

Attachment I
Application materials (plans, elevations, applications)



PASADENA PERMIT CENTER

www.cityofpasadena.net/permitcenter

MASTER APPLICATION FORM

Project Address: 880 East Colorado Boulevard, Pasadena, CA
Project Name: Colorado at Lake (formerly Mentor and Colorado)
Project Description: (Please describe demolitions, alterations and any new construction)
 Demo of two lvl parking structure & a portion of single-story retail. Renovation of an ex. hotel bldg. & storefront facing Colo. Blvd.. New construction of a mixed-use bldg. w/ 5 lvls underground parking & hotel addition & above grade parking.
Zoning Designation: CD5-AD2 **General Plan Designation:** Central District Specific Plan

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Randy Soewers, RTKL

Telephone: [X] 213-633-1110

Address: 333 South Hope Street C-200

Fax: [X] 213-633-6060

City Los Angeles State: CA Zip: 90071

Email: rsoewers@rtkl.com

CONTACT PERSON: Kin Hui

Telephone: [X] 626-566-1881

Address: 25 E. Foothill Blvd, Second Floor

Fax: [X] 626-566-1887

City Arcadia State: CA Zip: 91006

Email: khui@sinpoligroup.com

PROPERTY OWNER NAME: ~~STANLEY L. ROSE~~ Park Place

Telephone: []

Address: 25 E. Foothill Blvd., Second Floor Commercial, LP.

Fax: []

City Arcadia State: CA Zip: 91006

Email:

TYPE OF CITY REVIEW AND APPROVALS REQUIRED:

Mark clearly the type of approval required in the space provided below:

<input type="checkbox"/> PREAPPLICATION CONFERENCE	<input type="checkbox"/> ADJUSTMENT PERMIT	<input type="checkbox"/> HILLSIDE DEVELOPMENT PERMIT
<input type="checkbox"/> PRELIMINARY PLAN CHECK	<input type="checkbox"/> ZONE CHANGE	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> DESIGN REVIEW	<input type="checkbox"/> CERTIFICATE OF EXCEPTION	<input type="checkbox"/> MINOR VARIANCE
<input type="checkbox"/> GENERAL PLAN AMENDMENT	<input type="checkbox"/> TENTATIVE PARCEL MAP	<input type="checkbox"/> SIGN EXCEPTION
<input type="checkbox"/> MASTER DEVELOPMENT PLAN	<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT	<input checked="" type="checkbox"/> TREE REMOVAL
<input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS	<input checked="" type="checkbox"/> MINOR CUP	<input type="checkbox"/> DEVELOPMENT AGMT.
<input type="checkbox"/> LANDMARK DESIGNATION	<input type="checkbox"/> DENSITY BONUS	<input type="checkbox"/> OTHER:

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: _____ **Date:** _____

For Office Use Only

PLN # 2006-00015 CASE # CUP # 5209 PRJ
 DESCRIPTION Col-Lake Proj. DATE APPLICATION ACCEPTED: 7/26/09
 DATE APPLICATION /SUBMITTALS RECEIVED: APPLICATION FEES \$18,084 RECEIVED BY: JRS
 HISTORIC ARCHITECTURAL RESEARCH REQUIRED? YES NO PUBLIC ARTS FEE REQUIRED? YES NO APPLICATION FEES \$

revised application received 9/13/10

MAP -- Combined Master Application Rev 10/13/05



SUPPLEMENT TO MASTER APPLICATION FORM ENVIRONMENTAL ASSESSMENT

EXISTING PROPERTY INFORMATION:

This section of the Environmental Assessment is for information regarding the Existing property only.

**Your application is complete when all attached supplemental applications are completed and submitted. The case manager will notify you if any additional items or reviews are necessary.*

Assessor Parcel Number(s): _____

Square Footage of Property: 85,136.25 Average slope of land if over 15% n/a

Surrounding Land Uses:

North: Commercial/Retail/Restaurant East: Retail/Commercial

South: Commercial/Restaurant West: Commercial

EXISTING BUILDING(S)	BUILDING A	BUILDING B	BUILDING C	BUILDING D
Total gross square footage	65,750 SF	11,011 SF	13,284 SF	24,885 SF
Total commercial gross square footage	65,750 SF	11,011 SF	13,284 SF	18,085
Total residential gross square footage	0	0	0	0
Year built	1926	1926/1927	1940 +/-	1970+/-
Building footprint in square feet	9,208	11,011	6642	8826
Open space / landscaping square footage	2,419	0	0	Unknown
Paving square footage	2,458	5,633	0	unknown
Number of parking spaces	0	36	Parking Structur	50
Height of building in feet	75'	20'	14'	20'
Number of stories	7	1	2	2
Number of housing units	n/a	n/a	n/a	n/a
Square feet to be demolished	541 SF	11,011 SF	13,284 SF	24,885 SF
Number of covenanted affordable units demolished	n/a	n/a	n/a	n/a
Number of housing units demolished	n/a	n/a	n/a	n/a
Number of hotel / motel rooms to be demolished	n/a	n/a	n/a	n/a
To be altered? (yes / no)	n/a	n/a	n/a	n/a
To be relocated? (yes / no)	n/a	n/a	n/a	n/a
Un reinforced masonry? (yes / no)	No	Yes	Yes	Unknown
Type of use (i.e. residential, commercial, mixed uses, etc.)	Sr. Residential	Retail/Rest.	Parking Garage	Commercial

** Continue to Proposed Information Section*

ADDRESS OF LOCATIONS OF EXISTING BUILDINGS:

Building A: 940 -942 East Colorado Blvd, 19-25 South Mentor Ave (Constance Hotel)

Building B: 908-938 East Colorado Blvd. (Retail facing Colorado Blvd.)

Building C: N/A (Parking Structure)

Building D: Corner of Colorado Blvd. and Lake Ave. (Bank of America Building)



SUPPLEMENT TO MASTER APPLICATION FORM ENVIRONMENTAL ASSESSMENT

PROPOSED PROJECT INFORMATION:

This section of the Environmental Assessment is for information regarding the Proposed project only.

Estimated Valuation: \$11M (1), \$20M (2)

Explain if the project is located in a geological hazard area (i.e. hillside area, Seismic fault, erosive soils): N/A

Amount of grading proposed:

Cut:

Fill:

Balance:

Imported:

Exported:

Type of development (single family residence, apartments, condominiums, commercial, industrial, institutional): Mixed Use

Total housing units: 5 Is this an affordable Housing Project? ☐ yes ☒ no # of affordable units: _____

Proposed Energy Types: ☐ All electrical ☒ Electric Kitchen ☒ Electric HVAC ☒ Gas kitchen

PROPOSED BUILDING(S)	BUILDING A	BUILDING B	BUILDING C	BUILDING D
Total gross square footage	see attached	see attached		
Total commercial gross square footage				
Total residential gross square footage				
Building footprint in square feet				
Open space square footage				
Landscaping square footage				
Height of building in feet				
Number of stories				
Number of parking spaces				
Number of housing units				
Number of bedrooms				
Hotel / motel number of rooms				
Hours of operation				
Number of employees				
Square feet of restaurant seating area				
Number of fixed seats (restaurant)				
Number of hotel / motel rooms to be demolished				
UBC occupancy group				
UBC construction type				
Fire sprinklers? yes / no				
Type of use (i.e. residential, commercial, mixed uses, etc.)				

* If there are additional buildings on the site, please attach a separate sheet with the above information for each building.

ATTACH AN EXPLANATION of any questions answered with yes.

- ☐ yes ☐ no Is this a phased project?
- ☐ yes ☐ no Will there be demolition or removal of any structure of any age?
- ☐ yes ☐ no Will there be any alteration of any existing structure?



PASADENA PERMIT CENTER

www.cityofpasadena.net/permitcenter

**SUPPLEMENT TO MASTER APPLICATION FORM
ENVIRONMENTAL ASSESSMENT**

INCLUSIONARY HOUSING:

(If project includes 10 or more residential units):

Project type:

___ Ownership (for sale) → For Sale Subarea _____
___ Rental → For Rental Subarea _____
___ Combination (sale / rental) → For Sale Subarea _____ For Rental Subarea _____

Net Residential floor area (habital space) of the project in square feet:

Rental units: _____ square feet

For sale units: _____ square feet

Total number of units proposed: _____

Number of inclusionary units required: _____

Number of inclusionary units proposed: _____

Residential Units Mix:

# Bedrooms	Total # Units	# Units on Site	# Units off Site	# Market Rate Units	# Very Low Income Units	# Low Income Units	# Moderate Income Units
Studio							
1							
2							
3							
4							
5							

Alternatives selected: (if 'yes' is selected, provide information in second part)

☐ **yes** ☐ **no** On-site development → Inclusionary Units Provided # _____
☐ **yes** ☐ **no** Off-site development → Inclusionary Units Provided # _____
☐ **yes** ☐ **no** Land Donation → Estimate Land Value \$ _____
☐ **yes** ☐ **no** In-Lieu Fee → Estimate In-Lieu Value \$ _____

Land Donation of Off-Site Development Project Address: _____

Incentives requested:

Affordable Housing Fee Waiver ☐ **yes** ☐ **no**
Unit Credit ☐ **yes** ☐ **no**
Density Bonus ☐ **yes** ☐ **no**
Financial Assistance ☐ **yes** ☐ **no**
Enterprise Zone ☐ **yes** ☐ **no**
Marketing Assistance ☐ **yes** ☐ **no**
Green Building Rebate ☐ **yes** ☐ **no**
Residential Impact Fee Rebate ☐ **yes** ☐ **no**

TABLE VI-1 Alternative 3 Phase 1 Project Program Hotel Option			
USE	UNITS (Rooms/Units) ¹	AREA (Sq. Ft.)	PARKING (Spaces) ²
CONVERTED USES			
EXISTING HOTEL BUILDING ³			
Hotel rooms	136	64,725	
Restaurant		2,564	
Retail		5,000	
SUBTOTAL	136	72,289	
EXISTING RETAIL/RESTAURANT			
Retail		3,649,713	
Restaurant		5,000	
SUBTOTAL		8,713,649	
OUTDOOR AREAS ⁴			
Outdoor Seating		2,530	
SUBTOTAL		83,532,468	215
RETAINED USES			
EXISTING BANK			
Office		6,6560	
Bank		18,325	
SUBTOTAL		24,97885	
PHASE 1 TOTAL		108,507,353⁵	
DEMOLISHED RETAIL		(2,362)	
PHASE 1 NET TOTAL		1065,145,991	215
SOURCE: RTKL Architects. ¹ Units for residential option/rooms for hotel option. ² Presumes parking in accordance with peak demand as established by shared parking study and in accordance with Minor CUP request, as well as allowed TOD reductions. Ninety spaces would be available to the alternative off-site at 2 N. Lake Avenue. See Appendix I, RAJU Associates Traffic Study, for a detailed analysis of parking demand, shared parking and provided parking for the alternative. Parking for existing retained uses would not change from current conditions. ³ Basement not included. ⁴ Includes outdoor seating parking requirements ⁵ Combined floor area and outdoor seating.			

TABLE VI-3 Alternative 3 Phase 2 Project Program Hotel Option			
USE	UNITS (Rooms/Units) ¹	AREA (Sq. Ft.)	PARKING (Spaces) ²
PHASE 2			
NEW USES			
RETAIL AND OFFICE			
Office		69,720	
Bank		8,010	
Retail		9,905	
Restaurant		13,000	
Internal Circulation		20,358	
SUBTOTAL		120,993	
HOTEL/RESIDENTIAL			
Hotel Addition	20	22,380	
Residential	5	7,400	
SUBTOTAL	20/5	29,780	
PHASE 2 SUBTOTAL		150,773	295
EXISTING USES TO BE DEMOLISHED			
BANK			
Office		(6,5650)	
Bank		(18,325)	
SUBTOTAL		(24,97885)	
PHASE 2 NET SUBTOTAL		125,88798	295
OUTDOOR AREAS³			
Outdoor Seating		2,726	
Roof Deck (residents and guests only)		5,902	
Paseo		2,070	
SUBTOTAL		10,698	
PHASE 2 TOTAL		136,58496⁴	295
SOURCE: RTKL Architects. ¹ Units for residential option/rooms for hotel option. ² Presumes parking in accordance with peak demand as established by shared parking study and in accordance with Minor CUP request, as well as allowed TOD reductions. Sixty-five spaces would be available to the alternative off-site at 2 N. Lake Avenue. See Appendix I, RAJU Associates Traffic Study, for a detailed analysis of parking demand, shared parking and provided parking for the alternative. ³ Includes outdoor seating parking requirements. ⁴ Combined floor area, outdoor seating and other outdoor areas.			

**TABLE VI-5
Alternative 3
Area Summary at Buildout
Hotel Option**

USE	UNITS (Rooms/Units)	AREA (Sq. Ft.)	PARKING (Spaces)
PHASE 1			
EXISTING CONVERTED USES			
Hotel rooms	136	64,725	
Restaurant		2,564	
Retail		5,000	
OUTDOOR AREAS			
Outdoor Seating		2,530	
SUBTOTAL		74,819	215
EXISTING RETAINED USES			
Bank/Office		24,88975	
Retail		3,649713	
Restaurant		5,000	
SUBTOTAL		33,688534	
PHASE 1 SUBTOTAL	136	108,353507	
EXISTING USES TO BE DEMOLISHED			
Retail		(2,362)	
PHASE 1 NET SUBTOTAL	136	1065,445991	215
PHASE 2			
NEW USES			
Hotel Addition	20	22,380	
Residential	5	7,400	
Office		69,720	
Restaurants		13,000	
Retail		9,905	
Bank		8,010	
Internal Circulation		20,358	
SUBTOTAL	156/5	150,773	295
OUTDOOR AREAS			
Paseo, Roof Deck		7,972	
Outdoor Seating		2,726	
SUBTOTAL		10,698	
PHASE 2 SUBTOTAL		161,471	295
EXISTING USES TO BE DEMOLISHED			
Bank		(24,88975)	
PHASE 2 NET SUBTOTAL		136,58496	
PROJECT TOTAL	156/5	242,577641	510

SOURCE: RTKL Architects.

NOTE: This table summarizes phasing programs, uses, parking and breakdowns provided in Tables VI-1 and VI-3. See associated footnotes not shown here.



PASADENA PERMIT CENTER

www.cityofpasadena.net/permitcenter

Supplemental Application for

CONDITIONAL USE PERMIT/ MINOR CONDITIONAL USE PERMIT

Project Address: 880 E. Colorado Boulevard

Case # _____

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. This Conditional Use Permit / Minor Conditional Permit is to:

allow for a new development over 25,000 SF for Phase 2 of the proposed development. Phase 1 includes the restoration of the historic landmark Constance Hotel, the rehabilitation of the existing retail storefront facing Colorado Blvd., and a new above and below grade parking structure. Phase 2 includes the new addition to the south end of The Constance Hotel, the new retail facing Colorado Blvd. immediately west of the existing retail and the new office building at the corner of Lake Ave. and Colorado Blvd..

FINDINGS:

The applicant must thoroughly respond to the six (6) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) The proposed use is allowed with a Conditional Use Permit (Major and Minor) within the applicable zoning district and complies with all applicable provisions of this Zoning Code (see Section 17.10 of the City's Zoning Code and the zoning district purposes at the introduction to each zoning district regulation);

The subject property is in the Central Business District and, in particular, the CD-5 Lake Avenue sub-district. The proposed development complies with applicable provisions of this Zoning Code including Section 17.30.030 and the applicable development and transit oriented district standards set forth in Section 17.24.030, 17.30.040, 17.30.050 and 17.50.340. The proposed uses are all permitted and encouraged in the Central District Specific Plan.

CUP-SUP Rev: 5/24/07

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 880 E. Colorado Boulevard

Case # _____

- 2) The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;

The size and scale of the development fully supports the purpose of the CD-5 sub-district, which is "to support Lake Avenue as a pedestrian-oriented high-end commercial street, including regional office space and local shopping", by providing office space and services for business people and tourists who will frequent the businesses and stores along Lake Avenue, Colorado Boulevard, Green Street and Mentor Avenue. The development also supports the purpose of the adjacent CD-4 Pasadena Playhouse sub-district, which is "to provide for a vibrant mixed-use environment that encompasses cultural and arts activities, centered on Colorado Boulevard and the Pasadena Playhouse" by providing services for business people and tourists who will frequent the businesses and stores in the Playhouse District as well.

- 3) The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;

The proposed size and scale of the development is in conformance with all seven goals of the City's General Plan. The proposed development also helps achieve Objective Nos. 1, 6, 11, 12, 22 and 25 (among others), and the policies enunciated therein, under the City's Land-Use Element. Further, the proposed development helps achieve the goals, strategy and policies in the Historical/Cultural Element of the City's General Plan, as well as the purpose of the Central Business District Specific Plan by providing services for business people and tourists in the Central Business District. The larger commercial portion of the development proposed at the corner of Colorado Blvd. and Lake Ave., which in and of itself provides "a diverse mix of land uses designed to create the primary business, financial, retailing, and government center of the City" as set-forth in the General Plan and Central Business District Specific Plan. As mentioned above, the goal of the CD-5 sub-district is "to support Lake Avenue as a pedestrian-oriented high-end commercial street, including regional office space and local shopping", which the development achieves. Lastly, the development will help extend development and pedestrian oriented uses East on Colorado Boulevard, which will further support and help achieve the goals and objectives of the General Plan.

- 4) The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

The neighborhood around the proposed development consists of commercially oriented businesses that will benefit from the increased pedestrian traffic created by the influx of business people and tourists visiting the City. In addition, the proposed development will provide additional jobs for residents in the area and thus not be detrimental to their health, safety or general welfare.

Supplemental Application for

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 880 E. Colorado Boulevard

Case # _____

- 5) The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and

As explained above, the establishment of the mixed-use development with the pedestrian-oriented uses on Colorado Boulevard and Lake Avenue is encouraged and well within the framework provided by the City and will not be detrimental to the area. Through the plan check process, the new building shall be reviewed for compliance with the governing code requirements to assure that the new building(s) are not detrimental or injurious to the surrounding properties. The proposed development achieves the General Plan, Central Business District Specific Plan and Zoning Districts goals and objectives of making Colorado Blvd./Lake Ave. intersection the primary commercial center of the City. The project also includes the restoration of the historic landmark Constance Hotel and the rehabilitation of the existing retail storefront facing Colorado Blvd..

6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

The subject property is located in an urban environment with the surrounding area fully developed with retail, restaurant and office uses. The project size is consistent with the scale and character of the surrounding uses. The characteristics of the development are compatible with the existing and future land uses in the vicinity as outlined in the Central District Specific Plan. No neighboring views are obstructed and the restoration of The Constance Hotel will be in accordance with the Secretary of Interior Standards, the State Historical Building Code and the applicable sections of the City's Municipal Code. Furthermore, the height, architecture, building materials and colors will be reviewed by the Design Commission. The project also includes the restoration of the historic landmark Constance Hotel and the rehabilitation of the existing retail storefront facing Colorado Blvd..

PUBLIC HEARING REQUEST:

Section 17.61.050(F) of the Zoning Code specifies that a public hearing need not be held on a "Minor" Conditional Use Permit if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public hearing be held.

Sign here if you wish to have a public hearing held even if no concern is registered.

Signature of Applicant

Date



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

CUP—HOTEL USE

Supplemental Application for
CONDITIONAL USE PERMIT/ MINOR CONDITIONAL USE PERMIT

Project Address: 880 E. Colorado Boulevard

Case # _____

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. This Conditional Use Permit / Minor Conditional Permit is to:

to restore and re-establish the historic landmark Constance Hotel at its original location in the City of Pasadena.

FINDINGS:

The applicant must thoroughly respond to the six (6) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) The proposed use is allowed with a Conditional Use Permit (Major and Minor) within the applicable zoning district and complies with all applicable provisions of this Zoning Code (see Section 17.10 of the City's Zoning Code and the zoning district purposes at the introduction to each zoning district regulation);

The subject property is in the Central Business District and, in particular, the CD-5 Lake Avenue sub-district. According to Table 3-1 in Section 17.30.030 of the City of Pasadena's Municipal Code, entitled "Allowed Uses and Permit Requirements for CD Zoning Districts", the proposed use of a hotel is conditionally permitted in the CD-5 sub-district. The proposed hotel use further complies with Section 17.50.150, entitled "Lodging - Hotels and Motels", as required under Section 17.30.030, and the applicable development and transit oriented district standards set-forth in Section 17.24.030, 17.30.040, 17.30.050 and 17.50.340.

CUP-SUP Rev: 5/24/07

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMITProject Address: 880 E. Colorado Boulevard

Case # _____

- 2) The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;

The location of the historic Constance Hotel is fixed and, as of November 2008, landmarked, and thus unable to be changed. Nevertheless, the Hotel fully supports the purpose of the CD-5 sub-district, which is "to support Lake Avenue as a pedestrian-oriented high-end commercial street, including regional office space and local shopping", by providing lodging services for visiting business people and tourists who will frequent the businesses and stores along Lake Avenue, Colorado Boulevard, Green Street and Mentor Avenue. The hotel also supports the purpose of the adjacent CD-4 Pasadena Playhouse sub-district, which is "to provide for a vibrant mixed-use environment that encompasses cultural and arts activities, centered on Colorado Boulevard and the Pasadena Playhouse" by providing lodging services for business people and tourists who will frequent the businesses and stores in the Playhouse District as well.

- 3) The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;

The proposed hotel use is in conformance with all seven goals of the City's General Plan. The proposed hotel use also helps achieve Objective Nos. 1, 6, 11, 12, 22 and 25 (among others), and the policies enunciated therein, under the City's Land-Use Element. Further, the proposed hotel use helps achieve the goals, strategy and policies in the Historical/Cultural Element of the City's General Plan, as well as the purpose of the Central Business District Specific Plan by providing lodging services for visiting business people and tourists in the Central Business District. The proposed hotel use will also support the larger commercial development proposed at Colorado and Lake, which in and of itself provides "a diverse mix of land uses designed to create the primary business, financial, retailing, and government center of the City" as set-forth in the General Plan and Central Business District Specific Plan. As mentioned above, the goal of the CD-5 sub-district is "to support Lake Avenue as a pedestrian-oriented high-end commercial street, including regional office space and local shopping", which The New Constance Hotel achieves as well by providing such lodging services. Lastly, the new hotel will help extend development and pedestrian oriented uses East on Colorado Boulevard, which will further support and help achieve the goals and objectives of the General Plan.

- 4) The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

The neighborhood around the proposed hotel use consists of commercially oriented businesses that will benefit from the increased pedestrian traffic created by the influx of business people and tourists visiting the City while lodging at the hotel. In addition, the proposed hotel use will provide additional jobs for residents in the area and thus not be detrimental to their health, safety or general welfare.

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 880 E. Colorado Boulevard

Case # _____

- 5) The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and

As explained above, the establishment of the hotel-use and the rehabilitation of the historic retail frontage on Colorado Blvd. within the context of the mixed-use development with the pedestrian-oriented uses on Colorado Boulevard and Lake Avenue is encouraged and well within the framework provided by the City in its General Plan and the Central District Specific Plan and will not be detrimental to the area.

6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

The subject property is located in an urban environment with the surrounding area fully developed with retail, restaurant, and office uses. The project size is consistent with the scale and character of the surrounding uses. The characteristics of the hotel-use within the confines of the existing Constance Hotel are compatible and have been compatible in the past with the existing and future land uses in the vicinity as outlined in the Central District Specific Plan. Furthermore, the height, architecture, building materials and colors will be reviewed by the Design Commission. The project also includes the restoration of the historic landmark Constance Hotel and the rehabilitation of the existing retail storefront facing Colorado Blvd.. Lastly, no neighboring views are obstructed and the restoration of the hotel will be in accordance with the Secretary of Interior Standards, the State Historical Building Code and the applicable sections of the City's Municipal Code.

PUBLIC HEARING REQUEST:

Section 17.61.050(F) of the Zoning Code specifies that a public hearing need not be held on a "Minor" Conditional Use Permit if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public hearing be held.

Sign here if you wish to have a public hearing held even if no concern is registered.

Signature of Applicant

Date



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

MCUP—TOD

Supplemental Application for

CONDITIONAL USE PERMIT/ MINOR CONDITIONAL USE PERMIT

Project Address: 880 E. Colorado Boulevard

Case # _____

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. This Conditional Use Permit / Minor Conditional Permit is to:

allow for a proposed development with over 15,000 SF of gross floor area in a TOD district. Phase 1 and 2 includes the existing historical landmark Constance Hotel, the rehabilitation of the historic retail storefront facing Colorado Blvd., the new addition to the south end of The Constance Hotel, the new retail facing Colorado Blvd., and the new office building at the corner of Lake Ave. and Colorado Blvd..

FINDINGS:

The applicant must thoroughly respond to the six (6) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) The proposed use is allowed with a Conditional Use Permit (Major and Minor) within the applicable zoning district and complies with all applicable provisions of this Zoning Code (see Section 17.10 of the City's Zoning Code and the zoning district purposes at the introduction to each zoning district regulation);

The subject property is in the Central Business District and, in particular, the CD-5 Lake Avenue sub-district. The proposed development complies with applicable provisions of this Zoning Code including Section 17.30.030 and the applicable development and transit oriented district standards set forth in Section 17.24.030, 17.30.040, 17.30.050, 17.46.290, and 17.50.340. The Project's location at the SE corner of Lake Ave. and Colorado Blvd. and the mixture of uses and amenities encourage transit use.

CUP-SUP Rev: 5/24/07

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 880 E. Colorado Boulevard

Case # _____

- 2) The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;

The size and scale of the development fully supports the purpose of the CD-5 sub-district, which is "to support Lake Avenue as a pedestrian-oriented high-end commercial street, including regional office space and local shopping", by providing office space and services for business people and tourists who will frequent the businesses and stores along Lake Avenue, Colorado Boulevard, Green Street and Mentor Avenue. The development also supports the purpose of the adjacent CD-4 Pasadena Playhouse sub-district, which is "to provide for a vibrant mixed-use environment that encompasses cultural and arts activities, centered on Colorado Boulevard and the Pasadena Playhouse" by providing services for business people and tourists who will frequent the businesses and stores in the Playhouse District as well.

- 3) The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;

The proposed size and scale of the development is in conformance with all seven goals of the City's General Plan. The proposed development also helps achieve Objective Nos. 1, 6, 11, 12, 22 and 25 (among others), and the policies enunciated therein, under the City's Land-Use Element. Further, the proposed development helps achieve the goals, strategy and policies in the Historical/Cultural Element of the City's General Plan, as well as the purpose of the Central Business District Specific Plan by providing services for business people and tourists in the Central Business District. The larger commercial portion of the development proposed at the corner of Colorado Blvd. and Lake Ave., which in and of itself provides "a diverse mix of land uses designed to create the primary business, financial, retailing, and government center of the City" as set-forth in the General Plan and Central Business District Specific Plan. As mentioned above, the goal of the CD-5 sub-district is "to support Lake Avenue as a pedestrian-oriented high-end commercial street, including regional office space and local shopping", which the development achieves. Lastly, the development encourages pedestrian activity and will help extend development and pedestrian oriented uses East on Colorado Boulevard which will further support and help achieve the goals and objectives of the General Plan.

- 4) The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

The neighborhood around the proposed development consists of commercially oriented businesses that will benefit from the increased pedestrian traffic created by the influx of business people and tourists visiting the City. The site is compatible with transit and consists of a mix of uses that encourage the use of transit while promoting pedestrian activities. In addition, the proposed development will provide additional jobs for residents in the area and thus not be detrimental to their health, safety or general welfare. The high-quality development is anticipated to provide a positive impact on the surrounding neighborhood.

Supplemental Application for
CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 880 E. Colorado Boulevard

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- 5) The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and

As explained above, the establishment of the mixed-use development with the pedestrian-oriented uses on Colorado Boulevard and Lake Avenue is encouraged and well within the framework provided by the City and will not be detrimental to the area. Through the plan check process, the new building shall be reviewed for compliance with the governing code requirements to assure that the new building(s) are not detrimental or injurious to the surrounding properties. The proposed development achieves the General Plan, Central Business District Specific Plan and Zoning Districts goals and objectives of making Colorado Blvd./Lake Ave. intersection the primary commercial center of the City. The site is compatible with transit and consists of a mix of uses that encourage the use of transit while promoting pedestrian activities. The project also includes the restoration of the historic landmark Constance Hotel and the rehabilitation of the existing retail storefront facing Colorado Blvd..

6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

The subject property is located in an urban environment with the surrounding area fully developed with retail, restaurant and office uses. The project size is consistent with the scale and character of the surrounding uses. The characteristics of the development are compatible with the existing and future land uses in the vicinity as outlined in the Central District Specific Plan. No neighboring views are obstructed and the restoration of The Constance Hotel will be in accordance with the Secretary of Interior Standards, the State Historical Building Code and the applicable sections of the City's Municipal Code. Furthermore, the height, architecture, building materials and colors will be reviewed by the Design Commission. The project also includes the restoration of the historic landmark Constance Hotel and the rehabilitation of the existing retail storefront facing Colorado Blvd..

PUBLIC HEARING REQUEST:

Section 17.61.050(F) of the Zoning Code specifies that a public hearing need not be held on a "Minor" Conditional Use Permit if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public hearing be held.

Sign here if you wish to have a public hearing held even if no concern is registered.

Signature of Applicant

Date

September 27, 2010

City of Pasadena

Minor Conditional Use Permit Application

Additional Findings for a Transit-Oriented Development (TOD)

As for the three additional findings as set-forth on page 6 of the application:

No. 7 -- The project consists of a use, or mix of uses, that encourage transit use and is oriented toward the transit user by complying with the parking standards and requirements set-forth in the Zoning Code for a TOD, as well as the City's Trip Reduction Ordinance. The project also is entering into a shared parking arrangement with 2 North Lake and planning to apply TOD standards and requirements to the 2 North Lake Building to mitigate the number of on-site parking spaces required at build-out.

No. 8 -- The project is designed to enhance pedestrian access and/or other non-motor vehicle modes of transportation to public transit by providing a mix of pedestrian friendly uses at street level and creating a paseo provided direct pedestrian access to the existing courtyard adjacent to the landmark Constance Hotel. In addition, the project and its parking and on-site circulation are designed to enhance pedestrian access and activity by minimizing the number of trips generated to and from the site, minimizing ingress/egress to the site so pedestrian sidewalk use disruption is minimized, providing sufficient parking on-site and at 2 N. Lake so that pedestrians can arrive, park and walk to the mix of uses on-site and nearby, and developing a Traffic Demand Management Plan in conjunction with City officials that takes advantage of the proximity of the Gold Line, regional bus lines, and local ARTS bus.

No. 9 -- The project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces dependency on motor vehicles by incorporating into its site and building design provisions the applicable portions of section 17.46.290 for bicycle parking, carpool and vanpool parking and easy access to transit stops.



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

MCUP—SHARED PARKING

Supplemental Application for

CONDITIONAL USE PERMIT/ MINOR CONDITIONAL USE PERMIT

Project Address: 880 E. Colorado Boulevard

Case # _____

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. This Conditional Use Permit / Minor Conditional Permit is to:

allow for 'shared parking' methodology to be applied to the mixed use development thus reducing the number of parking spaces required for the development.

FINDINGS:

The applicant must thoroughly respond to the six (6) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) The proposed use is allowed with a Conditional Use Permit (Major and Minor) within the applicable zoning district and complies with all applicable provisions of this Zoning Code (see Section 17.10 of the City's Zoning Code and the zoning district purposes at the introduction to each zoning district regulation);

The incorporation of the 'shared parking' methodology is allowed within the Central District and the Lake Avenue Sub-District and complies with the applicable provisions of Section 17.10 of the City's Zoning Code and the zoning district's purposes as defined in 17.46.050 and Table 4-4 and it supports the mixed-use development. This development proposes sharing the parking demands of a mixture of uses such as office-use, retail and restaurants, and hotel-use. Above-grade and subterranean parking is provided in a new parking structure located centrally on the site. Subterranean parking is also provided below the office building. Connectivity between the parking structures is provided at a subterranean level. Shared parking furthers the goals of the

Central District by sharing parking between complimentary uses promoting efficient utilization of fewer provided spaces, which in turn, reduces the land dedicated to accommodating vehicles.

CUP-SUP Rev: 5/24/07

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 880 E. Colorado Boulevard

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- 2) The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;

The incorporation of the 'shared parking' methodology is allowed within the Central District and the Lake Avenue Sub-District and complies with the applicable provisions of Section 17.10 of the City's Zoning Code and the zoning district's purposes as defined in 17.46.050 and Table 4-4 and it supports the mixed-use development. The mixed-use development including office-use, retail and restaurants, and hotel-use with pedestrian oriented uses at street level on Colorado Boulevard, Lake Avenue is well suited for the community while supporting the business center for the City as envisioned by the Specific Plan. The proximity to on-site parking satisfies the maximum distance requirements of Table 4-4.

- 3) The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;

The incorporation of the 'shared parking' methodology is allowed within the Central District and the Lake Avenue Sub-District and complies with the applicable provisions of Section 17.10 of the City's Zoning Code and the zoning district's purposes as defined in 17.46.050 and Table 4-4 and it supports the mixed-use development. The development will be an asset to the community improving the economic vitality in the Central District and the Lake Avenue Sub-District. The development is in conformance with the General Plan and embraces the interpretation from the City of Pasadena Dept. of Transportation suggesting the mix of uses are supportive of the required parking stalls reduction associated with the ULI Shared Parking methodology. The development will create and extend to the east pedestrian oriented environments with office-use, retail and restaurants, and hotel-use. The development will reuse the existing historical asset, The Constance Hotel, respect the asset, enhance the asset while providing the mix of uses promoting street-level activity and include the rehabilitation of the existing historic retail storefront facing Colorado Blvd.

- 4) The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

The establishment of the shared parking methodology within the mixed-use development and the pedestrian-oriented uses on Colorado Boulevard and Lake Avenue and utilization of the shared parking reduction fits well within the framework provided by the City in the form of the Central District Specific Plan and will not be detrimental to the area. The development will support the City's determination that Colorado Boulevard is to be Pasadena's 'Main Street' and Lake Avenue consists of a major office corridor providing a mixed-use environment promoting street-level activity.

Supplemental Application for

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 880 E. Colorado Boulevard

Case # _____

- 5) The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and

The utilization of the shared parking methodology of the mixed-use development will not be detrimental to the area. The development's uses and specifically the pedestrian-oriented uses on Colorado Boulevard and Lake Avenue is encouraged and the shared parking reduction is well within the framework provided by the City in the form of the Central District Specific Plan.

6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

The subject property is located in an urban environment with the surrounding area fully developed with retail, restaurant and office uses. The project size is consistent with the scale and character of the surrounding uses. The characteristics of the mixed use development and the utilization of the shared parking reduction are within the framework outlined in the Central District Specific Plan. The development embraces the existing Constance Hotel in scale and proximity providing wide view corridors to the Hotel from the street level. The restoration of The Constance Hotel will be in accordance with the Secretary of Interior Standards, the State Historical Building Code and the applicable sections of the City's Municipal Code. The project also includes the restoration of the historic landmark Constance Hotel and the rehabilitation of the existing historic retail storefront facing Colorado Blvd..

PUBLIC HEARING REQUEST:

*Section 17.61.050(F) of the Zoning Code specifies that a public hearing need not be held on a "**Minor**" **Conditional Use Permit** if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public hearing be held.*

Sign here if you wish to have a public hearing held even if no concern is registered.

Signature of Applicant

Date

September 27, 2010

City of Pasadena

Minor Conditional Use Permit Application

Additional Findings for Shared Parking

As for the two additional findings as set-forth on page 6 of the application:

No. 7 -- The spaces to be provided would be available as long as the uses requiring the spaces lawfully exist because the buildings making up the development are under common ownership and the requisite contracts will be provided the Zoning Administrator as provided under Section 17.46.050(A)(3).

No. 8 -- The quality and efficiency of the parking utilization would equal or exceed the level that is otherwise required because the vehicular circulation pattern will remain unchanged and the reduction in the number of vehicles on site will not adversely impact traffic flow.



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

MCUP—TANDEM PARKING

Supplemental Application for CONDITIONAL USE PERMIT/ MINOR CONDITIONAL USE PERMIT

Project Address: 880 E. Colorado Boulevard

Case # _____

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. This Conditional Use Permit / Minor Conditional Permit is to:

allow the development to provide up to 75% of the total off-street parking spaces as tandem parking spaces.

FINDINGS:

The applicant must thoroughly respond to the six (6) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) The proposed use is allowed with a Conditional Use Permit (Major and Minor) within the applicable zoning district and complies with all applicable provisions of this Zoning Code (see Section 17.10 of the City's Zoning Code and the zoning district purposes at the introduction to each zoning district regulation);

Tandem parking is allowed within the Central District and the Lake Avenue Sub-District and complies with the applicable provisions of Section 17.10 of the City's Zoning Code and the zoning district's purposes as defined in 17.46.080. This development proposes tandem parking that will not exceed the allowable 75 per cent of the total. Subterranean parking is provided below the new office building.

CUP-SUP Rev: 5/24/07

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 880 E. Colorado Boulevard

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- 2) The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;

The mixed-use development including office use, retail and restaurants, and hotel use with pedestrian oriented uses at street level on Colorado Boulevard and Lake Avenue is well suited for the community while supporting the business center for the City as envisioned by the Specific Plan. The tandem parking spaces complies with the purposes of the Zoning Code, furthers the policies and goals of the City and supports the viability of the development; especially The Constance Hotel.

- 3) The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;

The use of the tandem parking spaces will help promote the goals of the Central District Specific Plan and the General Plan. The development will be an asset to the community improving the economic vitality in the Central District and the Lake Avenue Sub-District. The development is in conformance with the General Plan and embraces tandem parking. The development will create and extend to the east pedestrian oriented environments with office-use, retail and restaurants, and hotel-use. The development will reuse the existing historical asset, The Constance Hotel, respect the asset, enhance the asset while providing the mix of uses promoting street-level activity. The project also includes the rehabilitation of the existing historic retail frontage facing Colorado Blvd..

- 4) The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

The subject property is located in an urban environment with the surrounding area fully developed with retail, restaurant and office uses. The establishment of the mixed-use development and the pedestrian-oriented uses on Colorado Boulevard and Lake Avenue and utilization of tandem parking will help the project fit within the framework provided by the City in the form of the Central District Specific Plan and will not be detrimental to the area. The development will support the City's determination that Colorado Boulevard is to be Pasadena's 'Main Street' and Lake Avenue consists of a major office corridor providing a mixed-use environment promoting street-level activity. A full-time parking attendant will be required at all times the tandem parking stalls are available for use. The tandem parking spaces will comply with the minimum standards set by the City departments. Therefore, no detrimental effect on the health, safety and welfare of the public is anticipated from the use of tandem parking spaces.

Supplemental Application for

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 880 E. Colorado Boulevard

Case # _____

- 5) The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and

The utilization of tandem parking to support the mixed-use development will not be detrimental to the area. The development's uses and specifically the pedestrian-oriented uses on Colorado Boulevard and Lake Avenue is encouraged and tandem parking is well within the framework provided by the City in the form of the Central District Specific Plan. The proposed development achieves the General Plan, Central Business District Specific Plan and Zoning Districts goals and objectives of making Colorado Blvd./Lake Ave. intersection the primary commercial center of the City. A full-time parking attendant will be required at all times the tandem parking stalls are available for use. The tandem parking spaces will comply with the minimum standards set by the City departments.

6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

The characteristics of the mixed use development and the utilization of tandem parking are within the framework outlined in the Central District Specific Plan. The development embraces the existing Constance Hotel in scale and proximity providing wide view corridors to the Hotel from the street level. The project also includes the rehabilitation of the existing historic retail frontage facing Colorado Blvd.. A full-time parking attendant will be required at all times the tandem parking stalls are available for use. The tandem parking spaces will comply with the minimum standards set by the City departments and primarily located in the subterranean parking structure below the new office building.

PUBLIC HEARING REQUEST:

Section 17.61.050(F) of the Zoning Code specifies that a public hearing need not be held on a "Minor" Conditional Use Permit if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public hearing be held.

Sign here if you wish to have a public hearing held even if no concern is registered.

Signature of Applicant

Date



Supplemental Application for
CONDITIONAL USE PERMIT/ MINOR CONDITIONAL USE PERMIT

Project Address: 880 E. Colorado Boulevard

Case # _____

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. This Conditional Use Permit / Minor Conditional Permit is to:

allow for valet parking for the hotel use portion of the mixed use development.

FINDINGS:

The applicant must thoroughly respond to the six (6) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one Conditional Use Permit / Minor Conditional Use Permit request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) The proposed use is allowed with a Conditional Use Permit (Major and Minor) within the applicable zoning district and complies with all applicable provisions of this Zoning Code (see Section 17.10 of the City's Zoning Code and the zoning district purposes at the introduction to each zoning district regulation);

Valet parking is allowed within the Central District and the Lake Avenue Sub-District and complies with the applicable provisions of Section 17.10 of the City's Zoning Code and the zoning district's purposes as defined in 17.46.020 (M). This development proposes valet parking for the hotel-use. Valet parking is consistent with the hotel use. Above-grade and subterranean parking is provided in a new parking structure located centrally on the site. Subterranean parking is also provided below the office building. Connectivity between the parking structures is provided at a subterranean level. No plan amendment or zoning change is required to accommodate the proposed valet parking use.

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 880 E. Colorado Boulevard

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- 2) The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;

The utilization of valet parking to support the mixed-use development including office-use, retail and restaurants, and hotel-use with pedestrian oriented uses at street level on Colorado Boulevard and Lake Avenue is well suited for the community while supporting the business center for the City as envisioned by the Specific Plan. Valet parking is consistent with a hotel use and it supports the viability of the development; especially The Constance Hotel.

- 3) The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;

The utilization of valet parking to support the development's mix of uses will be an asset to the community improving the economic vitality in the Central District and the Lake Avenue Sub-District. The development is in conformance with the General Plan and embraces the interpretation from the City of Pasadena Dept. of Transportation regarding valet parking. The development will create and extend to the east pedestrian-oriented environments with office-use, retail and restaurants, and hotel-use. The development will reuse the existing historical asset, The Constance Hotel, respect the asset, enhance the asset while providing the mix of uses promoting street-level activity and include the rehabilitation of the existing historic retail storefront facing Colorado Blvd.

- 4) The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

The utilization of valet parking to support the establishment of the mixed-use development and the pedestrian-oriented uses on Colorado Boulevard and Lake Avenue is well within the framework provided by the City in the form of the Central District Specific Plan and will not be detrimental to the area. Valet parking is consistent with the hotel use. The development will support the City's determination that Colorado Boulevard is to be Pasadena's 'Main Street' and Lake Avenue consists of a major office corridor providing a mixed-use environment promoting street-level activity.

Supplemental Application for

CONDITIONAL USE PERMIT / MINOR CONDITIONAL USE PERMIT

Project Address: 880 E. Colorado Boulevard

Case # _____

- 5) The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and

The utilization of valet parking to support the hotel-use of the mixed-use development will not be detrimental to the area. Valet parking is consistent with the hotel-use. The development's uses and specifically the pedestrian-oriented uses on Colorado Boulevard and Lake Avenue is encouraged and the valet parking activity is well within the framework provided by the City in the form of the Central District Specific Plan. The proposed development achieves the General Plan, Central Business District Specific Plan and Zoning Districts goals and objectives of making Colorado Blvd. / Lake Ave. intersection the primary commercial center of the City.

6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

The subject property is located in an urban environment with the surrounding area fully developed with retail, restaurant and office uses. The project size is consistent with the scale and character of the surrounding uses. The characteristics of the mixed use development and the utilization of valet parking for the hotel-use are within the framework outlined in the Central District Specific Plan. The development embraces the existing Constance Hotel in scale and proximity providing wide view corridors to the Hotel from the street level. The restoration of The Constance Hotel will be in accordance with the Secretary of Interior Standards, the State Historical Building Code and the applicable sections of the City's Municipal Code. The project also includes the restoration of the historic landmark Constance Hotel and the rehabilitation of the existing historic retail storefront facing Colorado Blvd..

PUBLIC HEARING REQUEST:

Section 17.61.050(F) of the Zoning Code specifies that a public hearing need not be held on a "Minor" Conditional Use Permit if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public hearing be held.

Sign here if you wish to have a public hearing held even if no concern is registered.

Signature of Applicant

Date



Project Address: 880 East Colorado Blvd

Case #

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one Variance / Minor Variance request. This Variance / Minor Variance is to:

provide two (2) 9 feet wide x 18 feet long on-site loading spaces at the east portion of the site near the Constance Hotel and two (2) 10 feet wide x 20 feet long on-site loading spaces at the west portion of the site near the new office building instead of the nine (9) required for the entire site under Chapter 17.46 of the City's Code.

FINDINGS:

The applicant must thoroughly respond to the five (5) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one adjustment request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) Describe how there are exceptional or extraordinary circumstances or conditions applicable to the subject site that do not apply generally to sites in the same zoning district;

The existing designated historic use, The Constance Hotel, was constructed in 1926 and used as a hotel continuously thereafter until it was changed to a senior care facility. To restore the building to its original, historic use, the applicant applied for, and the City declared, the building to be a historic landmark in November 2008. The applicant now intends to renovate the interior of the building and use it for its initial intended use as a hotel. The existing historic retail frontage and area will also be retained and rehabilitated. However, the existing footprint of the building hotel and retail does not allow for subterranean construction for vehicular circulation, guest/visitor/employee parking or loading spaces. As a result, it is impossible to provide all of the loading spaces required under the Code. In addition, based upon the requirements used by other cities and the studies for other projects in the City of Pasadena that show an average of approximately 11,000 RSF is sufficient for each loading space, providing all nine loading spaces required under the Code would overburden the remaining portion of the site. Based upon the drawings for the project, two (2) on-site loading spaces provided at the east portion of the site is compatible with the original uses and the historical integrity of the building and thus requested. Two (2) additional loading spaces for the new office building at the west portion of the site will also be provided.

Supplemental Application for
VARIANCE / MINOR VARIANCE

Project Address: 880 East Colorado Blvd

Case # _____

- 2) State how granting the Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant and to prevent unreasonable property loss or unnecessary hardship;

Due to the location of the existing landmark hotel structure and historic retail frontage along Colorado Blvd. that the applicant intends to restore and the site constraints and on-site parking requirements, this variance is needed to allow the applicant to proceed with the historic restoration of the hotel and retail frontage, provide the requisite on-site parking and services and otherwise comply with the Code. Absent this variance, the applicant could not proceed as planned and would incur unnecessary hardship and the unreasonable loss of property rights.

- 3) Describe how granting the Variance would not be detrimental or injurious to property or improvements in the vicinity of the subject site, or to the public health, safety or general welfare;

The proposed four (4) loading spaces continue to be located away from Colorado Boulevard, Lake Avenue and Mentor Avenue working within the framework of the footprint of the existing local historic landmark Constance Hotel, subterranean parking structure entrances and the short-term parking for the new office building, and the retail & restaurants facing Colorado Boulevard . This Variance reduces the number of loading spaces to be provided by the Owner / Developer yet it provides an adequate number of loading spaces for the types of uses proposed for the site according to other requirements in other southern California jurisdictions. As a result, providing less than the required number of loading spaces would not adversely impact properties or improvements in the vicinity of the subject site, or be detrimental or injurious to the public health, safety or general welfare.

- 4) Describe how granting the Variance would be in conformance with the goals, policies and objectives of the City's General Plan, and purpose and intent of any applicable specific plan and the purposes of the City's Zoning Code, and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district; and

Granting the Variance supports the goals of the General Plan and the Central Business District Specific Plan and the Lake Avenue Sub-District by preserving Pasadena's historic character and environment, bringing economic vitality to provide jobs, services, revenues and opportunities, providing pedestrian-oriented character along the entire perimeter of the site except for vehicular access points while accommodating a range of commercial activities including the reuse of an historical asset in the Constance Hotel. This Variance also supports the site's 'high to highest land use intensity' proposed in the Specific Plan while at the same time providing the Owner/Developer a means to make the project viable by equalizing the costs associated with the reuse of the Constance Hotel and the necessary the rentable floor area in place of unnecessary loading spaces. The allowable FAR is not exceeded with the introduction of the reduced number of loading spaces on-site.

Supplemental Application for
VARIANCE / MINOR VARIANCE

Project Address: 880 East Colorado Blvd

Case # _____

- 5) Explain how cost to the applicant of strictly complying with the regulation in question is not the primary reason for granting the Variance.

The cost of compliance is not the basis for this request because the landmark hotel structure and existing retail frontage along Colorado Boulevard already exist and physically impair the applicant's ability to provide the requisite number of on-site loading spaces in the size and configurations required under the Code. But for those physical impediments, not cost, the applicant might be able to otherwise comply.

PUBLIC HEARING REQUEST:

*Section 17.61.080(C)(3) of the Zoning Code specifies that a public hearing need not be held on a **"Minor" Variance** if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public hearing be held.*

Sign here if you wish to have a public hearing held even if no concern is registered.

Signature of Applicant

Date



Supplemental Application for
VARIANCE / MINOR VARIANCE

Project Address: 880 East Colorado Blvd

Case #

DESCRIPTION OF REQUEST:

A separate description and set of findings must be submitted if there is more than one Variance / Minor Variance request. This Variance / Minor Variance is to:

allow the dimensions, configuration, and turning radii associated with the east on-site loading zone of the project to deviate from the prescribed requirements to accommodate the existing historical elements on the site. The historic landmark Constance Hotel located at the corner of Colorado Blvd and Mentor Ave and the adjacent historic retail and storefront facing Colorado Blvd provide the project with constraints limiting the available site area for the loading zone to fully comply with standards meant for a site absent of significant constraints. During the most recent occupancy of the Constance Hotel, the loading activities primarily occurred on Mentor Avenue. The Project anticipates loading activities will occur on Mentor Ave, subject to the proposed time restrictions currently under review by the City's departments. The on-site loading activities will supplement the time restrictions placed on the Mentor Ave. loading activities. The west on-site loading zone shall not deviate from the prescribed requirements.

FINDINGS:

The applicant must thoroughly respond to the five (5) directives below to make the required findings for the proposed project. A separate set of findings must be submitted if there is more than one adjustment request. Use additional sheets if more space is necessary to complete your response. The City's Zoning Code and General Plan can be viewed at the Permit Center and online at www.cityofpasadena.net.

- 1) Describe how there are exceptional or extraordinary circumstances or conditions applicable to the subject site that do not apply generally to sites in the same zoning district;

The existing designated historic use that is the subject of this application is The Constance Hotel, which was constructed in 1926 and used as a hotel continuously thereafter until it was changed to a senior care facility. To restore the building to its original, historic use, the applicant applied for, and the City declared, the building to be a historic landmark in November 2008. The applicant now intends to renovate the interior of the building and use it for its initial intended use as a hotel. The existing historic retail frontage and area will also be mostly retained and rehabilitated. However, the existing footprint of the building hotel and retail does not allow for subterranean construction for vehicular circulation, guest/visitor/employee parking or loading spaces. As a result, it is impossible to provide fully-compliant on-site loading spaces and vehicular paths to those spaces required under the Code. Based upon the drawings for the project, the two (2) on-site loading spaces for the east portion of the project are compatible with the original uses and the historical integrity of the building. The two (2) additional loading spaces for the new office building on the west portion of the site will be compliant with the prescribed requirements.

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- 2) State how granting the Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant and to prevent unreasonable property loss or unnecessary hardship;

Due to the location of the existing landmark hotel structure and historic retail frontage along Colorado Blvd. that the applicant intends to restore and the site constraints and on-site parking requirements, this variance is needed to allow the applicant to proceed with the historic restoration of the hotel and retail frontage, provide the requisite on-site parking and services and otherwise comply with the Code. Absent this variance, the applicant could not proceed as planned and would incur unnecessary hardship and the unreasonable loss of property rights

- 3) Describe how granting the Variance would not be detrimental or injurious to property or improvements in the vicinity of the subject site, or to the public health, safety or general welfare;

The two (2) on-site loading spaces associated with the historic landmark Constance Hotel and historic retail continue to be located away from Colorado Boulevard, Lake Avenue and Mentor Avenue working within the framework of the footprint of the existing local historic landmark Constance Hotel, subterranean parking structure entrances and the short-term parking for the new office building, and the retail & restaurants facing Colorado Boulevard . This Variance alters the requirements for access to and the dimensions of the on-site loading spaces to be provided by the Owner / Developer yet it provides what the Client feels are adequate on-site loading spaces and the access to those loading spaces for the types of uses proposed for the site. As a result, providing less than the required dimensions for the loading spaces would not adversely impact properties within the neighborhood or historic district.

- 4) Describe how granting the Variance would be in conformance with the goals, policies and objectives of the City's General Plan, and purpose and intent of any applicable specific plan and the purposes of the City's Zoning Code, and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district; and

Granting the Variance supports the goals of the General Plan & the Central Business District Specific Plan & the Lake Avenue Sub-District by preserving Pasadena's historic character & environment, bringing economic vitality to provide jobs, services, revenues and opportunities, providing pedestrian-oriented character along the entire perimeter of the site except for vehicular access points while accommodating a range of commercial activities including the reuse of an historical landmark asset in the Constance Hotel. This Variance also supports the site's 'high to highest land use intensity' proposed in the Specific Plan while at the same time providing the Owner with a means to make the project viable by equalizing the costs associated with the reuse of the Constance Hotel & the retail storefronts & the necessary rentable floor area in place of unnecessarily long and wide on-site loading spaces and the access requirements to those spaces. The allowable FAR is not exceeded with the introduction of the reduced dimensions.

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- 5) Explain how cost to the applicant of strictly complying with the regulation in question is not the primary reason for granting the Variance.

The cost of compliance is not the basis for this request because the landmark hotel structure and existing retail frontage along Colorado Boulevard already exist and physically impair the applicant's ability to provide the requisite number of on-site loading spaces in the size and configurations required under the Code. But for those physical impediments, not cost, the applicant might be able to otherwise comply.

PUBLIC HEARING REQUEST:

*Section 17.61.080(C)(3) of the Zoning Code specifies that a public hearing need not be held on a "**Minor**" Variance if no concern is registered with the Zoning Administrator in response to the required public notice. If no concern is registered, however, the applicant may request that a public hearing be held.*

Sign here if you wish to have a public hearing held even if no concern is registered.

Signature of Applicant

Date

PRIVATE TREE REMOVAL

Findings supporting the removal of three trees (one protected tree and two mature trees)

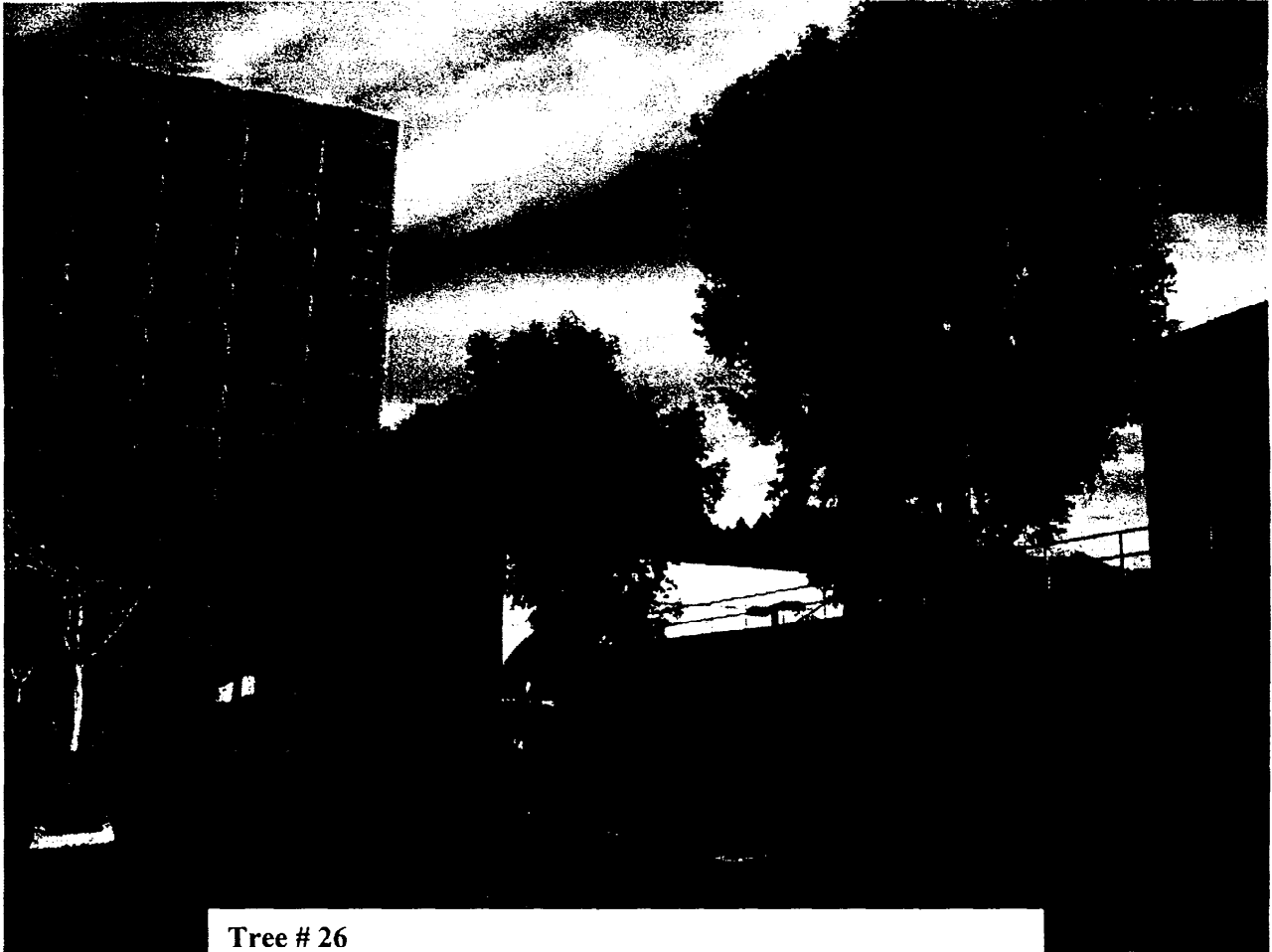
Finding No. 4: *“There would be a substantial hardship to a private property owner in the enjoyment and use of real property if the injury of removal is not permitted.”*

The subterranean parking structure precludes the preservation of the one protected tree (no. 26, a rosy-red ironbark). The development of the courtyard and renovation of the Hotel cannot be completed without the removal of trees no. 33 (tree of heaven) and no. 34 (weeping fig).

Finding No. 6: *“The project includes a landscape design plan that will result in a tree canopy coverage of greater significance than the tree canopy coverage being removed, within a reasonable time after completion of the project.”*

This finding has been re-worked in the new Ordinance, and the four (quantity) 20-foot brown trunk height queen palms and the six (quantity) 24-inch box crape myrtle trees should more than suffice to offset the removal of the three trees.

Colorado at Lake Protected and Mature Trees (as defined by the City of
Pasadena Tree Protection Ordinance)



Tree # 26

Rosy-red ironbark (*Eucalyptus sideroxylon* 'Rosea')

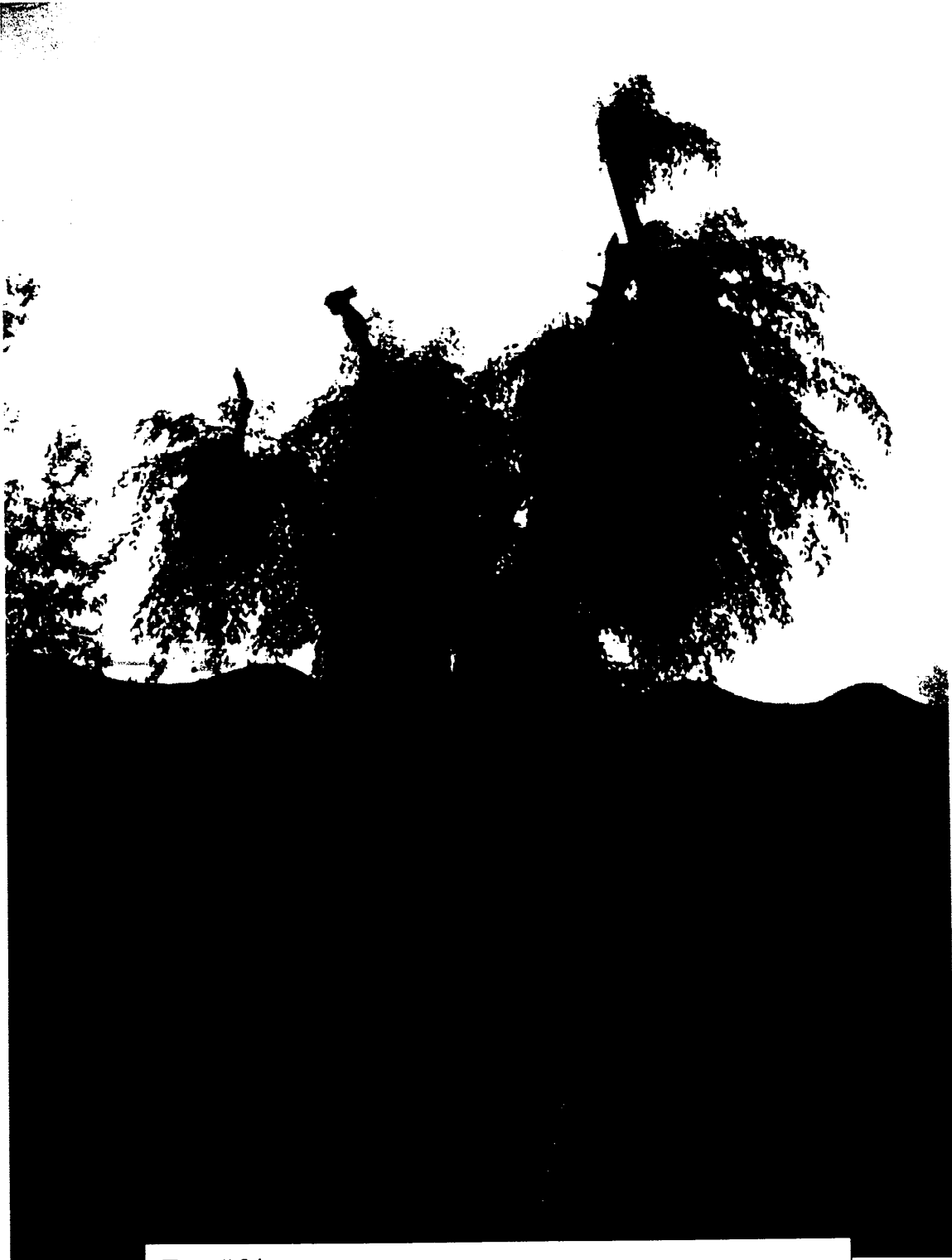
Dbh (diameter measured at breast height, or 54 inches): **20 inches**



Tree # 33

Tree of Heaven (*Ailanthus altissima*)

Dbh (diameter measured at breast height, or 54 inches): **21.5 inches** (cumulative trunk area)



Tree # 34

Weeping fig (*Ficus benjamina*)

Dbh (diameter measured at breast height, or 54 inches): **20 inches**