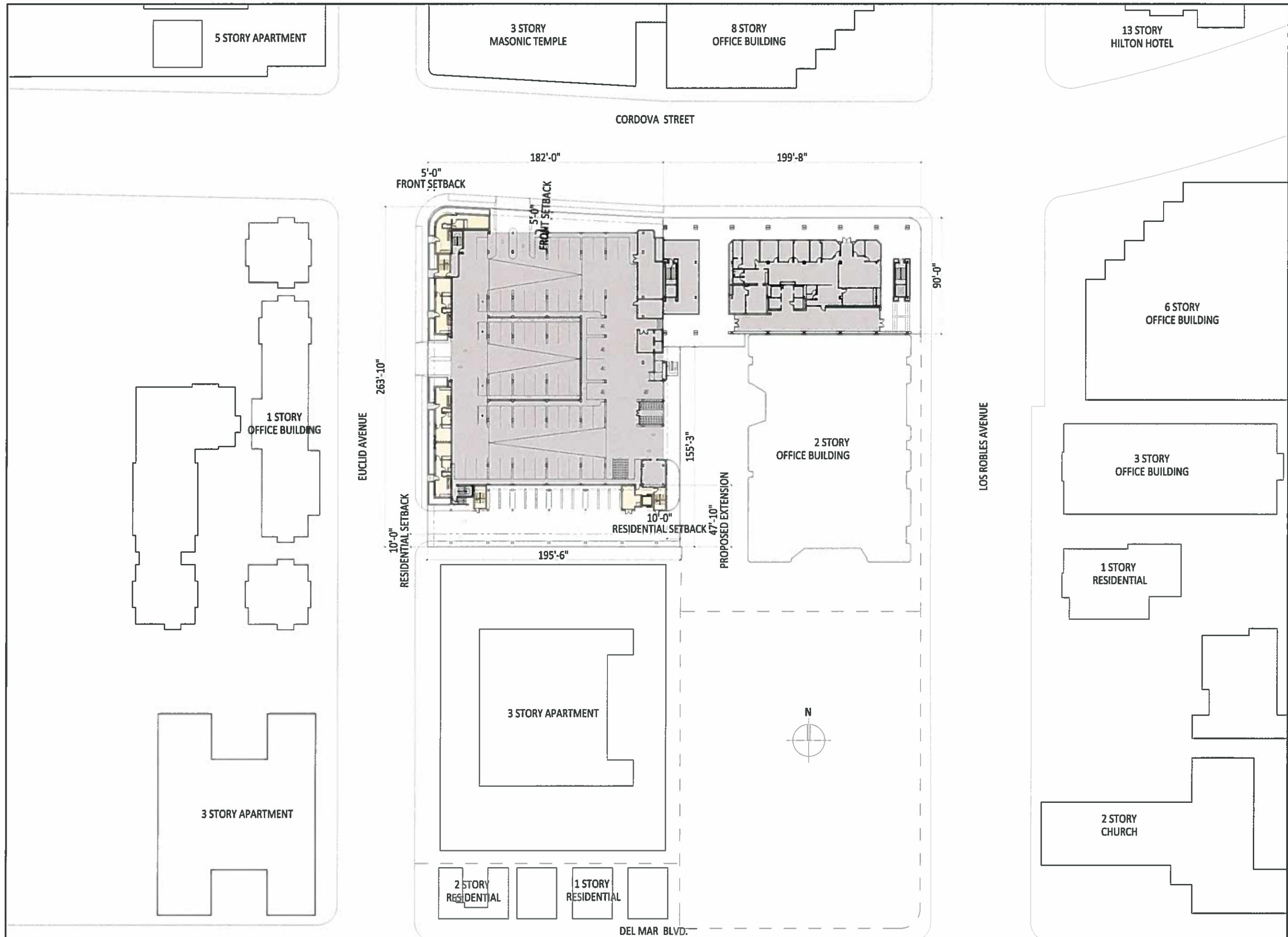
DRAWING TITLE:  
**PROJECT INFORMATION**

PROJECT NO: \_\_\_\_\_ SEAL: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 DATE: 02-14-2016  
 DESIGNED: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_ DRAWING NO: \_\_\_\_\_  
 REVIEWED: \_\_\_\_\_

**A-01**  
 OPTION :2







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**PROJECT ADDRESS/NAME:**  
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 245 S. Los Robles  
 Pasadena, CA 91101  
 Mixed-Use Building

**DRAWING TITLE:**  
 SITE PLAN

PROJECT NO.	
SCALE	1" = 32'-0"
DATE	03-16-2018
DESIGNED	
DRAWN	
CHECKED	
REVIEWED	

**A-04**  
 OPTION :2









12 UNITS

2 BED UNIT	: 4 UNIT
1 BED WITH DEN	: 4 UNITS
1 BED	: 4 UNITS

REVISION	DATE

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**388**  
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 Mixed-Use Building

DRAWING TITLE:  
**TOWER  
 FOURTH TO SEVENTH  
 FLOOR PLAN**

PROJECT NO.	
SCALE	1" = 4'-0"
DATE	05-19-2016
DESIGNED	
DRAWN	
CHECKED	DRAWING NO.
REVIEWED	

**A-08**



REVISION	DATE
1	05-16-2016

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**388**  
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Pasadena, CA 91101  
Mixed-Use Building

DRAWING TITLE:

**TOWER  
EIGHT FLOOR  
PLAN**

PROJECT NO. / SEAL

SCALE

1" = 4'-0"

DATE

05-16-2016

DESIGNED

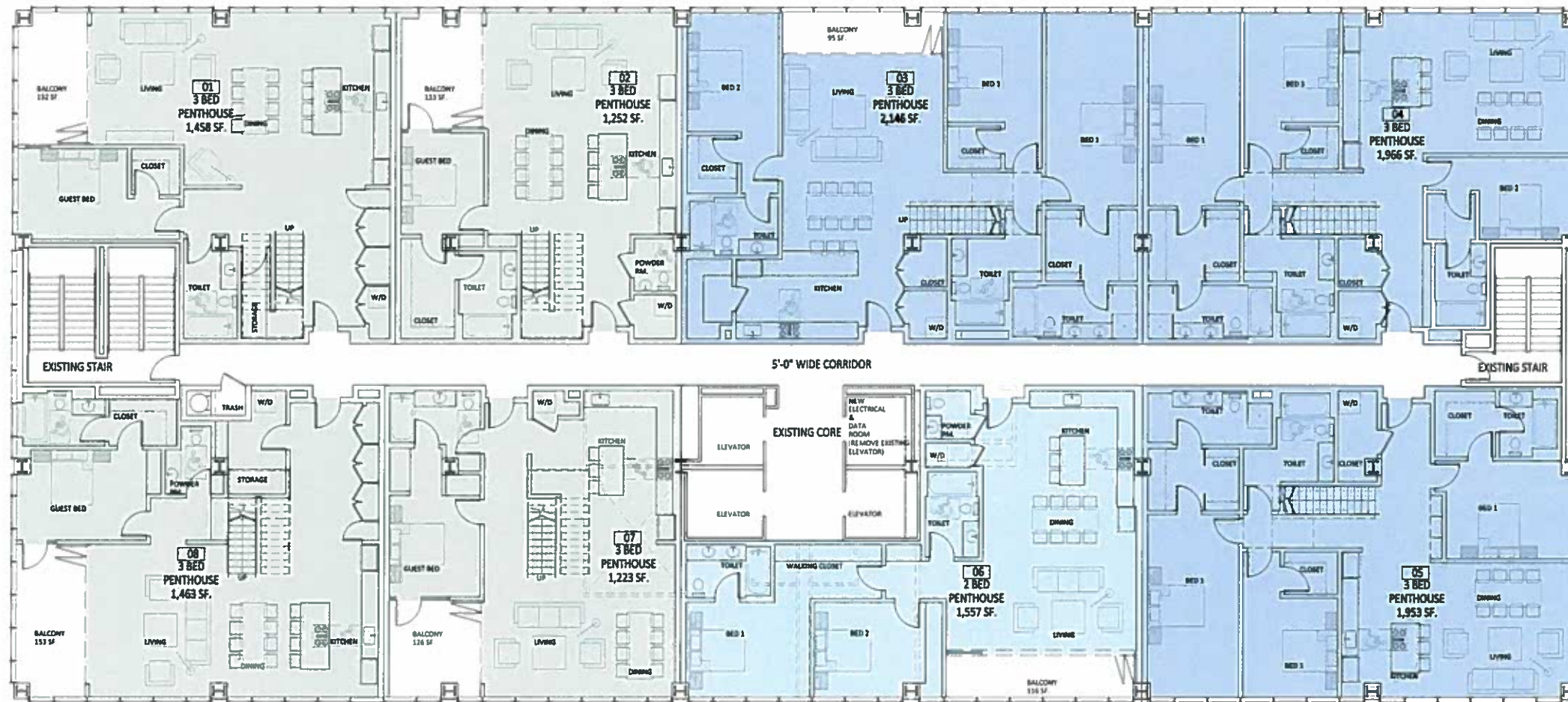
DRAWN

CHECKED

DRAWING NO.

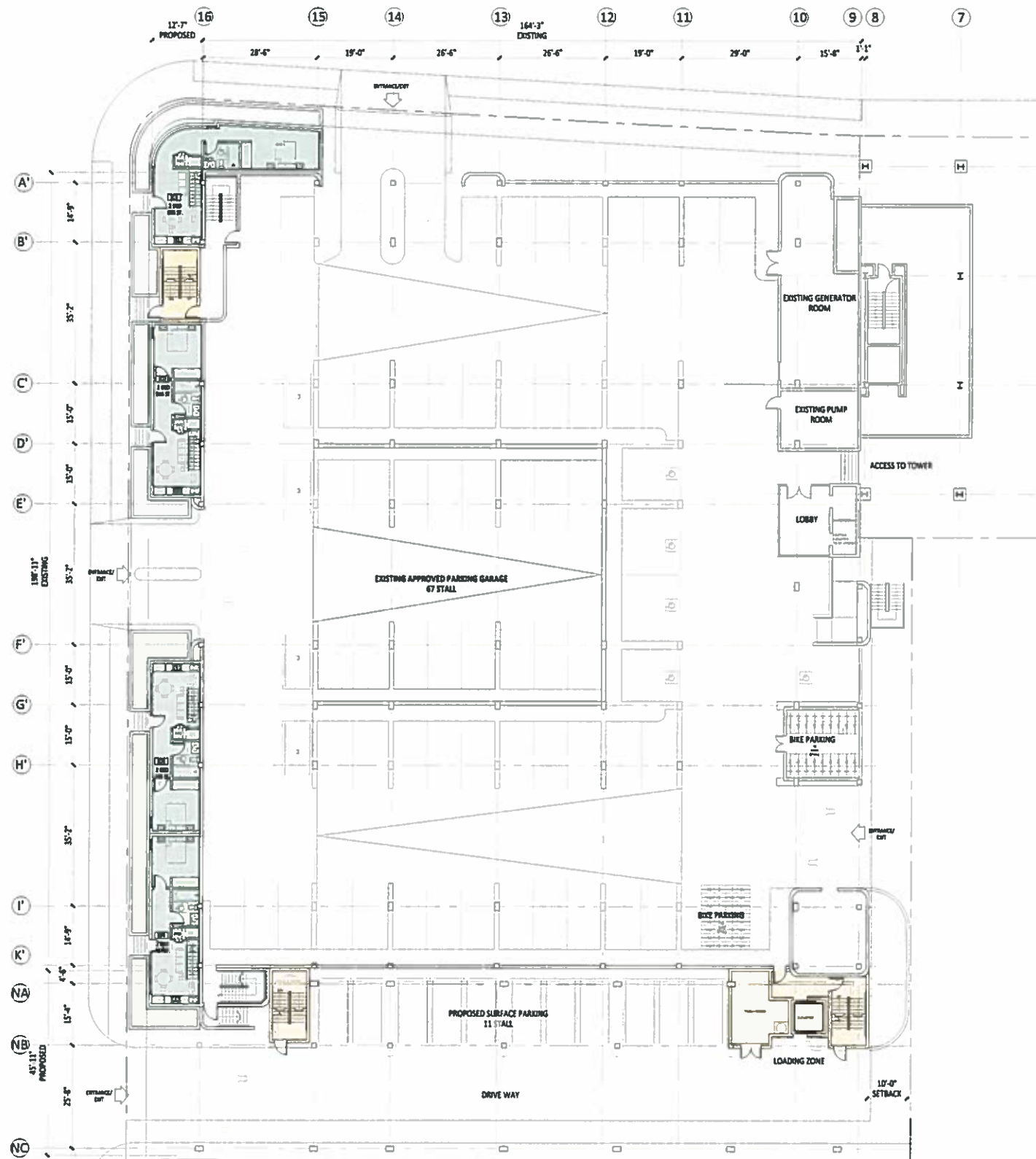
REVIEWED

**A-09**



8 UNITS	
<span style="display:inline-block; width:15px; height:15px; border:1px solid black; background-color:#d3d3d3;"></span> 3 BED UNIT DUPLEX	: 4 UNIT
<span style="display:inline-block; width:15px; height:15px; border:1px solid black; background-color:#add8e6;"></span> 3 BED WITH TERRACE ACCESS	: 3 UNITS
<span style="display:inline-block; width:15px; height:15px; border:1px solid black; background-color:#e0e0e0;"></span> 2 BED	: 1 UNIT





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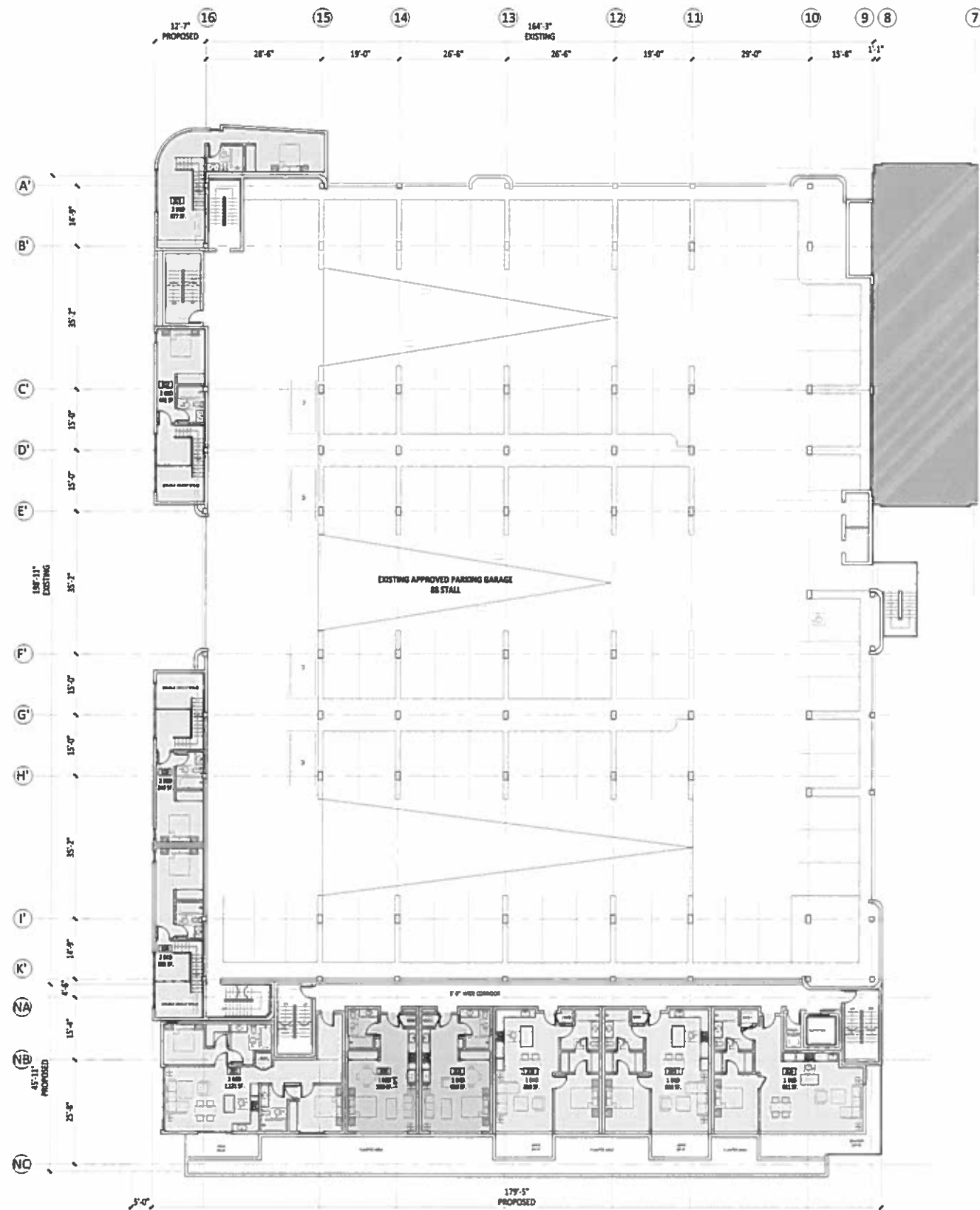
**PROJECT OWNER:**  
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 \_\_\_\_\_  
 \_\_\_\_\_

**PROJECT ADDRESS/NAME:**  
 388  
 245 S. Los Robles  
 Pasadena, CA 91101  
 Mixed-Use Building

**DRAWING TITLE:**  
 PARKING STR.  
 FIRST FLOOR  
 PLAN

PROJECT NO.	
SCALE	1" = 10'-0"
DATE	03-16-2018
DESIGNED	
DRAWN	
CHECKED	
REVIEWED	

**A-11**  
 OPTION :2



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REVISION	DATE
1	02-16-2016

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PROJECT ADDRESS/NAME:

**388**  
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 Pasadena, CA 91101  
 Mixed-Use Building

DRAWING TITLE:

**PARKING STR.  
 SECOND FLOOR  
 PLAN**

PROJECT NO. SEAL

SCALE

1" = 16'-0"

DATE

02-16-2016

DESIGNED

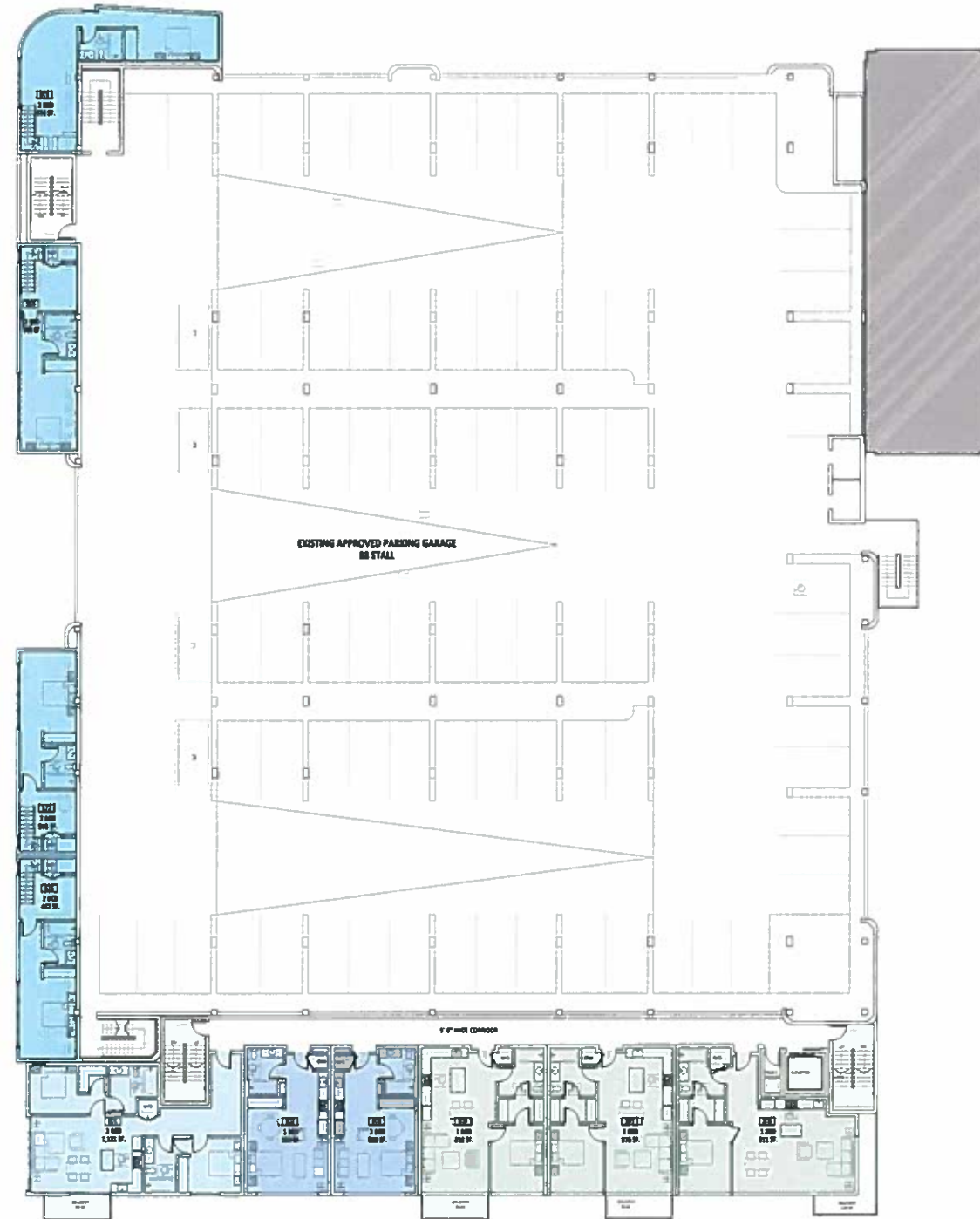
DRAWN

CHECKED

DRAWING NO.

REVIEWED

**A-12**  
 OPTION :2



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1	03-19-2019

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**388**  
 245 S. Los Robles  
 Pasadena, CA 91101  
 Mixed-Use Building

**DRAWING TITLE:**  
**PARKING STR.**  
**THIRD FLOOR**  
**PLAN**

PROJECT NO.	SCALE
	1" = 16'-0"

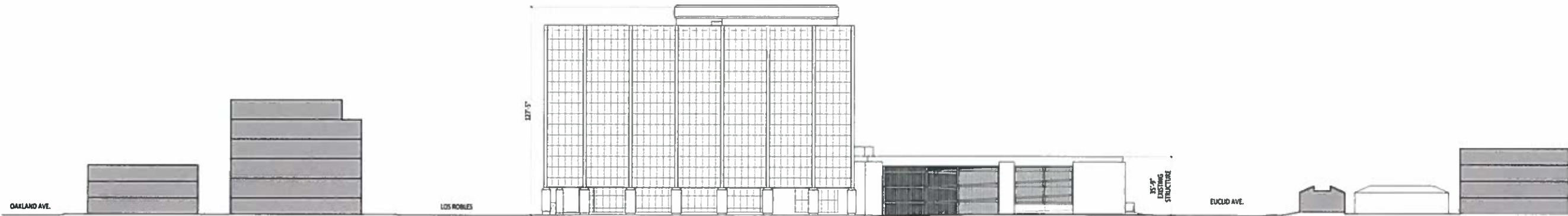
**A-13**  
**OPTION :2**







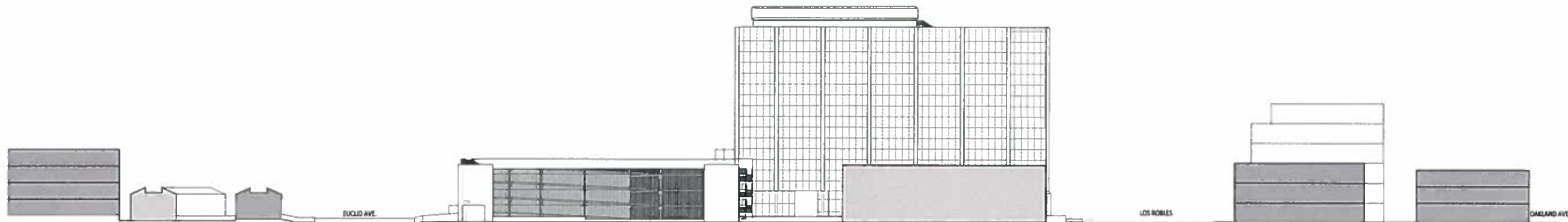




EXISTING ELEVATION ALONG CORDOVA STREET



PROPOSED MASSING ELEVATION ALONG CORDOVA STREET



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION MASSING

AGD

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REVISIONS	DATE
1	03-16-2018

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PROJECT ADDRESS/NAME

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 Mixed-Use Building

DRAWING TITLE

**ELEVATIONS**

PROJECT NO. 0811

SCALE 1" = 2'-0"

DATE 03-16-2018

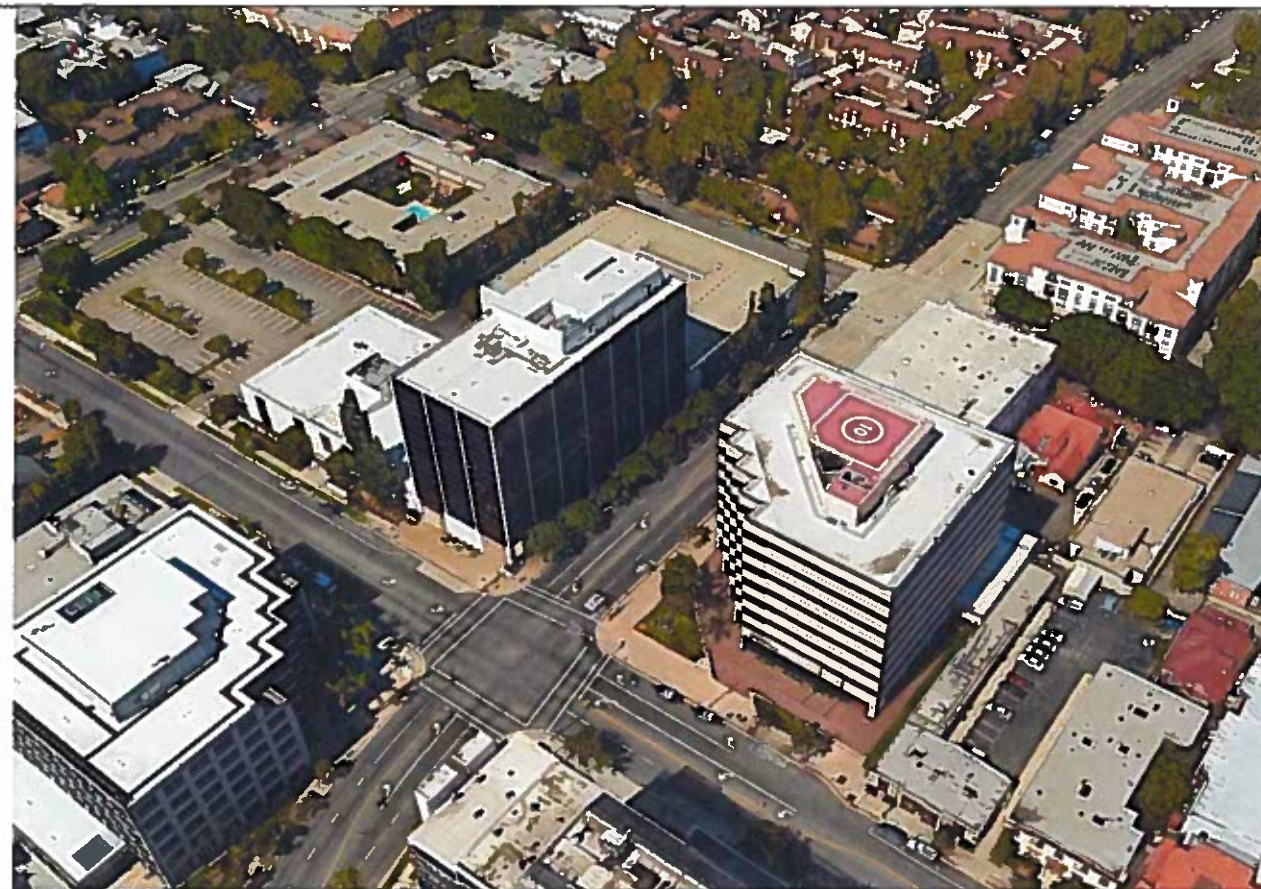
DESIGNED

DRAWN

CHECKED

REVIEWED

A-17



EXISTING CONDITION - NE AERIAL



PROPOSED BUILDING MASS - NE AERIAL



EXISTING CONDITION - NW AERIAL



PROPOSED BUILDING MASS - NW AERIAL

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REVISIONS	DATE

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**388**  
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DRAWING TITLE:

**AERIAL VIEWS**

PROJECTING

SCALE

DATE

DESIGNED

DRAWN

CHECKED

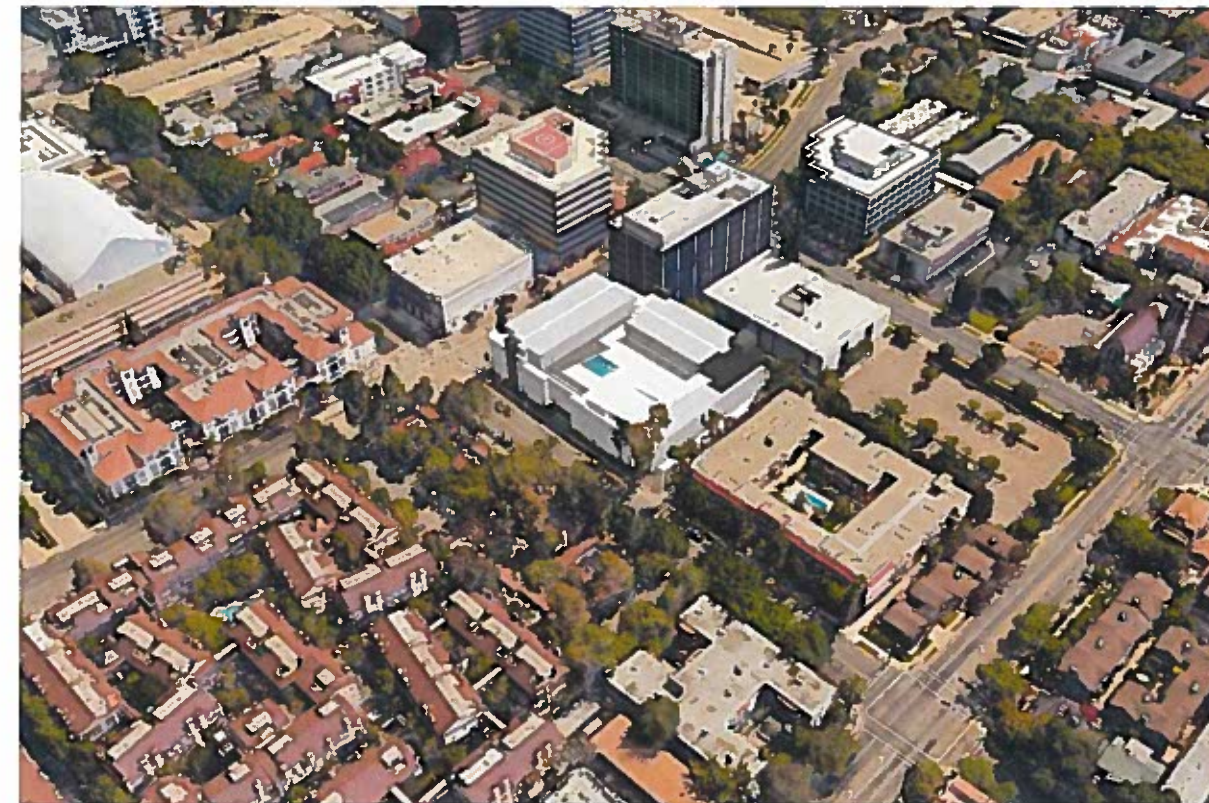
DATE

REVIEWED

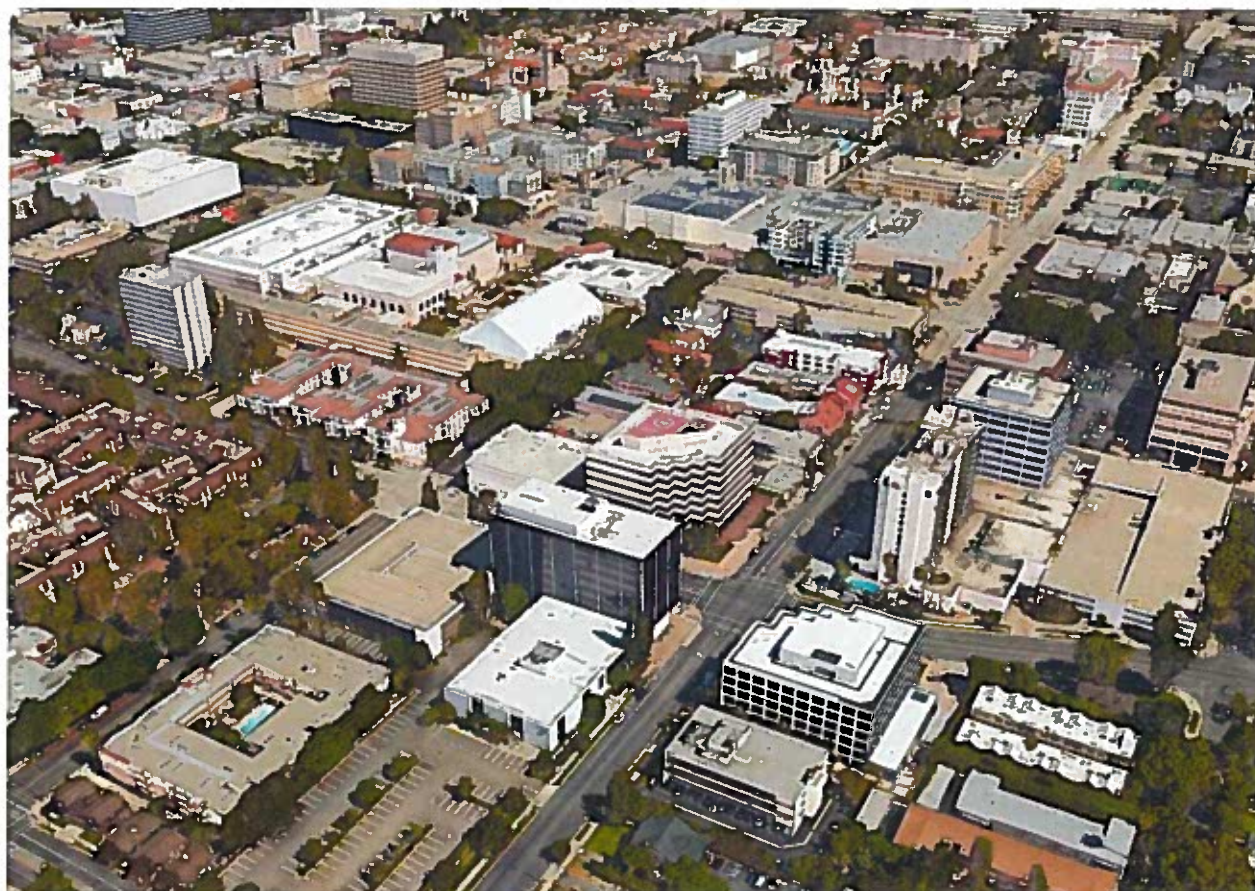
**A-18**  
 OPTION 2



**EXISTING CONDITION - SW AERIAL**



**PROPOSED BUILDING MASS - SW AERIAL**



**EXISTING CONDITION - SE AERIAL**



**PROPOSED BUILDING MASS - SE AERIAL**

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 Pasadena, CA 91101  
 Mixed-Use Building

DRAWING TITLE:

**AERIAL VIEWS**

PROJECT NO.	
SCALE	1" = 16'-0"
DATE	05-19-2018
DESIGNED	
DRAWN	
CHECKED	
REVIEWED	

**A-19**  
 OPTION :2

