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**SPECIAL MEETING
AGENDA
CITY COUNCIL AND THE SUCCESSOR AGENCY
TO THE PASADENA COMMUNITY DEVELOPMENT COMMISSION
APRIL 6, 2020**

CITY CLERK
CITY OF PASADENA

Public Meeting: 2:00 P.M.
Council Chamber, Pasadena City Hall
100 North Garfield Avenue, Room S249

To: Members of The City Council & the Successor Agency

Subject: Information Item #8 - **PREDEVELOPMENT PLAN REVIEW OF A SINGLE-ROOM OCCUPANCY BUILDING PROPOSED AT 274-282 NORTH OAKLAND AVENUE**

From: Project Developers - Pasadena Studios LLC (Community Builders Group & Bridge Financial Advisors)

Subsequent to the Project PPR submittal that is being presented at this meeting, the Pasadena City Council passed two ordinances that have had a significant positive impact on the project design. 1.) The Pasadena Affordable Housing Concession Menu (the "Pasadena Menu") and, 2.) a revision of the Single Room Occupancy (SRO) ordinance. We commend the City Council for passing both ordinances as we believe they will greatly increase the production of affordable housing in the City.

In response, we substantially re-designed the Project (compared to what you are reviewing today) to conform to the Pasadena Menu and the amendment to the SRO ordinance, resulting in the following changes:

1. The project, as re-designed, is a Permitted Use in the CD-3 Zone based upon the change to the SRO ordinance. A Conditional Use Permit (CUP) will no longer be required. This will accelerate the project approval processing timeline.
2. The redesign resulted in 200 units. The project remains 100% affordable and the affordability levels have been changed to meet and exceed the Pasadena Menu. The units rental rate mix will be at the following percentages: 90% Moderate, 5% Low and 5% Very Low. This project will produce 180 units of much needed "Missing Middle" housing that will significantly reduce the shortfall of that category in Pasadena's Regional Housing Needs Assessment (RHNA).
3. The re-designed Project will use two concessions from the Pasadena Menu in exchange for providing affordable Housing. The two concessions are the following:
 - a. A 0.5 FAR Increase
 - b. A reduction in the parking requirement to ½ of the parking otherwise required per the Zoning Ordinance
4. The proposed project FAR is now 2.63 which is below the FAR Maximum of 2.75 allowed by the Pasadena Menu.
5. By using the Pasadena Menu as well as the updated SRO ordinance; the proposed project is now by-right and will not require any variance or CUP. The Project conforms to all CD-3 Development Standards with the two Affordable Housing concessions.

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6. A Preliminary Design Consultation (PDC) application was submitted on March 10,2020 incorporating the changes described above. The building exterior design treatment has also been improved significantly. We have asked the Planning Department to include elevations of the re-designed project in the presentation for this meeting.

SRO units, by definition, are small. To help increase the livability of the units, each unit will have a large outdoor balcony. In addition, the project is offering a generous lineup of common area amenities including community room, fitness center, roof top deck with BBQ, fire pits seating area and garden, dog wash, bike storage, laundry room.

We recognize that the City is currently focusing its resources to help fight the worldwide pandemic. We will eventually get past the devastation of COVID-19 and it will then be important to have this project and others like it in a shovel ready status to help restart the local economy and provide affordable housing which will be even more needed than before. As such, we request that the City Council direct that the Design Commission and Planning Commission meetings get back up and running ASAP using Zoom or similar technology to reduce the backlog of project reviews. They may need to meet more frequently and/or for longer duration to get caught up.

Thank you for your consideration.

Sincerely,

PASADENA STUDIOS LLC

Community Builders Group

- Joe Seager
- Christian Hart

Bridge Financial Advisors

- Jim Osterling
- Hunter Simmons



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CITY CLERK
CITY OF PASADENA

April 6, 2020

Pasadena City Council
City of Pasadena
100 North Garfield Avenue
Pasadena, California 91101

RE: PPR of a SRO Building Proposed at 274-282 N Oakland Ave

Dear Honorable Mayor and Members of the City Council:

Pasadena Heritage commends the City Council and city staff for continuing to work in these difficult times. We appreciate that projects such as this PPR can move forward, and that digital plans were provided online for review before being considered by the Council. We understand that this predevelopment plan review is an information item, and that there are more pressing concerns in the minds of the Council today, but we would still like to be on the record with our opinions on the proposal.

Although we support the creation of new housing, and we supported the recent updates to the SRO ordinance, we believe that it should not come at the expense of our city's historic resources. The buildings at 274 and 284 North Oakland Avenue date from 1902 and 1903 respectively, and are some of the last remaining houses in an area that has seen many changes. The buildings have both been listed as ineligible as recent as in 2000 and 2004, but due to their age and generally well-kept condition further study is needed. We believe that closer attention should be paid to buildings in the rear of the property, which have been used as separate dwellings in the past.

Attached to this letter are several resources that show the complexity of this site. A Sanborn map, updated last in 1951, shows five separate dwellings compiled on two lots (buildings marked with a "D" for "dwelling"). At just under a half an acre for the two lots, this amounts to 10 dwelling-units per acre, which is significant in terms of residential density. The other two attachments, taken from Google maps, show just how compact the site is. With new SRO and ADU ordinances, these buildings could provide housing today for multiple families or individuals, simply through the adaptive reuse of existing structures.

Pasadena Heritage believes there is can be preservation based approach to this project that does not tear down buildings and cut down trees just to create a 6-story megalithic SRO building. We do not believe that the demolition of five turn-of-the-century historic structures, which all could be used today for much needed housing, in exchange for SRO

units years from now is acceptable. Instead, we urge the City Council to recommend a more sustainable, thoughtful approach.

Thank you for considering our concerns and recommendations.

Sincerely yours,



Susan N. Mossman
Executive Director



Andrew Salimian
Preservation Director

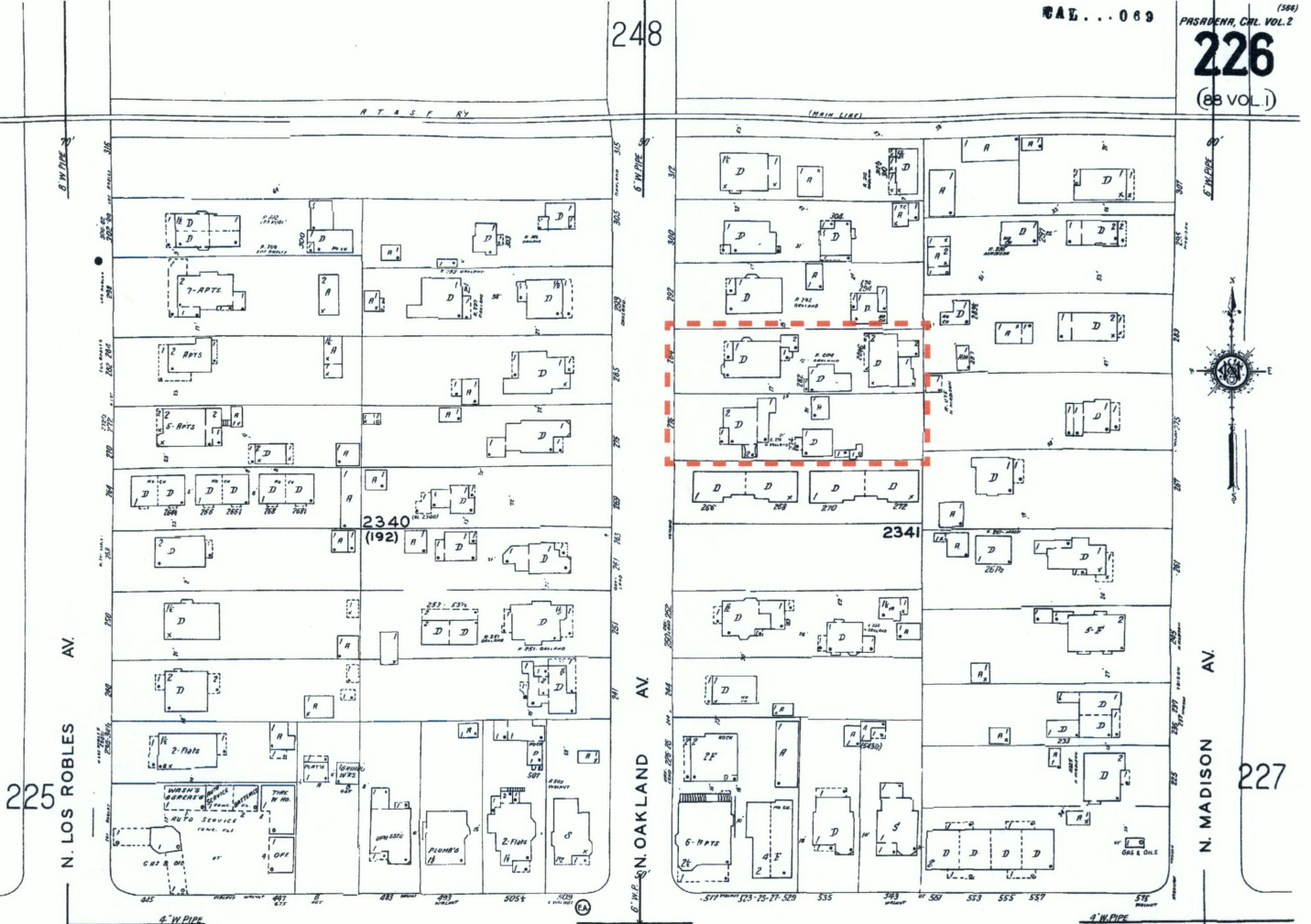
cc: Jennifer Driver, Planner
Talyn Mirzakhonian, Planning Manager

Attachment A: 1931 Sanborn Map with update in 1951, showing property

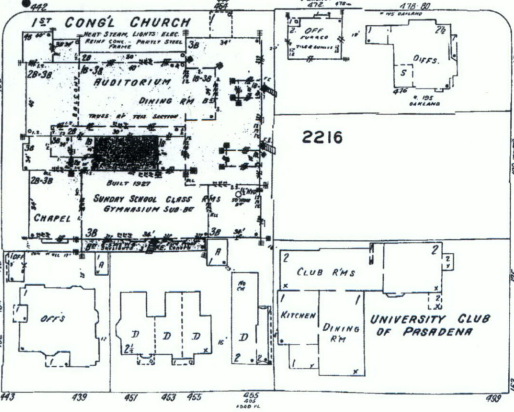
Attachment B: Google Earth birdseye view showing improvements

Attachment C: Google Earth plan view, showing context

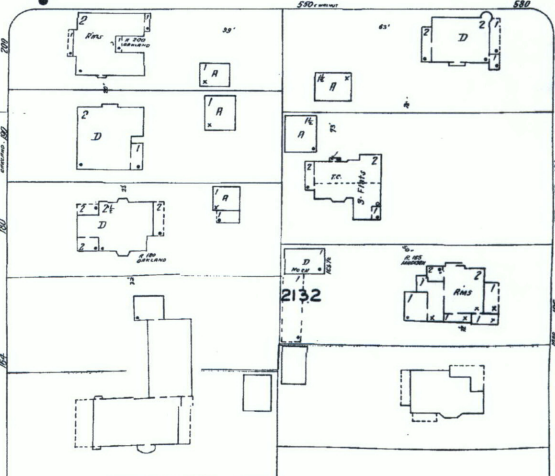
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Google Earth

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