

PLANNING DIVISION MASTER APPLICATION FORM

| Project Address: 141 South Lake Avenue | | | |
|---|---|---|--|
| Project Name: 141 South Lake Avenue | | | |
| Project Description: (Please describe demolitions, alterations | | | |
| and professional office building and development of a | new mixed use density bonus proj | ect with 89 residential units, 9,000 square feet | |
| of commercial space and 225 parking spaces. | | | |
| | General Plan Designation: | Central District Specific Plan | |
| Valuation (Cost of Project): TBD | | | |
| APPLICANT/OWNER INFORMATION | | | |
| APPLICANT NAME: DC Lake Holdings, LLC – James L | _iTe | ephone: [626] <u>360-0688</u> | |
| Address: 150 East Colorado Boulevard, Suite 302A | | Fax: [] | |
| City: Pasadena State: CA Zip: 91 | 105-1937 E- | mail: <u>JL.pillc@gmail.com</u> | |
| CONTACT PERSON: Odyssey Development Services – I | Burke Farrar Te | ephone: [626] <u>683-8159</u> | |
| Address: 141 South Lake Avenue, Suite 105 | | Fax: [626] <u>683-2897</u> | |
| City: Pasadena State: CA Zip: 91 | 101-4402 E- | mail: <u>BFarrar@OdysseyPasadena.com</u> | |
| PROPERTY OWNER NAME: DC Lake Holdings, LLC – J | James Li Tel | Telephone: [626] 360-0688 | |
| Address: 150 East Colorado Boulevard, Suite 302A | | Fax: [] | |
| City: Pasadena State: CA Zip: 91 | 105-1937 E- | mail: JL.pillc@gmail.com | |
| TYPE OF CITY REVIEW AND APPROVALS REQ Mark clearly the type of approval required in the space provided | • | | |
| ADJUSTMENT PERMIT HEIGH | T AVERAGING | PREDEVELOPMENT PLAN REVIEW | |
| AFFORDABLE HOUSING CONCESSION OR WAIVER HILLSIE | DE DEVELOPMENT PERMIT | RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT | |
| CERTIFICATE OF | RIC DESIGNASTION JMENT, LANDMARK, TREE OR | SIGN EXCEPTION | |
| CERTIFICATE OF EXCEPTION HISTOR | RICAL RESEARCH/EVALUATION | TENTATIVE PARCEL/TRACT MAP | |
| CHANGES TO APPROVED LANDM | MARK TREE PRUNING | TEMP. CONDITIONAL USE PERMIT | |
| CONDITIONAL USE PERMIT MASTE | ER DEVELOPMENT PLAN | TREE PROTECTION PLAN REVIEW | |
| DESIGN REVIEW MASTE | ER SIGN PLAN✓ | TREE REMOVAL | |
| DEVELOPMENT AGREEMENT ✓ MINOR | CONDITIONAL USE PERMIT | VARIANCE | |
| EXPRESSIVE USE PERMIT MINOR | VARIANCE | VARIANCE FOR HISTORIC RESOURCES | |
| FLOOR AREA RATIO (FAR) INCREASE PLANN | IED DEVELOPMENT ZONE | ZONE CHANGE (MAP AMENDMENT) | |
| GENERAL PLAN AMENDMENT PRELIM | MINARY PLAN CHECK | OTHER: | |

Note: Space for signature is on revere side

MAP - Master Application REVISED.doc1/20/11

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INDEMNIFICATION

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

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 AGEN | NT: | | Date: September 18, 2019 |
|---|--|---|--|
| For Office Use Only PLN # CASE # PRJ # DATE ACCEPTED: DATE SUBMITTALS RECEIVED: RECEIVED BY (INITIALS): FEES: BASE FEE:: 3% RECORDS FEE: \$ TOTAL: HISTORIC ARCH. RESEARCH REQUIRED? YES NO PUBLIC ART REVIEW REQUIRED? YES NO | REVIEW AUTHORITY: STAFF HEARING OFFICER PLANNING COMMISSION/BZA DESIGN COMMISSION HISTORIC PRESERVATION COMMISSION CITY COUNCIL TAXPAYER PROTECTION DISCLOSURE REQUIRED NOT REQUIRED | CEQA REVIEW: EXEMPTION INITIAL STUDY EIR CEOA REVIEW STATUS: PENDING COMPLETED | Design & Historic Preservation: TYPE OF HISTORIC PRESERVATION REVIEW; CATEGORY 1 (DESIGNATED) CATEGORY 2 (ELIGIBLE) LANDMARK/HISTORIC DISTRICT NAME: TYPE OF DESIGN REVIEW: CONCEPT FINAL CONSOLIDATED PRELIMINARY CONSULTATION |
| TRANSPORTATION REVIEW REQUIRED? YES NO INCLUSIONARY HOUSING REQUIRED? YES NO | | | |

AFFORDABLE HOUSING CONCESSION PERMIT

| SPEC | CIFIC ENTITLEMENT REQUIREMENTS: |
|------|--|
| | dition to the minimum submittal requirements, the following specific entitlement requirements fordable Housing Concession Permits shall also be submitted: |
| | a) Description of Request. b) Findings for an Affordable Housing Concession Permit. c) Public Hearing Request. |
| C | DENSITY BONUS WAIVER(S) REQUEST (eight copies) A signed letter from the applicant to the Zoning Administrator detailing all density bonus concessions requested, and how each concession directly relates to the affordability of the project. |
| | a) Financial justification for EACH specific development concession requested that clearly demonstrates how granting each individual concession will make affordability of the project feasible. b) A cost comparison of the project without the requested concession versus with the concession. |
| | TIONAL ITEMS: dition, the following items may be required by the Planner for submittal: |
| ✓ F | LOOR PLANS |
| ✓ E | ELEVATIONS |
| ✓ E | ELEVATION SECTIONS |
| ✓ C | CALCULATIONS (square footage, floor area ratio, average slope, etc.) |
| ✓ L | ANDSCAPE PLAN |
| ✓ C | CIRCULATION PLAN |
| | DEVELOPMENT SCHEDULE |
| E | SCROW TITLE PAPERS |
| □ L | EASE AGREEMENT |
| | OTHER ITEMS |
| | |

Supplemental Application for

INCLUSIONARY HOUSING PLAN

| Proj | ect Address: 141 South Lake Avenue | | Permit # | | | | |
|-----------------------------|---|------------------------|--|--|--|--|--|
| RE | RESIDENTIAL DEVELOPMENT (PRIMARY PROJECT): | | | | | | |
| 1) | Project type (check one) ☑ Ownership (for-sale) | ☑ Rental | ☑ Combination sale/rental | | | | |
| 2) | Total number of required inclusi | ionary units <u>5</u> | | | | | |
| 3) | Number of inclusionary units pro | oposed on-site 5 | _ | | | | |
| 4) | Describe the basis for the calcunits to be built: | culation of the number | of required inclusionary units at 15% of the | | | | |
| se po of Th the | The residential portion of the proposed development would provide 89 residential units. The property is separated into two residential densities under the Pasadena Zoning Code. The project is also utilizing the Density Bonus provisions offered by the State of California, California Government Code §65915 et. seq. The portion of the property along Lake Avenue has a residential density of 48 units per acre yielding a base density of 25 units and provides 25% density bonus for 32 units with 7% very low income units, 2 very low income units. The Hudson Avenue portion allows 60 units per acre, yields a base density of 46 units with a 22.5% increase in the base density requiring 6% very low income units, 3 very low income units. To the extent the [Pasadena Inclusionary Housing Ordinance] requires a developer to dedicate a larger percentage of its units to affordable mousing than required by section 65915, the ordinance is void. | | | | | | |
| 5) | List the discretionary approvals | necessary and when t | hey were applied for: | | | | |

For the proposed development, an affordable housing concession permit for the 50% minimum commercial floor area required under the Pasadena Zoning Code for the Lake Avenue portion of the property. Conversion of the commercial floor area for use as residential units is necessary to achieve the Density Bonus. Minor conditional use permits for nonresidential tandem parking and for triple stacked tandem parking are included. Design Review is also required. The application for affordable housing concession permits have been submitted in conjunction with this Inclusionary Housing Plan. The project will be reviewed by the Zoning Hearing Officer for affordable housing concession permit and by the Pasadena Design Commission for both concept and final design review. Subsequent to these approvals, the project will obtain a tentative tract map to provide the market rate units as ownership units. The very low income units would be retained and offered for rent.

IHP-SUP Rev: 5/15/07



REQUEST FOR APPEAL

| APPLICATI | APPLICATION INFORMATION | | | | | | |
|-------------------------------|----------------------------|--|---|--|--|--|--|
| Project Addre | ess: 141 S. Lake Avenue | , Pasadena, CA 91101 | 1 | | | | |
| Case Type (N | MCUP, TTM, etc.) and Nu | mber: <u>AHCP #11907</u> | | | | | |
| Hearing Date | : Decision dated Septemb | per 26, 2019 | Appeal Deadline: October 7, 2019 | | | | |
| APPELLAN | T INFORMATION | | | | | | |
| APPELLANT | : DC Lake Holdings, LL | C | Telephone: [626] 360-0688 | | | | |
| Address: | 150 East Colorado Bo | ulevard, Suite 302A | Fax: [] | | | | |
| City: | Pasadena | _ State: CA Zip: | 91105 Email: jl.pillc@gmail.com | | | | |
| APPLICANT | (IF DIFFERENT): | | | | | | |
| I hereby appe | eal the decision of the: | | | | | | |
| | Hearing Officer | V | Zoning Administrator | | | | |
| | Design Commission | | Director of Planning and Development | | | | |
| | Historic Preservation | | Film Liaison | | | | |
| Please see the | nner (use additional sheet | tn the provisions of this if necessary): | ne Zoning Code, General Plan or other applicable plans in the | | | | |
| | Signature of Appellant | | September 30, 2019 Date | | | | |
| * OFFICE USE ONLY | | | | | | | |
| | | CASE # | PRJ# | | | | |
| DESCRIPTION DATE APPEAL RE | | APPEAL FEES: \$ | \$ RECEIVED BY: | | | | |

APP-RFA Rev: 1/18/07

 PLANNING AND DEVELOPMENT DEPARTMENT CURRENT PLANNING SECTION 175 NORTH GARFIELD AVENUE PASADENA, CA 91101 T 626-744-4009 F 626-744-4785

Exhibit 2: Application Submitted June 17, 2019



PLANNING DIVISION MASTER APPLICATION FORM

| Project Address: 141 South Lake Avenue | |
|--|---|
| Project Name: 141 South Lake Avenue | |
| Project Description: (Please describe demolitions, alterations and any ne | w construction) Demolition of an existing 27,220 square foot restaurant |
| and professional office building and development of a new mixed | use density bonus project with 89 residential units, 10,000 square feet |
| of commercial space and 226 parking spaces. | |
| Zoning Designation: CD-5 Ge | neral Plan Designation: <u>Central District Specific Plan</u> |
| Valuation (Cost of Project): <u>TBD</u> | |
| APPLICANT/OWNER INFORMATION | |
| APPLICANT NAME: DC Lake Holdings, LLC – James Li | Telephone: [626] <u>360-0688</u> |
| Address: 150 East Colorado Boulevard, Suite 302A | Fax: [] |
| City: Pasadena State: CA Zip: 91105-1937 | E-mail: <u>JL.pillc@gmail.com</u> |
| CONTACT PERSON: Odyssey Development Services – Burke Farr | ar Telephone: [626] 683-8159 |
| Address: 141 South Lake Avenue, Suite 105 | Fax: [626] <u>683-2897</u> |
| City: <u>Pasadena</u> State: <u>CA</u> Zip: <u>91101-4402</u> | E-mail: BFarrar@OdysseyPasadena.com |
| PROPERTY OWNER NAME: DC Lake Holdings, LLC – James Li | Telephone: [626] <u>360-0688</u> |
| Address: 150 East Colorado Boulevard, Suite 302A | Fax: [] |
| City: Pasadena State: CA Zip: 91105-1937 | E-mail: JL.pillc@gmail.com |
| TYPE OF CITY REVIEW AND APPROVALS REQUIRED: Mark clearly the type of approval required in the space provided below. | |
| ADJUSTMENT PERMIT HEIGHT AVERAGIN | G PREDEVELOPMENT PLAN REVIEW |
| AFFORDABLE HOUSING CONCESSION OR WAIVER HILLSIDE DEVELOR | PMENT PERMIT RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT |
| CERTIFICATE OF HISTORIC DESIGN/ APPROPRIATENESSSIGN) | |
| CERTIFICATE OF EXCEPTION HISTORICAL RESE. | ARCH/EVALUATION TENTATIVE PARCEL/TRACT MAP |
| CHANGES TO APPROVED LANDMARK TREE F | PRUNING TEMP. CONDITIONAL USE PERMIT |
| CONDITIONAL USE PERMIT MASTER DEVELOP | MENT PLAN TREE PROTECTION PLAN REVIEW |
| DESIGN REVIEW MASTER SIGN PLA | N TREE REMOVAL |
| DEVELOPMENT AGREEMENT ✓ MINOR CONDITION | AL USE PERMIT VARIANCE |
| EXPRESSIVE USE PERMIT MINOR VARIANCE | VARIANCE FOR HISTORIC RESOURCES |
| FLOOR AREA RATIO (FAR) INCREASE PLANNED DEVELOR | PMENT ZONE ZONE CHANGE (MAP AMENDMENT) |
| GENERAL PLAN AMENDMENT PRELIMINARY PLAN | N CHECK OTHER: |

Note: Space for signature is on revere side

MAP - Master Application REVISED.doc1/20/11

INDEMNIFICATION

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

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 AGEN | NT: | | Date: June 17, 2019 |
|---|--|--|--|
| For Office Use Only PLN # CASE # PRJ # DATE ACCEPTED: DATE SUBMITTALS RECEIVED: RECEIVED BY (INITIALS): FEES: | REVIEW AUTHORITY: STAFF HEARING OFFICER PLANNING COMMISSION/BZA DESIGN COMMISSION HISTORIC PRESERVATION COMMISSION CITY COUNCIL | CEQA REVIEW: EXEMPTION INITIAL STUDY EIR CEQA REVIEW STATUS: PENDING COMPLETED | Design & Historic Preservation: TYPE OF HISTORIC PRESERVATION REVIEW: CATEGORY 1 (DESIGNATED) CATEGORY 2 (ELIGIBLE) LANDMARK/HISTORIC DISTRICT NAME: TYPE OF DESIGN REVIEW: CONCEPT FINAL CONSOLIDATED PRELIMINARY CONSULTATION |
| PUBLIC ART REVIEW REQUIRED? YES NO TRANSPORTATION REVIEW REQUIRED? YES NO INCLUSIONARY HOUSING REQUIRED? YES NO | ☐ DISCLOSURE REQUIRED ☐ NOT REQUIRED | | |

AFFORDABLE HOUSING CONCESSION PERMIT

| SPE | ECIFIC ENTITLEMENT REQUIREMENTS: |
|----------|---|
| | ddition to the minimum submittal requirements, the following specific entitlement requirements Affordable Housing Concession Permits shall also be submitted: |
| ✓ | SUPPLEMENTAL APPLICATION (eight copies) a) Description of Request. b) Findings for an Affordable Housing Concession Permit. c) Public Hearing Request. |
| ✓ | DENSITY BONUS WAIVER(S) REQUEST (eight copies) A signed letter from the applicant to the Zoning Administrator detailing all density bonus concessions requested, and how each concession directly relates to the affordability of the project. |
| 1 | COST PRO-FORMA (eight copies) a) Financial justification for EACH specific development concession requested that clearly demonstrates how granting each individual concession will make affordability of the project feasible. b) A cost comparison of the project without the requested concession versus with the concession. |
| | DITIONAL ITEMS: ddition, the following items may be required by the Planner for submittal: |
| √ | FLOOR PLANS |
| √ | ELEVATIONS |
| ✓ | ELEVATION SECTIONS |
| √ | CALCULATIONS (square footage, floor area ratio, average slope, etc.) |
| ✓ | LANDSCAPE PLAN |
| ✓ | CIRCULATION PLAN |
| | DEVELOPMENT SCHEDULE |
| | ESCROW TITLE PAPERS |
| | LEASE AGREEMENT |
| | OTHER ITEMS |
| | |

Supplemental Application for

INCLUSIONARY HOUSING PLAN

| oro. | ect Address: 141 South Lake Avenue | | Permit # | | |
|-----------------------------------|--|-----------------------|--|--|--|
| RE | SIDENTIAL DEVELOPMENT (P | RIMARY PROJECT): | | | |
| 1) | Project type (check one) ☑ Ownership (for-sale) | ☑ Rental | | | |
| 2) | Total number of required inclusion | onary units 5 | | | |
| 3) | Number of inclusionary units pro | oposed on-site 5 | _ | | |
| 4) | Describe the basis for the calcunits to be built: | ulation of the number | of required inclusionary units at 15% of the | | |
| se De po of Th the | The residential portion of the proposed development would provide 89 residential units. The property is separated into two residential densities under the Pasadena Zoning Code. The project is also utilizing the Density Bonus provisions offered by the State of California, California Government Code §65915 et. seq. The portion of the property along Lake Avenue has a residential density of 48 units per acre yielding a base density of 25 units and provides 25% density bonus for 32 units with 7% very low income units, 2 very low income units. The Hudson Avenue portion allows 60 units per acre, yields a base density of 46 units with a 22.5% increase in the base density requiring 6% very low income units, 3 very low income units. To the extent the [Pasadena inclusionary Housing Ordinance] requires a developer to dedicate a larger percentage of its units to affordable incusing than required by section 65915, the ordinance is void. | | | | |
| 5) | List the discretionary approvals | necessary and when t | ney were applied for: | | |

For the proposed development, an affordable housing concession permit for the 50% minimum commercial floor area required under the Pasadena Zoning Code for the Lake Avenue portion of the property. Conversion of the commercial floor area for use as residential units is necessary to achieve the Density Bonus. Minor conditional use permits for nonresidential tandem parking and for triple stacked tandem parking are included. Design Review is also required. The application for affordable housing concession permits have been submitted in conjunction with this Inclusionary Housing Plan. The project will be reviewed by the Zoning Hearing Officer for affordable housing concession permit and by the Pasadena Design Commission for both concept and final design review. Subsequent to these approvals, the project will obtain a tentative tract map to provide the market rate units as ownership units. The very low income units would be retained and offered for rent.

IHP-SUP Rev: 5/15/07

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Supplemental Application for INCLUSIONARY HOUSING PLAN

| Proje | ject Address: 141 South Lake Avenue | | Case # |
|--------|---|--|--|
| 9) | Do you intend to request any incentives from the incentives requested. A list of available incentives Housing Regulations: | , | • |
| are | or the proposed development, an affordable housing concessed required under the Pasadena Zoning Code for the Lake mmercial floor area for use as residential units is necessary | Avenue portion of the prop | erty. Conversion of the |
| If you | TERNATIVES You intend to satisfy Chapter 17.42 of the Zoning Code in part by providing an In-Lieu Fee, Off-Site Development ction. Do you intend to satisfy the Inclusionary Housing R an In-Lieu Fee? ☑ Yes ☑ No. If the Inclusionary H payment of an In-Lieu Fee, describe how the remain be satisfied: | nent or land donation, co equirements, in whole o lousing Requirements w | r in part, by payment of ill be satisfied in part by |
| Aff | fordable housing provided on-site. | | |
| | Total estimated in-lieu fee required: | Amount of in-lieu fee to k | pe paid |
| (Sk | kip the following questions if the in-lieu fee satisfies th | e inclusionary housing re | equirements in whole.) |

Pg 5

| Base Density Hudson Avenue Portion: | | |
|--|--|--|
| Very-low Income with Density Bonus | | |

| % Units | | Total | Affordable | Market-rate |
|------------|---------|-----------|------------|-------------|
| Provided | % Bonus | Units | Units | Units |
| 5% | 20.0% | 56 | 3 | 53 |
| 6 % | 22.5% | <i>57</i> | 3 | <i>54</i> |
| 7% | 25.0% | 58 | 4 | 54 |
| 8% | 27.5% | 59 | 4 | 55 |
| 9% | 30.0% | 60 | 5 | 55 |
| 10% | 32.5% | 61 | 5 | 56 |
| 11% | 35.0% | 63 | 6 | 57 |

The development standard most prohibitive for providing housing under the City of Pasadena regulations is the development standard that requires 50% of the floor area on the Lake Avenue portion of the property to be commercial use. Consequently, the proposed development provides housing that exceeds 50% of the floor area on Lake Avenue as a concession for providing the affordable housing. The concession being requested allows the floor area on upper floors along Lake Avenue that would otherwise occupied for professional offices to be occupied as residential uses. The ground floor along Lake Avenue will remain actively commercial with a restaurant space. This concession does not increase the building mass that would be allowed under the development standards; rather, the concession only addresses the internal use of the space that is allowed to be developed under the Pasadena Zoning Code.

The affordable housing concession permit requests relief from requiring 50% of the floor area of the Lake Avenue property as commercial space. Without this concession, 30,559 square feet of the portion of the development along Lake Avenue is required as commercial use. While providing a 10,000 square foot restaurant space at the ground floor, the upper floors would become entirely residential use with the concession. Hence, the remaining required upper floor commercial space, 20,559 square feet, would be residences instead of professional offices. The concession is necessary because the limitations of the Pasadena Zoning Code would otherwise prevent the ability to provide onsite affordable housing using the Density Bonus provisions as allowed by the California Government Code.

The Density Bonus provisions require local jurisdictions throughout the State of California to approve concession requests unless the either of the following occurs:

- a) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, for rents for the targeted units to be set as specified in subdivision (c).
- b) The concession or incentive would have a specific adverse impact, as defined in paragraph 2 of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income and moderate-income households.

Revised: June 14, 2019

In consideration of whether the concession results in identifiable and actual cost reductions, the series of tables entitled 141 South Lake Avenue Project Description Exhibit 1 have been prepared. The tables consider a base density development of the site compared to the proposed project using the Density Bonus provisions utilizing the consistent format the City of Pasadena has applied to similar concession permit requests. These tables demonstrate that the affordability gap, the gap between providing the affordable housing and the value of market rate units, is -\$3,166,330.00. This gap is not fully made up by the construction costs and sales of market rate units resulting in a net surplus to cost difference of -\$384,000.00. The conclusion resulting from the tables is that the proposed concession cannot be denied based upon identifiable and actual cost reduction.

Relative to potential adverse impact, the residential uses would operate similar to other residential uses in the vicinity which have not been known to cause any adverse impact on public health and safety or the physical environment. Indeed, the property could otherwise be built in the identical scale and mass with occupancy of the required amount of commercial space as per the Pasadena Zoning Code. In order to claim that the proposed concession results in an adverse impact, that impact must compare the occupancy of the building as professional offices versus occupancy as residential units, and conclude that the residential units result in adverse impact on public health and safety or the physical environment, but the professional offices do not. Since residential uses typically involve lesser impact than professional offices, a basis on which to conclude the proposed concession results in adverse impacts is severely lacking. While the neighboring building to the north of the site, the Fidelity Federal Building, is potentially landmark eligible the design of the proposed project has fully considered the relationship to this building. This building is separated from the property line by its own parking lot and driveway. Despite changes in front fenestration that have already occurred on the building, the proposed project would not reduce the potential of the neighboring building from eligibility as an historic resource. Furthermore, the City of Pasadena Design Commission will review the design relationship between the two buildings in the Design Review process.

The applicable policies supporting affordable housing are provided in the Pasadena General Plan, see attached 141 South Lake Avenue, Project Description Exhibit 2 General Plan Consistency Analysis. The Pasadena General Plan includes elements addressing Land Use, Mobility, Housing, Green Space, Recreation and Parks, Open Space and Conservation, Noise and Safety. These elements must be comprehensively considered in making a determination of consistency with the overall policies of the General Plan. The Land Use Diagram identifies the property as High Mixed Use (87 dwelling units per acre), which exceeds the proposed density bonus. Whereas the Land Use Element provides the basis on which Land Uses are regulated, the Housing Element provides policies on how the City of Pasadena encourages affordable housing. One cannot use the regulatory policies of the Land Use Element to override the policies that encourage affordable housing under the Housing Element and claim consistency with the comprehensive objectives of the General Plan. A comprehensive review of the Pasadena General Plan that does not omit the policies that support affordable housing overwhelmingly concludes consistency of the proposed project with the General Plan. Consequently, the project has been designed to provide the affordable housing onsite. Despite the financial and public challenges, the owner is in agreement with the City of Pasadena General Plan policies to provide onsite affordable housing within projects instead of paying in-lieu fees under the Inclusionary Housing Program.

For the proposed project, the development team anticipates entitlements through the City. An Affordable Housing Concession Permit is requested to provide less than 50% of the floor area on the Lake Avenue portion of the property as commercial space. The proposed project will utilize triple stacked tandem parking for the restaurant using valet service. The Pasadena Zoning Code requires Minor Conditional Use Permits for both nonresidential tandem parking and for triple stacked tandem

Revised: June 14, 2019

141 South Lake Avenue

Project Description Exhibit 1

Market Rate and Density Bonus Project Comparison

| 2017 | | | | 001 700000 40011 |
|--------------------------------------|-----------------------|--------------------|---|-----------------------------------|
| General Plan Designation | | | | nigii iyiixed Ose |
| Zoning District | | | CD-5 (South Lak | CD-5 (South Lake Shopping Area) |
| Lake Avenue - Housing Area 3 | Housing permited exce | pt on ground floor | Housing permited except on ground floor, and housing shall not exceed 50% of floor area | 50% of floor area |
| Hudson Avenue - Housing Area 1 | | | Housing permitted | Housing permitted on ground floor |
| Transit-Oriented District | | | | Yes |
| Floor Area of Existing Building | | | | 27,220 |
| Lot Area (Gross) | | 1.27 Acres | cres | 55,406 |
| | | | Density Bonus Project w/Commercial Floor | mmercial Floor |
| Zoning Code | Base Density Project | ct | Area Concession | u |
| Unit Density | Market Rate | Affordable | Market Rate | Affordable |
| Lake Avenue | 25 | 0 | 30 | 2 |
| Hudson Avenue | 46 | 0 | 52 | 3 |
| Unit Type Total | 71 | 0 | 82 | 5 |
| Project Total | | 71 | | 68 |
| Maximum Floor Area | | | | |
| Lake Avenue | 2.75 | 61,118 | 2.75 | 61,118 |
| Hudson Avenue | 2.00 | 66,362 | 2.00 | 66,362 |
| Total | | 127,480 | | 127,480 |
| Maximum Building Height | Maximum | Proposed | Maximum | Proposed |
| Lake Avenue | 72' (90') | 75' | 75' (90') | 75' |
| Hudson Avenue | 20, (65,) | ,09 | 20, (65,) | ,09 |
| Minumum Commercial Area ¹ | | | | |
| Lake Avenue Frontage | 50% Lake Avenue | 30,559 | Concession Permit | 10,000 |

Sheet 1 of 3 Revised: **(2.58)268**

Attachment B 141 South Lake Avenue Findings for Affordable Housing Concession Permit and Minor Conditional Use Permits

The owners of the property at 141 South Lake Avenue request permission to construct mixed use development to include 89 residential units with 10,000 square feet commercial space on the ground floor of the Lake Avenue frontage. The property on which the proposed development would occur is along the west side of Lake Avenue and extended through for frontage along the east side of Hudson Avenue. The property is currently developed with a 27,220 square foot two-story building used as a restaurant on the ground floor fronting Lake Avenue, professional office on upper floors and surrounding the restaurant and surface parking. This building will be demolished in favor of the proposed project. The proposed project utilizes the Density Bonus provisions offered by the State of California, California Government Code §65915 et. seq. These provisions allow for relieve of development standards in order to provide residential densities at amounts relative to affordable housing provided in the proposed project. For the proposed project, three entitlements are included in this application:

- 1) The proposed project provides 6% of the base density allowed by the City as very low income housing and qualifies for one concession. The affordable housing concession permit requests relief from requiring 50% of the floor area of the Lake Avenue property as commercial space.
- 2) The proposed commercial use at the ground floor is a restaurant which would operate using valet parking. Visitor parking would be provided using tandem spaces. A minor conditional use permit is required for nonresidential tandem parking.
- 3) The proposed restaurant tandem parking would be triple stacked. A minor conditional use permit is required for triple stacked tandem parking.

The required findings can be made in favor of the applications as follows:

Findings:

Concession for Reduction of 50% Commercial Floor Area along Lake Avenue

1) Describe how the concession or incentive is required in order for the designated units to be affordable:

The concession being requested allows the floor area on upper floors along Lake Avenue that would otherwise occupied for professional offices to be occupied as residential uses. This concession does not increase the building mass that would be allowed under the development standards; rather, the concession only addresses the internal use of the space that is allowed to be developed under the Pasadena Zoning Code. Without the concession, the proposed project could not achieve the 89 units allowed under Density Bonus given the restricted residential floor area based upon Pasadena Zoning Code.

In consideration of whether the concession results in identifiable and actual cost reductions, the series of tables entitled 141 South Lake Avenue Project Description Exhibit 1 have been prepared. The tables consider a base density development of the site compared to the proposed project

Revised: June 14, 2019

CITY OF PASADENA - INCLUSIONARY HOUSING PLAN

[PURSUANT TO SECTION 17.42.060 OF CHAPTER 17.42 OF PASADENA MUNICIPAL CODE AND SECTION IV.A. OF THE INCLUSIONARY HOUSING REGULATIONS AND THE IN-LIEU FEE SCHEDULE ADOPTED BY RESOLUTION 8043]

| Residential Project Name: | 141 S. Lake Avenue |
|------------------------------|--------------------|
| Residential Project Address: | 141 S. Lake Avenue |

(Inclusionary Sub-Area "D" For-Sale Housing)

Residential Property Owner: DC Lake Holdings, LLC
Residential Project Applicant: Odyssey Development

| 1. | Residential | Project | Type: | Rental | _ <u>X</u> | Ownership |
|----|-------------|---------|-------|--------|------------|-----------|
|----|-------------|---------|-------|--------|------------|-----------|

- 2. Inclusionary Requirements satisfied by: X On-site units Off-site units In-lieu fee Land donation
- 3. Base Density ("BD") of Project: 71 units
- 4. Total Project Units: 89 units (25 BD (Lake Avenue) plus 25% density bonus = 32) **plus** (46 BD (Hudson Avenue) plus 22.25% density bonus =57) =**89 Total Units** (per Planning Dept)
- 5. Density Bonus Affordable Requirement: 5 Very Low income units (per Planning Dept)
- 6. **Inclusionary Requirement**: 11 Mod income units (71 BD units x 15% (10.65 rounded up) or **5 Very Low** units (5.33 rounded down) pursuant to "trade down" option (1 Moderate income = 0.5 Very Low income)
- 7. TOTAL AFFORDABLE UNITS TO BE PROVIDED in Residential Project to satisfy both Density Bonus and Inclusionary Requirements: 5 Very Low income units (Units are proposed to be rented per Developer)
- 8. **Affordable Units Mix:** All Inclusionary-designated units shall comply with dispersal and unit-type proportionality requirements as set forth in the Inclusionary Housing Requirements and Regulations. The affordable units mix shown in the table below is subject to adjustment based on any changes in the overall units mix of the project that may be necessitated as a result of the City design review and entitlement process. In such event, Applicant will submit a request for City approval of an amendment to this Inclusionary Housing Plan.

| Unit Type | Total Units | % of | Afford. Units |
|------------------|--------------------|--------------------|------------------|
| | in Project | Total Units | for Inclusionary |
| Studio | 28 | 31.46% | 1.57 = 2 rounded |
| 1-bedroom | 27 | 30.34% | 1.52 = 1 rounded |
| 2-bedroom | 28 | 31.46% | 1.57 = 2 rounded |
| 3-bedroom | 5 | 5.62% | 0.28 = 0 rounded |
| 4-bedroom | 1 | 1.12% | .06 = 0 rounded |
| TOTALS | 89 | 100% | 5 |

- 9. In-Lieu Fee Payment: Not Applicable
- 10. Discretionary Action(s) Required: Affordable Housing Concession Permit; MCUP Pending
- 11. Applicable Affordable Housing Restrictions:
 - ☑ Density Bonus Incentives Zoning Code Chapter 17.43
 - ☑ Inclusionary Housing Requirements Zoning Code Chapter 17.42

| Approved: CITY OF PASADENA |
|-------------------------------|
| Steve Mermell, City Manager |
| September, 2019 |
| |



Agenda **Design Commission** Tuesday, June 25, 2019 at 6:30 p.m.

Regular Meeting City Hall, Council Chambers – Room S249 100 N. Garfield Avenue, Pasadena CA 91101

- 1. **ROLL CALL**
- APPROVAL OF MINUTES April 23, 2019 and May 14, 2019 2.
- PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
- APPROVAL OF THE AGENDA ORDER 4.
- PRELIMINARY CONSULTATION 5.
 - 356 Cordova Street (Council District 6)

New construction of a two-to-three-story, 62-unit multi-family residential project with subterranean parking. The project also involves the on-site retention of seven protected trees, on-site relocation of seven protected trees, and removal of three protected trees.

(Case Planner: Kevin Johnson)

Applicant/Owner: Euclid Cordova Associates, LLC

Architect: Moule & Polyzoides

B. 141 South Lake Avenue – (Council District 7)

New construction of a six-story mixed-use development consisting of approximately 10,000 square feet of commercial space for professional office and restaurant use and 91 residential units with subterranean parking.

(Case Planner: Amanda Landry) Applicant: Burke Farrar/Odyssey Development Services Owner: DC Holdings, LLC

Architect: Moule & Polyziodes

Design Commission Agenda 06/25/2019 - Page 2 of 3



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

DATE:

JUNE 25, 2019

TO:

DESIGN COMMISSION

FROM:

DAVID M. REYES, DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT

DEPARTMENT

SUBJECT:

PRELIMINARY CONSULTATION - NEW CONSTRUCTION OF A SIX-STORY

MIXED-USE PROJECT WITH 10,000 SQUARE FEET OF COMMERCIAL

SPACE AND 91 RESIDENTIAL UNITS

141 SOUTH LAKE AVENUE

Project Description:

This proposal is for the construction of a new six-story mixed-use development consisting of approximately 10,000 square feet of ground-level and second floor commercial (restaurant and office) space and 70 residential units, with 205 ground floor, mezzanine and subterranean parking spaces at 141 South Lake Avenue. The 22,224 square-foot, irregularly shaped site is on the west side of South Lake Avenue, between East Green Street and Cordova Street. The rear of the property has frontage along South Hudson Avenue. The site is located within the South Lake Shopping Area precinct of the Central District Specific Plan and is zoned CD-5. The site is currently developed with a two-story commercial building with an interior courtyard and surface parking lot with associated parking lot landscaping, all of which are proposed to be demolished. A tree survey will be required prior to Concept Design Review to determine if there are any protected trees on the property.

Surrounding properties include commercial, institutional and multi-family residential buildings ranging between one and seven stories in height. The properties to the north, south and east are part of the South Lake Shopping Area precinct of the Central District Specific Plan and are primarily commercial in nature, while the properties to the west are located in the Playhouse South/Green Street precinct and are primarily multi-family residential. The property directly adjacent to the north at 123 South Lake Avenue was identified in the city's survey of Cultural Resources of the Recent Past as being eligible for listing on the National Register of Historic Places. Historically known as the First City Bank Building, this two story commercial building was designed by Ladd & Kelsey and constructed in 1960 by the Mandubreh Co. It is currently occupied by Fidelity Investments. The First City Bank Building embodies characteristics of the corporate International Style, including steel-framed glazed walls on the east and west elevations, poured terrazzo flooring, and exterior terraces. The original features of the building are almost entirely intact. To the northwest of the site is the Pasadena Playhouse Historic District and to the northeast of the property is the Green Street Village Landmark District. Further south, at 401 South Lake Avenue is Bullock's Pasadena, which is listed on the National Register of Historic Places.

Design Commission
Preliminary Consultation – 141 South Lake Avenue
June 25, 2019
Page 3 of 7

Previous/Existing Entitlements:

None

Approvals Needed/Project Scheduling:

- Minor Conditional Use Permit for parking deviations (Hearing Officer)
- Variance for non-residential land use percentage, guest parking and driveway visibility (Hearing Officer)
- Concept and Final Design Review, with Height Averaging for the Hudson frontage portion (Design Commission)
- Building Permits

CEQA Clearance:

This is preliminary consultation regarding design review and is not subject to the California Environmental Quality Act (CEQA).

Staff Observations:

Applicable Design Guidelines:

The following design guidelines are applicable to the project and should guide further development and study of the project as it moves forward in the design review process:

Design-Related Policies in the Land Use Element of the General Plan:

- 4.10: Locate and design buildings to relate to and frame major public streets, open spaces, and cityscape. New development at intersections should consider any number of corner treatments, and should balance safety and accessibility concerns with the vision of the area and the need for buildings to engage the street and create a distinct urban edge.
- 4.11: Require that development demonstrates a contextual relationship with neighboring structures and sites addressing such elements as building scale, massing, orientation, setbacks, buffering, the arrangement of shared and private open spaces, visibility, privacy, automobile and truck access, impacts of noise and lighting, landscape quality, infrastructure, and aesthetics.
- 7.1: Design each building as a high-quality, long term addition to the City's urban fabric; exterior design and buildings material shall exhibit permanence and quality, minimize maintenance concerns, and extend the life of the building.
- 7.2: Allow for the development of a diversity of buildings styles. Support innovative and creative design solutions to issues related to context and environmental sustainability.
- 7.3: Require that new and adaptively re-used buildings are designed to respect and complement the defining built form, massing, scale, modulation, and architectural detailing of their contextual setting.
- 23.3: Provide appropriate setbacks, consistent with the surrounding neighborhood, along the street frontage and, where there are setbacks, ensure adequate landscaping is provided.

Zoning Review: PLN2018-00134 141 S. Lake Avenue

| Zoning Designation: | | | |
|--|--|---|--|
| Central District 5, South Lake Sh | nopping Area, Central District | Specific Plan (CD5) | |
| General Plan Designation: | | | |
| High Mixed-Use | | | |
| Project Land Use Classification | n (Land Use): | 医格拉氏 医多类形式 医外侧 医水中凹的 | |
| Mixed-Use | | | |
| Project Unknowns: 1) | Application forms state th | at the project has 91 residential un | its but plans only show |
| | | cted based on plans (87 units). | |
| Entitlements: | | | |
| Design Review 1) | Approve Height Averaging | for Hudson frontage portion. | |
| Minor Conditional Use 1) | Per Section 17.46.080.A.3. | b, providing up to 50 percent of the | total off-street parkin |
| Permit | in triple tandem for nonre | | |
| 2) | Par Section 17 46 240 D 2 | commercial parking cannot exceed | d the maximum |
| 2) | permitted without a MCUF | 4) | u the maximum |
| 3) | | a, providng up to 75 percent of the | total off-street parking |
| | in tandem for a nonreside | | |
| Variance: 1) | | equired percentage of required non Central District Specific Plan (16.4 | |
| 2) | Per Section 17.46.340.D.3. (providing 10 in lieu of 9). | e, guest parkin <mark>g sh</mark> all not exceed n | ninimum required |
| | | | |
| 3) | Driveway Visibility provide | ed is less than the required 50 feet. | |
| 3) | Proposed Development | ed is less than the required 50 feet. Code Required | Meets Code |
| | | | |
| | Proposed Development | | |
| Lot Area: | Proposed Development 55,406 Sq. Ft. | Code Required | Meets Code |
| Lot Area: | Proposed Development 55,406 Sq. Ft. 22,225 Sq. Ft. | Code Required N/A | Meets Code N/A |
| L ot Area: Total Site Lake Frontage Hudson Frontage | Proposed Development 55,406 Sq. Ft. 22,225 Sq. Ft. | Code Required N/A N/A | Meets Code N/A N/A |
| Lot Area: Total Site Lake Frontage Hudson Frontage Floor Area (FA): | Proposed Development 55,406 Sq. Ft. 22,225 Sq. Ft. 33,181 Sq. Ft. | Code Required N/A N/A N/A N/A | Meets Code N/A N/A |
| Lot Area: Total Site Lake Frontage Hudson Frontage Floor Area (FA): Total Site | Proposed Development 55,406 Sq. Ft. 22,225 Sq. Ft. 33,181 Sq. Ft. 127,479 Sq. Ft. | Code Required N/A N/A N/A 127,480 Sq. Ft. | Meets Code N/A N/A N/A Yes |
| Lot Area: Total Site Lake Frontage Hudson Frontage Floor Area (FA): Total Site Lake Frontage | Proposed Development 55,406 Sq. Ft. 22,225 Sq. Ft. 33,181 Sq. Ft. 127,479 Sq. Ft. 61,118 Sq. Ft. | N/A N/A N/A 127,480 Sq. Ft. 61,118 Sq. Ft. | Meets Code N/A N/A N/A Yes Yes |
| Lot Area: Total Site Lake Frontage Hudson Frontage Floor Area (FA): Total Site Lake Frontage Hudson Frontage | Proposed Development 55,406 Sq. Ft. 22,225 Sq. Ft. 33,181 Sq. Ft. 127,479 Sq. Ft. 61,118 Sq. Ft. | Code Required N/A N/A N/A 127,480 Sq. Ft. | Meets Code N/A N/A N/A Yes |
| Lot Area: Total Site Lake Frontage Hudson Frontage Floor Area (FA): Total Site Lake Frontage Hudson Frontage | Proposed Development 55,406 Sq. Ft. 22,225 Sq. Ft. 33,181 Sq. Ft. 127,479 Sq. Ft. 61,118 Sq. Ft. 66,361 Sq. Ft. | Code Required N/A N/A N/A 127,480 Sq. Ft. 61,118 Sq. Ft. 66,362 Sq. Ft. | Meets Code N/A N/A N/A Yes Yes Yes Yes |
| Lot Area: Total Site Lake Frontage Hudson Frontage Floor Area (FA): Total Site Lake Frontage Hudson Frontage Floor Area Ratio (FAR): Total Site | Proposed Development 55,406 Sq. Ft. 22,225 Sq. Ft. 33,181 Sq. Ft. 127,479 Sq. Ft. 61,118 Sq. Ft. 66,361 Sq. Ft. N/A | Code Required N/A N/A N/A 127,480 Sq. Ft. 61,118 Sq. Ft. 66,362 Sq. Ft. | Meets Code N/A N/A N/A Yes Yes Yes Yes N/A |
| Lot Area: Total Site Lake Frontage Hudson Frontage Floor Area (FA): Total Site Lake Frontage Hudson Frontage Hudson Frontage Floor Area Ratio (FAR): Total Site Lake Frontage | Proposed Development 55,406 Sq. Ft. 22,225 Sq. Ft. 33,181 Sq. Ft. 127,479 Sq. Ft. 61,118 Sq. Ft. 66,361 Sq. Ft. N/A 2.75 | N/A N/A N/A N/A 127,480 Sq. Ft. 61,118 Sq. Ft. 66,362 Sq. Ft. N/A 2.75 | Meets Code N/A N/A N/A Yes Yes Yes Yes N/A Yes |
| Lot Area: Total Site Lake Frontage Hudson Frontage Floor Area (FA): Total Site Lake Frontage Hudson Frontage Floor Area Ratio (FAR): Total Site Lake Frontage Hudson Frontage Hudson Frontage | Proposed Development 55,406 Sq. Ft. 22,225 Sq. Ft. 33,181 Sq. Ft. 127,479 Sq. Ft. 61,118 Sq. Ft. 66,361 Sq. Ft. N/A 2.75 | Code Required N/A N/A N/A 127,480 Sq. Ft. 61,118 Sq. Ft. 66,362 Sq. Ft. | Meets Code N/A N/A N/A Yes Yes Yes Yes N/A |
| Lot Area: Total Site Lake Frontage Hudson Frontage Floor Area (FA): Total Site Lake Frontage Hudson Frontage Floor Area Ratio (FAR): Total Site Lake Frontage Hudson Frontage Hudson Frontage | Proposed Development 55,406 Sq. Ft. 22,225 Sq. Ft. 33,181 Sq. Ft. 127,479 Sq. Ft. 61,118 Sq. Ft. 66,361 Sq. Ft. N/A 2.75 2 | N/A N/A N/A 127,480 Sq. Ft. 61,118 Sq. Ft. 66,362 Sq. Ft. N/A 2.75 2 | Meets Code N/A N/A N/A Yes Yes Yes Yes N/A Yes |
| Lot Area: Total Site Lake Frontage Hudson Frontage Floor Area (FA): Total Site Lake Frontage Hudson Frontage Floor Area Ratio (FAR): Total Site Lake Frontage Hudson Frontage Hudson Frontage Hudson Frontage Total Site | ## Proposed Development ## 55,406 Sq. Ft. ## 22,225 Sq. Ft. ## 33,181 Sq. Ft. ## 127,479 Sq. Ft. ## 61,118 Sq. Ft. ## 66,361 Sq. Ft. ## N/A ## 2.75 ## 2 ## 87 Units | Code Required N/A N/A N/A 127,480 Sq. Ft. 61,118 Sq. Ft. 66,362 Sq. Ft. N/A 2.75 2 70 Units [94 Units with 35% DB] | Meets Code N/A N/A N/A Yes Yes Yes Yes N/A Yes Yes |
| Lot Area: Total Site Lake Frontage Hudson Frontage Floor Area (FA): Total Site Lake Frontage Hudson Frontage Hudson Frontage Floor Area Ratio (FAR): Total Site Lake Frontage Hudson Frontage Hudson Frontage | ## Proposed Development ## 55,406 Sq. Ft. ## 22,225 Sq. Ft. ## 33,181 Sq. Ft. ## 127,479 Sq. Ft. ## 61,118 Sq. Ft. ## 66,361 Sq. Ft. ## N/A ## 2.75 ## 2 ## 87 Units | Code Required N/A N/A N/A 127,480 Sq. Ft. 61,118 Sq. Ft. 66,362 Sq. Ft. N/A 2.75 2 70 Units [94 Units with 35% DB] 24 Units [32 Units with 35% DB] | N/A N/A N/A Yes Yes Yes Yes N/A Yes Yes |
| Lot Area: Total Site Lake Frontage Hudson Frontage Floor Area (FA): Total Site Lake Frontage Hudson Frontage Hudson Frontage Floor Area Ratio (FAR): Total Site Lake Frontage Hudson Frontage Hudson Frontage Censity: Total Site | ## Proposed Development ## 55,406 Sq. Ft. ## 22,225 Sq. Ft. ## 33,181 Sq. Ft. ## 127,479 Sq. Ft. ## 61,118 Sq. Ft. ## 66,361 Sq. Ft. ## N/A ## 2.75 ## 2 ## 87 Units ## 32 Units | Code Required N/A N/A N/A 127,480 Sq. Ft. 61,118 Sq. Ft. 66,362 Sq. Ft. N/A 2.75 2 70 Units [94 Units with 35% DB] | Meets Code N/A N/A N/A Yes Yes Yes Yes N/A Yes Yes |
| Lot Area: Total Site Lake Frontage Hudson Frontage Floor Area (FA): Total Site Lake Frontage Hudson Frontage Floor Area Ratio (FAR): Total Site Lake Frontage Hudson Frontage Hudson Frontage Censity: Total Site | ## Proposed Development ## 55,406 Sq. Ft. ## 22,225 Sq. Ft. ## 33,181 Sq. Ft. ## 127,479 Sq. Ft. ## 61,118 Sq. Ft. ## 66,361 Sq. Ft. ## N/A ## 2.75 ## 2 ## 87 Units ## 32 Units | Code Required N/A N/A N/A 127,480 Sq. Ft. 61,118 Sq. Ft. 66,362 Sq. Ft. N/A 2.75 2 70 Units [94 Units with 35% DB] 24 Units [32 Units with 35% DB] (48 Units/Acre) | Meets Code N/A N/A N/A Yes Yes Yes N/A Yes Yes Ore N/A Yes Yes N/A Yes Yes N/A Yes Yes N/A Yes Yes |
| Lot Area: Total Site Lake Frontage Hudson Frontage Floor Area (FA): Total Site Lake Frontage Hudson Frontage Hudson Frontage Lake Frontage Lake Frontage Hudson Frontage Hudson Frontage Hudson Frontage Hudson Frontage Lake Frontage Hudson Frontage Lake Frontage Hudson Frontage | ## Proposed Development ## 55,406 Sq. Ft. ## 22,225 Sq. Ft. ## 33,181 Sq. Ft. ## 127,479 Sq. Ft. ## 61,118 Sq. Ft. ## 66,361 Sq. Ft. ## N/A ## 2.75 ## 2 ## 87 Units ## 32 Units ## 55 Units | Code Required N/A N/A N/A 127,480 Sq. Ft. 61,118 Sq. Ft. 66,362 Sq. Ft. N/A 2.75 2 70 Units [94 Units with 35% DB] 24 Units [32 Units with 35% DB] (48 Units/Acre) 46 [62 Units with 35% DB] | Meets Code N/A N/A N/A Yes Yes Yes Yes N/A Yes Yes Yes N/A Yes Yes N/A Yes Yes N/A Yes Yes |
| Lot Area: Total Site Lake Frontage Hudson Frontage Floor Area (FA): Total Site Lake Frontage Hudson Frontage Hudson Frontage Lake Frontage Lake Frontage Hudson Frontage Hudson Frontage Hudson Frontage Hudson Frontage Lake Frontage Hudson Frontage Lake Frontage Hudson Frontage | ## Proposed Development ## 55,406 Sq. Ft. ## 22,225 Sq. Ft. ## 33,181 Sq. Ft. ## 127,479 Sq. Ft. ## 61,118 Sq. Ft. ## 66,361 Sq. Ft. ## N/A ## 2.75 ## 2 ## 87 Units ## 32 Units ## 55 Units | Code Required N/A N/A N/A 127,480 Sq. Ft. 61,118 Sq. Ft. 66,362 Sq. Ft. N/A 2.75 2 70 Units [94 Units with 35% DB] 24 Units [32 Units with 35% DB] (48 Units/Acre) 46 [62 Units with 35% DB] | Meets Code N/A N/A N/A Yes Yes Yes Yes N/A Yes Yes Yes N/A Yes Yes N/A Yes Yes N/A Yes Yes |
| Lot Area: Total Site Lake Frontage Hudson Frontage Floor Area (FA): Total Site Lake Frontage Hudson Frontage Hudson Frontage Lake Frontage Lake Frontage Hudson Frontage Hudson Frontage Hudson Frontage Hudson Frontage Lake Frontage Hudson Frontage Lake Frontage Hudson Frontage Hudson Frontage | ## Proposed Development ## 55,406 Sq. Ft. ## 22,225 Sq. Ft. ## 33,181 Sq. Ft. ## 127,479 Sq. Ft. ## 61,118 Sq. Ft. ## 66,361 Sq. Ft. ## N/A ## 2.75 ## 2 ## 87 Units ## 32 Units ## 55 Units ## 127,479 Sq. Ft. ## 1 | N/A N/A N/A N/A N/A 127,480 Sq. Ft. 61,118 Sq. Ft. 66,362 Sq. Ft. N/A 2.75 2 70 Units [94 Units with 35% DB] 24 Units [32 Units with 35% DB] (48 Units/Acre) 46 [62 Units with 35% DB] (60 Units/Acre) | N/A N/A N/A Yes Yes Yes Yes N/A Yes Yes Official of the companies of the c |
| Lot Area: Total Site Lake Frontage Hudson Frontage Floor Area (FA): Total Site Lake Frontage Hudson Frontage Hudson Frontage Lake Frontage Hudson Frontage Hudson Frontage Hudson Frontage Hudson Frontage Cake Frontage Hudson Frontage Lake Frontage Hudson Frontage Hudson Frontage Hudson Frontage Hudson Frontage Hudson Frontage Hudson Frontage | ## Proposed Development ## 55,406 Sq. Ft. ## 22,225 Sq. Ft. ## 33,181 Sq. Ft. ## 127,479 Sq. Ft. ## 61,118 Sq. Ft. ## 66,361 Sq. Ft. ## N/A ## 2.75 ## 2 ## 87 Units ## 32 Units ## 55 Units ## 127,479 Sq. Ft. ## 1 | N/A N/A N/A N/A 127,480 Sq. Ft. 61,118 Sq. Ft. 66,362 Sq. Ft. N/A 2.75 2 70 Units [94 Units with 35% DB] (48 Units with 35% DB] (48 Units/Acre) 46 [62 Units with 35% DB] (60 Units/Acre) Not permitted on ground floor Yes (no restrictions) | Meets Code N/A N/A N/A Yes Yes Yes N/A Yes Yes N/A Yes Yes (35% Density Bonus) Yes (20% Density Bonus) Yes |
| Lot Area: Total Site Lake Frontage Hudson Frontage Floor Area (FA): Total Site Lake Frontage Hudson Frontage Hudson Frontage Floor Area Ratio (FAR): Total Site Lake Frontage Hudson Frontage Hudson Frontage Cake Frontage Hudson Frontage | ## Proposed Development ## 55,406 Sq. Ft. ## 22,225 Sq. Ft. ## 33,181 Sq. Ft. ## 127,479 Sq. Ft. ## 61,118 Sq. Ft. ## 66,361 Sq. Ft. ## N/A ## 2.75 ## 2 ## 87 Units ## 32 Units ## 55 Units ## Required to be Non-Reside ## 10,000 Sq. Ft | N/A N/A N/A N/A N/A 127,480 Sq. Ft. 61,118 Sq. Ft. 66,362 Sq. Ft. N/A 2.75 2 70 Units [94 Units with 35% DB] (48 Units/Acre) 46 [62 Units with 35% DB] (60 Units/Acre) Not permitted on ground floor Yes (no restrictions) ential: 30,559 Sq. Ft | N/A N/A N/A Yes Yes Yes N/A Yes Yes Official of the series |
| Lot Area: Total Site Lake Frontage Hudson Frontage Floor Area (FA): Total Site Lake Frontage Hudson Frontage Hudson Frontage Floor Area Ratio (FAR): Total Site Lake Frontage Hudson Frontage Density: Total Site Lake Frontage Hudson Frontage Ground Floor Housing Permitt Lake Frontage Hudson Frontage Hudson Frontage Hudson Frontage | ## Proposed Development ## 55,406 Sq. Ft. ## 22,225 Sq. Ft. ## 33,181 Sq. Ft. ## 127,479 Sq. Ft. ## 61,118 Sq. Ft. ## 66,361 Sq. Ft. ## N/A ## 2.75 ## 2 ## 87 Units ## 32 Units ## 55 Units ## Required to be Non-Reside ## 10,000 Sq. Ft. | N/A N/A N/A N/A N/A N/A 127,480 Sq. Ft. 61,118 Sq. Ft. 66,362 Sq. Ft. N/A 2.75 2 70 Units [94 Units with 35% DB] 24 Units [32 Units with 35% DB] (48 Units/Acre) 46 [62 Units with 35% DB] (60 Units/Acre) Not permitted on ground floor Yes (no restrictions) | Meets Code N/A N/A N/A Yes Yes Yes N/A Yes Yes N/A Yes Yes (35% Density Bonus) Yes (20% Density Bonus) Yes |



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

June 27, 2019

Burke Farrar Odyssey Development Services 711 East Walnut Street Pasadena, CA 91101

NOTICE OF DESIGN COMMISSION COMMENTS Application for Preliminary Consultation 141 South Lake Avenue (CD-5) Case #: PLN2019-00134

Council District 7

Dear Mr. Farrar,

On June 25, 2019, at a public meeting at the Pasadena City Council Chambers, the Design Commission, acting under the provisions of Section 17.61.030 of the Pasadena Municipal Code, reviewed your application for Preliminary Consultation of the proposed six-story, mixed-use development with 89-residential units, 10,000 square-feet of commercial space and subterranean parking. The design guidelines applied to this review were the design-related goals and policies in the Land Use Element of the General Plan, the Central District Private Realm Design Guidelines including the Lake Avenue Sub-District Design Guidelines. The Commission generally agreed with the comments in the staff report, which are reiterated below, and provided additional comments on the preliminary design, which are also incorporated in the comments listed below:

Commission Comments:

- 1. The chosen design of the Lake Avenue frontage does not demonstrate contextual compatibility and appears as an anomaly. Consider the Lake Avenue elevation as being more contemporary or modern in architectural style and transition to a more traditional design for the Hudson Avenue facing context. Look to nearby developments such as the historic Bullocks site at 401 South Lake Avenue and other Modern resources for more visual cues to improve contextual compatibility.
- 2. The complex composition of multiple building volumes visible from Lake Avenue should be further refined and simplified to be more contextually compatible with the commercial context of South Lake Avenue. All components of the elevation, including massing, architectural style, design, and detailing should be simplified to come together more cohesively. The massing of the building should also be refined to hold the street wall facing Lake Avenue and better relate to the surrounding context.

- 3. Consider adjusting the massing and detailing to more significantly emphasize and accentuate common space areas and entryway. The large blank wall on the north elevation could be an opportunity for an art piece.
- 4. Study the architectural detailing and cladding of similarly scaled buildings facing South Lake Avenue and consider utilizing materials that are more compatible as part of the proposal.
- 5. Consider more significantly accentuating the residential entryway, and differentiate the residential entryways from the commercial entryways.
- 6. Discuss how the stairwells facing South Hudson Avenue are contextually compatible with the surrounding built environment.
- 7. Provide east and west elevation drawings that also show the adjacent buildings so that the contextual relationship between the proposed development and the adjacent built environment can be better evaluated.
- 8. Provide additional information and studies about the garage entrance and the detailing of the building mass adjacent to and above the driveway ramp.
- 9. Identify the connection between the outdoor areas and the public sidewalk.
- 10. Provide detailed studies showing what alternatives were considered and demonstrate, visually and in writing, how the proposed design is consistent with the required findings for Height Averaging. Separate the studies to demonstrate the height averaging requests for the separate Lake Avenue and Hudson Avenue contexts.

NEXT STEPS

This completes the Preliminary Consultation process. As your project moves forward to Concept Design Review, the new building design should endeavor to address and respond, in writing and/or graphically, to the comments above. If the comments are not satisfactorily addressed, revisions to the submitted plans may be required and the approval process for your project may be delayed.

Please contact me if you have any questions about this letter.

Sincerely,

Amanda Landry, AICP

Senior Planner

Design and Historic Preservation Section

Tel: 626-744-7137

Email: alandry@cityofpasadena.net

cc: Tidemark; Address file

To access staff reports, please click on the link below to download Adobe Reader Version 6.0.



http://www.adobe.com/products/acrobat/readstep2.html

TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ASSISTIVE LISTENING DEVICES ARE AVAILABLE AT ALL PASADENA CITY COUNCIL MEETINGS.
ASSISTIVE LISTENING HEADPHONES AND NECK LOOPS CAN BE CHECKED OUT AT THE DESK OF THE SERGEANT-AT-ARMS, LOCATED INSIDE THE CITY COUNCIL CHAMBERS.







LANGUAGE TRANSLATION SERVICES ARE AVAILABLE FOR THIS MEETING BY CALLING (626) 744-4124 AT LEAST 24 HOURS IN ADVANCE.

HABRÁ SERVICIO DE INTERPRETACIÓN DISPONIBLE PARA ÉSTAS JUNTAS LLAMANDO AL (626) 744-4124 POR LO MENOS CON 24 HORAS DE ANTICIPACIÓN.

MEETINGS ARE BROADCAST LIVE ON CHARTER CABLE CHANNEL 3 AND REBROADCAST DAILY; CALL (626)794-8585 FOR SCHEDULE.

AGENDA CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE PASADENA COMMUNITY DEVELOPMENT COMMISSION OCTOBER 1, 2018

Closed Session 5:30 P.M.
Public Meeting 6:30 P.M.
Public Hearings 7:00 P.M.
Council Chamber, Pasadena City Hall
100 North Garfield Avenue, Room S249

Teleconference Location:

JW Marriott Atlanta Buckhead Business Center 3300 Lenox Road NE Atlanta, GA 30326

CLOSED SESSION - 5:30 P.M.

(To be heard at 5:30 p.m., and/or at the conclusion of the meeting)

A. CITY COUNCIL CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code

Section 54956.8

Property Location: 700 Seco Street, Pasadena, CA

Agency Negotiator: Steve Mermell Negotiating Party: David Eads

Under Negotiation: Price and terms of payment

ACTION: DISCUSSED; NO REPORTABLE ACTION AT THIS TIME

B. CITY COUNCIL CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code

Section 54956.8

Property Location: 39 South El Molino Avenue, Pasadena, CA

Agency Negotiator: Steve Mermell Negotiating Party: Danny Feldman

Under Negotiation: Price and terms of payment

ACTION: DISCUSSED; NO REPORTABLE ACTION AT THIS TIME

411



ORDINANCE 3330k

ACTION: INTRODUCED BY COUNCILMEMBER HAMPTON; CONDUCTED FIRST READING

Second Reading: None

INFORMATION ITEM

14. PREDEVELOPMENT PLAN REVIEW OF A MIXED-USE DEVELOPMENT AT 141 SOUTH LAKE AVENUE Recommendation: This report is intended to provide information to the City Council; no action is required.



ATTACHMENT A 12632k

ATTACHMENT B 9012k

SUPPLEMENTAL MATERIAL RECEIVED AFTER POSTING OF AGENDA

CORRESPONDENCE 338k

POWERPOINT PRESENTATION - PRESENTED AT MEETING

ACTION: RECEIVED AND FILED

BRIEF REPORTS FROM REPRESENTATIVES/REQUESTS FOR FUTURE AGENDA ITEMS

ADJOURNMENT

SCHEDULED COUNCIL STANDING COMMITTEES

ECONOMIC DEVELOPMENT AND TECHNOLOGY COMMITTEE (Chair Victor Gordo, Tyron Hampton, Steve Madison, Andy Wilson)

Meets the third Tuesday of each month at 5:30 p.m., Pasadena City Hall, 100 N. Garfield Avenue, Room S245/S246 (Council Conference Room, 2nd Floor)

October 16, 2018

November 20, 2018

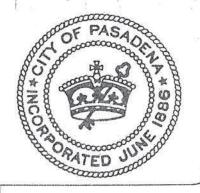
December 18, 2018

FINANCE COMMITTEE (Chair Mayor Terry Tornek, Victor Gordo, John J. Kennedy, Margaret McAustin) Meets the second and fourth Monday of each month at 4:00 p.m., 100 N. Garfield Avenue, Room S249 (City Hall Council Chamber, 2nd floor)

October 8, 2018 (To be cancelled)

October 22, 2018

417



Agenda Report

October 1, 2018

TO:

Honorable Mayor and City Council

FROM:

Planning & Community Development Department

SUBJECT:

PREDEVELOPMENT PLAN REVIEW OF A MIXED-USE DEVELOPMENT AT

141 SOUTH LAKE AVENUE

RECOMMENDATION:

This report is intended to provide information to the City Council; no action is required.

BACKGROUND:

The applicant, Odyssey Development Services, has submitted a Predevelopment Plan Review (PPR) application to develop the property at 141 South Lake Avenue as a mixed-use project. The project site consists of two legal lots (AINs: 5734-035-031 and 5734-035-018), with a total site size of approximately 55,405 square feet or 1.27 acres. The site is currently occupied by one, 27,220 square-foot, two-story, office building with a ground floor restaurant and associated surface parking lot. The project site is within the CD-5 (Central District Specific Plan, Lake Avenue subdistrict) zoning district.

The proposed project consists of the demolition of the existing building and surface parking lot, and the construction of a new, five-story, 127,161 square-foot, mixed-use development project with 70 residential market-rate units, 7,258 square feet of indoor restaurant floor area, 1,589 square feet of outdoor restaurant area and 5,536 square feet of second floor office. The project proposes 205 parking spaces in three levels (one level of subterranean, one level of at-grade and one level of above-grade).

Pursuant to Zoning Code Section 17.60.040.C.2.a(4) (Application Preparation and Filing -Predevelopment Plan Review - Applicability), a PPR is required for projects consisting of more than 25,000 square feet of nonresidential floor area, such as proposed. The PPR process is established in Section 17.60.040.C of the City's Zoning Code as a process by which better projects can be achieved through early consultation between City staff and applicants. The process coordinates the review of projects among City staff, familiarizes applicants with the regulations and procedures that apply to the projects, and avoids significant investment in the design of a project without preliminary input from City staff. In addition, the purpose is to identify issues that may arise during review of the project, provide opportunities for discussion about the project and an exchange of information on potential issues between the City staff and the applicants, and inform the City Council and the public of proposed development projects defined in the administrative guidelines to be of communitywide significance.

A project is categorized as a project of communitywide significance if it consists of: 1) more than 50,000 square feet of gross floor area with one discretionary action; or 2) 50 or more housing

10/01/2018 MEETING OF

)

| | Table | le 1: Pro | ject Char | racteristic |
|--|--------------|-----------|-----------|-------------|
|--|--------------|-----------|-----------|-------------|

| Table 1: Project Charact | eristics | |
|-------------------------------------|-------------------------------------|--------------------------------|
| Zoning Designation | | |
| | renue subdistrict, Central District | Specific Plan (CD-5) |
| General Plan Land Use I | Designation | |
| High Mixed-Use | | Autoria III. |
| Assessor Identification I | AND SELECTION AND DESCRIPTION | |
| 5734-035-031 and 5734-0 | 35-018 | |
| Lot Size | | |
| Total Site: 55,405 square | feet (1.27 acres) | |
| Lake Frontage: 22,224 sf | | |
| Hudson Frontage: 33,181 | sf | |
| Density | | |
| | Maximum Permitted | Proposed |
| Total Site: | 70 units | 70 units |
| Lake Frontage: | 24 units (48 units per acre) | 24 units |
| Hudson Frontage: | 46 units (60 units per acre) | 46 units |
| Floor Area Ratio (FAR) | | |
| | Maximum Permitted | Proposed |
| Total Site: | | 2.3 |
| Lake Frontage: | 2.75 | 2.74 |
| Hudson Frontage: | 2 | 1.99 |
| Building Size (Gross Square) | uare Feet) | |
| | Maximum Permitted | Proposed |
| Total Site: | 127,478 sf | 127,161 sf |
| Lake Frontage: | 61,116 sf | 60,986 sf |
| Hudson Frontage: | 66,362 sf | 66,175 sf |
| Ground Floor Housing | | DELL'EXPERIENCE MODERNES DE SE |
| Who the first the same | Permitted | Proposed |
| Lake Frontage: | Not permitted | None |
| Hudson Frontage: | Permitted | Yes |
| Lake Avenue Percentage | of Building Floor Area - Non- | Residential |
| Re | quired | Proposed |
| At least 50% of F | loor Area (30,493 sf) | 21% of Floor Area (12,794 sf) |
| Pedestrian Oriented Use | | |
| | Required | Proposed |
| Lake Avenue Frontage: | 50% of Building Frontage | Undetermined |

PREDEVELOPMENT PLAN REVIEW SUMMARY:

Staff from applicable departments reviewed the PPR application. Complete comments from all departments are provided in Attachment A. Planning staff met with the applicant to clarify code requirements and discuss the proposal. A summary of notable staff comments is included below.

Zoning Code Compatibility

Several development standards were determined to be inconsistent with the existing development regulations for the CD-5 (Lake Avenue subdistrict) (Table 1: Project Characteristics). As proposed, the project would require the following discretionary approvals:

- Minor Variance to permit a height of 57 feet, in lieu of 50 feet on Hudson Avenue
- Minor Variance to permit a 0-foot front yard setback, in lieu of 10 feet along Hudson Avenue
- Variance to permit less than 50% of the floor area in the portion fronting on Lake Avenue as Nonresidential uses
- Variance to provide more private open space than permitted
- Variance to have less than 50 feet of driveway visibility along Hudson Avenue.

Additional information will be required in the final project submittal to verify compliance with all applicable standards, including: percentage of pedestrian oriented uses on Lake Avenue, bicycle parking, depth of commercial tenancy on Lake Avenue and sidewalk widths.

Discretionary Entitlements:

Mixed-use projects consisting of residential and nonresidential uses (restaurants, retail, office) are permitted by right at the subject site. It's anticipated that any discretionary entitlements filed by the applicant would apply specifically to development standards and the overall project design, and not the use of the property. The proposal currently includes characteristics that do not comply with applicable development standards and subject the project to a discretionary review through the Variance process with review and approval by the Hearing Officer.

- Preliminary Consultation-Design Review: This project was reviewed through the Preliminary Consultation process for preliminary advisory comments on June 12, 2018.
- 2. Approval of Variances: The Hearing Officer must review and approve requested deviations from the Zoning Code that require a Variance. The Hearing Officer will also review the subdivision request. The project site consists of two separate parcels. Development of the project across the two parcels requires consolidation into a single parcel. Consolidation may be granted through a Certificate of Exception (lot line adjustment) or Tentative Parcel Map (TPM) application.
- Concept & Final-Design Review: This project must be reviewed by the Design Commission through the Concept and Final Design Review process.

General Plan Consistency:

The General Plan designation of 141 South Lake Avenue is High Mixed Use (0.0 – 3.0 FAR, 0-87 DU/acre). The proposed project involves the demolition of the existing 27,220 square-foot commercial structure and the construction of a new, mixed-use building, consisting of 70 residential units, 12,794 square feet of non-residential space, and 205 parking spaces.

The High Mixed Use designation is intended to support the development of multi-story mixed-use buildings with a variety of compatible commercial (retail and office) and residential uses. Development is characterized by shared open space, extensive landscaping, and small to minimal separations between buildings, and shared driveways and parking. Sites may be exclusively commercial, but not exclusively residential. Mixed-use development projects containing housing shall incorporate amenities contributing to a quality living environment for residents including courtyards, recreation facilities, and similar elements. Where buildings face the street frontage, they shall be designed to enhance pedestrian activity with transparent facades for retail uses and distinctive entries for housing. Parking shall be located below or to the rear of the street. Projects constructed at High Mixed Use densities may be required to develop pedestrian-oriented streetscape amenities along their primary street frontages, consistent with the improvement concepts and plans defined by the City.

After review of the General Plan's Land Use Element Goals, Objectives and Policies, the proposed project appears to be generally consistent with the intent of the General Plan's High Mixed Use designation and continued collaboration with Zoning and Design and Historic Preservation is recommended.

PRELIMINARY CONSULTATION COMMENTS:

The project was first reviewed by the Design Commission through the Preliminary Consultation process on June 12, 2018. The Commission provided the initial comments below on the preliminary design:

- The current design does not clearly or distinctly respond to the surrounding context and appears to be a generic design that can be found in many different contexts. The design should reflect a more Pasadena specific identity. Consider taking more inspiration from the curtain wall (of glass or concrete) design of early Modern design. The proposed design should also take into consideration the Modern historic resources in the general vicinity of the project site, including the National Register eligible historic resource directly to the north, at 123 South Lake Avenue. There should be a more harmonious transition between the scale, massing, and materials of the proposed building and eligible historic resource at 123 South Lake Avenue. On the east elevation facing South Lake Avenue, provide a clear pattern of building openings; fenestration should unify a building's street wall and add considerably to a facade's three-dimensional quality paying particular attention to regulating lines on the east elevation to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.
- Significant and pedestrian friendly entries and lobbies on both the Lake Avenue and Hudson Avenue elevations should be included in the overall design. There is no residential entrance or lobby on the west elevation facing Hudson Avenue, and one should be provided. Main building entrances should be prominent in terms of size,



Doorways, and Gates. §11B-206.4.1

Low Impact Development (LID) Plan / Standard Urban Stormwater Mitigation Plan (SUSMP) and Stormwater Pollution Prevention Plan (SWPPP): See attached city of Pasadena guideline for LID/SUSMP requirements. For more details, see City link for LID: ttp://cityofpasadena.net/Planning/LID/

PARKING SPACES

Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 11B-208 Parking Spaces. §11B-208.1

PERMIT(S):

Separate permits are required for the following:

- Mechanical
- Electrical
- Plumbing
- o Fire Sprinkler
- Demolition
- o Others

COMMUNITY PLANNING:

General Plan Consistency:

The General Plan designation of 141 South Lake Avenue is High Mixed Use (0.0 – 3.0 FAR, 0-87 DU/acre). The proposed project involves demolition of the existing 27,220 square foot commercial structure and construction of a new mixed-use building, consisting of 70 residential units, 12,794 square feet of non-residential space, and 205 parking spaces.

The High Mixed Use designation is intended to support the development of multi-story, mixed use buildings with a variety of compatible commercial (retail and office) and residential uses. Development is characterized by shared open space, extensive landscaping, and small to minimal separations between buildings, and shared driveways and parking. Sites may be exclusively commercial, but not exclusively residential. Mixed-use development projects containing hou/sing shall incorporate amenities contributing to a quality living environment for residents including courtyards, recreation facilities, and similar elements. Where buildings face the street frontage, they shall be designed to enhance pedestrian activity with transparent facades for retail uses and distinctive entries for housing. Parking shall be located below or to the rear of the street. Projects constructed at High Mixed Use densities may be required to develop pedestrian-oriented streetscape amenities along their primary street frontages, consistent with the improvement concepts and plans defined by the City.

The proposed project appears to be generally consistent with the intent of the High Mixed Use designation.



- As submitted, the total site size is identified as 55,405 square feet (1.27 acres).
- c) However, the County Assessor's information cites that lot '-031' is 46,613 square feet and lot '-029' is 11,590 square feet, resulting in a total site area of 58,203 square feet (1.34 acres) (before any required street dedication).
- d) As a result, the accurate total lot size must be confirmed and consistently referenced throughout the plans and application for future submittals.
- 2) Zoning District (PMC 17.30): The property is within the Central District Specific Plan -Lake Avenue Subdistrict (CD-5) zoning district and shall therefore meet the requirements in PMC 17.30.
- 3) Overlay Zoning Districts / TOD (PMC 17.50.340): The property is not located in an overlay zoning district. However, the property is located in the Central District Transit-Oriented Area (Figure 3-5, 17.30.040) and is subject to the requirements of Zoning Code Section 17.50.340 (Transit-Oriented Development [TOD]).
- 4) General Plan Designation (Land Use Element): The site is designated as High Mixed Use (0.0-3.0 FAR, 0-87 dwelling units per acre) in the General Plan, which is intended to support the development of multi-story, mixed-use buildings with a variety of compatible commercial (retail and office) and residential uses.
- 5) Land Use (PMC 17.30.030 and 17.50.160): The applicant has identified the project as a 'mixed-use' project in the application materials. The project proposes a single building with 70 residential units and 12,794 square feet of nonresidential floor area (Office and Restaurant uses). Mixed-use projects require a combination of nonresidential ('commercial') and residential uses in the same structure, where the residential component is located above or behind the nonresidential component. The proposed project proposes residential uses both above and behind the nonresidential uses, and thus the mixed-use standards apply. The proposed nonresidential uses, office and restaurant, are also permitted uses in the CD-5 zoning district and satisfy the requirements of a mixed-use project.

However, the percentage of nonresidential use is not in compliance with the Specific Plan's restrictions on residential use fronting on Lake Avenue (Figure 3-4 Central District Housing/Ground Floor Map). No more than 50 percent of the portion of the building facing Lake Avenue can be comprised of residential use, and 79 percent is currently proposed. Please see the comments regarding restrictions on residential uses below in No. 7 below (Residential Density).

6) Pedestrian-Oriented Areas (Figure 3-3, PMC 17.30.030): The ground floor along Lake Avenue shall be limited to pedestrian-oriented uses for at least 50 percent of a building's ground floor street frontage, with a minimum 50-foot depth; the remaining 50 percent may contain uses otherwise permitted and/or accommodate pedestrian and vehicular access. Pedestrian-oriented uses shall include uses classified under "Retail Sales" and "Services" that are identified in Table 3-11 17.30.030 as pedestrian oriented. Retail sales, restaurants, restaurants fast food land uses qualify as pedestrian-oriented uses. Office uses do not qualify as pedestrian-oriented uses. According to the application, over 50 percent of the ground floor is comprised of restaurant use fronting on Lake and thus complies with the requirement for pedestrian oriented uses.

- 7) Residential Density (PMC 17.30): Per Figure 3-6 of Section 17.30.040, the maximum allowed density for the western portion ("Hudson") of the site is 60 dwelling units per acre; and, 48 dwelling units per acre on the eastern portion ("Lake"), with no residential units on the Lake side ground floor. In addition, no more than 50% of the total Floor Area of the Lake side shall be comprised of residential floor area. According to the plans, the Hudson side of the site, where residential uses are permitted in 100% of the floor area, is 33,181 square feet in lot size, allowing for a maximum density of 46 units. With 46 total residential units proposed, the project complies with the density requirement on the Hudson side. The Lake frontage, which doesn't allow for residential uses on the ground floor and no more than 50% of the floor area can be residential, 24 units are allowed and proposed, with no units on the ground floor. However, with a total building floor area of 61,116 square feet and only 12,794 square feet of nonresidential floor area, the project does not comply with the limitation of no more than 50% of the floor area as residential use (currently proposed at 21% nonresidential and 79% residential). Overall though, the site is permitted to, and proposes to, have 70 residential units, and thus complies with the residential density restrictions for the site.
- 8) Floor Area Ratio (FAR) (PMC 17.30.040): Gross floor area is defined as the total enclosed area of all floors of a building measured to the inside face of the exterior walls including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms and basement or attic areas having a height of more than seven feet, but excluding area used exclusively for vehicle parking or loading. Based on PMC Figure 3-9, the maximum FAR allowed for this site is 2.0 for the Hudson side and 2.75 for the Lake side. According to the plans submitted, the proposed FAR for the Hudson side is 1.99 and 2.74 for the Lake side, which is in compliance with the FAR requirements for both sides of the site.

In addition, to achieve correlation between the development caps identified in the Land Use Element of the General Plan and the FAR's assigned by this Chapter, floor area devoted to parking facilities shall not apply in the calculation of permissible building floor area provided that parking shall comply with the following requirements: 1) each parking structure shall comply with all applicable design guidelines of the Central District Specific Plan (see CDSP Section 9: Private Realm Design Guidelines); and 2) meet the requirements of 17.46.250.

- 9) Setbacks (PMC 17.30.040). The project is subject to the following setbacks:
 - a. Lake Avenue: Nonresidential buildings along the Lake Avenue frontage are required to build to the property line. The applicant may request an exception to the setback requirement per PMC 17.30.050.A (Setback exceptions) and the Zoning Administrator's Interpretation dated April 20, 1018, which allows for an increased front setback to allow for pedestrian paseos or arcades on the Lake side, if approved. Compliance with this requirement cannot be determined based on the provided plans.
 - b. **Hudson Avenue:** Along the Hudson Avenue frontage, a minimum ten-foot setback is required for a residential building. As proposed, it does not appear to comply with this minimum requirement, but additional detail is needed to fully determine compliance.



Housing Areas and Other Standards

Planning & Community Development Department

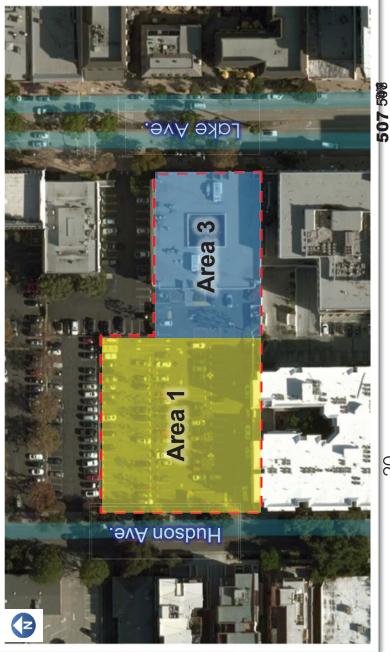
Development Standards Central District

| | Lake | Hudson |
|----------|--------------|-------------------------------|
| | Frontage | Frontage |
| 2010 | Area 3 | Area 1 |
| gillsnon | (Restricted) | (Restricted) (Not Restricted) |
| Density | 48 d.u./ac. | 60 d.u./ac. |
| Setbacks | 0-5 ft. | 10 ft. |
| Height | 75 [90] ft. | 50 [65] ft. |
| FAR | 2.75 | 2 |

Area 3: No housing on ground floor Area 1: No housing restrictions

No more than 50% of total floor area

20





Zoning Discretionary Actions Needed

Planning & Community Development Department

- Minor Variance: Height, Hudson Avenue
- To permit a height of at least 57 feet in lieu of the permitted 50 feet.
- Minor Variance: Front setback, Hudson Avenue
- > To permit less than 10 feet for the front setback.
- Variance: Percent of Nonresidential Floor Area in portion fronting Lake Avenue (Area 3)
- > To permit 21% of the floor area to be for Nonresidential uses, when at least 50% of the floor area is required.

511 552

to allowed conversions of hotels and motels to affordable housing following six months after the approval, completion, and operation of the 3rd hotel/motel conversion project:

AYES:

Councilmembers Hampton, McAustin, Wilson, Vice

Mayor Kennedy, Mayor Tornek

NOES:

Councilmember Masuda

ABSENT: Councilmembers Gordo, Madison

ABSTAIN: None

ORDINANCE - FIRST READING

Conduct first reading of an "AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 (ZONING CODE) OF THE PASADENA MUNICIPAL CODE TO ALLOW THE CONVERSION OF HOTELS AND MOTELS TO AFFORDABLE HOUSING, AND AMENDING TITLE 4 (REVENUE AND FINANCE) TO WAIVE CERTAIN FEES FOR CONVERSIONS"

Following discussion, the above ordinance was offered for first reading by Councilmember Hampton:

AYES:

Councilmembers Hampton, McAustin, Wilson, Vice

Mayor Kennedy, Mayor Tornek

NOES:

Councilmember Masuda

ABSENT:

Councilmembers Gordo, Madison,

ABSTAIN: None

INFORMATION ITEM

PREDEVELOPMENT PLAN REVIEW OF A MIXED-USE DEVELOPMENT AT 141 SOUTH LAKE AVENUE

Recommendation: This report is intended to provide information to the City Council; no action is required.

David Reyes, Director of Planning and Community Development, provided introductory comments, and Jennifer Driver, Associate Planner, provided a PowerPoint presentation on the item, and responded to questions.

Councilmember Wilson stated his agreement with the Design Commission comments related to the preliminary design noted in the agenda report, and expressed concerns with the proposed architecture on the project.

Richard A. McDonald, representing the applicant, provided information on the proposed project related to the architect, response to the Design Commission comments, affordable housing options, and the City's Zoning Code requirements.

Following discussion, by consensus of the City Council, and on order of the Mayor, the information was received and filed.



NOTICE OF DESIGN COMMISSION MEETING TUESDAY June 12, 2018

Yong Yoo, Chair At Large/District 2

Patricia Keane, Vice-Chair Rep., Planning Commission

Alan Loomis At Large/District 1 Jose Noel Toro At Large/District 5

Jonathan Edewards

Andrea Rawlings At Large/District 6
Philip Chiao
Phathan Edewards Rep., Transportation Advisory Commission (TAC)

Gary Floyd

Rep., Historic Preservation Commission

Vacant Rep., Arts & Culture Commission

STAFF

Leon White Principal Planner Kevin Johnson Senior Planner

Amanda Landry

Planner

Marina Khrustaleva Assistant Planner

Rodrigo Pelayo Assistant Planner

Claudia Burciaga-Ramos Recording Secretary

Any submitted documents will be made available for public review at the Permit Center, 175 North Garfield Avenue, between 9:00 a.m. to 5:00 p.m. Monday through Thursday and 8:00 a.m. to 12:00 p.m. Friday. Please contact Design & Historic Preservation at (626) 744-4009 for specific time and date of availability.

Design Commission meetings are held on the 2nd and 4th Tuesday of each month.

In compliance with the Americans with Disabilities Act of 1990, Listening assistive devices are available from the City Clerk's Office with a 24-hour advance notice. Please call (626) 744-4009 or (626) 744-4785 to request use of a listening device at least one week in advance of the meeting.

Agendas are also available on the internet: http://ww5.cityofpasadena.net/commissions/design-commission/

Design Commission Agenda 06/12/2018 - Page 1 of 3



AGENDA REGULAR MEETING Design Commission

Tuesday June 12, 2018 at 6:30 p.m. City Hall, Council Chambers – Room S249 100 N. Garfield Avenue, Pasadena CA 91101

- 1. ROLL CALL
- 2. APPROVAL OF MINUTES
- 3. PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
- 4. APPROVAL OF THE AGENDA ORDER
- 5. ACTION ITEM
 - A. Establish nominating committee for FY2018-2019 Officers
- 6. INFORMATION ITEM
 - A. 290 E. Colorado Boulevard (Paseo Colorado Commercial Development) (Council District 6) Individual tenant storefront review process

(Case Planner: Leon White)

7. PRELIMINARY CONSULTATION

A. 1005 Armada Drive - (Council District 1)

New construction of a two-story, 2,130 square foot, multi-purpose room/innovation laboratory building with a second story deck and roof terrace at an existing K-8 school campus (The Chandler School).

(Case Planner: Rodrigo Pelayo) Owner: The Chandler School Applicant/Architect: David Mitani, AIA

B. 141 South Lake Avenue Avenue - (Council District 7)

New construction of a five-story approximately 127,161 square-foot, mixed-use project consisting of 2,794 square feet of ground-level and second floor commercial (restaurant and office) space, 70 residential units, and 205 parking spaces.

(Case Planner: Amanda Landry) Applicant: Odyssey Development Services (Burke Farrar) Owner: DC Lake Holdings, LLC Architect: LCRA

Design Commission Agenda 06/12/2018 - Page 2 of 3

141 South Lake Avenue PLN2018-00151

Zoning Designation:

Central District 5, South Lake Shopping Area, Central District Specific Plan (CD5)

General Plan Designation:

High Mixed-Use

Project Land Use Classification (Land Use):

Mixed-Use

Entitlements:

Design Review

Minor Variance 1)

- 1) Hudson Avenue Front Yard setback less than required 10 feet (0 feet provided).
- 2) Lake Avenue Front Yard Setback greater than the five feet permitted (Arcade and North area by stairwell). MV or application and DHP approval of the utilization of the ZAI regarding pedestrian oriented paseos and arcades in the Central District.
- Variance: 1) To provide less than the required percentage of required Non-Residential Floor Area in Area 3 of Map 3-4 in the Central District Specific Plan (21% in lieu of 50%).
 - 2) Height of building fronting Hudson Avenue exceeds permitted height of 50 feet by at least seven feet. Height shall be taken from lowest point of the portion of the building fronting Hudson Avenue, which is on the property line that separates the Hudson Avenue and Lake Avenue portions of the project.
 - 3) Driveway Visibility provided is less than the required 50 feet.

| | Proposed Deve | elopment | Code Required | Meets Code |
|----------------------------------|---------------|----------|-----------------------------|------------|
| Lot Area: | | | | |
| Total Site | 55,405 | Sq. Ft. | N/A | N/A |
| Lake Frontage: | 22,224 | Sq. Ft. | N/A | N/A |
| Hudson Frontage: | 33,181 | Sq. Ft. | N/A | N/A |
| Floor Area (FA): | | | | |
| Total Site | 127,161 | Sq. Ft. | 127,478 Sq. Ft. | Yes |
| Lake Frontage: | 60,986 | Sq. Ft. | 61,116 Sq. Ft. | Yes |
| Hudson Frontage: | 66,175 | Sq. Ft. | 66,362 Sq. Ft. | Yes |
| Floor Area Ratio (FAR): | | | · · | |
| Total Site: | 2.3 | | N/A | N/A |
| Lake Frontage: | 2.74 | | 2.75 | Yes |
| Hudson Frontage: | 1.99 | | 2 | Yes |
| Density: | | | | |
| Total Site | 70 | Units | 70 Units | N/A |
| Lake Frontage: | 24 | Units | 24 Units (48 Units/Acre) | Yes |
| Hudson Frontage: | 46 | Units | 46 (60 Units/Acre) | Yes |
| Ground Floor Housing Pern | nitted: | | | |

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First Legal Deposition Services Address: 523 W. 6th Street, Suite 219, Los Angeles, CA 90014

Phone: 855.348.4997

office space on the second floor. The development would also include 205 parking spaces, which would be distributed over three levels of parking, so one level of sub-terrain parking, one level of ground floor parking and then a level of mezzanine parking.

The property is on CD5. This project is also in process of going through the pre-development plan review process; they have not yet completed that process, but staff is anticipating that that would be done in the coming weeks.

The project was routed to zoning staff for just a general review of zoning compliance and there have been a few issues that are tentatively identified, which would require a minor variance for some setbacks, so variance for floor area requirements, height, and then driveway visibility. But again, this is preliminary, so these things are subject to change as more information becomes available to staff.

This image here is a map of the project location and surrounding adjacencies. As you can see, the project site is somewhat irregularly

These are images I just went through and then with that that actually concludes my presentation. I'm available for questions.

MALE: A question. Amanda, earlier on we had a section in the applicant's materials here that discussed the maximum use of the site. And then the least use of the site was by right. Usually we receive by right the maximum amount of usage. Could you give us a little more detail?

MS. LANDRY: Sure, so the design of the least exhibit that you are referring to describes all of the possibilities the applicant considered of what they could achieve through various requests to the city. So they could request affordable housing concession permits, variances, density variances, etc. If they wanted to avoid all that and just go to just the design review route the alternative that they thought was the best option was is the alternative that was presented tonight, because the other options would require additional discretionary review, based on their understanding of the code and the site

consider a less "innovative" architectural style approach in order to create a more cohesive design that can blend in better with the existing building and the surrounding context; the proposed elevator tower element has a starkness and gives the effect of being a lighthouse when viewed from the Arroyo; the application of materials on the west elevation give a tower effect and on the north elevation they give a horizontal building effect, both sides (north and west) are seen differently although the same materials are being utilized; consider adding more details or elements that may be tied together with the other Craftsman era style building or other elements on site; the proposed abstraction of historic elements such a porches, trellises, and balcony railing are not clearly expressed in the building design; reconsider the choice of historical reference elements to incorporate in the abstract design, for example, the building design may have a highly articulated balcony and roof framing that references the intricate wood joinery and detailing of Craftsman style architecture; the existing middle school and proposed building connect in an abrupt fashion; the stairs may be redesigned to enhance the transition between floor levels, program, materials, architectural styles, and different spaces; consider integrating the interior of the building with the outside and explore connecting the first floor of the existing building with the proposed maker space; the 1st floor machine room of the new building may be relocated to help open up the space to the courtyard area; the second floor height of the proposed building should be lowered so that the top of the parapet is not taller than the existing middle school building's roof ridge; consider exploring other trellis designs or methods of providing shade to create a holistic project design; consider re-designing the second level to accommodate program intended to be on the roof terrace; a basement may also serve as a more flexible and practical space; the multi-purpose room and maker space are required to be highly flexible in order to function optimally; reconsider the scale, height, form and materials so that the building can clearly express its programmatic flexibility, as intended.

B. 141 South Lake Avenue - (Council District 7)

New construction of a five-story approximately 127,161 square-foot, mixed-use project consisting of 2,794 square feet of ground-level and second floor commercial (restaurant and office) space, 70 residential units, and 205 parking spaces.

Public comments: Dennis Dipietro

Commission Comments:

The Commission made the following comments: the current design does not clearly respond to the surrounding context and appears to be a generic design that can be found in many different contexts, consider taking more inspiration from the curtain wall (of glass or concrete) design of early modern design; the proposed design should also take into consideration the modern historic resources in the general vicinity of the project site, including the national register eligible historic resource directly to the north, at 123 South Lake Avenue; significant and pedestrian friendly entries and lobbies on both the Lake Avenue and Hudson Avenue elevations should be included in the overall design; there is no residential entrance or lobby on the west elevation facing Hudson Avenue, and one should be provided; provide more detailed information about bicycle, pedestrian and vehicular circulation to and from as well as within the site and clarify how residents will access the building from both Hudson Avenue and Lake Avenue as well as access and engage with the split-level courtyard; consider further differentiating how the architectural character of the residential portion of the project is distinguished from the commercial portions, particularly as viewed from South Lake Avenue and refine the treatment of style and materials for each use; provide interior elevations that better explain the relationship of units to the proposed courtyards; the lightly supported mass of the second story office space and the balcony above appears to inappropriately dominate the primary elevation rather than enhance or compliment other significant building features; explore ways to better integrate this feature into the overall design concept of the building; study ways to better engage the outdoor dining and the projecting mass of the second floor office space on the east elevation with the rest of the building design and further explain how the outdoor dining relates to the adjacent properties and the street continuity in the immediate context; if height averaging continues to be proposed, additional details will be necessary to fully evaluate the request; resolve the architectural detailing on all elevations and ensure the same level of quality and detailing is reflected on all visible portions of the building, reconsider the connection between the internal circulation within the building and the exterior elevations, especially the north and south elevations; explore ways to provide daylight to the internal corridors, via nodes by elevators or at the end of the corridors or other means as appropriate which would provide additional openings to the exterior;

the design of the north elevation is unresolved and should be further studied and refined to include a full array of architectural features and detailing that appropriately responds to the adjacent eligible historic resource; study the design and location of the access to the parking garage off of South Hudson Avenue to ensure it is well integrated into the project design and will avoid the appearance of a large open tunnel from the street; study the scale of the parking entrance to determine if it can better relate to the scale of other openings along the street, including the large parking entrance directly to the south of the property; study the grade difference between the sidewalk and the unit entryways along South Hudson Avenue to ensure an appropriate and gradual transition; sunken entryways are strongly discouraged; the provided elevations should show the actual elevations of adjacent building, in order to provide additional context and allow the Design Commission to better understand how the proposed building relates to the surrounding environment.

8. CONCEPT DESIGN REVIEW

A. 2180 East Foothill Boulevard – (Council District 2)

Staff recommends that the Design Commission continue this item to a date uncertain. New construction of a two-story, 84,650 square-foot transit operations and maintenance facility. This item was continued from the May 8, 2018 Design Commission meeting.

(Case Planner: Kevin Johnson)
Owner: City of Pasadena
Applicant/Architect: Maintenance Design Group

9. COMMENTS AND REPORTS FROM STAFF

Leon White, Principal Planner reported:

- On June 18, staff will present recommendations of the Civic Center Task Force to the City Council.
- The Preservation Awards were held on May 24 at the Fowler Garden at the Ambassador Gardens.
- On June 7, staff had a workshop for the proposed Madison Heights Landmark District (27th landmark district).
- 10. COMMENTS AND REPORTS FROM COMMISSION No comments.
- 11. COMMENTS AND REPORTS FROM COMMITTEES
 - 1. Urban Forestry Advisory Committee (Rawlings) No report.
 - 2. Historic Preservation Commission (Floyd) No report.
 - 3. Planning Commission (Keane) Reported: At the last Planning Commission meeting there was an information item on Mansionation rules and concerns and at the next meeting on June 13, there will be a workshop on hotel conversions for affordable housing.
 - Transportation Advisory Commission (Edewards) No report.
 - 5. Arts & Culture Commission (Vacant) No report.
 - 6. Rose Bowl Subcommittee (Rawlings) No report.
 - 7. Concept Design Review Application Subcommittee (Loomis, Toro)
 - 8. Las Encinas Psychiatric Hospital & Barn Subcommittee (Floyd, Rawlings) No report.
 - 9. Specific Plan Implementation Process Subcommittee (Loomis, Keane) There is a schedule conflict with the upcoming Central District Specific Plan Community Workshop that is on the same day and time as the next Design Commission meeting; Commissioners attending the workshop will arrive late to the Design Commission.
 - 10. 100 West Walnut St. Subcommittee (PARSONS) (Loomis, Rawlings, Toro) No report.
 - 11. Alexandria Subcommittee (Keane, Yoo, Stern) No report.
- **12. ADJOURNMENT** Chair Yoo adjourned the meeting at 10:31 p.m.

Patricia Keane, Chair

Claudia Burciaga-Ramos Recording Secretary



PLANNING DIVISION MASTER APPLICATION FORM

| Project A | ddress: 141 South Lake Avenu | e | | | | |
|------------|---|---------------|--|-------------------------------------|-------------------|---|
| Project N | ame: 141 South Lake Avenue | | | | | |
| and profe | | | | | | sting 27,220 square foot restaurant , 12,794 square feet of commercial |
| Zoning D | esignation: CD-5 | | General Plan Designat | tion: Ce | ntral Dist | rict Specific Plan |
| Valuation | (Cost of Project): TBD | | | | | |
| APPLIC | ANT/OWNER INFORMATIO | N | | | | |
| APPLICA | NT NAME: DC Lake Holdings, | LLC – Ja | ames Li | Teleph | none: [62 | 6] 360-0688 |
| Address: _ | 150 East Colorado Boulevard, S | Suite 302 | 2A | | Fax: [| 1 |
| City: Pas | adena State | : <u>CA</u> z | ip: <u>91105-1937</u> | E-ma | il: <u>JL.pil</u> | lc@gmail.com |
| CONTACT | F PERSON: Odyssey Developmo | ent Servi | ces – Burke Farrar | Teleph | none: [62 | 6] 683-8159 |
| Address: _ | 711 East Walnut Street, Suite 3 | 06 | | Fax: [626] <u>683-2897</u> | | |
| City: Pas | adena State | : <u>CA</u> z | ip: <u>91101-4402</u> | E-mail: BFarrar@OdysseyPasadena.com | | |
| PROPERT | TY OWNER NAME: DC Lake Hol | dings, L | LC – James Li | Teleph | none: [62 | 5] 360-0688 |
| Address: _ | 150 East Colorado Boulevard, S | Suite 302 | A | | Fax: [| 1 |
| City: Pas | adenaState | <u>CA</u> z | ip: <u>91105-1937</u> | E-ma | il: <u>JL.pil</u> | lc@gmail.com |
| | F CITY REVIEW AND APPR by the type of approval required in the | | | | | |
| man oloai | ADJUSTMENT PERMIT | ic opace i | HEIGHT AVERAGING | ✓ | PREDEVE | ELOPMENT PLAN REVIEW |
| | AFFORDABLE HOUSING CONCESSION OR WAIVER | | HILLSIDE DEVELOPMENT PERMIT | | | ROM THE REPLACEMENT B PERMIT REQUIREMENT |
| | CERTIFICATE OF APPROPRIATENESS | | HISTORIC DESIGNASTION (MONUMENT, LANDMARK, TREE OR SIGN) | | SIGN EXC | CEPTION |
| | CERTIFICATE OF EXCEPTION | | HISTORICAL RESEARCH/EVALUATION | | TENTATI | /E PARCEL/TRACT MAP |
| | CHANGES TO APPROVED PROJECT | | LANDMARK TREE PRUNING | | TEMP. CO | ONDITIONAL USE PERMIT |
| | CONDITIONAL USE PERMIT | | MASTER DEVELOPMENT PLAN | | TREE PR | OTECTION PLAN REVIEW |
| | DESIGN REVIEW | | MASTER SIGN PLAN | | TREE REI | MOVAL |
| | DEVELOPMENT AGREEMENT | | MINOR CONDITIONAL USE PERMIT | | VARIANC | E |
| | EXPRESSIVE USE PERMIT | | MINOR VARIANCE | | VARIANC RESOUR | E FOR HISTORIC DES |
| | FLOOR AREA RATIO (FAR) INCREASE | | PLANNED DEVELOPMENT ZONE | | ZONE CH | ANGE (MAP AMENDMENT) |
| | GENERAL PLAN AMENDMENT | | PRELIMINARY PLAN CHECK | √ | OTHER: | Preliminary Consultation |

Note: Space for signature is on revere side

MAP - Master Application REVISED.doc1/20/11

INDEMNIFICATION

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

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.

DI

| SIGNATURE OF APPLICANT OR AGEN | NT: | | Date: March 21, 2018 |
|--|---|---|---|
| For Office Use Only PLN # CASE # PRJ # DATE ACCEPTED: DATE SUBMITTALS RECEIVED: RECEIVED BY (INITIALS): FEES: BASE FEE:: 3% RECORDS FEE: \$ TOTAL: \$ HISTORIC ARCH. RESEARCH REQUIRED? YES NO PUBLIC ART REVIEW REQUIRED? YES NO TRANSPORTATION REVIEW REQUIRED? YES NO TRANSPORTATION REVIEW REQUIRED? YES NO | REVIEW AUTHORITY: STAFF HEARING OFFICER PLANNING COMMISSION/BZA DESIGN COMMISSION HISTORIC PRESERVATION COMMISSION CITY COUNCIL TAXPAYER PROTECTION | CEQA REVIEW: DEXEMPTION INITIAL STUDY EIR CEQA REVIEW STATUS: PENDING COMPLETED | Design & Historic Preservation: TYPE OF HISTORIC PRESERVATION REVIEW: CATEGORY 1 (DESIGNATED) CATEGORY 2 (ELIGIBLE) LANDMARK/HISTORIC DISTRICT NAME: TYPE OF DESIGN REVIEW: CONCEPT FINAL CONSOLIDATED PRELIMINARY CONSULTATION |
| INCLUSIONARY HOUSING REQUIRED? YES NO | □ DISCLOSURE REQUIRED □ NOT REQUIRED | | |



SUPPLEMENT TO MASTER APPLICATION FORM **ENVIRONMENTAL ASSESSMENT**

| | PROJECT INFORMATION: e Environmental Assessment is for info | rmation regarding the pro | posed project only. | | |
|--|--|-----------------------------|-----------------------------|----------------------------|------------|
| Estimated valuation | on: TBD | | | | |
| | ect located in geologic hazard area (i.e | . hillside area, Seismic fa | ult, erosive soils): N | lone | |
| | 33 | | | | |
| Amount of grading | g proposed: Cut: <u>17,300 cy.</u> | Fill: <u>0 cy.</u> | | Balance: No | |
| | Imported: 0 cy. | Exported: _17 | 7,300 cy. | | |
| Type of developm | nent (single-family residence, apartmen | its, condominiums, comm | ercial, industrial, institu | utional): <u>Mixed Use</u> | |
| Total housing unit | ts: <u>70</u> Is this an afford | able Housing Project? | □ yes ☑ no | # of affordable units: | 0 |
| Proposed energy | type: ☐ All Electrical ☐ Electr | ric Kitchen 🗹 Electric | c HVAC ☑ Gas Kito | hen | |
| PROPOSED | BUILDING(S) | BUILDING A | BUILDING B | BUILDING C | BUILDING D |
| Total gross square for | , | 127,161 sq. ft. | DOILDING B | DOILDING C | DOILDING D |
| Total commercial gros | <u> </u> | 12,794 sq. ft. | | | |
| Total residential gross | <u> </u> | 114,367 sq. ft. | | | |
| Building footprint in so | | 40,480 sq. ft. | | | |
| Open space square for | · | 16,852 sq. ft. | | | |
| Landscaping square f | | 12,000± sq. ft. | | | |
| Height of building in fe | eet | 65'-0" | | | |
| Number of stories | | 5 | | | |
| Number of parking sp | paces | 205 | | | |
| Number of housing ur | nits | 70 | | | |
| Number of bedrooms | | 129 | | | |
| Hotel / motel number | of rooms | 0 | | | |
| Hours of operation | | 7AM-12AM | | | |
| Number of employees | s | 30± | | | |
| Square feet of restaur | rant seating area | 5,800± sq. ft. | | | |
| Number of fixed seats | s (restaurant) | Restaurant TI | | | |
| Number of hotel / mot | tel rooms to be demolished | 0 | | | |
| UBC occupancy group | р | R2, B, A-2 | | | |
| UBC construction type | | Type V-A / I-B | | | |
| Fire sprinklers? yes / no | | Yes | | | |
| Type of use (i.e. residential, commercial, mixed uses, etc.) | | Mixed Use | | | |
| * If there are addit | tional buildings on the site, please attac | ch a separate sheet with t | he above information | for each building. | • |
| ATTACH EXPLAI | NATION of any questions answered ye | es. | | | |
| □ 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 alteration of any existing structure? | | | | |

EA - Environmental Assessment Form Rev 02/18/16





PREDEVELOPMENT PLAN REVIEW COMMENTS

Predevelopment Plan Review (PPR) is a preliminary evaluation of a project by staff from various City departments and divisions. The information derived from a PPR does not constitute any approval of a project. PPR meetings are not public hearings.

Project Number: PPR2018-00003

Date: July 13, 2018

Project Address: 141 S. Lake Avenue, Pasadena, CA 91101

Project Zoning: CD-5 (Central District, Lake Avenue Sub-district)

Project Description: Review of preliminary plans for the construction of a new

development project of a 127,161 square-foot, five-story, Mixed-Use building with 70 residential, market-rate units, 7,258 square feet of indoor restaurant floor area, 1,589 square feet of outdoor restaurant floor area and 5,536 square feet of second floor office floor area at 141 South Lake Avenue in the CD-5 zoning district. The project has dual frontage on South Lake Avenue and South Hudson Avenue. The project proposes 205 parking spaces in one level of subterranean, one level of at-grade and one level of above-

grade parking.

Applicant: Odyssey Development Services

Attn: Burke Farrar

Case Manager: Jennifer Driver, Associate Planner

Phone #: (626) 744-6756

E-mail: jdriver@cityofpasadena.net

| DETERMINATION OF COMMUNITYWIDE SIGNIFICANCE REQUIRING PRESENTATION TO THE CITY COUNCIL: | | | |
|---|-------------|--|--|
| Greater than 50,000 square feet of gross floor area with at least one discretionary permit. | \boxtimes | | |
| Fifty or more housing units. | \boxtimes | | |
| 3. Other: | | | |
| Presentation to the City Council required: | ole. | | |

| DEPARTMENT / DIVISION | CONTACT | EMAIL @cityofpasadena.net | PHONE (626) 744- | PAGE |
|----------------------------|---------------|----------------------------------|-------------------------|------|
| Addressing Division | Angie Jackson | <u>ajackson</u> | 6903 | 2 |
| Building & Safety Division | Maher AlMasri | <u>malmasri</u> | 6891 | 2 |
| Community Planning | Martin Potter | mpotter | 6710 | 4 |

Doorways, and Gates. §11B-206.4.1

Low Impact Development (LID) Plan / Standard Urban Stormwater Mitigation Plan (SUSMP) and Stormwater Pollution Prevention Plan (SWPPP): See attached city of Pasadena guideline for LID/SUSMP requirements. For more details, see City link for LID: ttp://cityofpasadena.net/Planning/LID/

PARKING SPACES

Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 11B-208 Parking Spaces. **§11B-208.1**

PERMIT(S):

Separate permits are required for the following:

- Mechanical
- Electrical
- Plumbing
- Fire Sprinkler
- Demolition
- Others

COMMUNITY PLANNING:

General Plan Consistency:

The General Plan designation of 141 South Lake Avenue is High Mixed Use (0.0 – 3.0 FAR, 0-87 DU/acre). The proposed project involves demolition of the existing 27,220 square foot commercial structure and construction of a new mixed-use building, consisting of 70 residential units, 12,794 square feet of non-residential space, and 205 parking spaces.

The High Mixed Use designation is intended to support the development of multi-story, mixed use buildings with a variety of compatible commercial (retail and office) and residential uses. Development is characterized by shared open space, extensive landscaping, and small to minimal separations between buildings, and shared driveways and parking. Sites may be exclusively commercial, but not exclusively residential. Mixed-use development projects containing hou\sing shall incorporate amenities contributing to a quality living environment for residents including courtyards, recreation facilities, and similar elements. Where buildings face the street frontage, they shall be designed to enhance pedestrian activity with transparent facades for retail uses and distinctive entries for housing. Parking shall be located below or to the rear of the street. Projects constructed at High Mixed Use densities may be required to develop pedestrian-oriented streetscape amenities along their primary street frontages, consistent with the improvement concepts and plans defined by the City.

The proposed project appears to be generally consistent with the intent of the High Mixed Use designation.

)



- b) As submitted, the total site size is identified as 55,405 square feet (1.27 acres).
- c) However, the County Assessor's information cites that lot '-031' is 46,613 square feet and lot '-029' is 11,590 square feet, resulting in a total site area of 58,203 square feet (1.34 acres) (before any required street dedication).
- d) As a result, the accurate total lot size must be confirmed and consistently referenced throughout the plans and application for future submittals.
- 2) **Zoning District (PMC 17.30):** The property is within the Central District Specific Plan Lake Avenue Subdistrict (CD-5) zoning district and shall therefore meet the requirements in PMC 17.30.
- 3) **Overlay Zoning Districts / TOD (PMC 17.50.340):** The property is not located in an overlay zoning district. However, the property is located in the Central District Transit-Oriented Area (Figure 3-5, 17.30.040) and is subject to the requirements of Zoning Code Section 17.50.340 (Transit-Oriented Development [TOD]).
- 4) **General Plan Designation (Land Use Element):** The site is designated as High Mixed Use (0.0-3.0 FAR, 0-87 dwelling units per acre) in the General Plan, which is intended to support the development of multi-story, mixed-use buildings with a variety of compatible commercial (retail and office) and residential uses.
- 5) Land Use (PMC 17.30.030 and 17.50.160): The applicant has identified the project as a 'mixed-use' project in the application materials. The project proposes a single building with 70 residential units and 12,794 square feet of nonresidential floor area (Office and Restaurant uses). Mixed-use projects require a combination of nonresidential ('commercial') and residential uses in the same structure, where the residential component is located above or behind the nonresidential component. The proposed project proposes residential uses both above and behind the nonresidential uses, and thus the mixed-use standards apply. The proposed nonresidential uses, office and restaurant, are also permitted uses in the CD-5 zoning district and satisfy the requirements of a mixed-use project.

However, the percentage of nonresidential use is not in compliance with the Specific Plan's restrictions on residential use fronting on Lake Avenue (Figure 3-4 Central District Housing/Ground Floor Map). No more than 50 percent of the portion of the building facing Lake Avenue can be comprised of residential use, and 79 percent is currently proposed. Please see the comments regarding restrictions on residential uses below in No. 7 below (Residential Density).

6) Pedestrian-Oriented Areas (Figure 3-3, PMC 17.30.030): The ground floor along Lake Avenue shall be limited to pedestrian-oriented uses for at least 50 percent of a building's ground floor street frontage, with a minimum 50-foot depth; the remaining 50 percent may contain uses otherwise permitted and/or accommodate pedestrian and vehicular access. Pedestrian-oriented uses shall include uses classified under "Retail Sales" and "Services" that are identified in Table 3-11 17.30.030 as pedestrian oriented. Retail sales, restaurants, restaurants fast food land uses qualify as pedestrian-oriented uses. Office uses do not qualify as pedestrian-oriented uses. According to the application, over 50

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percent of the ground floor is comprised of restaurant use fronting on Lake and thus complies with the requirement for pedestrian oriented uses.

- 7) Residential Density (PMC 17.30): Per Figure 3-6 of Section 17.30.040, the maximum allowed density for the western portion ("Hudson") of the site is 60 dwelling units per acre; and, 48 dwelling units per acre on the eastern portion ("Lake"), with no residential units on the Lake side ground floor. In addition, no more than 50% of the total Floor Area of the Lake side shall be comprised of residential floor area. According to the plans, the Hudson side of the site, where residential uses are permitted in 100% of the floor area, is 33,181 square feet in lot size, allowing for a maximum density of 46 units. With 46 total residential units proposed, the project complies with the density requirement on the Hudson side. The Lake frontage, which doesn't allow for residential uses on the ground floor and no more than 50% of the floor area can be residential, 24 units are allowed and proposed, with no units on the ground floor. However, with a total building floor area of 61,116 square feet and only 12,794 square feet of nonresidential floor area, the project does not comply with the limitation of no more than 50% of the floor area as residential use (currently proposed at 21% nonresidential and 79% residential). Overall though, the site is permitted to, and proposes to, have 70 residential units, and thus complies with the residential density restrictions for the site.
- 8) Floor Area Ratio (FAR) (PMC 17.30.040): Gross floor area is defined as the total enclosed area of all floors of a building measured to the inside face of the exterior walls including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms and basement or attic areas having a height of more than seven feet, but excluding area used exclusively for vehicle parking or loading. Based on PMC Figure 3-9, the maximum FAR allowed for this site is 2.0 for the Hudson side and 2.75 for the Lake side. According to the plans submitted, the proposed FAR for the Hudson side is 1.99 and 2.74 for the Lake side, which is in compliance with the FAR requirements for both sides of the site.

In addition, to achieve correlation between the development caps identified in the Land Use Element of the General Plan and the FAR's assigned by this Chapter, floor area devoted to parking facilities shall not apply in the calculation of permissible building floor area provided that parking shall comply with the following requirements: 1) each parking structure shall comply with all applicable design guidelines of the Central District Specific Plan (see CDSP Section 9: Private Realm Design Guidelines); and 2) meet the requirements of 17.46.250.

- 9) **Setbacks (PMC 17.30.040).** The project is subject to the following setbacks:
 - a. Lake Avenue: Nonresidential buildings along the Lake Avenue frontage are required to build to the property line. The applicant may request an exception to the setback requirement per PMC 17.30.050.A (Setback exceptions) and the Zoning Administrator's Interpretation dated April 20, 1018, which allows for an increased front setback to allow for pedestrian paseos or arcades on the Lake side, if approved. Compliance with this requirement cannot be determined based on the provided plans.
 - b. **Hudson Avenue:** Along the Hudson Avenue frontage, a minimum ten-foot setback is required for a residential building. As proposed, it does not appear to comply with this minimum requirement, but additional detail is needed to fully determine compliance.



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

May 1, 2019

Burke Fararr Odyssey Development Services 711 East Walnut Street Pasadena, CA 91101

NOTICE OF COMPLETE APPLICATION
Preliminary Consultation
141 South Lake Avenue

Date of Application Submittal: March 18, 2019

Case #: PLN2019-00134

Council District 7

Dear Mr. Fararr:

Pursuant to Section 15060 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) the above referenced application was reviewed by the staff of the Design & Historic Preservation Section. Based on the materials submitted, the application has been deemed **complete** for processing. Your proposal has been tentatively scheduled for a public hearing on **June 25, 2019 with the Design Commission.** An agenda will be sent to you confirming the time and place of the hearing.

Additional information may also be requested during the course of processing to clarify, correct or otherwise supplement the information provided. Please feel free to contact me should you have any questions or comments regarding this letter.

Sincerely,

Amanda Landry, AICP

Senior Planner

Design and Historic Preservation Section

Tel 626-744-7137

Email: alandry@cityofpasadena.net

cc: address file; Tidemark



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

July 15, 2019

Odyssey Development Services Burke Farrar 141 South Lake Avenue, Ste. 105 Pasadena, CA 91101

RE: Affordable Housing Concession Permit #11907 (PLN2019-00310)

141 S. Lake Avenue Case Incomplete Letter

Dear Mr. Farrar:

The Current Planning Section reviewed the subject application and determined it to be **incomplete**. Please address the following:

A. Master Application and Supplement to Master Application

- 1. Project Description: Exhibit 2
 - a. References 87 units rather than 89 units. Correct to 89 units.
- 2. Revise the proposed project information to reflect any changes, where necessary.

B. Inclusionary Housing Plan Supplemental Application

- 1. Note, per PMC Section 17.42.040 Inclusionary Unit Requirements, a minimum of 15 percent of the total number of dwelling units in a residential project shall be developed, offered to, and sold or rented to households of low and moderate-income, at an affordable housing cost, as follows:
 - a. **Units for sale.** If the project consists of units for sale, a minimum of 15 percent of the total number of units in the project shall be sold to low or moderate-income households.
 - b. **Rental units.** If the residential project consists of rental units, a minimum of 10 percent of the units shall be rented to low-income households and five percent of the units shall be rented to low or moderate-income households.

As a result, 13.35 or 13 units shall be developed, offered to, and sold or rented to households of low and moderate-income (or very low-income). PMC does allow for exceptions to this requirement, but are not discussed in the application.

- 2. Revise response #4 to explain the basis for the number of required inclusionary units calculated and provided. This should be an explanation of how the project arrived at a requirement of five inclusionary units instead of a discussion regarding density bonus.
- 3. Revise response #5 to include the two Minor Conditional Use Permits as well as the Height Averaging request from Design.
- 4. Revise response #6 to identify the specific location of the five proposed inclusionary units (i.e. unit number), size in square feet, and number of bedrooms.
- 5. Note whether affordable units are to be rentals versus for sale. Application is unclear and may impact how the Inclusionary Housing requirements are calculated.
- C. **Financials/Cost Pro-Forma** provide additional financial justification for the specific development concession requested that clearly demonstrates how granting the concession results in an actual cost reduction. Financial documentation should include a cost comparison of the project without the requested concession versus with the individual concessions and with all concessions. The financials provided do not appear to provide this comparison.
- D. **Subdivision** The proposal involves floor area that extends across two separate parcels 5734-035-031 and 5734-035-029. The calculation for maximum floor area ratio (FAR) uses the aggregate site area. The Zoning Code requires that a series of lots must be considered a single lot in order for FAR to apply singly. To consolidate the two parcels, submit an application for a certificate of exception (lot line adjustment) or a tentative parcel map. The applicant may file the subdivision application concurrent with the AHCP or file at a later date. If filed at a later date, a condition would be included in any approved AHCP. Be advised the subdivision must be recorded prior to building permit issuance.
- E. **Plan Comments** Upon resubmittal, provide three printed sets, full size, folded, and an electronic copy. Additional sets will be requested once comments are resolved. In general, architectural plans for this application shall be fully dimensioned and drawn to scale with a north arrow. Be advised, due to the number of comments and incomplete information, additional comments may result at resubmittal. The applicant shall provide a response letter indicating how each comment addressed. Sections referenced are accessible through the online **Zoning Code**.

1. Project Data:

- a. Correct base density for the Lake side to 25 units (after rounding up).
- b. Include CD-5 (South Lake Shopping Area CD subdistrict) to the zoning description for the South Hudson side.
- c. Include total amount of residential floor area on the lake side (for concession purposes).

d. Setbacks

i. No interior side is required for either street frontage, but is permitted. Correct reference to a required 10-foot interior side setback.

e. Residential unit summary for Hudson side notes a 22.5% Density Bonus, but uses 25% in the calculation. Unit count is correct for 22.5% DB (47 units). Correct as necessary.

f. Parking Summary

- i. Parking calculation for the residential use is inaccurate. Only 87 units are accounted for when there are actually 89 (22 less than 650 sf and 65 more than 650 sf).
- Count of parking spaces on the floor plans is 224 (31 on P3, 95 on P2 and 98 on P1), while the application states there are 226 spaces. Correct floor plans or application material as necessary.
- iii. Include a total number of parking spaces required and provided field in summary table.
- iv. Include a summary of the required and proposed bicycle parking.

2. Topographic Survey:

- a. Include the lot area of each parcel.
- b. The survey shall be signed and stamped with a valid, current date. This survey will verify the lot size to be used throughout the application and building process (see comment No. 1 in the PPR).
- 3. **Height (PMC 17.30):** Per Figure 3-8 of the PMC, the maximum allowed height on the subject site on the Lake frontage is 75 feet, with up to 90 feet allowed if utilizing height averaging; and, 50 feet on the Hudson frontage, with up to 65 if utilizing height averaging. The submitted plans show a maximum height of 75 feet on the Lake frontage, and at least 60 feet on the Hudson frontage. The proposed building complies with the limits on the Lake frontage, but exceeds the height permitted on the Hudson frontage by at least 10 feet (unless height averaging is proposed). Height Averaging is requested for the Hudson side, and must be approved by the Design and Historic Preservation Division.

Notwithstanding the above description, the existing grade is not clearly delineated for the site as a whole at the exterior of the building, and thus the lowest grade cannot be identified to verify compliance with said height limits. In the east/west Section, a "low" elevation of 796.92' is identified on the Lake side and a "low" elevation of 804.45' is identified on the Hudson side, but does not identify it as existing or finished. Clearly mark the lowest existing grade elevation on the site at an exterior wall, not just at the front property lines, and measure height from this point. Label and identify the location of the existing grade across all elevations and cross-sections to distinguish between existing and finished grades. Per PMC 17.40.060.C, height is measured from the, "…lowest elevation of the **existing grade** at an exterior wall of the structure to the highest point of the structure."

Additionally, for commercial (or Mixed-Use) structures, appurtenances covering not more than 25 percent of the roof area may exceed the height limit established by the applicable zoning district by a maximum of 15 feet. Clearly identify any appurtenances to verify compliance with said requirement. An appurtenance is defined as a tower, spire, cupola,

chimney, penthouse, water tank, flagpole, theater scenery loft, radio or television antenna, transmission tower, fire equipment, or other similar structure that is attached to a structure and not intended for human occupancy. In addition, dimension the height of the appurtenances from the parapet to the highest point.

4. Gross Floor Area: Provide a dimensioned exhibit in the set identifying areas counted towards gross floor area by level. Gross floor area means the total enclosed area of all floors of a building measured to the inside face of the exterior walls including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms and basement or attic areas having a height of more than seven feet, but excluding area used exclusively for vehicle parking or loading.

5. Setbacks:

a. Front Setback on Hudson:

- i. Show front setback on setback diagram.
- ii. The front setback is 10 feet (Figure 3-7, 17.30.040). Balconies may project a maximum of four feet into the front setback (17.50.160.I.1). Eaves/roof overhangs may project a maximum of three feet into the front setback (Table 4-1, 17.40.160). All other improvements shall maintain 10 feet to the property line. Plans depict a staircase within this 10-foot setback. Revise the plan accordingly to comply with standards specified. The exterior wall is required to maintain a 10-foot front setback.

6. Elevations:

- a. Elevations of north and south sides.
- b. Show boundary line for the two subdistricts on all floor, site, landscape and elevations.

7. Floor Plans:

- a. Include square-footage and floor plans for typical units. Values are needed to verify parking requirements.
- b. Dimension all floor plans.
- c. Will any outdoor seating be provided for the restaurant? If so, please update plans and calculations accordingly.
- d. Include dimensions of the restaurant and verify that it occupies at least 50% of the frontage and has a depth of at least 50 feet. Revise the nonresidential component such that the minimum depth is 50 feet throughout (17.50.160.E.1). Portions of each office space narrow to a depth less than 50 feet.

8. Parking:

a. **Parking stall dimensions:** Per Section 17.46.120, 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.

- i. Identify the distance that the columns are set back from the aisles and verify the respective parking stall widths, per the above regulation.
- b. Bicycle parking: Bicycle parking shall be provided per the requirements set forth in PMC 17.46.320. Please refer to Section 17.46.320.E for location and design of bicycle facilities. For nonresidential structures less than 15,000 square feet, four, Class 2 bicycle spaces are required and one, Class 1 bicycle space is required for every six dwelling units. As a result, four Class 2 spaces are required for the nonresidential use and 15 Class 1 spaces are required for the residential units. The application does not include an area marked for bicycle storage. Identify location, number and design of the required bicycle parking spaces.
- c. Loading space dimensions: In addition to the minimum required, there are several specifications that loading spaces have to comply with in Section 17.46.260. Specifically, the loading spaces shall be designed and maintained so that vehicles do not back in from, or onto, a public street and any loading spaces or areas visible from a street shall be screened on three sides by a fence, hedge, or wall a minimum of six feet in height. In addition, the following table summarizes the requirements for the proposed project:

| Space | Stall Size | Vertical Clearance | Turning Radius |
|-------|------------|--------------------|----------------|
| 1 | 12' x 30' | 14' | 45' |

Loading space is included on the parking plans, but no dimensions are provided.

- d. **Ramps:** PMC 17.46.270 regulates the size and slope of ramps in parking facilities. All parking plans involving ramps shall be accompanied by a profile showing the ramp, ramp transitions, and overhead and adjacent wall clearances in order to determine compliance with this Code section.
 - i. For ramps 65 feet or less in length, the ramp slope shall not exceed 16 percent, with the first and last 10 feet of the ramp not exceeding eight percent.
 - ii. For ramps longer than 65 feet, the ramp grade shall not exceed 12 percent, with the first and last eight feet of the ramp not exceeding six percent.

Ramp length or slope information is not shown on **each parking level** so compliance with these requirements cannot be determined at this time. Provide a profile of the ramp leading to the basement levels showing ramp transitions and overhead and adjacent wall clearances. The length of the ramp and compliance with grades is unclear. Demonstrate compliance with 17.46.270, attached. Please contact the Department of Transportation regarding the currently proposed ramp slope or revise to comply with the Zoning Code standards, where applicable.

e. **Parking Area Slope:** Pursuant to PMC 17.46.270, the slope of all parking areas shall not exceed five percent, excluding ramps. Identify the slope of all parking areas.

9. **Sidewalk Width (<u>Figure 3-10, PMC 17.30.050</u>):** Minimum sidewalk widths within the Central District are referenced below. In areas where the existing sidewalk does not meet the minimum width, development projects are required to be set back as necessary to adhere to the minimum sidewalk width standard.

CD Minimum Sidewalk Width Requirements

| Lake Avenue | 15' minimum width; tree grates are recommended for new street trees, except where there is an existing tree lawn. |
|---------------|---|
| Hudson Avenue | 12' minimum width; existing sidewalk widths in excess of the specified minimum should not be reduced. Existing landscaped parkways shall be retained and not paved. |

Compliance with this standard cannot be determined, as plans do not reference existing and/or proposed sidewalk widths. Plans should provide a level of detail that demonstrates compliance with these standards. Please refer to Public Works/Transportation comments regarding street dedication and sidewalk width. Be advised, any City/departmental requirements mandating wider sidewalks and/or specific requirements shall supersede this standard.

10. Community Space:

- a. At least 150 square feet of community space is required for each dwelling unit, or 13,350 square feet for the subject 89-unit project.
- b. An indoor recreational room of up to 600 square feet may be credited toward fulfilling this requirement
- c. Community space can include private open space (e.g., balconies) or common open space (e.g., pool or side or rear setback areas).
- d. Front and corner side setbacks do not count toward this requirement.
- e. Private open space:
 - i. Private open space shall not exceed 30 percent of the total requirement for community space, or 35 percent of the total if determined necessary during Design Review.
 - ii. The minimum dimension of private open space shall be six feet.
- f. Community open space shall have at least one minimum dimension of 15 feet and the other dimensions shall be at least six feet, except for private open space (e.g., balconies or patios).
- g. No square-footage summary or analysis is provided for Community Space. An open space diagram with no dimensional information is not sufficient. Compliance with this requirement cannot be determined at this time. Submit an open space plan detailing compliance with the above regulations.

11. Balconies:

- a. May project no closer than six feet to an interior or rear property line and four feet into a front or corner side setback;
- b. Shall have a minimum dimension of six feet in order to count as required open space;
- c. If designed to project over the public right-of-way shall have prior approval from the Department of Public works.
- d. Compliance with this requirement cannot be determined at this time. Provide clearer details showing any balconies, if applicable.

12. Fees.

- a. **Hearing Notice Board** fee of \$24.72 required for two boards (attached).
- b. **Environmental** be advised the project may be categorically exempt from CEQA pursuant to Class 32, In-Fill Development Projects, based on the application materials. Staff will request bids for the preparation of an environmental analysis (i.e. air, noise studies) prior to proceeding with an environmental determination. Staff will then request a deposit from the applicant to cover the cost of the consultant's work. The transportation analysis required by the Department of Transportation will address traffic.
- c. Financial Analysis be advised staff will request bids for the preparation of a financial analysis associated with the one requested concession and financial documentation provided. Staff will then request a deposit from the applicant to cover the cost of the consultant's work.

Further processing of the application will not occur until the requested items are addressed and submitted. Be advised that Zoning Code Section 17.60.060.A.4 states that if requested information is not submitted within 120 days from the date of this letter, the application may be considered withdrawn if it is determined that reasonable progress has not occurred. Please contact me at (626) 744-6756 or idriver@cityofpasadena.net should you have any questions.

Sincerely,

Jennifer Driver

Planner

Attachments: Notice Board Invoice

XC: support staff, file

Affordable Housing Concession Permit #11907 (PLN2019-00310) Responses to Incomplete Letter

The Current Planning Section reviewed the subject application and determined it to be incomplete. Please address the following:

Α. Master Application and Supplement to Master Application

- 1. Project Description: Exhibit 2
 - a. References 87 units rather than 89 units. Correct to 89 units.

Correction has been made.

2. Revise the proposed project information to reflect any changes, where necessary.

Items updated throughout the application as needed.

B. Inclusionary Housing Plan Supplemental Application

- 1. Note, per PMC Section 17.42.040 – Inclusionary Unit Requirements, a minimum of 15 percent of the total number of dwelling units in a residential project shall be developed, offered to, and sold or rented to households of low and moderateincome, at an affordable housing cost, as follows:
 - a. **Units for sale.** If the project consists of units for sale, a minimum of 15 percent of the total number of units in the project shall be sold to low or moderate-income households.

Inclusionary Housing has been worked out with Housing Division. Changes on plans and application forms made to reflect 2 Studio units, 1 One-bedroom unit and 2 Two-bedroom units as very-low income affordable units.

b. Rental units. If the residential project consists of rental units, a minimum of 10 percent of the units shall be rented to low-income households and five percent of the units shall be rented to low or moderate-income households.

As a result, 13.35 or 13 units shall be developed, offered to, and sold or rented to households of low and moderate-income (or very low-income). PMC does allow for exceptions to this requirement, but are not discussed in the application.

Inclusionary Housing has been worked out with Housing Division. Changes on plans and application forms made to reflect 2 Studio units, 1 One-bedroom unit and 2 Two-bedroom units as very-low income affordable units.

2. Revise response #4 to explain the basis for the number of required inclusionary units calculated and provided. This should be an explanation of how the project arrived at a requirement of five inclusionary units instead of a discussion regarding density bonus.

Revised language added to relate Pasadena Inclusionary Housing percentages in relationship to State adopted Density Bonus standards.

3. Revise response #5 to include the two Minor Conditional Use Permits as well as the Height Averaging request from Design.

Minor Use Permits relative to commercial operation has been added to response related to housing.

4. Revise response #6 to identify the specific location of the five proposed inclusionary units (i.e. unit number), size in square feet, and number of bedrooms.

Reference to floor plans and unit matrix has been added to address size and location of affordable units.

- 5. Note whether affordable units are to be rentals versus for sale. Application is unclear and may impact how the Inclusionary Housing requirements are calculated.
- C. Financials/Cost Pro-Forma provide additional financial justification for the specific development concession requested that clearly demonstrates how granting the concession results in an actual cost reduction. Financial documentation should include a cost comparison of the project without the requested concession versus with the individual concessions and with all concessions. The financials provided do not appear to provide this comparison.

Financial/Cost Pro-forma tables have been updated to reflect changes in affordable unit mix. The tables have been provided in the standard format that the City of Pasadena has been using on all concession permit applications.

D. Subdivision – The proposal involves floor area that extends across two separate parcels 5734-035-031 and 5734-035-029. The calculation for maximum floor area ratio (FAR) uses the aggregate site area. The Zoning Code requires that a series of lots must be considered a single lot in order for FAR to apply singly. To consolidate the two parcels, submit an application for a certificate of exception (lot line adjustment) or a tentative parcel map. The applicant may file the subdivision application concurrent with the AHCP or file at a later date. If filed at a later date, a condition would be included in any approved AHCP. Be advised the subdivision must be recorded prior to building permit issuance.

Application for Tentative Tract Map will now be submitted soon.

Jennifer < jdriver@cityofpasadena.net >

Subject: Re: AHCP_11907

CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe.

Talyn - If it is not such an official determination capable of being appealed, then what is it? Friendly advice? Last, how will this letter or point of view impact whether the application seeking said concession is deemed complete?

Richard A. McDonald, Esq.
Of Counsel, Carlson & Nicholas, LLP
301 E. Colorado Blvd., Suite 320
Pasadena, CA 91101

Telephone: (626) 356-4801 Cell: (626) 487-6713

E-mail: RMcDonald@carlsonnicholas.com

Website: www.carlsonnicholas.com

Sent from my iPhone

On Sep 26, 2019, at 5:44 PM, Mirzakhanian, Talyn < TMirzakhanian@cityofpasadena.net> wrote:

Burke,

Please see the attached letter regarding AHCP 11907. The letter serves to notify you that the project does not comply with a specific Code requirement. Please note that this is not a determination or interpretation subject to appeal under Section 17.72.040 of the Zoning Code.

Feel free to contact me with any questions.

Talyn Mirzakhanian

Zoning Administrator | City of Pasadena (626) 744-7101 175 N Garfield Ave. Pasadena, CA 91101 TMirzakhanian@cityofpasadena.net

11907 09 26 2019 etter to ppl cant pd

From: Mirzakhanian, Talyn <TMirzakhanian@cityofpasadena.net>

Sent: Monday, September 30, 2019 6:30 PM

To: Richard McDonald

Cc: Burke Farrar; Reyes, David; Fuentes, Theresa; Paige, Jennifer; Driver, Jennifer

Subject: RE: AHCP 11907

Richard,

On August 29, 2019, we met with the applicant team and explained verbally that what you were requesting was a concession/variance from a use requirement in the Zoning Code and that this was not something you could pursue. At that meeting, you asked us to state that in writing for you, which is why we prepared the letter that was sent to you last Thursday.

The appeal application that was submitted to the counter planner today will not be processed, and you will be refunded the fees accordingly.

Talyn Mirzakhanian

Zoning Administrator | City of Pasadena (626) 744-7101 175 N Garfield Ave. Pasadena, CA 91101 TMirzakhanian@cityofpasadena.net

From: Richard McDonald <rmcdonald@carlsonnicholas.com>

Sent: Thursday, September 26, 2019 6:05 PM

To: Mirzakhanian, Talyn < TMirzakhanian@cityofpasadena.net>

Cc: Burke Farrar <BFarrar@odysseypasadena.com>; Reyes, David <davidreyes@cityofpasadena.net>; Fuentes, Theresa

<tfuentes@cityofpasadena.net>; Paige, Jennifer <jpaige@cityofpasadena.net>; Driver, Jennifer

<jdriver@cityofpasadena.net>
Subject: Re: AHCP_11907

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Zoning Administrator | City of Pasadena (626) 744-7101 175 N Garfield Ave. Pasadena, CA 91101 TMirzakhanian@cityofpasadena.net

<AHCP_11907_09-26-2019_Letter to Applicant.pdf>



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

September 26, 2019

Odyssey Development Services Attn: Burke Farrar 141 South Lake Avenue, Ste. 105 Pasadena, CA 91101

RE: Affordable Housing Concession Permit #11907 (PLN2019-00310)

141 S. Lake Avenue

Dear Mr. Farrar,

According to the Affordable Housing Concession Permit application you submitted in June 2019 for the proposed project at 141 South Lake Avenue, you are requesting a concession from the requirements of **Section 17.30.030.C.2.b** of the Zoning Code, which read as follows:

Lake Avenue. Ground-floor housing is prohibited, and housing shall not occupy more than 50 percent of total building floor area along Lake Avenue from Green Street south to California Boulevard, to maintain the commercial retail and service character of the South Lake Shopping Area. Housing is allowed on upper floors and adjacent parcels to stimulate and activate the area.

Please note that Section 17.30.030 (CD District Land Uses and Permit Requirements) specifically governs land uses within the Central District; whereas, Section 17.30.040 (CD General Development Standards), specifically governs development standards applicable to projects within the Central District. Accordingly, the regulations in Section 17.30.030.C.2.b, for which you are requesting a concession, are classified as <u>use</u> regulations and not development/building standards.

Section 65915 of California Government Code Section Chapter 4.3 (Density Bonus and Other Incentives) defines "concessions or incentives" as reductions in development standards or modifications of zoning code requirements related to building standards. The provisions in Section 17.30.030 of the Zoning Code are neither development standards nor are they zoning code requirements related to building standards. Therefore, state law does not require that the City grant a use concession or incentive, and further the Pasadena Zoning Code prohibits you from requesting a concession from the use regulations in Section 17.30.030.C.2.b. Nor may you seek a Variance from this regulation, as Section 17.60.080.A.2.a of the Zoning Code provides that "the power to grant Variances does not extend to allowable land uses and the notes on the land-use tables. In no case shall a Variance be granted to allow a use of land or structure not otherwise allowed in the zoning district in which the subject property is located."

This letter serves to notify you that your proposed project does not comply with the Code requirements of Section 17.30.030.C.2.b of the Zoning Code. Therefore, you may either revise the proposed project to comply with the use regulations in Section 17.30.030.C.2.b of the Zoning Code or you may withdraw your application and seek a refund of fees.

You may contact me directly with any questions regarding this matter.

Respectfully,

Talyn Mirzakhanian Zoning Administrator

Mirzakhanian, Talyn < TMirzakhanian@cityofpasadena.net > From:

Sent: Friday, August 24, 2018 2:18 PM

To: Richard McDonald; Driver, Jennifer; Burke Farrar

Cc: Rocha, Luis; Adele Chang

RE: 141 S Lake Ave PPR2018-00008 **Subject:**

Richard,

We currently have this item scheduled on the October 1st agenda. We have three PPRs that were in line to go ahead of this one, and due to a number of cancelled meetings over the last two months, we are getting to all of them late September/early October.

Talyn Mirzakhanian

Zoning Administrator | City of Pasadena (626) 744-7101 175 N Garfield Ave. Pasadena, CA 91101 TMirzakhanian@cityofpasadena.net

From: Richard McDonald [mailto:rmcdonald@carlsonnicholas.com]

Sent: Friday, August 24, 2018 2:05 PM

To: Driver, Jennifer <jdriver@cityofpasadena.net>; Burke Farrar <BFarrar@odysseypasadena.com>

Cc: Rocha, Luis < Irocha@cityofpasadena.net>; Mirzakhanian, Talyn < TMirzakhanian@cityofpasadena.net>; Adele Chang

<AChang@lcra-architects.com>

Subject: RE: 141 S Lake Ave PPR2018-00008

Jennifer – Thank you. On a different note, I just read the City Council's Agenda for Monday night. But, I did not see this project being presented as an information item as we were told on July 13. Did something change? Is there a new date? Please let us know. Thank you.

Richard A. McDonald, Esq. Carlson & Nicholas, LLP 301 E. Colorado Blvd., Suite 320 Pasadena, CA 91101

Office Telephone:

(626) 356 - 4801 Cell Telephone: (626) 487 - 6713

Email: RMcDonald@CarlsonNicholas.com

Website: www.CarlsonNicholas.com

From: Driver, Jennifer <jdriver@cityofpasadena.net>

Sent: Monday, August 20, 2018 1:46 PM

To: Burke Farrar < <u>BFarrar@OdysseyPasadena.com</u>>; 'Richard McDonald' < <u>rmcdonald@carlsonnicholas.com</u>>; 'Richard McDonald' < <u>rmcdonald@carlsonnicholas.com</u>>; 'Richard McDonald' < <u>rmcdonald@carlsonnicholas.com</u>>

Cc: Rocha, Luis < lrocha@cityofpasadena.net>; Mirzakhanian, Talyn < TMirzakhanian@cityofpasadena.net>

Subject: 141 S Lake Ave PPR2018-00008

Hi Burke,

After our meeting last Wednesday, I met with Luis to discuss the Zoning comment regarding the percent of the building on Lake Avenue that needs to be Nonresidential. He concurred that that provision applies to all parcels and/or buildings that fall within that geographic boundary in Figure 3-4, and not just the *portion* that faces Lake. He agreed that the comment in the PPR document is correct and to deviate would require an entitlement.

Just to identify the code provisions in the Specific Plan, see below:

Section 17.30.030.C.2.b

b. Lake Avenue. Ground-floor housing is prohibited, and housing shall not occupy more than 5 percent of total building floor area along Lake Avenue from Green Street south to California Boulevard, to maintain the commercial retail and service character of the South Lake Shoppii Area. Housing is allowed on upper floors and adjacent parcels to stimulate and activate the area.

Figure 3-4

From: Driver, Jennifer <jdriver@cityofpasadena.net>

Sent: Monday, August 20, 2018 1:46 PM

To: Burke Farrar; 'Richard McDonald'; 'Richard McDonald'

Cc:Rocha, Luis; Mirzakhanian, TalynSubject:141 S Lake Ave PPR2018-00008

Follow Up Flag: Follow up Flag Status: Flagged

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Figure 3-4

)