

ATTACHMENT B



Address	2025 E. Colorado Blvd, Pasadena, CA 91107 Rusnak / Pasadena Volvo	
Major Street	E. Colorado Blvd.	
Assessors Parcels Number(s):	5746-014-042	5746-010-046
	5746-014-023	5746-010-029
	5746-014-022	5746-010-026
	5746-014-021	5746-010-027
	5746-014-020	5746-010-028
	5746-014-041	5746-010-045
Zoning Designation	ECSP-CG-4 (The Route 66 Area)	
General Plan	Low Mixed Use	
Land Use Designation		
Project Description:	The project site is located at the intersection of Berkeley Ave and East Colorado Blvd. The existing site is a Volvo car dealership with surface parking at the corner of East Colorado Blvd. and North San Marino Ave. The project site consists of approximately 2 city blocks and is adjacent to Chris Korean BBQ. The existing car dealership will be removed to make way for a proposed four story low mixed-use multifamily housing, with two retail spaces at the ground level, along with parking at level one and level two. The project would consist of 193 units with a gym, community dog park, patio spaces and amenities throughout the building.	

PROJECT DESCRIPTION & DATA SUMMARY

Lot Size	±135,304 sq.ft (3.1 Acres)		
Building Coverage	77,835 sq.ft		
Lot Coverage Percentage	$(53,549) / (135,304) \times (100\%) = 39.57\%$		
Project Floor Area			
	Retail A at ground:	12,401 sq.ft	
	Retail B at ground:	3,212 sq.ft	
	Residential Level 1:	37,936 sq.ft	
	Residential Level 2:	33,600 sq.ft	
	Residential Level 3:	81,558 sq.ft	
	Residential Level 4:	81,558 sq.ft	
	Total:	250,265 sq.ft	
Proposed Floor Area Ratio			
	Total Lot Area:	135,304 sq.ft	
	Total Floor Area:	250,265 sq.ft	
	Total FAR:	1.85/1	
Number of Units	193 Total Units		
Bedrooms Per Units			
	Studio	30	(15.5%)
	1 Bedrooms	87	(45.1%)
	2 Bedrooms	66	(34.2%)
	3 Bedrooms	10	(5.2%)
Parking	Parking	Ratio	Required (spaces)
	Retail	4/1000	61
	Residential		
	Studio	1 per unit	30
	1-Bed	1 per unit	87
	2-Bed	2 per unit	132
	3-Bed	2 per unit	20
	Guest	0.1 per unit	19
	Residential Parking Required		288
	TOTAL REQUIRED PER CODE		349
	TOTAL PROVIDED*		191
	%PROVIDED		54.7%
	*not including (17) tandem stalls		
	<small>NOTE: REDUCTION OF MINIMUM PARKING REQUIREMENTS BY UP TO 50% IF THE PROJECT SITE IS LOCATED WITHIN THE CENTRAL DISTRICT TRANSIT ORIENTED DEVELOPMENT AREA, OR WITHIN A ONE-HALF MILE RADIUS OF THE METRO FILLMORE OR ALLEN GOLD LINE STATION. **ZONING CODE AMENDMENTS: INCLUSIONARY HOUSING ORDINANCE AND AFFORDABLE HOUSING CONCESSION MENU</small>		
Bicycle Spaces	Total Bicycle spaces required:	36	
	Total Bicycle Spaces provided:	112	
	<small>17.46.320 Table 4-16 - Minimum number of bicycle spaces required 1 space for every six dwelling units Type of use: Multi-family residential structures (3 or more dwelling units) including units in a mixed-use project</small>		

17.31.050 ECSP General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements of this Section, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 4 (Site Planning and General Development Standards) and 5 (Standards for Specific Land Uses). Principal and accessory structures shall meet the same development standards unless otherwise modified in this Zoning Ordinance.

- A. **Table 3-4 standards.** The standards in Table 3-4 apply to residential projects, nonresidential projects and all projects, as noted, within a ECSP zoning district.
- B. Reserved.

Development feature	Requirement by Zoning District						
	ECSP-CG-1	ECSP-CG-2	ECSP-CG-3	ECSP-CL-3	ECSP-CG-4	ECSP-CG-5	ECSP-CG-6
Minimum lot size	<i>Minimum area and width for new lots.</i>						
	Determined through the subdivision process.						
Residential density	<i>Maximum number of dwelling units per acre of site area.</i>						
Maximum density (7)	48 units/acre (3)	48 units/acre (3)	60 units/acre (3) (4)	48/60 units/acre (4) (5)	N.A.	48 units/acre (3)	60 units/acre (3) (4)
Residential standards	Mixed-use projects shall comply with the standards of Section 17.50.160; in CL-3, single-family uses shall comply with the RS-6 standards, multi-family projects shall comply with those of the RM-48 district, except that two units on a lot shall comply with the RM-12 standards; all other districts follow the urban housing standards of 17.50.350.						
Setbacks	<i>Fixed setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>						
Front	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (2)	5 ft (1)	5 ft (2)
Corner side	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (2)	5 ft (1)	5 ft (2)
Side or rear	15 ft. and shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone unless the adjacent lot is a PK overlay which is used for parking; none required otherwise.						
Height limit	<i>Maximum height of main structures. See 17.40.060 for height measurement and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.160.</i>						
Maximum height	60 ft	45 ft	45/60 ft (6)	45/60 ft (6)	45 ft	45 ft	45/60 ft (6)
Transit-oriented development	N.A.	N.A.	See 17.50.340	See 17.50.340	N.A.	N.A.	See 17.50.340
Driveway access	For parcels less than 200 feet in width (street frontage), only one driveway shall be permitted. To lessen the number of curb cuts and sloped depressions in the sidewalk, driveways shall be shared with adjacent properties wherever possible						
Building entries	For parcels with frontage on Colorado Boulevard, a building or storefront entry shall be oriented to Colorado Boulevard. A minimum of 50% percent of the street façade to a height of eight feet must be visually transparent window display. The Director may waive these requirements if they result in practical difficulties.						

Type of Use	Minimum Number of Bicycle Parking Spaces Required
All nonresidential structures less than 15,000 square feet	Four parking spaces (all Class 2)
All nonresidential structures 15,000 square feet or more	Five percent of the required motor vehicle parking; but not less than four parking spaces
Multi-family residential structures (3 or more dwelling units) including units in a mixed-use project	1 space for every six dwelling units
Public, Semi-Public Uses	As established by the Conditional Use Permit

- C. **Type of bicycle parking required.** Each bicycle parking space shall be no less than six feet long by two feet wide and shall have a bicycle rack system in compliance with the bicycle rack classifications listed in Subsection D., below. Fractional amounts of the type of parking facilities may be shifted as desired.

Type of Use	Type Required
Industrial and offices uses 15,000 square feet or more	75% Class 1
	25% Class 2
Retail service uses 15,000 square feet or more	25% Class 1
	75% Class 2
Multi-family residential structures (three or more dwelling units)	100% Class 1 (garages or accessible indoor areas count)
Public, Semi-Public Uses	As established by the Conditional Use Permit

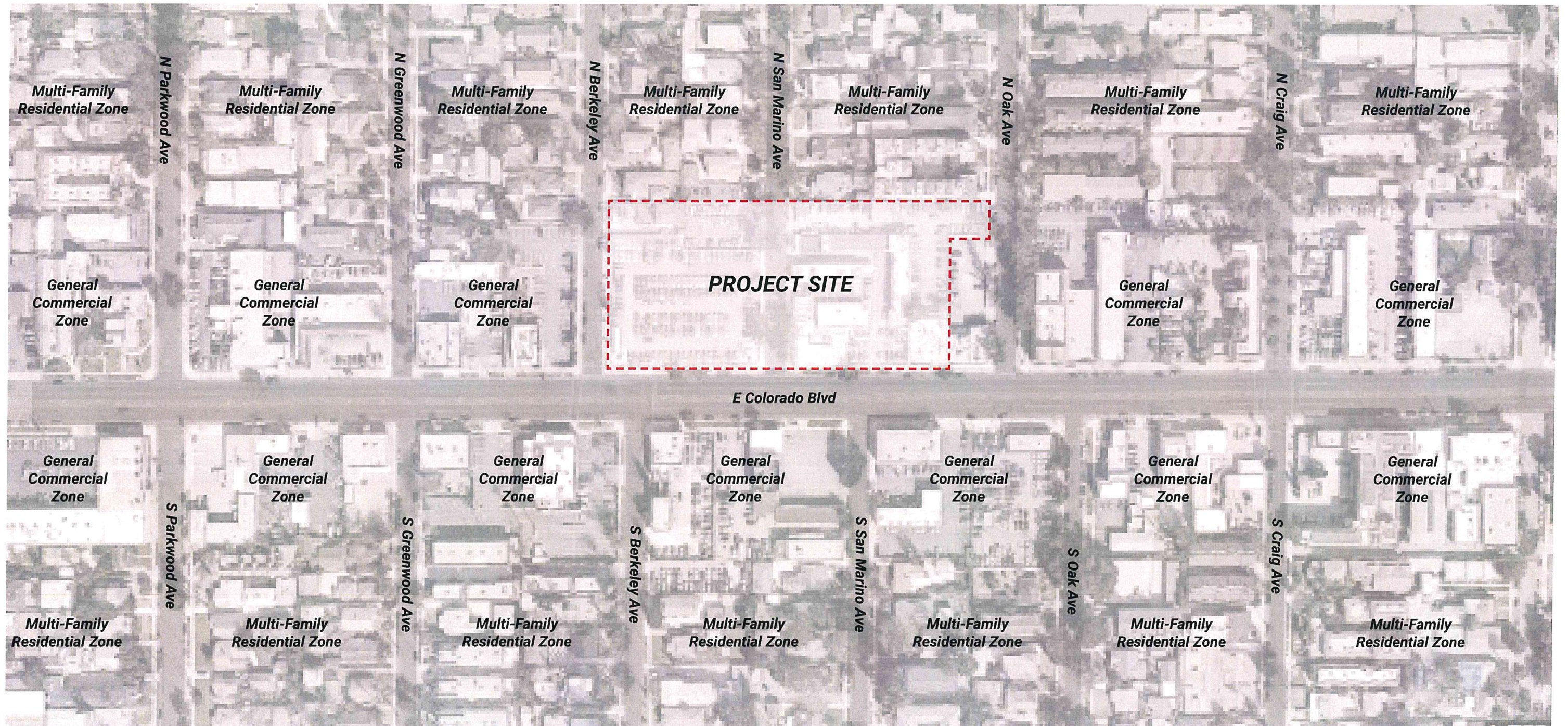
17.43.040 Density Bonus Allowance

- A. **Density bonus requirement.** A request for a density bonus shall not require any discretionary approval by the City. A request for a density bonus pursuant to this Chapter shall only be granted if an applicant seeks and agrees to construct one of the following:
 1. At least 5 percent of the units are dedicated to very low-income households;
 2. At least 10 percent of the units are dedicated to low-income and very low-income households;
 3. At least 10 percent of the units are dedicated to moderate-income households and are available to the general public for sale; or
 4. At least 35 dwelling units are available exclusively to persons aged 55 and older and to those residing with them.
- B. **Density bonus of up to 35 percent.** In calculating the number of units required for very low, low, and moderate-income households, the density bonus units shall not be included.
 1. The density bonus for very low-income units shall be calculated as follows.

Notes:

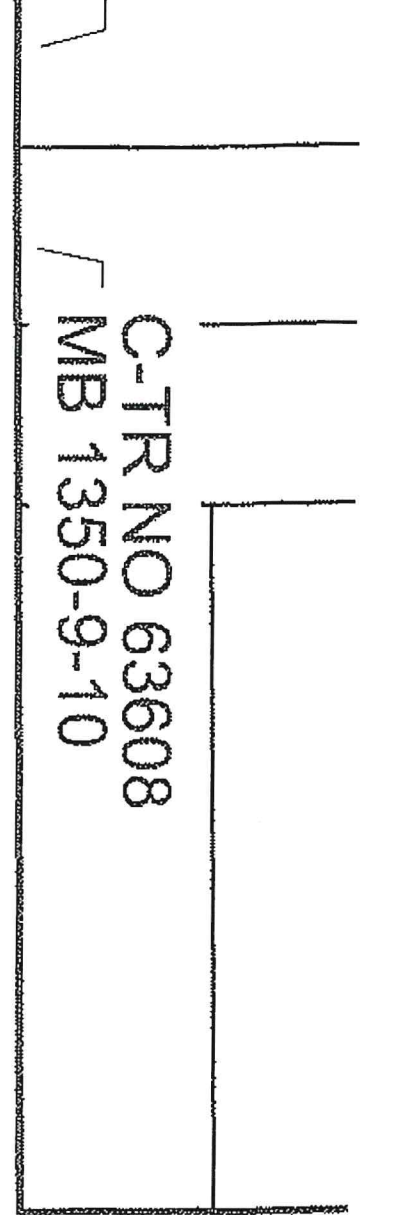
- (1) The required five-foot setback shall be used for expanded sidewalk treatment and/or pedestrian area (hardscape). Additional front or corner yard setbacks are allowed only to create space for streetside plazas, patios, and building entrances.
- (2) The required five-foot setback shall be landscaped. Additional front or corner yard setbacks are allowed only to create space for streetside plazas, patios, and building entrances.
- (3) Residential units are permitted only as part of a mixed-use project in which the residential and commercial uses are combined in a single building. The residential uses may be above the commercial uses or behind the commercial uses in compliance with 17.50.160.
- (4) Within ¼ mile of the Allen Avenue and Sierra Madre Villa Light Rail platforms, the maximum residential density for mixed-use projects shall be 60 units per acre.
- (5) The maximum density for multi-family residential uses (excluding mixed-use projects) shall be 48 units/acre. The applicable development standards shall be the urban housing provisions in Section 17.50.350 and maximum allowable height shall be 45 feet.
- (6) Within ¼ mile of the Allen Avenue and Sierra Madre Villa Light Rail Station Platforms the maximum height limit shall be 60 feet. For multi-family residential uses (excluding mixed-use projects), the maximum height limit shall be 45 feet.
- (7) See Chapter 17.43 regarding density bonus provisions.

VICINITY MAP

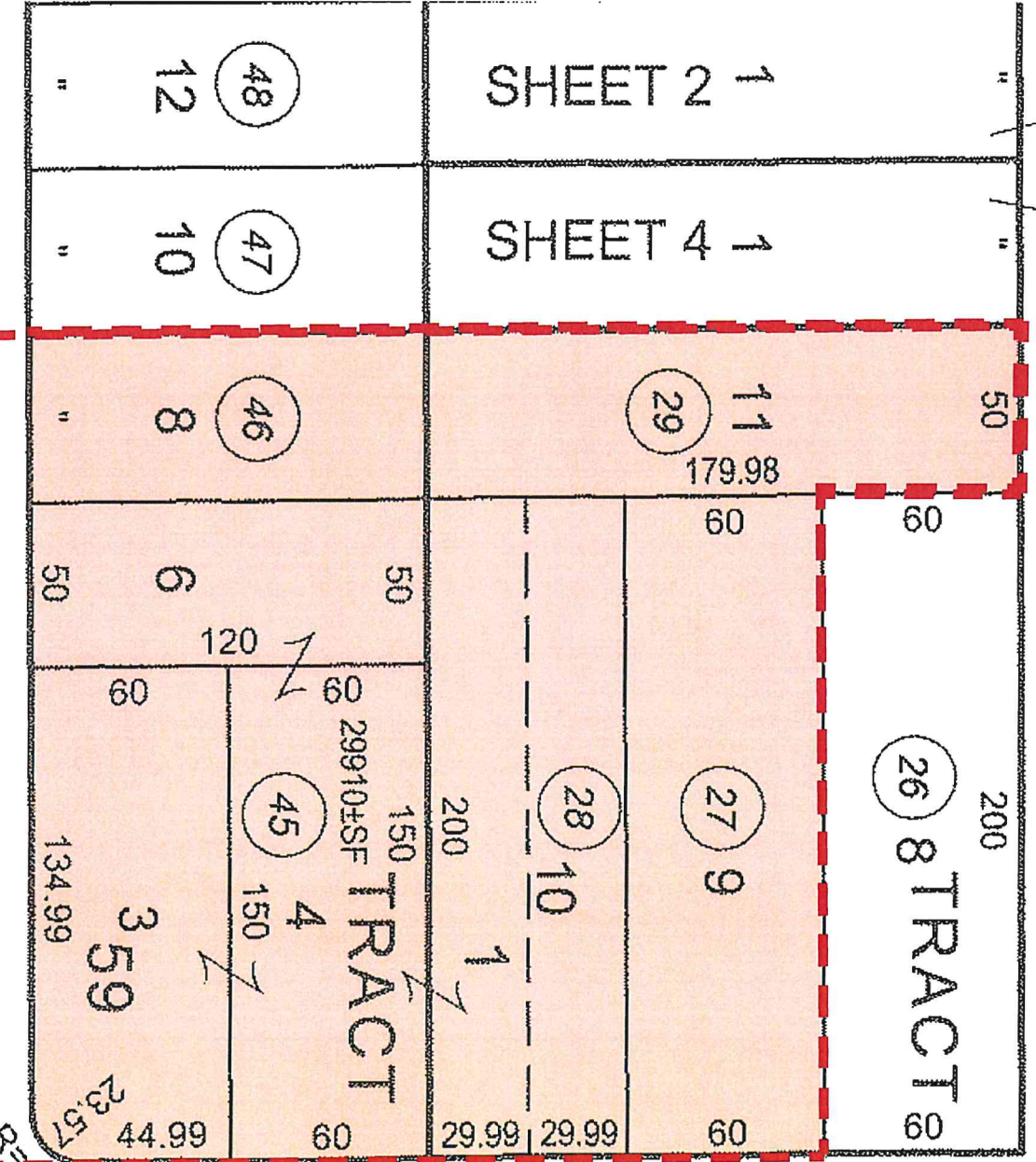


Vicinity Map

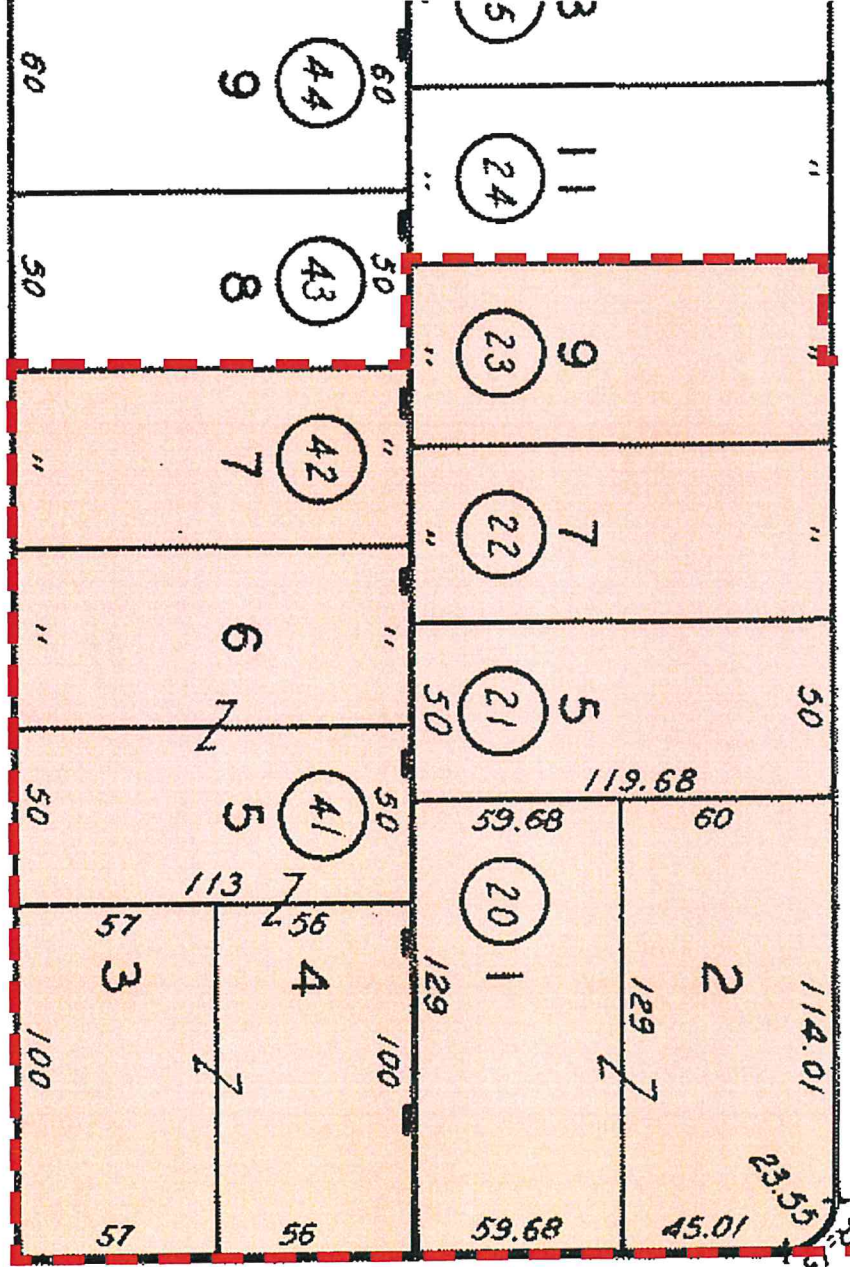
PARCEL MAP



65 OAK AVE 65



50 SAN MARINO AVE 50



50 BERKELEY AVE. 50

100 COLORADO BLVD. 100

100 COLORADO ST 100



NORTH

SITE CONTEXT PHOTOS

1

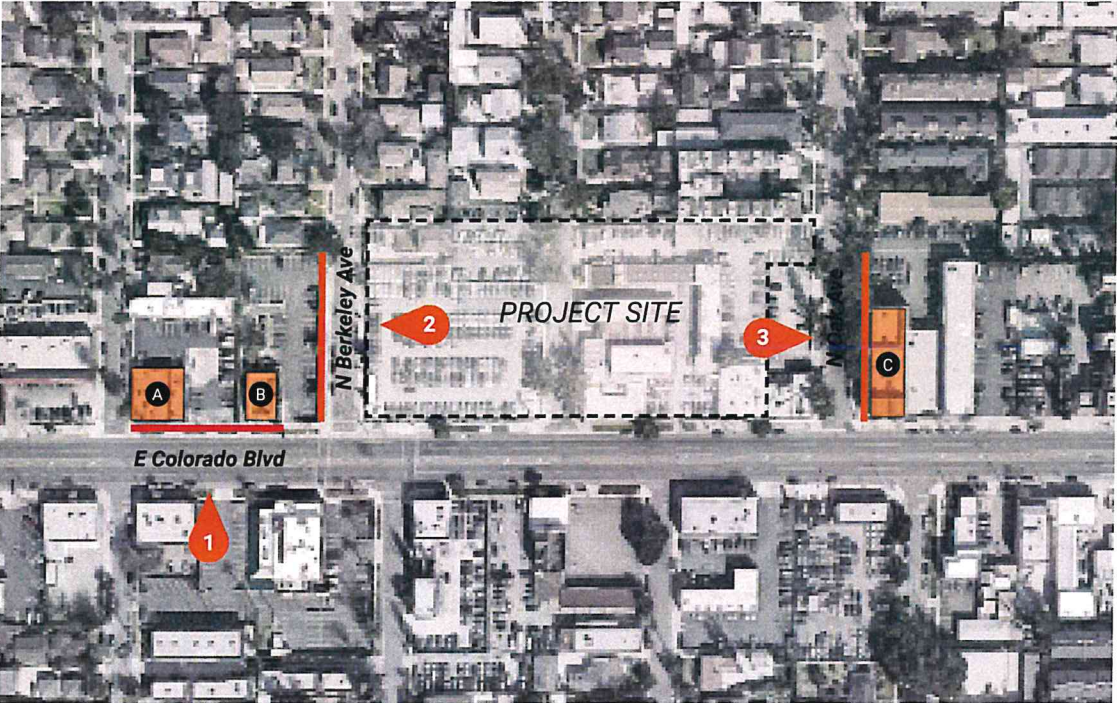
North Side of E Colorado Blvd



1935 E Colorado Blvd



1953 E Colorado Blvd
South Facade



Key Plan

2

West Side of N Berkeley Ave



1953 E Colorado Blvd
East Facade

3

East Side of N Oak Ave



2089 E Colorado Blvd

SITE CONTEXT PHOTOS

1

South Side of E Colorado Blvd



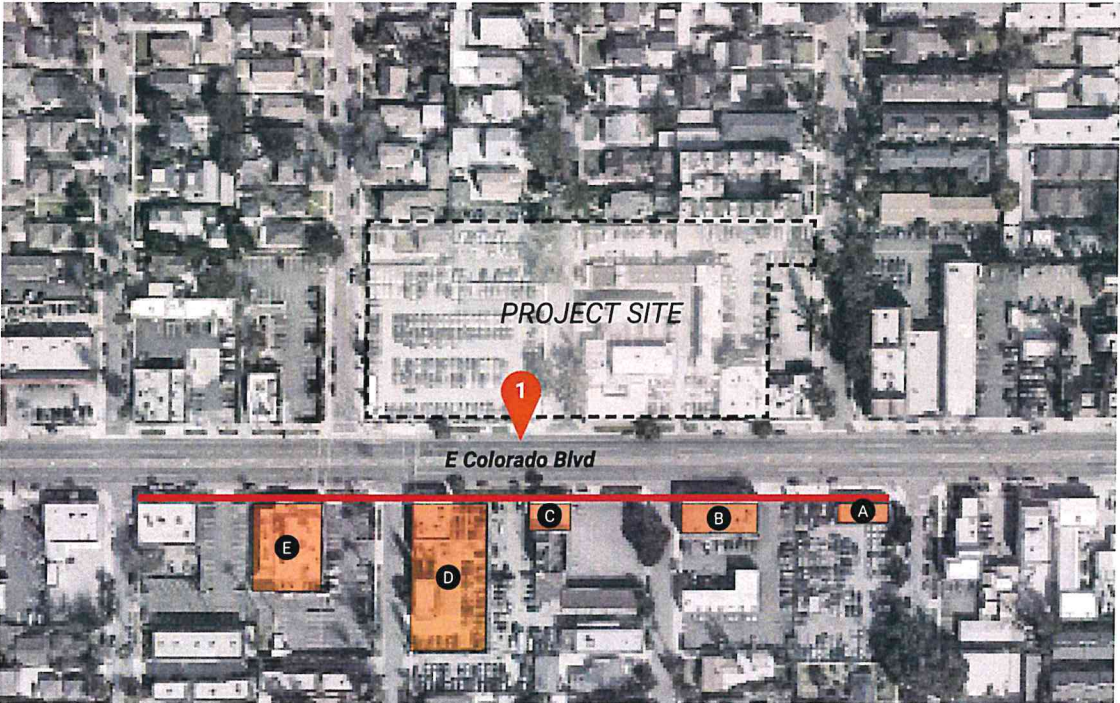
2070 E Colorado Blvd



2044 E Colorado Blvd



2000 E Colorado Blvd



Key Plan

South Side of E Colorado Blvd



30 S Berkeley Ave

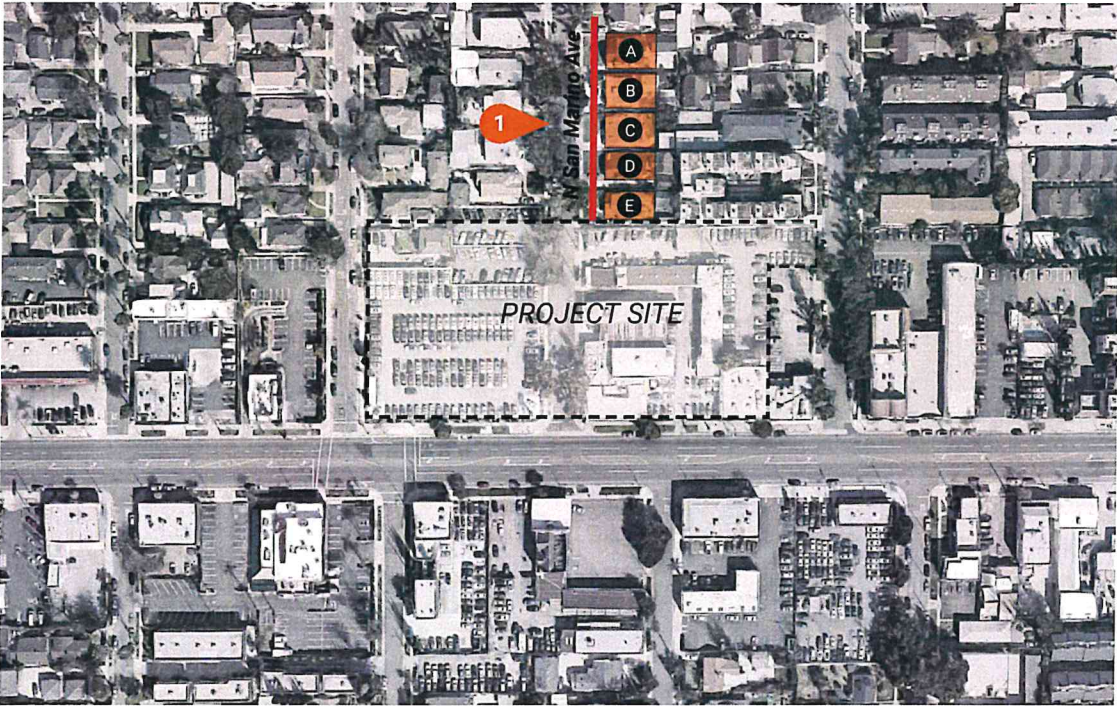


1978 E Colorado Blvd

SITE CONTEXT PHOTOS

1

East Side of N San Marino Ave

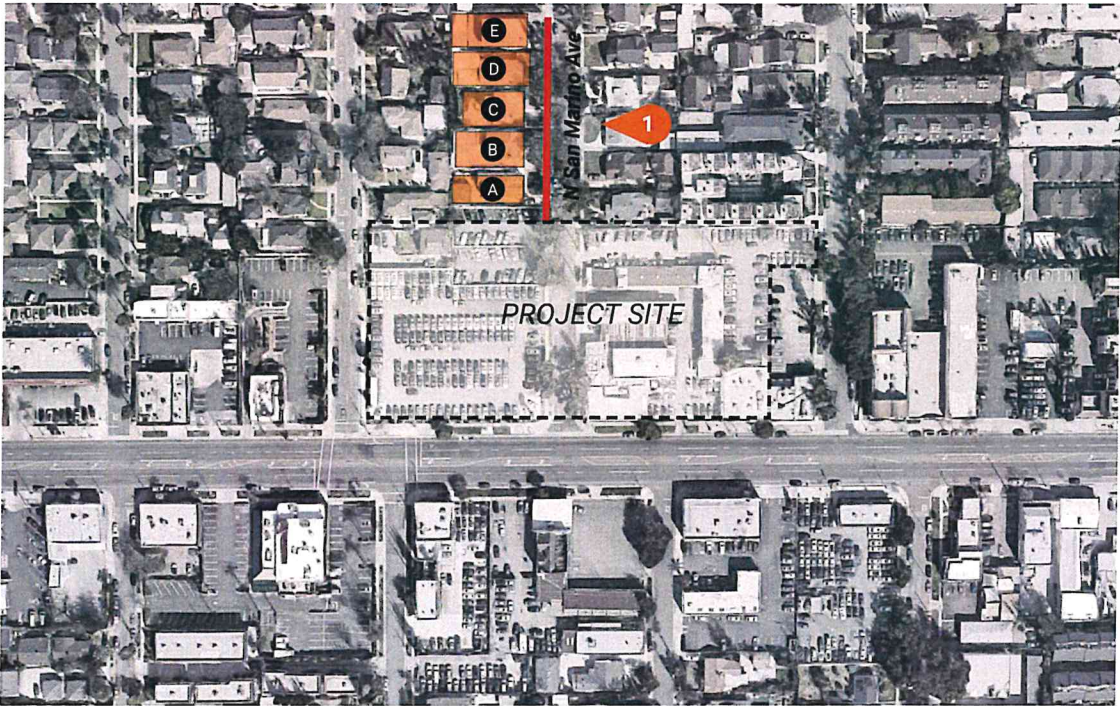


Key Plan



East Side of N San Marino Ave

West Side of N San Marino Ave



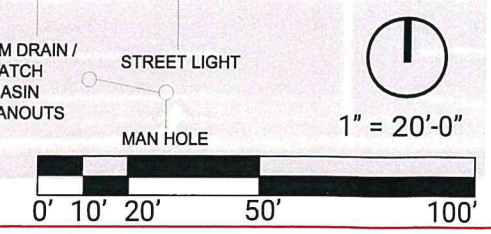
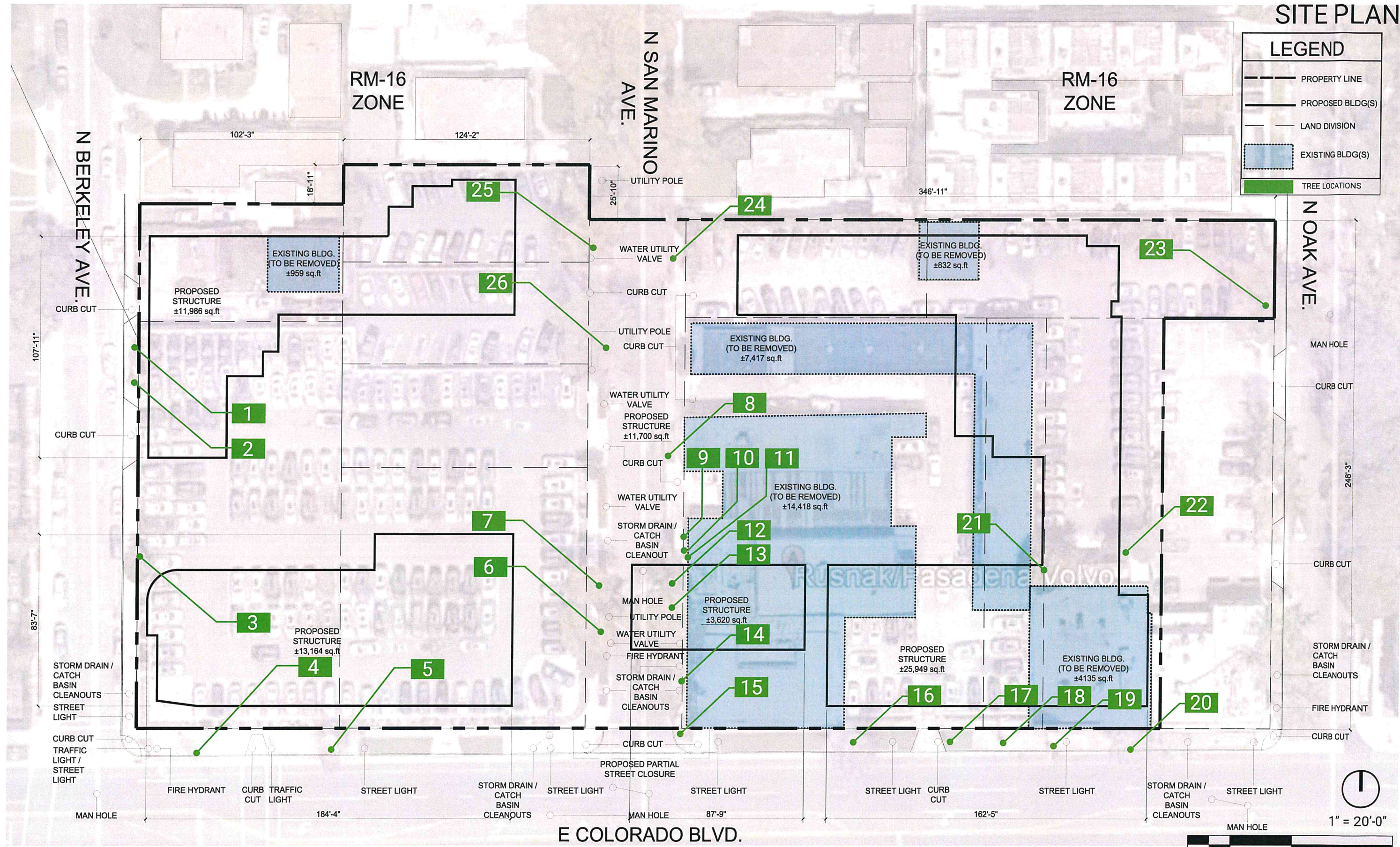
Key Plan

West Side of N San Marino Ave

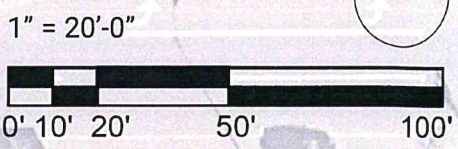
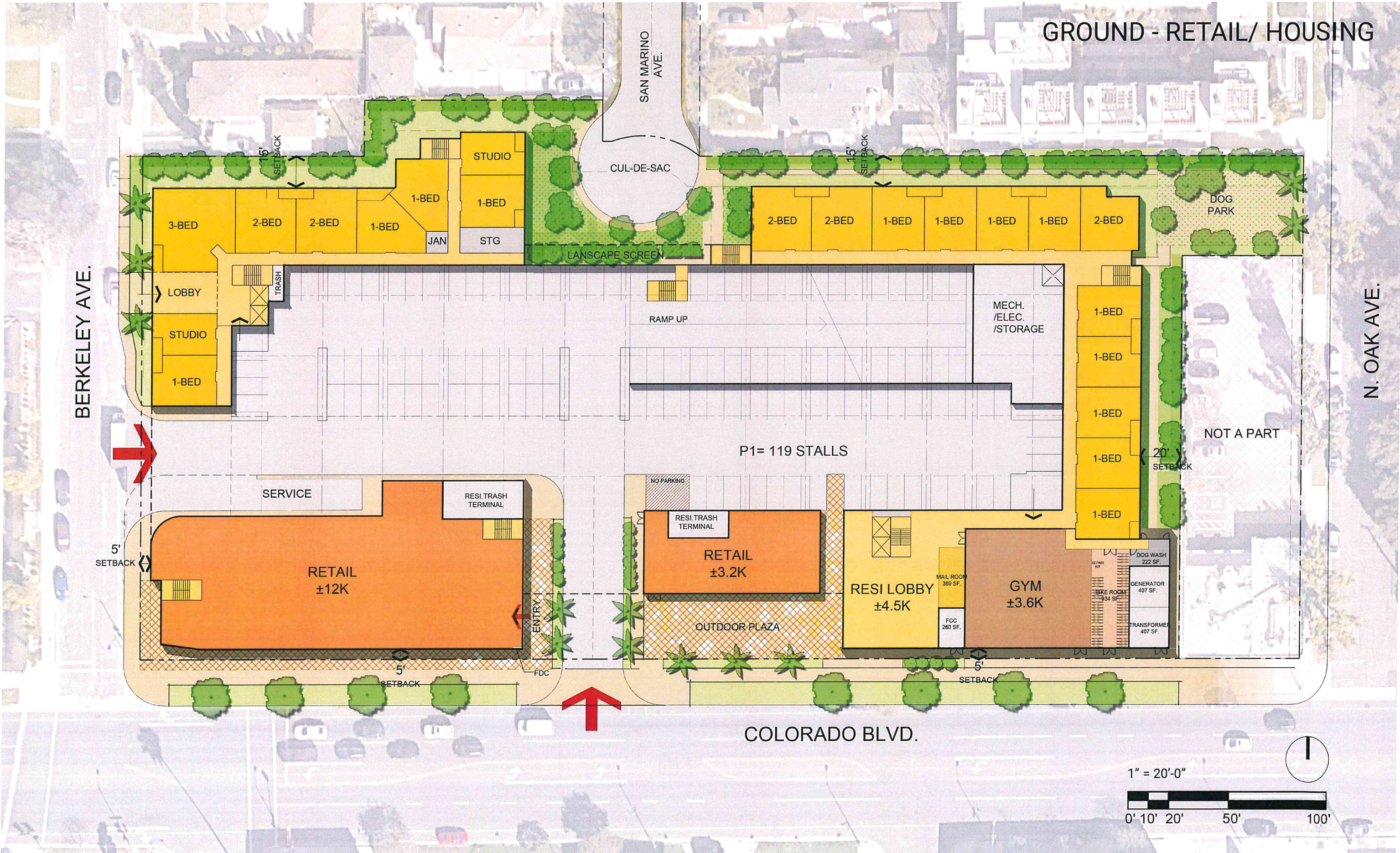


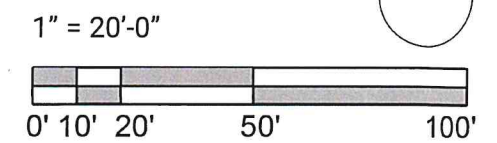
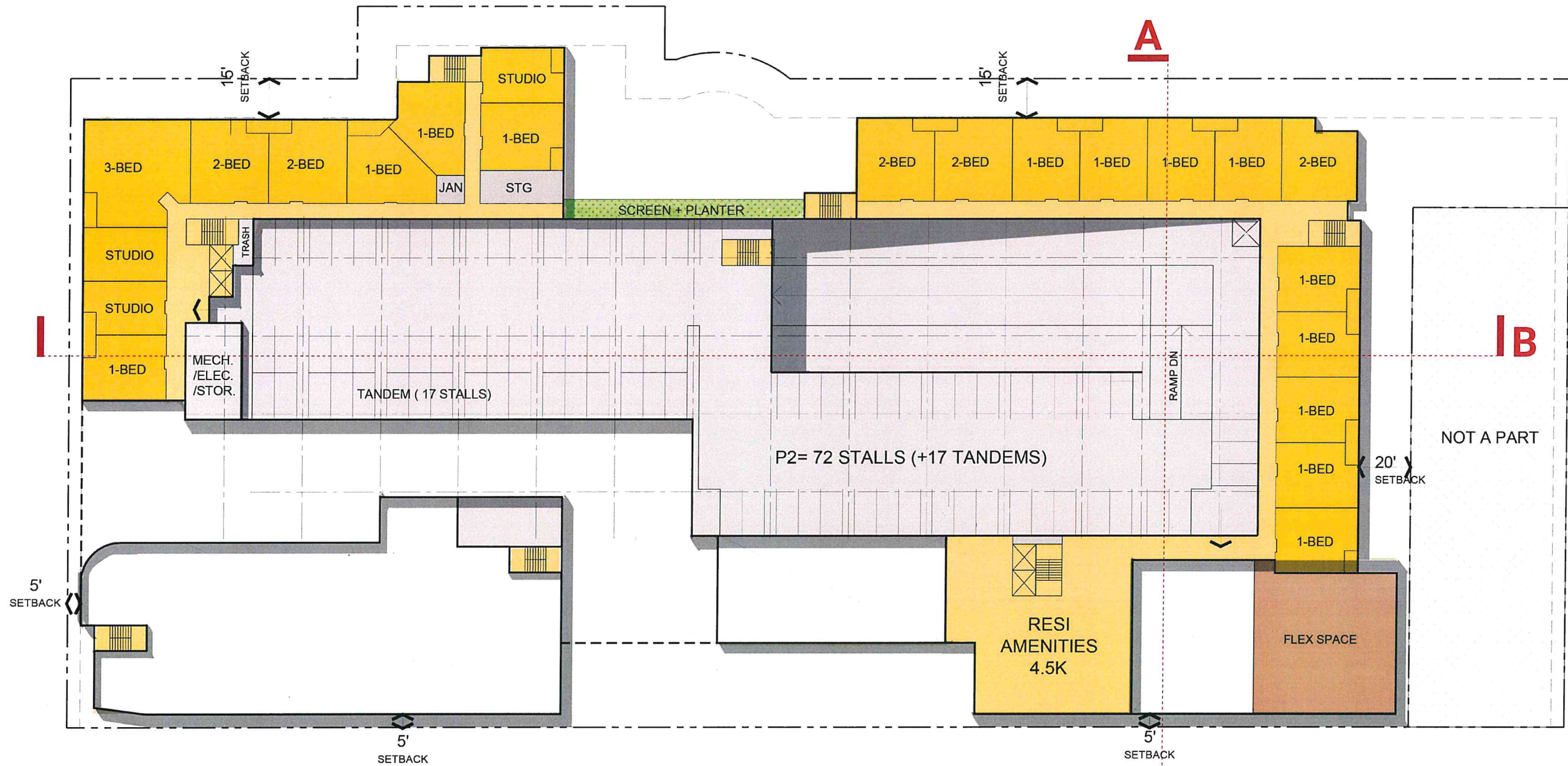
SITE PLAN

LEGEND	
	PROPERTY LINE
	PROPOSED BLDG(S)
	LAND DIVISION
	EXISTING BLDG(S)
	TREE LOCATIONS

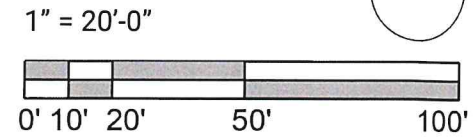
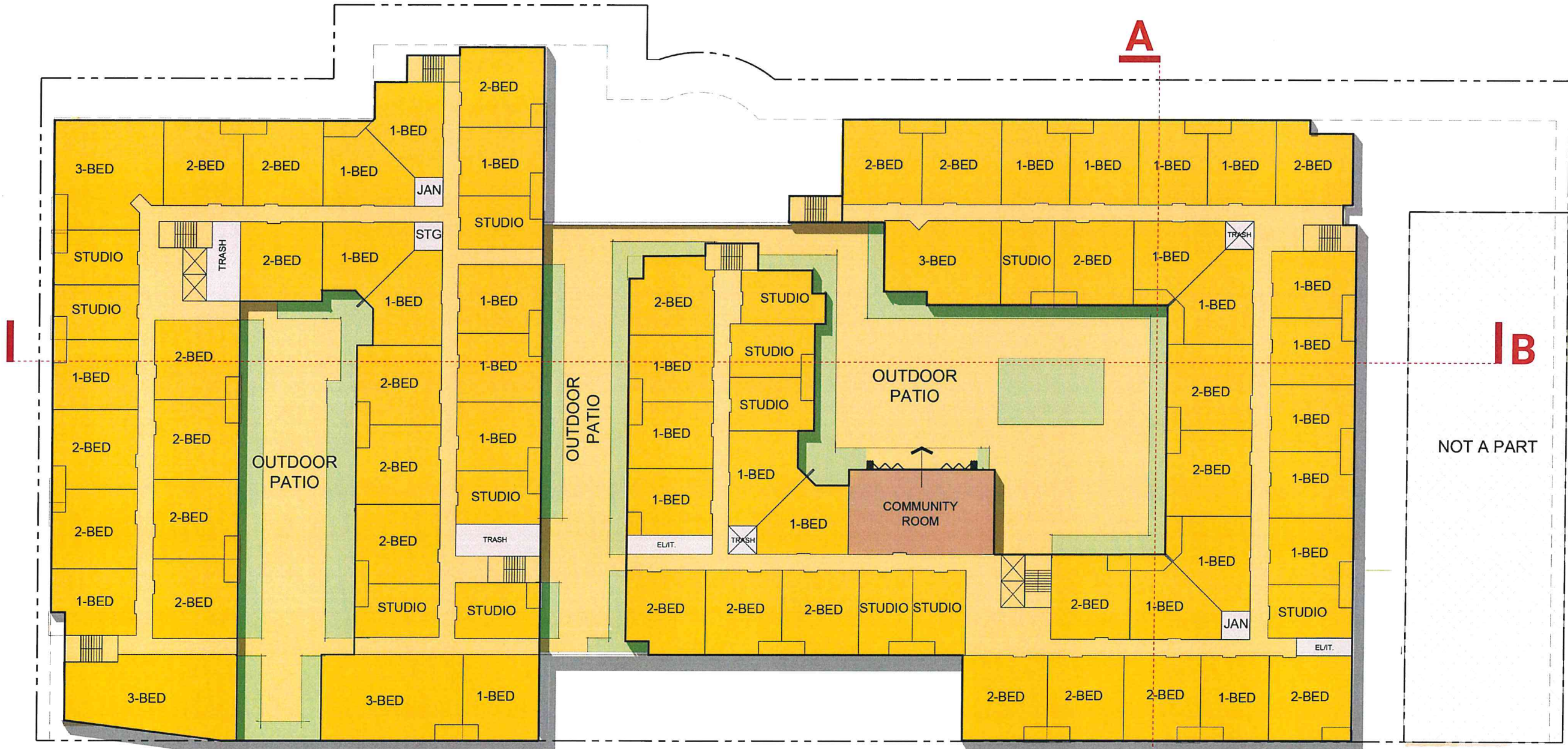


GROUND - RETAIL/ HOUSING

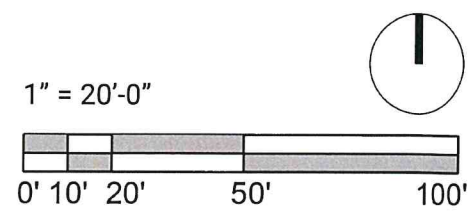
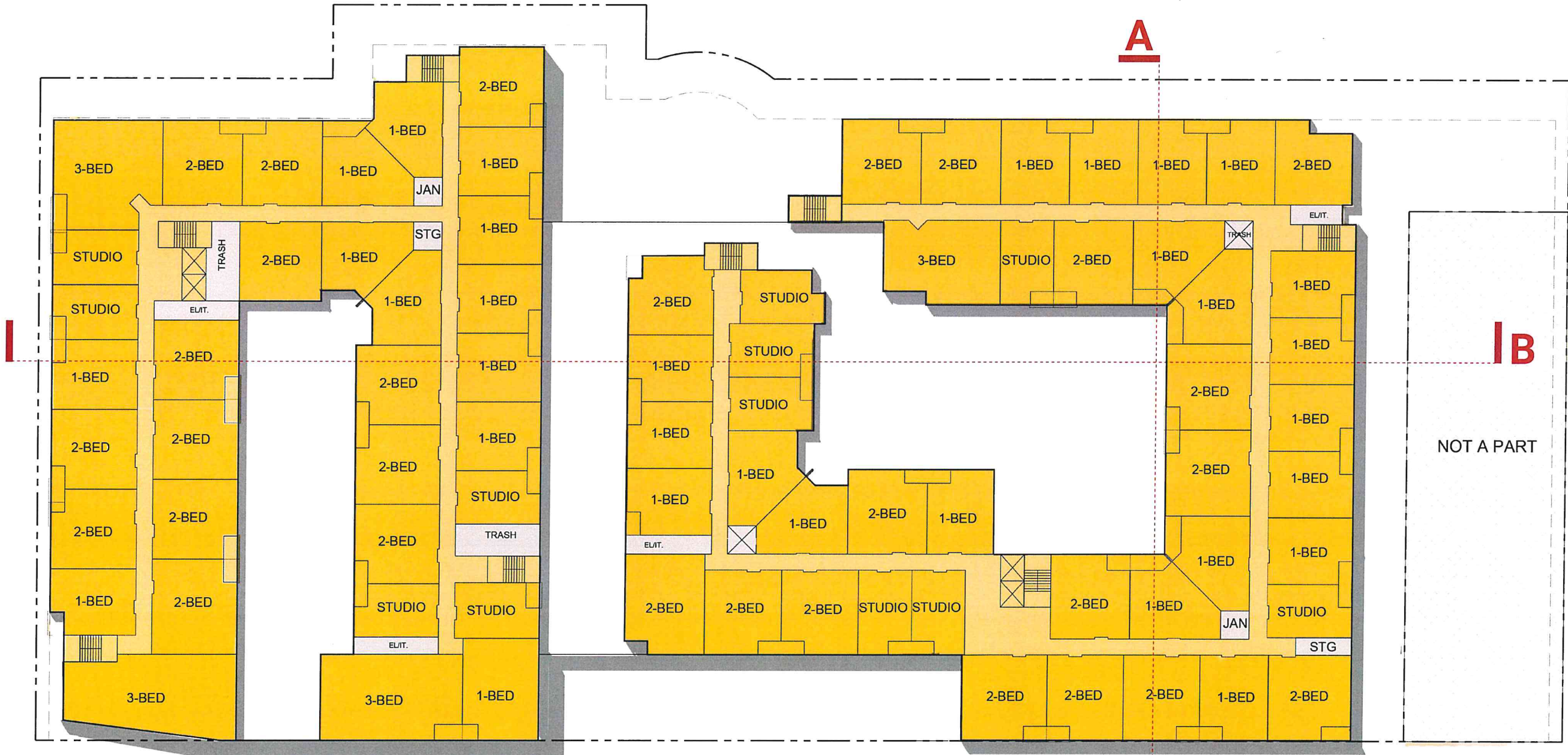




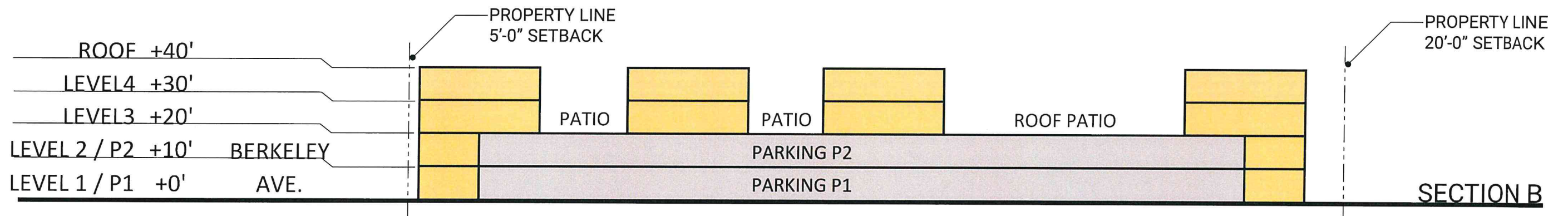
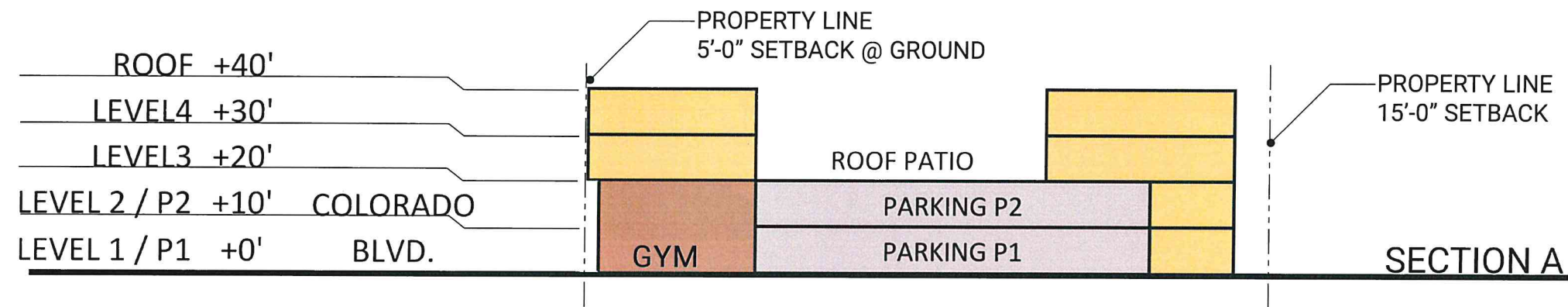
LEVEL 3 - HOUSING



LEVEL 4 - HOUSING

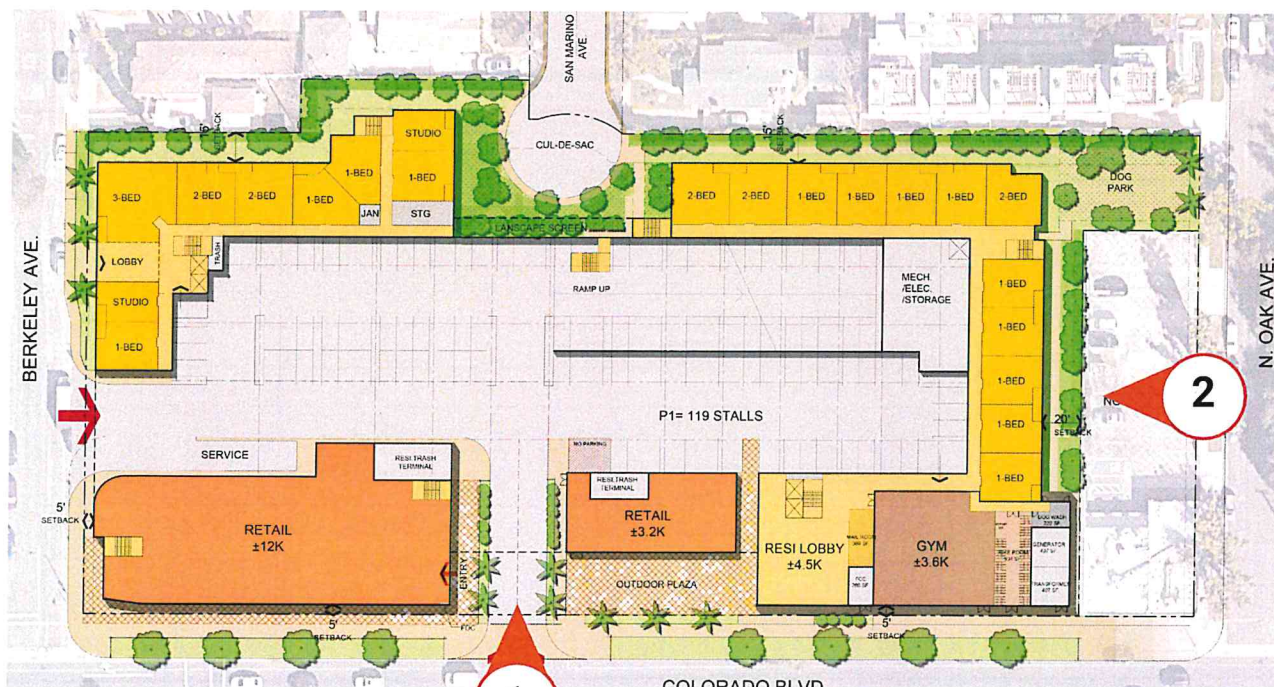


SECTION MASSING

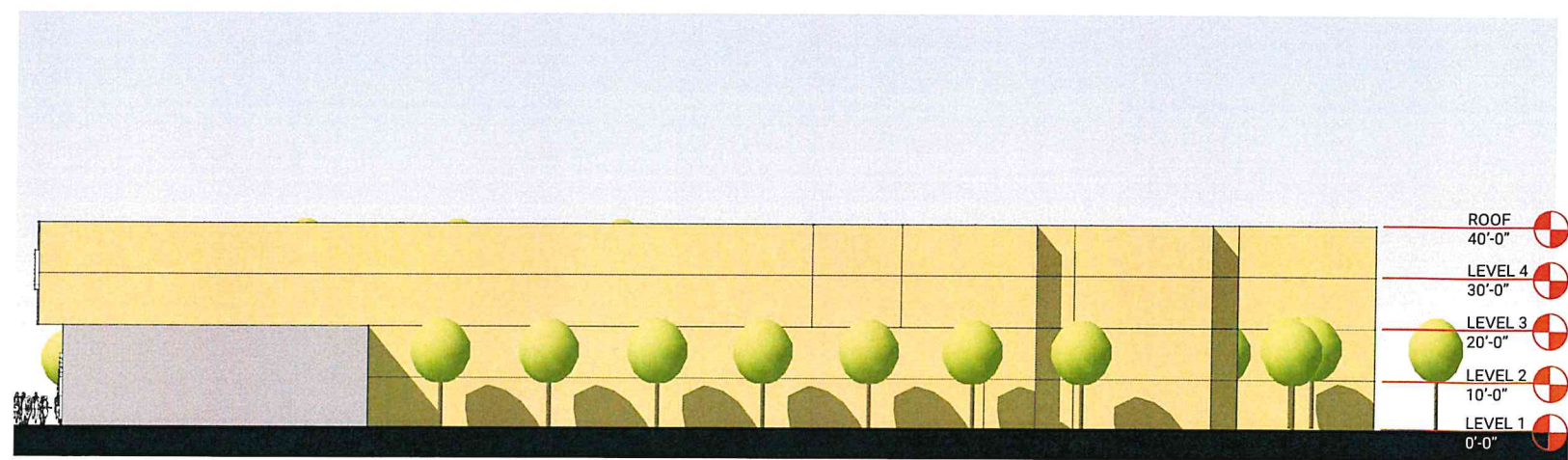




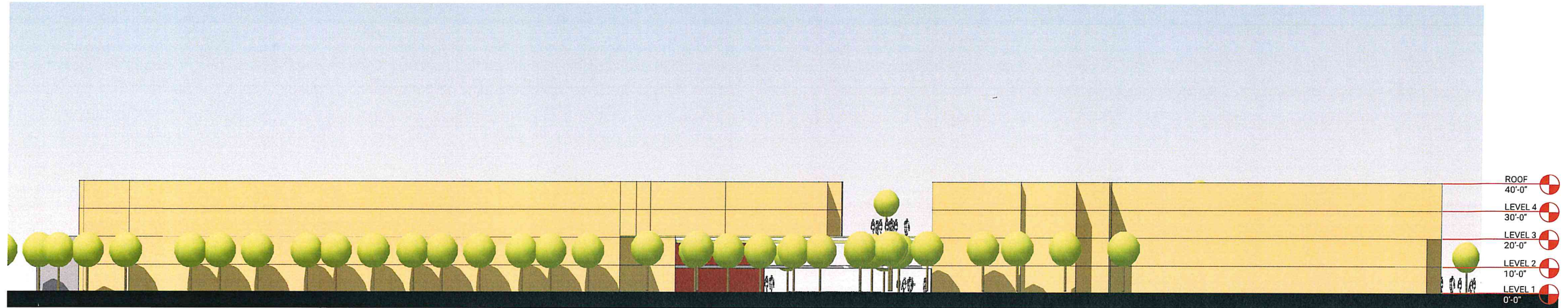
1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



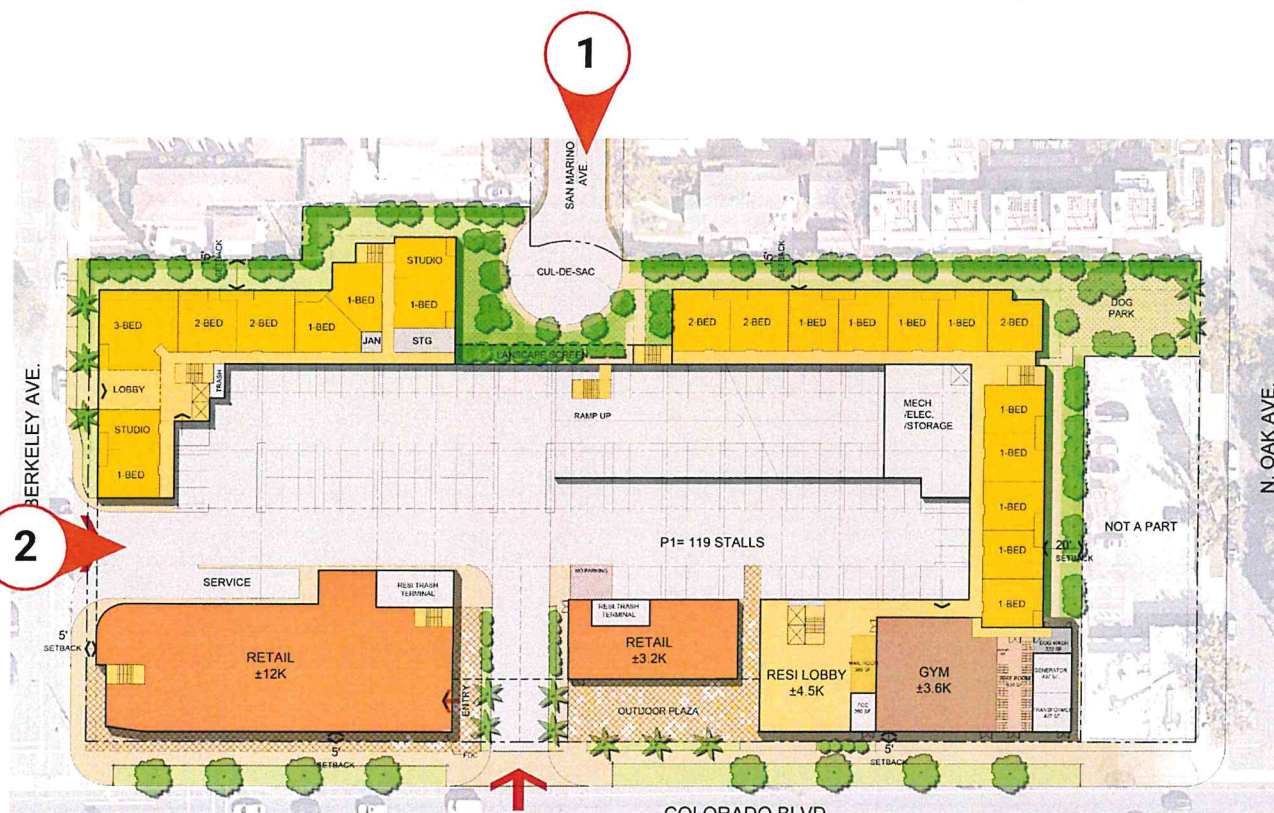
KEY PLAN **1**



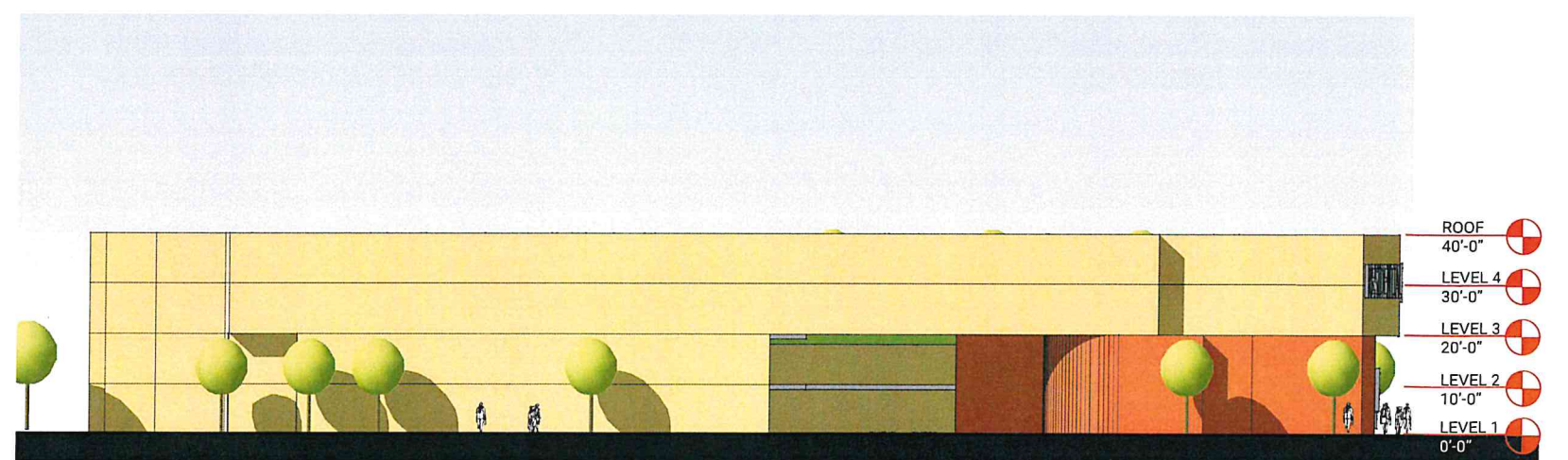
2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



KEY PLAN



2 WEST ELEVATION
SCALE: 1/16" = 1'-0"



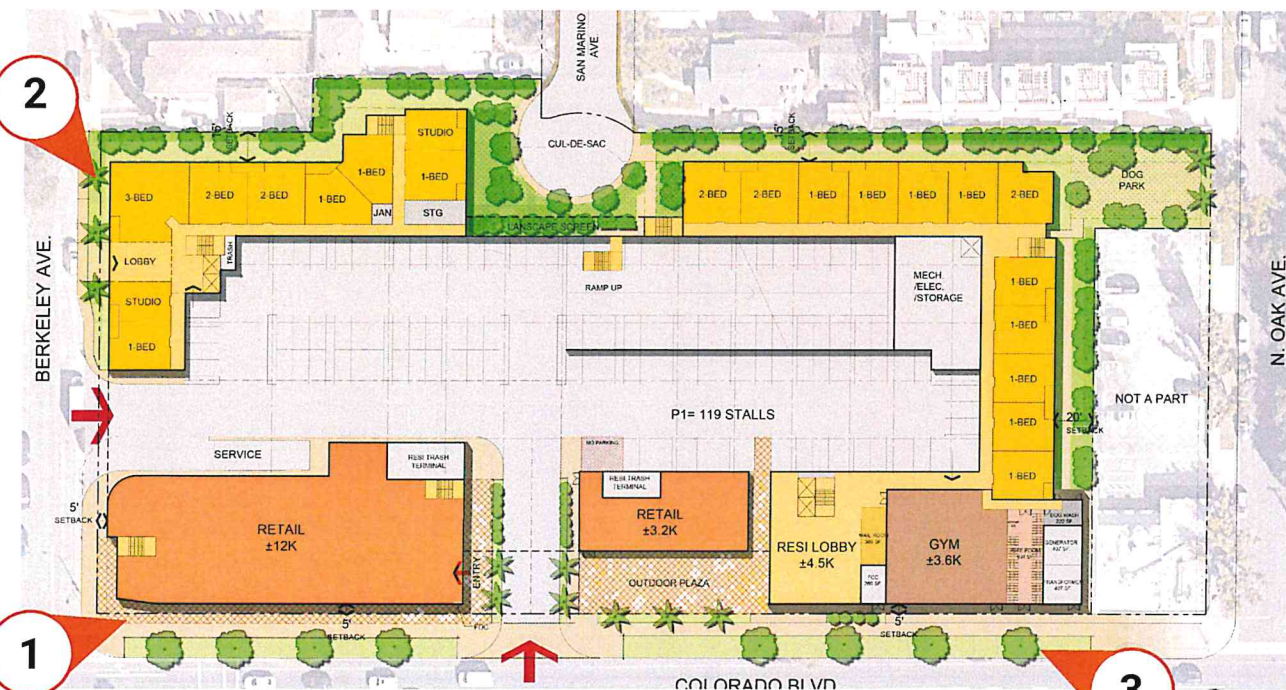
1

COLORADO BLVD. & BERKELEY AVE. PERSPECTIVE



2

BERKELEY AVE. PERSPECTIVE



1

KEY PLAN

3



3

COLORADO BLVD. PERSPECTIVE



1 COLORADO BLVD. PERSPECTIVE



2 SAN MARINO AVE. PERSPECTIVE



1 KEY PLAN

3



3 COLORADO BLVD. PERSPECTIVE

