2.0 PROJECT INFORMATION/PROJECT DESCRIPTION

2.1 PROJECT TITLE

Central Park Apartments

2.2 LEAD AGENCY NAME AND ADDRESS

City of Pasadena
175 North Garfield Avenue
Pasadena, California 91101

2.3 CONTACT PERSON AND PHONE NUMBER

Kevin Johnson
Senior Planner
626-744-7806

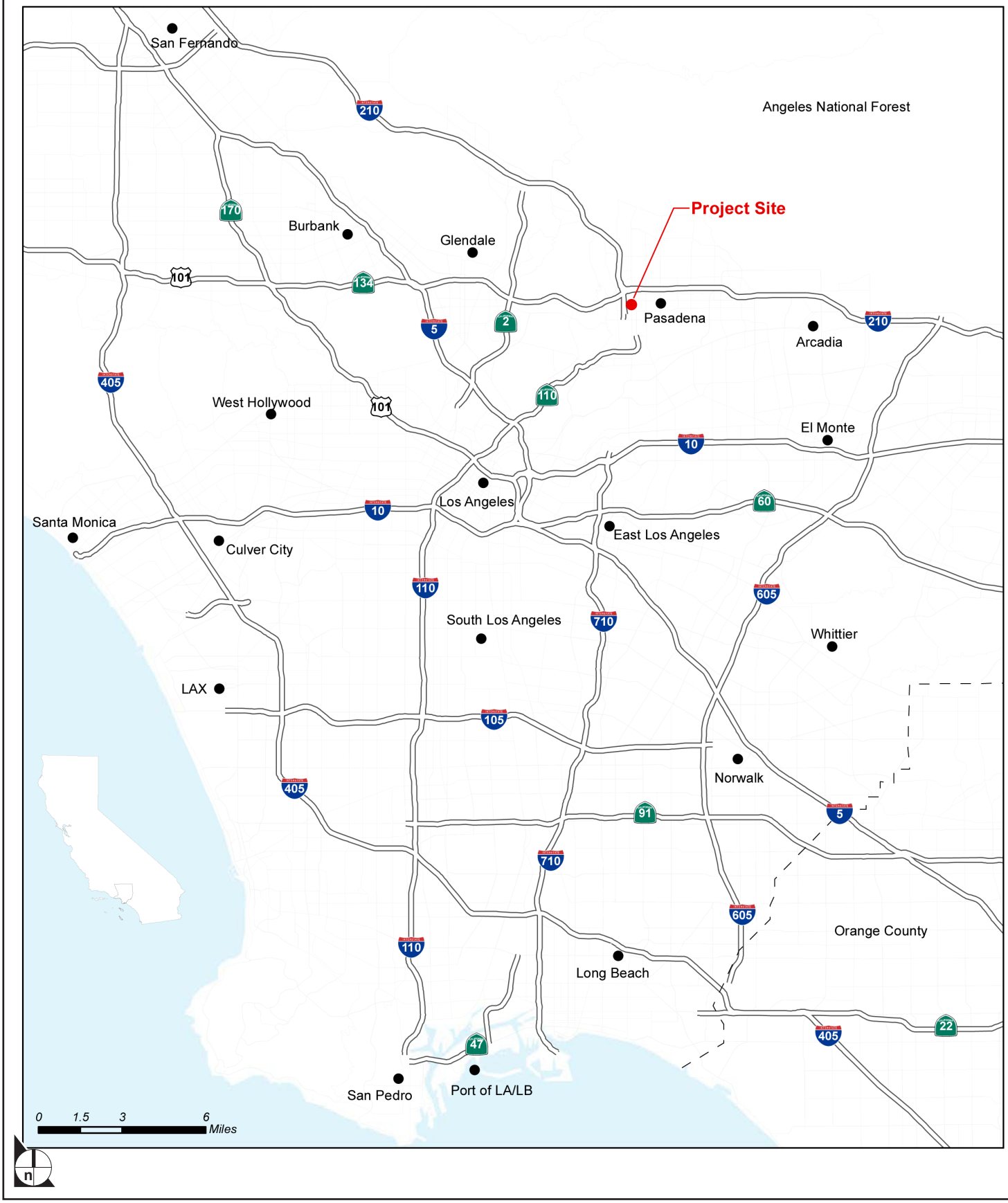
2.4 PROJECT LOCATION

The 32,362-square-foot project site is located at 86 South Fair Oaks Avenue in the City of Pasadena (the City), which is located approximately 10 miles northeast of downtown Los Angeles, in the County of Los Angeles (**Figure 2.0-1, Regional Location**). Regional access to the City is provided by State Route 134 (SR 134), Interstate 210 (I-210 or Foothill Freeway), and State Route 110 (SR 110). The project site is located at the northeast corner of Fair Oaks Avenue at Dayton Street (Assessor's Parcel # 5722-001-002), and is currently in use as a surface parking lot with landscaping, outdoor furniture for the adjacent Green Hotel Apartments and an advertising billboard. The project site is bordered by a one-story commercial building and the existing Green Hotel Apartments on the north, Castle Green on the east, Dayton Street on the south, and South Fair Oaks Avenue on the west, as shown in **Figure 2.0-2, Local Vicinity** and **Figure 2.0-3, Aerial Overview**.

2.5 PROJECT SPONSOR'S NAME AND ADDRESS

Applicant:
Architectural Resources Group, Inc.
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

Owner:
Green Hotel Apartments, L.P.
5150 Overland Avenue
Culver City, CA 90230



SOURCE: U.S. Census Bureau, Geography Division, 2010

FIGURE **2.0-1**

Regional Location

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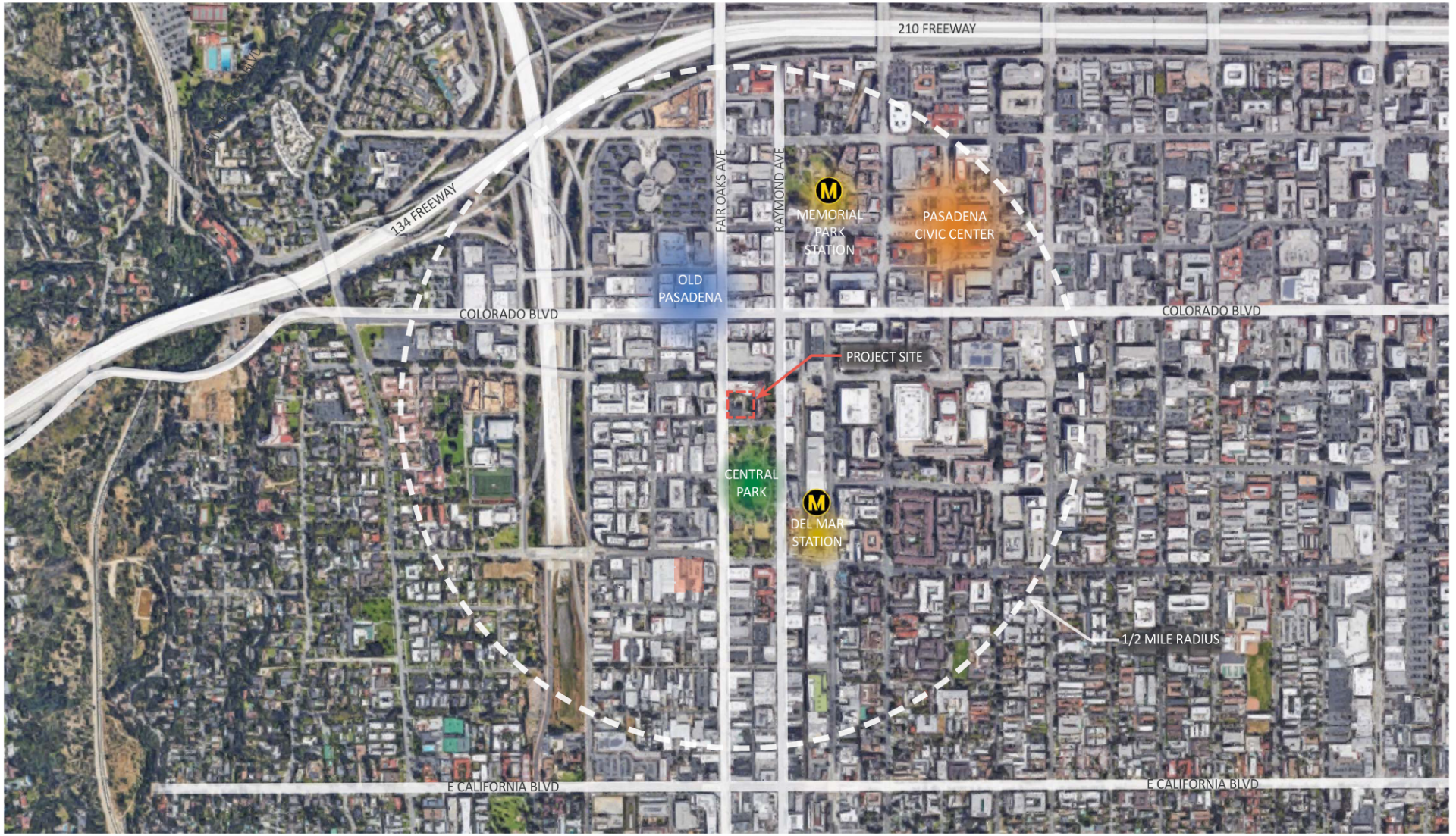

NOT TO SCALE

SOURCE: Architectural Resources Group, 2018

FIGURE **2.0-2**

Local Vicinity

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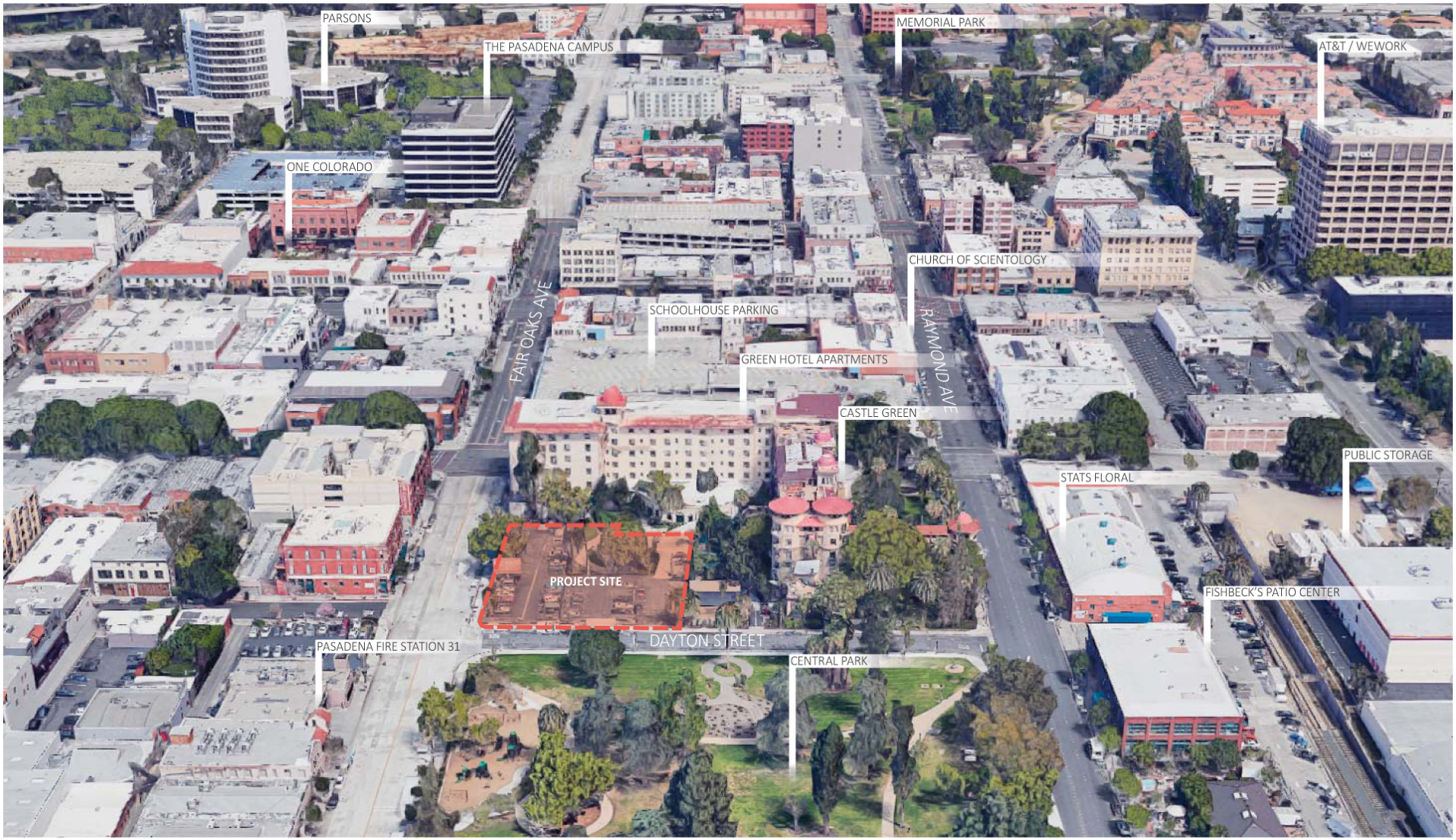

SOURCE: Architectural Resources Group, 2018

FIGURE **2.0-3**

Aerial Overview

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2.6 GENERAL PLAN & SPECIFIC PLAN DESIGNATIONS

General Plan: High Mixed Use (0-3.0 FAR)

Central District Specific Plan Sub-district 1, Old Pasadena Subdistrict

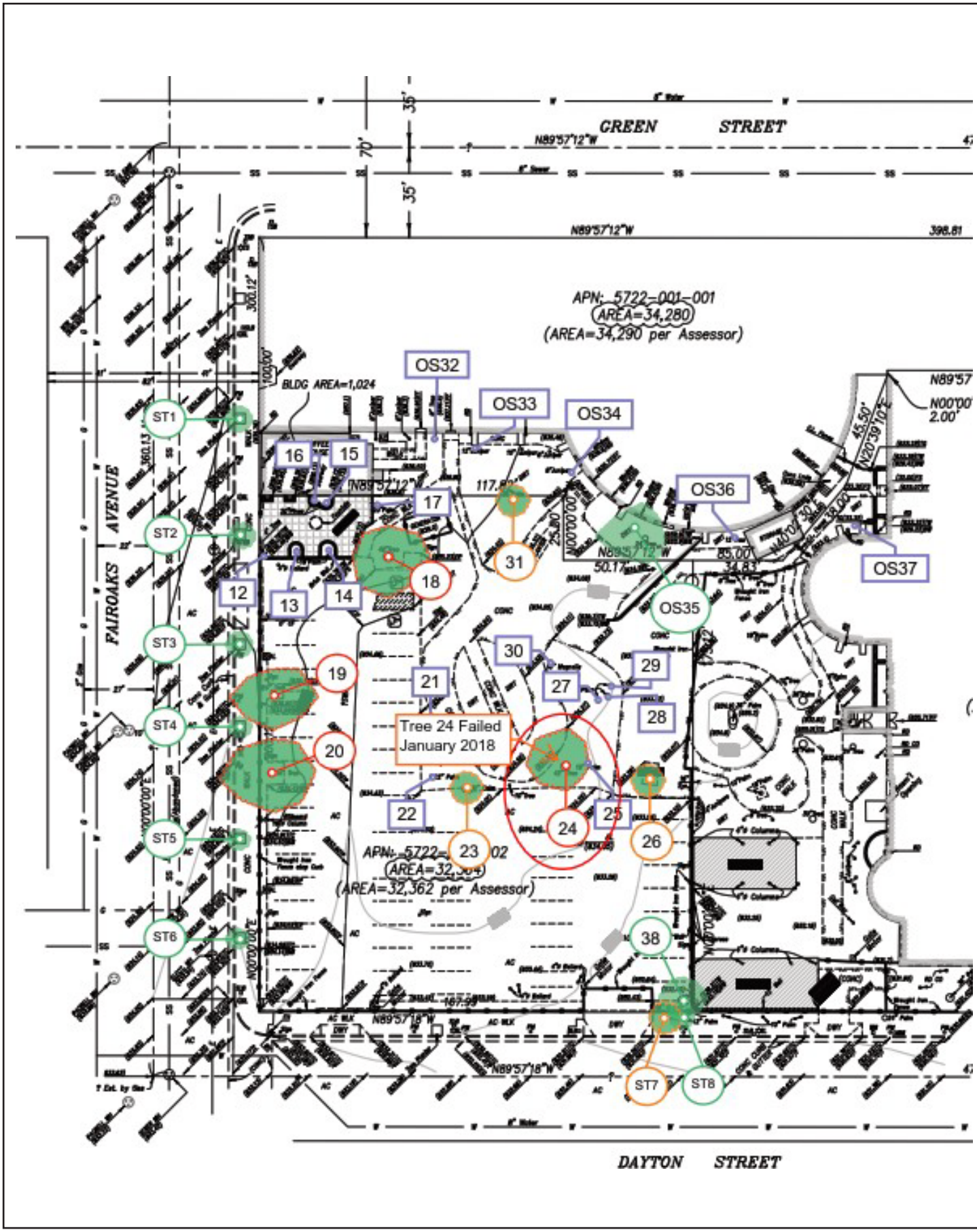
2.7 ZONING

The project site is zoned CD-1 (Central District Specific Plan Sub-district 1, Old Pasadena Subdistrict) and has a General Plan Land Use designation of High Mixed Use. A mixed-use building is an allowable use within both the CD-1 zone and the High Mixed Use land use designation, subject to certain restrictions enumerated in the Central District Specific Plan (CDSP), such as the requirement of commercial uses on the ground floor and the exclusion of residential uses on the ground floor. The project would require review and approval of applications for Concept and Final Design Review from the City of Pasadena Design Commission. Approvals are discussed further under **Section 2.9**, **Description of Project**, and **Section 2.10, Other Public Agencies Whose Approval is Required**.

2.8 SURROUNDING LAND USES AND SETTING

Existing Conditions

The project site is rectangular in shape and approximately 32,362 square feet (sf) in size. The site is flat and currently has a surface parking lot with 53 parking spaces (2 handicapped parking spaces and 51 regular parking spaces), concrete pathways, benches, an outdoor eating area, and 21 trees, with an additional eight street trees in the adjacent the public right-of-way. Eight of the trees onsite and all of the adjacent street trees are protected under the City Trees and Tree Protection Ordinance. A tree survey was completed in July 2017 by Carlberg Associates, to identify the existing on-site trees, evaluate the size and condition of each tree, and note whether or not the tree could remain in place, be relocated, or would need to be removed entirely, refer to **Figure 2.0-4, Existing On-site Tree Locations**. As detailed in **Table 2.0-1, Summary of On-Site Protected Trees**, the eight protected trees consist of two California fan palms, two Canary Island date palms, three Camphor trees, and one Indian laurel fig tree.



SOURCE: Carlberg Associates, Horticulturalists and Registered Consulting Arborists, December 2019

FIGURE **2.0-4**

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Existing On-Site Tree Locations

Table 2.0-1
Summary of On-Site Protected Trees

Tree ID #	Botanical Name	Common Name	DBH/ BTH[1]	Height	Health & Structure Grades	Disposition	Protected?
ST1	Lagerstroemia indica	Crape myrtle	3”	20	B B	Retain	**Yes**
ST2	Lagerstroemia indica	Crape myrtle	3”	15	A A	Retain	**Yes**
ST3	Lagerstroemia indica	Crape myrtle	2”	13	A- B	Retain	**Yes**
ST4	Lagerstroemia indica	Crape myrtle	1”	10	F F	Retain	**Yes**
ST5	Lagerstroemia indica	Crape myrtle	1”	10	B B	Retain	**Yes**
ST6	Lagerstroemia indica	Crape myrtle	stump sprouts	4	A- C	Retain	**Yes**
ST7	Syagrus romanzoffiana	Queen palm	*20’*	30	A A	Relocate	**Yes**
ST8	Syagrus romanzoffiana	Queen palm	*15’*	20	A B	Retain	**Yes**
12	Ailanthus altissima	Tree of Heaven	8.5”	30	A B	Remove	No
13	Washingtonia robusta	Mexican fan palm	*50’*	58	A A	Remove	No
14	Washingtonia robusta	Mexican fan palm	*65’*	73	A A	Remove	No
15	Pinus canariensis	Canary Island pine	21”	80	B B	Remove	No
16	Pinus canariensis	Canary Island pine	18.5”	75	A B-	Remove	No
17	Washingtonia robusta	Mexican fan palm	*42’*	50	A A	Remove	No
18	Cinnamomum camphora	Camphor tree	19, 21,31”	45	B C	Remove	**Yes**
19	Cinnamomum camphora	Camphor tree	16,16.5”	45	B B	Remove	**Yes**
20	Cinnamomum camphora	Camphor tree	18.5, 23.5”	45	B B	Remove	**Yes**
21	Ulmus parvifolia	Chinese elm	15”	25	B C	Remove	No
22	Washingtonia robusta	Mexican fan palm	*50’*	57	A A-	Remove	No
23	Washingtonia filifera	California fan palm	*45’*	55	A A-	Relocate	**Yes**

Tree ID #	Botanical Name	Common Name	DBH/ BTH[1]	Height	Health & Structure Grades	Disposition	Protected?
24	Ficus microcarpa[1]	Indian laurel fig	40.5"	45	B C	***Failed[1]***	**Yes**
25	Washingtonia robusta	Mexican fan palm	*50'*	58	A A-	Remove	No
26	Phoenix canariensis	Canary Island date palm	*50'*	58	A A	Relocate	**Yes**
27	Washingtonia robusta	Mexican fan palm	*55'*	62	A A	Remove	No
28	Washingtonia robusta	Mexican fan palm	*55'*	62	A A	Remove	No
29	Washingtonia robusta	Mexican fan palm	*60'*	68	A A	Remove	No
30	Magnolia grandiflora	Southern magnolia	15"	30	B B	Remove	No
31	Washingtonia filifera	California fan palm	*50'*	60	A B	Relocate	**Yes**

DBH = diameter at breast height BTH = brown trunk height

1 – Tree #24 failed in January 2019 and is no longer on-site

Source: Carlberg Associates, Horticulturalists and Registered Consulting Arborists, July 10, 2017

Site History

The project site is currently utilized as a surface parking lot for the existing Green Hotel Apartments. In 1982, the project site, along with the Castle Green located immediately to the east and the existing Green Hotel Apartments located immediately to the north, were listed together in the National Register of Historic Places. As detailed in the Historic Resources Technical Report[1], originally there were plans to expand the hotel (currently occupying the northern and eastern portions of the block bound by Green Street to the north, Raymond Avenue to the east, Dayton Street to the south, and Fair Oaks Avenue to the west), onto the third parcel of the block, which is the project site. According to historical records, the proposed design would have created a U-shaped building with a landscaped central courtyard with a greenhouse and connecting arcade along Dayton Street. The wing along Fair Oaks Avenue, including the arcade and the greenhouse, was never constructed. The project site was then landscaped and utilized for recreation by hotel guests. The landscaping, which consisted of trees, shrubs and winding paths, complemented the hotel park, which was on the eastern portion of the block prior to the hotel expansion west of Raymond Avenue. Additionally, a single bungalow was constructed on the project site.

1 *86 South Fair Oaks Avenue Historic Resources Technical Report*, prepared by Historic Resources Group, September 2020, included as Appendix D, to this document.

In 1903, Central Park, just south of the project site, was constructed and became a seamless continuum of landscaped recreational open space. A tennis court was added to the project site, and ultimately the bungalow was removed. According to the 1951 Sanborn map, the parcel was utilized for vehicle parking, and a swimming pool was added in the south gardens. The swimming pool was filled in during the early 1970's when the existing Green Hotel Apartments building was converted from a hotel into low-income senior apartments. The oval shape of the swimming pool still exists and is currently covered with grass as well as a shuffleboard court.

Surrounding Uses

As shown in **Figure 2.0-3, Aerial Overview**, the project site is located within a developed area of Downtown Pasadena on one of the City's main commercial streets and is surrounded by residential, commercial, institutional, and recreational land uses. The project site is within the Old Pasadena Historic District, which is listed in the National Register of Historic Places (National Register). The Castle Green, located to the east of the project site, and the existing Green Hotel Apartments buildings, located to the north of the project site, were listed together, along with the project site, in the National Register in 1982, and are therefore also listed in the California Register of Historical Resources (California Register). The Castle Green/Green Hotel Apartments listing that includes the project site is an individual listing on the National Register (not as an historic district), and the two buildings are also listed as contributors to the Old Pasadena Historic District (1983; revised, 2008). The boundaries of the Castle Green and existing Green Hotel Apartments are defined in the 1982 National Register registration form as: "The square block bounded by Raymond Avenue on the east, Green Street on the north, Fair Oaks [A]venue on the west and Dayton Street on the south." Thus, the entire block, which includes the project site, is listed as a historical property in the National Register. Refer to **Figure 2.0-5** and **Figure 2.0-6, Existing Site Context**. Additional existing site conditions are pictured in **Figure 2.0-7** and **2.0-8, Existing Conditions Photo Montages**.

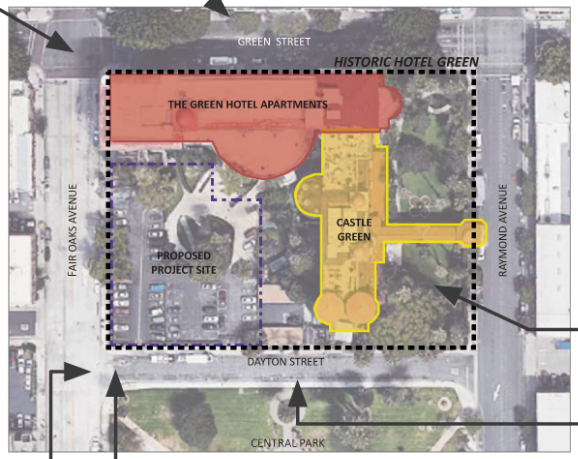
Across Dayton Street to the south is Central Park, a 9.2-acre park which is also a contributing resource to the Old Pasadena Historic District. Across Fair Oaks Avenue to the west are three to four-story mixed-use buildings and parking lots including a three-story red brick building located at 103-115 South Fair Oaks Avenue and a two-story building designed by Hunt & Grey located at 155 South Fair Oaks Avenue, which are contributing to the Old Pasadena Historic District and buildings at 81-89 S. Fair Oaks Avenue, 145, 151 and 165 S. Fair Oaks Avenue, which are non-contributing to the district. Across Raymond Avenue to the east are one and two-story commercial buildings, including a two-story industrial brick building at 150 South Raymond Avenue and a three-story plaster-over-brick building at 62-70 South Raymond Avenue which are contributing to the Old Pasadena Historic District and a one-story building at the southeast corner of Raymond Avenue and Green Street at 80-82 South Raymond Avenue which is non-contributing to the district. (Refer to **Section 4.5, Cultural Resources,** of this Draft SCEA for further information.)

The Los Angeles County Metropolitan Transportation Authority (Metro) Del Mar L Line (formerly known as the Gold Line) Light Rail Station is located less than a quarter of a mile to the southeast of the project site along Raymond Avenue just north of Del Mar Boulevard and the Memorial Park Station is located less than a half mile to the northeast of the project site along Holly Street at the terminus of N. Arroyo Parkway.

The project site is located within the City of Pasadena's Central District Specific Plan area. The Specific Plan area encompasses 960 acres corresponding to the areas recognized by Pasadena residents as "downtown." As shown in **Figure 2.0-9, Central District Specific Plan Area**, included within the boundaries of the Specific Plan area are activity centers known as Old Pasadena, the Civic Center, the Playhouse District, and South Lake Avenue. Historically significant uses and structures within the Central District Specific Plan include, but are not limited to, the Old Pasadena Historic District; the Green Hotel Apartments and Castle Green; Pasadena Playhouse and Pasadena Playhouse Historic District; the Pasadena Civic Center Historic District, which includes City Hall, the Public Library Central Branch, and the Y.W.C.A. building; and the Pasadena Humane Society.

NORTH ELEVATION OF THE GREEN HOTEL APARTMENTS FROM ROOF OF PARKING STRUCTURE

WEST ANNEX NOW CASTLE GREEN



VIEW OF WOOSTER BLOCK FROM NORTHWEST CORNER OF FAIR OAKS AVE. AND GREEN ST.

VIEW OF SOUTH ELEVATION FROM CENTRAL PARK

LOOKING EAST ON DAYTON ST. WITH CASTLE GREEN ON THE LEFT

LOOKING NORTH ON FAIR OAKS AVE.

SOURCE: Architectural Resources Group, 2018

FIGURE **2.0-5**

Existing Site Context

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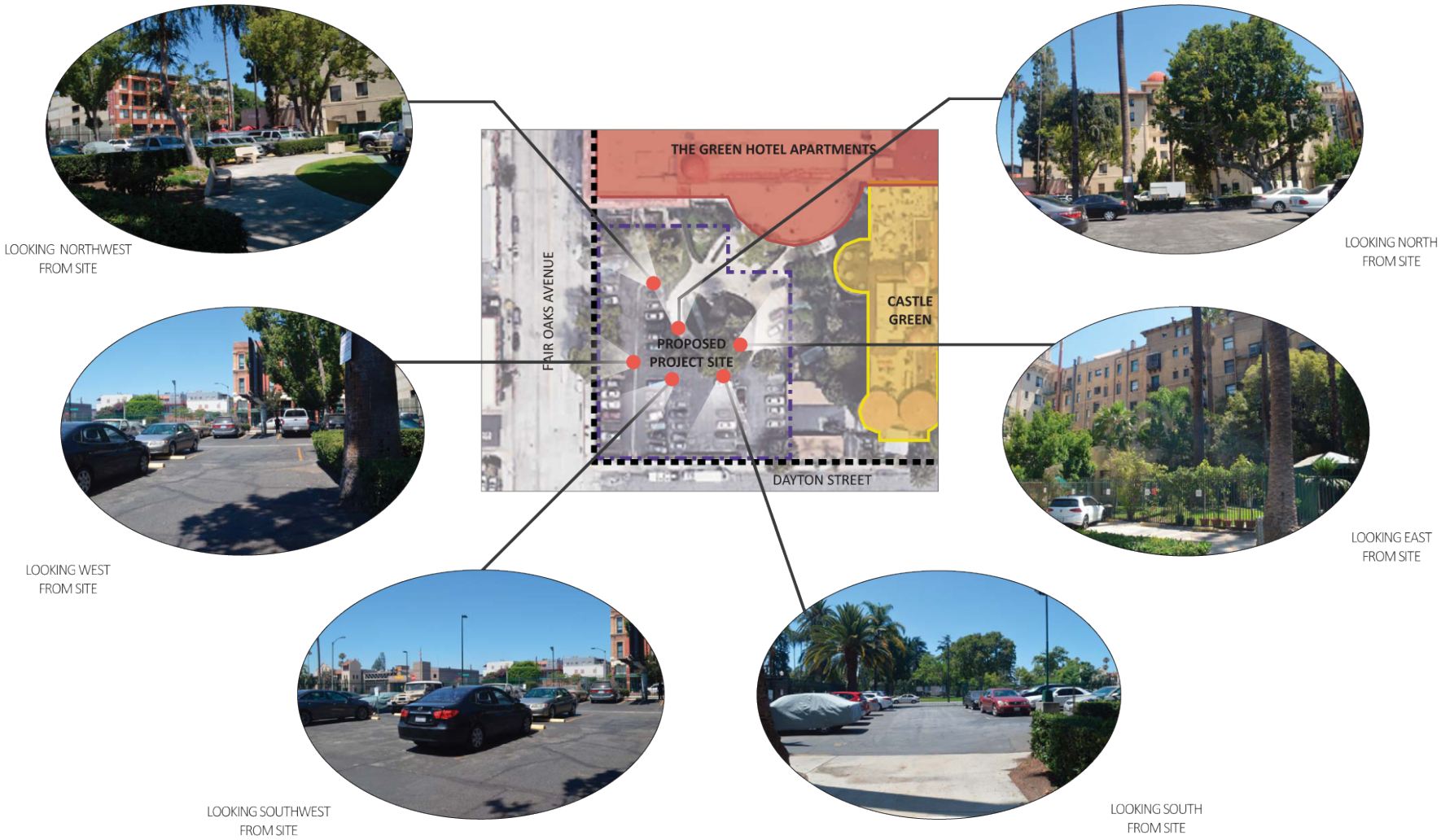

SOURCE: Architectural Resources Group, 2018

FIGURE **2.0-6**

Existing Site Context

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11 W. Dayton St. 86 S. Fair Oaks Ave. (Project Site) 120 S. Raymond Ave.

North Side Street Elevation along Dayton St.

150 S. Raymond Ave. Central Park 135 S. Fair Oaks Ave.

South Side Street Elevation along Dayton St.

SOURCE: Architectural Resources Group, 2018

FIGURE **2.0-7**

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Existing Conditions Photo Montage - Central Park

42 S. Fair Oaks Ave. | 78 - 82 S. Fair Oaks Ave. | 84 S. Fair Oaks Ave. | 86 S. Fair Oaks Ave. (Project Site) | Central Park

East Side Street Elevation along Fair Oaks Ave.

135 S. Fair Oaks Ave. | 107 S. Fair Oaks Ave. | 81 - 89 S. Fair Oaks Ave. | 61 S. Fair Oaks Ave.

West Side Street Elevation along Fair Oaks Ave.

SOURCE: Architectural Resources Group, 2018

FIGURE **2.0-8**

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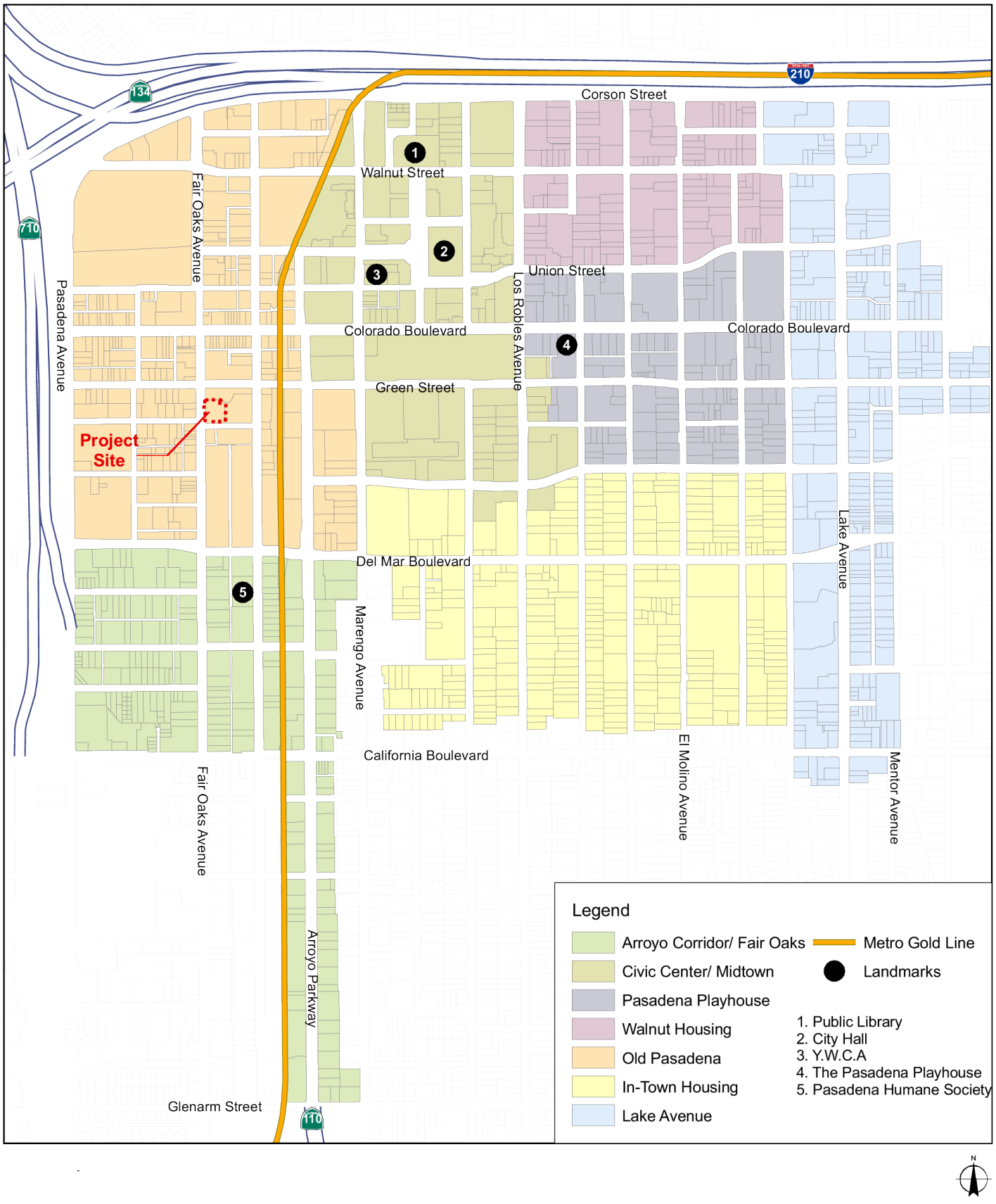
Existing Conditions Photo Montage - Fair Oaks



SOURCE: City of Pasadena, 2003

FIGURE **2.0-9**

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Central District Specific Plan Area

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2.9 DESCRIPTION OF PROJECT

Project Objectives

The following are the applicant's objectives for the proposed Central Park Apartments project:

- Provide new apartments to assist in satisfying the increasing demand for this product type in the City of Pasadena, and particularly in the Central District and within easy walking distance of jobs and the Metro Del Mar L Line (formerly known as the Gold Line).
- Provide new restaurant, commercial, and retail shops in Old Pasadena, thereby increasing tax revenues throughout the City.
- Provide affordable multi-family housing to the City's underserved affordable market demand, particularly within the Central District and within walking distance of service-oriented jobs.
- Provide the residents of the adjacent existing Green Hotel Apartments appropriate parking with direct ingress/egress.
- Build out the third parcel of the Castle Green/existing Green Hotel Apartments in a manner that is based on the original turn of the 20th century vision, which has been underutilized as surface parking since the 1950's, to thereby create a compatible new gateway framing an entrance to Old Pasadena.
- Broaden the retail connection on Fair Oaks Avenue to Colorado Boulevard by providing retail services along the street frontage.
- Create a mixed-use development that faces, complements, and engages with the open space to the south of the site.
- Preserve views of the park from the south-facing units of the existing Green Hotel Apartments by providing an open space corridor between the Castle Green and the proposed project.

Project Characteristics

Project Overview

The proposed project is a 6-story plus mezzanine transit-oriented mixed-use development that includes retail space, restaurants, and work/live units at the ground level and mixed-rate apartment units on levels 2-6. Using height averaging, the building height would average 69 feet with a maximum roof height to 90 feet. Along Fair Oaks Avenue, the ground floor of the proposed building includes approximately 6,200 square feet of retail and food uses. Four work/live units, approximately 1,300 square feet each, are

proposed in the ground floor along Dayton Street, facing Central Park. The proposed project contains 84 apartment units (24 studios, 37 one-bedroom flats, three (3) one-bedroom townhouses, 18 two-bedroom flats, and two (2) two-bedroom townhouses), including eight (8) on-site residences for very low-income residents. All parking for the proposed project would be located in four (4) levels of underground parking that accommodate 195 parking spaces, including replacement of existing parking spaces for the adjacent Green Hotel Apartments, which currently utilizes the surface parking located on the project site. Access to and from the proposed project site would be along Dayton Street on the southeast corner of the proposed project site.

The applicant's stated design intent for the proposed project is to ensure that the building exteriors reference historical commercial and residential land uses that surround the site and incorporate stone, stucco and metal in an earth tone palette. The applicant's stated primary goal for the proposed project is to have a unified appearance with the Castle Green and Hotel Green and for the site plan to reference the adjacent Central Park with a landscaped ground floor courtyard that adjoins amenity spaces. The proposed project design will be subject to design review before the Pasadena Design Commission.

Plans for the proposed project are presented in **Figures 2.0-11** through **Figure 2.0-33**.

Proposed Uses

In accordance with the Central District Specific Plan, the ground floor along Fair Oaks Avenue features approximately 6,200 sf of retail and restaurant uses. Four work-live units, approximately 1,300 sf each, on the ground floor along Dayton Street, facing Central Park, are intended to create a transition from the Fair Oaks commercial corridor to Castle Green to the east. The proposed project contains 84 apartment units of varying types and sizes, including eight on-site residences for very low-income residents. **Table 2.0-2, Project Unit Summary** details the proposed residential units provided.

Table 2.0-2
Project Unit Summary

Unit Type	Quantity
Studios	24
1 bedroom (under 650 sf)	33
1 bedroom (townhouse under 650 sf)	3
1 bedroom (over 650 sf)	4
2 bedroom (apartment)	18
2 bedroom (townhouse)	2
Total Units	84

Source: Architectural Resources Group. December 2019.

The proposed project would include approximately 4,600 sf of amenity space for project residents, including a swimming pool and spa with cabana and changing rooms, gym, lounge and roof deck.

The proposed project would provide 16,231 sf of open space, which would be divided between approximately 12,037 sf of hardscape and 4,194 sf of landscape. Landscaping for the proposed project would include native and adaptive species that are drought tolerant. The proposed project would include 38 proposed trees, including one 96" box tree, 10 – 60" box trees, 21 - 24" box trees and 6 – 36" box trees. (Landscape Plans are presented in **Figure 2.0-32 and Figure 2.0-33**).

Parking, Access, and Circulation

All parking for the project would be located within four levels of underground parking that would accommodate 195 parking spaces, including replacement of existing parking spaces for the Green Hotel Apartments, which currently utilizes the surface parking located on the project site. Parking would meet development standards with the condition that the applicant obtains agreements to lease out the replacement parking serving the Green Hotel Apartments. **Table 2.0-3, Project Parking Summary** details the proposed parking provided. A total of 20 bicycle parking spaces (16 residential, four non-residential) would be provided.

Table 2.0-3
Project Parking Summary

Land Use	Calculation		Provided
Residential	Under 650 sf	60 units x 1	60
	Over 650 sf	24 units x 1.5 (min) 24 units x 1.75 (max)	36
Guest	1 space/10 units	84 units x 0.1	9
Work-Live	3 spaces/1,000 sf x 75%		12
Retail	3 spaces/1,000 sf x 75%		10
Restaurant	10 spaces/1,000 sf x 75%		15
Joint Parking	Green Hotel Apartment Replacement spaces		53
Total Parking Provided			195

Source: Architectural Resources Group. December 2019.

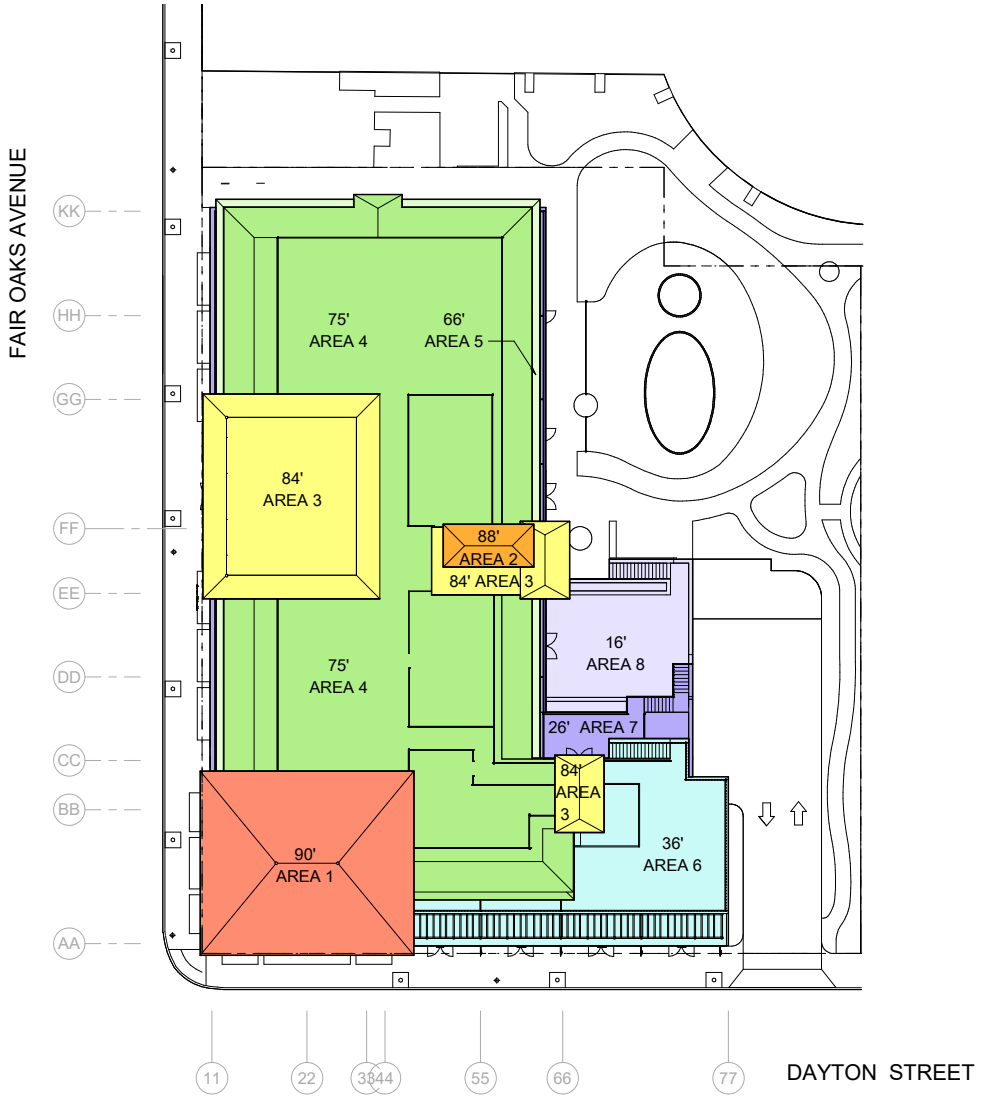
The project site driveway would be located along Dayton Street and would provide access to the underground parking. Both ingress and egress would be available from Dayton Street. Pedestrian access to the residential lobby and commercial uses would be available off of Fair Oaks Avenue, and off of Dayton Street for all of the work/live units.

Architectural Features and Height Averaging Analysis

The proposed 6-story plus mezzanine building has rectangular plan with a small extension at the southeast corner of the building. It has 190' of building frontage along South Fair Oaks Avenue and 134' of frontage along Dayton Street. The South Fair Oaks Avenue frontage would contain ground-level commercial space as well as a lobby for the upper-level residential units. Behind these spaces are a leasing office, restrooms, a mechanical equipment room, trash rooms, a pool/amenity space, bike storage, elevators, and stairs. The remaining floors contain residential units. At the corner of South Fair Oaks Avenue and Dayton Street is a tower element with a maximum roof height of 90 feet; the remainder of the Dayton Street frontage is two stories plus mezzanine at the street edge with a maximum height of 36 feet, and a portion that is six stories set back approximately 14 feet from the street edge. The Dayton Street frontage has four work/live units at the ground floor with residential units above. There are roof decks proposed at the southeast corner of the mezzanine level, second floor, and third floor and at the sixth floor mezzanine level between the tower and penthouses. A ground-level pool area and garden are proposed at the northeast corner of the site behind the building. The proposed palette of building materials includes stone cladding at the ground floor and tower element; plaster at the upper residential floors, painted metal storefronts, grillwork, railings, penthouses and balcony projections; cast ornamentation at solid balconies and tower crown; barrel tile roofs; metal windows and fabric or metal awnings.

The proposed project would be an average of 69 feet in height, with limited building areas up to 90 feet in height, balanced by areas that are lower than 75 feet in height. Height averaging allows for additional height permitted over no more than 30% of the building footprint (excluding parking garages), provided that the average height of that footprint does not exceed the otherwise required maximum building height of 75 feet. Height averaging requires approval from the Design Commission during the design review process. **Figure 2.0-10, Project Height Averaging Analysis** provides a detailed height averaging analysis.

Conceptual project plans, elevations, sections, landscape plans, and project renderings are shown in **Figure 2.0-11** through **Figure 2.0-38**



HEIGHT AVERAGING ANALYSIS

			20,742		
PROPOSED AREA		**HGT (FT)**	**AREA (SF)**	**% FTPRNT**	**AVG HGT (FT)**
	AREA 1 @	90	2,561.50	0.123	11.11
	AREA 2 @	88	251.54	0.012	1.07
	AREA 3 @	84	3,009.04	0.145	12.19
	AREA 4 @	75	10,093.19	0.487	36.50
	AREA 5 @	66	560.51	0.027	1.78
	AREA 6 @	36	2,267.18	0.109	3.93
	AREA 7 @	26	758.32	0.037	0.95
	AREA 8 @	16	1,240.94	0.060	0.96
	TOTAL		20,742.22	1.000	SEE BELOW

TOTAL AVG HGT CALCULATION =
[(90' x 2,561.50 SF) + (88' x 251.54 SF) + (84' x 3,009.04 SF) + (75' x 10,093.19 SF) + (66' x 560.51 SF) + (36' x 2,267.18 SF) + (26' x 758.32 SF) + (16' x 1,240.94 SF)] / 20,742.22 SF = 68.49

ACTUAL AVERAGE HEIGHT **69 FEET**

ACTUAL AVG HGT < BASE ALLOWABLE HEIGHT
69 FT < 75 FT

ADDITIONAL HEIGHT ANALYSIS

BASE ALLOWABLE HEIGHT (75')

ADDITIONAL ALLOWABLE HGT (90'MAX)
20,742.22 SF X 30% = 6,222.67 **6,223 SF**

TOTAL ADDITIONAL HEIGHT OVER BASE HEIGHT
AREA 1 @ 90' + AREA 2 @ 88' + AREA 3 @ 84' **5,822 SF**
2,561.50 + 251.54 + 3,009.04 = 5,822 SF

ADDITIONAL HGT OVER BASE LIMIT < 30% TOTAL FOOTPRINT AREA
5,822 SF < 6, 223 SF

SITE COVERAGE

20,742.21 SF/ 32,362 SF= 64%

16 0 16 32

N

SOURCE: Architectural Resources Group, 2018

FIGURE **2.0-10**

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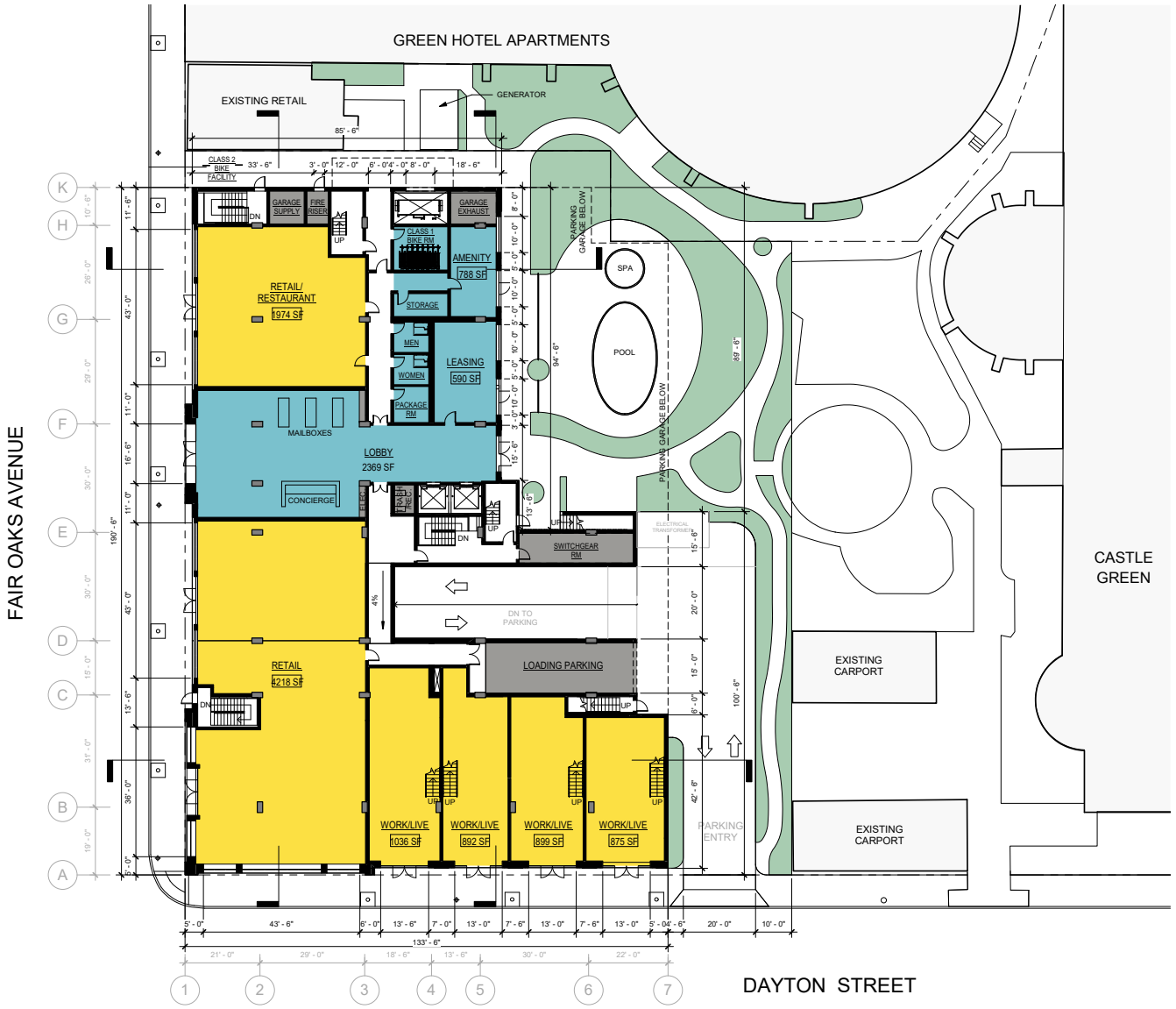
Project Height Averaging Analysis



PROJECT AREA SUMMARY

GROSS FLOOR AREA, PER FLOOR	
GROUND FLOOR	17,508
MEZZANINE	7,147
2ND FLOOR	14,868
3RD FLOOR	13,235
4TH FLOOR	13,226
5TH FLOOR	13,226
6TH FLOOR	14,145 *
TOTAL GROSS FLOOR AREA =	**93,355**

*INCLUDES 1,202 SF LOCATED IN MEZZANINES

GROUND FLOOR SUMMARY

GROSS FLOOR AREA **17, 508 SF**

PROGRAM SUMMARY	**NET SF**
RETAIL	4,218 SF
RESTAURANT	1,974 SF
WORK/LIVE	3,702 SF
LOBBY	2,369 SF
AMENITY SPACE	788 SF

SOFTSCAPE
BUILDING AMENITY
COMMERCIAL
APARTMENT UNITS
SERVICE & EQUIPMENT
EXISTING BUILDINGS

16 0 16 32

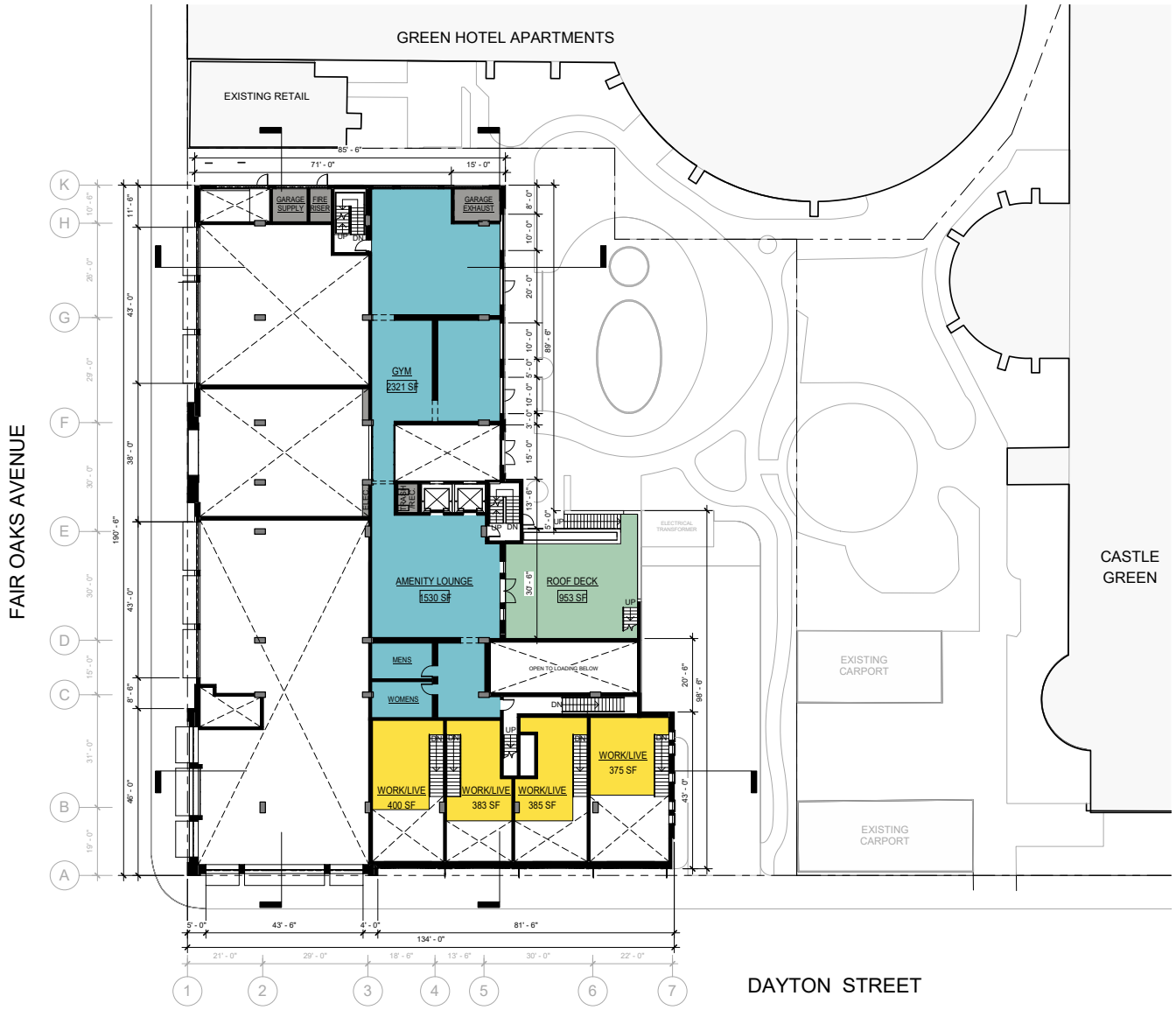
N

SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-11**

Project Site Plan - Ground Floor

IMPACT SCIENCES



MEZZANINE FLOOR SUMMARY

GROSS FLOOR AREA	**7,147 SF**

PROGRAM SUMMARY	**NET SF**
WORK/LIVE	1,543 SF
AMENITY SPACE	3,851 SF

SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-12**

Mezzanine Floor Plan

IMPACT SCIENCES

1136.004•03/2020

PROJECT UNIT SUMMARY

STUDIOS	24
1 BED - UNDER 650 SF	33
1 BED T/H - UNDER 650 SF	3
1 BED - OVER 650 SF	4
2 BED	18
2 BED T/H	2
TOTAL UNITS:	**84**

SECOND FLOOR SUMMARY

GROSS FLOOR AREA	**14,868 SF**

UNIT SUMMARY

STUDIOS	5
1 BED - UNDER 650 SF	9
1 BED - OVER 650 SF	1
2 BED	4
TOTAL UNITS:	**19**

SOFTSCAPE
BUILDING AMENITY
COMMERCIAL
APARTMENT UNITS
SERVICE & EQUIPMENT
EXISTING BUILDINGS

16 0 16 32

N

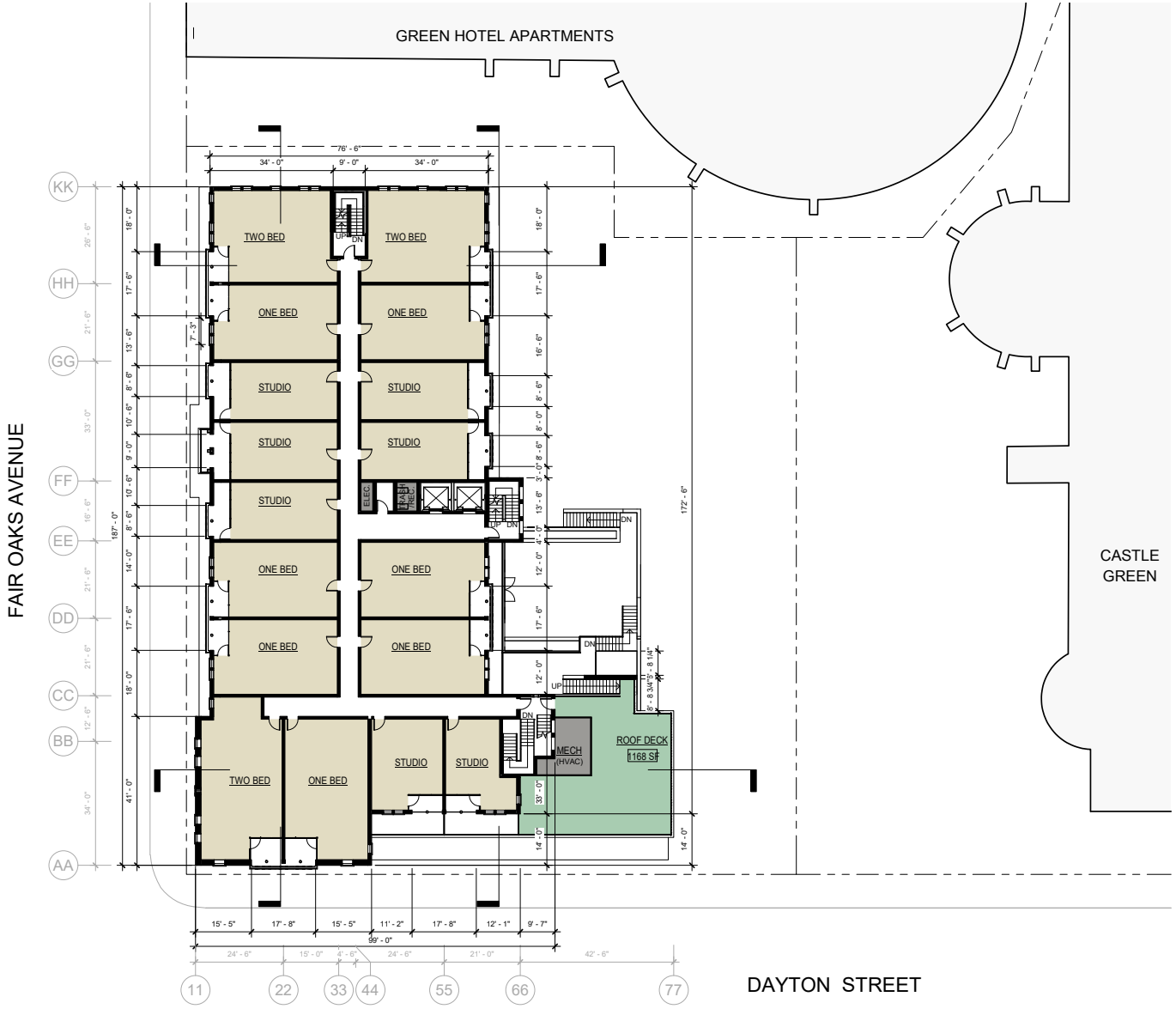
SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-13**

Second Floor Plan

IMPACT SCIENCES

1136.004•03/2020



THIRD FLOOR SUMMARY

GROSS FLOOR AREA	**13,235 SF**

UNIT SUMMARY

STUDIOS	7
1 BED - UNDER 650 SF	6
1 BED - OVER 650 SF	1
2 BED	3
TOTAL UNITS:	**17**

SOFTSCAPE
BUILDING AMENITY
COMMERCIAL
APARTMENT UNITS
SERVICE & EQUIPMENT
EXISTING BUILDINGS

16 0 16 32

N

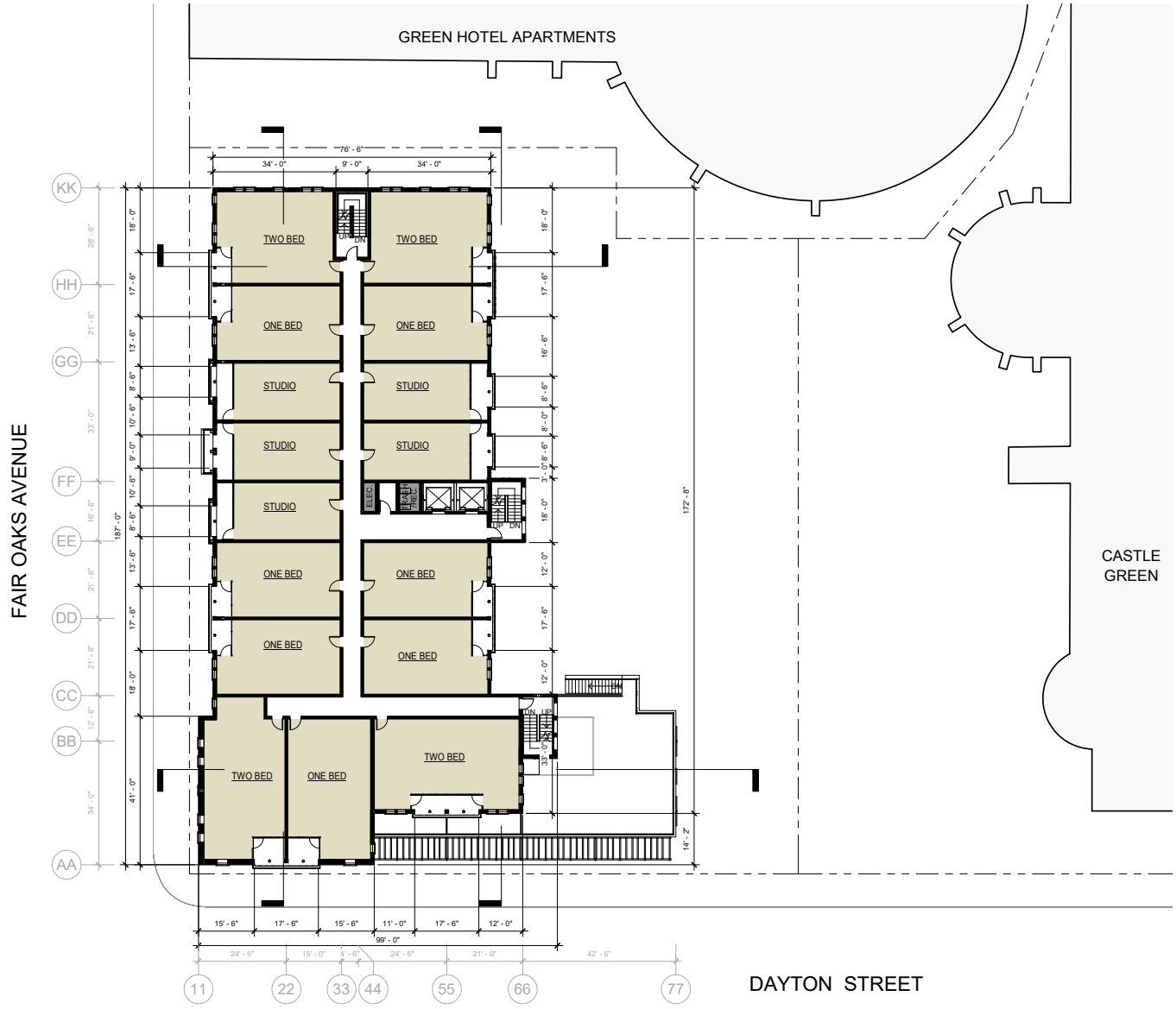
SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-14**

Third Floor Plan

IMPACT SCIENCES

1136.004•03/2020



FOURTH FLOOR SUMMARY

GROSS FLOOR AREA	**13,226 SF**

UNIT SUMMARY	
STUDIOS	5
1 BED - UNDER 650 SF	6
1 BED- OVER 650 SF	1
2 BED	4
TOTAL UNITS:	**16**

SOFTSCAPE
BUILDING AMENITY
COMMERCIAL
APARTMENT UNITS
SERVICE & EQUIPMENT
EXISTING BUILDINGS

16 0 16 32

N

SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-15**

Fourth Floor Plan

IMPACT SCIENCES

1136.004•03/2020

FIFTH FLOOR SUMMARY

GROSS FLOOR AREA	**13,226 SF**

UNIT SUMMARY

STUDIOS	5
1 BED - UNDER 650 SF	6
1 BED- OVER 650 SF	1
2 BED	4
TOTAL UNITS:	**16**

SOFTSCAPE
BUILDING AMENITY
COMMERCIAL
APARTMENT UNITS
SERVICE & EQUIPMENT
EXISTING BUILDINGS

16 0 16 32

N

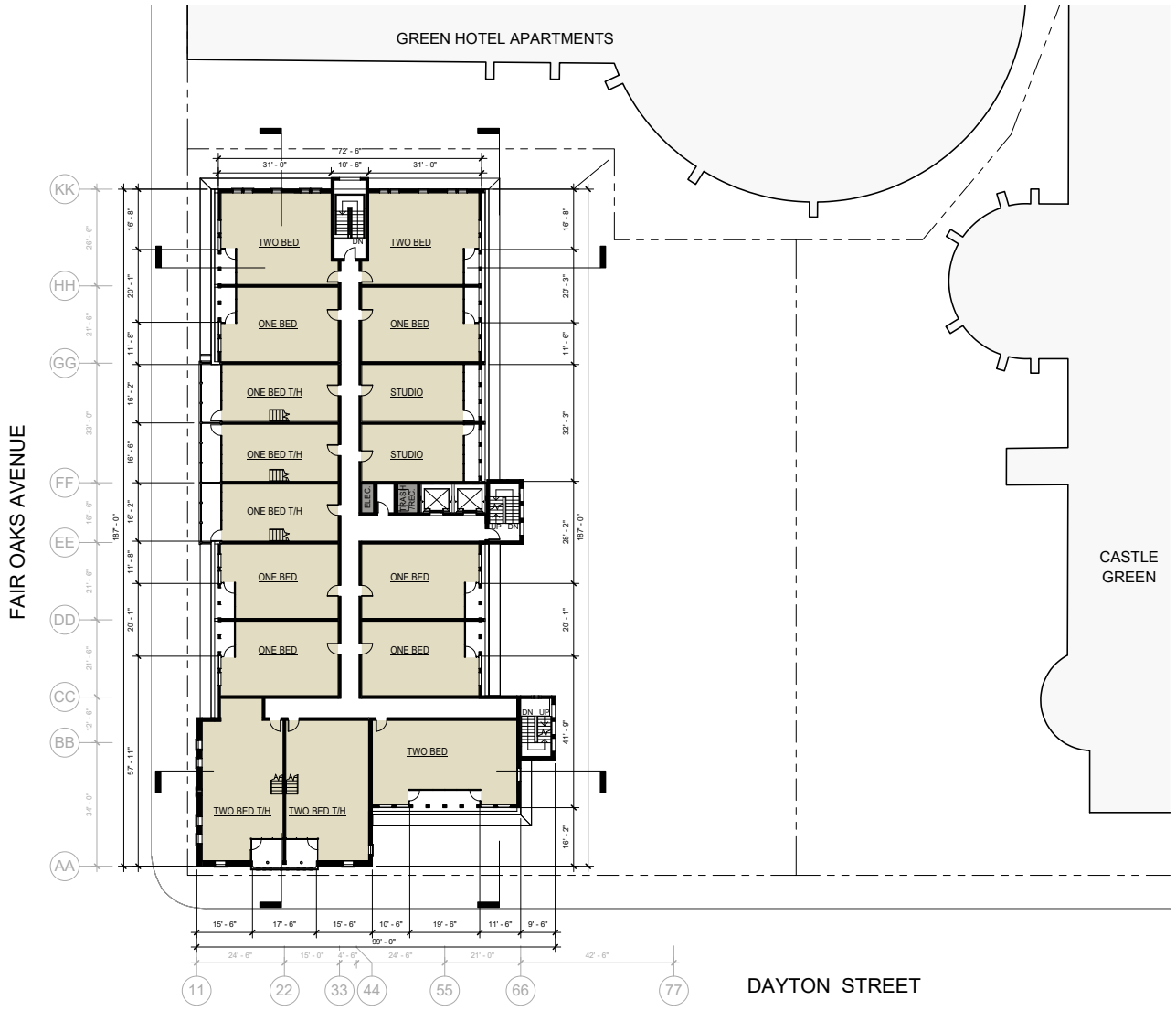
SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-16**

Fifth Floor Plan

IMPACT SCIENCES

1136.004•03/2020



SIXTH FLOOR SUMMARY

GROSS FLOOR AREA **14,145 SF***

* Includes 1,202 SF located in Mezzanines of Townhouse units.

UNIT SUMMARY

STUDIOS	2
1 BED - UNDER 650 SF	6
1 BED T/H - UNDER 650 SF	3
2 BED	3
2 BED TOWNHOUSE	2
TOTAL UNITS:	**16**

SOFTSCAPE
BUILDING AMENITY
COMMERCIAL
APARTMENT UNITS
SERVICE & EQUIPMENT
EXISTING BUILDING

16 0 16 32

N

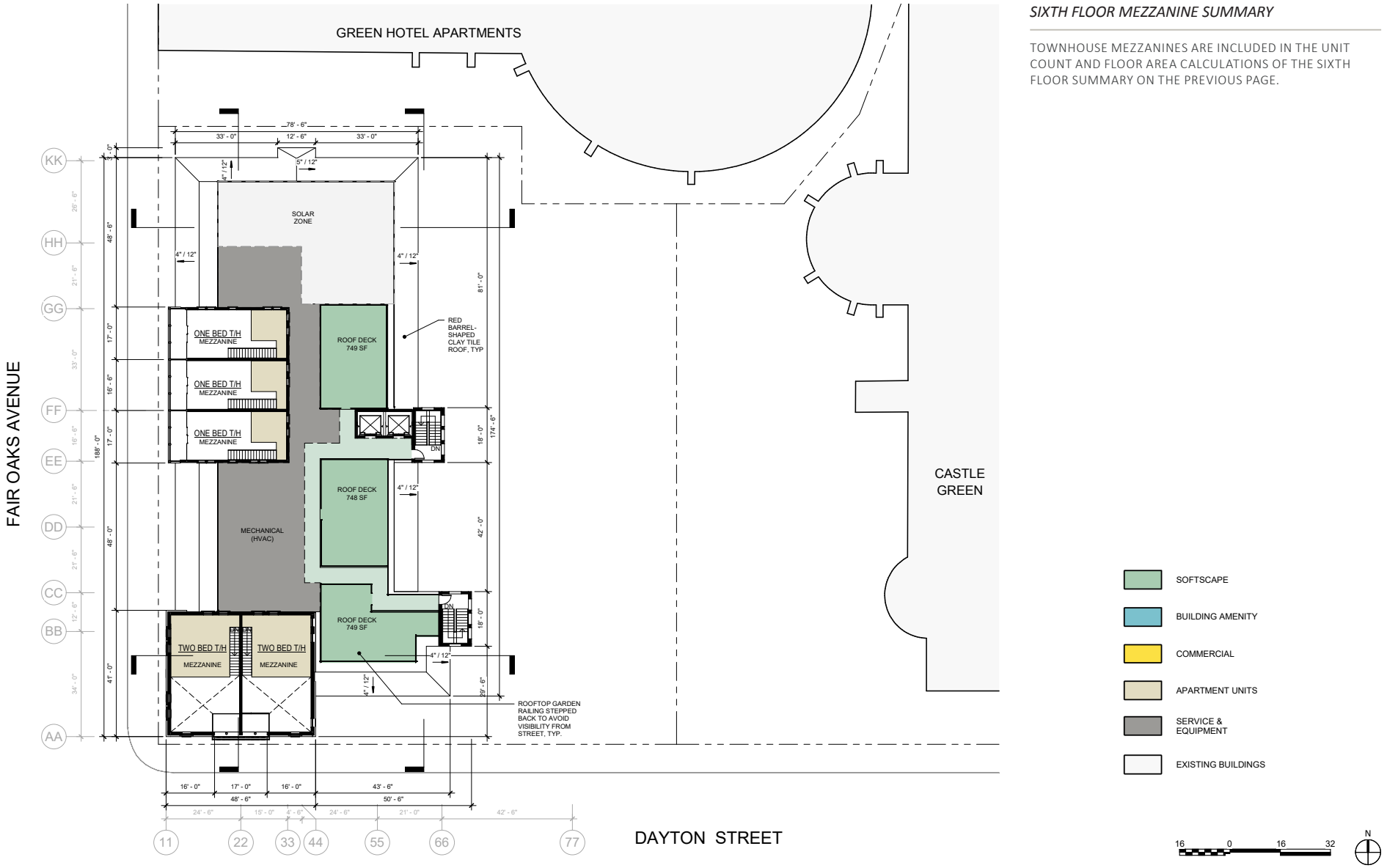
SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-17**

Sixth Floor Plan

IMPACT SCIENCES

1136.004•03/2020



SIXTH FLOOR MEZZANINE SUMMARY

TOWNHOUSE MEZZANINES ARE INCLUDED IN THE UNIT COUNT AND FLOOR AREA CALCULATIONS OF THE SIXTH FLOOR SUMMARY ON THE PREVIOUS PAGE.

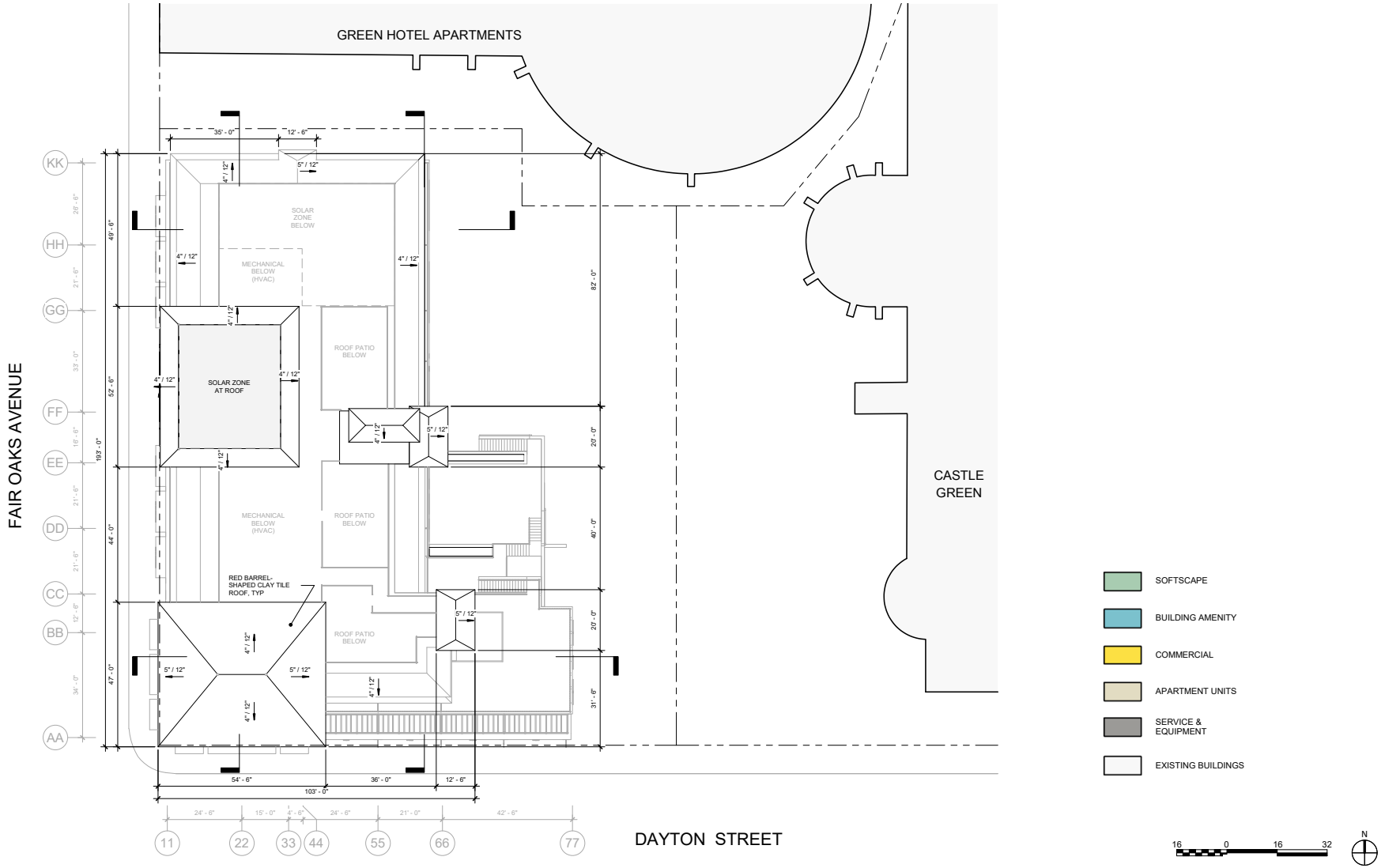
SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-18**

Sixth Floor Mezzanine Plan

IMPACT SCIENCES

1136.004•03/2020



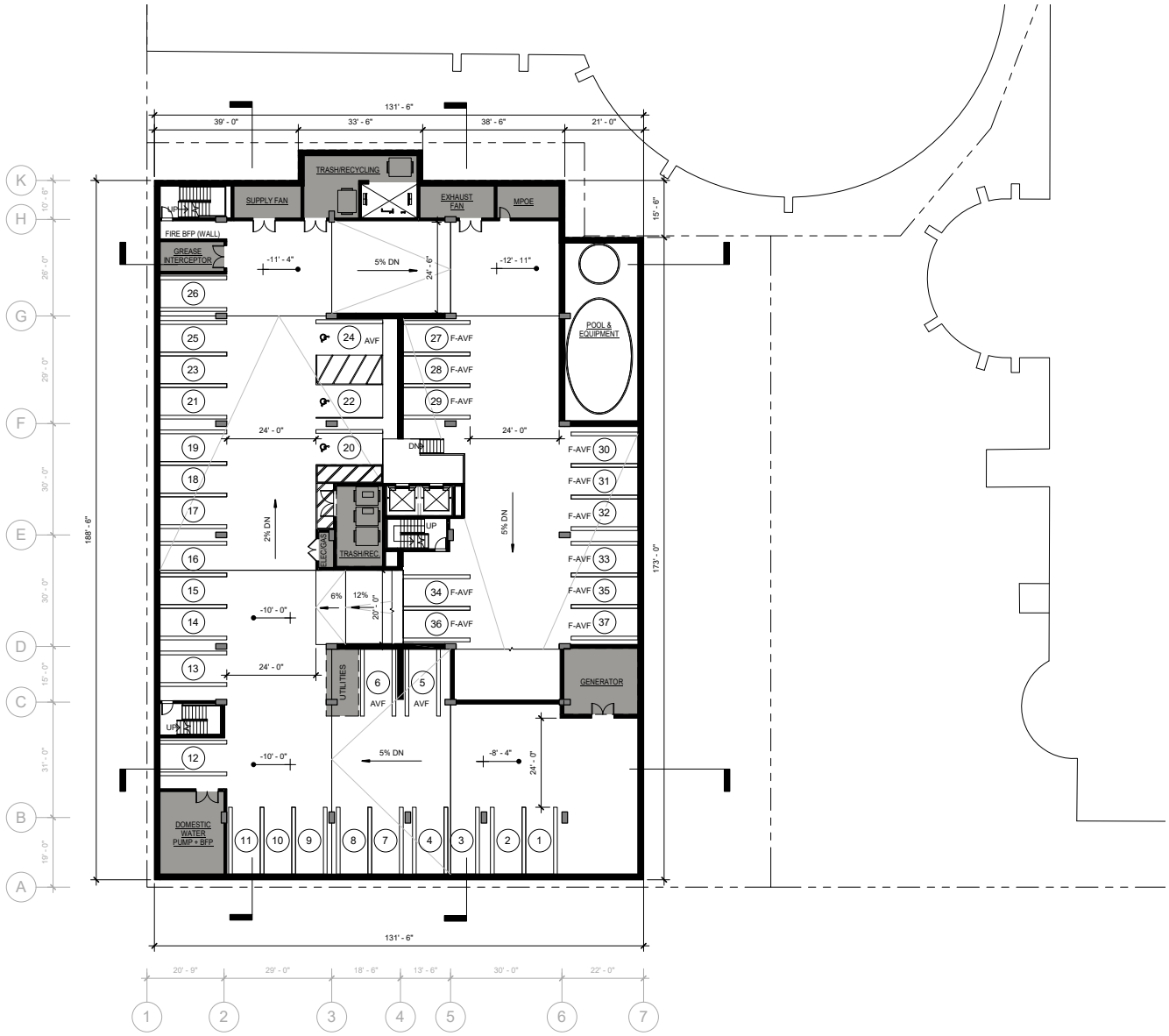
SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-19**

Roof Plan

IMPACT SCIENCES

1136.004•03/2020



OVERALL PARKING SUMMARY

Refer to page 4 for complete parking tabulations.

RESIDENTIAL*	96 SPACES
GUEST	9 SPACES
WORK/LIVE*	12 SPACES
RETAIL/RESTAURANT*	25 SPACES
JOINT (GREEN HOTEL APTS)	53 SPACES
TOTAL PARKING	**195 SPACES**
STANDARD	189 SPACES
ACCESSIBLE	6 SPACES

*On-site parking for residential tenants at the Central Park Apartments will be licensed or leased via separate agreements with building management, and a fee charged per parking space.

○ **TOTAL AVF:** ALTERNATIVE VEHICLE FUELING SPACES (3% of 195 SPACES = 5.85)	6 SPACES
○ **TOTAL F-AVF:** INFRASTRUCTURE FOR FUTURE CHARGER INSTALLATION (F-AVF) (25% of 195 SPACES = 48.75)	49 SPACES

P1 PARKING SUMMARY

TOTAL PARKING	**37 SPACES**
STANDARD	34 SPACES
ACCESSIBLE	3 SPACES
● **AVF:** ALTERNATIVE VEHICLE FUELING SPACES	3 SPACES
● **F-AVF:** INFRASTRUCTURE FOR FUTURE CHARGER INSTALLATION (F-AVF)	11 SPACES

(Locations of AVF & F-AVF spaces shown on plans are preliminary and for illustrative purposes only.)

16 0 16 32

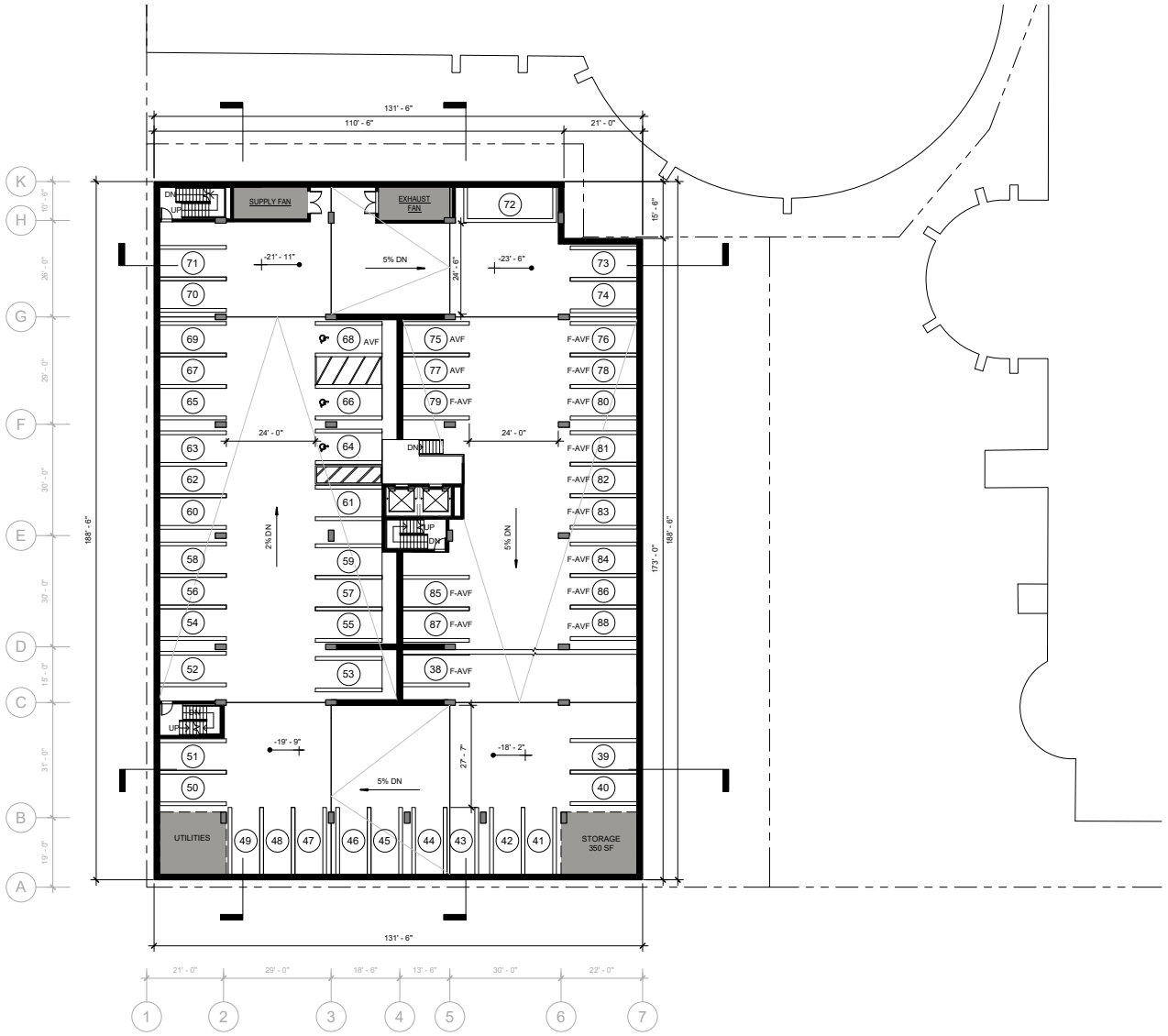
N

SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-20**

P1 Parking Level Plan

IMPACT SCIENCES



P2 PARKING SUMMARY

Refer to page 4 for complete parking tabulations.

TOTAL PARKING	**51 SPACES**
STANDARD	48 SPACES
ACCESSIBLE	3 SPACES

- **AVF:** ALTERNATIVE VEHICLE FUELING SPACES — 3 SPACES
- **F-AVF:** INFRASTRUCTURE FOR FUTURE CHARGER INSTALLATION — 13 SPACES

(Locations of AVF & F-AVF spaces shown on plans are preliminary and for illustrative purposes only.)

16 0 16 32

N

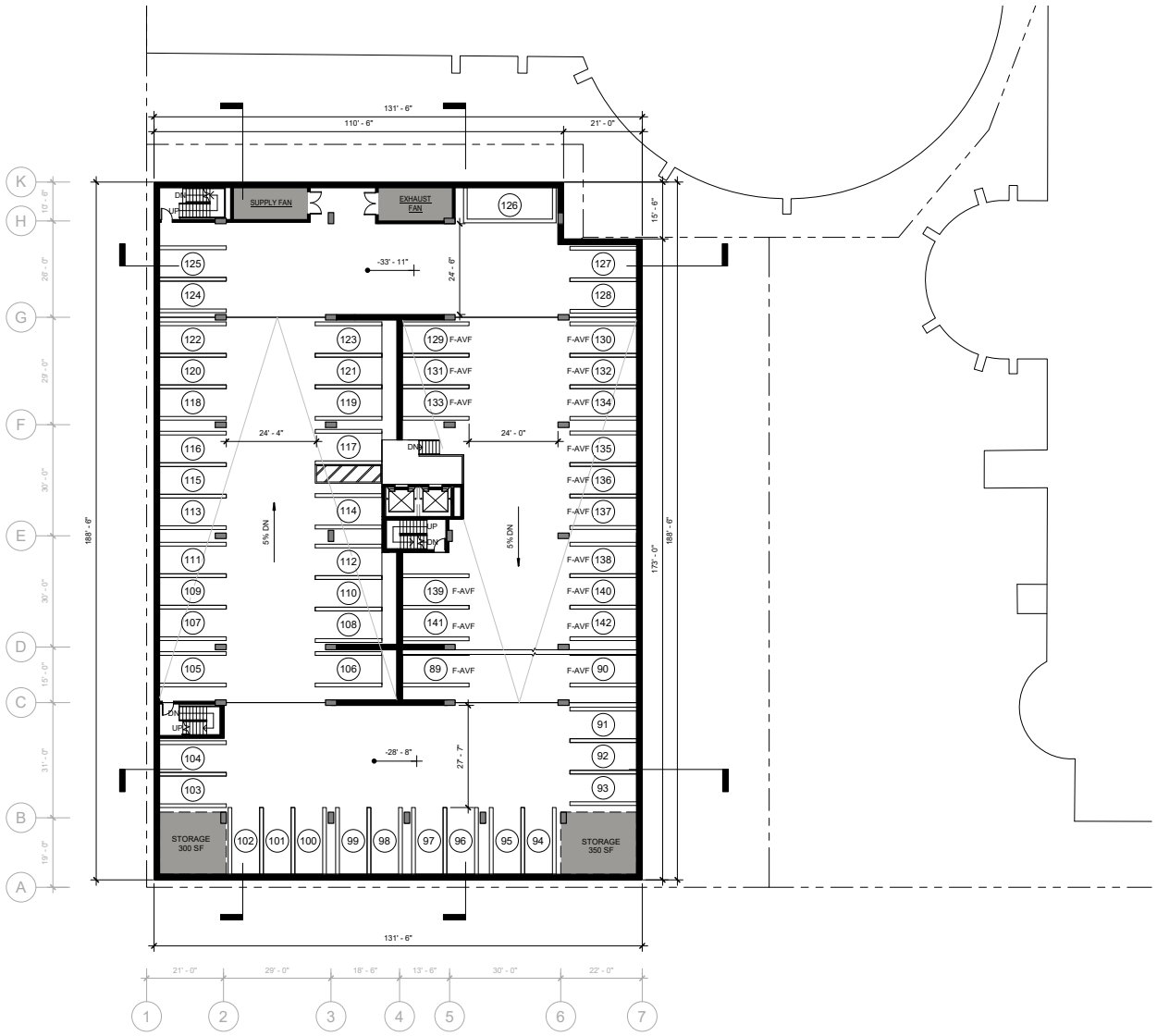
SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-21**

P2 Parking Level Plan

IMPACT SCIENCES

1136.004•03/2020



P3 PARKING SUMMARY

Refer to page 4 for complete parking tabulations.

TOTAL PARKING	**54 SPACES**
STANDARD	54 SPACES
ACCESSIBLE	0 SPACES

AVF: ALTERNATIVE VEHICLE FUELING SPACES	0 SPACES
F-AVF: INFRASTRUCTURE FOR FUTURE CHARGER INSTALLATION	16 SPACES

(Locations of AVF & F-AVF spaces shown on plans are preliminary and for illustrative purposes only.)

16 0 16 32 N

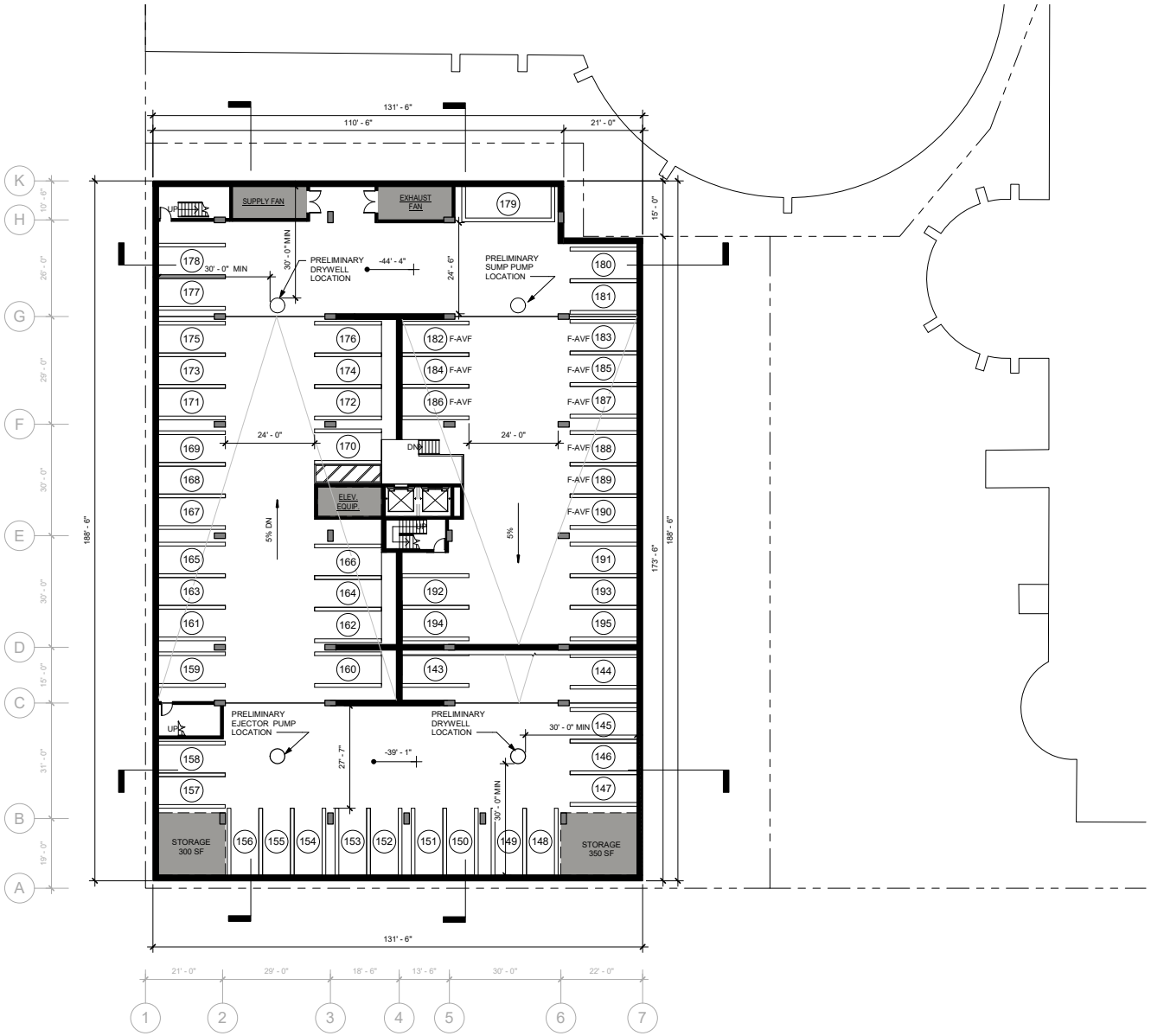
SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-22**

P3 Parking Level Plan

IMPACT SCIENCES

1136.004•03/2020



P4 PARKING SUMMARY

Refer to page 4 for complete parking tabulations.

TOTAL PARKING	**53 SPACES**
STANDARD	53 SPACES
ACCESSIBLE	0 SPACES

- **JOINT PARKING** 53 SPACES
- **AVF:** ALTERNATIVE VEHICLE FUELING SPACES 0 SPACES
- **F-AVF:** INFRASTRUCTURE FOR FUTURE CHARGER INSTALLATION 9 SPACES

(Locations of AVF & F-AVF spaces shown on plans are preliminary and for illustrative purposes only.)

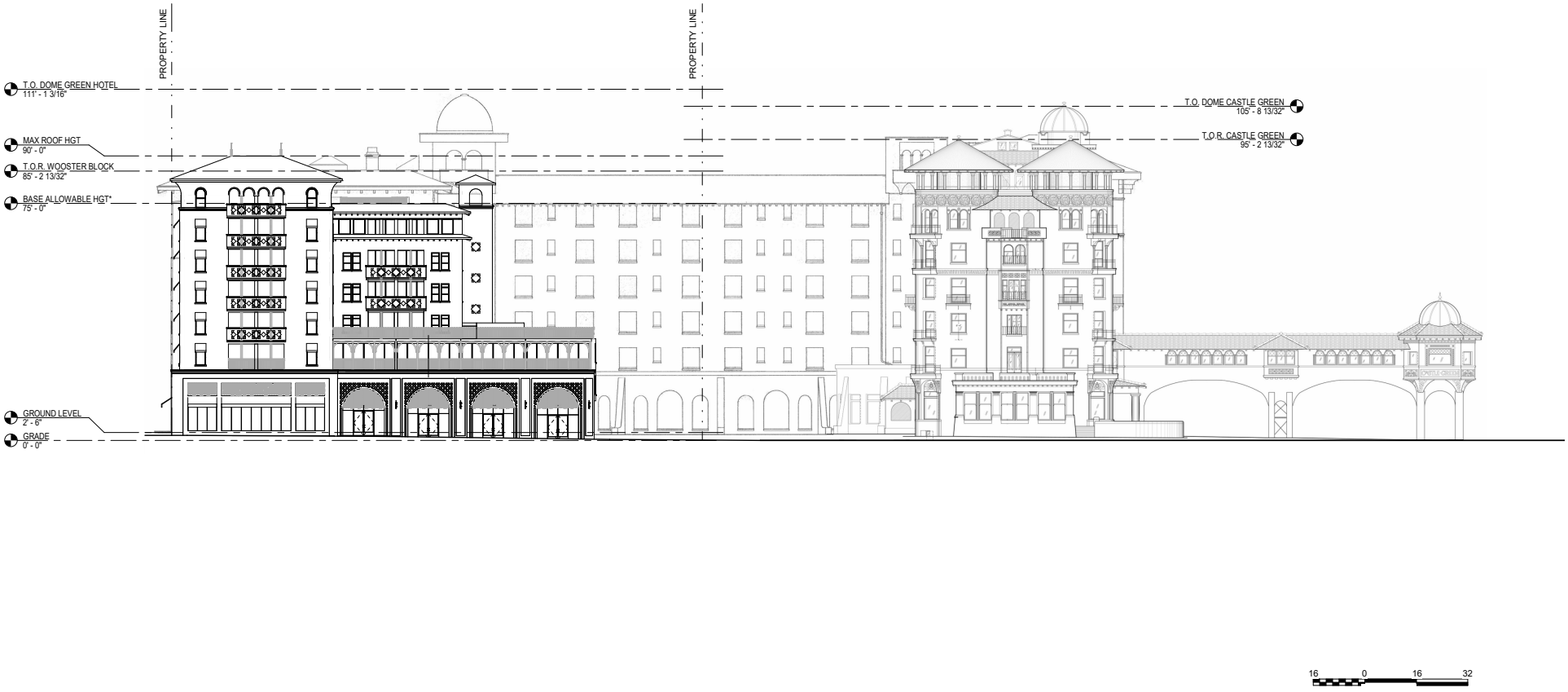
SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-23**

P4 Parking Level Plan

IMPACT SCIENCES

1136.004•03/2020



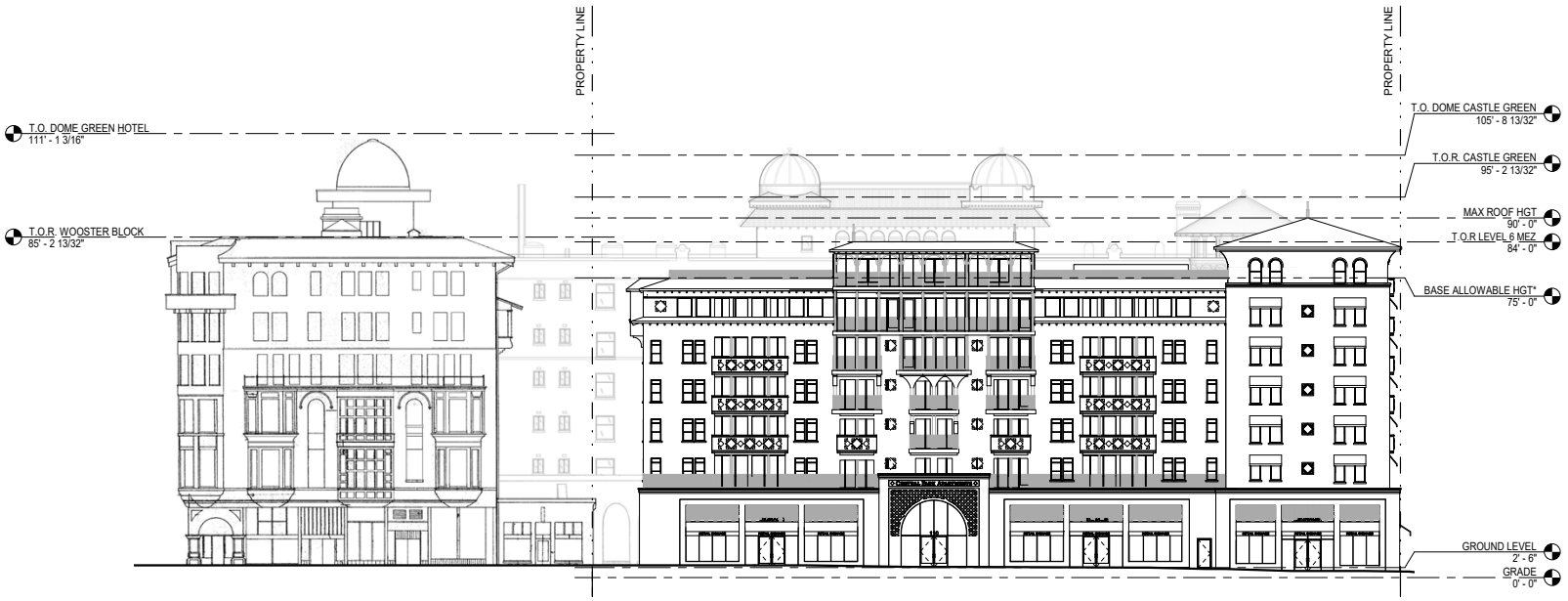
SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-24**

Overall South Elevation

IMPACT SCIENCES

1136.004•03/2020



SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-25**

Overall West Elevation

IMPACT SCIENCES

1136.004•03/2020

SOUTH ELEVATION

WEST ELEVATION

BUILDING MATERIALS

The concept for the building materials along all the elevations draws from studies, existing drawings, and conservation efforts of the historic Green Hotel Apartments and Castle Green. Paint samples of both buildings will be analyzed to assess matching and complementary materials.

Initial material palate consists of the following:

- Cast Stone Cladding and Ornament - Building base to approx. 20' above grade, typical balcony fronts, tower crown, etc.
- Exterior Painted Plaster – Exterior walls above approx. 20'.
- Painted Metal Assemblies – Storefronts and ornamental metal grills, balcony and terrace railings, ornamental cladding at Penthouse and associated feature balconies on Fair Oaks.
- Barrel-Shaped Clay Tile - Typical eave condition and roofs of corner tower and stair towers.
- Windows – Double hung and casement.
- Awnings – Fabric or metal.

* Base Allowable Height and Maximum Roof Height per Pasadena Zoning Code - 17.30.030,

16 0 16 32

SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-26**

South and West Building Elevations

IMPACT SCIENCES

1136.004•03/2020

NORTH ELEVATION

EAST ELEVATION

BUILDING MATERIALS

The concept for the building materials along all the elevations draws from studies, existing drawings, and conservation efforts of the historic Green Hotel Apartments and Castle Green. Paint samples of both buildings will be analyzed to assess matching and complementary materials.

Initial material palate consists of the following:

- Cast Stone Cladding and Ornament - Building base to approx. 20' above grade, typical balcony fronts, tower crown, etc.
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- Barrel-Shaped Clay Tile - Typical eave condition and roofs of corner tower and stair towers.
- Windows – Double hung and casement.
- Awnings – Fabric or metal.

ALLOWABLE OPENINGS - NORTH ELEVATION

The maximum area of unprotected openings permitted on the north exterior wall shall not exceed 45%.

(Per 2010 CBC 705.8.1: Allowable areas of openings & CBC table 705.8: Maximum area of exterior wall openings based on fire separation distance and degree of opening protection.)

Fire separation distance: 10 ft

Degree of opening protection: unprotected, sprinklered

Allowable area: 45%

Proposed:

Exterior wall= 5,521 SF

Openings= 939 SF

939/5,521 = 17%

* Base Allowable Height and Maximum Roof Height per Pasadena Zoning Code 17.30.030, Figure 3-8.

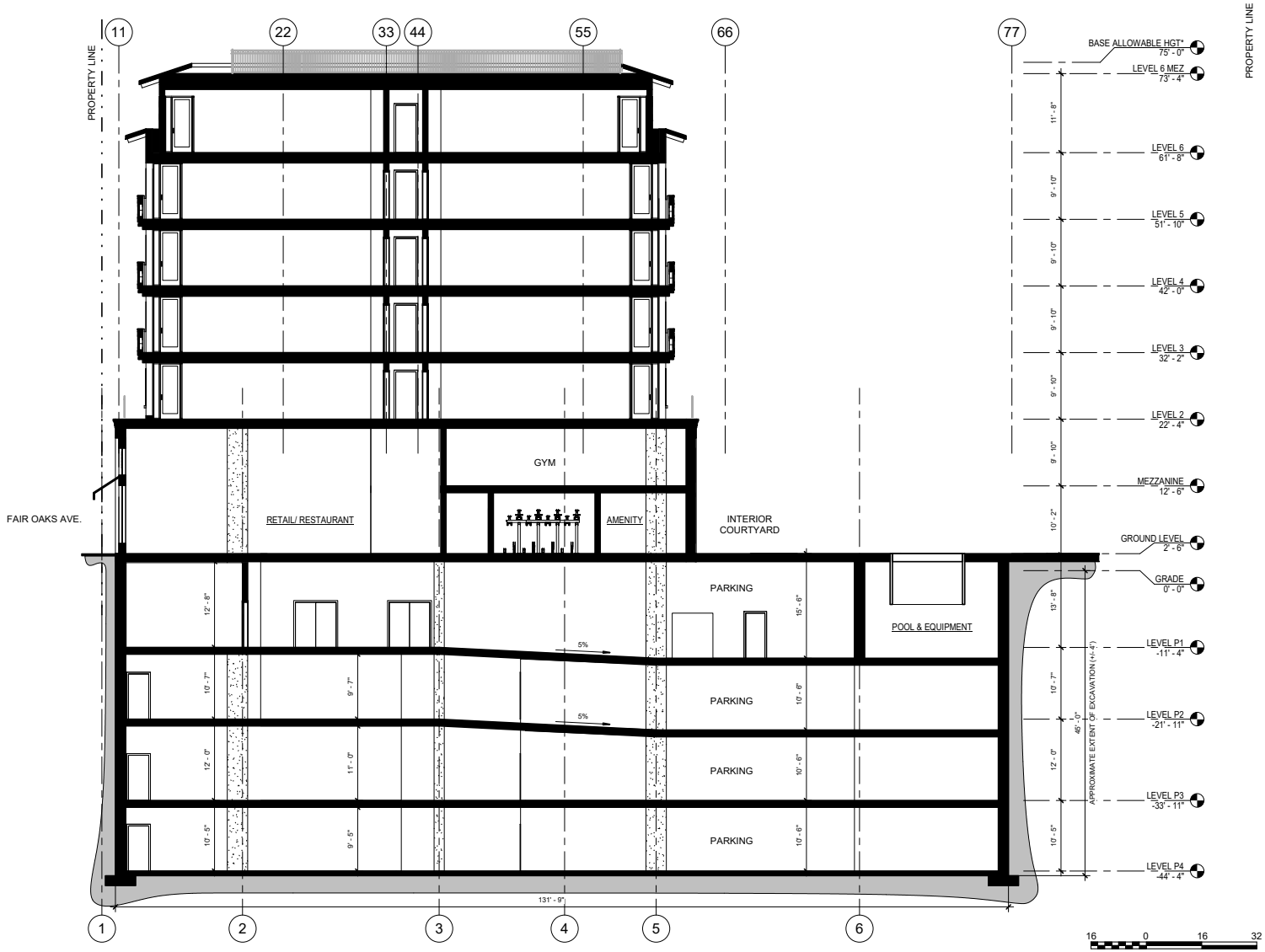
16 0 16 32

SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-27**

North and East Building Elevations

IMPACT SCIENCES



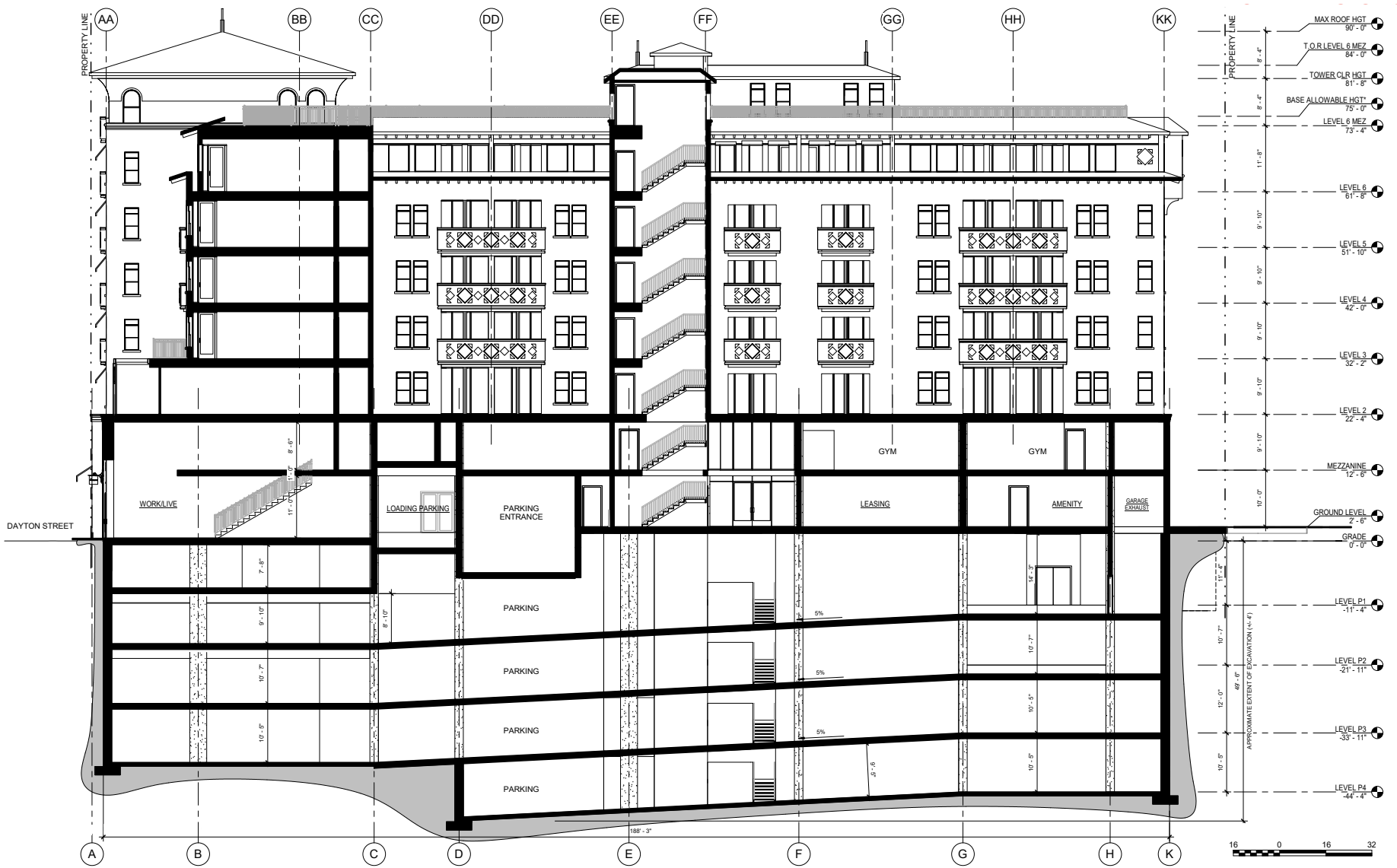
SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-28**

IMPACT SCIENCES

North Ramp Building Section

1136.004•03/2020



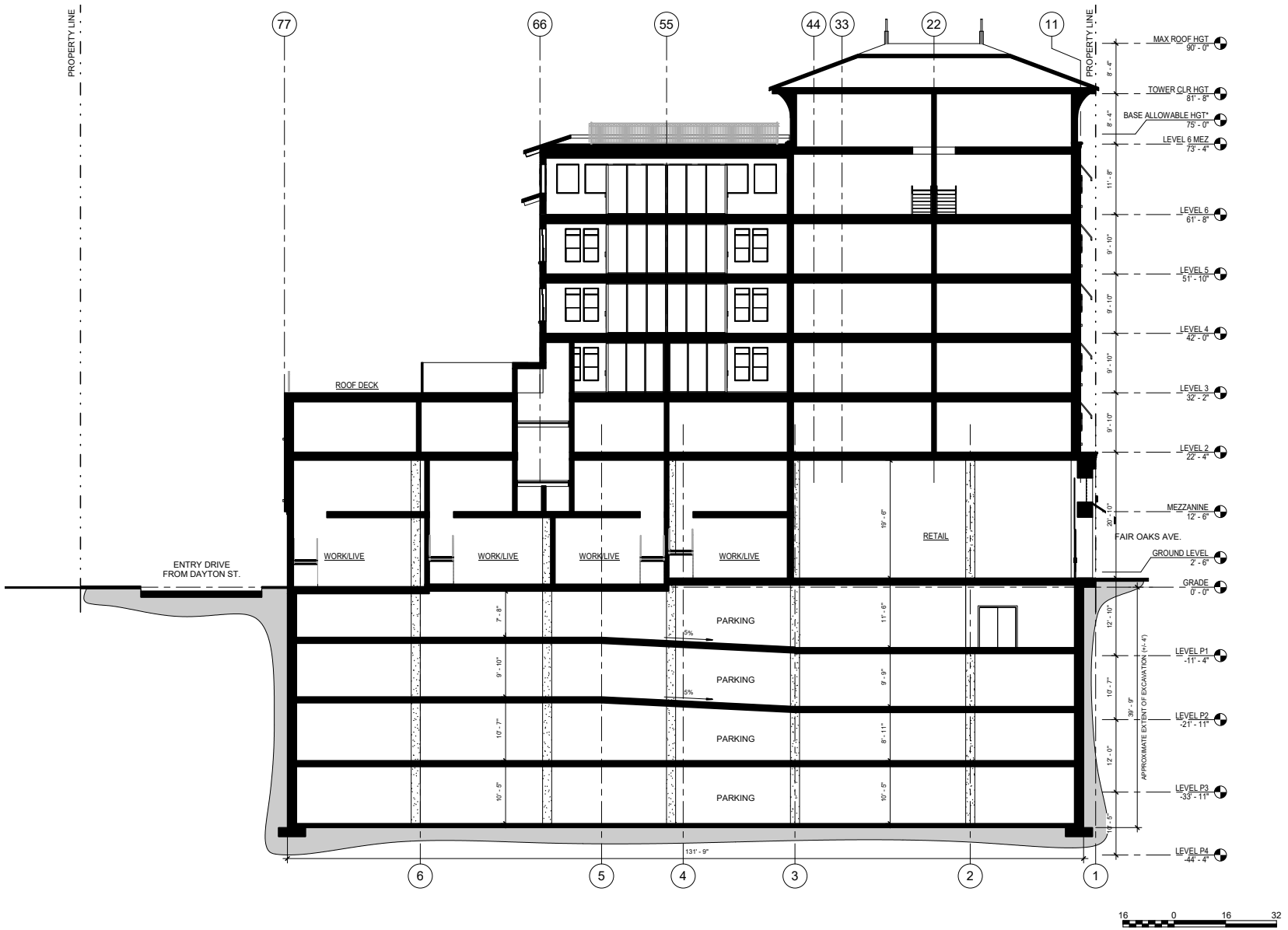
SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-29**

East Ramp Building Section

IMPACT SCIENCES

1136.004•03/2020



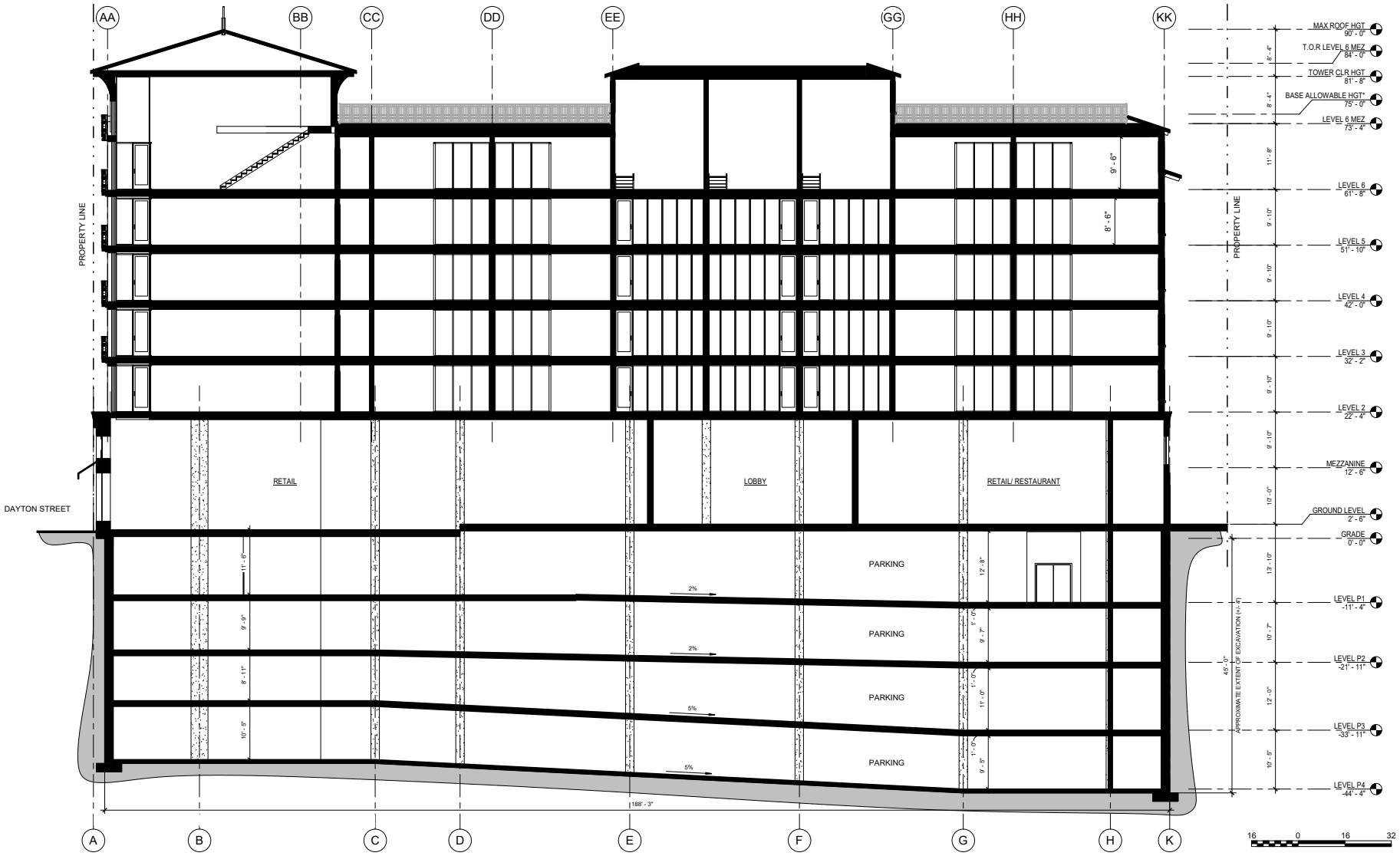
SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-30**

IMPACT SCIENCES

South Ramp Building Section

1136.004•03/2020



SOURCE: Architectural Resources Group, 2020.

FIGURE **2.0-31**

IMPACT SCIENCES

West Ramp Building Section

1136.004•03/2020

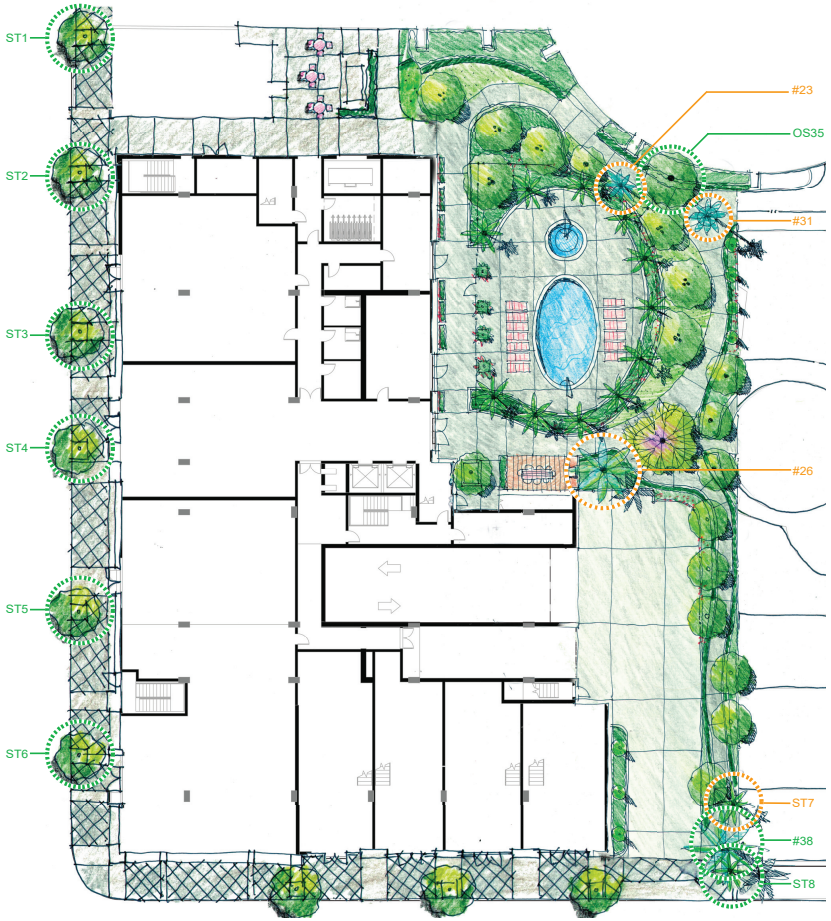
TREE LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE	WUCOLS	COMMENTS
	OLEA EUROPAEA "MAJESTIC BEAUTY" FRUITLESS OLIVE	60" BOX	LOW	MULTI-TRUNK
	ARCHONTOPHOENIX CUNNINGHAMIANA "KING PALM"	24" BOX	MODERATE	STANDARD
	UMBELLULARIA CALIFORNICA "BAY LAUREL"	24" BOX	LOW	STANDARD
	QUERCUS ENGELMANNII "ENGLEMANN OAK"	96" BOX	LOW	STANDARD
	LAGERSTROEMIA INDICA "CRAPE MYRTLE"	36" BOX	LOW	STANDARD, MATCH EXISTING STREET TREES
	PHOENIX CANARIENSIS "CANARY ISLAND DATE PALM"	–		SEE TREE REPLACEMENT CALCULATIONS
	SYAGRUS ROMANZOFFIANA "QUEEN PALM"	–		SEE TREE REPLACEMENT CALCULATIONS
	WASHINGTONIA FILIFERA "CALIFORNIA FAN PALM"	–		SEE TREE REPLACEMENT CALCULATIONS

TREE REPLACEMENT CALCULATIONS:

TREE ID	STATUS	BOTANICAL NAME "COMMON NAME"	DBH / BT HT.	REPLACEMENT TREES REQUIRED (ORD. NO. 2237, § 2, 2012.)
#38	TO BE RETAINED	PHOENIX CANARIENSIS "CANARY ISLAND DATE PALM"	20' BT	NONE
ST1	TO BE RETAINED	LAGERSTROEMIA INDICA "CRAPE MYRTLE"	3	NONE
ST2	TO BE RETAINED	LAGERSTROEMIA INDICA "CRAPE MYRTLE"	3	NONE
ST3	TO BE RETAINED	LAGERSTROEMIA INDICA "CRAPE MYRTLE"	2	NONE
ST4	TO BE RETAINED	LAGERSTROEMIA INDICA "CRAPE MYRTLE"	1	NONE
ST5	TO BE RETAINED	LAGERSTROEMIA INDICA "CRAPE MYRTLE"	1	NONE
ST6	TO BE RETAINED	LAGERSTROEMIA INDICA "CRAPE MYRTLE"	STUMP SPROUTS	NONE
ST8	TO BE RETAINED	SYAGRUS ROMANZOFFIANA "QUEEN PALM"	15" BT	NONE
ST7	TO BE TRANSPLANTED	SYAGRUS ROMANZOFFIANA "QUEEN PALM"	20" BT	NONE
#23	TO BE TRANSPLANTED	WASHINGTONIA FILIFERA "CALIFORNIA FAN PALM"	50" BT	NONE
#31	TO BE TRANSPLANTED	WASHINGTONIA FILIFERA "CALIFORNIA FAN PALM"	45" BT	NONE
#26	TO BE TRANSPLANTED	PHOENIX CANARIENSIS "CANARY ISLAND DATE PALM"	50" BT	NONE
#24	NO LONGER EXISTS*	FICUS MICROCARPA "INDIAN LAUREL FIG"	40.5"	NONE
#18	TO BE REMOVED	CINNAMOMUM CAMPHORA "CAMPHOR TREE"	31"	(4) 36" BOX TREES OR (8) 24" BOX TREES
#19	TO BE REMOVED	CINNAMOMUM CAMPHORA "CAMPHOR TREE"	16.5"	(2) 36" BOX TREES OR (4) 24" BOX TREES
#20	TO BE REMOVED	CINNAMOMUM CAMPHORA "CAMPHOR TREE"	23.5"	(4) 36" BOX TREES OR (8) 24" BOX TREES

* TREE #24 NO LONGER EXISTS. SEE PRIVATE TREE REMOVAL REQUEST APPLICATION FOR DETAILS REGARDING UPDATED TREE CONDITION.



PROTECTED TREE TO REMAIN

PROTECTED TREES TO BE RELOCATED

SHRUB, VINE & GROUNDCOVER LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE	WUCOLS
	AGAVE ATTENUATA "FOXTAIL AGAVE"	15 GAL.	LOW
	ARCTOSTAPHYLOS "SUNSET" "SUNSET MANZANITA"	5 GAL.	LOW
	ARTEMISIA 'POWIS CASTLE' "WORMWOOD"	5 GAL.	MODERATE
	CARPENTERIA CALIFORNICA "BUSH ANEMONE"	5 GAL.	LOW
	DASYLIRION LONGISSIMUM "MEXICAN GRASS TREE"	15 GAL.	VERY LOW
	DISTICTUS "RIVERS" "ROYAL TRUMPET VINE"	5 GAL	MODERATE
	DRACENA DRACO "DRAGON TREE"	24" BOX	VERY LOW
	ARMERIA MARITIMA 'ALBA' "WHITE FLOWERED THRIFT"	1 GAL.	MODERATE
	LAVANDULA ANGUSTIFOLIA "HIDCOTE PINK" "HIDCOTE PINK LAVENDER"	1 GAL.	LOW
	PRUNUS ILICIFOLIA SSP. 'LYONII' "CATALINA CHERRY"	15 GAL.	LOW
	ROSA X 'NOASCHNEE' "FLOWER CARPET WHITE GROUNDCOVER ROSE"	2 GAL.	MODERATE
	STRELITZIA REGINAE "BIRD OF PARADISE"	15 GAL.	MODERATE
	SALVIA CLEVELANDII 'WINNIFRED GILMAN' "BLUE SAGE"	5 GAL.	VERY LOW
	VERBENA LILACINA "DE LA MINA"	5 GAL.	LOW

NOTE:

ALL IRRIGATION TO BE DRIP IRRIGATION WITH WEATHER BASED IRRIGATION CONTROLLER.

GROUND FLOOR PROPOSED LANDSCAPE:

TREES 36" BOX OR LARGER	17
TREES 24" BOX	21
TOTAL LANDSCAPE	11,600 SF
SOFTSCAPE	3,257 SF
HARDSCAPE	8,343 SF

REPLACEMENT TREES REQUIRED:

TREES 36" BOX OR LARGER OR TREES 24" BOX	10 20

EXISTING TREES	19
PROPOSED TREES	38
NET GAIN OF TREES	**19**

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

0 8' 16' 32' 64'

SOURCE: AHBE Landscape Architects, Architectural Resources Group, 2020

FIGURE **2.0-32**

Ground Level Landscape Plan

IMPACT SCIENCES

MEZZANINE PROPOSED LANDSCAPE:	
TOTAL OPEN SPACE	953 SF
SOFTSCAPE	121 SF
HARDSCAPE	832 SF

SECOND FLOOR PROPOSED LANDSCAPE:	
TOTAL OPEN SPACE	264 SF
SOFTSCAPE	75 SF
HARDSCAPE	189 SF

THIRD FLOOR PROPOSED LANDSCAPE:	
TOTAL OPEN SPACE	1,168 SF
SOFTSCAPE	230 SF
HARDSCAPE	938 SF

SIXTH LEVEL MEZ PROPOSED LANDSCAPE:	
TOTAL OPEN SPACE	2,246 SF
SOFTSCAPE	511 SF
HARDSCAPE	1,735 SF

LANDSCAPE DESIGN

The concept for the buildings landscape design throughout the grounds draws from studies, existing drawings, and conservation efforts of the historic Green Hotel Apartments and Castle Green. The project's landscape/hardscape elements are:

- A pedestrian "walk alley" at the north edge of the site, with feature paving and movable planters compatible with emergency access requirements.
- A landscape zone in the northeast portion of the site that integrates a pool terrace with climate-appropriate trees and plantings in native soil. Winding walkways and green zones will evoke historical paths and planting to create a coherent visual relationship with the adjacent Castle Green landscape. Castle Green's entry axis and associated circular walk are continued in the new layout.
- A path along the access drive that extends the site's landscape features to Dayton Street, connects the green space inside the block and Central Park. The 10' width available will be carefully landscaped to present a welcoming pedestrian space clearly separate from the vehicular drive.
- Second and third floor terraces and planters at the southeast corner of the new building, connected by processional stairs to ground level. These terraces have been further articulated to break down their scale and incorporate more green area.
- Roof level terraces with fixed and movable planting areas.
- Existing trees outside construction areas will be protected in place. Existing trees in construction areas will be moved to landscape zones on the east side of the site.
- The proposed project incorporates a net gain of nineteen trees, which reinforces the courtyard's historical connection with Central Park to the south and increases the comfortabilty of the microclimate.

16 0 16 32

N

SOURCE: AHBE Landscape Architects, Architectural Resources Group, 2020

FIGURE **2.0-33**

Roof Level Landscape Plan

IMPACT SCIENCES

SOURCE: Architectural Resources Group, December 2019

FIGURE **2.0-34**

IMPACT SCIENCES

Perspective Rendering at the Corner of Fair Oaks Avenue and Dayton Street

SOURCE: Architectural Resources Group, December 2019

FIGURE **2.0-35**

IMPACT SCIENCES

Perspective Rendering along Dayton Street

1136.004•01/21

SOURCE: Architectural Resources Group, December 2019

FIGURE **2.0-36**

IMPACT SCIENCES

Bird's-Eye Perspective Rendering along Fair Oaks Avenue

1136.004•01/21

SOURCE: Architectural Resources Group, December 2019

FIGURE **2.0-37**

IMPACT SCIENCES

Perspective Rendering along Fair Oaks Avenue

1136.004•01/21

SOURCE: Architectural Resources Group, December 2019

FIGURE **2.0-38**

IMPACT SCIENCES

Bird's-Eye Rendering of Project Courtyard

1136.004•01/21

Sustainability Features

Green Building Measures, including passive environmental control strategies and/or active environmental control systems, are incorporated into the building's design. These proposed systems include:

- Building configuration:
  - Building is oriented to provide all occupied rooms with daylight and a view.
  - Useable exterior balconies at all apartment units.
- Building materials:
  - Exterior materials selected for durability and local availability
  - Interior materials selected for wear-resistance and low-VOC emissions.
  - Cool roofing material.
- Windows:
  - Apartment windows would be operable.
  - Glass would be dual pane / low-e glass.
  - Overhangs and fixed canopies would provide solar shading at east, south, and west windows.
- Energy efficient building system:
  - High efficiency gas boilers.
  - Commissioning to align system performance with design targets and energy efficiency standards.
  - Water submetering and individual electric meters.
- System Control:
  - Each apartment and commercial unit would have its own controllable thermostat.
  - Daylighting, occupancy sensors, and dimmer switches would be used to optimize lighting.
- Landscape:
  - Drought tolerant planting is proposed.
  - Landscaped roof terraces at mezzanine, second, third. and penthouse floors.
  - Low backlight/uplight/glare-rated exterior light fixtures.
  - Storage and collection of recyclables.

Utilities and Drainage

Connections for utilities including sewer, water, gas, electric, and telecommunications, would be installed on-site (for more information refer to **Section 4.19, Utilities**). As there would be an insignificant change in impervious surfaces on the project site as a result of the redevelopment, the proposed project would be able to use existing drainage facilities for stormwater flows from the project site; nevertheless, as required by the City of Pasadena Building & Safety division, the project will prepare a Low Impact Development (LID) Plan to demonstrate stormwater management post-construction and as required, the LID Plan will be prepared by a registered engineer (for more information refer to **Section 4.10, Hydrology and Water Quality**).

Construction

Construction is anticipated to last a total of approximately 28 months, beginning in January 2022 and completing in April 2024. Demolition would occur over a period of approximately 1 month and require the removal of 620 cubic yards (cy) of debris. Site grading would occur over a period of 6 months and would require the export of approximately 45,500 cy of soil. Building construction would occur over a period of 21 months.

Requested Approvals

The proposed project would require Design Review Approval from the City of Pasadena Design Commission. In addition, the applicant has applied for a Vesting Tentative Tract Map to allow for the potential to convert the apartments to condominiums, and a Private Tree Removal for removal and relocation of Protected Trees as outlined in Table 2.0-1, above.

The project is utilizing the State Density Bonus Law pursuant to Government Code § 65915 to allow for the increase in the residential base density from 64 units to 84 units (excluding four work-live units), eight of which would be reserved for Very Low Income residents. No other entitlement actions are required or being requested by the project applicant.

2.10 OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

The proposed project does not require discretionary approval from other public agencies.

2.11 HAVE CALIFORNIA NATIVE AMERICAN TRIBES TRADITIONALLY AND CULTURALLY AFFILIATED WITH THE PROJECT AREA REQUESTED

CONSULTATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.3.1? IF SO, HAS CONSULATION BEGUN?

Two tribes (the Gabrieleno Band of Missions Indians – Kizh Nation and the Gabrielino-Tongva Tribe) requested formal notification of all projects within the City. Accordingly, the City notified the Gabrieleno Band of Mission Indians – Kizh Nation and Gabrielino-Tongva Tribe of the proposed project under AB 52 in order to provide an opportunity to consult on tribal cultural resources and other matters of concern.

2.12 CUMULATIVE SCENARIO

In accordance with *CEQA Guidelines* Section 15064(h), this SCEA includes an evaluation of the proposed project's cumulative impacts. This section provides information on the conditions assumed to occur under the cumulative scenario; the cumulative impact of the proposed project is based on evaluating the potential impacts that may result from the project when considered in context of the cumulative scenario. The guidance provided under *CEQA Guidelines* Section 15064(h) is as follows:

1. When assessing whether a cumulative effect requires an EIR, the lead agency shall consider whether the cumulative impact is significant and whether the effects of the project are cumulatively considerable. An EIR must be prepared if the cumulative impact may be significant and the project's incremental effect, though individually limited, is cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

2. A lead agency may determine in an initial study that a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable and thus is not significant. When a project might contribute to a significant cumulative impact, but the contribution will be rendered less than cumulatively considerable through mitigation measures set forth in a mitigated negative declaration, the initial study shall briefly indicate and explain how the contribution has been rendered less than cumulatively considerable.

3. A lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program (including, but not limited to, water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plan, plans or regulations for the reduction of greenhouse gas emissions) that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area in which the project is located. Such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review

process to implement, interpret, or make specific the law enforced or administered by the public agency. When relying on a plan, regulation or program, the lead agency should explain how implementing the particular requirements in the plan, regulation, or program ensure that the project's incremental contribution to the cumulative effect is not cumulatively considerable. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding that the project complies with the specified plan or mitigation program addressing the cumulative problem, an EIR must be prepared for the project.

4. The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable."

In light of the guidance summarized above, an adequate discussion of a project's contribution to cumulative impacts can be based on either: (1) a list of past, present, and probable future related impacts; or (2) a summary of projections contained in an adopted local, regional, statewide plan, or related planning document that describes conditions contributing to the cumulative effect (*CEQA Guidelines* Section 15130(b)(1)(A)-(B). The lead agency may also blend the "list" and "plan" approaches to analyze the severity of impacts and their likelihood of occurrence. Accordingly, the vision and growth projections contained in the City General Plan and relevant specific plans were identified and included for evaluation.

The project site is within the Central District Specific Plan (CDSP) Area and is designated as High-Mixed Use under the Land Use Element of the City of Pasadena General Plan. This designation allows for a maximum of 3.00 FAR, up to 87 dwellings per acre, and is intended to support the development of multi-story buildings with a variety of compatible commercial (retail and office) and residential uses. The vision for the CDSP Area, as stated in the Land Use Element, is to build upon the existing strengths as a vibrant downtown with a mix of uses, walkable areas with shopping, entertainment, restaurants, offices, and housing connected by multiple modes of transit. Within the Central District there are a number of distinct neighborhoods (or sub-districts) with unique identities including Old Pasadena, the Civic Center, Pasadena Playhouse, and South Lake. The project site is within the Old Pasadena sub-district, identified as the historic core of the City, which has developed into a vibrant retail and entertainment destination. The Central District is served by three Metro L Line (formerly Gold Line) stations (Del Mar, Memorial Park, and Lake) creating a myriad of opportunities for higher-density, transit-oriented development, served by multimodal linkages, and pedestrian and open space amenities.

To regulate the building intensity and population density within the City consistently with the designations established by the Land Use Element, development capacities for each Specific Plan Area are used to set threshold limits for residential and commercial development. Within these capacities, cumulative new development in these areas would not exceed the set limits for housing units or square feet of commercial

use. For the CDSP Area, the Land Use Element stipulates a development capacity of 4,272 residential units and 2,112,000 sf of commercial development. The proposed project involves development of 84 residential units and 6,200 sf of supporting commercial use, and also includes four work-live units. Though the project would be within the established development capacity for the CDSP area, this development could potentially produce cumulative impact when considered in conjunction with the General Plan buildout within the City.

The cumulative analysis in this Draft SCEA considers the buildout of the City's General Plan. The forecasted land use growth identified in the City's General Plan, which has been incorporated into the Project's cumulative analyses, is shown in **Table 2.0-4** below. This table shows the total development forecasted to occur by 2035.

Table 2.0-4
Pasadena General Plan Update: Development Capacities[a] (2035)

Specific Plan	Residential Units	Commercial Square Feet
Central District	4,272	2,112,000
South Fair Oaks	802	988,000
East Pasadena	750	1,095,000
Lamanda Park	100	630,000
East Colorado	300	300,000
North Lake	250	250,000
Fair Oaks / Orange Grove	323	300,000
Lincoln Avenue	180	300,000

[a] *Development capacities regulate building intensity and population density consistently with the designations established by the Land Use Diagram developed for the 2015 General Plan Update. Within these, cumulative new development within the specific plan areas shall not exceed the number of housing units and commercial square footage specified in this table.*

Source: City of Pasadena, Revised Final EIR, August 7, 2015.

An analysis of the proposed project's potential contribution to cumulative impacts is provided, as appropriate, under relevant environmental impact categories of this SCEA.