

Agenda Report

TO: CITY COUNCIL

DATE: NOVEMBER 13, 2006

FROM: CYNTHIA J. KURTZ, CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR A MIXED USE PROJECT –
HOTEL / CONDOMINIUMS / RETAIL & RESTAURANT AT 25 WEST
WALNUT STREET

RECOMMENDATION

This report is for information only.

BACKGROUND

This project summary is being presented to the City Council per Preliminary Plan Review (PPR) guidelines, which call for staff to present projects of community-wide significance to the City Council for informational purposes. The applicant, David Golkar, has submitted an application for a six-story mixed-use project consisting of a hotel, condominium, and retail/restaurant at 25 West Walnut – northwest corner of Walnut Street and Fair Oaks Avenue.

PROJECT DESCRIPTION

The project site is a 2.63 acre site bounded by Walnut Street on the south, Fair Oaks Avenue on the east, and Corson Street on the north. The site is comprised of two existing parcels at 233 North Fair Oaks Avenue and 25 West Walnut Street. 233 North Fair Oaks contains a 2-story office building and 25 West Walnut Street contains the Pasadena Athletic Club, five condominium units and 12 apartments. Both buildings are proposed to be demolished.

The proposed project is a six-story mixed use project. On the east side of the project – facing Fair Oaks Avenue and Corson Street is a 200-room hotel. The west side of the project is 122 condominium units. The project also includes about 15,500 square feet of

retail and restaurant. The project proposes 655 total parking spaces in three subterranean parking levels.

The condominium units include 95 one-bedroom units, 21 three-bedroom units, and 6 five-bedroom units. The project does not include affordable housing units and proposes to pay the in-lieu fee.

The Central District Specific Plan allows a floor area ratio (FAR) of up to 2.25 in this area which would allow a total of 257,767 square feet. The project requests a FAR bonus of 10% resulting in a total of 284,116 square feet. The FAR bonus is a provision of the Central District Specific Plan that allows the Planning Commission to grant up to 10% additional floor area if the additional floor area is necessary to achieve a economically feasible development and meets unique circumstances such as unusual parcel size and configuration, facilitates the preservation of a historic structure, sets aside publicly accessible outdoor space, or provides affordable housing.

The Central District Specific Plan allows a height of up to 60 feet. The project proposes to use height averaging with the average height of the building at 60 feet. A portion of the building will be at to 75 feet and other portions of the building will be lower than 60 feet. The height averaging is subject to approval by the Design Commission and they must find that it results in a superior design solution.

REVIEW OF DISCRETIONARY ACTIONS

The purpose of the PPR process is to identify site-specific requirements from the various City departments to give applicants direction regarding their projects. This report is not intended to represent a staff recommendation. Staff reviewed the proposed project and determined that the following actions would be necessary:

Environmental Review: The California Environmental Quality Act (CEQA) review of the project will address traffic, air quality, aesthetics, historic preservation, and other issues. A full traffic impact and parking analysis study will be prepared for the project.

Floor Area Ratio bonus: The Planning Commission will review the application for a floor area ratio bonus of 10%.

Conditional Use Permits: The project will require several conditional use permits for a project over 25,000 square feet, hotel use, project over 15,000 square feet in a Transit-Oriented Development District, and valet parking. Because this project is also requesting an FAR bonus, the conditional use permits will be heard concurrently with that request by the Planning Commission.

Design Review: The project requires design review, with the Design Commission being the reviewing authority. Design Review is a 3-4 step process: 1) Preliminary meeting with staff; 2) Concept (schematic-level) design review; and 3) Final Design Review. The

Design Commission has the option of requiring a 50% advisory review between concept and final review. The Design Commission will also review the application for height averaging.

Timeline: The following timeline outlines the major steps in the process:

Date	Activity
November 6, 2006	Preliminary Plan Review presentation to City Council
November / December 2006	Preparation of Traffic Study and Initial Environmental Study and determination of environmental decision required
January 2007	If Environmental Impact Report (EIR) not required, Planning Commission public hearing on the FAR bonus request and conditional use permits
February 2007	Design Commission – Concept Design Review and Review of Height Averaging
Spring 2007	50% Design Review
Summer 2007	Final Design Review

FISCAL IMPACT

The applicant will be required to pay a fee for the conditional use permits and design review, which covers staff time. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.

Respectfully submitted,


 CYNTHIA J. KURTZ
 CITY MANAGER

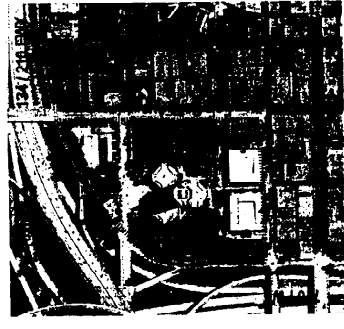
Prepared by:


 Laura F. Dahl
 Senior Planner

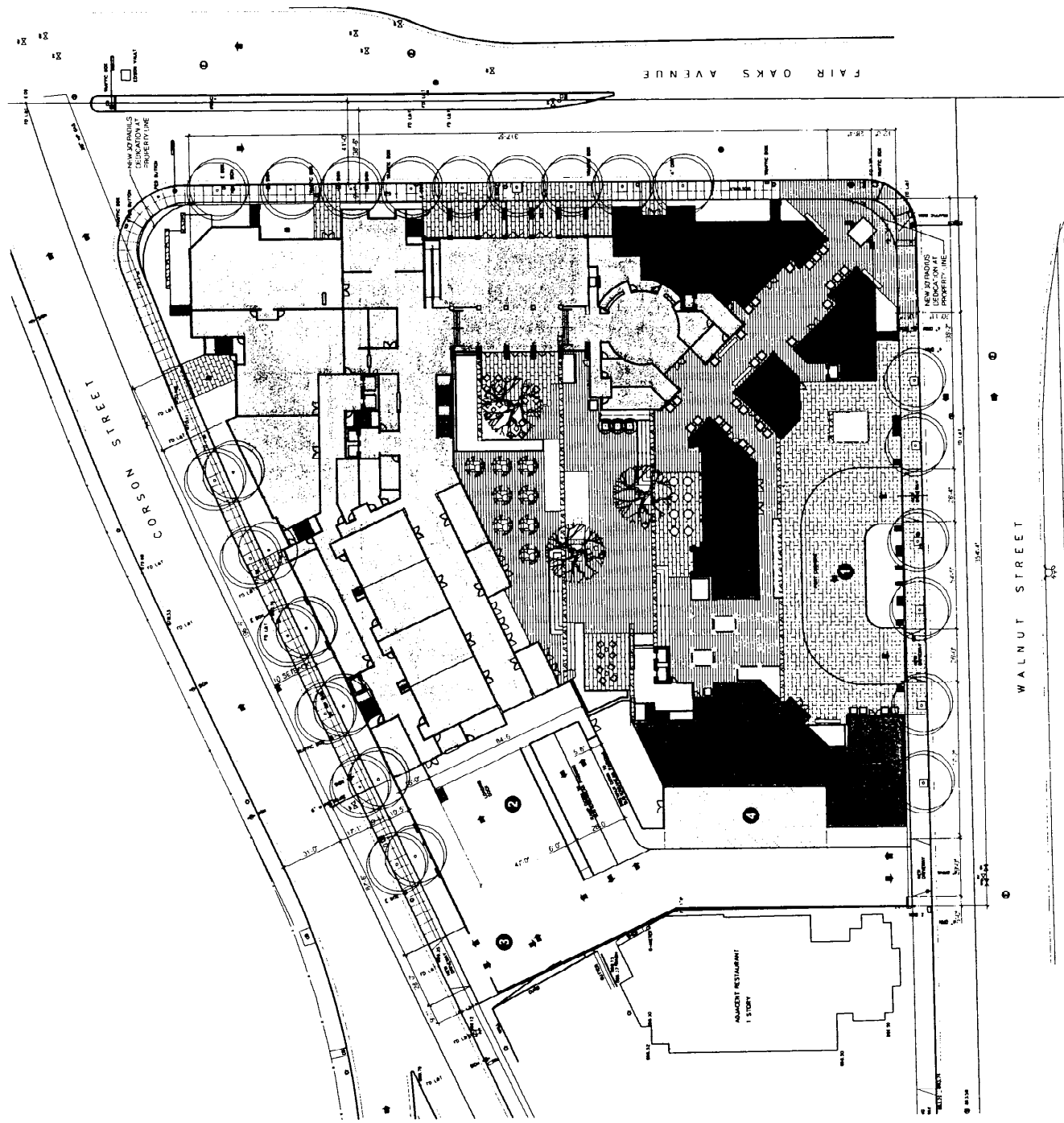
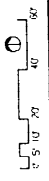
Approved by:


 Richard J. Bruckner
 Director of Planning and Development

- KEYNOTES**
- 1 Drop Off
 - 2 Loading Dock
 - 3 Service Drive
 - 4 Residential Loading Zone



12/17/20 ENV
Vicinity Map



WALNUT & FAIR OAKS MIXED USE 25 WEST WALNUT
PASADENA CALIFORNIA

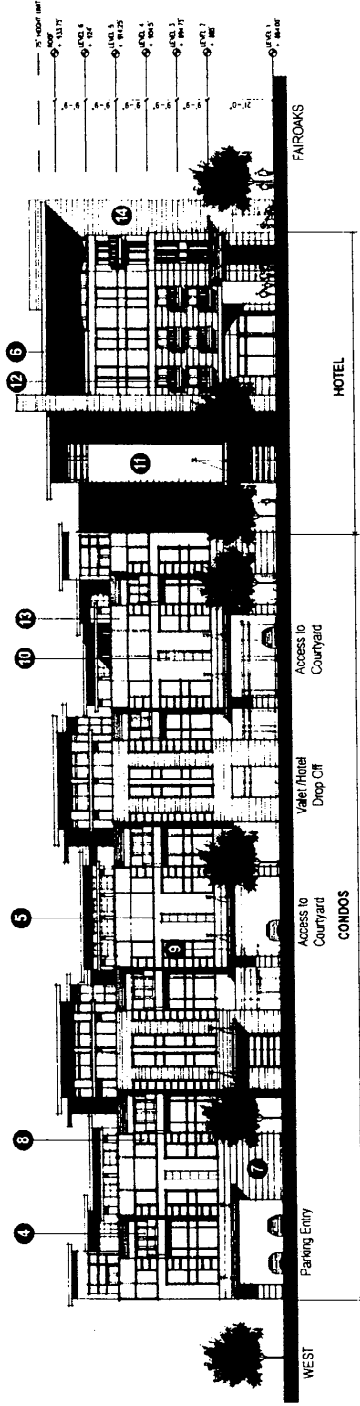
DAVID GOLKAR

Site Plan
3.0

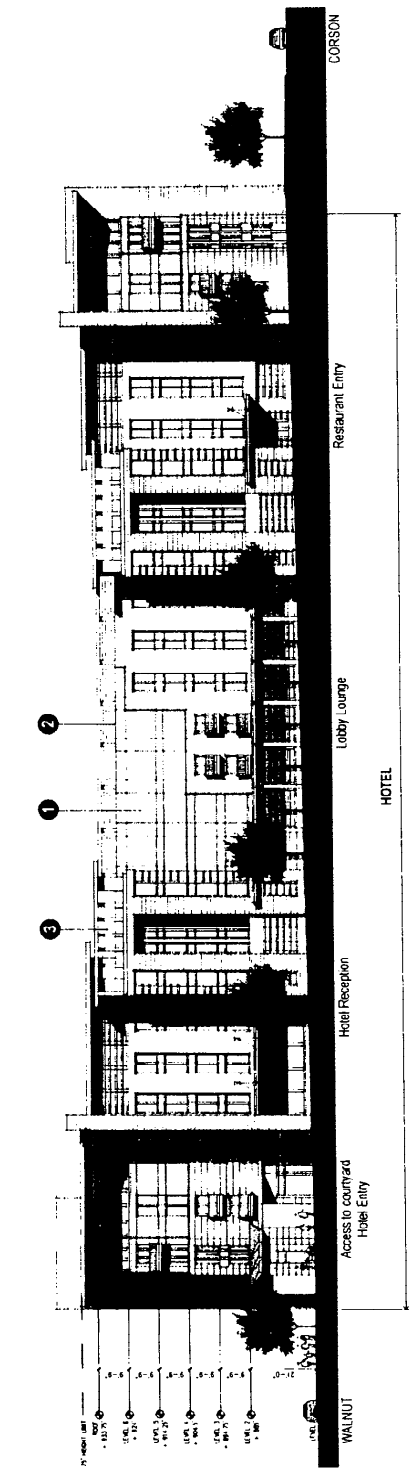


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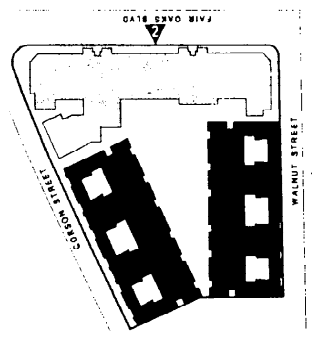
- 1 Glass curtain wall system
- 2 Pool deck
- 3 Lounge bar deck
- 4 Glass rail
- 5 Decorative metal trellis
- 6 Metal roof canopy
- 7 Smooth cut stone base
- 8 Metal framed glass windows
- 9 Metal & glass canopy
- 10 Decorative glass tile
- 11 Smooth plaster
- 12 Decorative metal railing
- 13 Metal wall panel system
- 14 Dry stack natural stone



**1 Elevation - South
Walnut**



**2 Elevation - East
Fair Oaks**



KEY PLAN



**WALNUT & FAIR OAKS MIXED USE 25 WEST WALNUT
PASADENA CALIFORNIA**

DAVID GOLKAR

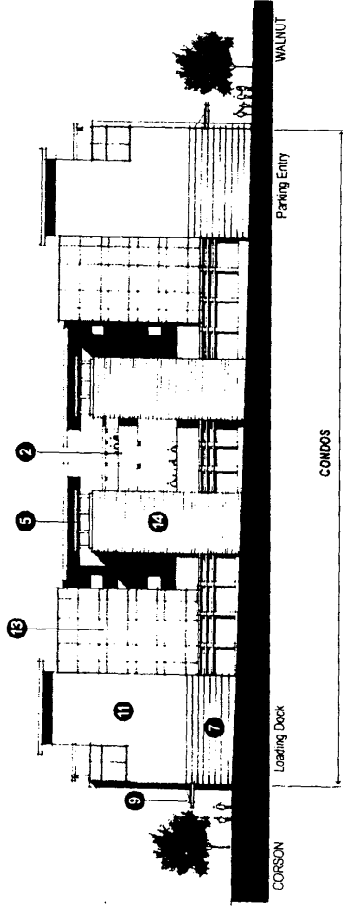
**Elevations
East & South**

5.1

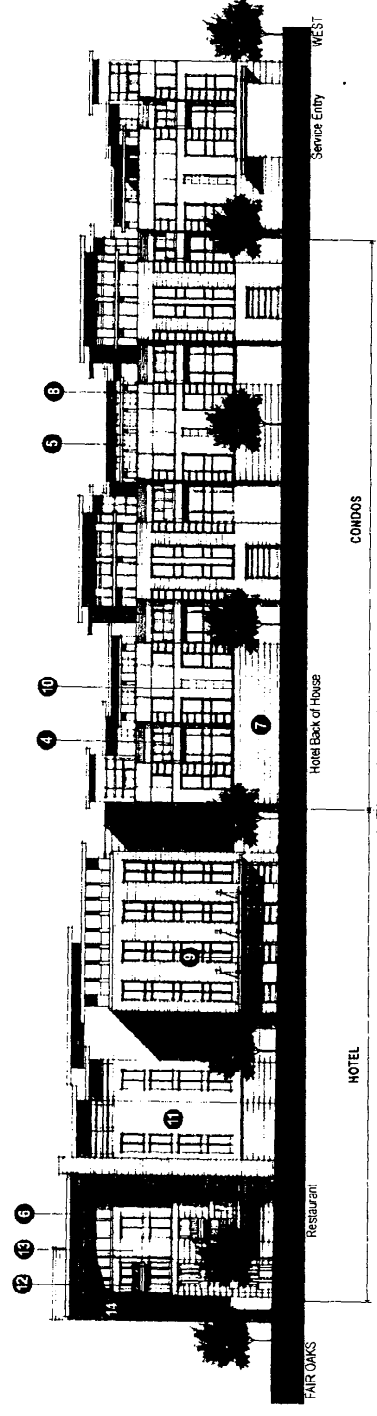


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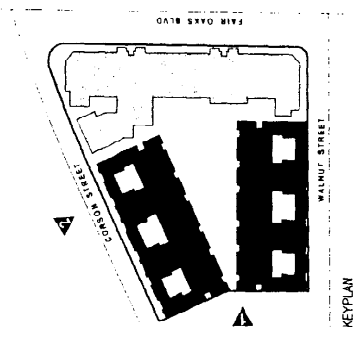
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1 Elevation - West



2 Elevation - North
Corson



KEYPLAN

WALNUT & FAIR OAKS MIXED USE 25 WEST WALNUT
PASADENA CALIFORNIA

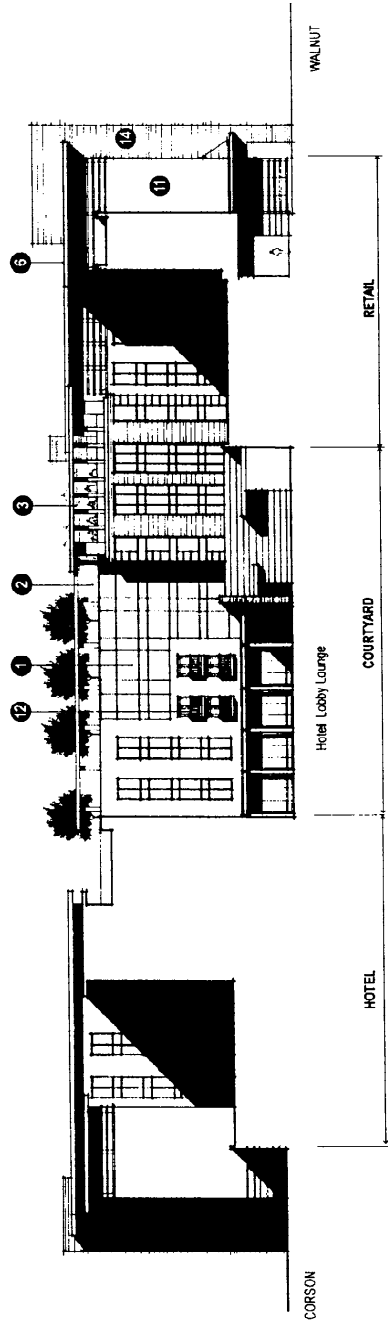
DAVID GOLKAR



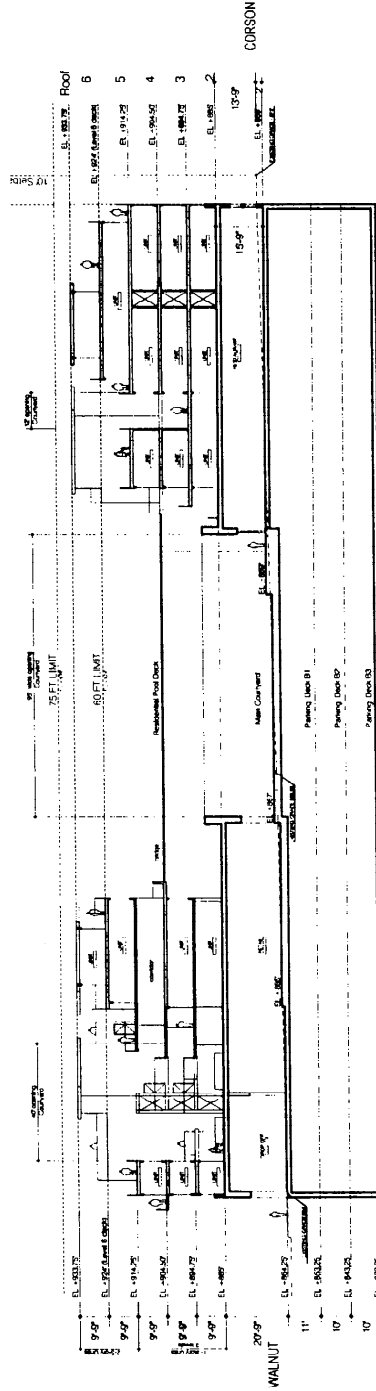
Elevations
North & West

KEYNOTES

- 1 Glass curtain wall system
- 2 Pool deck
- 3 Lounge bar deck
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Section/Elevation A
Courtyard



KEYPLAN

Section B
North South

WALNUT & FAIR OAKS MIXED USE 25 WEST WALNUT
PASADENA CALIFORNIA

DAVID GOLKAR



Section/Elevation

5.3