

ATTACHMENT A

SPECIFIC FINDINGS FOR CONSOLIDATED DESIGN REVIEW

1. *The project, upon implementation of the conditions of approval, will comply with the purposes of design review, the design-related goals and policies of the Land Use Element of the General Plan, the Design Guidelines in the East Pasadena Specific Plan, and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts.*

The staff report provides a detailed listing of the goals and policies that are consistent with the proposed project, including its consistency with Guiding Principles 1, 3, and 5. The proposed development is a permitted land use that will redevelop and adapt an underutilized site and existing building by introducing new and diverse housing within a neighborhood that is in close proximity to transit, community amenities, job opportunities and access to a variety of retail/commercial centers that provide a wide selection of goods, and services. The project is also consistent with Goal 33 and Policy 33.1 of the Land Use Element (LUE). Goal 33 identifies East Pasadena as a “semi-urban environment with higher-density mixed-use developments incorporating retail, office and housing uses to provide increase[d] opportunities [to] encourage transit use and walking”. Policy 33.1 states, “Concentrate development adjoining the Sierra Madre Villa Metro Gold Line station (now the A Line), reducing densities outward as transitions for the protection of adjoining residential neighborhoods.” The proposed project supports a transit-oriented development by introducing a higher density development close to transit. Furthermore, the LUE identifies East Pasadena as “the second most intensive center for employment and a regional retail area of the City, providing jobs, goods and services to the City.” As such, the proposed development will create higher-density housing that would allow new residents to live close to employment while also supporting and sustaining the local economy. The project involves the construction of a new five-story, 110,593 square-foot, multi-family residential building with 82 dwelling units while also converting the existing two-story office building into a multi-family residential building with 51 dwelling units for a total of 131 affordable units and two manager units. The project is a by-right development and meets all applicable development standards of the Zoning Code, including incentives and concessions afforded by State Density Bonus Law (SDBL), and the East Pasadena Specific Plan.

The proposed project also contributes to a diversity of building styles and types and is supported by a high-quality design and materials that are consistent with the LUE, the Design Guidelines in the East Pasadena Specific Plan, and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts. The building form, massing, scale, modulation, and architectural detailing of the proposed project are

also consistent with the surrounding commercial and residential context and will enhance the City's urban fabric overall. Additionally, although not required to comply with the recently adopted Objective Design Standards (ODS), the proposed building is designed to comply with the ODS to the extent possible such as the creation of a clear base, middle and top sections of the building and the proposed design was approved by the Design Commission.

The purpose of Design Review is to "implement urban design goals and policies and the Citywide design principles in the General Plan and to apply the City's adopted design guidelines to Design Review." The project was evaluated for adherence to a number of design-related goals and policies that are contained within the Land Use Element of the General Plan, the design guidelines in the East Pasadena Specific Plan, and the Design Guidelines for Neighborhood Commercial and Multi-Family Residential Districts, and recognize that under SDBL the project is eligible for no maximum density, additional height, no minimum parking, and five concessions that do not have an impact on public health, safety or State historic resources. The full analysis of this work is contained in the Design Commission staff reports that are attached to this report and dated April 14, 2026. Also, in Attachment I included to this report are the citywide design principles and adopted design guidelines that staff identified as the applicable guidelines through the Preliminary Consultation application.

As an overview, the new five-story building draws inspiration from the existing two-story office building and its design incorporates a high degree of integration with the pedestrian experience through its façade treatment and modulation, clear pedestrian and vehicular entry points, visual connection of the central courtyard from the public right-of-way, a roof terrace that overlooks the street, and inclusion of a direct entrance/entry stoop from the public right-of-way to a manager's unit. These design approaches help the project achieve an appropriate transition between the public and private realm, while also activating the streetscape. The modulation of the facades, introduction of differentiated volumes and building forms, and variation in rooflines help the project attain an appropriate mass and scale that is further supported by distinguishable base, middle and top sections of the building. Additionally, the balanced solid-to-void ratio achieved through careful fenestration of the façades breaks down the building's perceived mass and scale. The design is further supported by a high-quality material palette to create visual richness, depth, and dimensionality to the building that includes smooth stucco and brick as the primary finishes in a complementary color scheme. Additional features, such as bronze vinyl windows, metal gates and fences, and metal awnings/sunshades further enhance the building design. As described, these features will ensure consistency with the purposes of design review, including encouraging new structures to showcase design creativity

and innovation that support architectural excellence consistent with Pasadena's architectural legacy. The recommended conditions of approval for the project will further ensure compatibility by requiring additional studies of materials, architectural features, and detailing to further refine and elevate the design. Further, the project is consistent with additional applicable design guidelines as identified in Attachment I.

SPECIFIC FINDINGS FOR PRIVATE TREE REMOVALS

1. Find that the removal of three protected trees meets finding 6 of the Tree Protection Ordinance (PMC Section 8.52.075.A): *“The project, as defined in Section 17.12.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix prepared by the city manager and included in the associated administrative guidelines.”*

The proposed project necessitates the removal of five protected specimen trees: tree nos. 22 and 23 (Sugar Gum, DBH 30”), tree no. 33 (London Plane, DBH 18”), and tree no. 35 (Jacaranda, DBH 16”) and two mature trees: tree no. 36 and 37 (Mexican Fan Palm, Brown Trunk Height 35’ each). These trees are either in fair or poor condition and are located within the building footprint of the proposed development and need to be removed to accommodate the project. The removal of tree nos. 33 and 34 meet finding #2 of the Tree Protection Ordinance, which states, “the present condition of the trees is such that they are not reasonably likely to survive.” Over time as a result of a number of factors, including widespread canopy desiccation and leaf scorch caused by general drought stress, reflective heat, and chronic soil compaction, as noted by the project Arborist, these trees are in decline and not likely to survive. Tree nos. 22, 23, 35, 36, and 37 meet finding #6 of the Tree Protection Ordinance, which states, “the project, as defined in Section 17.80.020, includes a landscape design plan that emphasizes a tree canopy that is sustainable over the long term by adhering to the replacement matrix prepared by the city manager and included in the associated administrative guidelines.”

The landscape plans indicate a number of trees proposed to be planted throughout the site. The tree replacement matrix requires a total of 32 24-inch box or 16 36-inch box trees, or a combination thereof, which can be satisfied by species included on either the specimen or protected native tree lists. The landscape plans include 33 24-inch box and eight 36-inch box trees all of which are species from the specimen tree list. This proposal complies with the sizes, species and quantities of new trees required by the Tree Replacement Matrix.

FINDINGS FOR CONCESSIONS

1. The project is not subject to any maximum controls on density or any vehicular parking ratios and receives five concessions and a height increase of up to 33 feet because one hundred percent of all units exclusive of manager's units are for lower income households and the project is within one half mile of a major transit stop.
2. The record does not support that the concessions would have a specific adverse impact on the public health and safety or a listed state historical resource.