



Planning & Community Development Department

Rusnak Pasadena Volvo Predevelopment Plan Review

January 10, 2022





Project Information

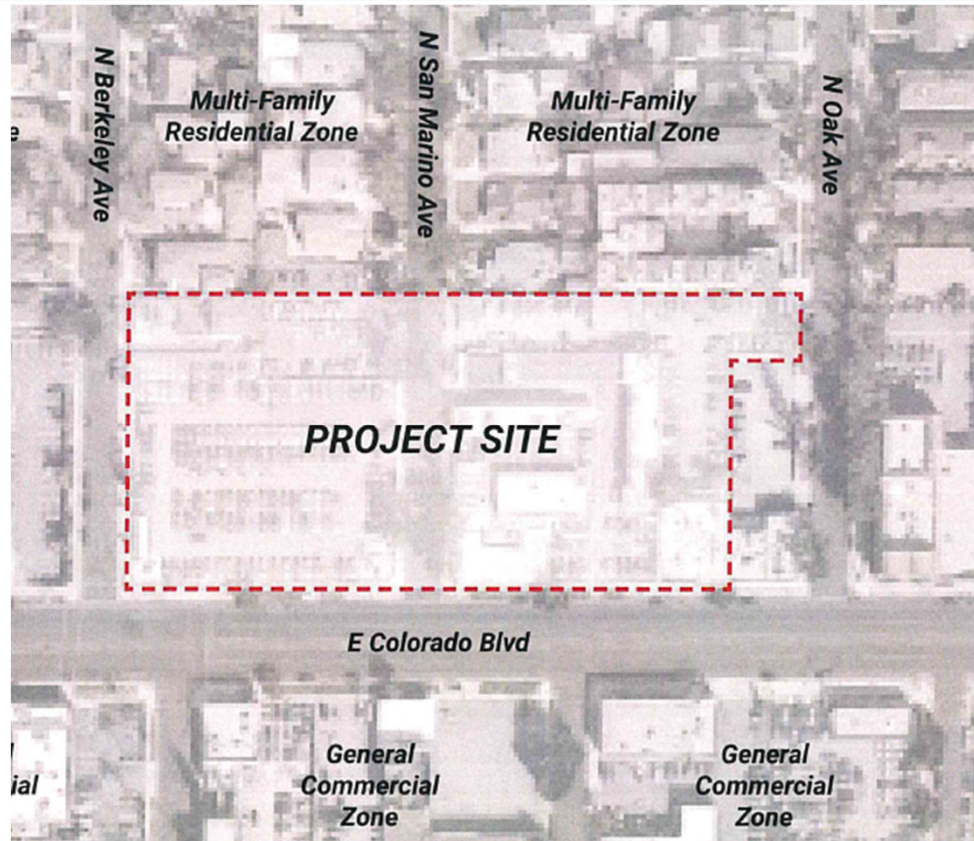
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- Currently a Volvo dealership with a showroom/service area, as well as surface parking and one residential parcel. A portion of N. San Marino Ave. is proposed to be vacated.
- **Zones:** ECSP-CG-4, RM-32-PK
- **General Plan Land Use:** Low Mixed-Use (0.0-1.0 FAR, 0-32 du/ac)
- **Lot Size:** Approximately 3.1 acres (consolidation of 11 parcels and partial street vacation)
- **Proposed improvements:**
 - > 193 residential units
 - > 15,613 square feet of non-residential space



Project Location

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Subject Site: Colorado Blvd. (East Portion)

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Subject Site: Colorado Blvd and N. San Marino

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Subject Site: Colorado Blvd. (West Portion)

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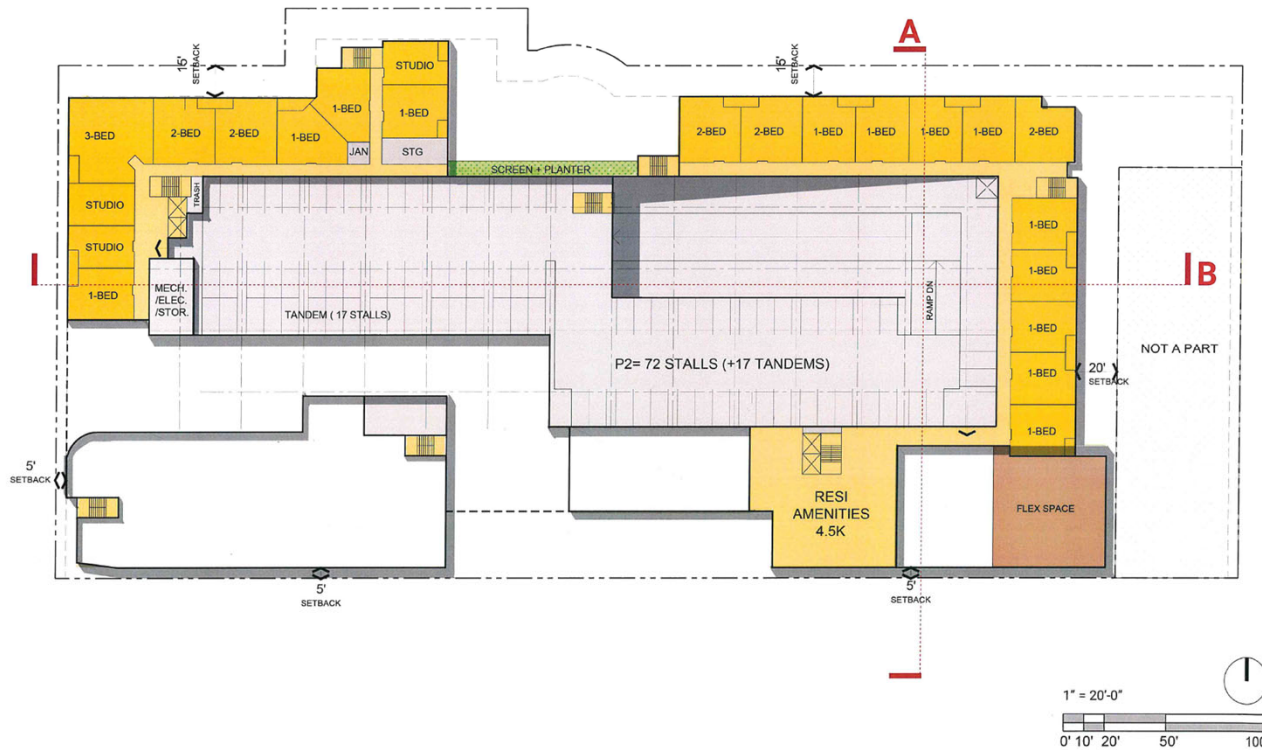




Floor Plans – Second Floor

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LEVEL 2- HOUSING





Floor Plans – Fourth Floor

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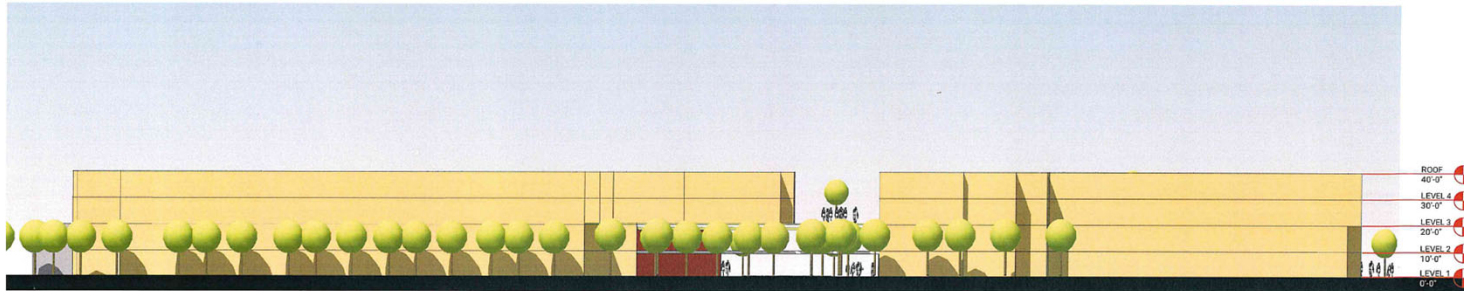
LEVEL 4 - HOUSING





Elevations (North and West)

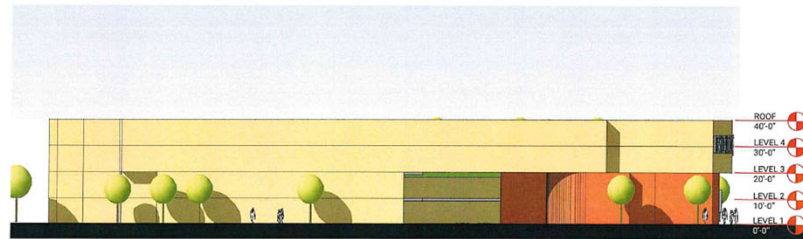
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1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



KEY PLAN



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



Elevations (South and East)

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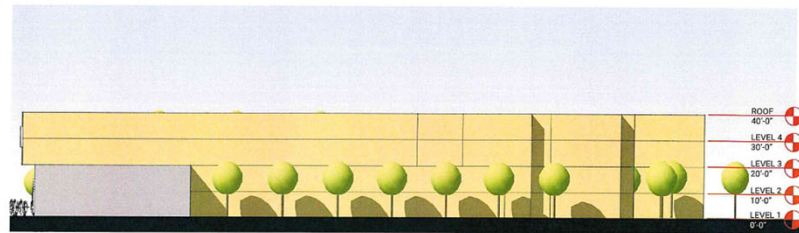


1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



KEY PLAN

1



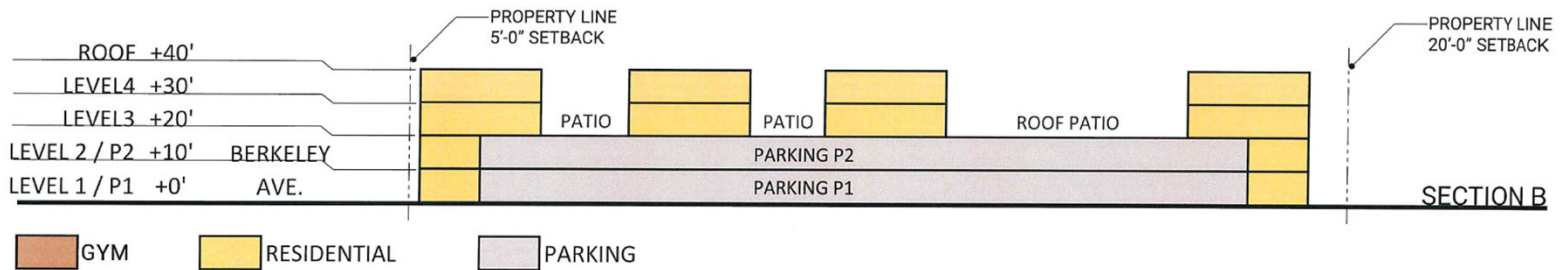
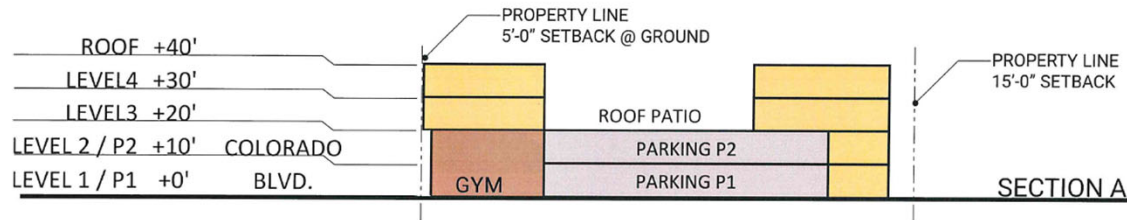
2 EAST ELEVATION
SCALE: 1/16" = 1'-0"

2



Section Massing

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PPR Comments

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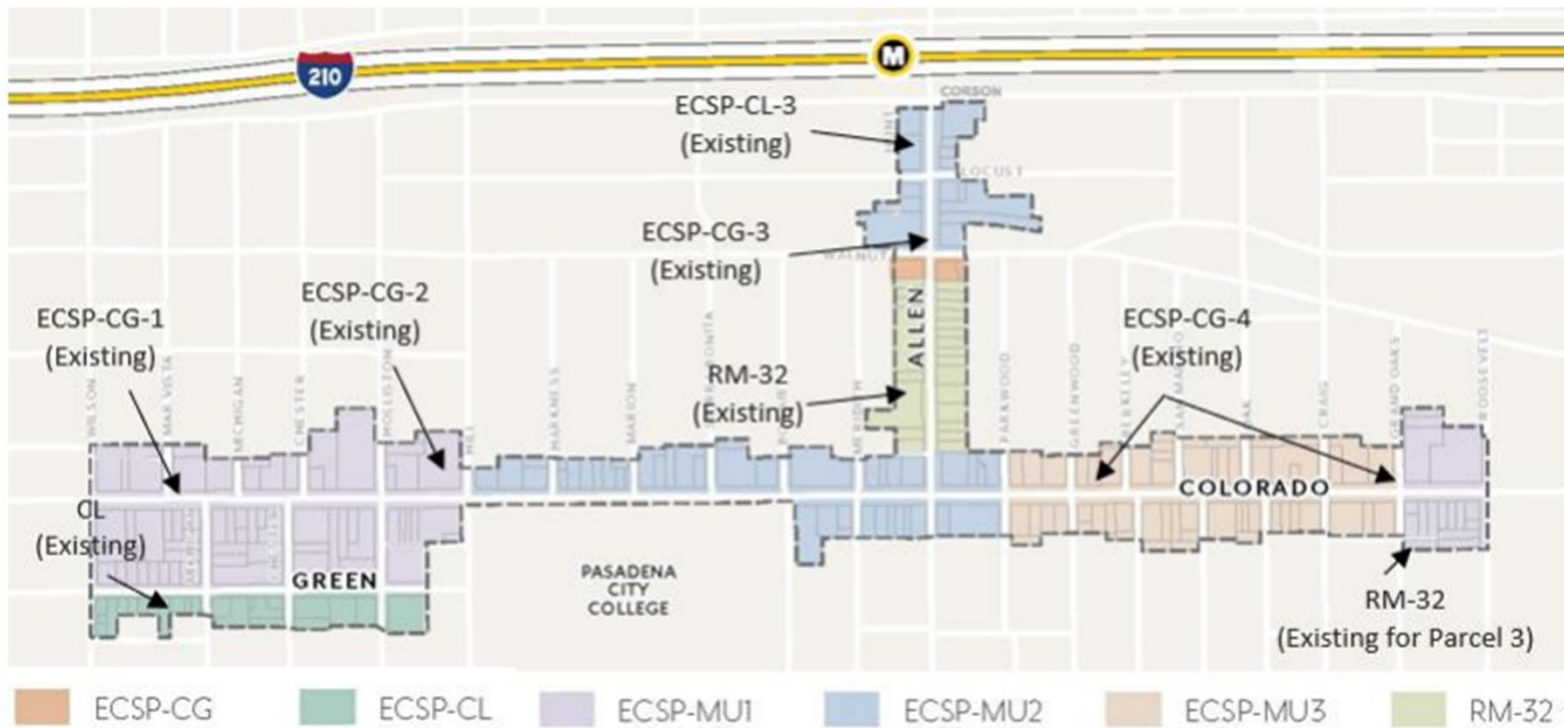
- The project does not comply with the following key development standards in the Zoning Code:

Standard	Requirement	Proposed
Use	Mixed-Use and Multifamily uses not allowed in ECSP-CG-4 zone	Mixed-Use
Density	Not applicable in ECSP-CG-4; 4 units allowed on RM-32-PK site	193 units
Floor Area	No FAR specified in Zoning Code, however General Plan Low Mixed-Use designation allows up to 1.0 FAR	1.85 FAR
Height	ECSP-CG-4: 45 feet RM-32-PK: 32 feet (to ridgeline), 23 feet (to top plate)	40 feet (complies with ECSP-CG-4, does not comply with RM-32-PK)



East Colorado Specific Plan Update

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East Colorado Specific Plan Update

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- Reviewed by Planning Commission (9/22/21)
 - > Project located in the proposed Eastern Corridor subarea, ECSP-MU3 Zone
 - > The proposed ECSP-MU3 zone would allow for Mixed-Use and Multifamily uses (currently not permitted)
 - > **FAR:** 1.0
 - > **Density:** 32 du/ac
 - > **Height:** maximum 39'
 - > **Setbacks:**
 - > Along Colorado Blvd., ranges between 3' and 8' for 75% of building frontage
 - > Abutting RS/RM zones: minimum 15'



Discretionary Entitlement Process

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- **Design Review**
 - > Preliminary Consultation
 - > Concept Design Review
 - > Final Design Review
 - **Discretionary Approvals**
 - > General Plan Amendment
 - > Specific Plan Amendment
 - > Zoning Map Amendment
 - > Tentative Parcel Map
 - > Street Vacation
- Alternately, Planned Development with finding of contextual and of high-quality architecture



Next Steps

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- Applicant submits necessary applications;
- Conduct environmental review per CEQA;
- Conduct a noticed public hearing before the Design Commission for Concept/Final design approvals.
- Conduct a noticed public hearing before the Planning Commission and City Council for General Plan, Specific Plan, and Zoning Map amendments



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