

ATTACHMENT D

PREDEVELOPMENT PLAN REVIEW PLANS

FAIR OAKS

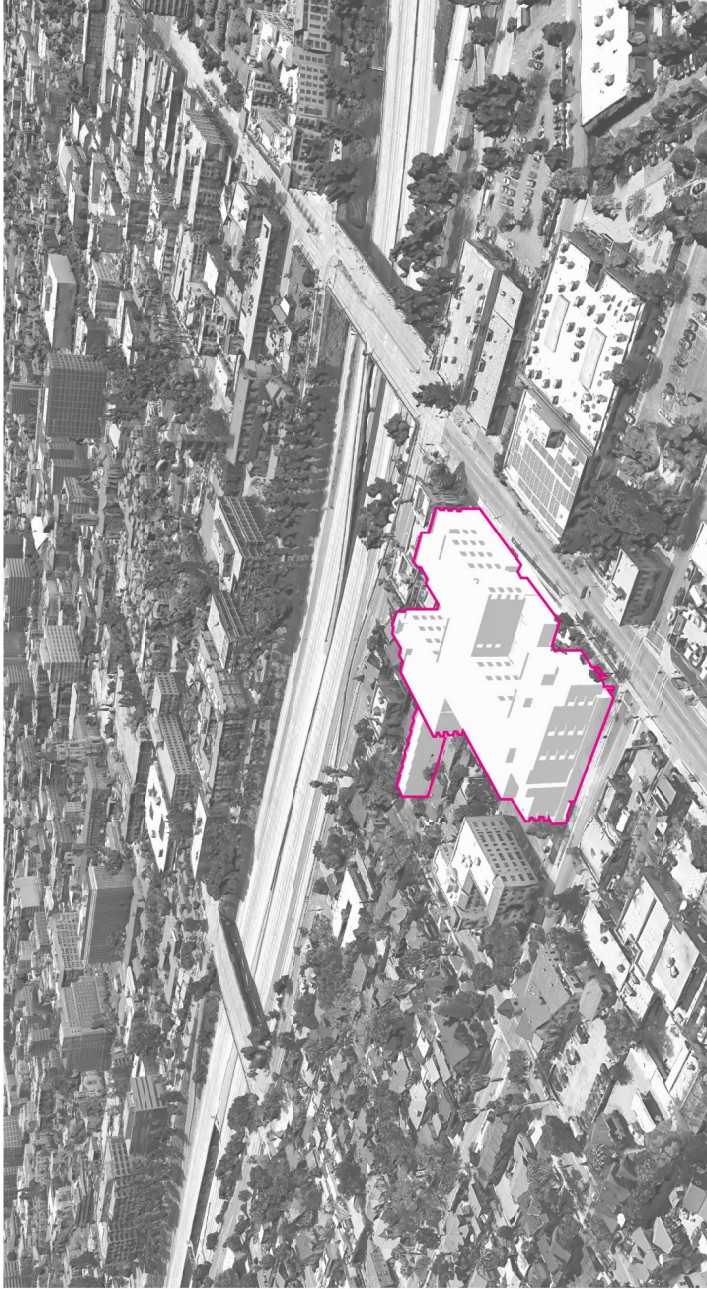
PASADENA, CALIFORNIA

12555 WEST JEFFERSON BLVD.,
SUITE 100
LOS ANGELES, CA 90066
310.394.2623
www.ktgy.com



PREDEVELOPMENT PLAN REVIEW

JULY 12, 2019
#20190256



PROJECT DESCRIPTION

The project site is located at the intersection of Fair Oaks Avenue and Villa Street, 0.5 miles north of the Pasadena Memorial Park Train Station in the Fair Oaks / Orange Grove Specific Plan Area. The existing site is primarily under use by the George L. Throop Co. building material and hardware center and consists of a store building, a series of covered open air storage structures, and open material storage areas. The project proposes a planned development in keeping with the emerging Fair Oaks / Orange Grove Specific Plan update including 65-87 DU/AC base density and four-five stories. The proposed development would include 199 apartment units in a 4-5 story building oriented in a pedestrian friendly manner along Fair Oaks Avenue and 7 townhome units on a portion of the property that connects out to Raymond Avenue to the East. Included as a part of the on-site units are 11% very low affordable units and an additional 5% work force housing.

PROJECT ADDRESS 444 N Fair Oaks Ave
Pasadena, CA 91103

PARCEL ID NUMBER 5725-003-056, 5725-003-903
ZONING DESIGNATION C-3B

PROJECT ADDRESS 425 N Raymond Ave
Pasadena, CA 91103

PARCEL ID NUMBER 5725-003-031
ZONING DESIGNATION RM-12



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2019-0256

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SITE DATA

SITE AREA (SF) 90,977 SF
SITE AREA (AC) 2.09 AC

SITE COVERAGE 63,552 SF (69.8%)
COMBINED FAR 2.63

NUMBER OF UNITS 206 UNITS
SITE DENSITY 98.5 DU/AC*

*Fair Oaks / Orange Grove Specific Plan update recommends 65 - 87 DU/AC
Proposed: 73 DU/AC + 35% state density bonus = 98.5 DU/AC

BUILDING 1 - 4-5 STORY APARTMENTS

SITE AREA 81,035 SF
FAR BUILDING AREA 226,411 SF
FAR 2.79

JUNIOR 1 BEDROOM 40 UNITS (20.1%)
1 BEDROOM 120 UNITS (60.3%)
2 BEDROOM 39 UNITS (19.6%)
TOTAL 199 UNITS

HEIGHT (4-5 STORY) 76'-0" *

*As measured per zoning code from highest point of building to lowest grade adjacent to any portion of building.

BUILDING 1 - PARKING
REQUIRED* 238 SPACES
PROVIDED 238 SPACES

*Per state density bonus parking ratios

BUILDING 2 - 4 STORY TOWNHOUSES

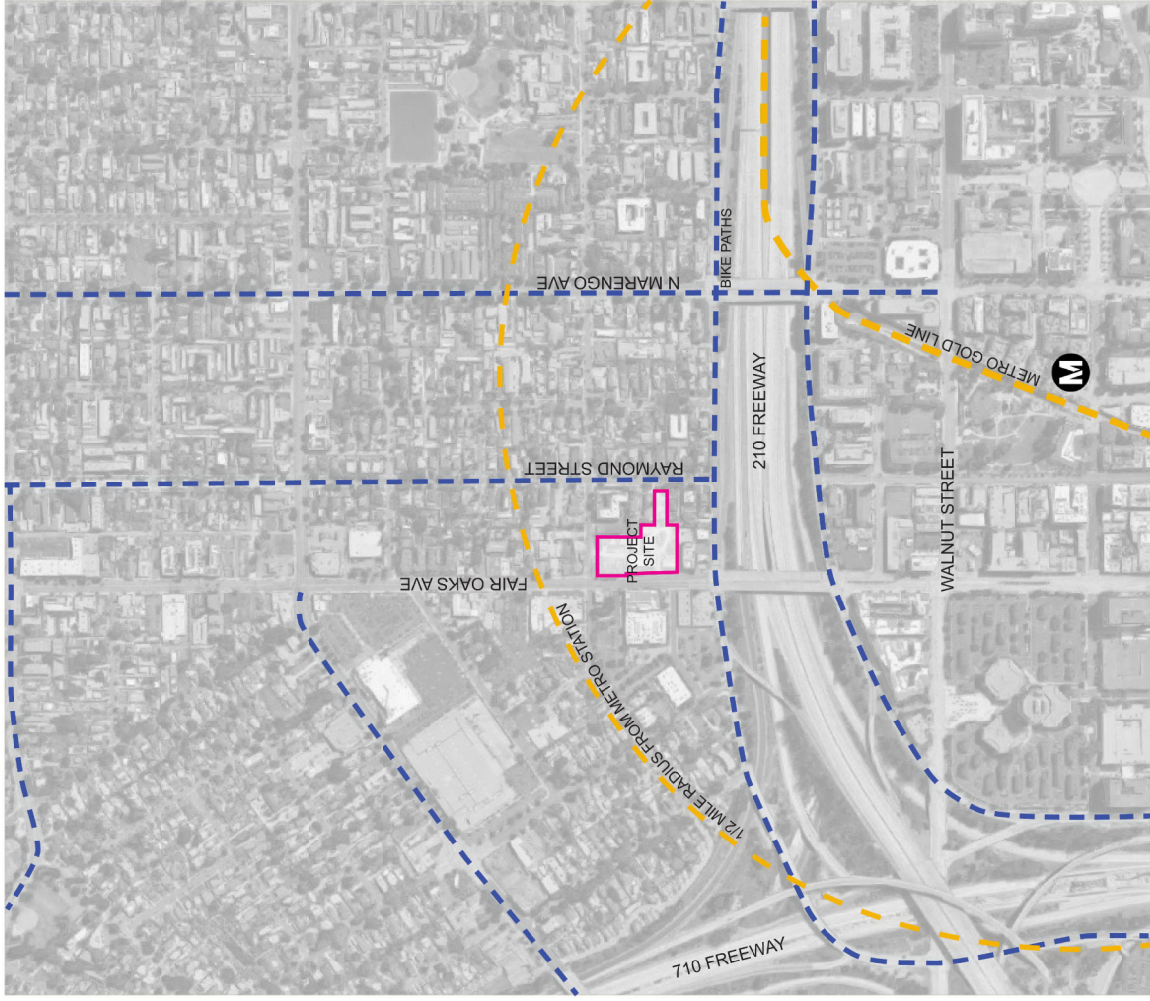
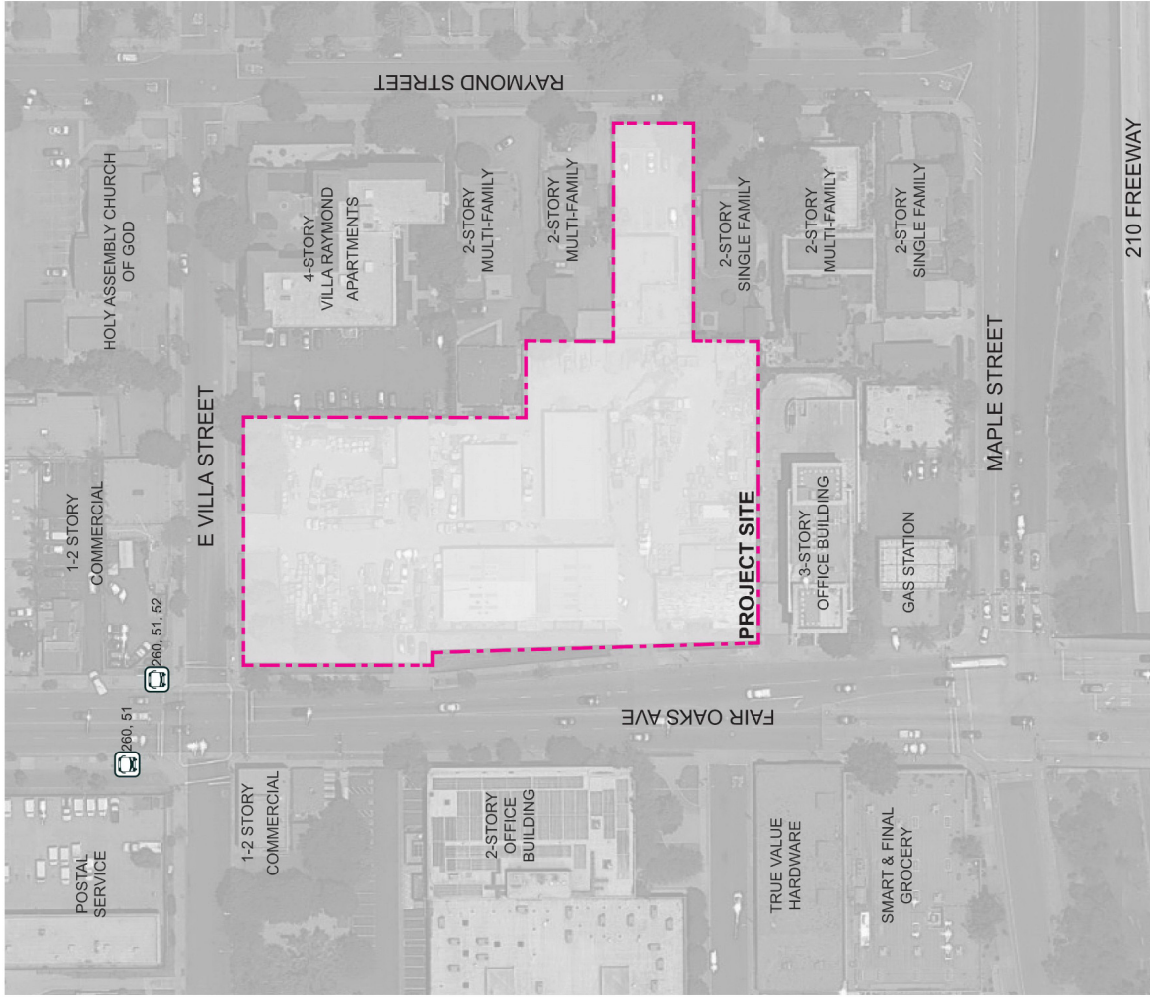
SITE AREA 9,942 SF
FAR BUILDING AREA 12,432 SF
FAR 1.25

2 BEDROOM - 1 CAR 7 UNITS

HEIGHT (4-STORY) 48'-0"

BUILDING 2 - PARKING
RFQ/JIR/FD 14 SPACES
PROVIDED 7 SPACES

PROJECT DESCRIPTION &
DATA SUMMARY





ACCESSOR'S PARCEL MAP

PARCEL OUTLINE

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PREDEVELOPMENT
PLAN REVIEW

NTS

PARCEL OUTLINE

ON SITE HARDWARE STORE



SUBJECT SITE

EAST (STREET) ELEVATION



SUBJECT SITE

SOUTH ELEVATION



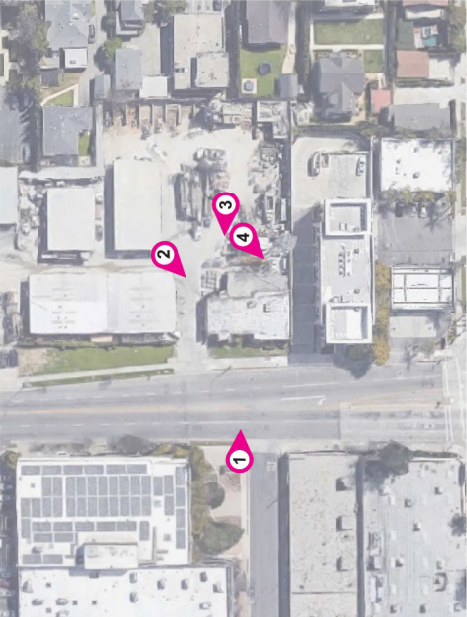
SUBJECT SITE

WEST ELEVATION



SUBJECT SITE

WEST ELEVATION EXTENDED



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**PREDEVELOPMENT
PLAN REVIEW**
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EXISTING SITE PHOTOS

TYPICAL ON SITE COVERED STORAGE



SUBJECT SITE

TYPICAL NORTH ELEVATION



SUBJECT SITE

TYPICAL NORTHWEST VIEW



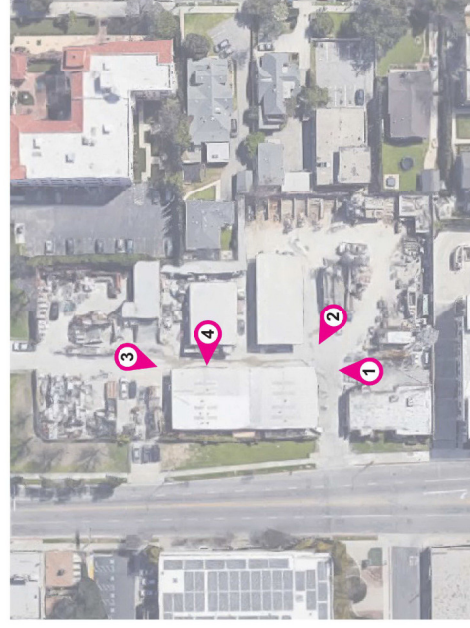
SUBJECT SITE

TYPICAL SOUTHWEST VIEW



SUBJECT SITE

TYPICAL WEST ELEVATION



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EXISTING SITE PHOTOS

ON SITE APARTMENT BUILDING



SUBJECT SITE WEST ELEVATION FROM RAYMOND STREET



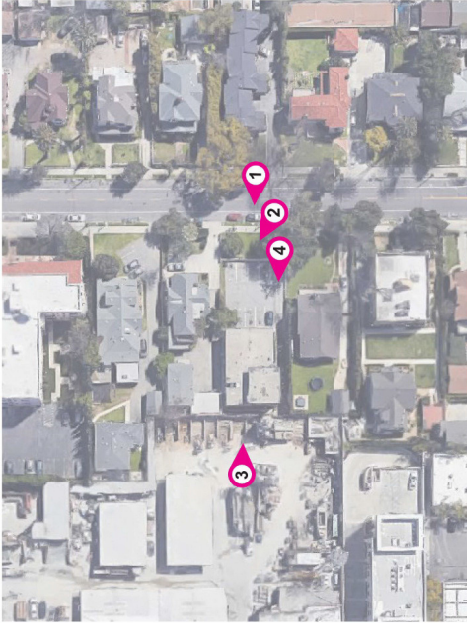
SUBJECT SITE WEST VIEW FROM RAYMOND STREET



SUBJECT SITE EAST VIEW FROM SUBJECT SITE



SUBJECT SITE WEST VIEW FROM RAYMOND STREET



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**PREDEVELOPMENT
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EXISTING SITE PHOTOS

ANGLED VIEWS OF PROJECT SITE



NORTH VIEW FROM CORNER OF MAPLE / FAIR OAKS



WEST VIEW FROM EUREKA STREET



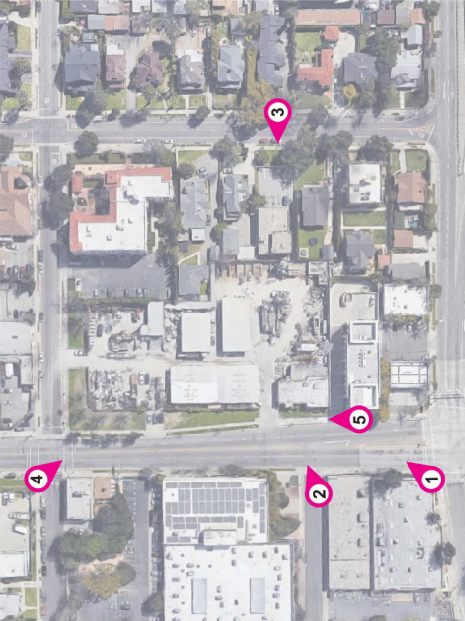
WEST VIEW FROM RAYMOND STREET



SOUTH VIEW FROM CORNER OF VILLA / FAIR OAKS



5 - NORTH VIEW OF FAIR OAKS



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SITE CONTEXT PHOTOS

WEST SIDE OF FAIR OAKS AVE



401 N FAIR OAKS AVE



409 N FAIR OAKS AVE



433 N FAIR OAKS AVE

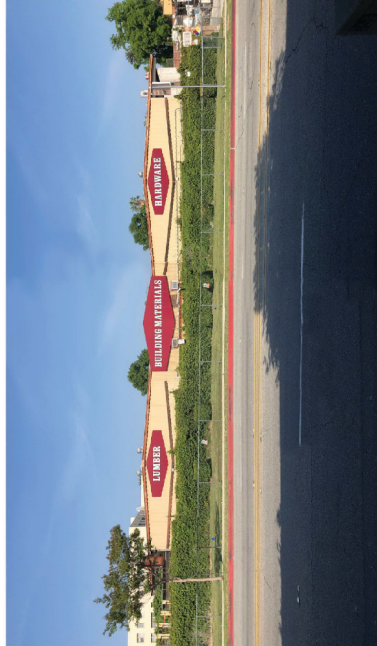


473 N FAIR OAKS AVE

EAST SIDE OF FAIR OAKS AVE



SUBJECT SITE



444 N FAIR OAKS AVE SUBJECT SITE



SUBJECT SITE



418 N FAIR OAKS AVE



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SITE CONTEXT PHOTOS

NORTH SIDE OF VILLA STREET



21 E VILLA STREET



37 E VILLA STREET



55 E VILLA STREET



55 E VILLA STREET

SOUTH SIDE OF VILLA STREET



455 N RAYMOND AVE



455 N RAYMOND AVE



444 N FAIR OAKS AVE



444 N FAIR OAKS AVE



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SITE CONTEXT PHOTOS

WEST SIDE OF RAYMOND SREET



399 N RAYMOND AVE



411-415 N RAYMOND AVE



419 N RAYMOND AVE



425-427 N RAYMOND AVE

SUBJECT SITE

WEST SIDE OF RAYMOND STREET CONTINUED



435 N RAYMOND AVE



447 N RAYMOND AVE



455 N RAYMOND AVE



455 N RAYMOND AVE



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SITE CONTEXT PHOTOS

EAST SIDE OF RAYMOND SREET



472 N RAYMOND AVE



460 N RAYMOND AVE



450 N RAYMOND AVE



427 N RAYMOND AVE

EAST SIDE OF RAYMOND STREET CONTINUED



422 N RAYMOND AVE



404 N RAYMOND AVE



406 N RAYMOND AVE



396 N RAYMOND AVE



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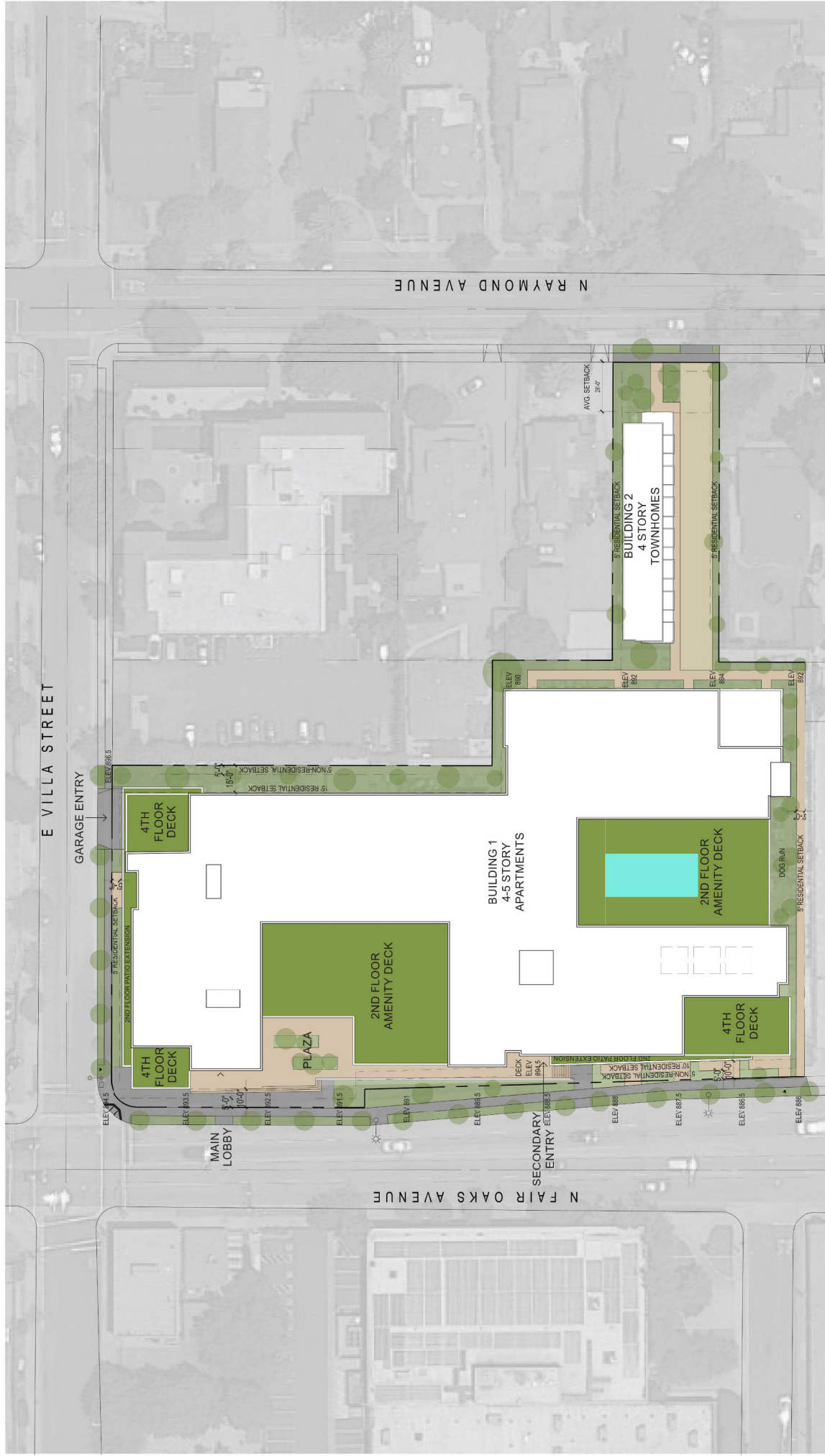


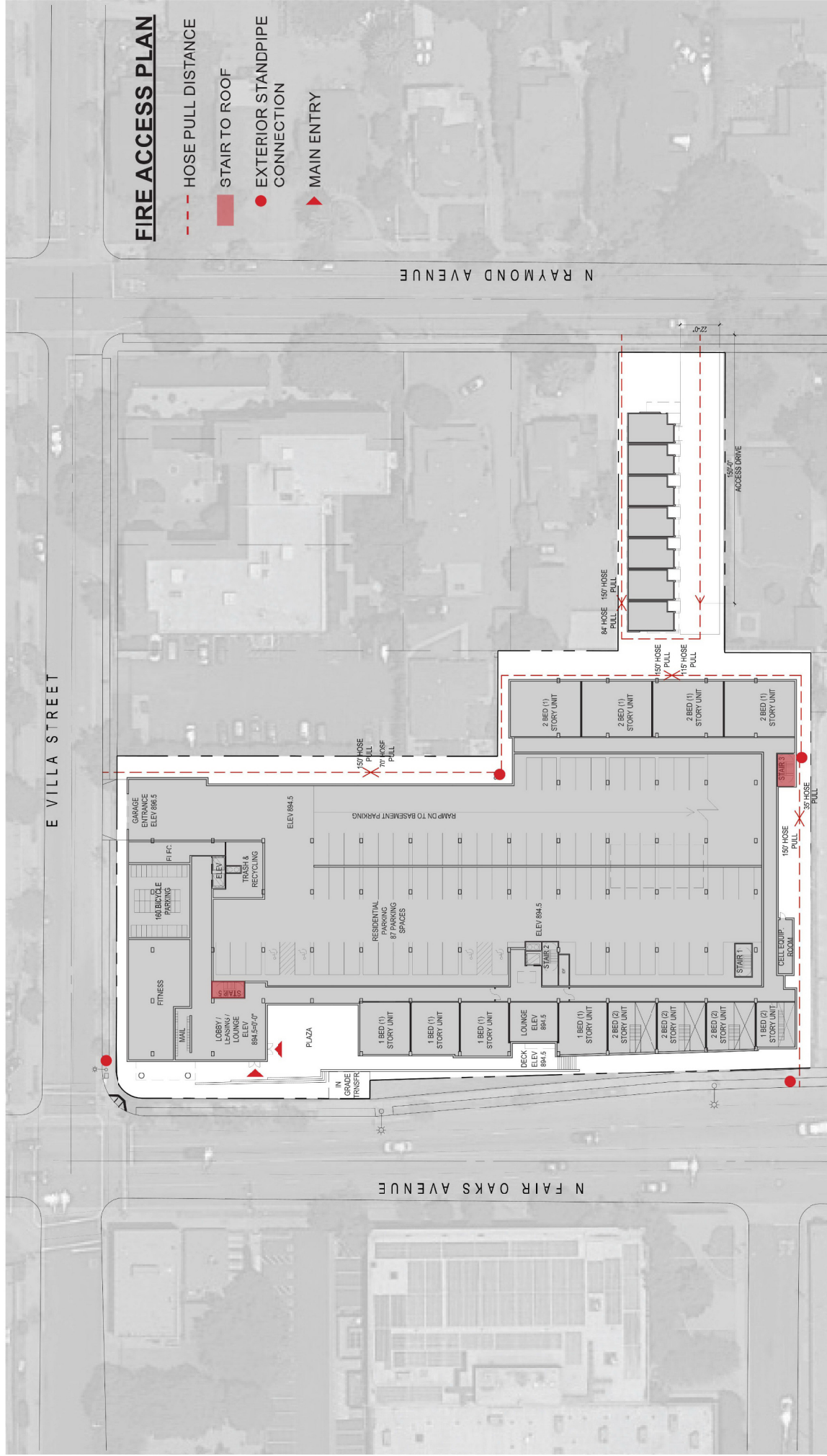
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PREDEVELOPMENT
PLAN REVIEW
JULY 12, 2019

SITE CONTEXT PHOTOS



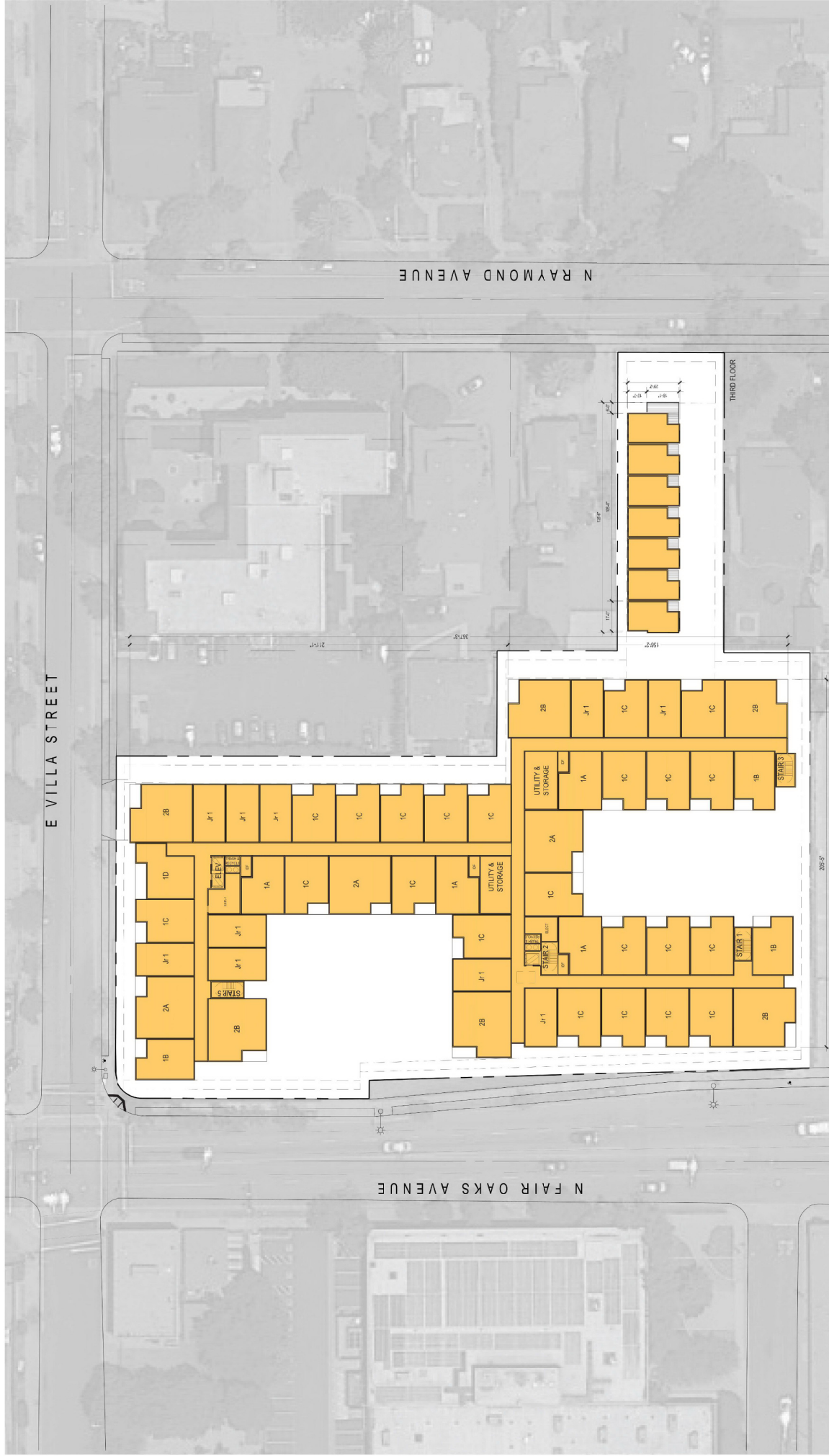












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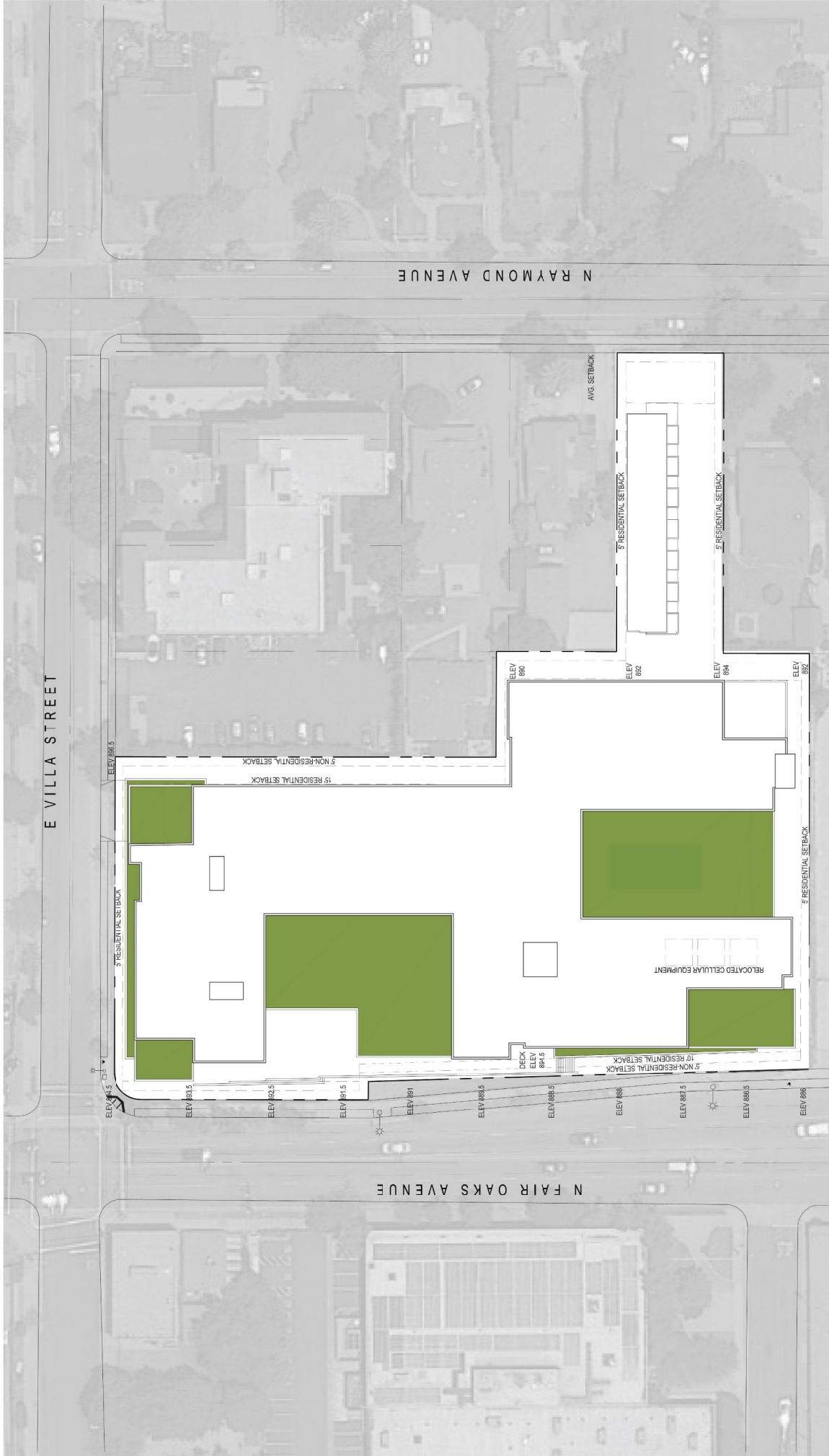
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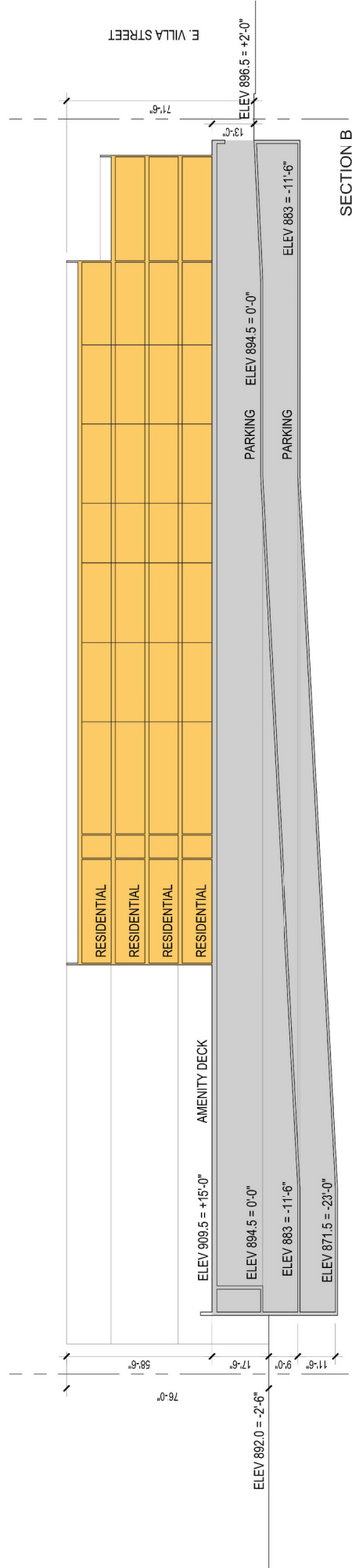
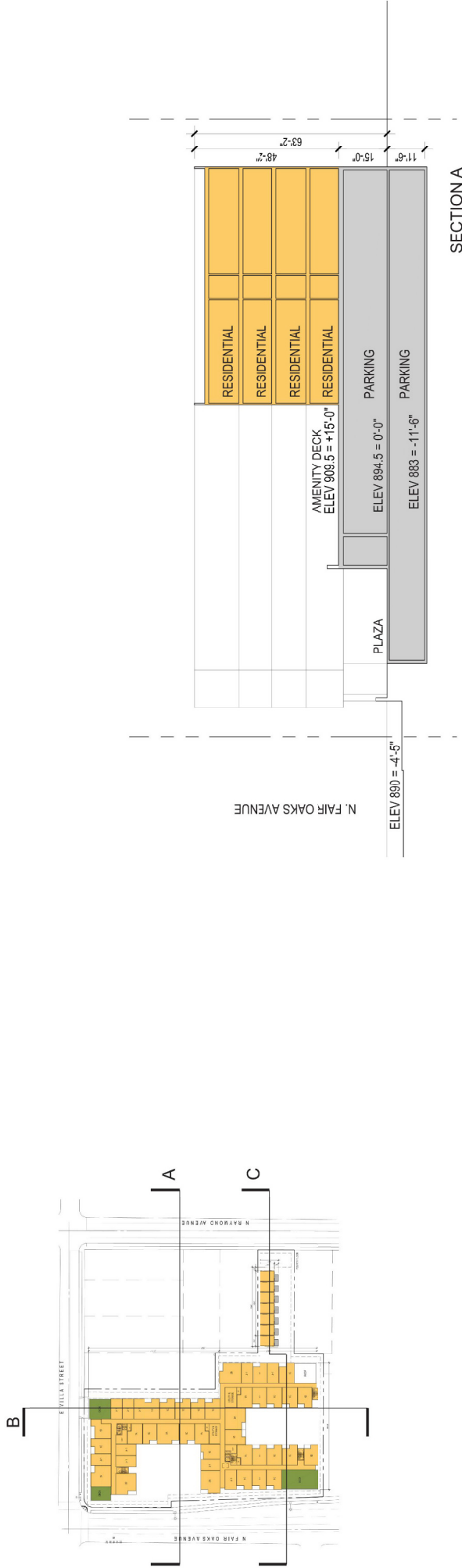
PREDEVELOPMENT
 PLAN REVIEW
 JULY 12, 2019



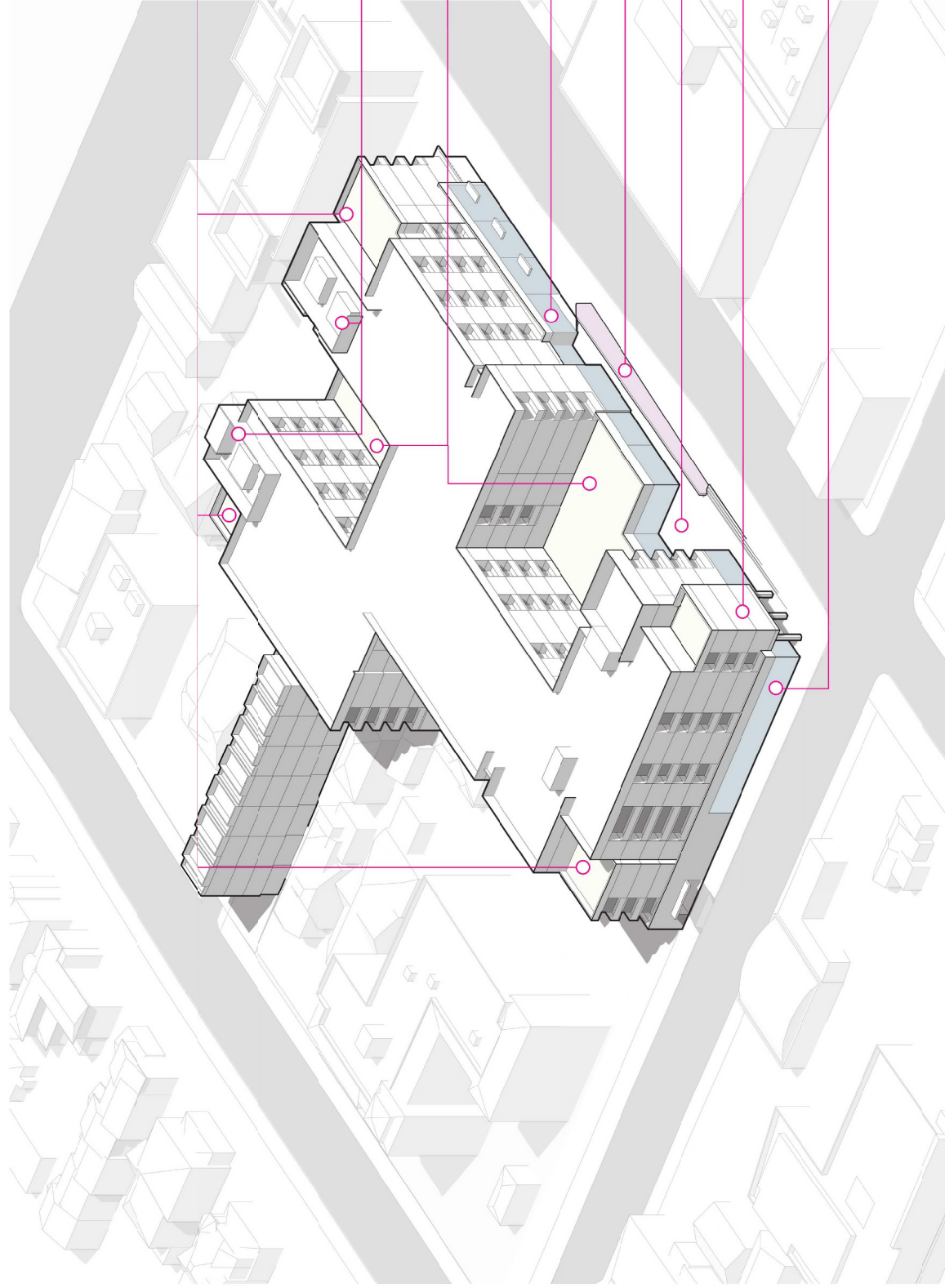
RESIDENTIAL FLOOR PLAN
 THIRD & FOURTH FLOORS











STEP DOWN TO RELATE TO
ADJACENT CONTEXT

RELOCATED CELLULAR
EQUIPMENT WITH INTEGRAL
ARCHITECTURAL SCREENING

AMENITY DECKS OPEN TO
EXTERIOR BREAK DOWN THE
MASSING AND ALLOW OPEN
SPACE

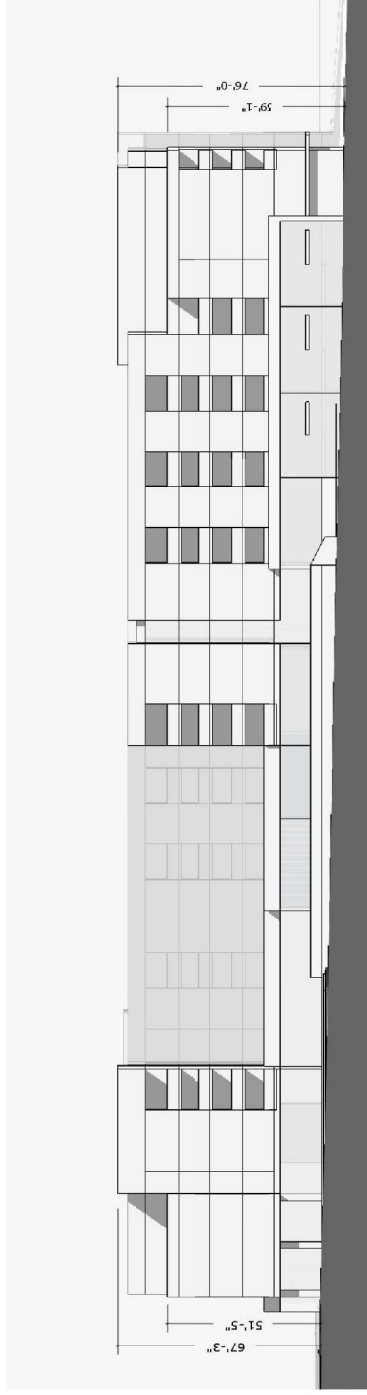
STOREFRONT TRANSPARENCY
AT GROUND FLOOR LOFTS

POTENTIAL PUBLIC ART WALL
ADJACENT TO PEDESTRIANS

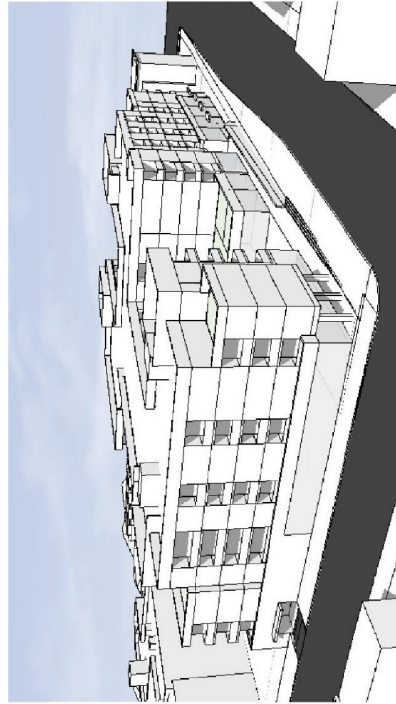
PLAZA SPACE OPENS UP TO
STREET AND LOBBY

DISTINCT CORNER MASSING
TO SYMBOLIZE MAIN ENTRY

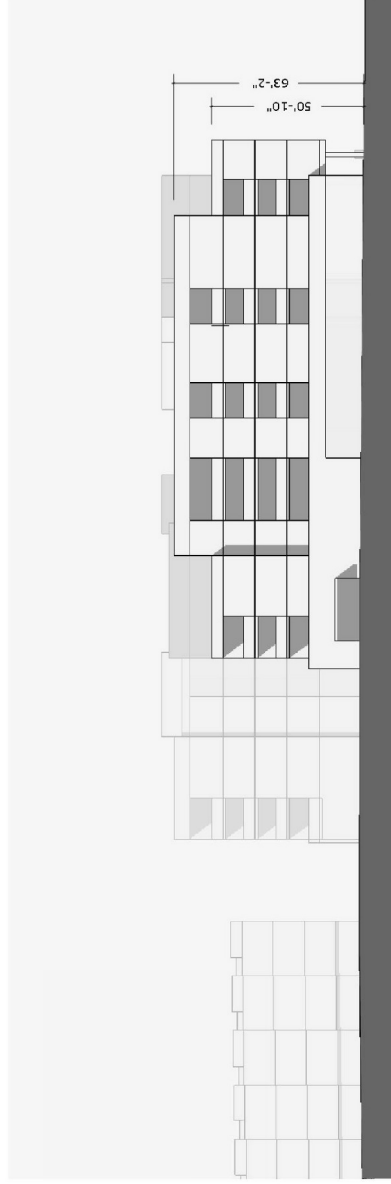
TRANSPARENT CORNER WITH
ACTIVE LOBBY AND AMENITIES



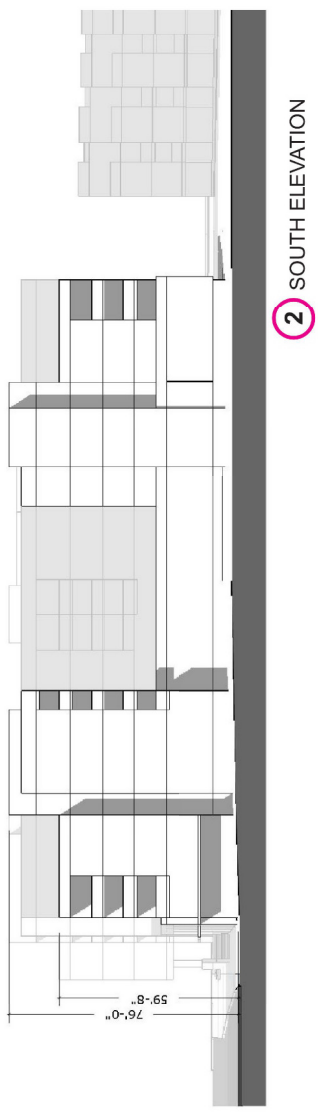
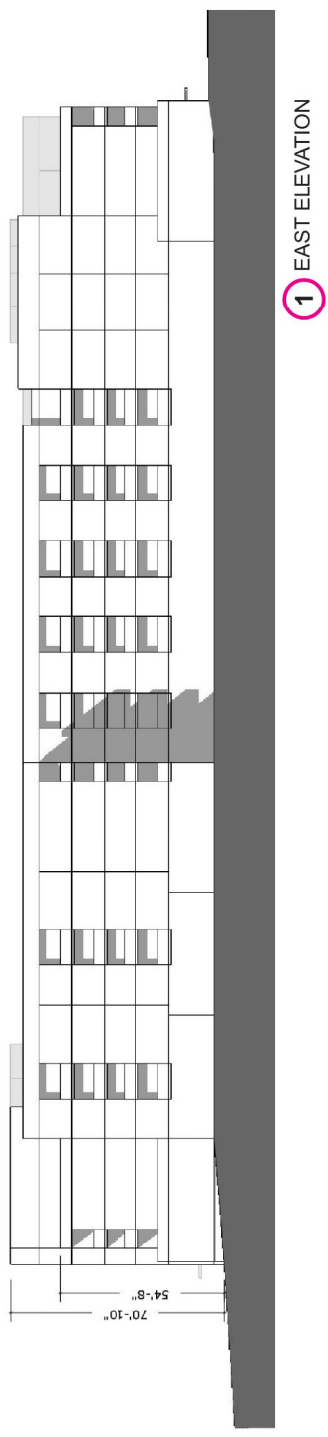
1 WEST ELEVATION

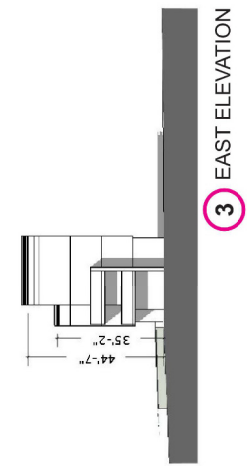
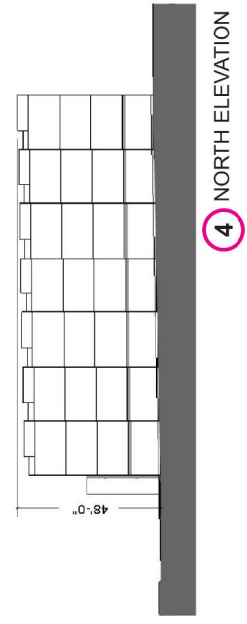
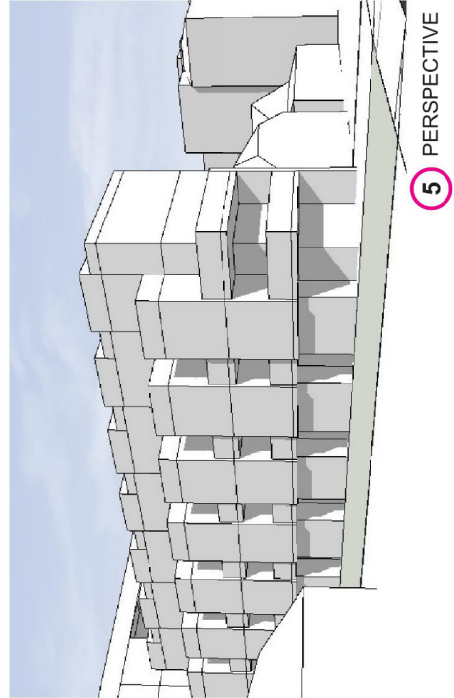
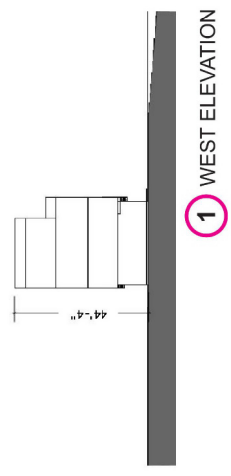
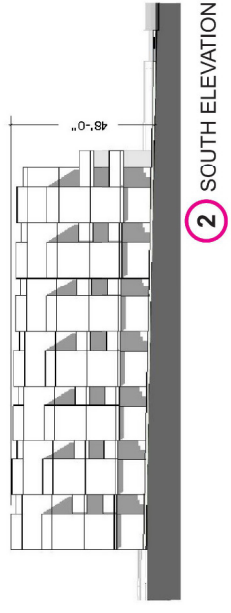


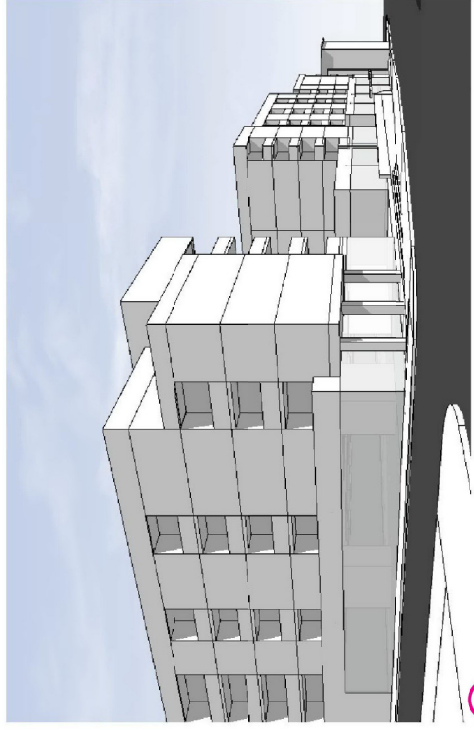
3 PERSPECTIVE



2 NORTH ELEVATION



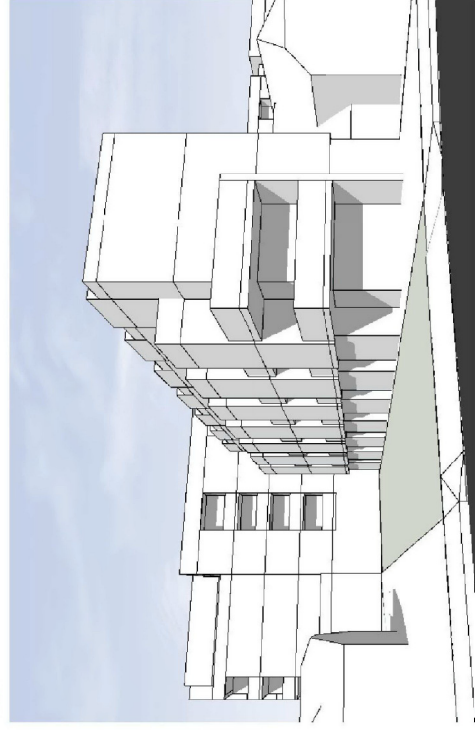




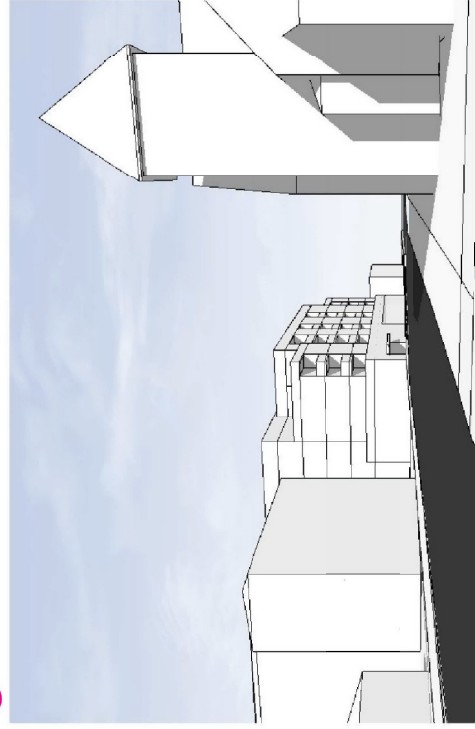
1 VIEW OF LOBBY FROM N FAIR OAKS AVE.



2 VIEW OF N FAIR OAKS AVE.

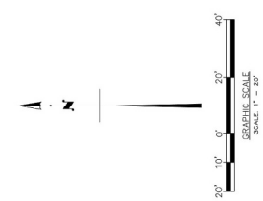


3 VIEW OF TOWNHOUSE UNITS



4 VIEW FROM E. VILLA ST.

OPTION TO REPLACE DETENTION TANKS WITH A 30'X45'X5' WATERPROOF CONCRETE BOX.



AREA 1A:

85TH PERCENTILE STORM - TREATMENT VOLUME: 5,987 CF
PROPOSED TREATMENT SYSTEM: INFILTRATION* - TORRENT
MAXWELL PLUS DRYWELL COMBINED WITH 2'-48" AND
1'-24" 8" DIAMETER CONTECH DETENTION TANKS

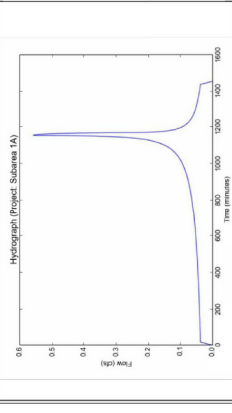
DISTURBED AREA: 0.23 AC
PERCENT IMPERVIOUS: 90%

85TH PERCENTILE STORM - TREATMENT VOLUME: 700 CF
PROPOSED TREATMENT SYSTEM: INFILTRATION* - TORRENT
MAXWELL PLUS DRYWELL COMBINED WITH 1-24",
6" DIAMETER CONTECH DETENTION TANK

LEGEND:



① HYDROCALC SHEET: AREA 1A



File location: W:\SUM140100\ENG\RD\DOCS\UG\Project - Sujana 1A-prelim.pdf
Version: HydroCalc 1.0.2

Input Parameters	Physical
Subarea ID	Subarea 1A
Area (ac)	1.86
Length (ft)	100.0
Flow Path Length (ft)	100.0
85th Percentile Channel Depth (in)	0.96
Percent Impervious	0
Design Storm Frequency	85th percentile storm
Flow Factor	True
LID	True

Output Results		
Peak Intensity (in/hr)		1.03
Unweighted Runoff Coefficient (Cu)		0.3457
Weighted Runoff Coefficient (Cu)		0.68
Time of Concentration (min)		17.0
Clear Peak Flow Rate (cfs)		0.5582
Burned Peak Flow Rate (cfs)		0.5582
24-Hr Clear Runoff Volume (ac-ft)		1.1374
24-Hr Clear Runoff Volume (cu-ft)		5986.51

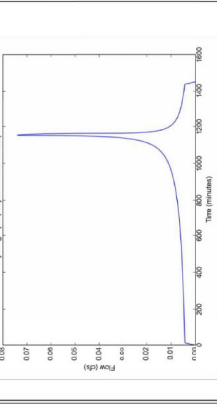
Hydrograph (Project: Subarea 1A)

File location: W:\15LUM142102\ENGR\DOCS\UID\Project - Sujana 2B.pdf
Version: HydroCalc 1.0.2

Input Parameters	Projected
Subarea ID	Subarea 2D
Area (ac)	0.23
Length (ft)	100
Flow Path Slope (feet/ft)	0.014
85th Percentile Rainfall	1.03
Percent Impervious	0.9
Design Storm Frequency	Design Storm Frequency
Fire Factor	85th percentile storm
LID	True

Output Results		
Modeled (85th percentile storm)	Rainfall Depth (in)	1.03
Peak Intensity (in/hr)		0.3922
Time of Peak Intensity (min)	Runoff Coefficient (Cu)	0.82
Developed Runoff Coefficient (Cd)		1.80
Time of Concentration (min)		0.074
Clear Peak Flow Rate (cfs)		0.074
Burned Peak Flow Rate (cfs)		0.074
24-Hr Clear Runoff Volume (ac-ft)		0.0161
24-Hr Clear Runoff Volume (cu-ft)		699.330

Hydrograph (Project: Subarea 2B)



② HYDROCALC SHEET: AREA 2B