



PROJECT SUMMARY

PARKING REQUIREMENT

COMMERCIAL	
GROUND FLOOR RESTAURANT	80 SPACES (1 PER 100 SF - 10%)
SECOND FLOOR OFFICE	13 SPACES (3 PER 1000 SF - 25%)
TOTAL COMMERCIAL REQUIRED	93 SPACES
RESIDENTIAL	
UNITS LESS THAN 650 SF	0 SPACES (1 SPACE PER UNIT)
UNITS GREATER THAN 650 SF	105 SPACES (1.5 SPACES PER UNIT)
GUEST PARKING	7 SPACES (1 PER 10 UNITS)
TOTAL RESIDENTIAL REQUIRED	112 SPACES
TOTAL PARKING REQUIRED	205 SPACES
PARKING PROPOSED*	
COMMERCIAL	
GROUND FLOOR	70 SPACES
SECOND FLOOR	23 SPACES
TOTAL COMMERCIAL PROVIDED	93 SPACES
RESIDENTIAL	
MEZZANINE	42 SPACES
BASEMENT	70 SPACES (7 GUEST SPACES)
TOTAL RESIDENTIAL PROVIDED	112 SPACES
TOTAL PARKING PROVIDED	205 SPACES

*PARKING PROVIDED IN 1 LEVEL OF GROUND FLOOR PARKING, 1 LEVEL OF MEZZANINE PARKING, AND 1 LEVEL OF UNDERGROUND PARKING

PROJECT AREA BREAKDOWN

LAKE AVENUE SIDE			
RESTAURANT			
GROUND FLOOR RESTAURANT	7,258 SF (+1,589 SF OUTDOOR)		
OFFICE			
SECOND FLOOR OFFICE	5,536		
TOTAL COMMERCIAL	12,794 SF		
RESIDENTIAL UNITS			
	SUBTOTAL	AREA	COUNT
PLAN 3A - 2 BR+DEN	1,460	1,460	1
PLAN 3B - 2 BR+DEN	3,420	1,710	2
PLAN 4A - 2 BR TOWNHOME+LOFT	13,680	1,710	8
PLAN 4B - 2 BR TOWNHOME+LOFT	3,700	1,850	2
PLAN 4Bx - 2 BR TOWNHOME+LOFT	2,080	2,080	1
PLAN 4C - 2 BR TOWNHOME+LOFT	6,150	2,050	3
PLAN 5 - 2 BR+DEN	6,240	1,560	4
PLAN 7 - 2 BR+DEN	1,405	1,405	1
PLAN 7A - 3 BEDROOM+LOFT	2,490	2,490	1
PLAN 8 - 2 BEDROOM+DEN	1,850	1,850	1
SUBTOTAL	42,475		24 UNITS
CIRCULATION & AMENITIES			
	5,717 SF		
SUBTOTAL (LAKE AVENUE)	60,986 SF		
HUDSON AVENUE SIDE			
	SUBTOTAL	AREA	COUNT
PLAN 1 - 1 BR	11,640	970	12
PLAN 2 - 2 BR	12,420	1,380	9
PLAN 3 - 2 BR	12,150	1,350	9
PLAN 4 - 2 BR TOWNHOME+LOFT	7,640	1,910	4
PLAN 5 - 2 BR+DEN	9,360	1,560	6
PLAN 5x - 2 BR+DEN	5,220	1,740	3
PLAN 6 - 2 BR	3,810	1,270	3
SUBTOTAL	62,240		46 UNITS
CIRCULATION & AMENITIES			
	3,935 SF		
SUBTOTAL (HUDSON AVENUE)	66,175 SF		
TOTAL COMMERCIAL	12,794 SF		
TOTAL RESIDENTIAL	104,715 SF		
TOTAL CIRCULATION (8%)	9,652 SF		
TOTAL PROJECT	127,161 SF		

SITE AREA & DENSITY

SITE AREA	0.51 ACRES (22,224 SF) LAKE AVE 0.76 ACRES (33,181 SF) HUDSON AVE 1.27 ACRES (55,405 SF)
DENSITY	48 DU/AC (24 UNITS) LAKE AVE 60 DU/AC (46 UNITS) HUDSON AVE 70 UNITS
F.A.R.	2.75 FAR (61,116 SF) LAKE AVE 2.00 FAR (66,362 SF) HUDSON AVE 127,478 SF
PROPOSED:	2.74 FAR (60,986 SF) LAKE AVE 1.99 FAR (66,175 SF) HUDSON AVE 127,161 SF
TOTAL PROJECT AREA	127,161 SF
OPEN SPACE	OPEN SPACE REQUIRED 10,650 SF (150 SF/UNIT)
COMMON OPEN SPACE:	COURTYARD & GARDENS 13,125 SF
PRIVATE OPEN SPACE:	BALCONIES 3,727 SF (30% MAX OF REQ'D)
TOTAL OPEN SPACE PROVIDED:	16,852 SF

PROJECT TEAM

OWNER:
DC LAKE HOLDINGS, LLC
1005 E. LAS TUNAS DRIVE #125
SAN GABRIEL, CA 91776

ARCHITECT:
LCRA
35 HUGUS ALLEY, SUITE 220
PASADENA, CA 91103
(626) 449-9698

PROJECT DATA

PROJECT ADDRESS 141 SOUTH LAKE AVENUE
ASSESSOR PARCEL NUMBER 5734-035-031
ZONING DISTRICT CD-5

PROJECT DESCRIPTION
DEMOLITION OF EXISTING 2-STORY COMMERCIAL BUILDING AND THE CONSTRUCTION OF A NEW 5-STORY MIXED-USE BUILDING WITH:

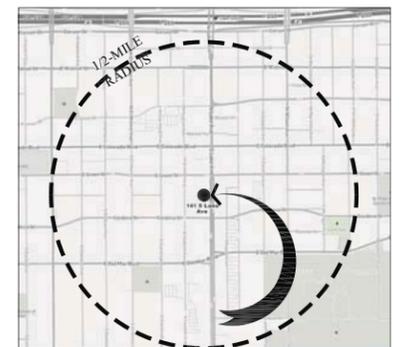
- 1) 70 DWELLING UNITS ABOVE (TOWNHOMES & FLATS)
- 2) GROUND FLOOR RESTAURANT (7,258 SF)
- 3) 2ND FLOOR OFFICE (5,536 SF)
- 4) MEZZANINE / 1-FLOOR OF SUBTERRANEAN PARKING

OCCUPANCY TYPE: CONSTRUCTION TYPE:
R-2 RESIDENTIAL TYPE III MODIFIED
S-2 PARKING FRAMING OVER TYPE IA
B OFFICE PODIUM DECK
A-2 RESTAURANT BUILDING STORIES:
5 STORIES

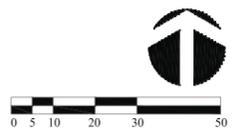
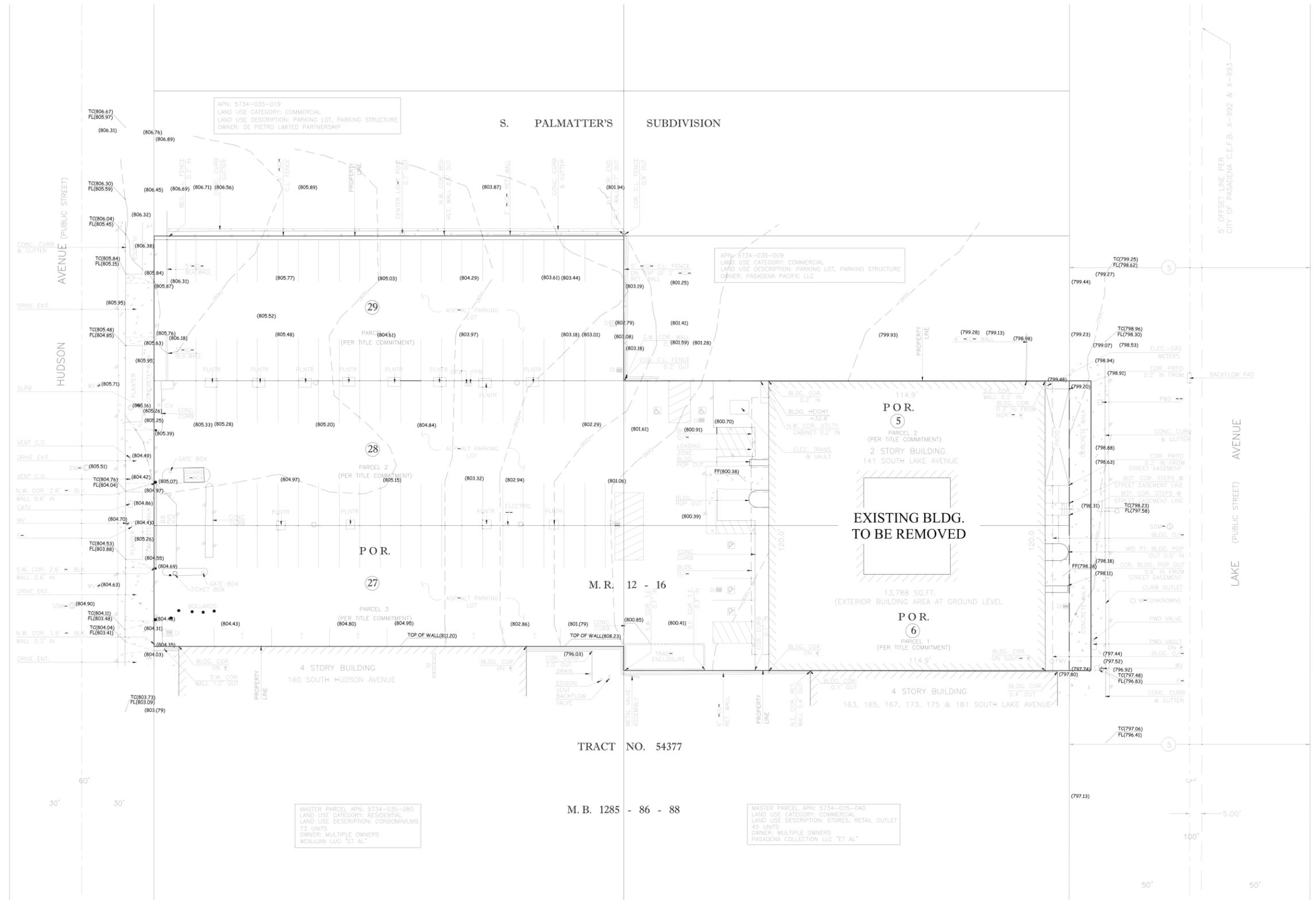
SHEET INDEX

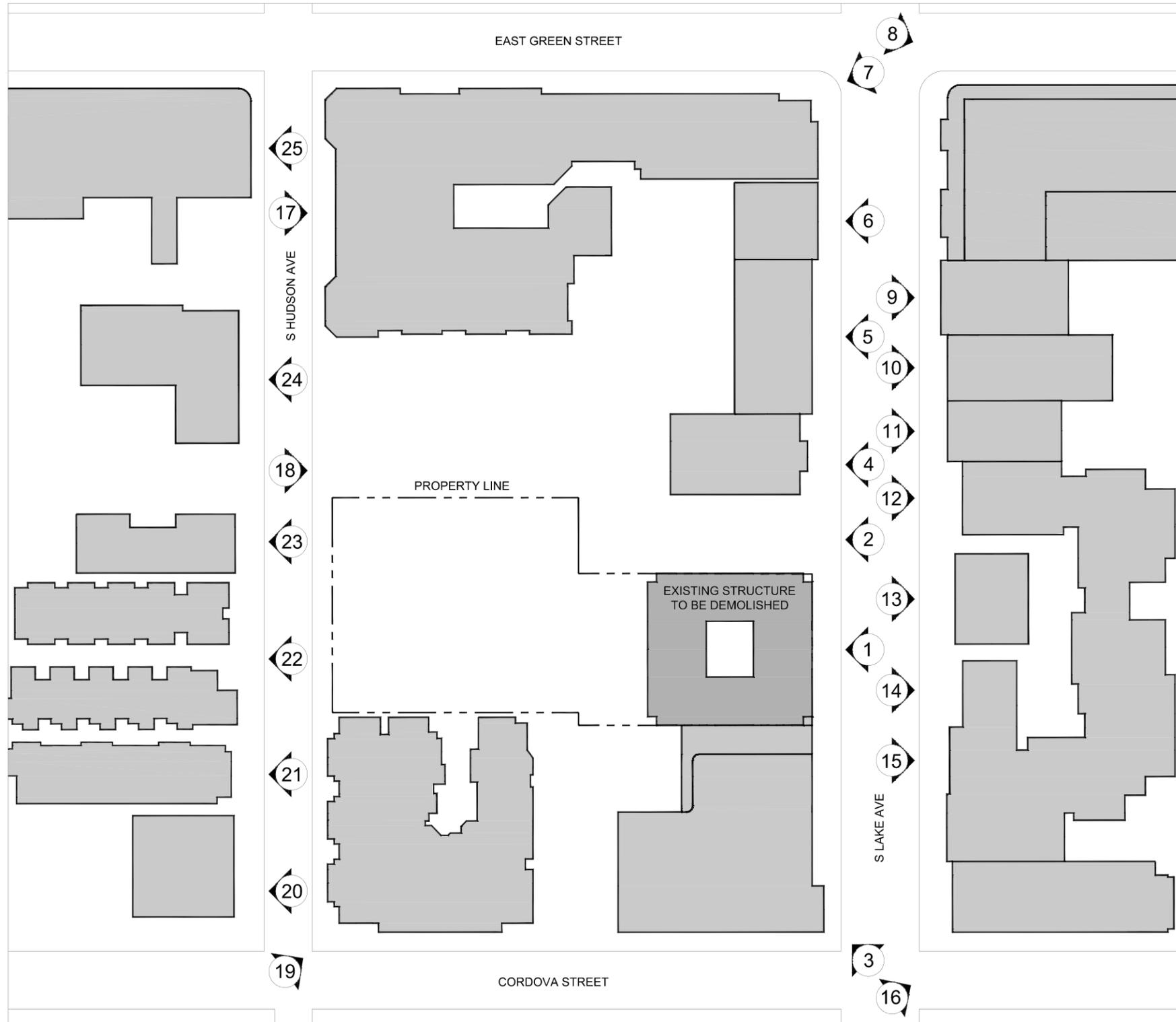
ARCHITECTURE	
A-0.0	COVER SHEET
A-0.1	SITE SURVEY
A-0.2	VISUAL CONTEXT DIAGRAM & PICTURES
A-0.3	DESIGN NARRATIVE & EVOLUTION
A-1.0	BASEMENT FLOOR PLAN
A-1.1	GROUND FLOOR PLAN
A-1.2	MEZZANINE FLOOR PLAN
A-1.3	SECOND FLOOR PLAN
A-1.4	THIRD FLOOR PLAN
A-1.5	FOURTH FLOOR PLAN
A-1.6	FIFTH FLOOR PLAN
A-2.0	ELEVATIONS
A-2.1	ELEVATIONS
A-3.0	SECTIONS

VICINITY MAP



141 SOUTH LAKE AVENUE
PASADENA, CA





① 141 SOUTH LAKE AVENUE



② 31 SOUTH LAKE AVENUE

141 SOUTH LAKE AVENUE

VISUAL CONTEXT DIAGRAM AND PICTURES A-0.2A

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January 30, 2018





③ 175 SOUTH LAKE AVENUE



④ 123 SOUTH LAKE AVENUE



⑤ 99 SOUTH LAKE AVENUE



⑥ 95 SOUTH LAKE AVENUE



⑦ 840 EAST GREEN STREET



⑧ 80 S LAKE AVE

141 SOUTH LAKE AVENUE

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PICTURE SURVEY A-0.2B

LCRA



9 100/102 SOUTH LAKE AVENUE



10 110 SOUTH LAKE AVENUE



11 120/122/124 SOUTH LAKE AVENUE



12 140 SOUTH LAKE AVENUE



13 142 EAST GREEN STREET



14 146/147 S LAKE AVE

141 SOUTH LAKE AVENUE

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PICTURE SURVEY A-0.3C





15 170 SOUTH LAKE AVENUE



16 180 SOUTH LAKE AVENUE



17 840 EAST GREEN STREET



18 114, 124, 134, 141 SOUTH HUDSON AVENUE



19 160 SOUTH HUDSON AVENUE

141 SOUTH LAKE AVENUE

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January 30, 2018

PICTURE SURVEY A-0.2D

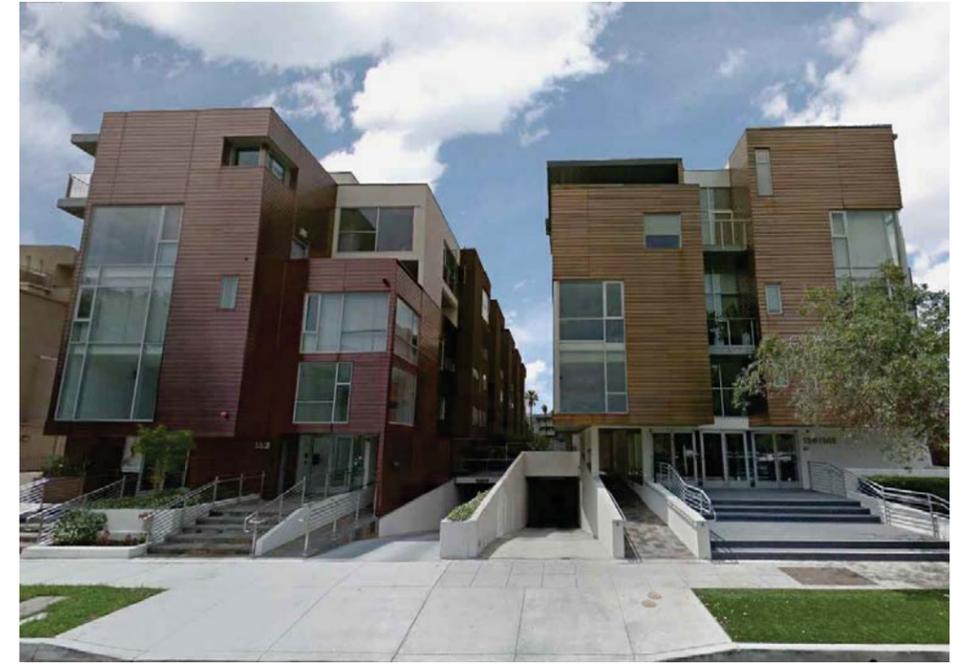
LCRA



②0 171 SOUTH HUDSON AVENUE



②1 156 SOUTH OAK KNOLL AVENUE



②2 153 AND 139 SOUTH HUDSON AVENUE



②3 133 SOUTH HUDSON AVENUE



②4 111 SOUTH HUDSON AVENUE



②5 790 EAST GREEN STREET

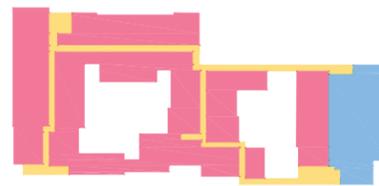
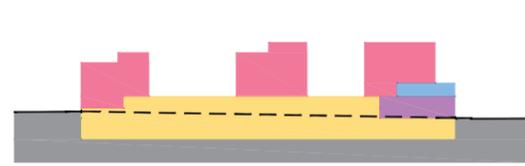
141 SOUTH LAKE AVENUE

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January 30, 2018

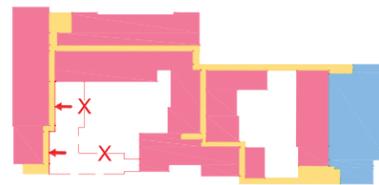
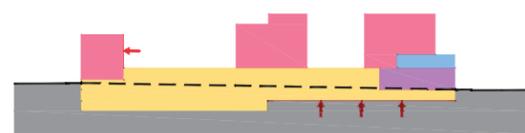
PICTURE SURVEY A-0.2E

LCRA

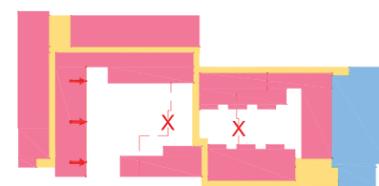
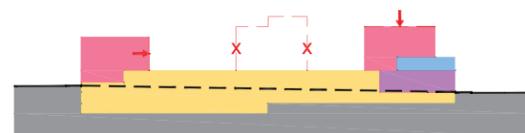
DESIGN EVOLUTION



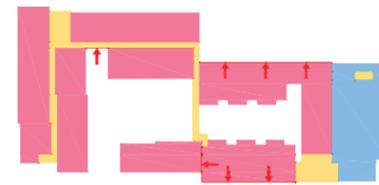
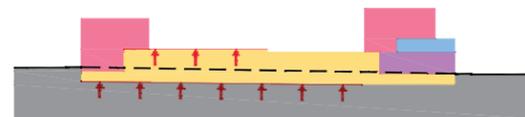
MAX DENSITY SCHEME
150+ UNITS
DOUBLE COURTYARDS
2 LEVELS SUBTERRANEAN



HIGH DENSITY SCHEME
100+ UNITS
DOUBLE COURTYARDS
1.5 LEVELS SUBTERRANEAN



MEDIUM DENSITY SCHEME
90+ UNITS
SINGLE COURTYARD
1.5 LEVELS SUBTERRANEAN



BY-RIGHT SCHEME
70 UNITS
SINGLE COURTYARD
1 LEVEL SUBTERRANEAN
REDUCED CIRCULATION

- RESIDENTIAL UNITS
- OFFICE
- RESTAURANT
- CIRCULATION & PARKING

1. *How does the proposed building relate to its site and to its neighbors in terms of setbacks, height, massing, scale, frontage, materiality, open space, landscape, solar orientation, and topography?*

The proposed building carefully considers all required setbacks and height limitations. No setbacks are required (Figure 3-7 – Central District Required Setbacks) at the property line along Lake Avenue. The restaurant space on the ground floor is pushed back over 14 ft. with a floating mass above containing office space. This provides a covered patio area for outdoor dining to activate and promote a pedestrian-friendly atmosphere. A minimum of 5 ft. is required at the rear property line setback facing Hudson Avenue. The proposed building is set back 10' along Hudson Avenue to maximize landscape opportunity.

In terms of frontage, the proposed building uses elements of mass and scale to address the contrasting setting between Lake and Hudson. Along Lake, the proposed façade brings the commercial program into the forefront with the continuous band of second floor office sitting above the restaurant space while the residential units are set back on the floors above. Compared to the front, the rear façade exercises smaller gestures with more plane breaks broken into smaller masses to respond to its mostly low-rise residential context. Lowered entry courts (4-5 ft. below grade) soften the interface between the rear-facing townhomes and the public way by serving as a semi-private open space. Consequently, it allows for greater floor-to-floor heights while still falling within the required limit.

The site's natural grade slopes downward to its lowest point on the south east corner. In order to reduce the amount of excavation and maximize efficiency, the majority of the ground floor parking has been sloped 1-2%. This results in a split courtyard where one side is higher than the other. The excess height is recaptured with mezzanine parking. The height difference can potentially create a dynamic courtyard experience that can host various activities. The greater floor heights demanded by the commercial program along Lake Avenue make up the difference in height so that the upper floors are aligned.

2. *If the proposed building is immediately adjacent to a lower-density zone, what measures have been employed to ensure that the proposed building is appropriate to, and not a visual nuisance to, existing, smaller scale buildings in the lower-density zone?*

The project's site falls between the South Lake Shopping Area and the Playhouse South/Green Street zoning precincts of the Central District Specific Plan. The precincts differ in density, height limitations, F.A.R., etc. Therefore, the proposed building's aim is to transition between these two zones as seamlessly as possible while providing a strong sense of architectural identity throughout the project. Please see the response to Question 1 above for detailed efforts made to achieve those goals.

3. *What style has been chosen for the proposed building and why?*

The proposed building is in a Modern Style which is appropriate for this part of Pasadena since South Lake Avenue already has an established modern and more contemporary collection of architecture as opposed to other parts of Pasadena that may have more traditional architecture.

4. *What is the design concept or architectural logic of the design presented?*

Due to the site's irregular shape and different zoning precincts, the goal was to introduce an interior courtyard to join the two sides of the proposed building. The size of the courtyard is well above the community open space requirement leaving plenty of room to incorporate a more developed landscape scheme to further tie the project together. The courtyard also makes use of the site's east-west orientation, making it an ample-shaded open space during the warmest parts of the day.

Both the front and rear facades use framed massing elements to emphasize the large openings facing Hudson Avenue and Lake Avenue.

5. *What materials and finishes are proposed and how will they be employed to express the permanence of the building and to reinforce the design concept?*

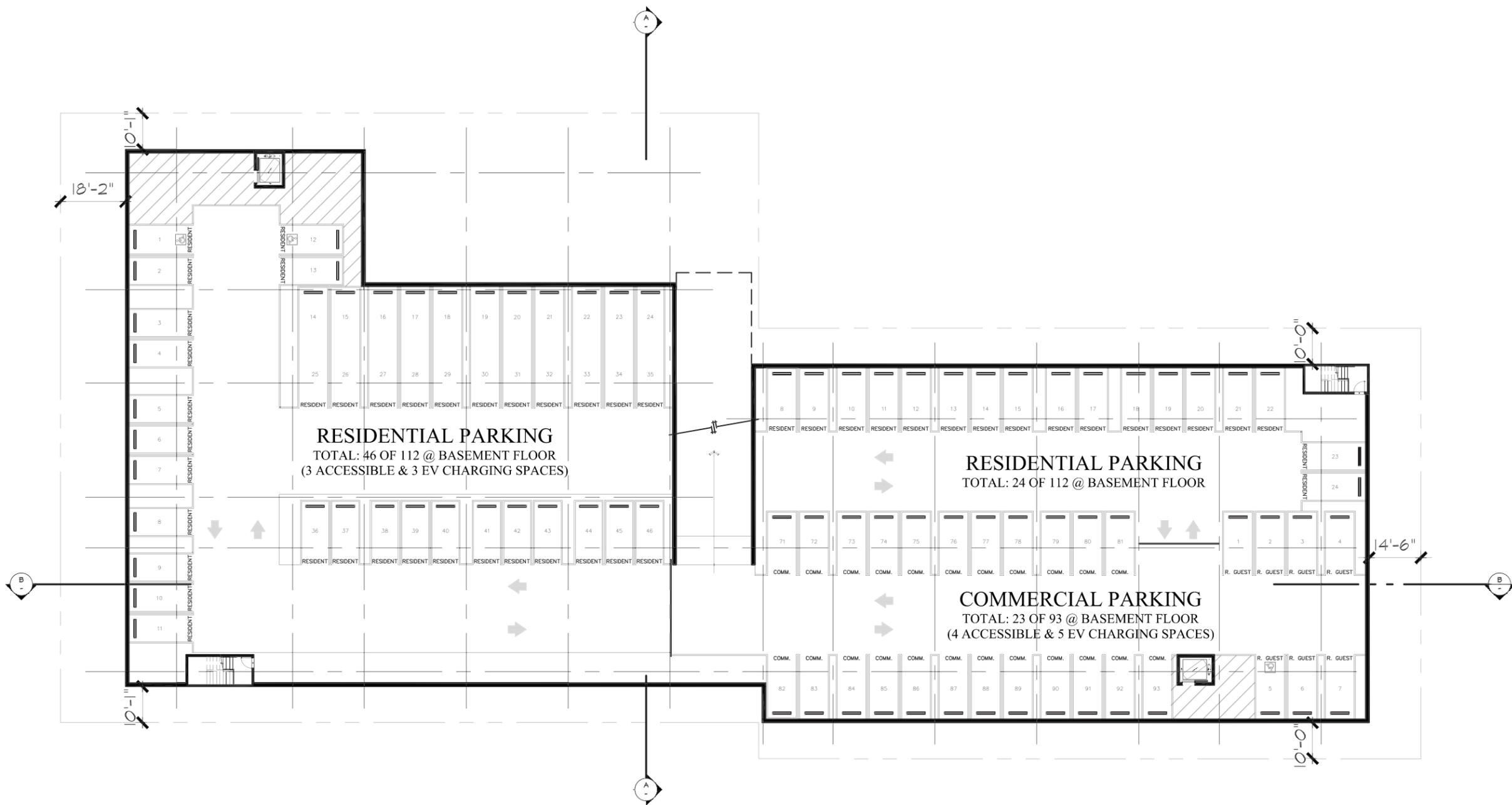
The proposed materials for the building include stucco, glass, masonry and composite wood paneling.

6. *What makes the proposed building particular to Pasadena? How does it contribute and respond to Pasadena's architectural legacy and climate?*

Situated only two blocks from the proposed project, the Bullocks Pasadena building (now the Macy's and Shops On South Lake) was built in the mid-20th century and added to in the 1990's. Its Streamline Moderne Art Deco Style has been a foothold for modern architecture in this location. The project maintains the modern aesthetic that exists along Lake Avenue while also contributing a unique open space concept as well as a distinct façade presence.

7. *If the proposed building is adjacent to a designated or eligible historic resource, what measures have been employed to ensure that the proposed building responds to, or enhances, the historic resource?*

N/A



141 SOUTH LAKE AVENUE

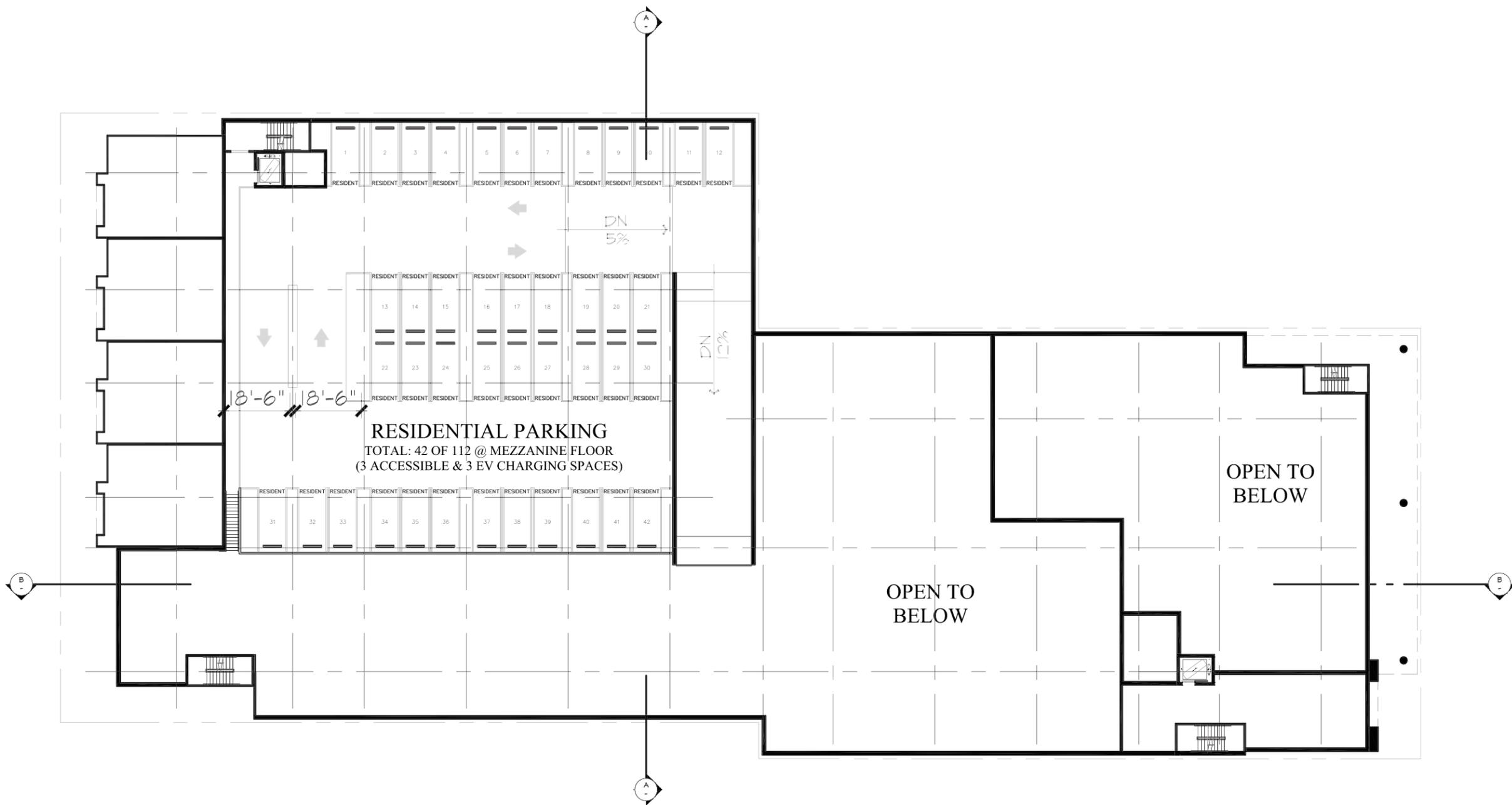
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January 30, 2018

BASEMENT FLOOR PLAN A-1.0

SCALE: 1/32" = 1'-0"



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141 SOUTH LAKE AVENUE

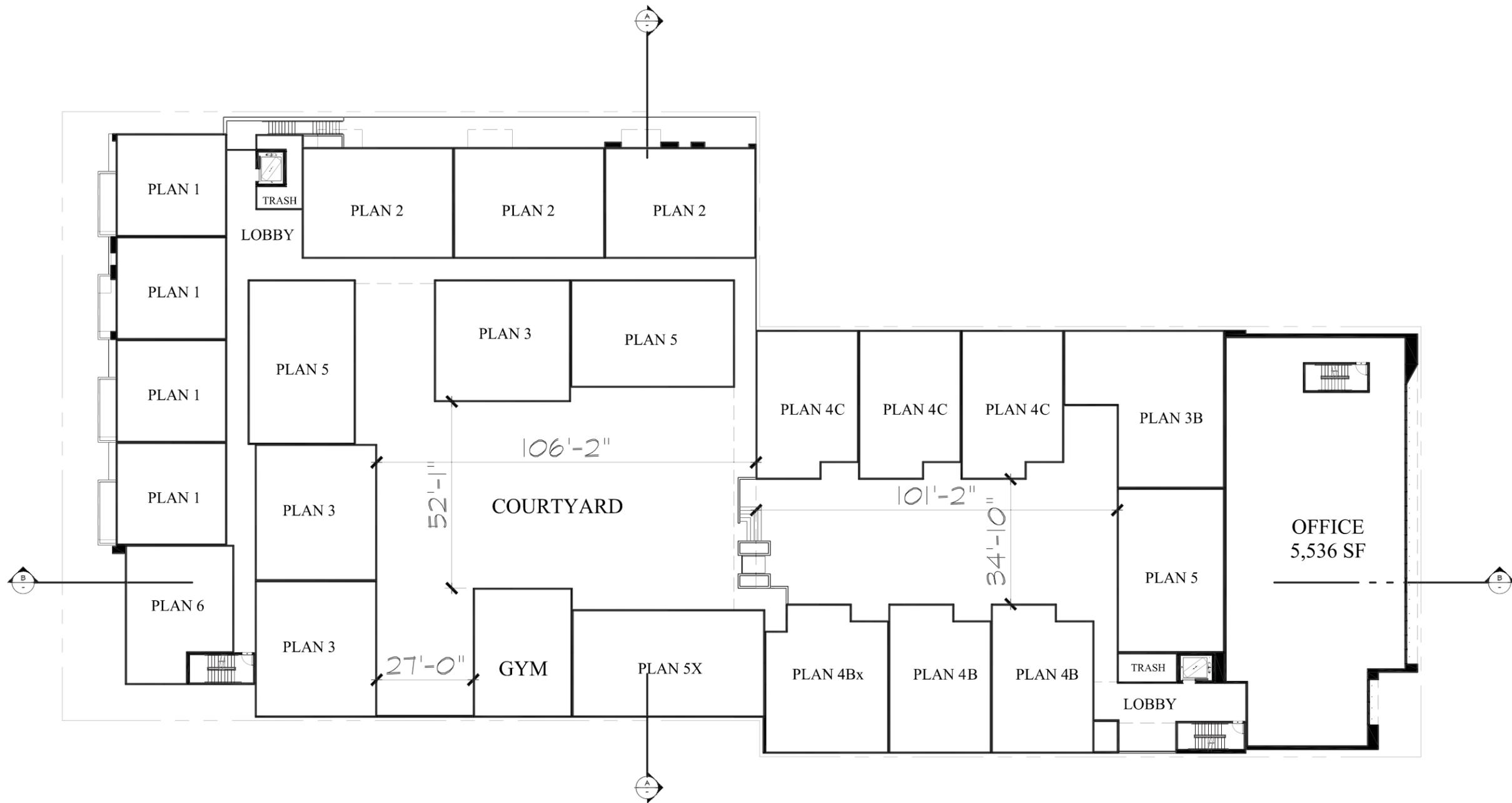
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SCALE: 1/32" = 1'-0"

MEZZANINE FLOOR PLAN A-1.2



LCRA



141 SOUTH LAKE AVENUE

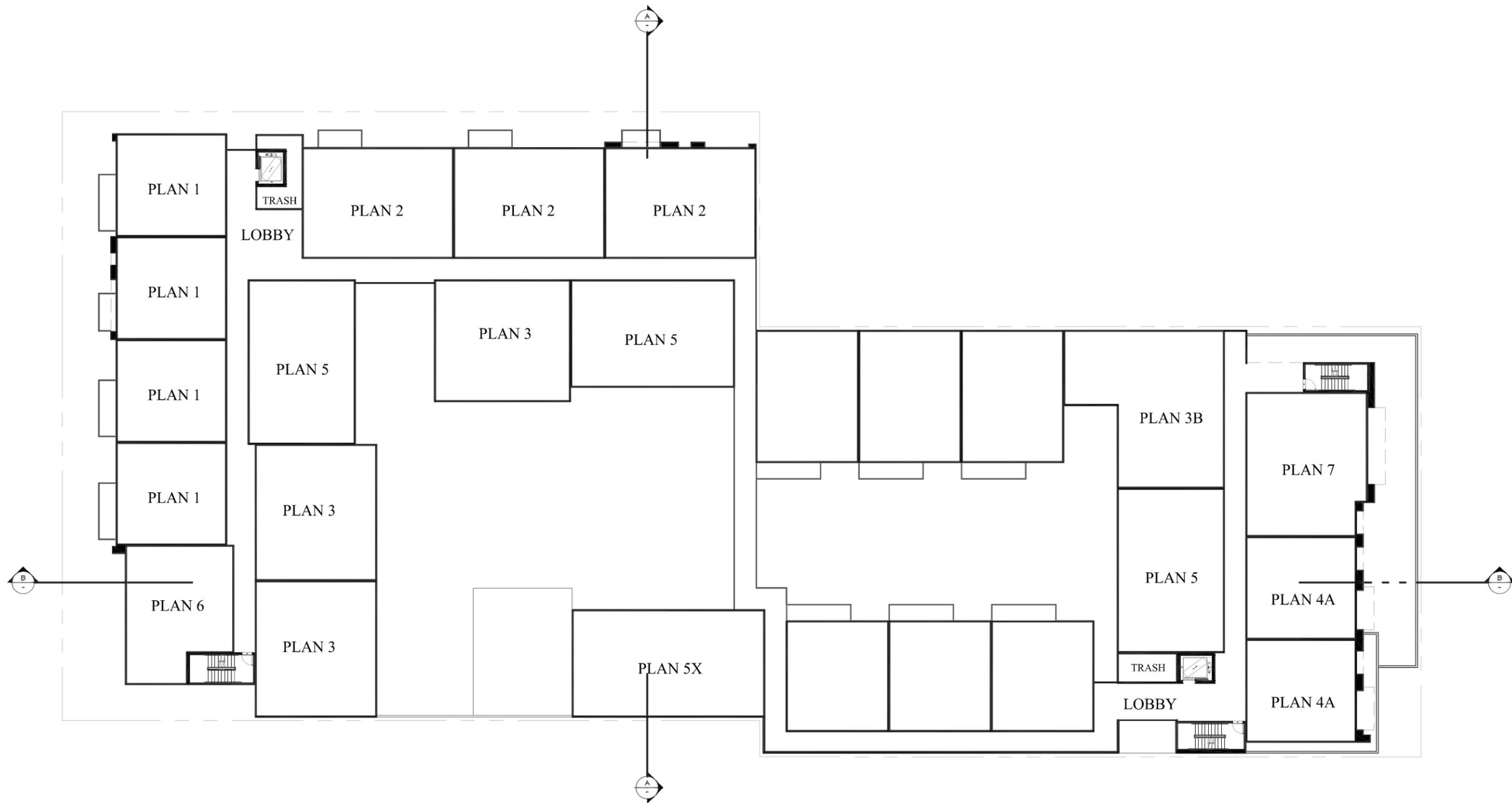
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SCALE: 1/32" = 1'-0"
SECOND FLOOR PLAN A-1.3



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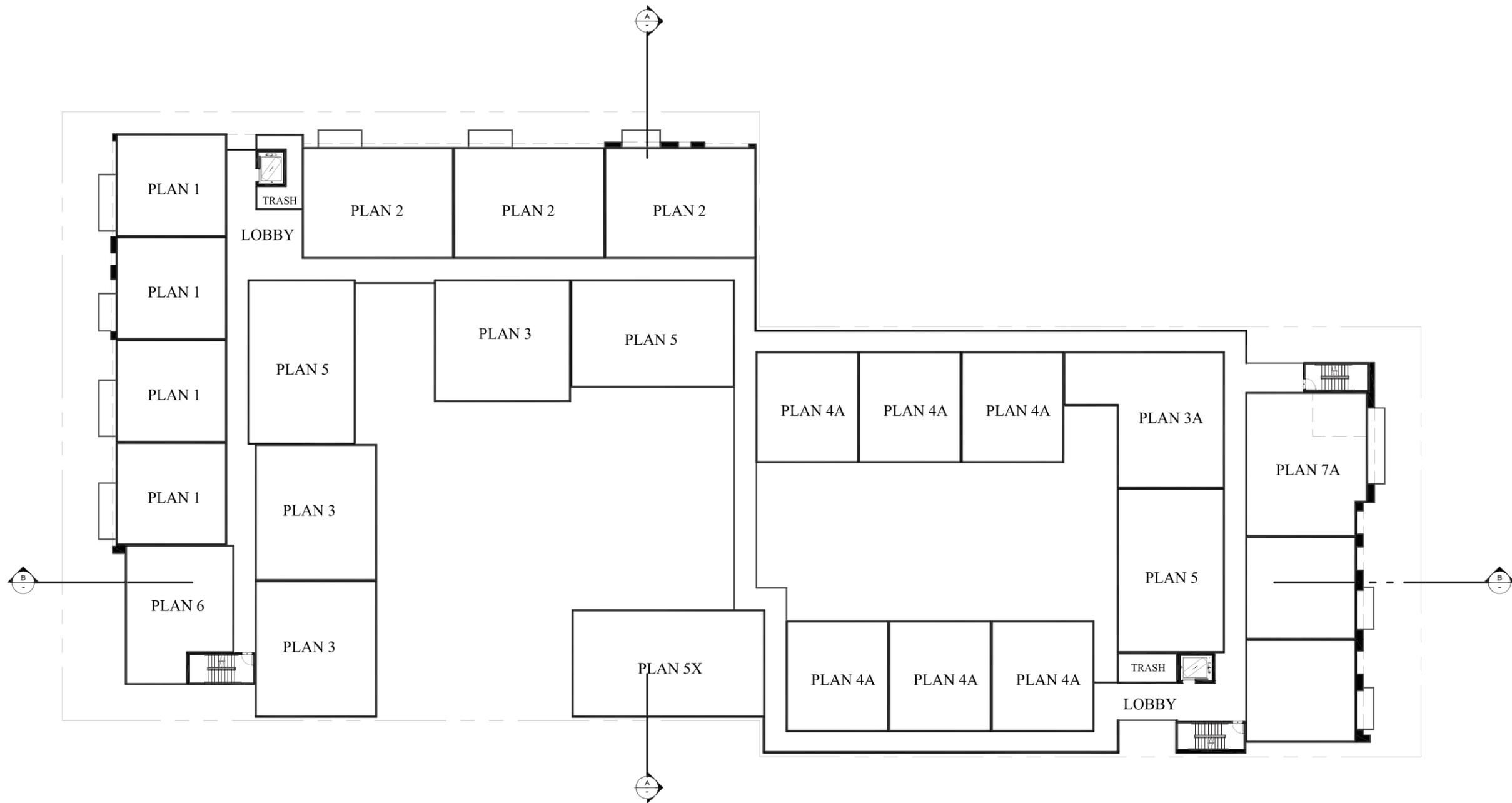
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THIRD FLOOR PLAN A-1.4

SCALE: 1/32" = 1'-0"



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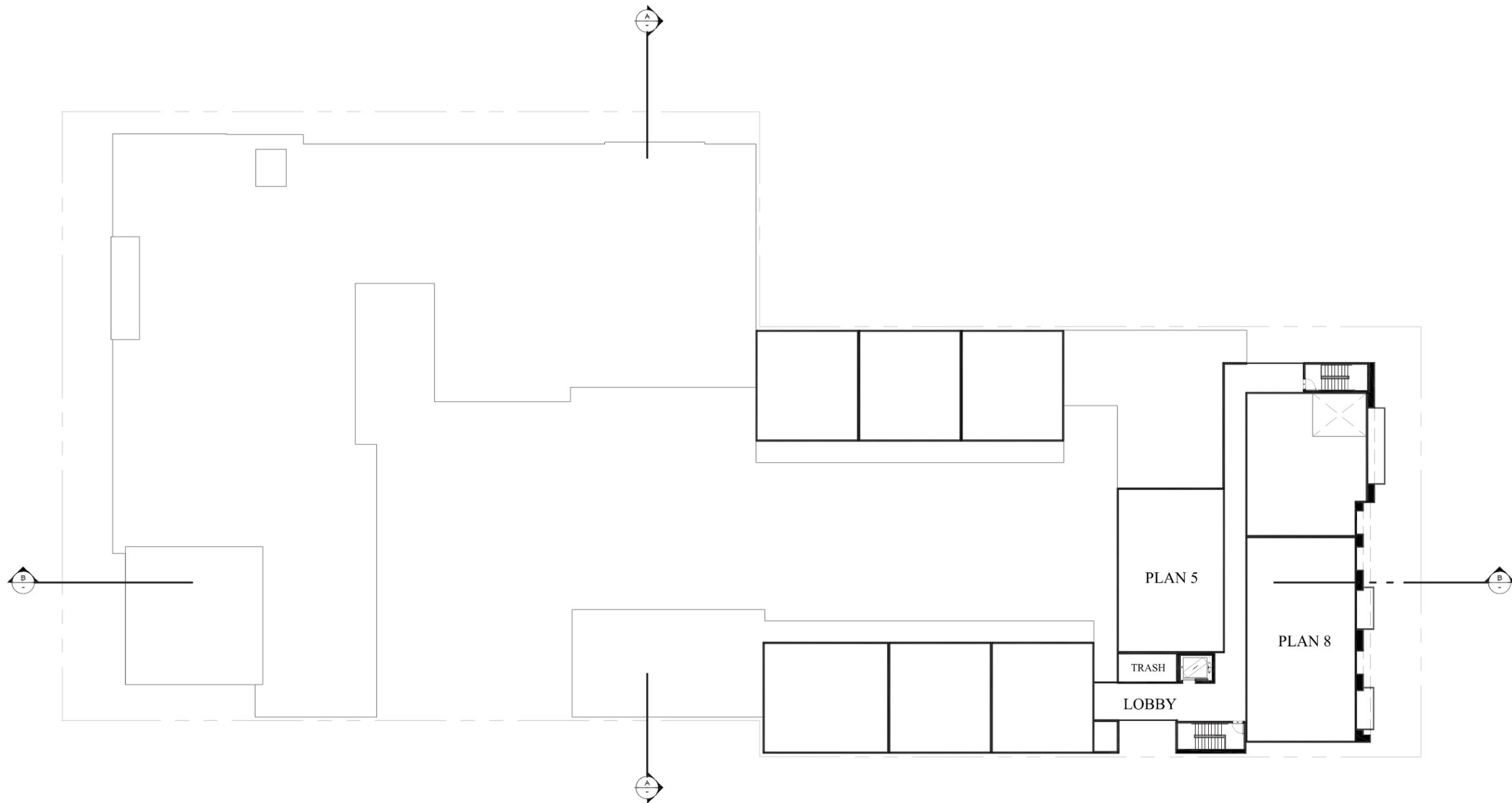
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SCALE: 1/32" = 1'-0"
FOURTH FLOOR PLAN A-1.5



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January 30, 2018



SCALE: 1/32" = 1'-0"

FIFTH FLOOR PLAN A-1.6

LCRA



FRONT ELEVATION - LAKE AVE



SIDE ELEVATION - NORTH

141 SOUTH LAKE AVENUE

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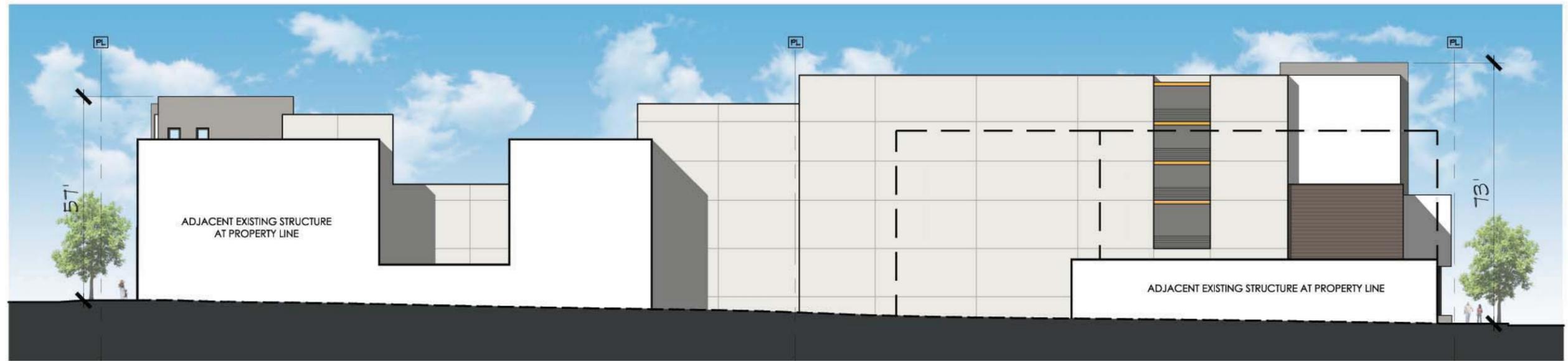
January 30, 2018

SCALE: 1/32" = 1'-0"
ELEVATIONS A-2.0





REAR ELEVATION - HUDSON AVE



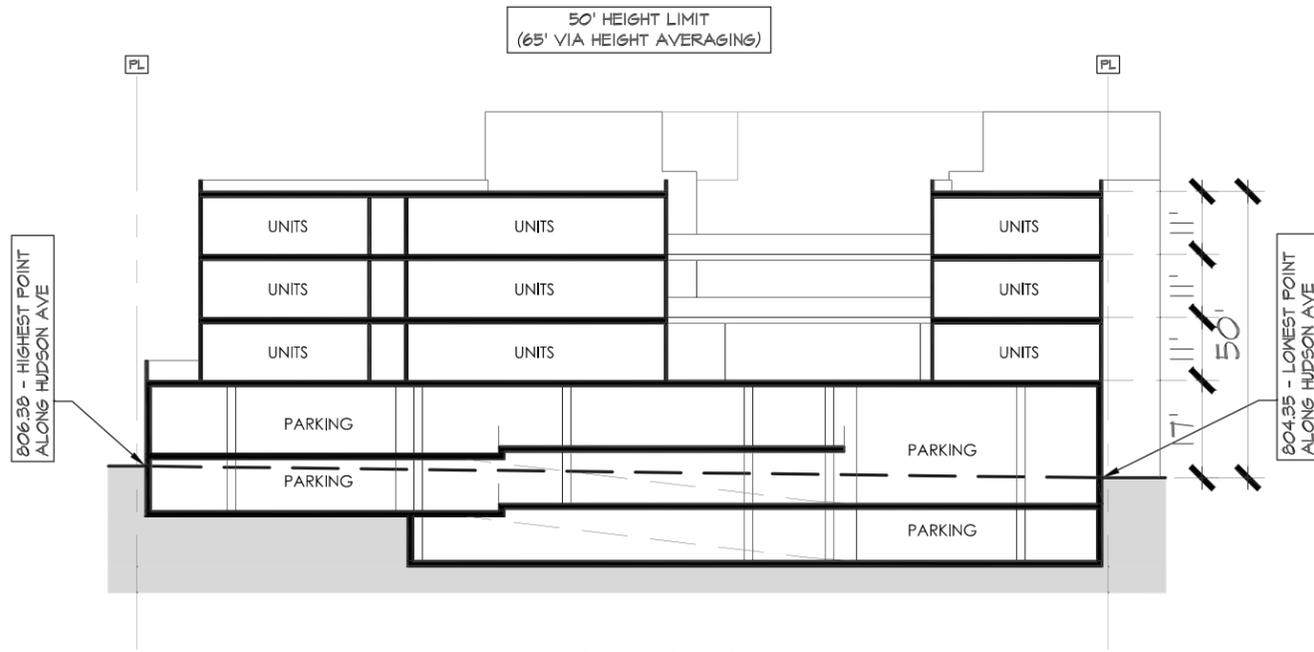
SIDE ELEVATION - SOUTH

141 SOUTH LAKE AVENUE

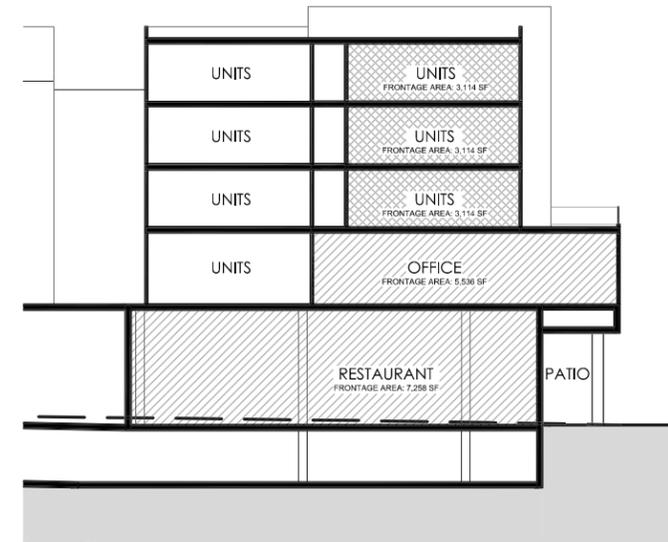
DC Lake Holdings, LLC
January 30, 2018

SCALE: 1/32" = 1'-0"
ELEVATIONS A-2.0



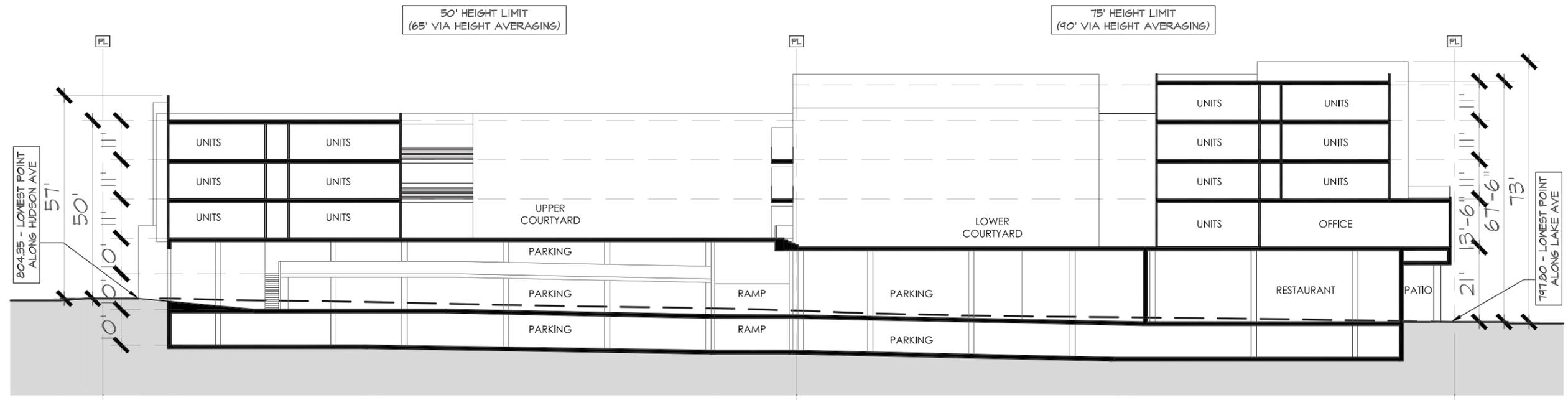


BUILDING SECTION A



STREET FRONTAGE FLOOR AREAS

	TOTAL RESIDENTIAL FRONTAGE AREA: 9,342 SF < 50%
	TOTAL COMMERCIAL FRONTAGE AREA: 12,794 SF > 50%



BUILDING SECTION B

141 SOUTH LAKE AVENUE

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January 30, 2018

SCALE: 1/32" = 1'-0"
SECTIONS A-3.0

