PASADENA

Planning & Community Development Department

270-282 North Los Robles Avenue Predevelopment Plan Review

City Council
August 17, 2020

Predevelopment Plan Review

Planning & Community Development Department

- Projects of Communitywide Significance
  - Purpose of the PPR is to achieve better projects through early consultation between City staff and applicants
  - Projects greater than 50,000 square feet in size with at least one discretionary action; or
  - Projects with 50 or more housing units.
- 105 housing units
- Information Only – No Action Required

Project Site

Planning & Community Development Department

- Zone:
  - CD-3 (Central District Specific Plan, subdistrict 3 “Walnut Housing”, Ford-Place/Fuller Seminary zoning precinct)
- General Plan Land Use:
  - Medium Mixed Use (0.0-2.25 FAR, 0-87 du/acre)
- Lot Size:
  - 39,181 square feet (0.90 acres)
- Existing uses:
  - Parking lot / vacant

Project Location

Planning & Community Development Department

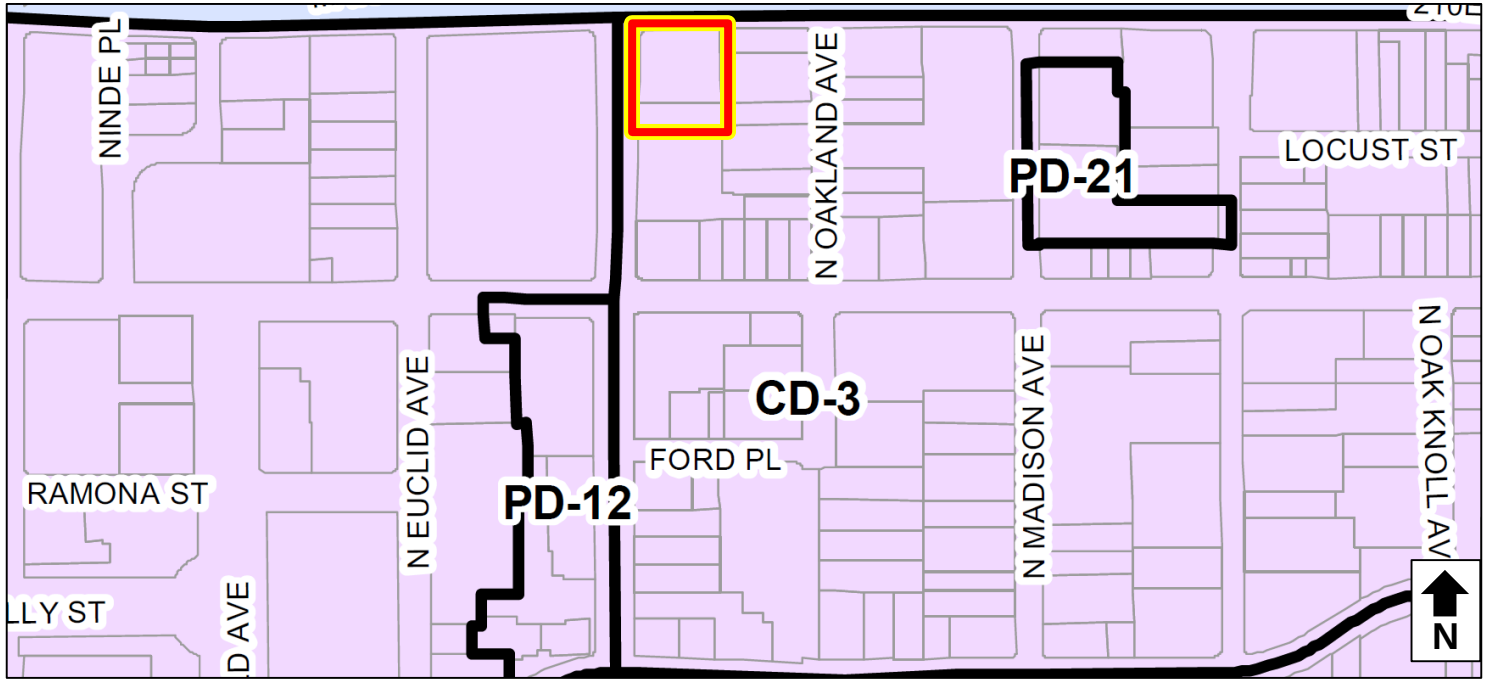
Project Description

Planning & Community Development Department

- Demolition of on-site improvements
- Construction of 105 multi-family rental units, consisting of:
  - 111,879 square-foot, six-story residential building
  - 162 parking spaces (70 at-grade and 92 in one subterranean level)
  - Eight very-low income affordable on-site units
  - 32.5 percent density bonus
  - Floor area ratio of 2.86 (maximum allowed 2.25)

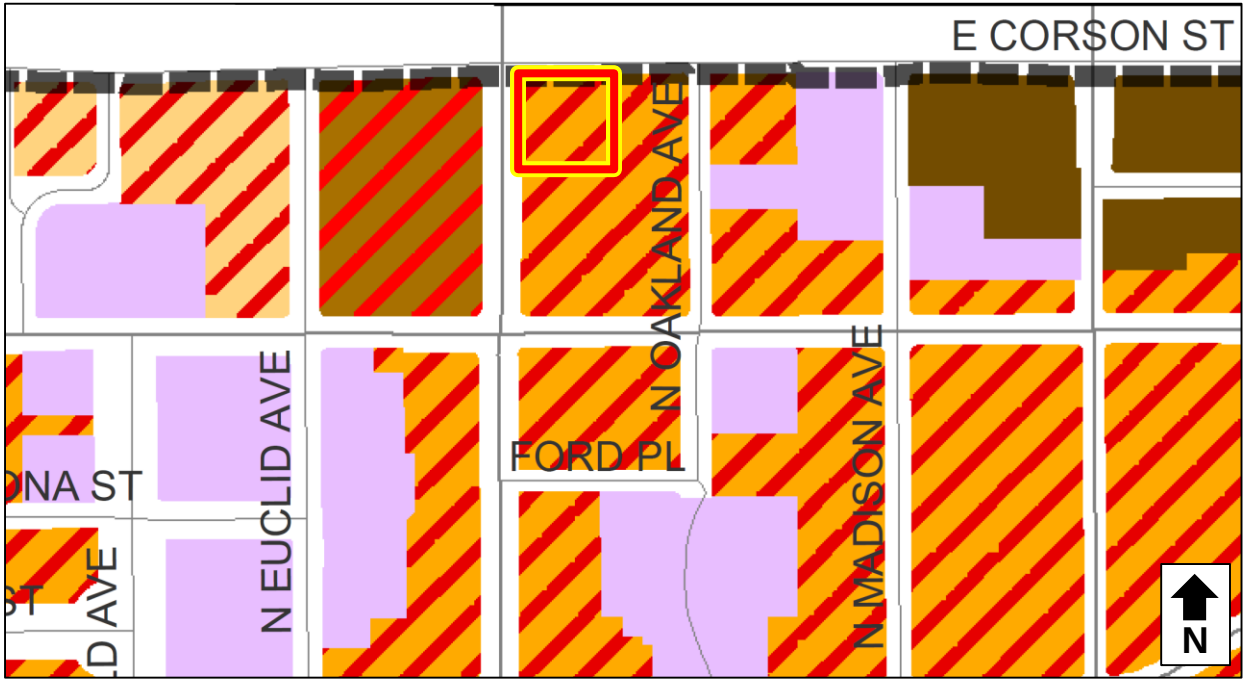
Zoning Map

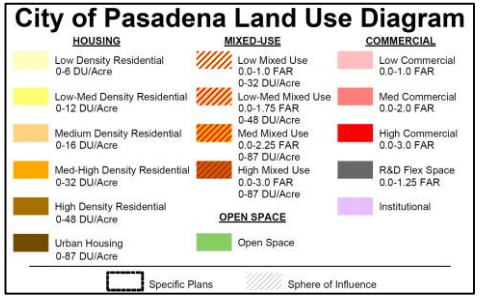
Planning & Community Development Department



General Plan Land Use Diagram

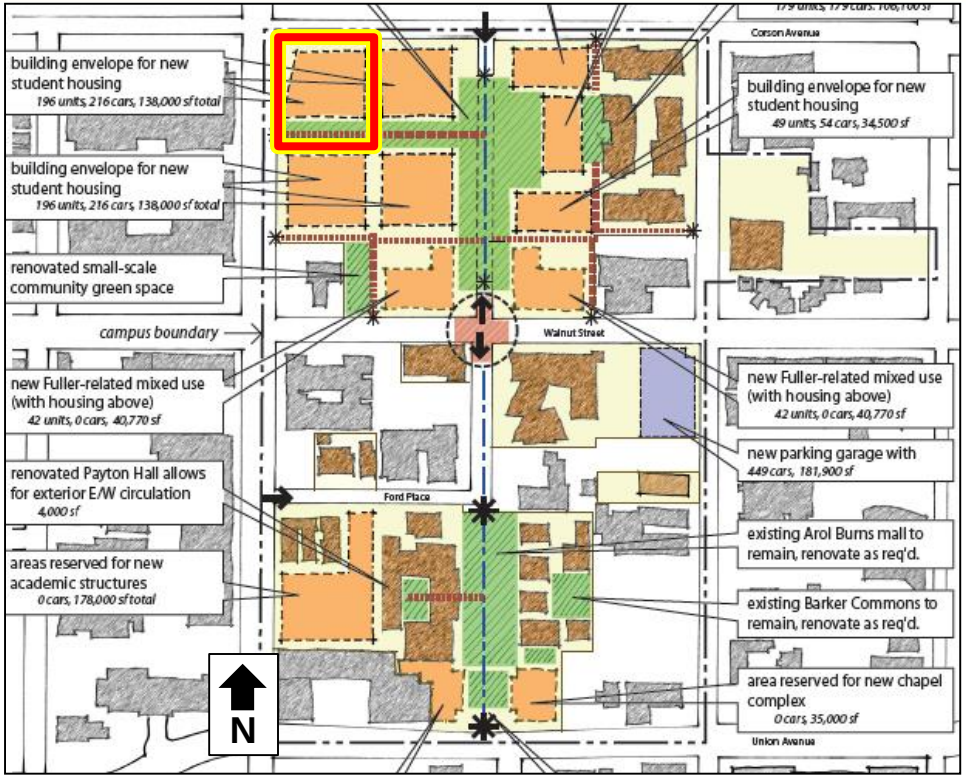
Planning & Community Development Department





Fuller Seminary Master Plan

Planning & Community Development Department



Elevations

Planning & Community Development Department

North Elevation (Corson)

West Elevation (Los Robles)

Current Planning Comments

Planning & Community Development Department

	Zoning Code Requirement	General Plan	Proposed	
FAR	2.25	2.25	2.86	Does not comply
Density	87 / acre	0-87 / acre	87 / acre (79 base units + 26 density bonus units)	Complies
Inclusionary Housing	20% (5% very-low & 5% very-low or low & 10% very-low, low, or moderate income)	n/a	10% very-low income	Does not comply

Development Caps

Planning & Community Development Department

Residential Unit Development Cap	
2015 General Plan Adopted Cap	4,272 units
Remaining Cap Before Project	2,551 units
Proposed Project	-97 units*
Remaining Cap After Project	2,454 units

As of July 14, 2020

*Development Caps do not apply to affordable housing units

Preliminary Consultation (June 2020)

Planning & Community Development Department

- ## Design Commission/Staff Comments (summary)
  - Height Averaging requires additional analysis.
  - North elevation consists of parking and lacks meaningful architectural details or pedestrian interest.
  - Courtyard is elevated above the street and has limited visibility.
  - Prominent corner and transition from west to north elevation should be further studied.
  - Massing and site design to be further explored and multiple options studied and presented for Concept Design Review.

- Fuller Theological Seminary Master Plan/Development Agreement
  - 282 N. Los Robles Ave. (parking lot) was owned by Fuller when Master Plan and Development Agreement approved.
    - Subject to Master Plan and Development Agreement
    - To be developed as student housing for Fuller use only
  - In order to proceed with project:
    - #1 - Apply to amend Master Plan and Development Agreement, or
    - #2 - Wait for Fuller Seminary to complete its amendment (in process)

Entitlement Process Options

Planning & Community Development Department

- #1: Amend Master Plan and Development Agreement
  - Planning Commission and City Council
    - Bundle Amendments with Affordable Housing Concession Permit
- #2: Wait for Fuller Amendments
  - Hearing Officer
    - Affordable Housing Concession Permit

Entitlement Processes

Planning & Community Development Department

- ## Design Review
  - Preliminary Consultation (completed June 23, 2020)
  - Concept Design Review
  - Final Design Review

Next Steps

Planning & Community Development Department

- Applicant chooses option and submits necessary applications;
- Conduct applicable environmental review, per CEQA;
- Conduct public hearing before Hearing Officer or Planning Commission/City Council (as applicable); and
- Conduct public hearing before Design Commission for Concept/Final Design Review.

PASADENA

Planning & Community Development Department

270-282 North Los Robles Avenue Predevelopment Plan Review

City Council
August 17, 2020