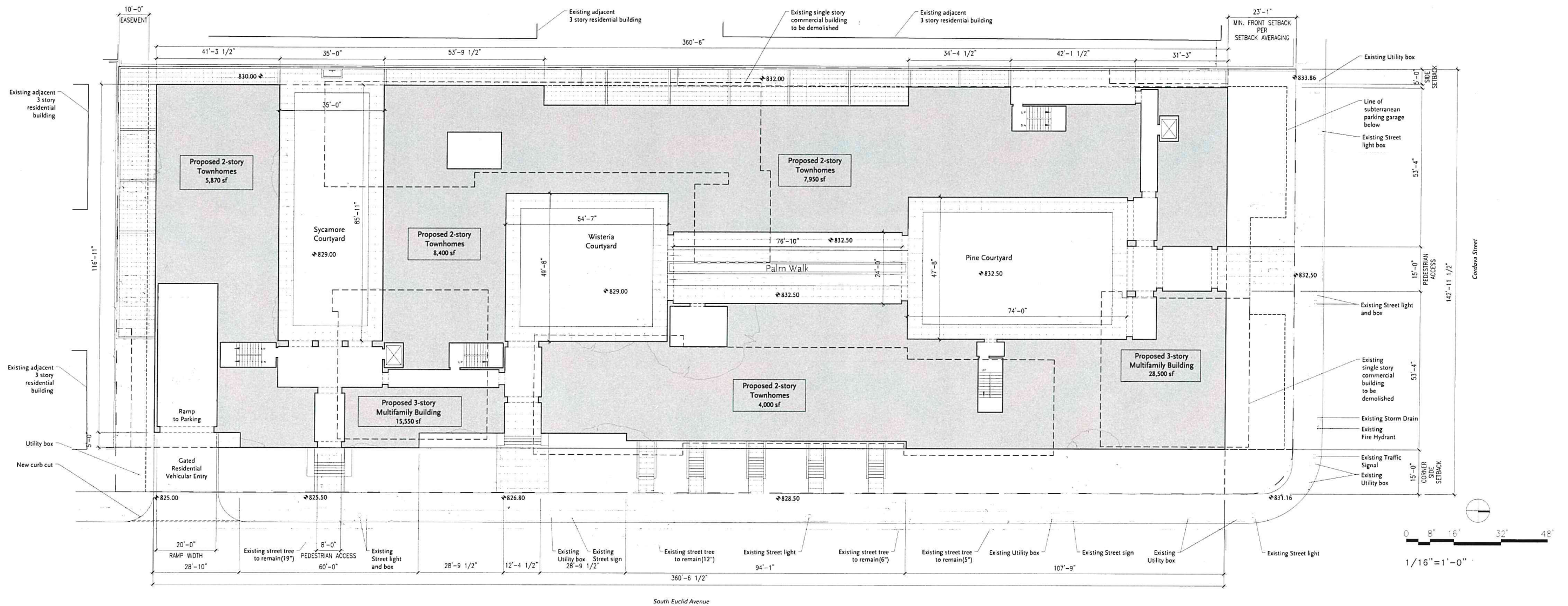


ATTACHMENT D  
PREDEVELOPMENT PLAN REVIEW PLANS

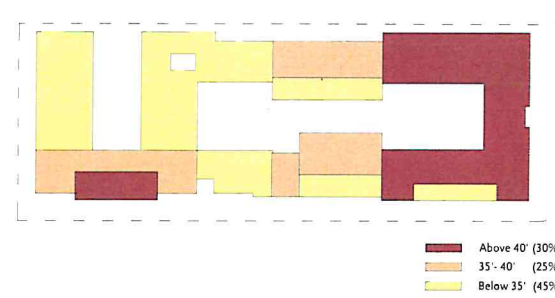


**PROJECT DATA**

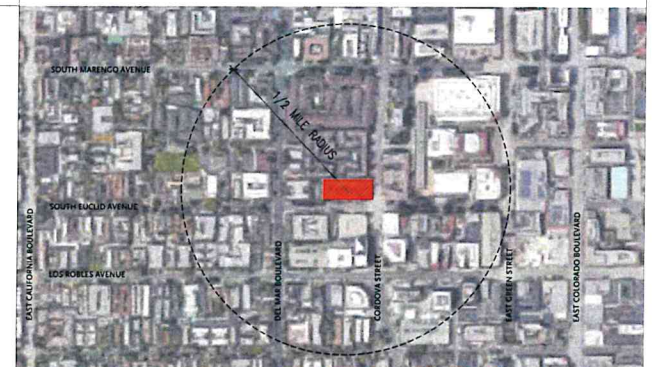
**Project Summary**

Project Address:	213-279 S. Euclid Ave Pasadena, CA 91101	Gross Building Area:	70,270 sf	Parking Summary:	Required: 99 spaces Provided: 99 spaces
Assessor Parcel Number:	5722 - 024 - 117	Ground Floor:	29,200 sf		
Zoning Designation:	RM48 HL-40 (45)	Second Floor:	28,300 sf		
General Plan Use Designation:	High Density Residential - City of Gardens	Third Floor:	12,770 sf		
Project Description:	New 2 & 3 Story Multifamily Project over 1 level of Subterranean Parking	Gross Subterranean Garage:	41,985 sf		
Lot Area:	56,586 sf	Gross Landscape Area:	25,686 sf		
Lot Coverage:	30,900 sf (55%)	Residential Unit Summary:	Allowed: 62 units Proposed: 62 units		
Gross Landscape Area:	25,686 sf	Less than 650 sf			
		Small Studio	15 units (500-600 sf Net)		
		Large Studio w/ Bedroom	10 units (600-650 sf Net)		
		Greater than 650sf			
		1-Bedroom Flat	17 units (835-1,200 sf Net)		
		1-Bedroom Loft	7 units (1,000 sf Net)		
		2-Bedroom Flat	1 unit (1,100 sf Net)		
		2-Bedroom Patio House	1 unit (1,600 sf Net)		
		2-Bedroom Townhouse	11 units (1,200-1,650 sf Net)		

**HEIGHT AVERAGING DIAGRAM**



**VICINITY MAP**



**DATE RECEIVED**

JUN 13 2010

Euclid Cordova Court  
279 S Euclid Ave #213 Pasadena, CA 91101  
03/08/2019

**SITE PLAN**

**MOULE & POLYZOIDES**  
ARCHITECTS AND URBANISTS  
**PASADENA**  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT



1



2



3



4



5



14



6



13



7



12



11



10



9

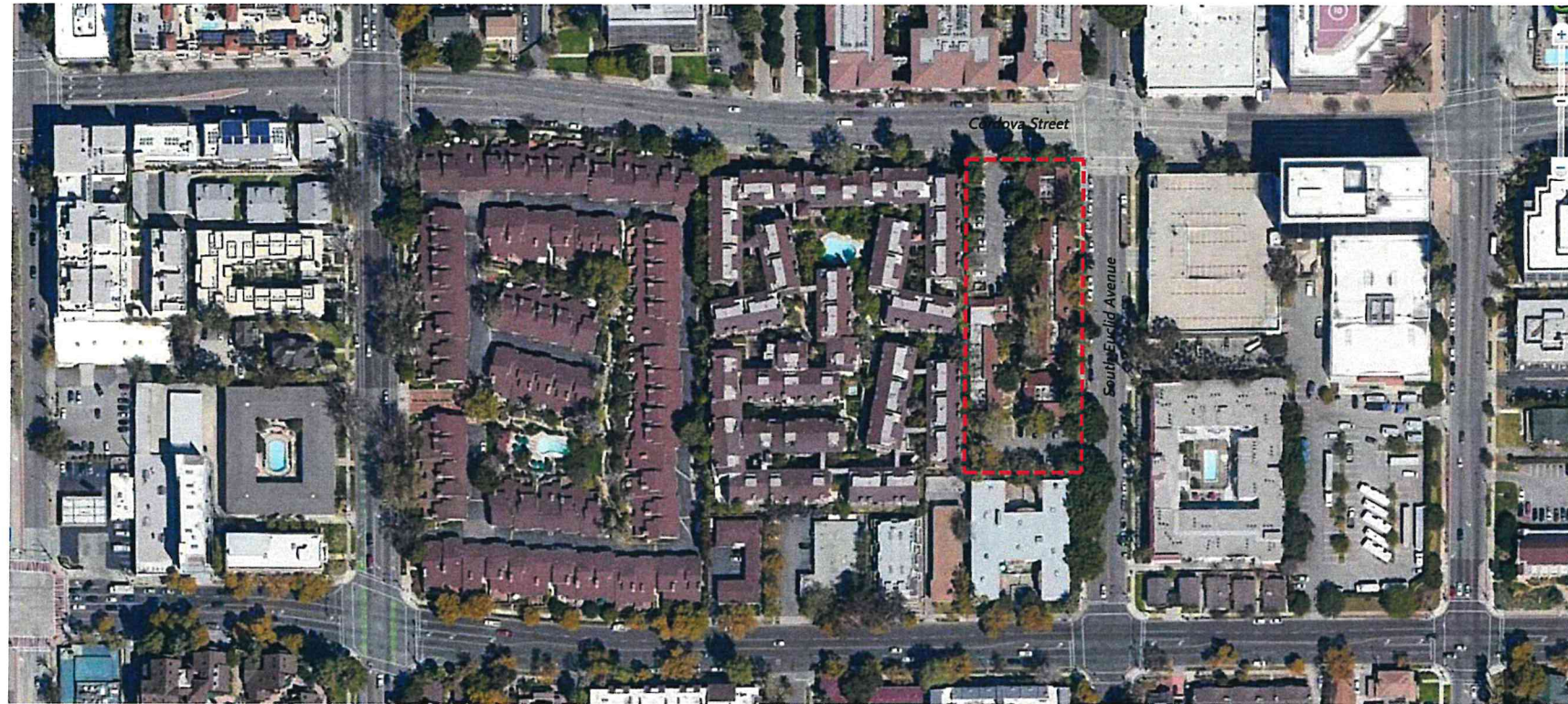


8



291 279 277 245 241 239 237 233 225 221 213

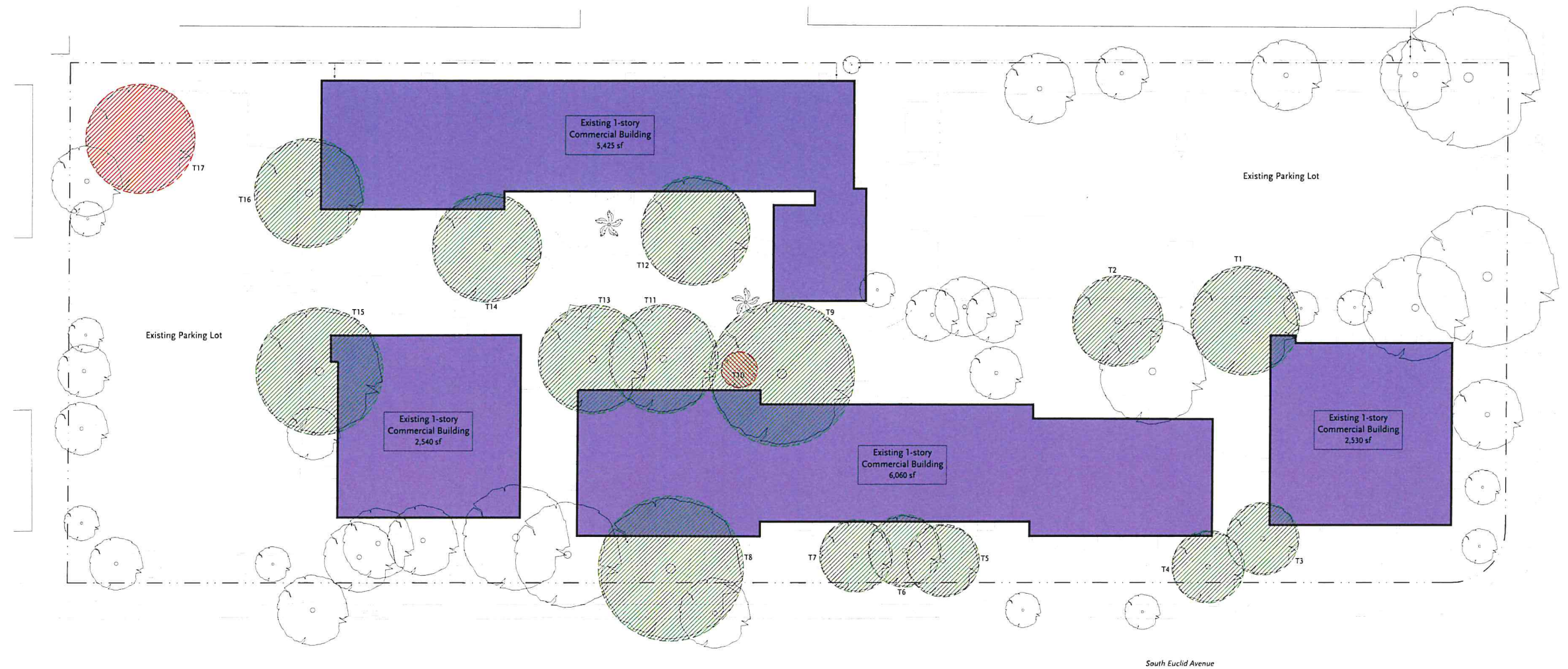
South Euclid Avenue



213 S Euclid Ave

330

Cordova Street

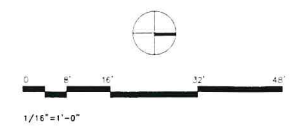


Protected Tree List per Arborist Report

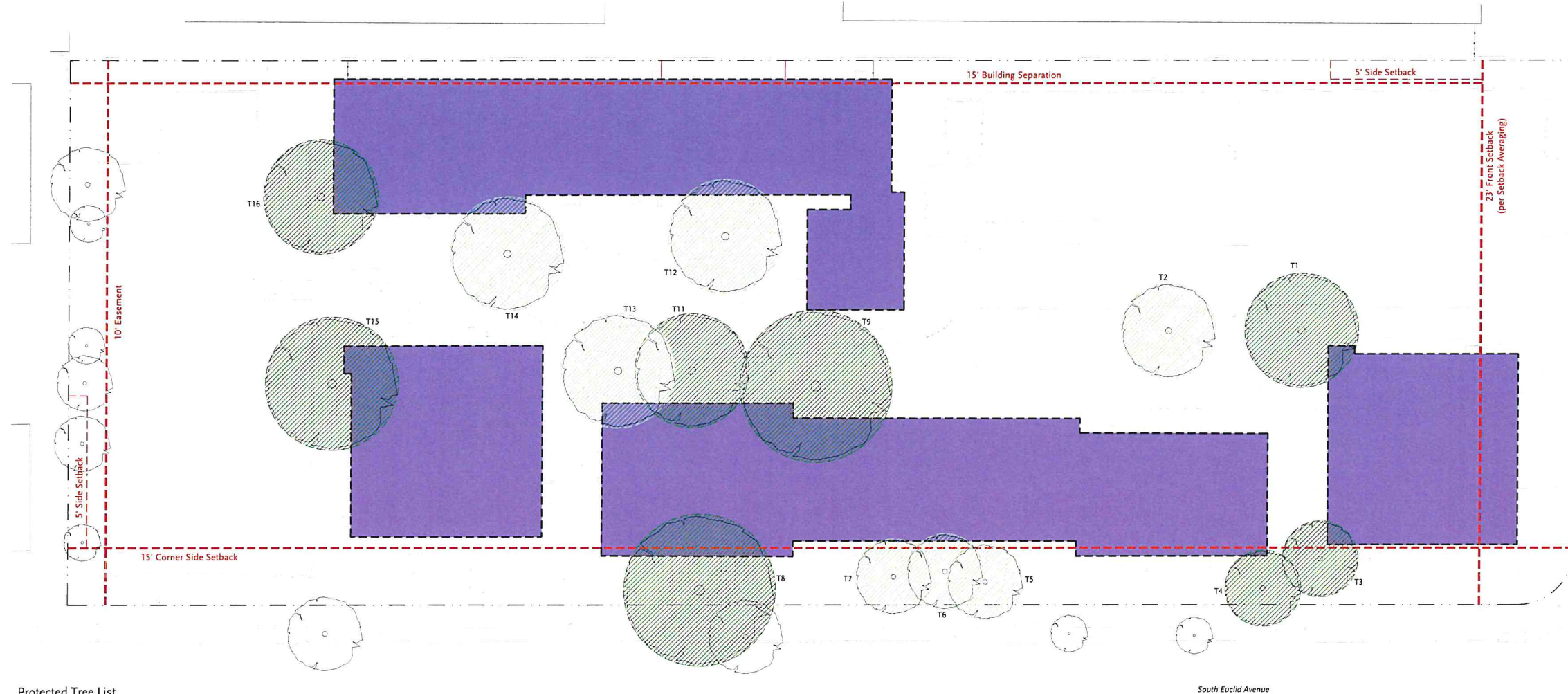
No.	Common Name	Health	Recorded DBH	Protected DBH	Notes
T1	Aleppo Pine	good	24"	20"	non-native species
T2	Olive	good	17"	15"	non-native species
T3	Western Sycamore	fair	18"	8"	native species (3x 10" multi-trunk)
T4	Western Sycamore	fair	18"	8"	native species
T5	Jacaranda	fair	13"	12"	non-native species
T6	Jacaranda	fair	12"	12"	non-native species
T7	Jacaranda	fair	12"	12"	non-native species
T8	Western Sycamore	good	15"	8"	native species
T9	Western Sycamore	good	25.5"	8"	native species, (2x 18" multi-trunk)

No.	Common Name	Health	Recorded DBH	Protected DBH	Notes
T10	Western Sycamore	poor	11.1"	8"	native species, (3x 7", 7", 5" multi-trunk) to be removed due to poor condition
T11	Western Sycamore	fair	19"	8"	native species
T12	Olive	fair	18.4"	15"	non-native species, (2x 13" multi-trunk)
T13	Olive	good	18.3"	15"	non-native species, (4x 12"x8", 8", 8" multi-trunk)
T14	Olive	good	20"	15"	non-native species, (4x 10" multi-trunk)
T15	Western Sycamore	good	24"	8"	native species
T16	Western Sycamore	good	20"	8"	native species
T17	Jacaranda	poor	24"	12"	non-native species, to be removed due to poor condition

- Existing Building
- Protected Tree in Good Health
- Protected Tree in Poor Health
- Unprotected Tree



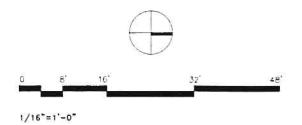
# EXISTING CONDITIONS

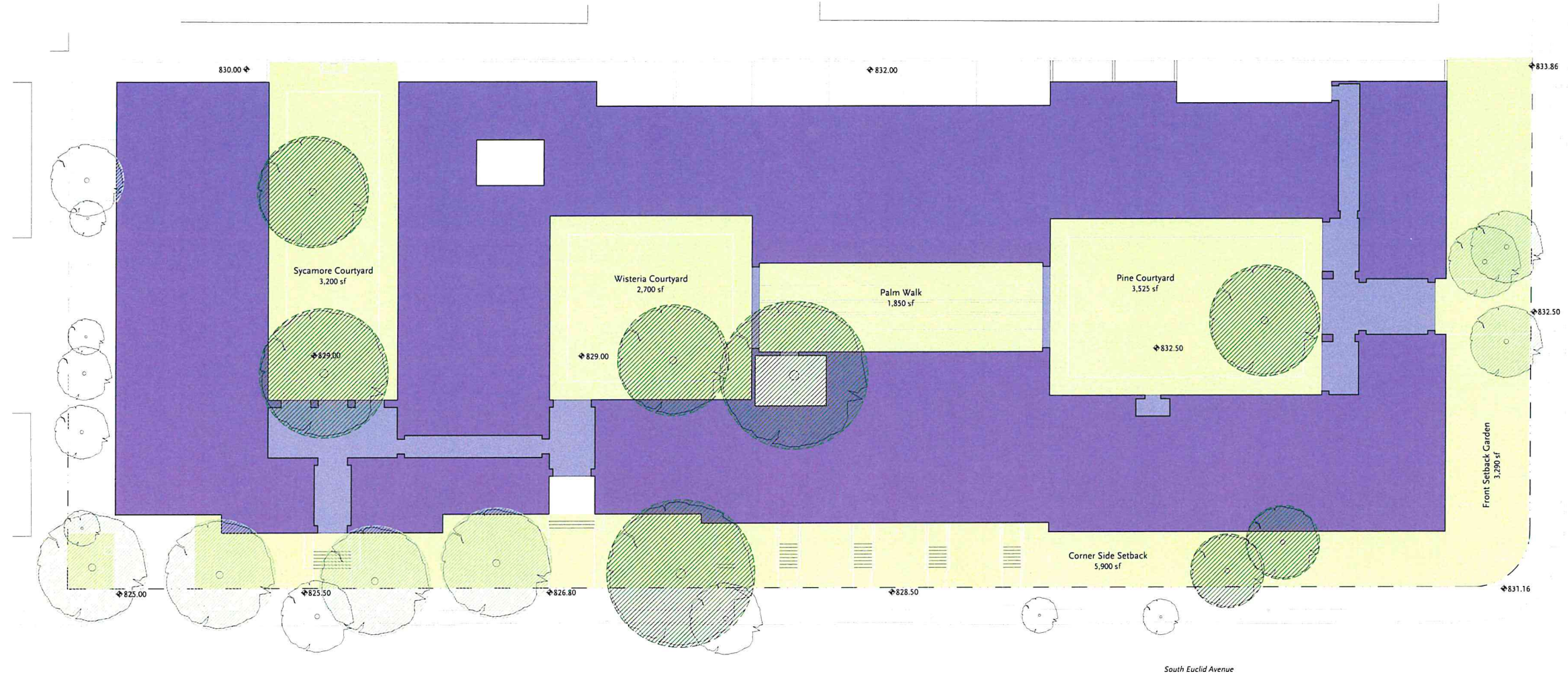


**Protected Tree List**

No.	Common Name	Status	No.	Common Name	Status
T1	Aleppo Pine	Remain in place	T10	Western Sycamore	Removed due to poor health
T2	Olive	Relocated	T11	Western Sycamore	Remain in place
T3	Western Sycamore	Remain in place	T12	Olive	Relocated
T4	Western Sycamore	Remain in place	T13	Olive	Relocated
T5	Jacaranda	Relocated	T14	Olive	Relocated
T6	Jacaranda	Relocated	T15	Western Sycamore	Remain in place
T7	Jacaranda	Relocated	T16	Western Sycamore	Remain in place
T8	Western Sycamore	Remain in place	T17	Jacaranda	Removed due to poor health
T9	Western Sycamore	Remain in place			

- Setbacks & Easements
- Existing Building to be removed
- ▨ Protected Tree to remain in place
- ▤ Protected Tree to be relocated
- Unprotected Tree likely to remain in place

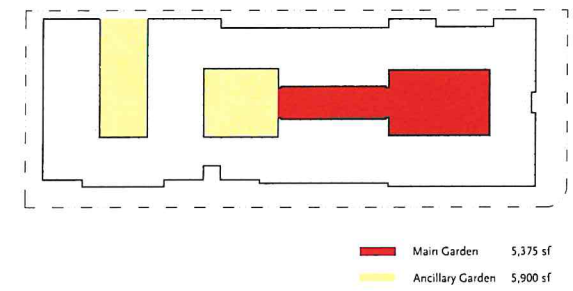




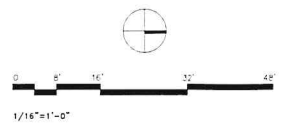
**Open Space Summary**

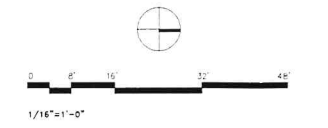
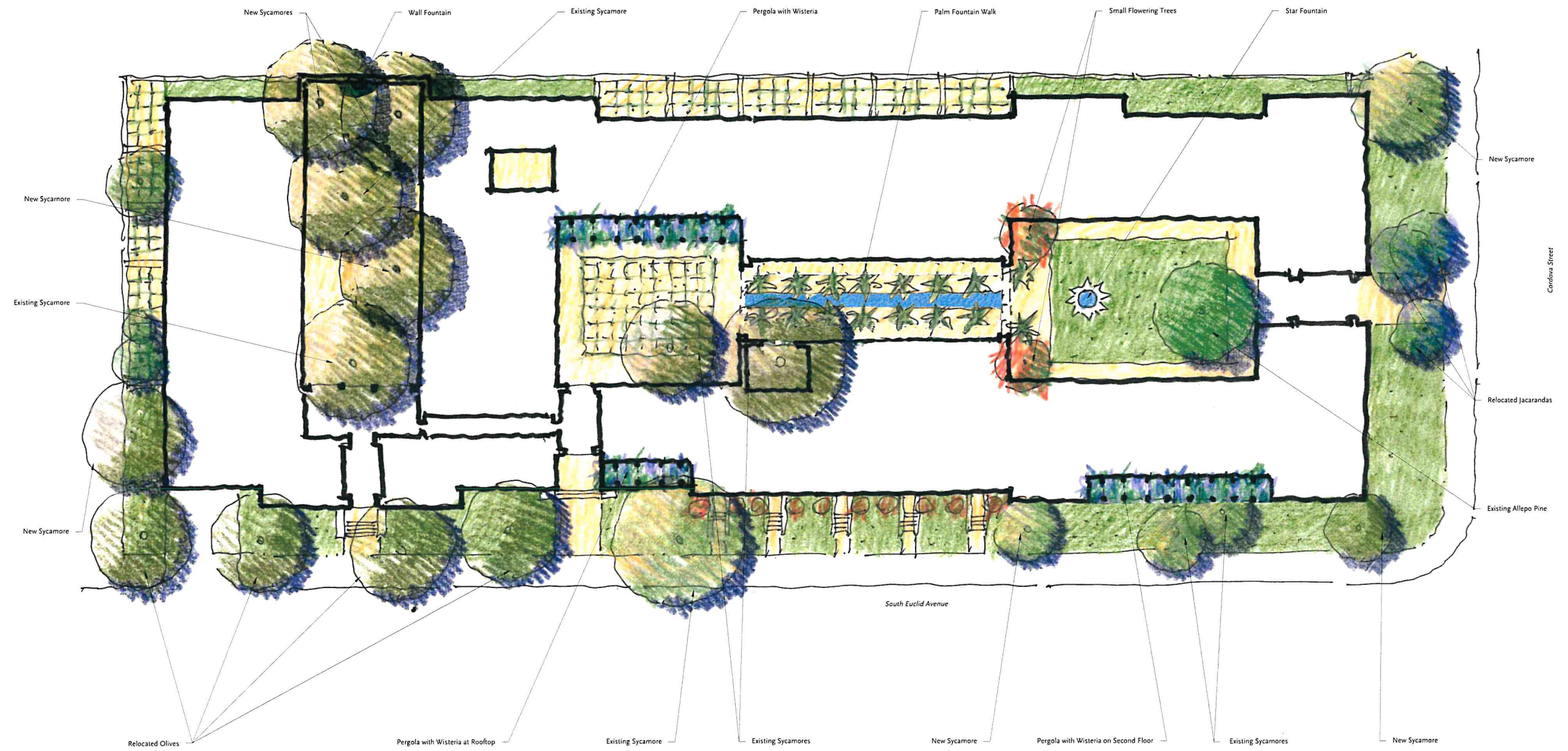
<b>Main Garden Area</b>	
Required:	9,620 sf
<b>Proposed:</b>	
Pine Courtyard	3,525 sf
Palm Walk	1,850 sf
Wisteria Courtyard	2,700 sf
Sycamore Courtyard	3,200 sf
<b>Total Garden</b>	
Required:	18,108 sf
<b>Proposed:</b>	
Main Garden Area:	11,275 sf
Front Setback Garden:	3,290 sf
Corner Side Setback:	5,900 sf

**Main Garden Rectangle Diagram**



Public Garden  
Private Patio





# LANDSCAPE PLAN



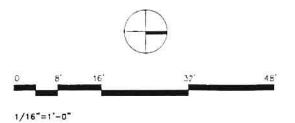


**Floor Summary**

Gross Floor Area: 29,200 sf  
 Total Units: 33 units

**Unit Breakdown**

A Studio	7
B 1-Bedroom Flat	6
C 1-Bedroom Loft	7
D 2-Bedroom Flat	1
E 2-Bedroom Patio House	1
F 2-Bedroom Townhouse	11





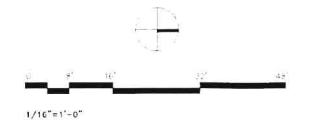
**Floor Summary**

Gross Floor Area: 28,300 sf  
 Total Units: 15 units

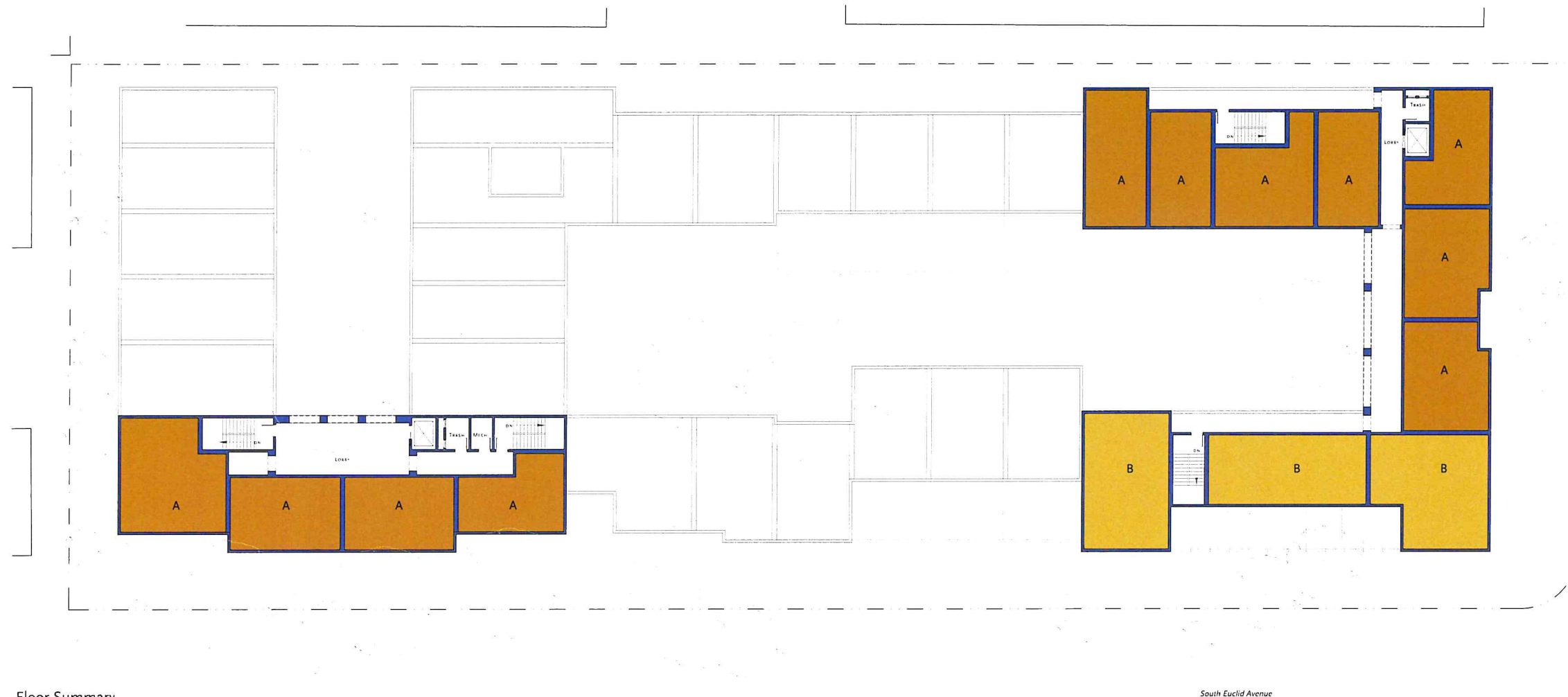
**Unit Breakdown**

A Studio	7
B 1-Bedroom Flat	8
C 1-Bedroom Loft	0
D 2-Bedroom Flat	0
E 2-Bedroom Patio House	0
F 2-Bedroom Townhouse	0

(#) Indicates upper floor of 2-story units



# SECOND FLOOR PLAN



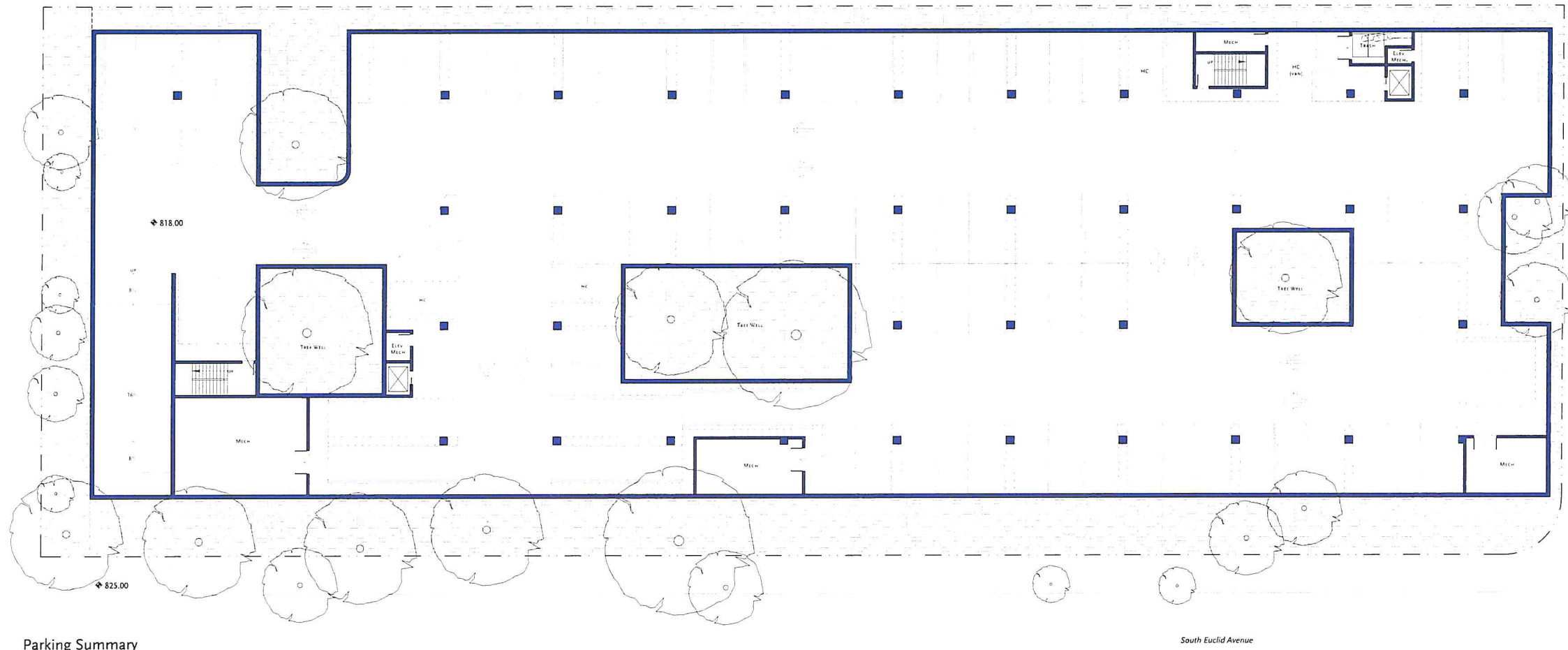
**Floor Summary**

Gross Floor Area: 12,770 sf  
 Total Units: 14 units

**Unit Breakdown**

A Studio	11
B 1-Bedroom Flat	3
C 1-Bedroom Loft	0
D 2-Bedroom Flat	0
E 2-Bedroom Patio House	0
F 2-Bedroom Townhouse	0

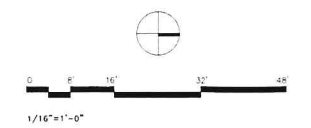


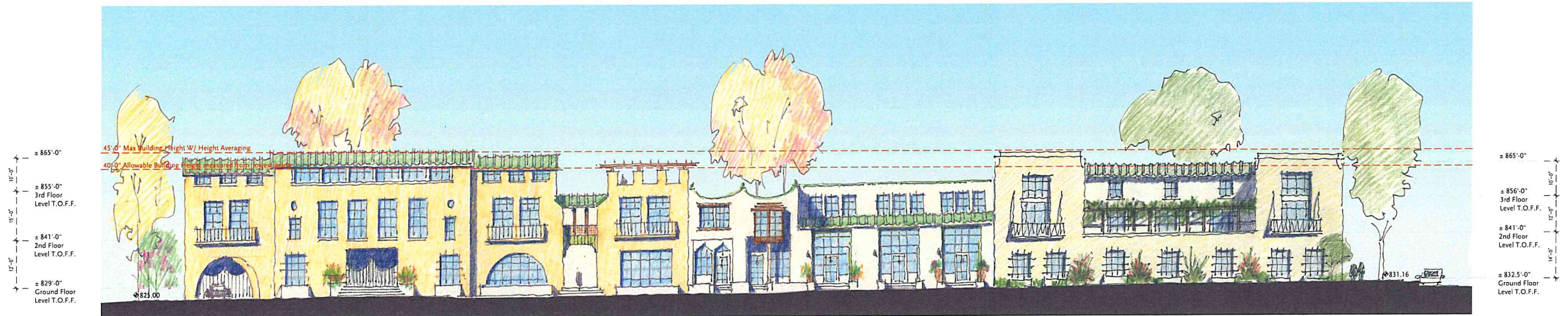


**Parking Summary**

<b>Required:</b>		<b>99 spaces</b>
1 space per unit < 650 sf =		25 spaces
2 spaces per unit > 650 sf =		74 spaces
Guest: 1 space per 10 units =		*
<b>Provided:</b>	<b>99 spaces</b>	
Standard	75 spaces (20%)	
Tandem	20 spaces (20%)	
ADA	4 spaces	

\*\* Project is eligible for waiving this requirement due to preserving onsite mature trees. Subject to City Approval

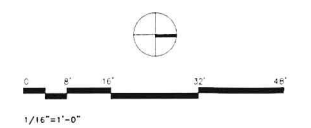
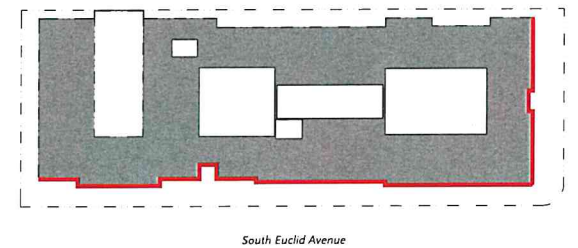




South Euclid Avenue Elevation



Cordova Street Elevation

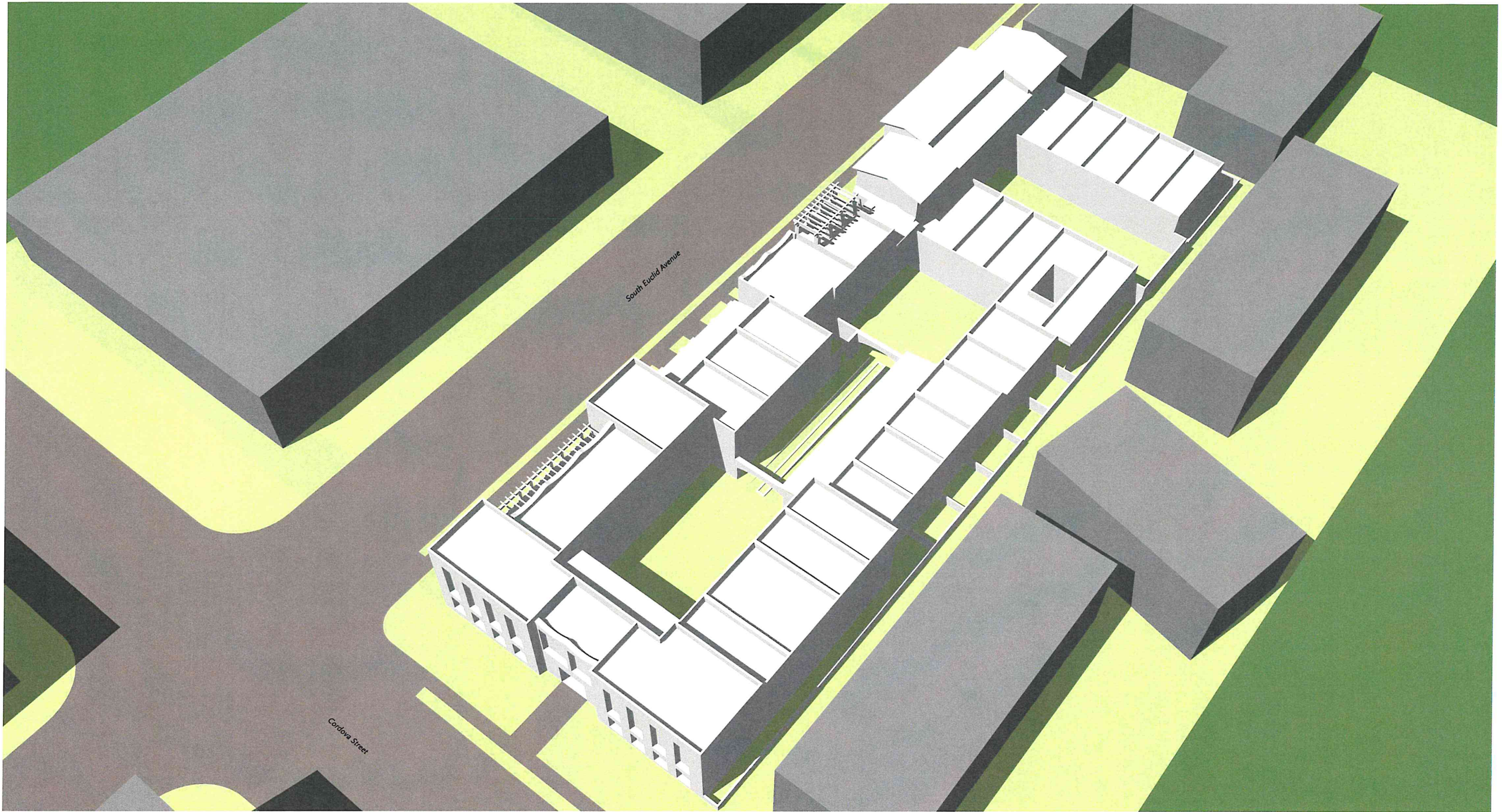




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## AERIAL VIEW FROM NORTHEAST

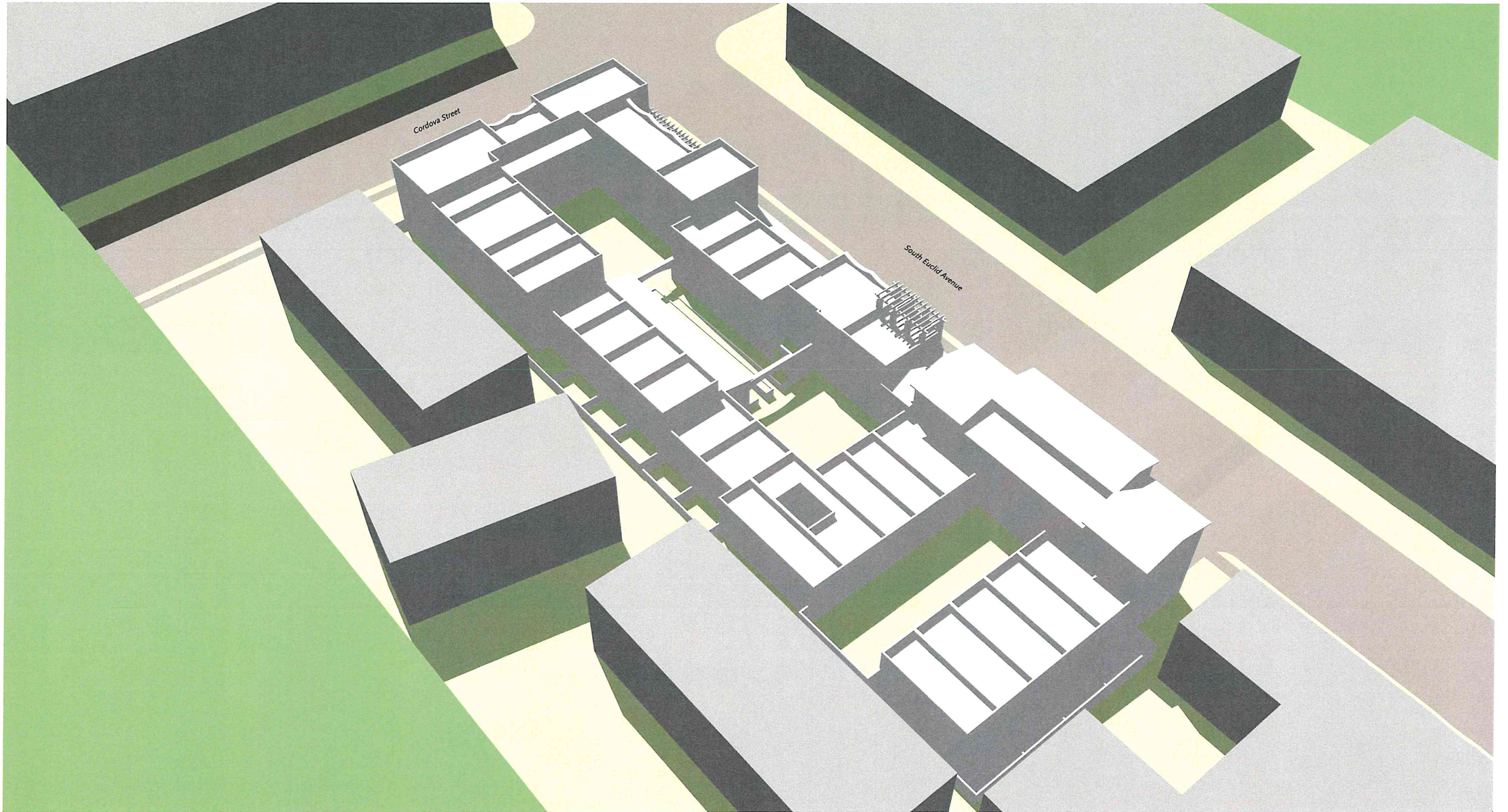
MOULE & POLYZOIDES  
ARCHITECTS AND URBANISTS



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03/08/2019

## AERIAL VIEW FROM NORTHWEST

MOULE & POLYZOIDES  
ARCHITECTS AND URBANISTS



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03/08/2019

## AERIAL VIEW FROM SOUTHWEST

MOULE & POLYZOIDES  
ARCHITECTS AND URBANISTS





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03/08/2019

## AERIAL VIEW FROM SOUTHEAST

MOULE & POLYZOIDES  
ARCHITECTS AND URBANISTS

