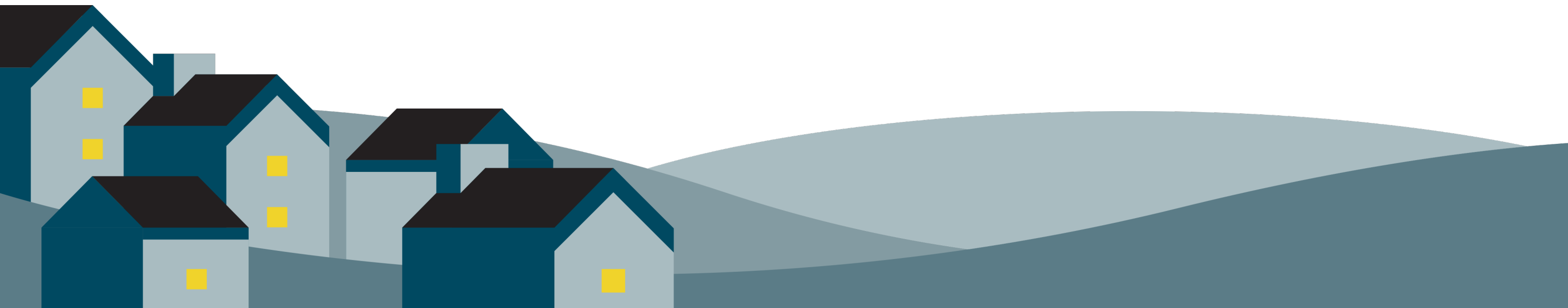




South Pasadena Density Bonus Workshop

Planning Commission

December 15, 2020



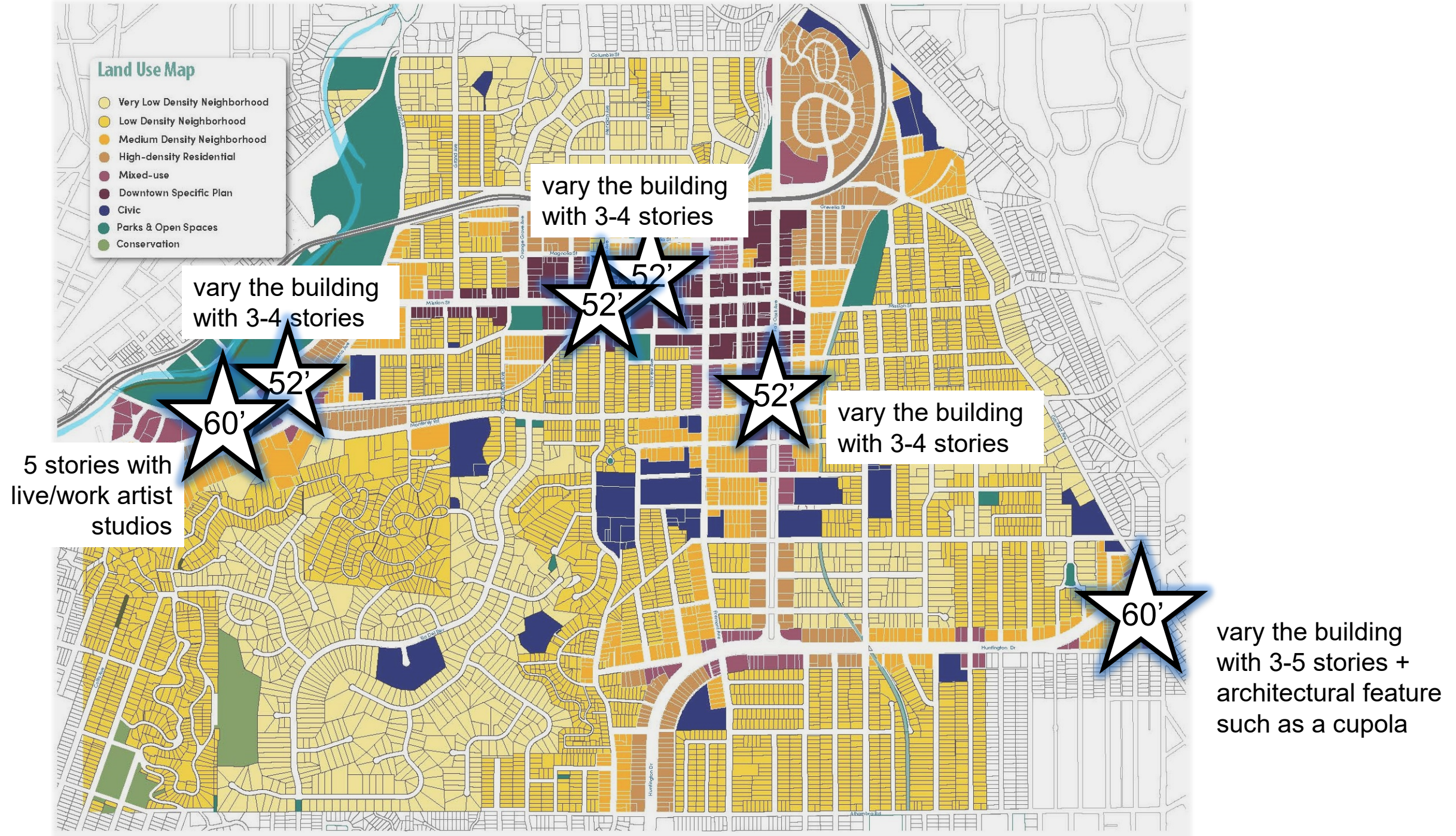
Four Districts, Six Sites Studied for Height and Density Increases

1. **Mission Street: Gold Line Storage, Meridian Site**
2. **Fair Oaks Avenue: Vons**
3. **Huntington Center: Ralphs**
4. **Ostrich Farm Center: Vacant Site, Existing Warehouse/Tyco**

Height Increase Studied for 6 sites

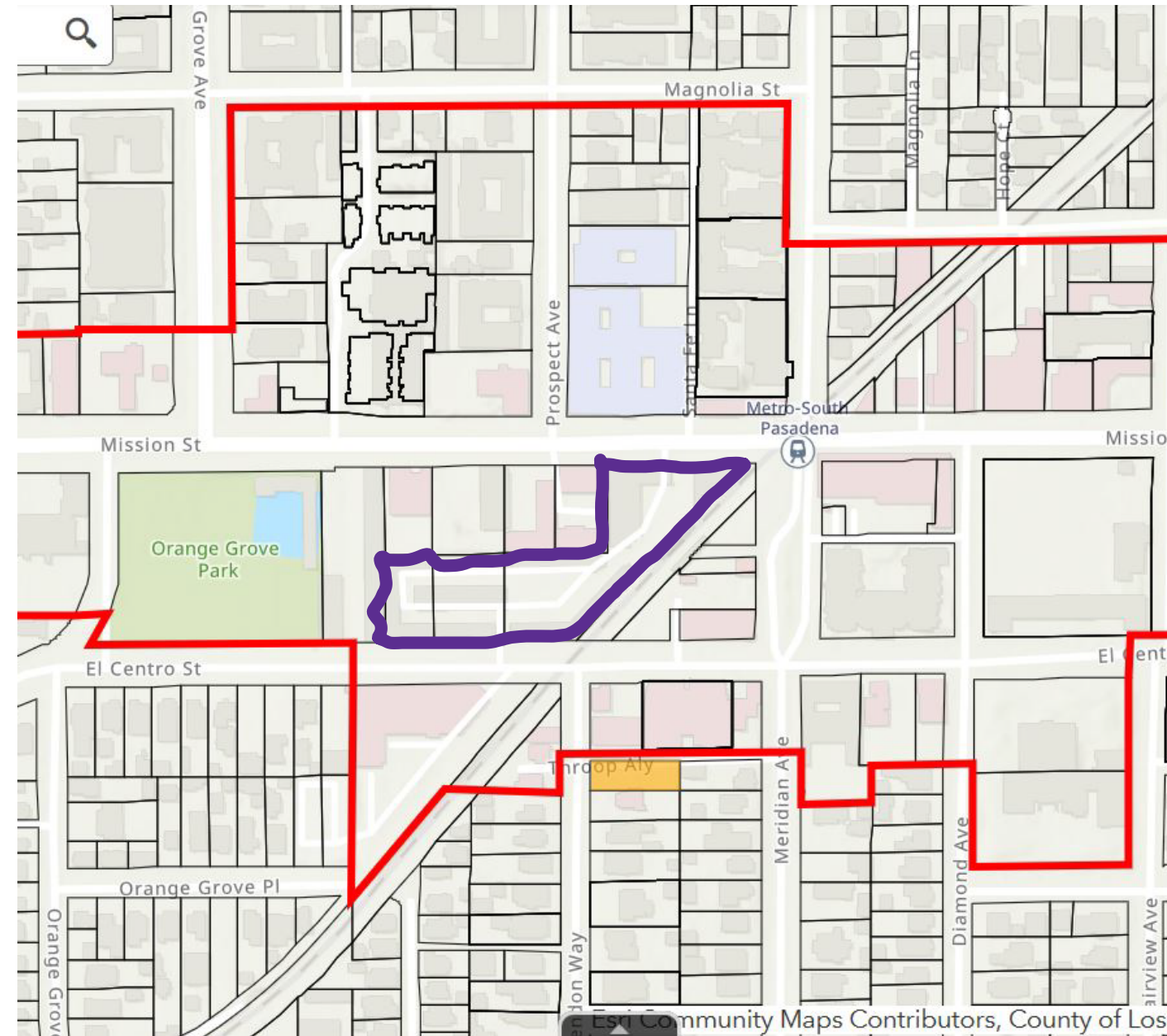
Downtown & Neighborhood Centers

- Height increase up to 52' - 60' at six sites



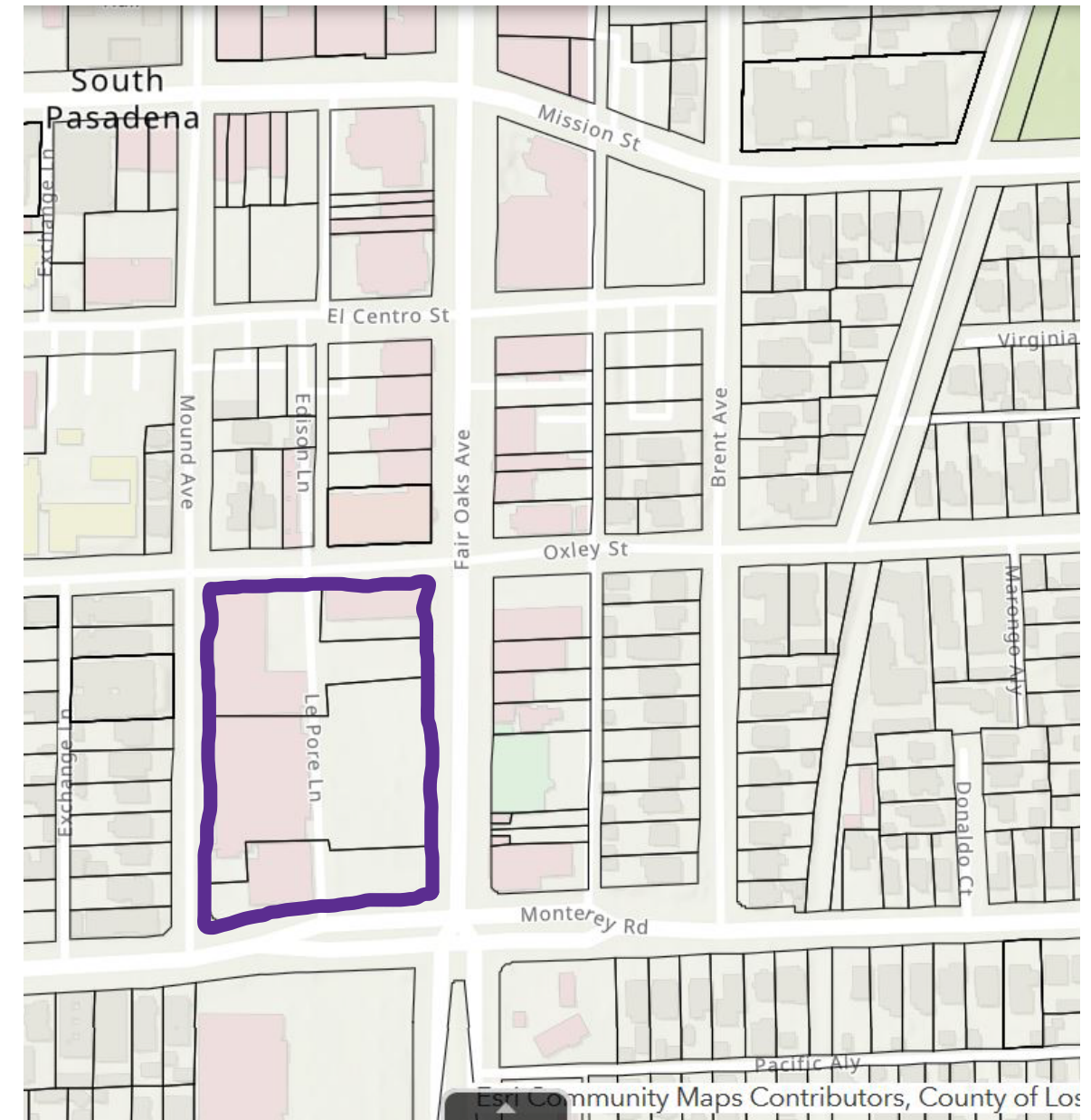
Mission Street: Gold Line Storage

- » APNs: 5315020014, 5315020008, 5315020009
- » Address: 919 Mission Street
- » Size: 1.81 Acres
- » Adjacent to Gold Line, 176 Bus Stop



Fair Oaks Ave: Vons Site

- » APNs: 5315004066, 5315004083, 5315004084, 5315004085
- » Address: 1105-1141 S Fair Oaks
- » Size: 3.95 Acres
- » Adjacent to 260 Bus Stop



Vons Site: The Orchard Precedent

- » Location: Azusa
- » Type: Market-Rate
- » Parking: 312 spaces total (1.35/unit), underground and at-grade
- » Commercial: 23,000 sf
- » Units: 163
- » Height: 4 stories
- » Density: 73 units/acre



Baseline Assumption (50 du/ac, 4 stories, 45')	Proposed Height + Density (65 du/ac, mix 3-4 stories, 52')
157 Units*	257 units**

* Assumes 80% site redevelopment

** Assumes 100% site redevelopment

Vons Site: 60 du/ac in Old Town Monrovia



- » **Location: Monrovia**
- » **Height: 4 stories**
- » **Density: 60 units/acre**

Baseline Assumption (50 du/ac, 4 stories, 45')	Proposed Height + Density (65 du/ac, mix 3-4 stories, 52')
157 Units*	257** units

* Assumes 80% site redevelopment

** Assumes 100% site redevelopment

Draft DTSP Development Standards

- **Base maximum building height: 2 stories/25 feet in Mission Zone, 3 stories/35 feet in Fair Oaks Zone**
- **Bonus height for projects providing any or a mix of the following community benefits: 3 stories/45 feet in Mission Street zone and 4 stories/45 feet in Fair Oaks zone**
 - » *Extraordinary sustainable building and site development performance*
 - » *Improves the street frontages beyond requirements*
 - » *Provides additional and enhanced public amenities such as plazas, bicycle support facilities, or public parking*
 - *Provides community-desired goods and services*
 - *Provides additional affordable housing units*
 - *The project has a demonstrated net positive fiscal impact to the City*

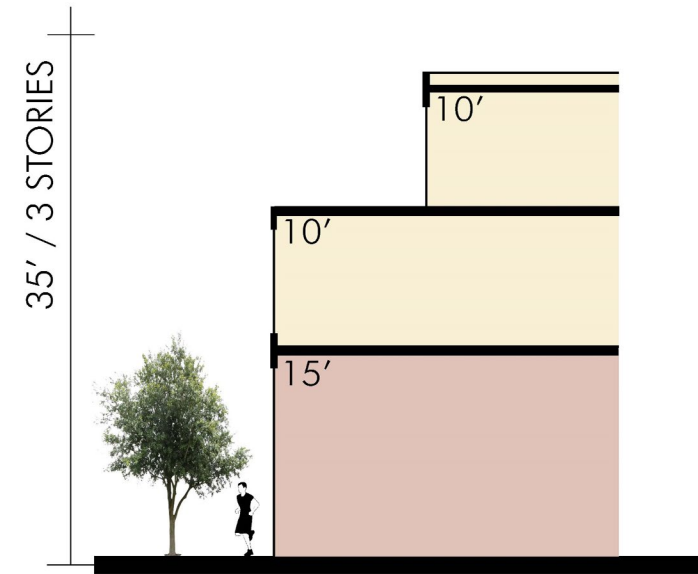
Presented to PC on 5/12/20

PC asked to consider additional height in Fair Oaks Zone to meet objectives for sustainable buildings and accommodate retail uses.

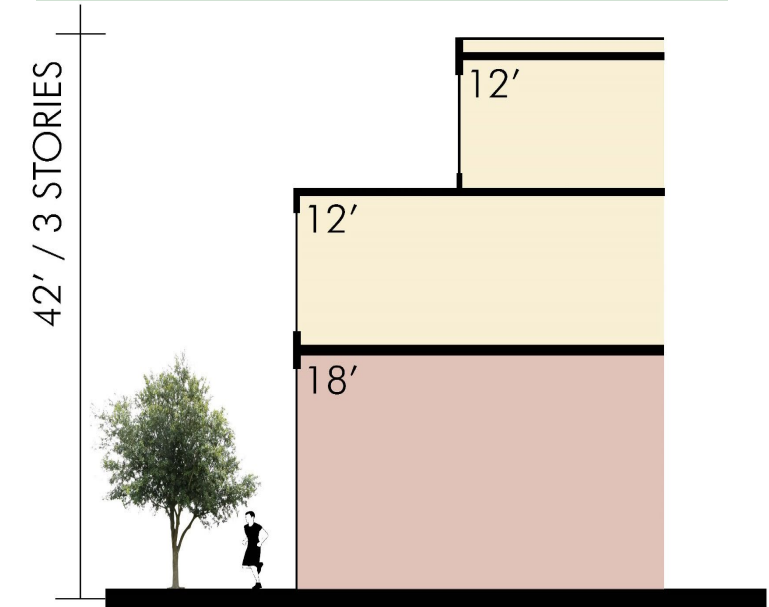
- PC Discussion focused on need for sensitive height transitions to existing context, especially adjoining residential neighborhoods
- City Council liaison requested the Commission make a recommendation for height for its consideration

Base Height

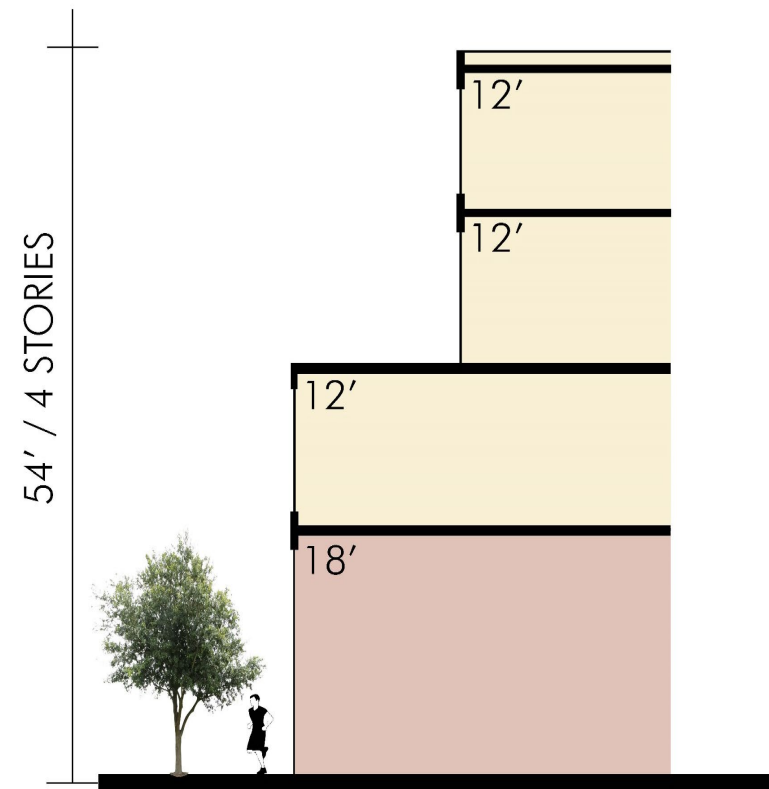
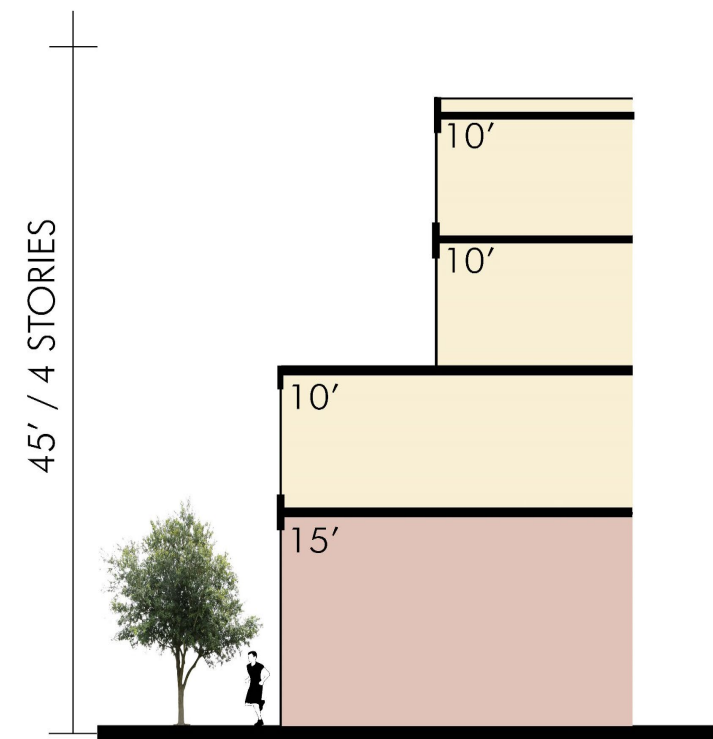
Plan Standards



FOR CONSIDERATION Addit'l Height/Retail & Enviro



Base + Bonus Height



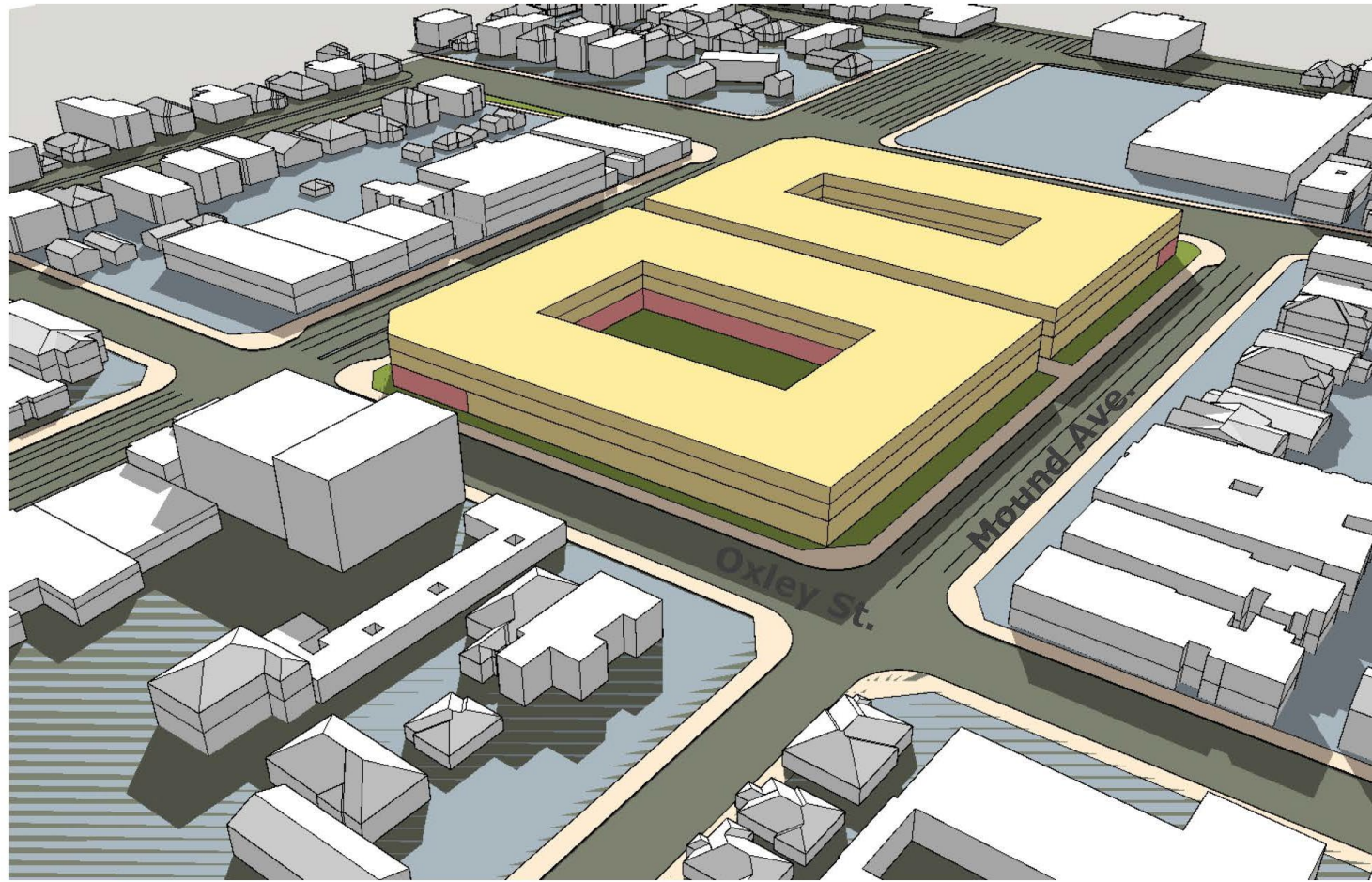
50 du/ac Downtown: **Mission Bell Precedent**

**50 du/ac for DTSP recommended by the Planning Commission in May 2020. Published Draft DTSP shows 30 du/ac*

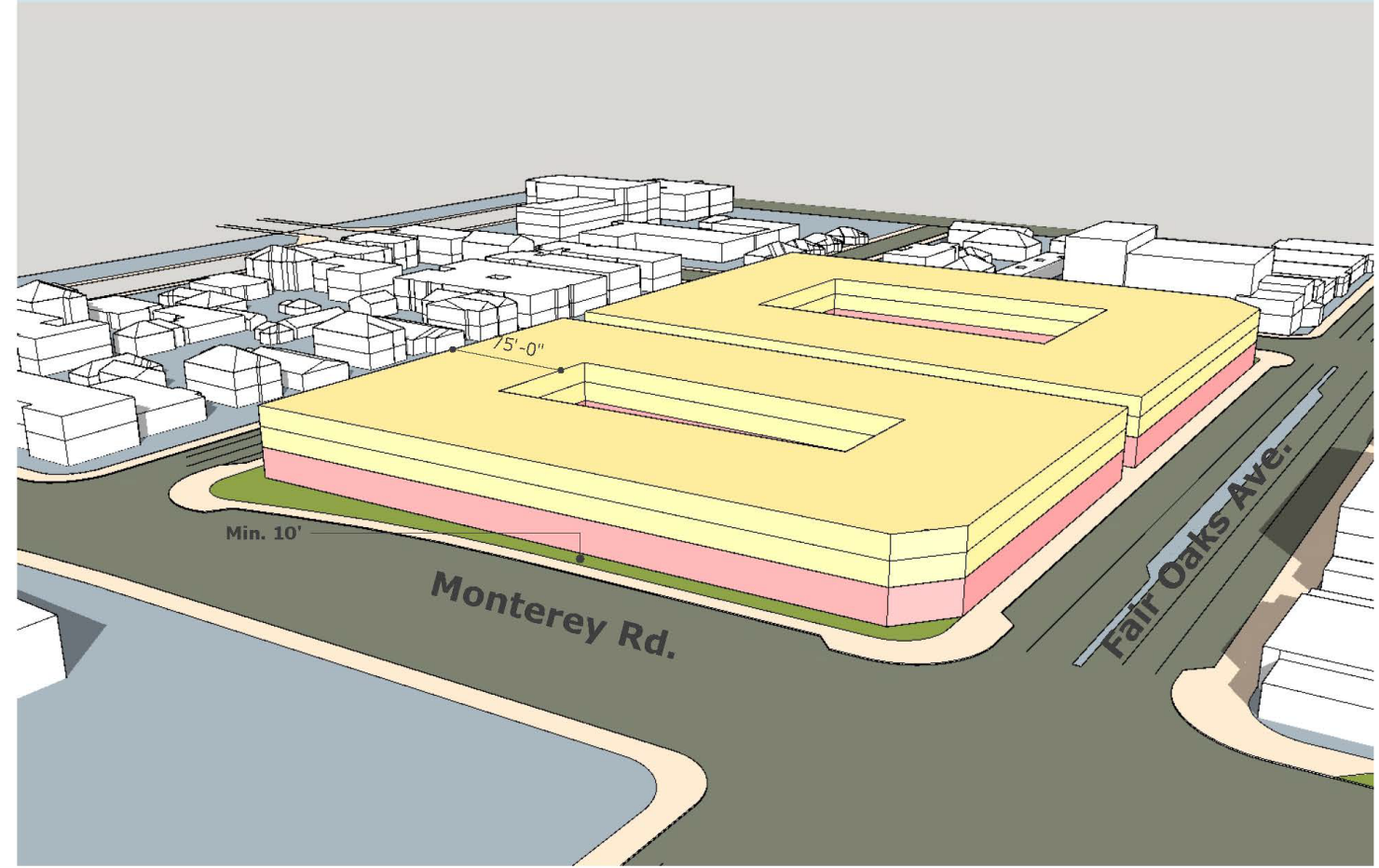
- » **Location: South Pasadena**
- » **Type: Market-rate**
- » **Parking: Underground**
- » **Commercial: 7,394 sf**
- » **Units: 36**
- » **Height: 3 stories, 40'**
- » **Density: 50units/acre**







Bird's Eye View - North West

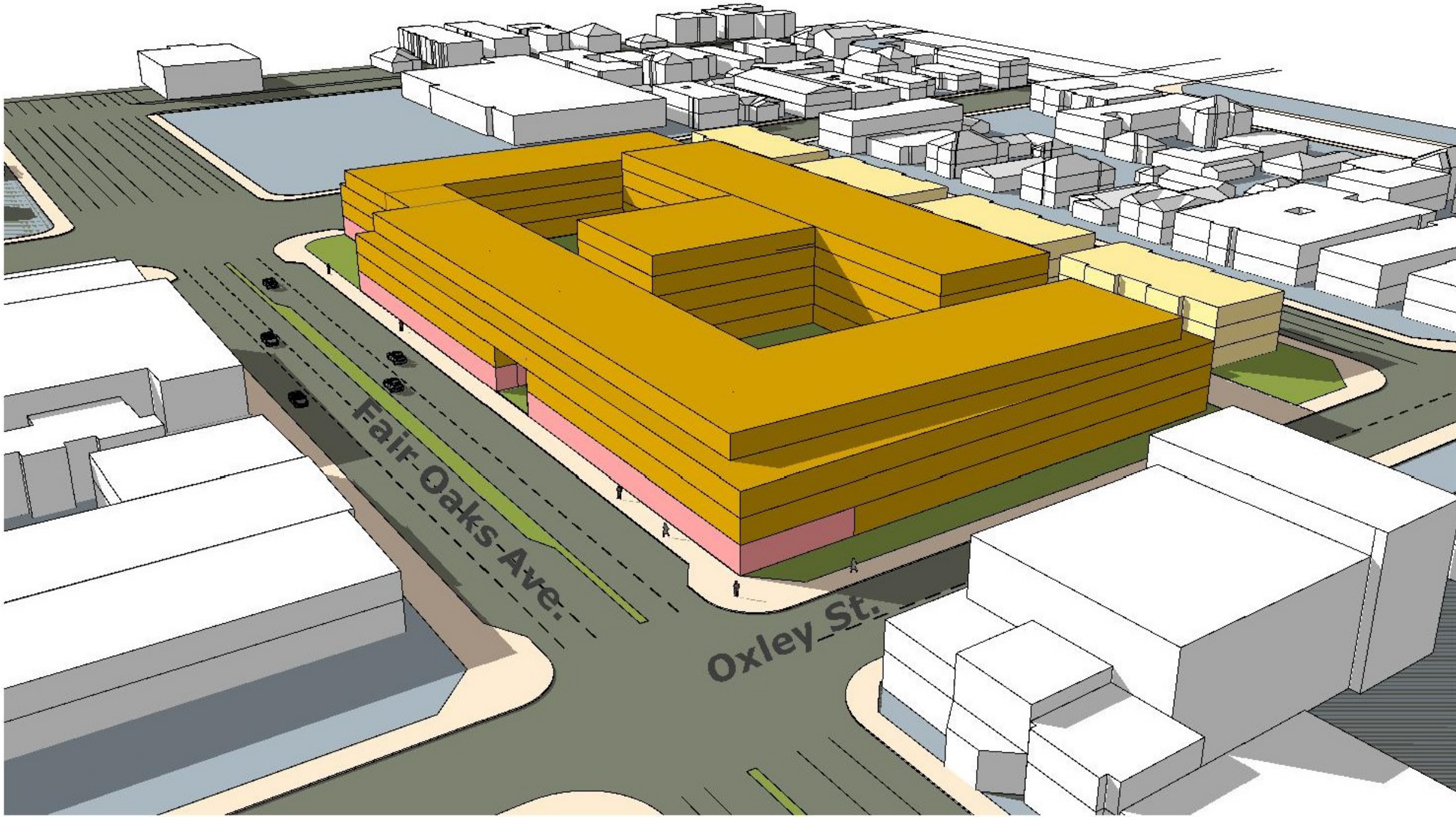


Bird's Eye View - South East

- » **Two 3 story structures w/ 1-level underground parking**
- » **Total Units = 238**
- » **Density = 59 units/acres**

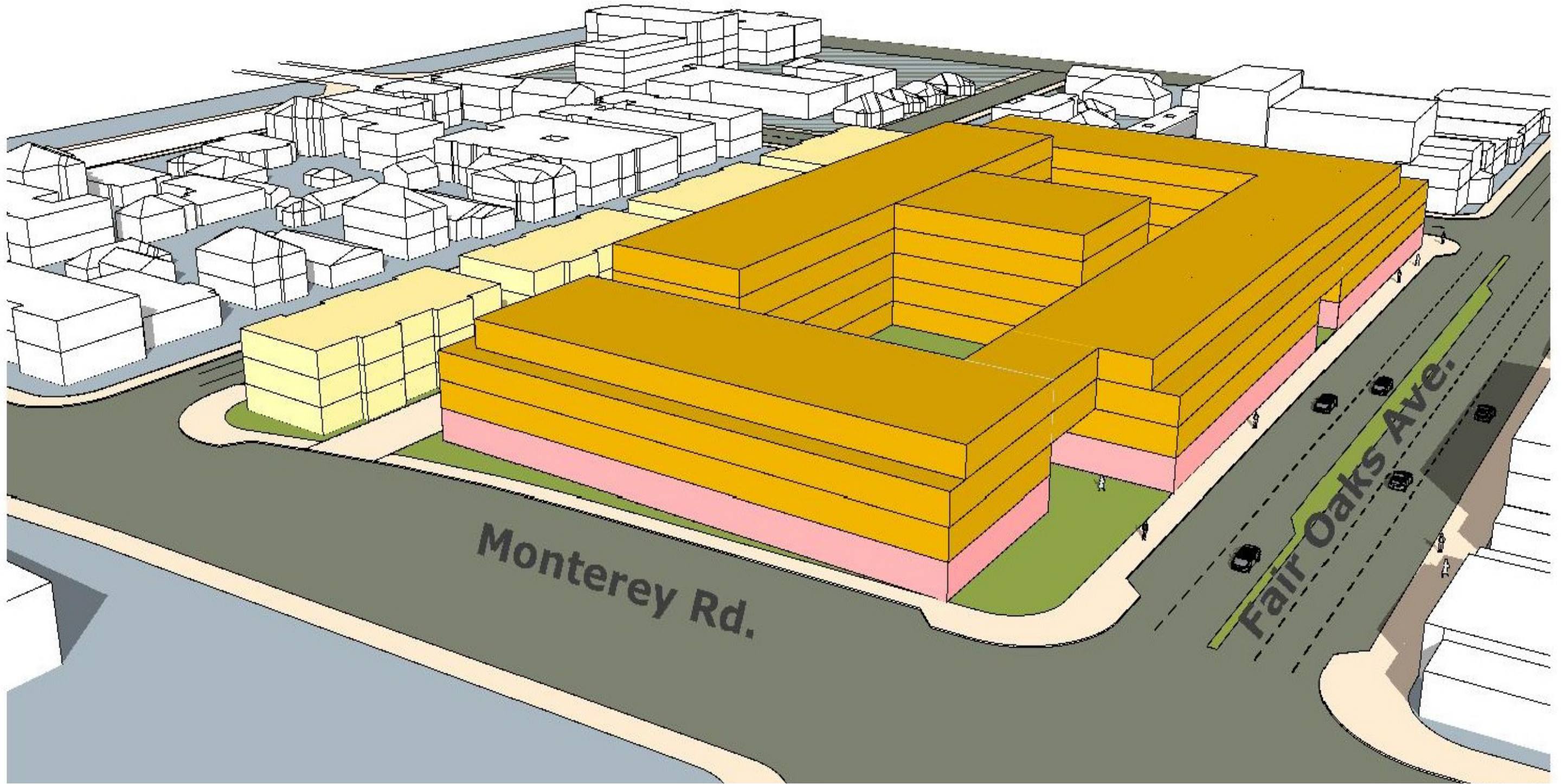
Tools to Consider

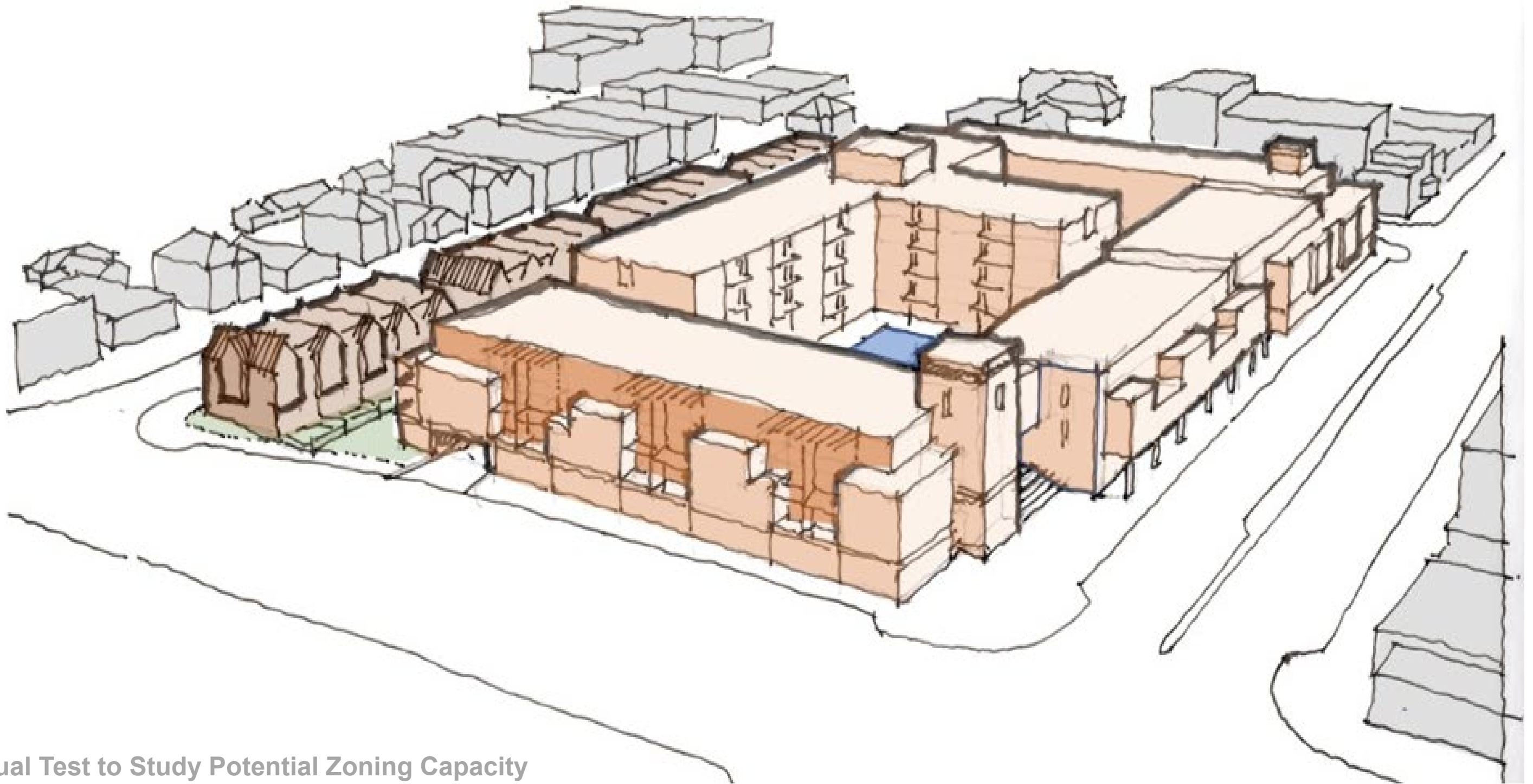
- » **Stepbacks**
- » **Height Averaging**
- » **Architectural elements: towers, roof projections**
- » **Context sensitive height limits**
- » **Where to measure height**
- » **Floor-to-Floor Heights**
- » **Implementation of State Density Bonus**



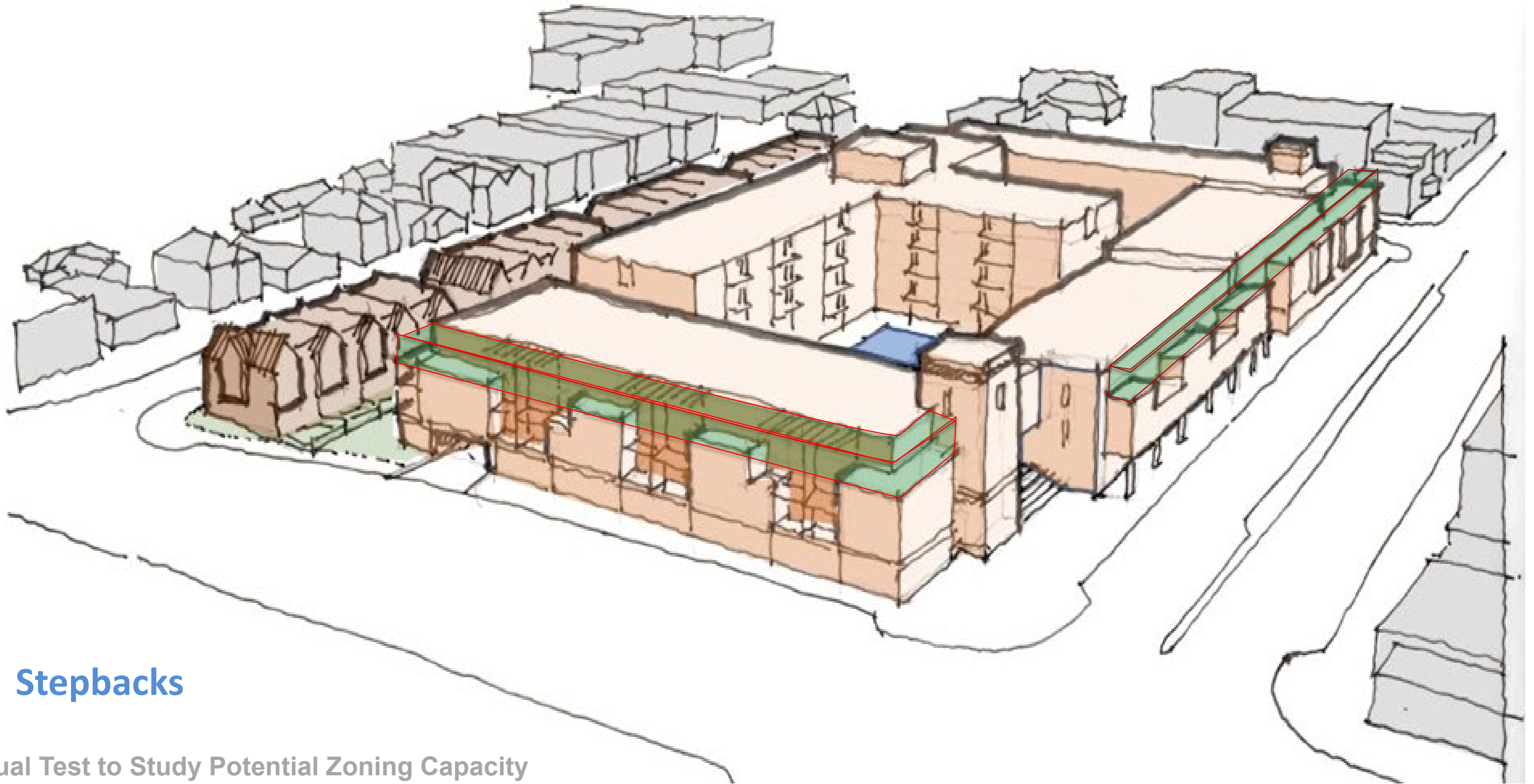


Visual Test to Study Potential Zoning Capacity



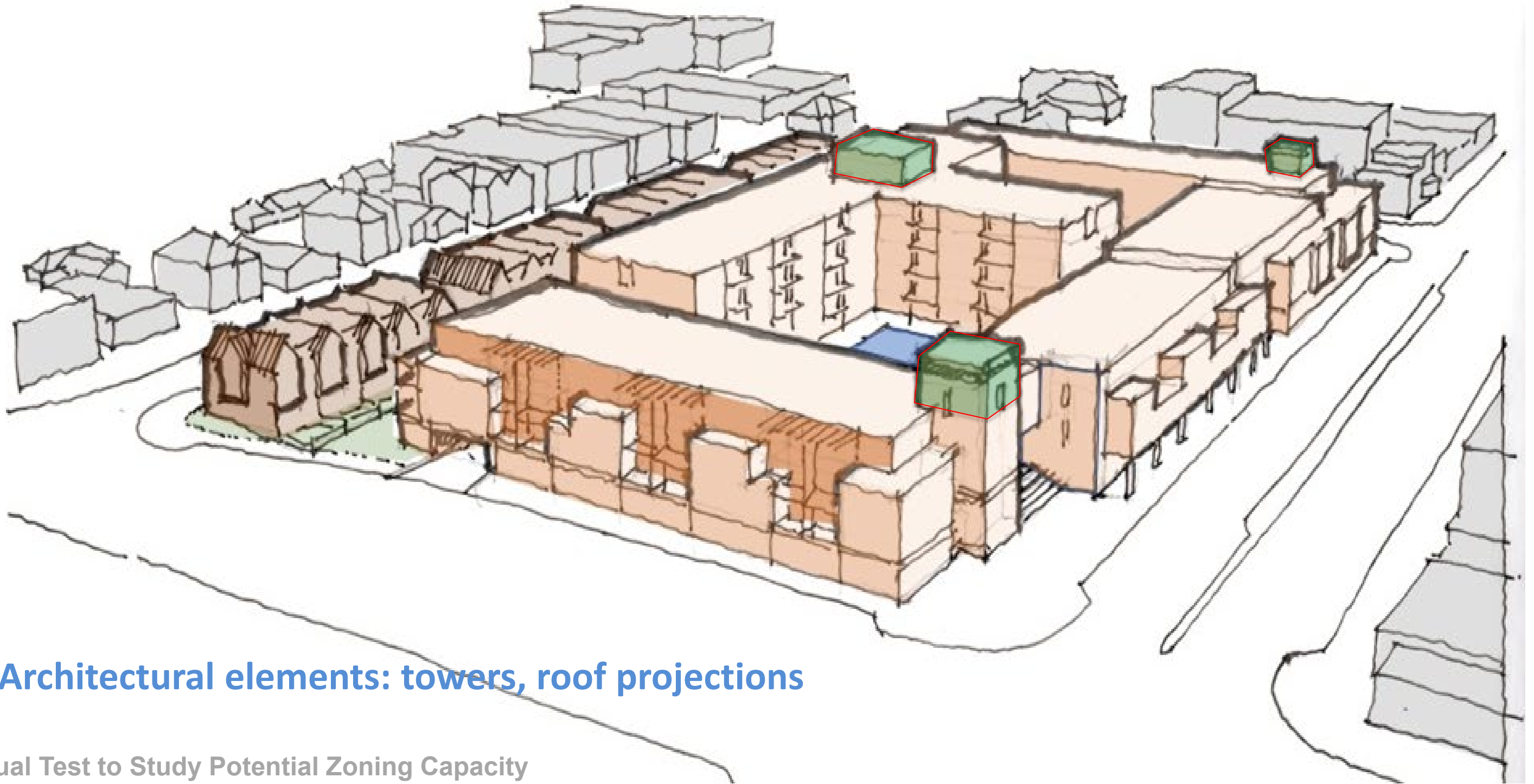


Visual Test to Study Potential Zoning Capacity



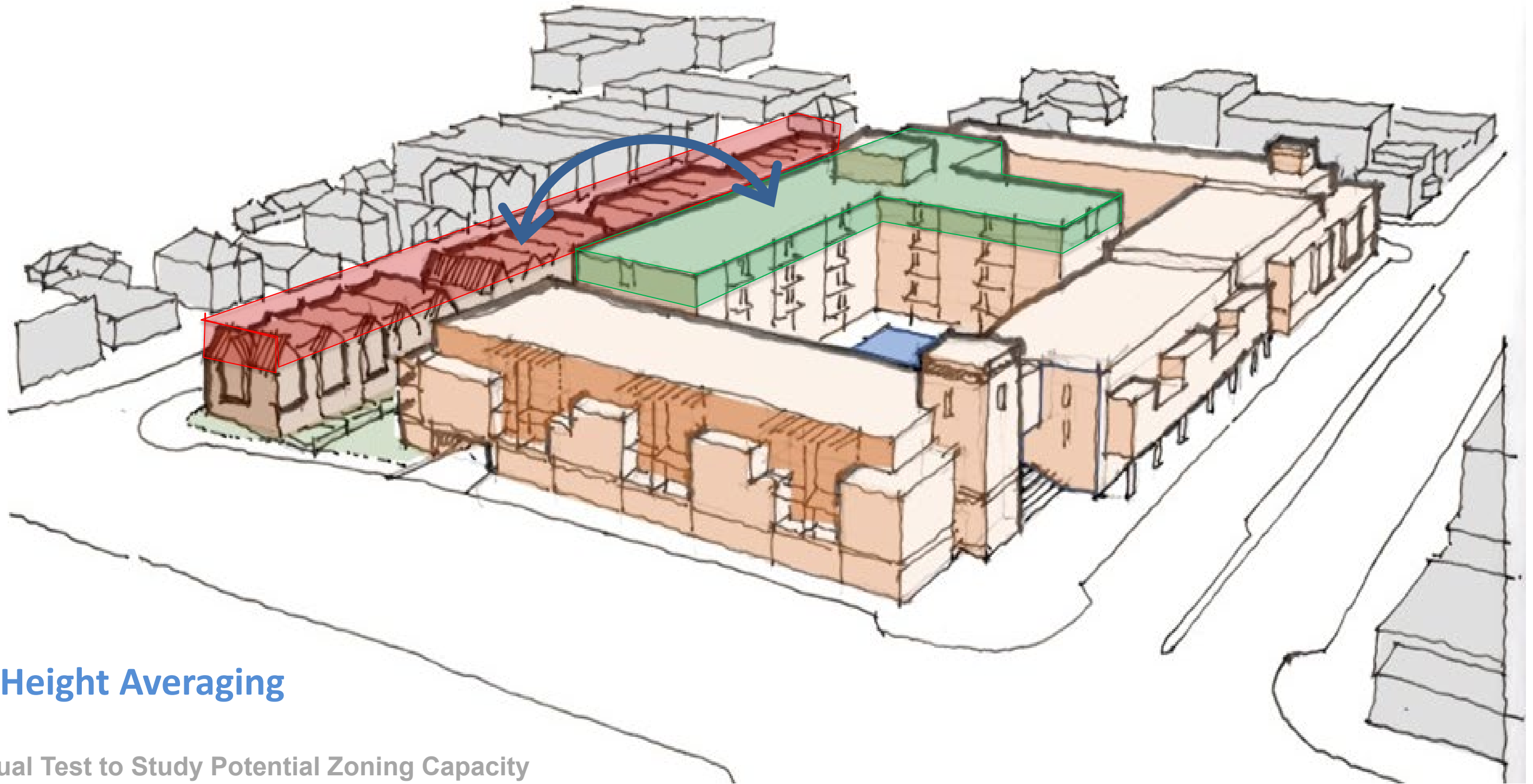
» **Stepbacks**

Visual Test to Study Potential Zoning Capacity



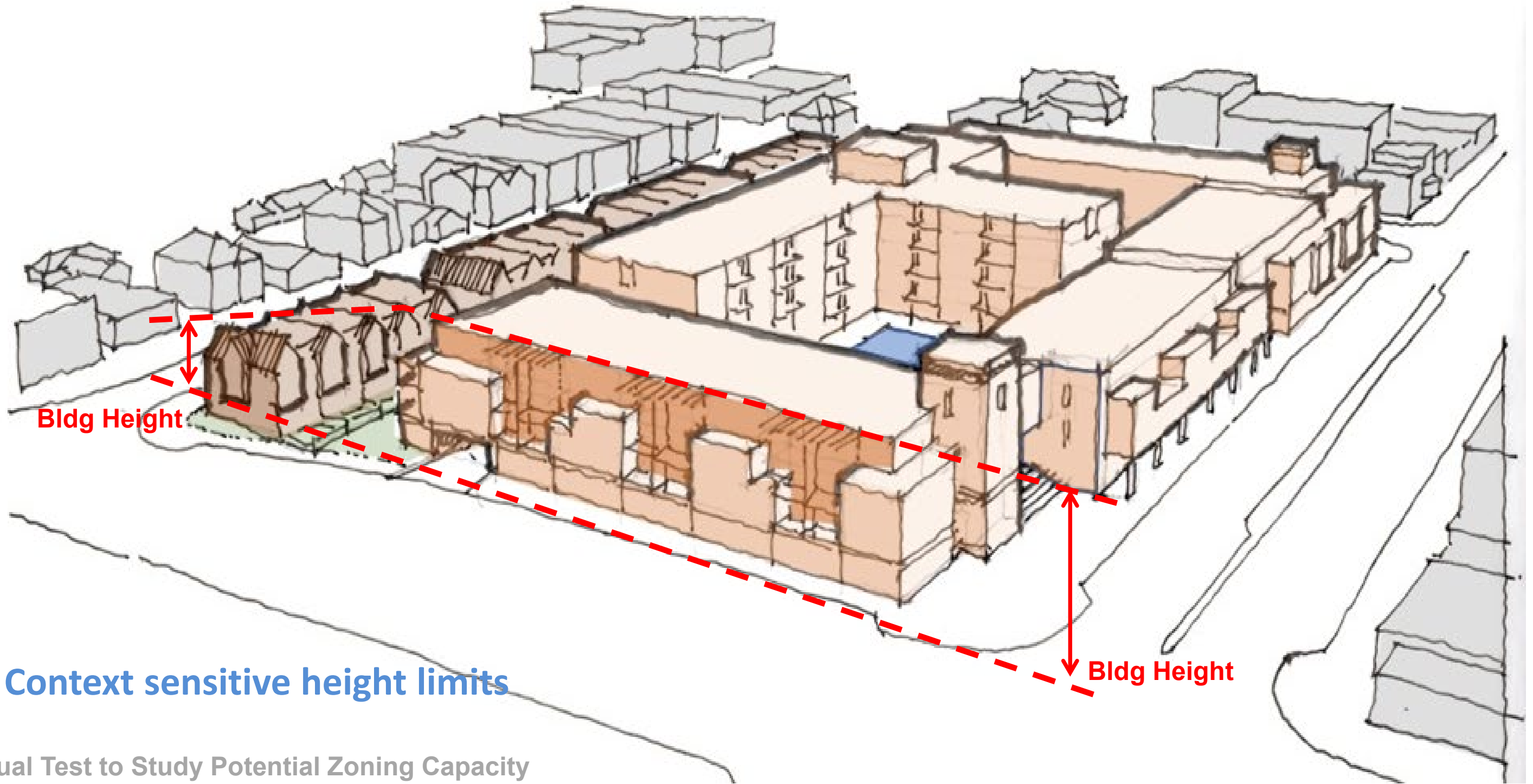
» **Architectural elements: towers, roof projections**

Visual Test to Study Potential Zoning Capacity



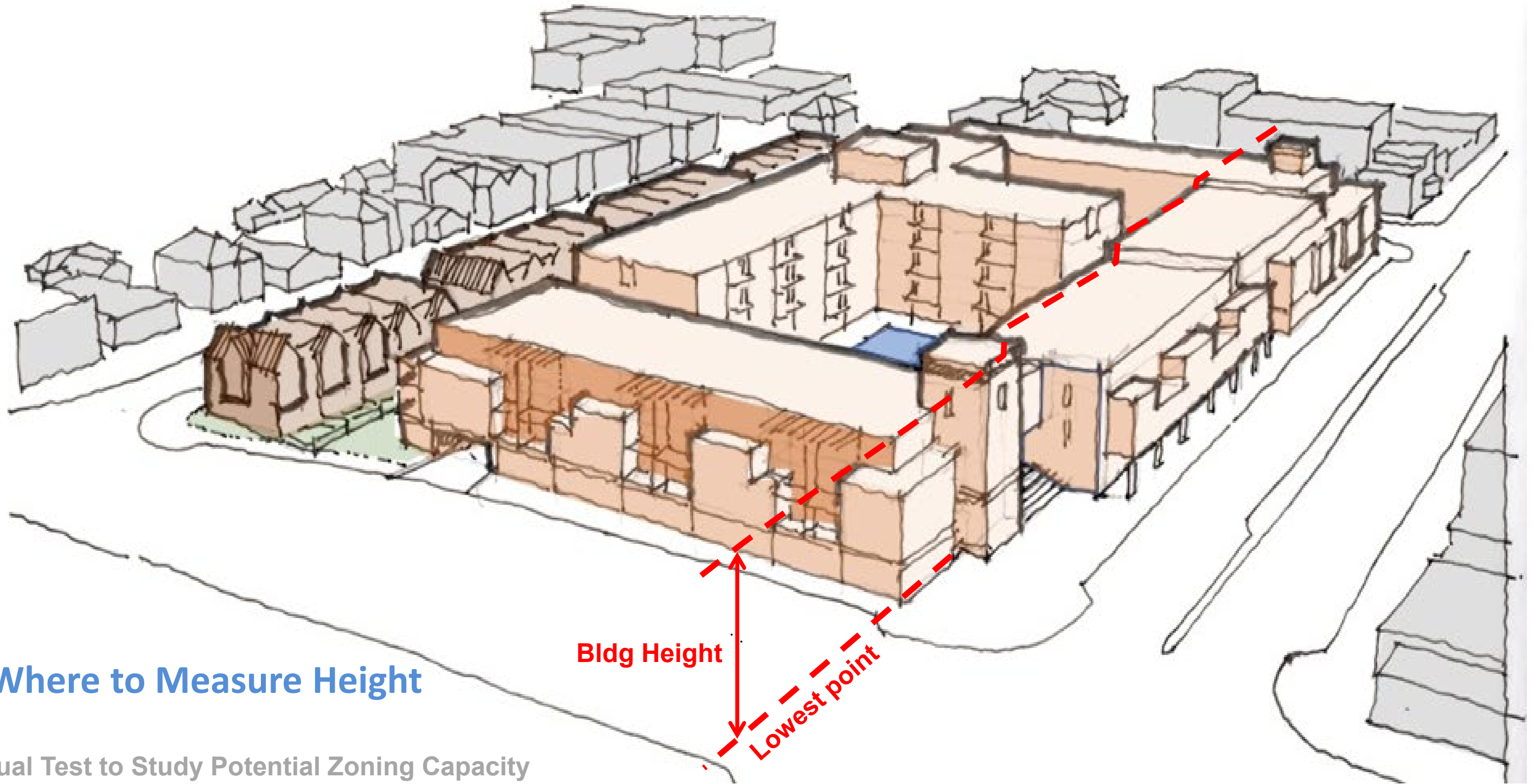
» **Height Averaging**

Visual Test to Study Potential Zoning Capacity



» **Context sensitive height limits**

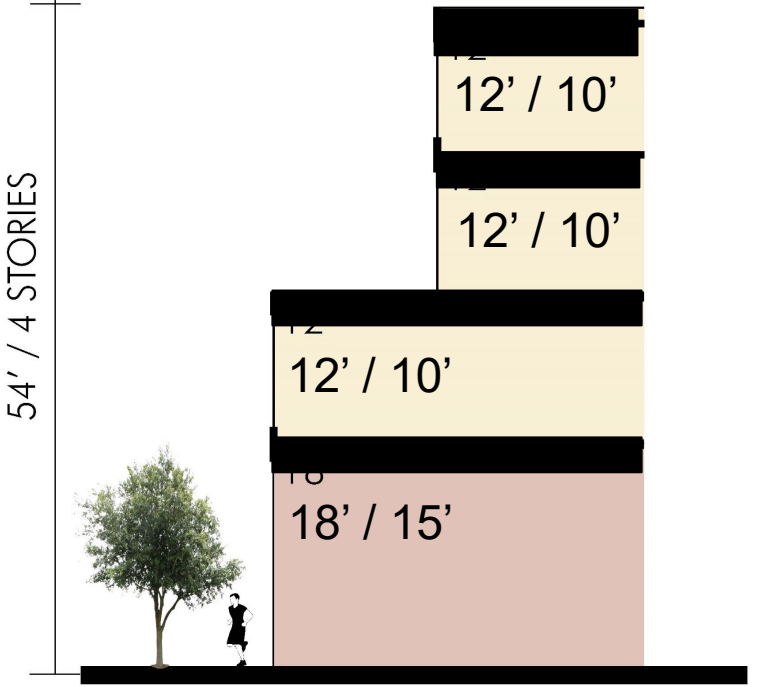
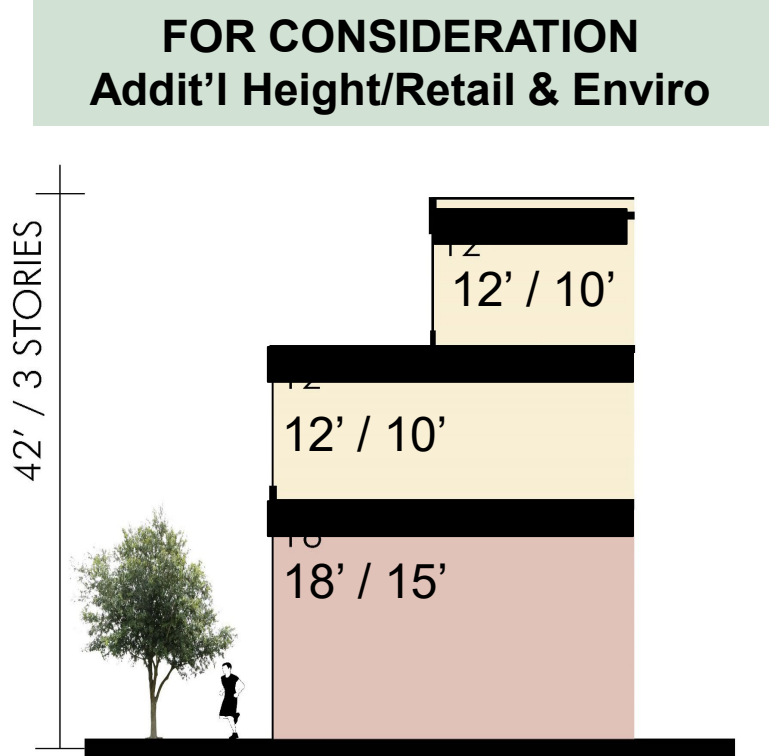
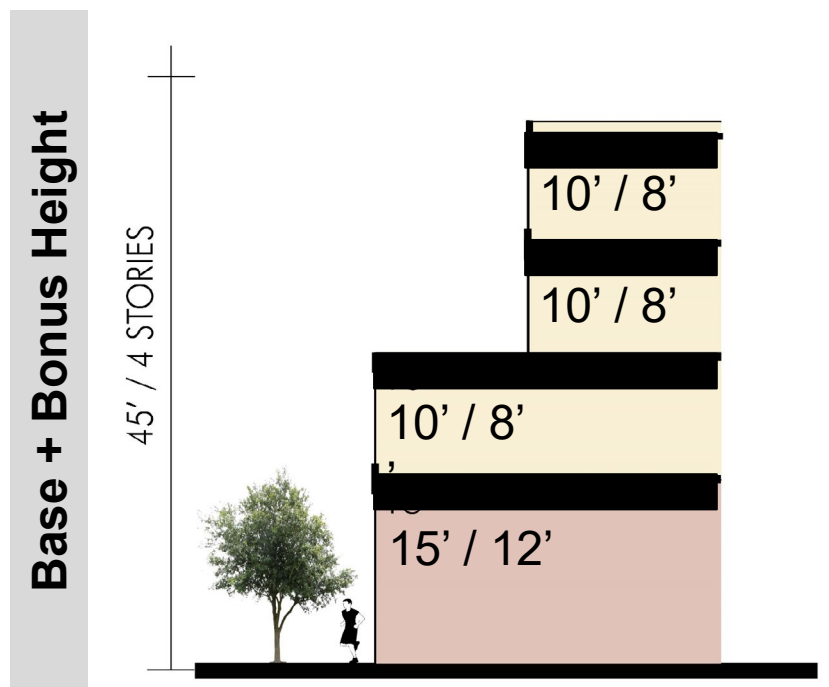
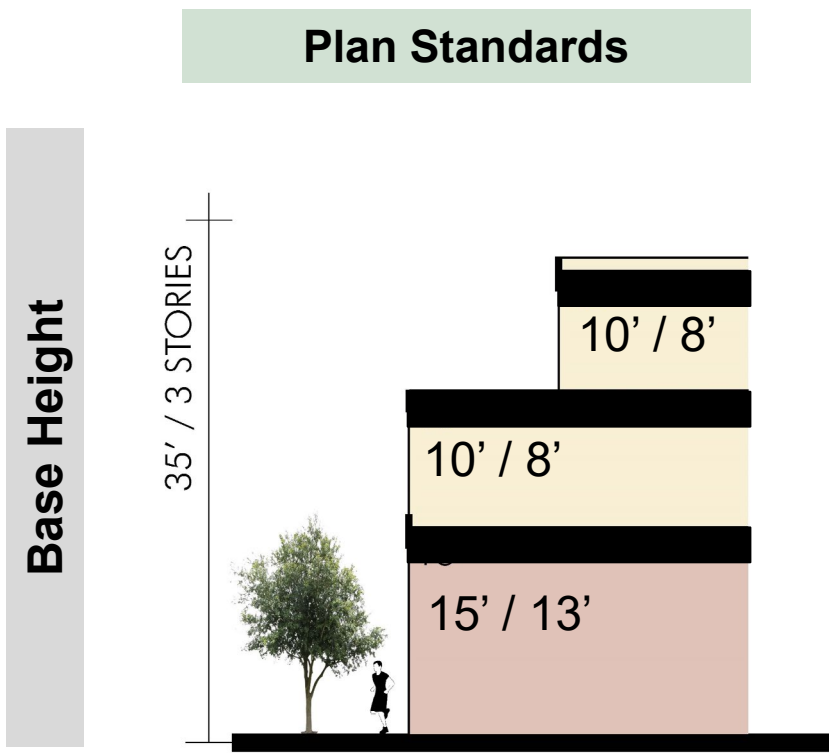
Visual Test to Study Potential Zoning Capacity

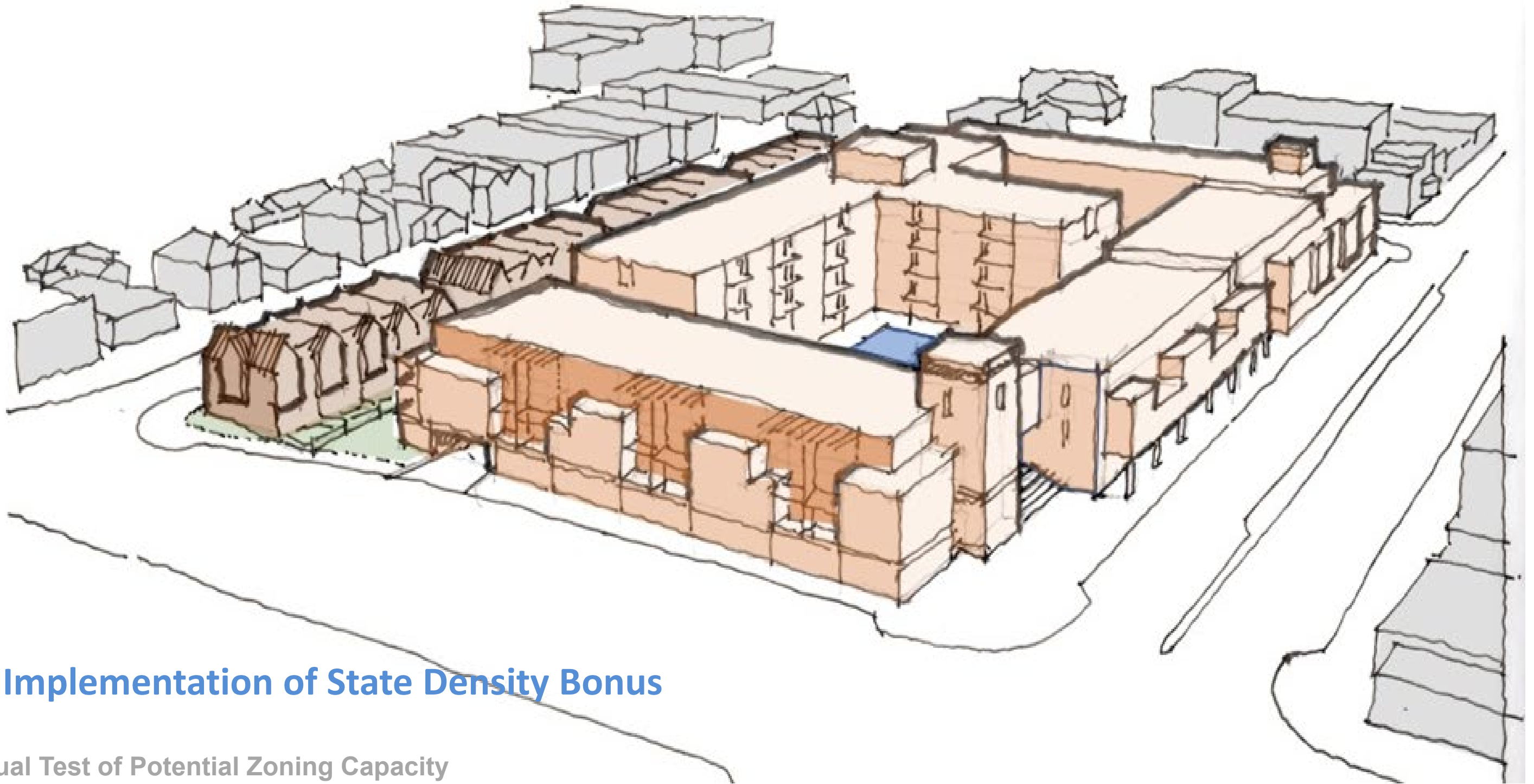


» **Where to Measure Height**

Visual Test to Study Potential Zoning Capacity

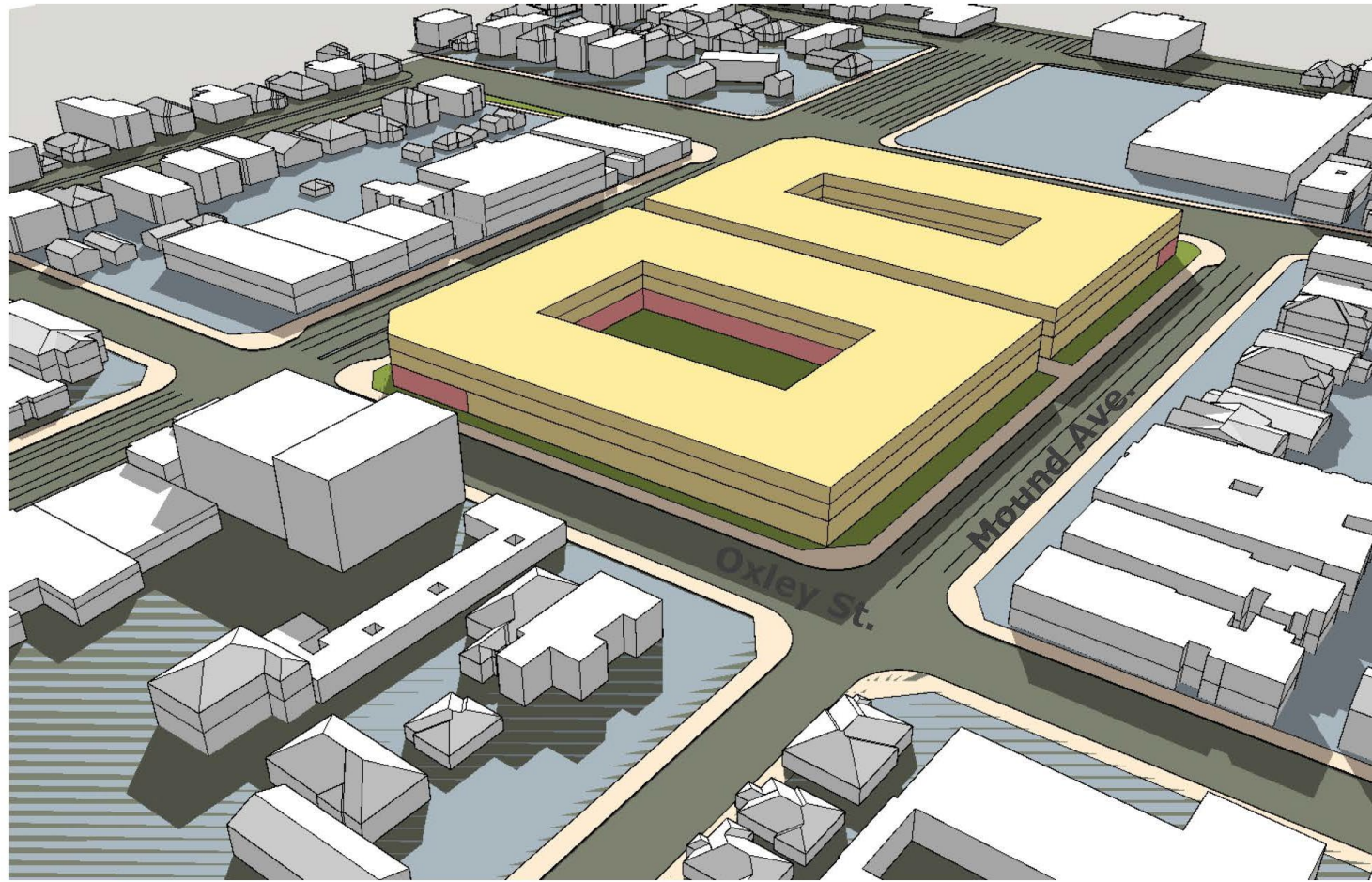
- » **Floor-to-Floor Heights**
 - Floor-to-Ceiling Heights



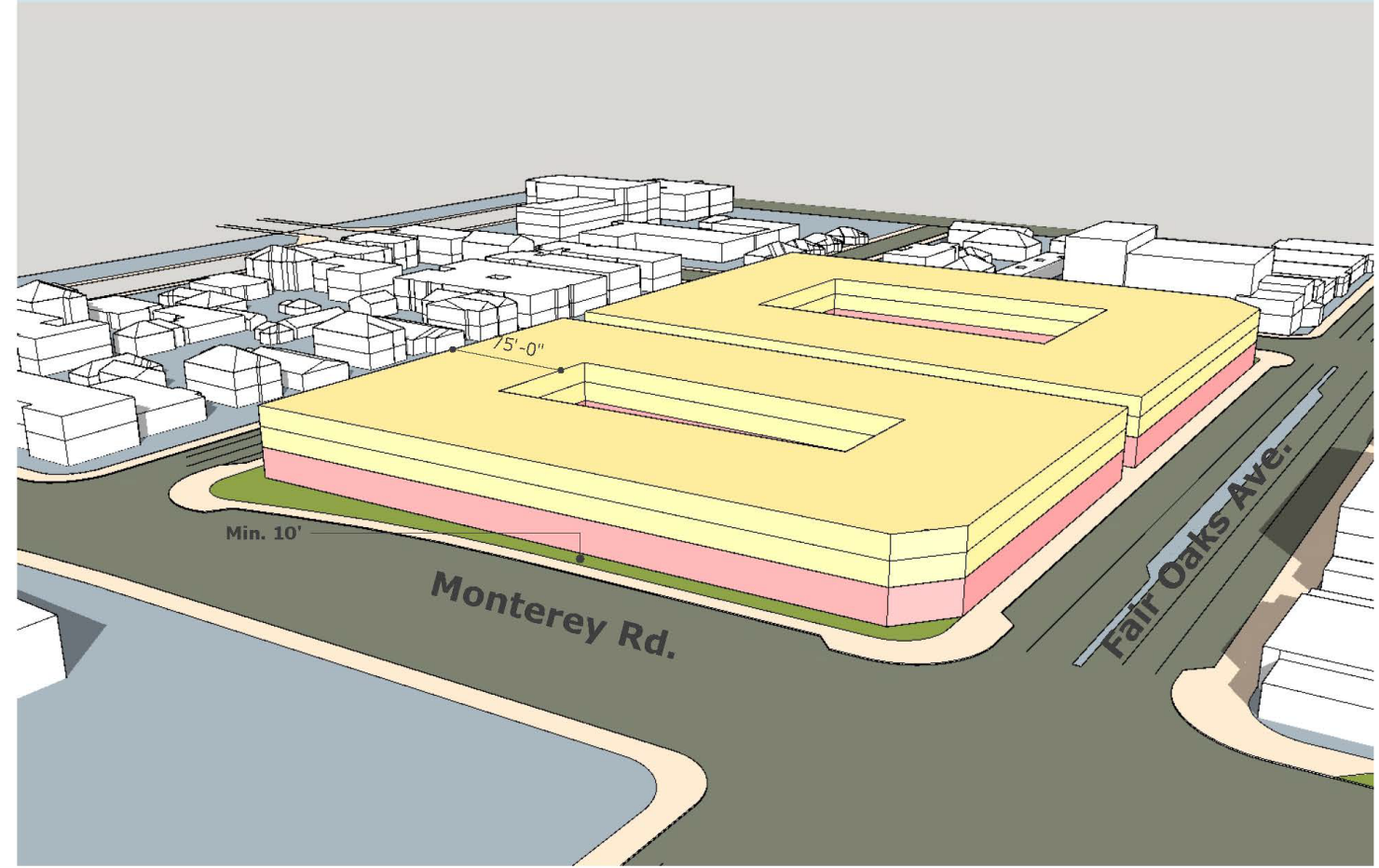


» **Implementation of State Density Bonus**

Visual Test of Potential Zoning Capacity



Bird's Eye View - North West



Bird's Eye View - South East

- » **Two 3 story structures w/ 1-level underground parking**
- » **Total Units = 238**
- » **Density = 59 units/acres**

Vons Site Test – Specs

- » Mix of 3, 4 and 5 story structures w/ 1-level underground parking
- » Total Units = 240 (20 townhomes + 220 units in mixed-use bldg)
- » Density = 60 units/acres
- » Minimum Required Parking (including 48 stalls for commercial)
 - per the Draft DTSP = 371 stalls
 - per the Draft DTSP + Density Bonus Reduction = 188 stalls

Vons Site Test – Economics to be Studied

» Key Factors to Determine Economic Feasibility

- Unit mix and Unit Sizes
- Percentage of Inclusionary Provided and Concessions Allowed
- Number of parking spaces
- Configuration of parking (wrap vs underground)
- Target Yield (Return on Investment)

» Comparison to Gold Line Storage Site will be informative regarding small or oddly shaped sites

Tools to Consider

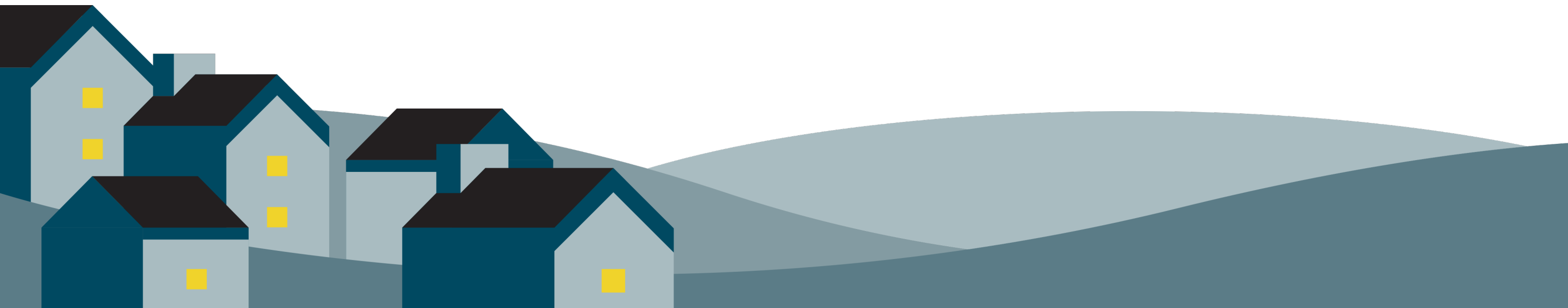
- » **Stepbacks**
- » **Height Averaging**
- » **Architectural elements: towers, roof projections**
- » **Context sensitive height limits**
- » **Where to measure height**
- » **Floor-to-Floor Heights**
 - Revisit retail ground floor height and implications for height and story limits
 - 18' ground floor allows for future flexibility
- » **Implementation of State Density Bonus**
 - Implications of average unit size, mix of sizes, State density bonus, inclusionary housing policy



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Vons Site Test – Specs

- » **Mixed-Use Building = 308,203 GSF (24,137 GSF Retail + 307,766 GSF Residential)**
- » **307,766 GSF Res'd x 75% efficiency = 230,852 Net Residential**
- » **230,852 Net Res'd / 1050 sq ft average unit = 220 total units**
- » **Assume Mission Bell unit mix = 73 1-bedrooms, 147 2-bedrooms**
- » **Total Units (including townhomes) = 240**
- » **Density = 60 units/acres**



