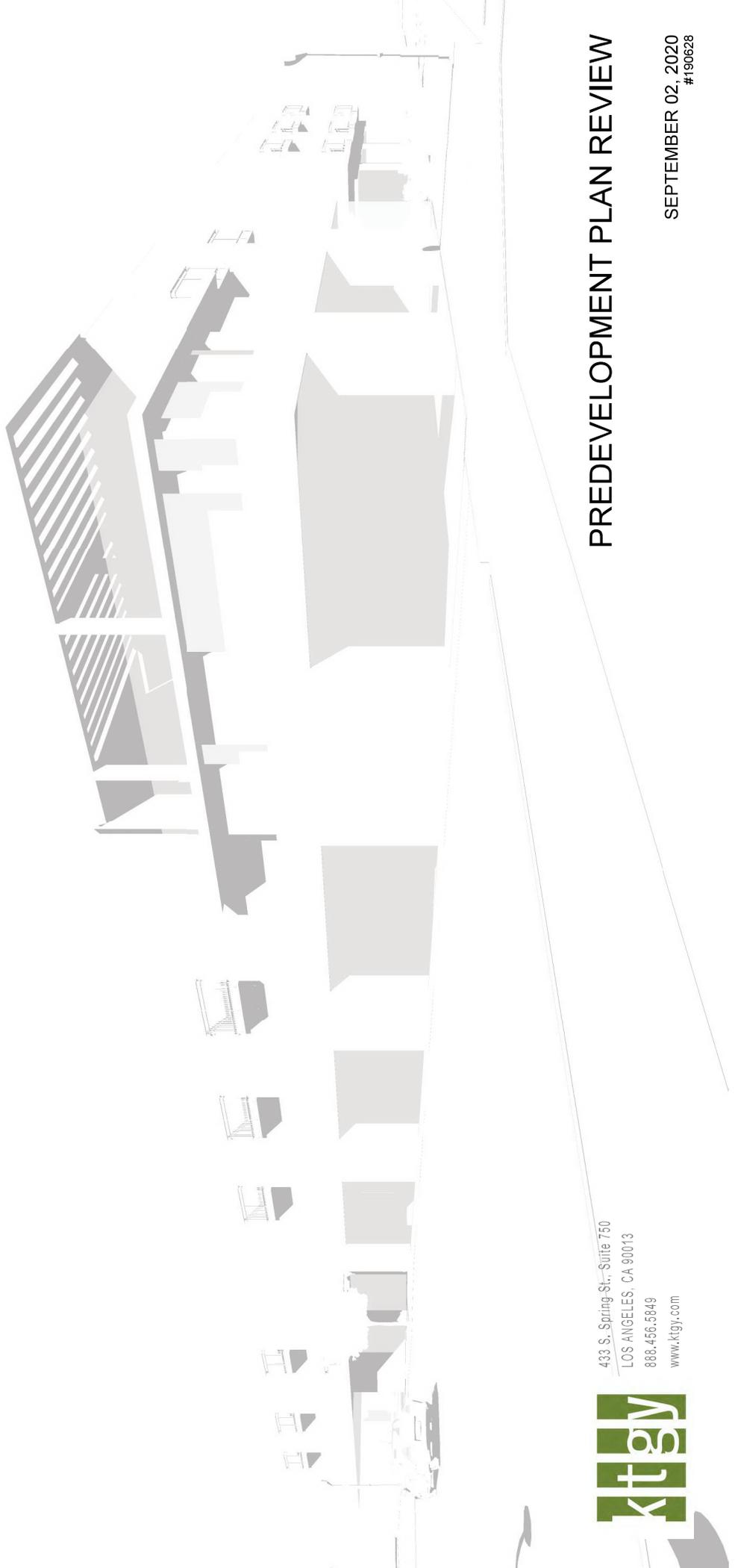


ATTACHMENT C
PREDEVELOPMENT PLAN REVIEW PLANS

HERITAGE SOUTH

PASADENA, CALIFORNIA



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PREDEVELOPMENT PLAN REVIEW

SEPTEMBER 02, 2020
#190628



PROJECT DESCRIPTION

The project site is located at the intersection of N Fair Oaks Avenue and Orange Grove Blvd. The existing site is a Church's Chicken restaurant building with surface parking adjacent to Fair Oaks and loading access through the parking lot on Orange Grove Avenue frontage. The structure will be removed to make way for the new proposed permanent supportive housing project. A house that was formerly located on the site has been relocated to a new site. Proposed is a 3 story, 70 unit, mixed-use building with commercial flex space and a community room serving the corner at Fair Oaks Ave. and Orange Grove Blvd. Both frontages will have visual connections and physical access to the building and site, which accommodates up to 5 feet in grade change from the northwest to southeast corner through ramping, patios, and terraced planters. An access driveway will be shared with the existing Heritage Square project, which sits north of the site.

SITE DATA

3 STORY APARTMENTS

SITE	
SITE AREA	48,462 SF
SITE AREA	1.11 ACRES
SITE COVERAGE	24,278 SF (50%)
FAR BUILDING AREA	109,006 SF
FAR	1.5
NUMBER OF UNITS	70 UNITS
SITE DENSITY	63.63 DU/AC

UNITS

1 BEDROOM / 1 BATH	69 UNITS (99%)
2 BEDROOM / 1.5 BATH	1 UNITS (1%)
TOTAL	70 UNITS

HEIGHT (3 STORY)

36'-0" *

*As measured per zoning code from top of plate to lowest grade adjacent to any portion of building. Site has approximate 3' grade difference between northwest corner and southeast corner.

PARKING

RES. REQUIRED* NO MINIMUM REQ

COMMERCIAL REQUIRED 3 PER 1,000 SF
 COMMERCIAL PROVIDED 11 STALLS
TOTAL 37 STALLS

*Per AB-1763

PROJECT ADDRESS

710; 722; 730; 738 N FAIR
 OAKS AVE & 19; 25 E
 ORANGE GROVE BLVD
 PASADENA, CA 91103

PARCEL ID NUMBERS

5725-002-913, 5725-002-912,
 5725-002-911, 5725-002-914,
 5725-002-903, 5725-002-904

GENERAL PLAN DESIGNATION MEDIUM MIXED USE
 CURRENT ZONING FGSP-C-3A



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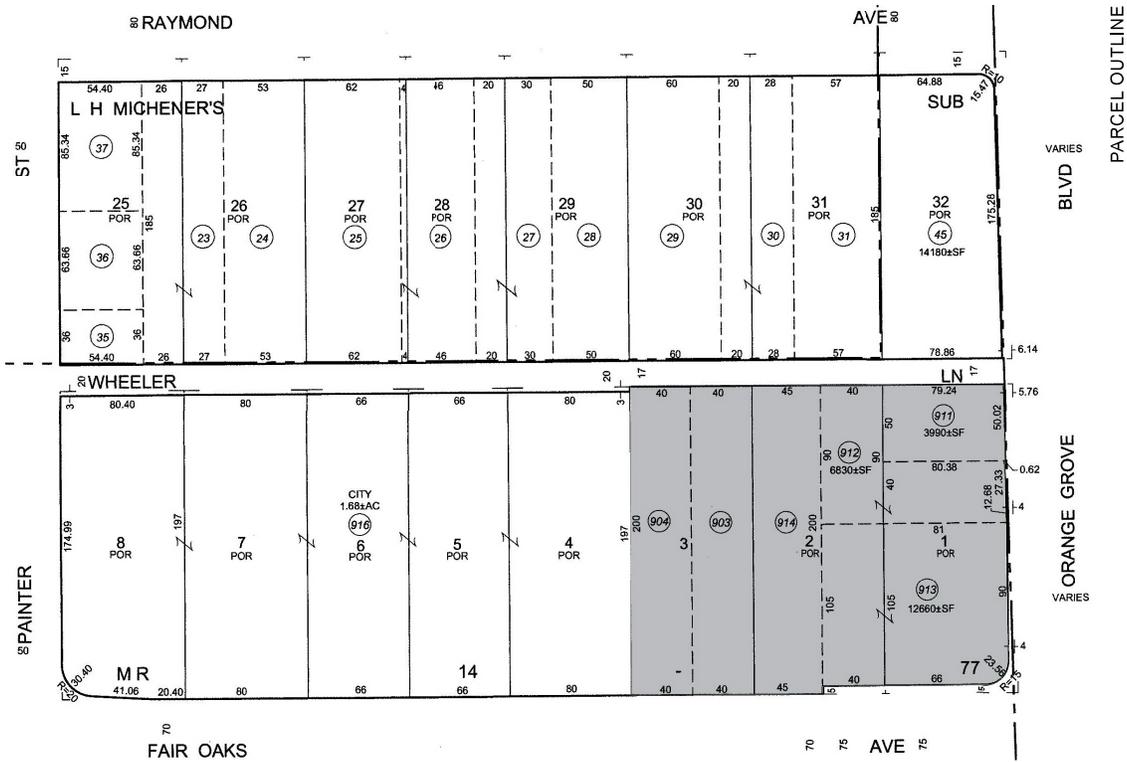
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 PLAN REVIEW
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PROJECT DESCRIPTION &
 DATA SUMMARY

A - 2

General Site Information		5725-002-913, 3725-002-912, 5725-002-911, 5725-002-914, 5725-002-903, 5725-002-904
Assessor's Parcel ID number		5725-002-903, 5725-002-904
Assessor's Parcel #		Parcel# 911, 31, 913 914, 903, 904
Address		710, '9, N Fair Oaks Ave., Pasadena, CA 91103
Existing Property Type		Commercial
Site Area - West (±)		48,462 SF
Site Area - West (±)		1.11 acres
General Plan Land Use Designation		Medium Mixed Use (00-22(FAR))
Surrounding Land Use Designations		East - Medium Mixed Use & Low-Medium Density Residential (adjacent) South - Medium Mixed Use (across E Orange Grove) West - Medium Mixed Use (across N Fair Oaks Avenue) North - Medium Mixed Use (adjacent) FGSP-C-3A
Existing Zoning Designator		Fair Oaks-Orange Grove Specific Plan Limited Commercial Distric: 3, Subdistrict 'a'
Specific Plan Area		Renaissance Commercial District (District 3)
Density		
Minimum Lot Area Per Dwelling Unit		40 units per acre FGSP-C-3A Section 17.25.00(C)-3-1(2)
Maximum Units Base		GP Policy 4.13
Maximum Units w/ Affordable		52 units Based on Senior/Affordable Housing (17.50/280) 70 units 35% bonus at 20% low or 1% very low
F.A.R.		
F.A.R. definition		From General Plan
Floor Area Ratio		Medium Mixed Use (0.0-2.25 FAR)
Maximum F.A.R.		100,000 SF 2.25
Maximum F.A.R. w/ Affordable		none
Setbacks		1.5 FAR provided
Front yard		Per Fair Oaks / Orange Grove Specific Plan 5 ft per FGSP-C-3a zoning code (17.33 Table 3-15)
Corner Side		Per Fair Oaks / Orange Grove Specific Plan 5 ft per FGSP-C-3a zoning code (17.33 Table 3-15)
Rear yard		Per Fair Oaks / Orange Grove Specific Plan 5 feet except when adjacent to residential zoning district setback shall be 15 feet, 16 foot rear yard may be reduced to 5 feet when adjacent to an alley.
Height, Max.		The maximum allowable height of a structure shall be measured from the lowest elevation of the existing grade at an exterior wall of the structure to the highest point of the structure. The highest point of the structure shall be considered its highest ridge or parapet. For multi-family structures, appurtenances covering no more than 25 percent of the roof area may exceed the height limit established by the applicable zoning district by a maximum of 10 feet.
Height Definition		FGSP-C-3A - 35' Per Fair Oaks / Orange Grove Specific Plan 5.6.1 Height in District 3, the height of a mixed use development shall be measured to the top of
Maximum Height		In the commercial and industrial zoning districts, except for the 2D district, a 15-foot side and/or rear setback shall be provided adjacent to any abutting residential zoning district.
Transitional Height		
Open Space		150sq ft per dwelling unit
Common Open Space		At least 25 percent of this required minimum open space must be common open space. Recreation areas at least 600 square feet in area may qualify as common open space. A common open space area shall measure a minimum of 100 square feet in area, with no transverse dimension less than 20 feet, and at least 35 square feet in area with no horizontal dimension less than seven feet to be counted toward the minimum open space requirement. 10,500 sq ft required; 12,000 sq ft provided

Parking (vehicular)	No minimum parking required per AB- 1763 3 spaces per 1,000 sq. ft.
Residential	
Retail Sales	
Parking Space Size Requirements	see chart for other width and drive aisle options
Standard	8'-6"X18'-0" w/ 24'-0" drive aisle
Comments:	An additional width of one foot shall be provided for each parking space the length of which is contiguous to a fence, structure, wall, or other obstruction. Except if columns are set back away from the aisles, the one-foot additional width required by this Subsection may be lessened three inches for each foot the columns are set back from the aisles.
Parking Obstructions	
Loading Space Required	
Loading Space Dimensions	
Parking (bicycle)	
Residential	1 space for every six dwelling units
Commercial Off Street	All nonresidential structures less than 5,000 square feet
Bicycle Parking Size Requirements	
Short Term	2'-0"X6'-0"
Long Term	4 bicycles provided 12 bicycles provided
FGSP	In District FGSP-C-3: 1. Build on the historical function of this area as a commercial and neighborhood center. 2. Create a pedestrian-oriented and transit-oriented district to support businesses and residential uses in the area. 3. Provide for commercial and mixed-use development along Fair Oaks Avenue to maintain compact urban character. 4. Provide for commercial retail and office, residential, and mixed-use development at the intersection of Fair Oaks Avenue and Orange Grove Boulevard and along Orange Grove Boulevard. Building entries shall be oriented to and accessible from the major street frontages, and directly accessible from a public sidewalk. Entries may be set back a maximum of 15 feet from the street property line to the doorway. On corner lots with multiple buildings, the front entry shall be oriented towards the front yard. On interior lots with multiple buildings, at least 51 percent of the entries shall face the front yard.



PARCEL OUTLINE

BLVD VARIES

ORANGE GROVE VARIES

VICINITY MAP & PARCEL OUTLINE

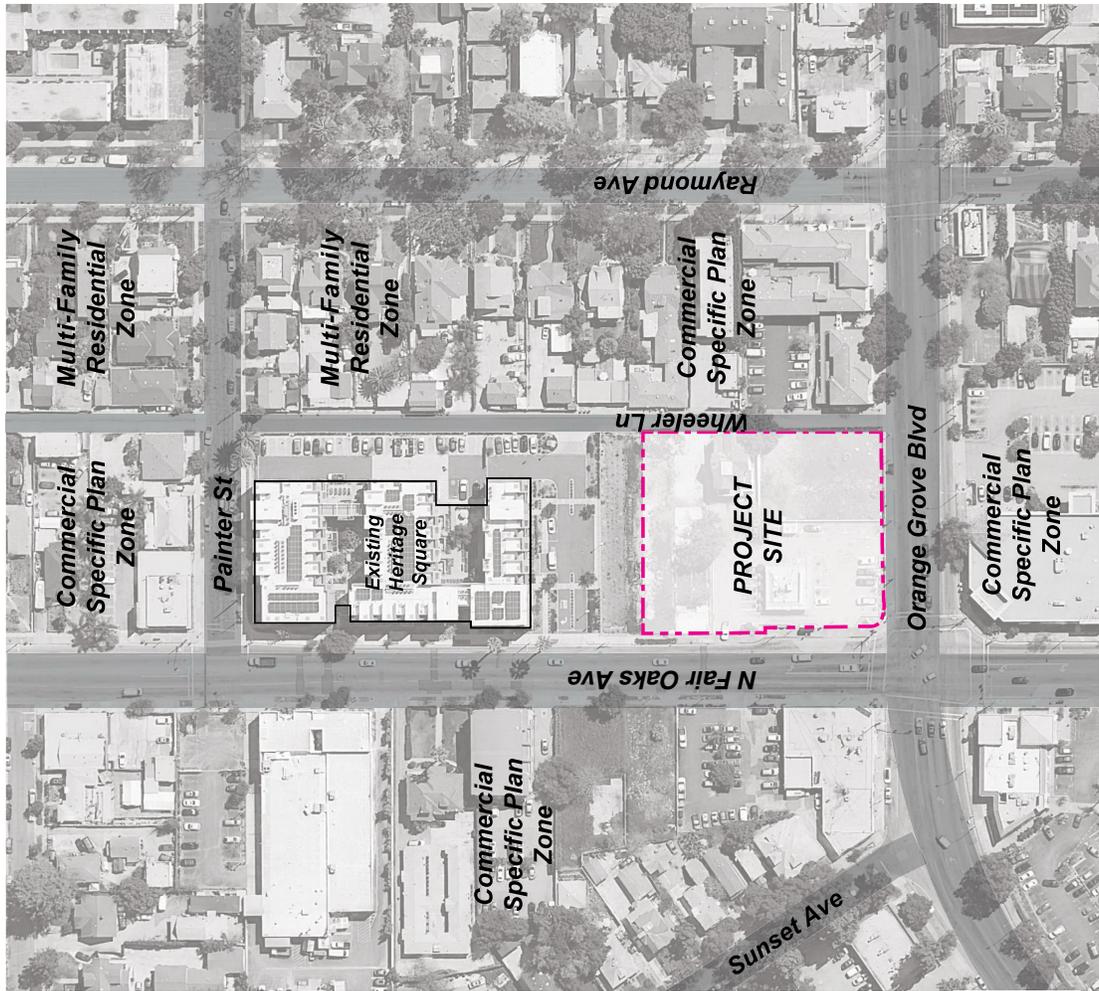


PRE DEVELOPMENT PLAN REVIEW
SEPTEMBER 02, 2020

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PASADENA, CA # 2019-0628

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VICINITY MAP

ON SITE CHURCHS RESTAURANT



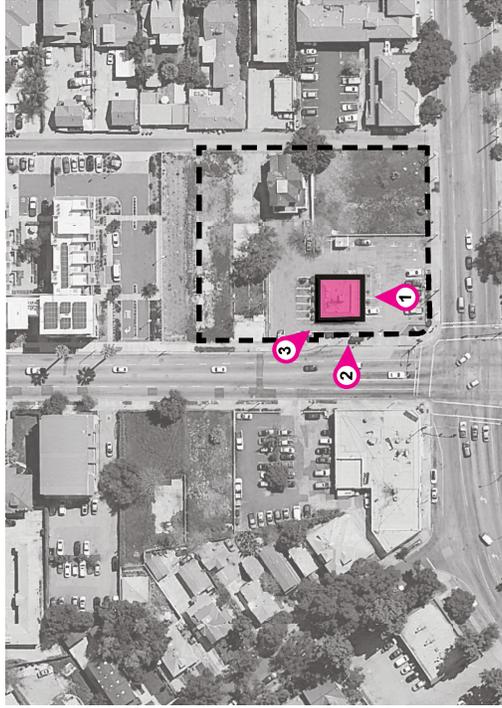
SOUTH ELEVATION



WEST ELEVATION



CORNER



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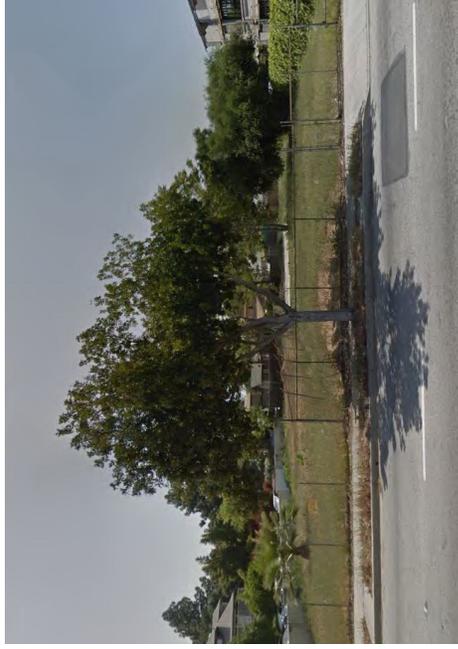
EXISTING SITE PHOTOS

A - 5

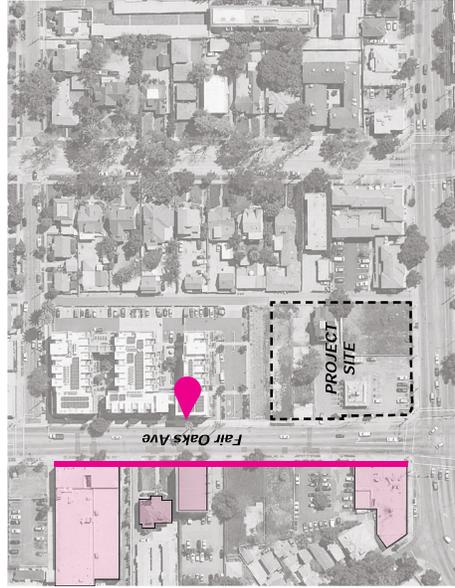
WEST SIDE OF FAIR OAKS AVE



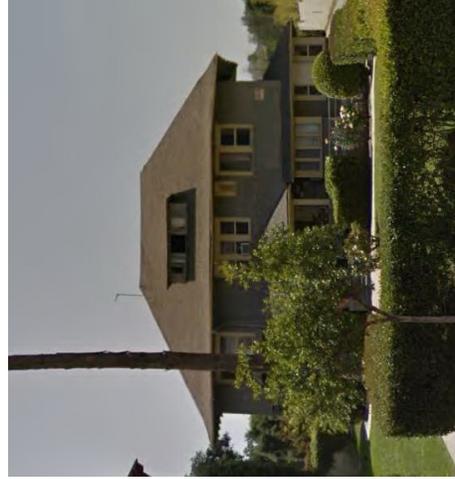
711 N FAIR OAKS AVE



751 N FAIR OAKS AVE



KEY PLAN



768 N FAIR OAKS AVE



789 N FAIR OAKS AVE



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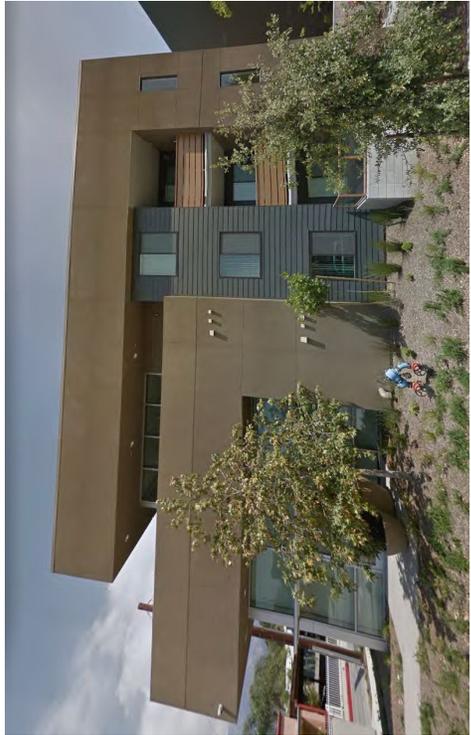
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SITE CONTEXT PHOTOS

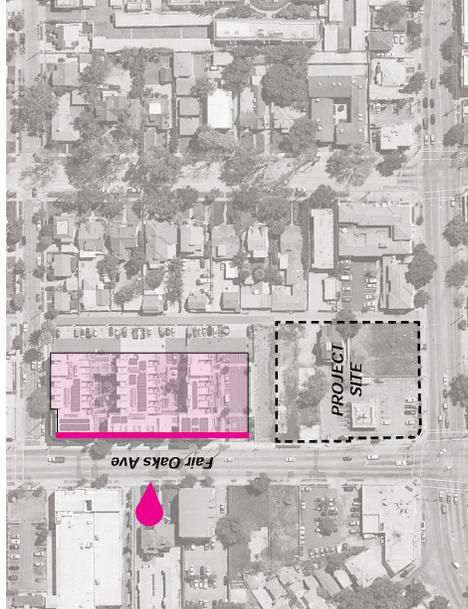
A - 6



HERITAGE SQUARE - 773 N FAIR OAKS AVE



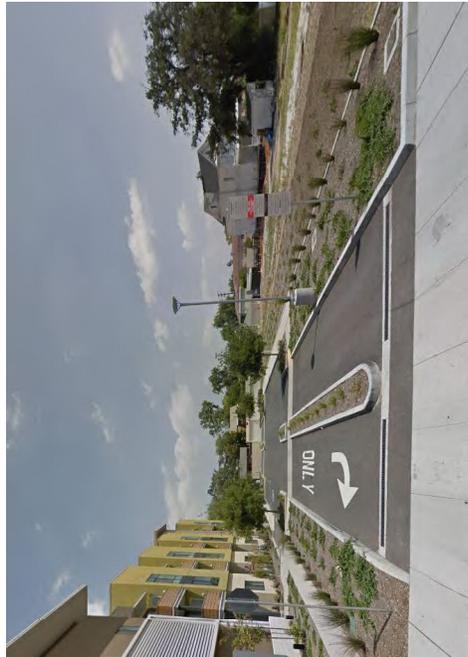
HERITAGE SQUARE - 770 N FAIR OAKS AVE



KEY PLAN



HERITAGE SQUARE - 762 N FAIR OAKS AVE



HERITAGE SQUARE - 762 N FAIR OAKS AVE



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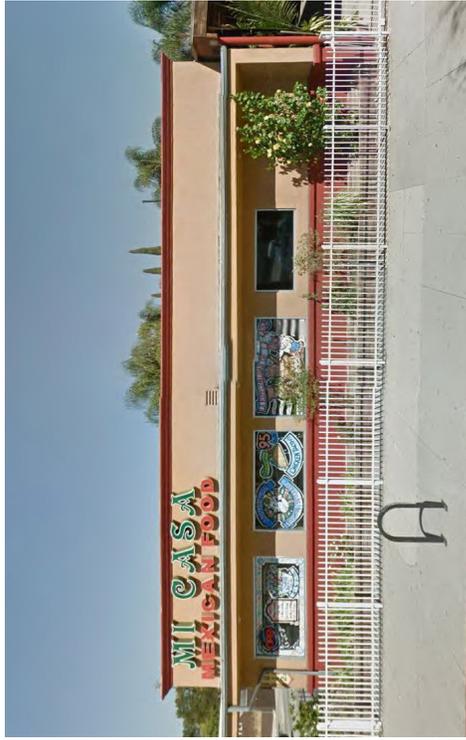
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SITE CONTEXT PHOTOS

NORTH SIDE OF PAINTER ST



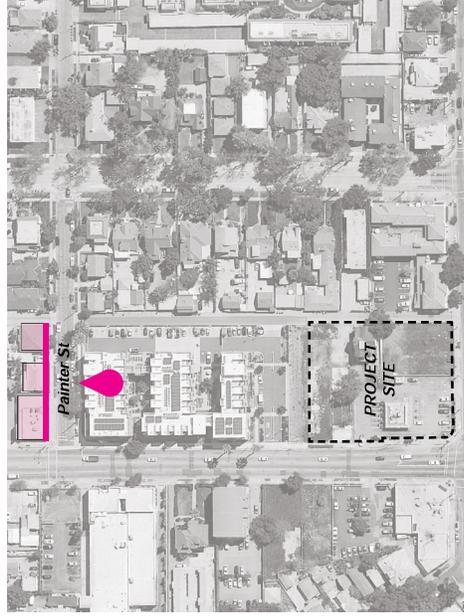
11 PAINTER ST



21 PAINTER ST



27 PAINTER ST



KEY PLAN



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SITE CONTEXT PHOTOS

A - 8

SOUTH SIDE OF ORANGE GROVE BLVD



20 E ORANGE GROVE

EAST SIDE OF WHEELER LN

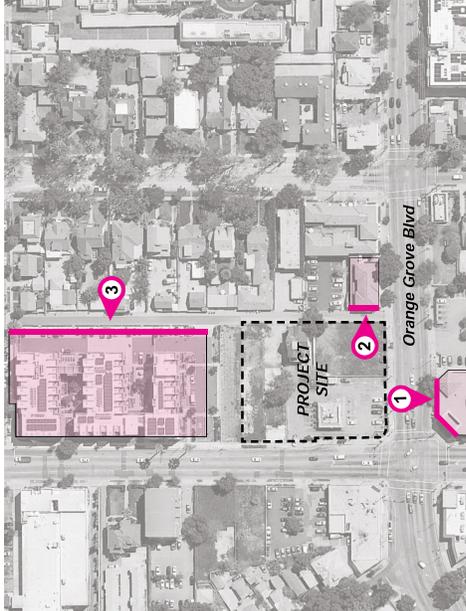


634 N WHEELER LN

WEST SIDE OF WHEELER LN



HERITAGE SQUARE FROM WHEELER LN



KEY PLAN



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SITE CONTEXT PHOTOS

A - 9



200'-0"

EV

182'-6"

20 Flex Parking Stalls

security gate attendant resident parking

17 Community Stalls

Trash

Existing home previously relocated

230'-0"

Multi-Purpose

Lobby

Flex Space

Flex Space

COMMERCIAL FLEX SPACE ±2,200 SF

Community Room ±2,000 sf

ORANGE GROVE BLVD.

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SITE PLAN



A - 10



West Elevation 1



3 Perspective



North Elevation 2



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ELEVATIONS



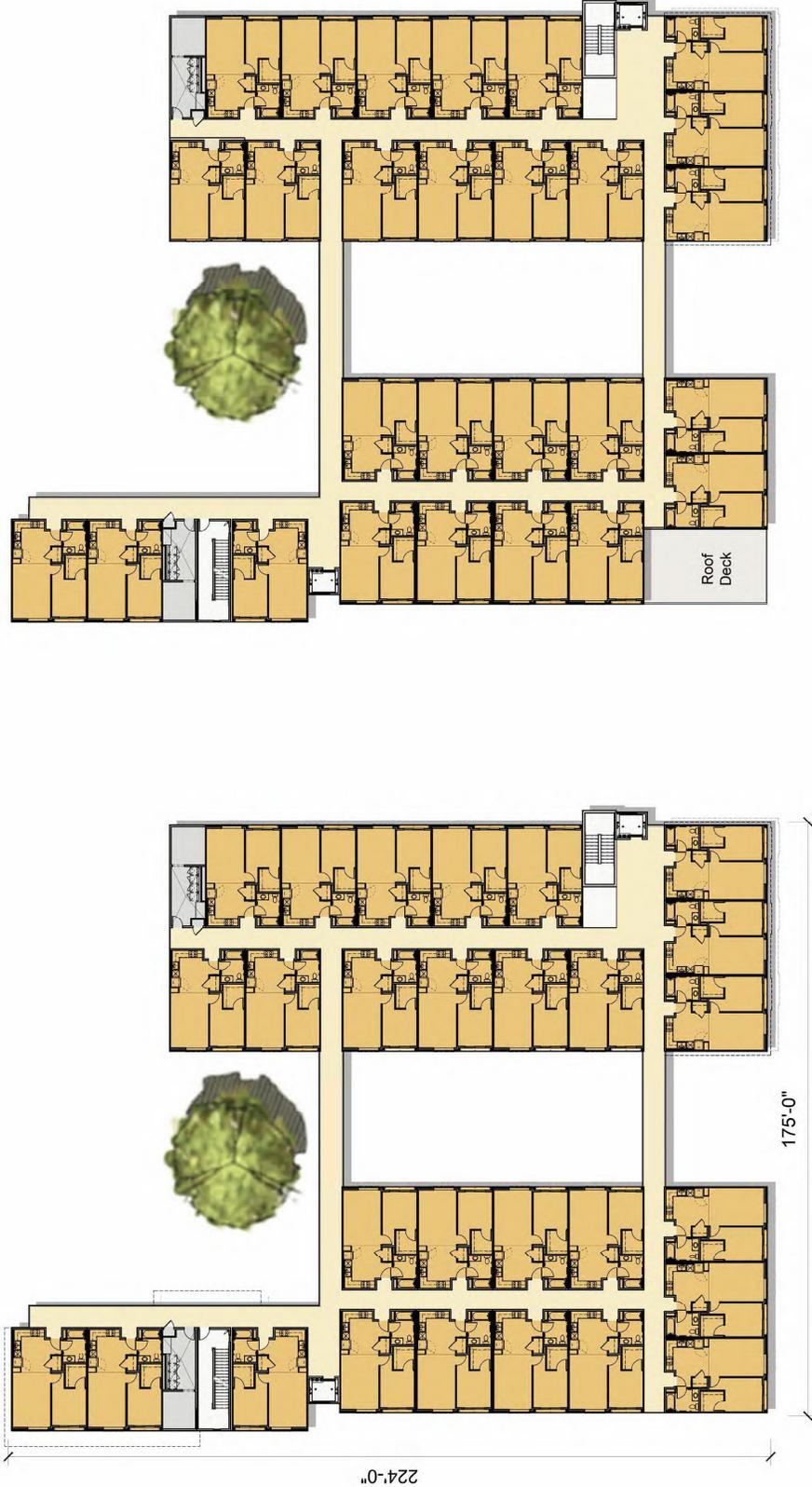
East Elevation 1



Perspective 3



South Elevation 2



Level 3

Level 2

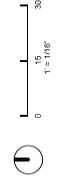


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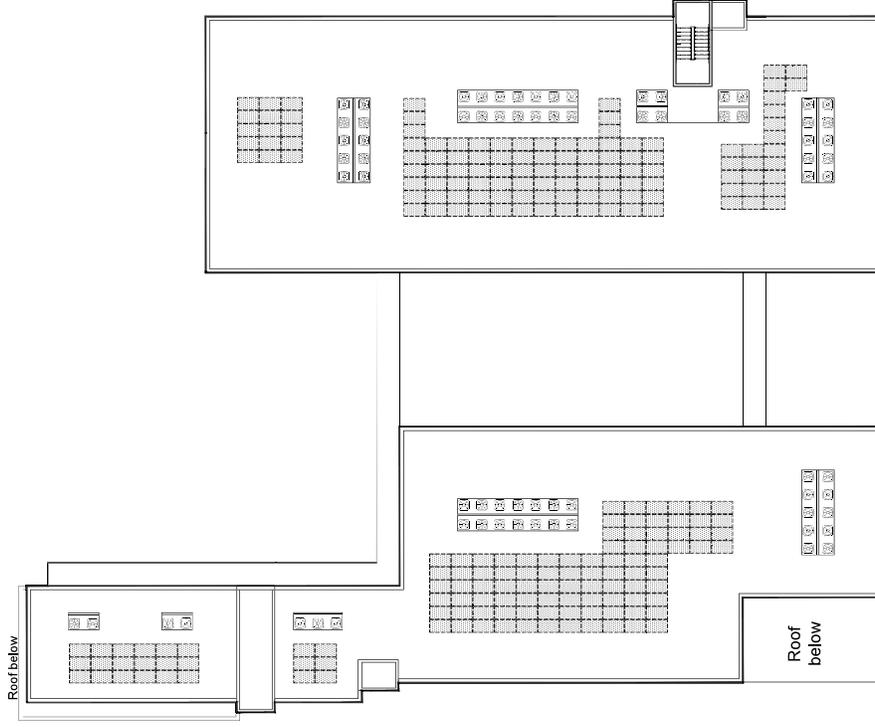
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LEVEL 2-3 PLAN

A - 14



Roof Plan



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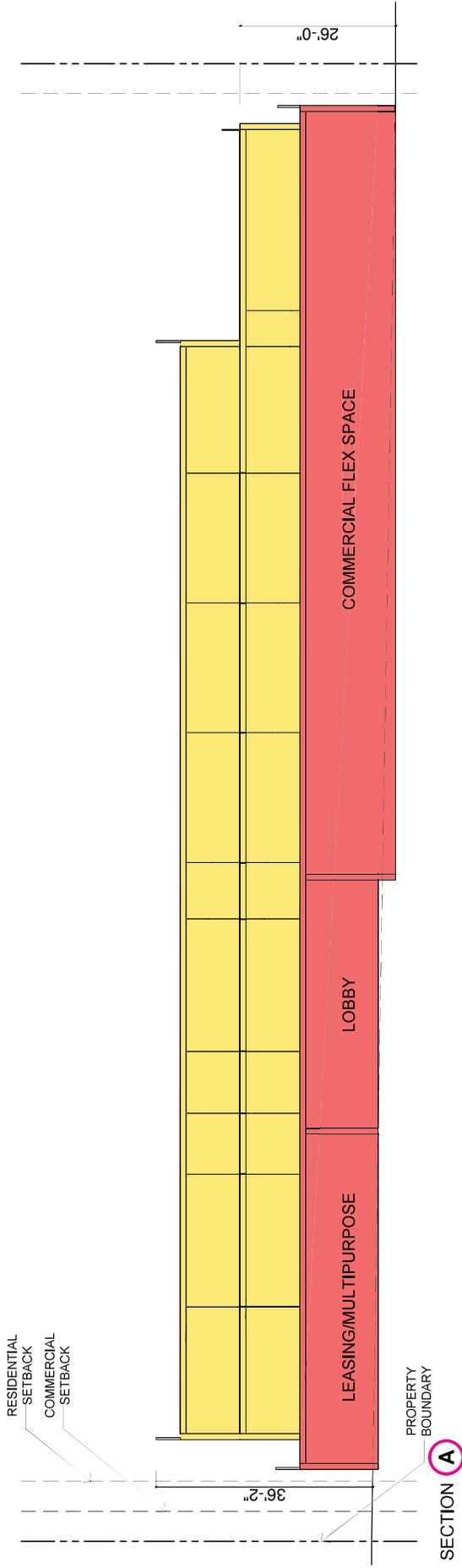
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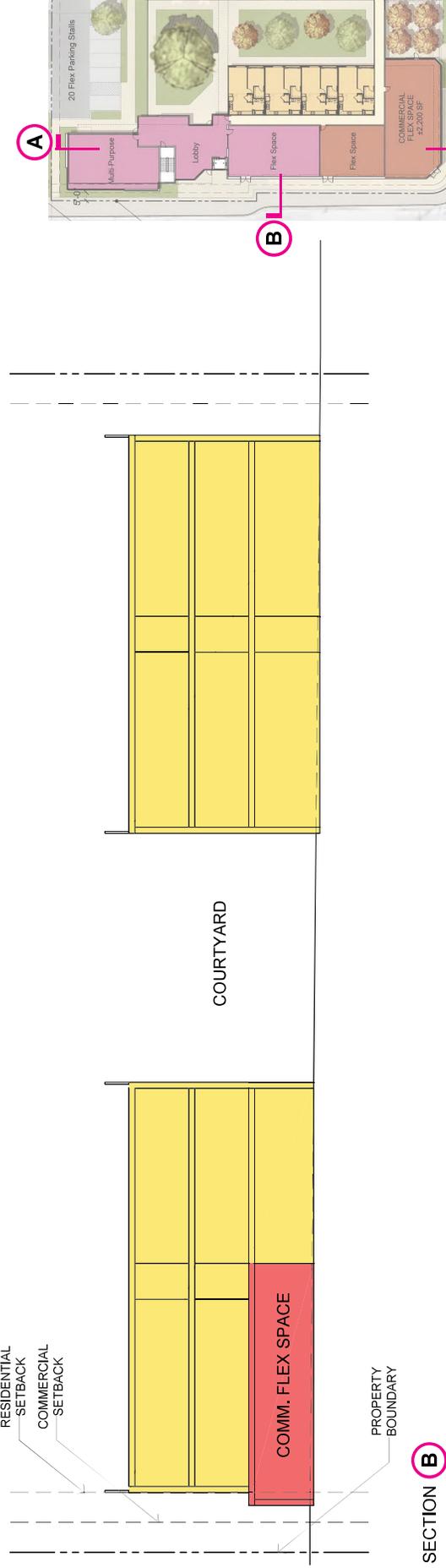
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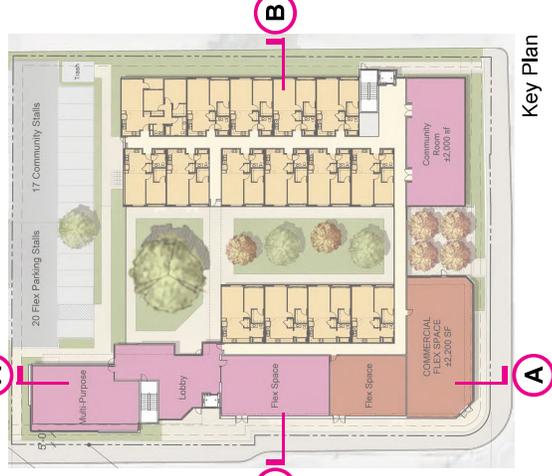
ROOF PLAN



SECTION A



SECTION B



Key Plan



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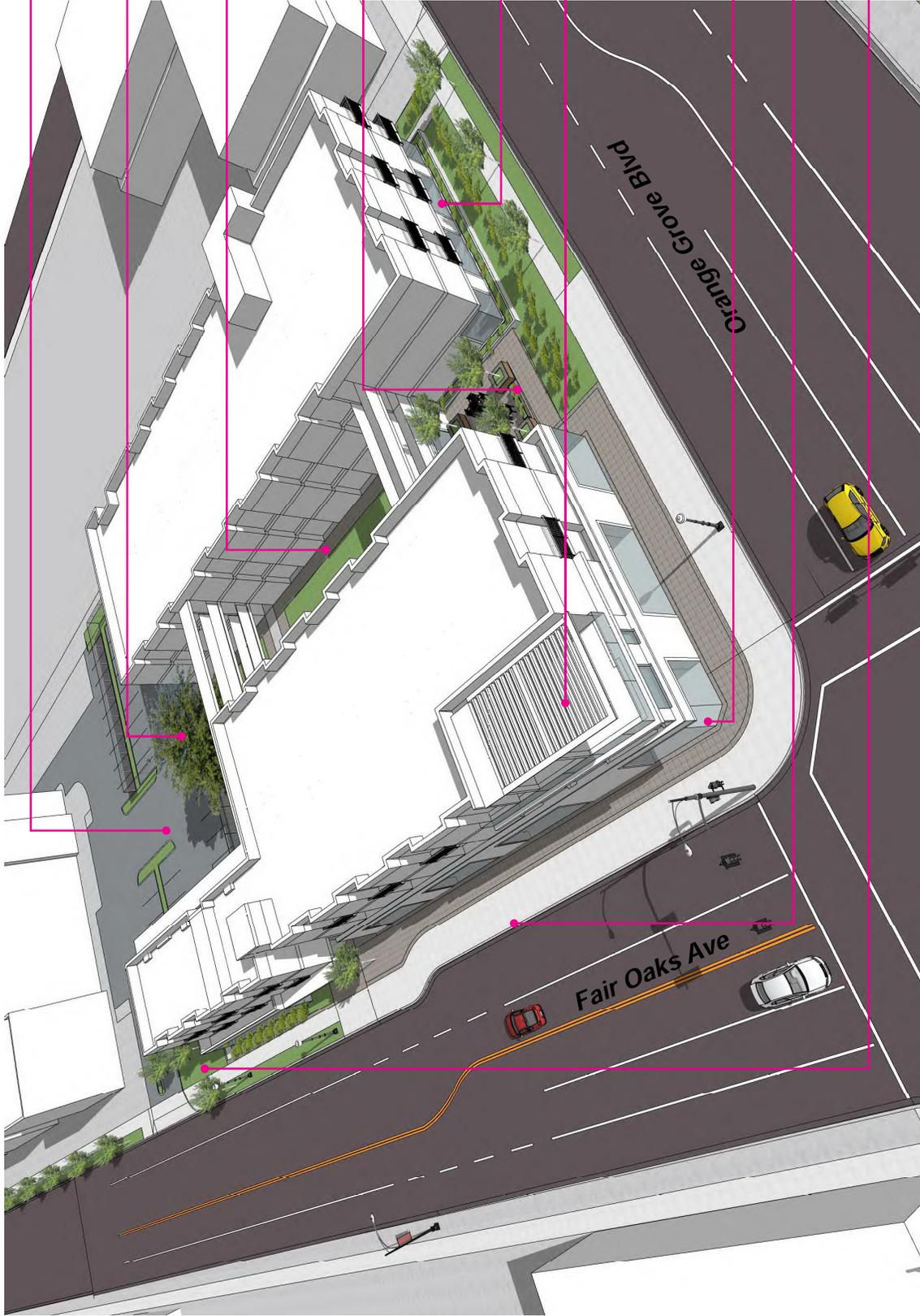
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BUILDING SECTIONS

A - 16



SURFACE PARKING TUCKED AWAY BEHIND THE BUILDING

NORTHERN COURTYARD TO PRESERVE OAK TREE

CENTRAL COURTYARD TO PROVIDE OPEN SPACE FOR RESIDENTS

SOUTHERN COURTYARD PROVIDES A MASSING BREAK ON ORANGE GROVE BLVD AND OPEN SPACE FOR ADJACENT COMMERCIAL PROGRAMS

COMMUNITY ROOM ACCESSIBLE FROM INTERNAL HALLWAY

MASSING STEP DOWN TOWARDS CORNER OF FAIR OAKS AND ORANGE GROVE PROVIDING OUTDOOR ROOF DECK TREATED WITH HIGH GLASS WALLS

ACTIVATED COMMERCIAL CORNER WITH TRANSPARENT GLAZING

EXISTING BUS STOP TO BE IMPROVED

NORTHERN OPEN SPACE PROVIDES MASSING SETBACK FROM NEIGHBORING BUILDING

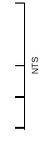


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SITE / MASSING APPROACH

A - 17



1

Orange Grove Perspective



2

North Fair Oaks Perspective



3

Fair Oaks & Orange Grove Corner Perspective



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PERSPECTIVES

A - 18



1

Commercial Corner Perspective



2

Southern Courtyard Perspective



3

Lobby Entry Perspective



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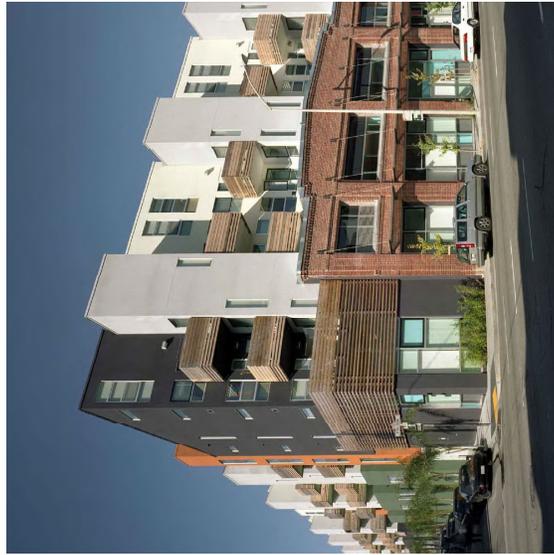
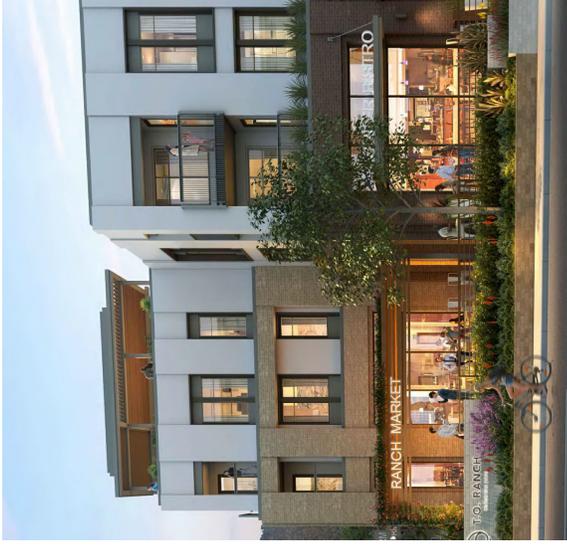
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PERSPECTIVES

A - 19



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CONCEPT IMAGERY

A - 20