



Planning & Community Development Department

1000 E. Walnut Avenue Predevelopment Plan Review

City Council
May 4, 2020





Predevelopment Plan Review

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- **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.
- **68 SRO housing units for Supportive Housing**
- **Informational Only – No Action Required**



Project Site

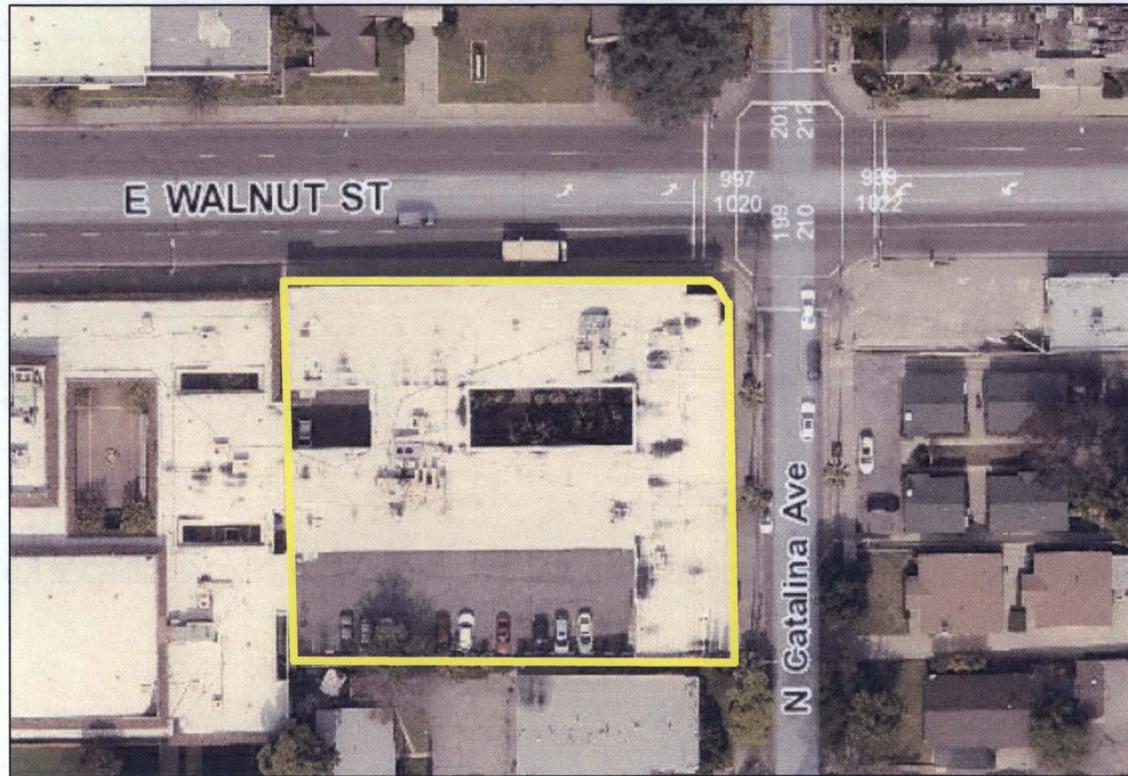
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- **Zone:**
 - > CG (Commercial General)
- **General Plan Land Use:**
 - > Low Commercial (0.0-1.0 FAR)
- **Lot Size:**
 - > 27,098 square feet
- **Existing improvements:**
 - > Two-story, 20,295 square-foot, commercial building and at-grade parking



Project Location

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Subject Site: Walnut Ave. Elevation

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Subject Site: Catalina Ave. Elevation

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Project Description

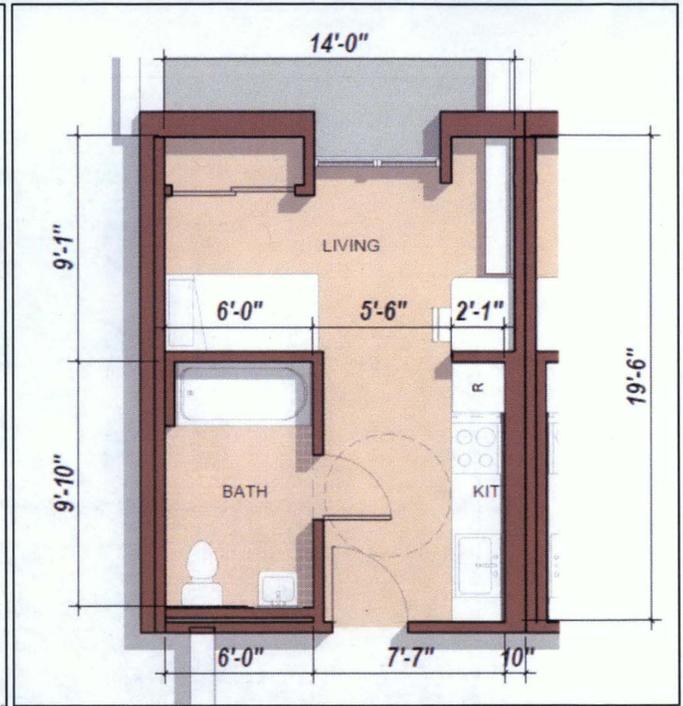
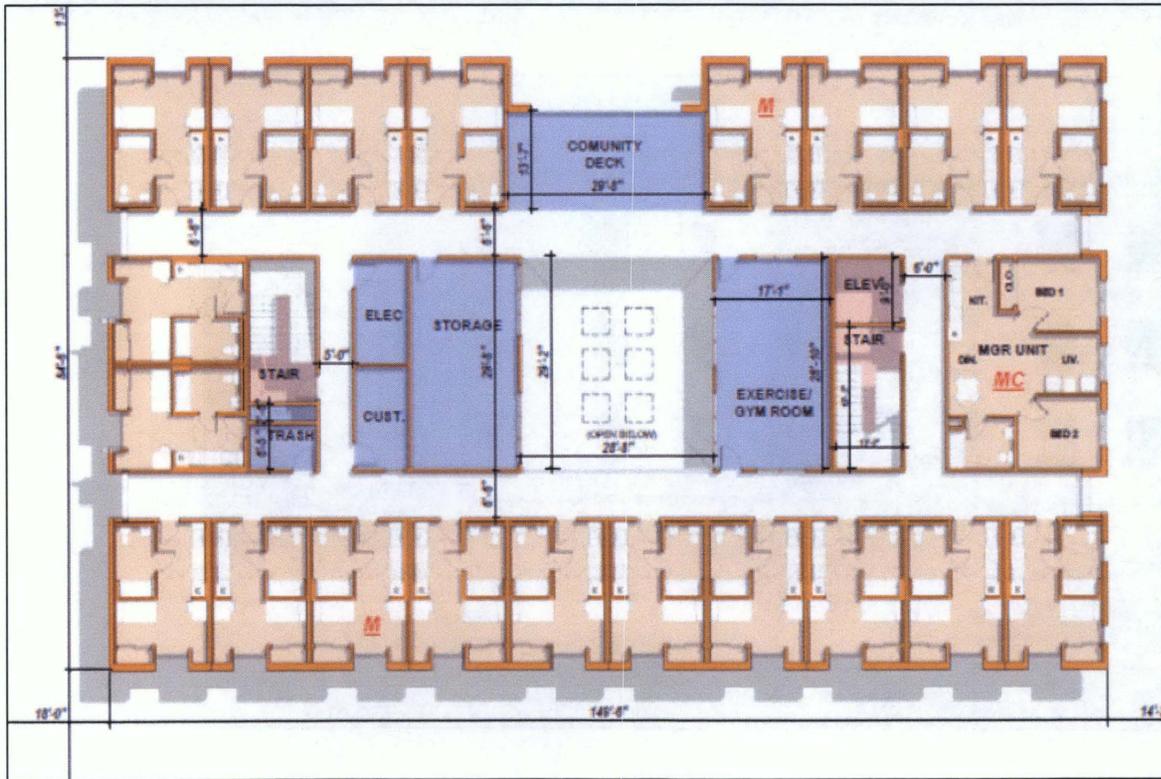
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- Demolition of all on-site improvements;
- Construction of:
 - > 68-unit SRO facility for Supportive Housing (operated by The Salvation Army)
 - 65 very-low income units
 - 1 resident manager's unit
 - 2 studio units for staff
 - > 8,859 square-foot Charitable Institution (The Salvation Army) on the ground floor
 - > 47,193 square-foot, four-story building
 - > 16 at-grade parking spaces



Floor Plan (Floors 2-4)

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Typical Unit Layout



North Elevation: Walnut Ave.

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East Elevation: Catalina Ave.

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Current Planning PPR Comments

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- The project does not comply with the following key development standards in the Zoning Code:

| Standard | Requirement | Proposed |
|-----------------|-------------|----------|
| FAR | 0.8 | 1.74 * |
| Height | 45' | 55.5' ** |
| Parking for SRO | 18 | 0 ** |

* A density bonus is required to achieve proposed FAR.

** A density bonus incentive is required to achieve proposed height and parking.



Density Bonus

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- The number of units (density) of a SRO facility is regulated by the FAR.
- A density bonus offers an increase in FAR for SRO projects by-right.
- An increase in density, with no maximum, is allowed if the project is located within 1/2 mile of a major transit stop and 100% of the total units, exclusive of a manager's unit or units, are for lower income households.
- The project includes two studio units that are **not** for lower income households or designated as manager's units and therefore does not qualify for the density bonus.
- The project will need to be revised so that all units, exclusive of a manager's unit or units, are for lower income households.



Density Bonus Incentives

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- Density bonus incentives allow a height increase of up to three additional stories, or 33 feet, and no required parking, by-right, if the project is located within ½ mile of a major transit stop and 100% of the total units, exclusive of a manager's unit or units, are for lower income households:

| Standard | Requirement | Proposed |
|-----------------|-------------|----------|
| Height | 45' | 55.5' |
| Parking for SRO | 18 | 0 |



Discretionary Entitlement Process

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- **Hearing Officer**
 - > Conditional Use Permit for Charitable Institution

- **Design Review**
 - > Preliminary Consultation
 - > Concept Design Review
 - > Final Design Review



Next Steps

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- Applicant submits necessary applications;
- Conduct environmental review per CEQA;
- Conduct a noticed public hearing before the Hearing Officer;
- Conduct a noticed public hearing before the Design Commission for Concept/Final design approvals.



Plans Submitted on 1/16/2020 for CUP

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North Elevation: Walnut Ave

West Elevation: Catalina Ave





Plans Submitted on 1/16/2020 for CUP

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- The applicant intends on revising the unit mix such that they would qualify for:
 - Density Bonus (FAR)
 - Density Bonus Incentive for Height
 - Density Bonus Incentive for Parking



PASADENA

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April 20, 2020

