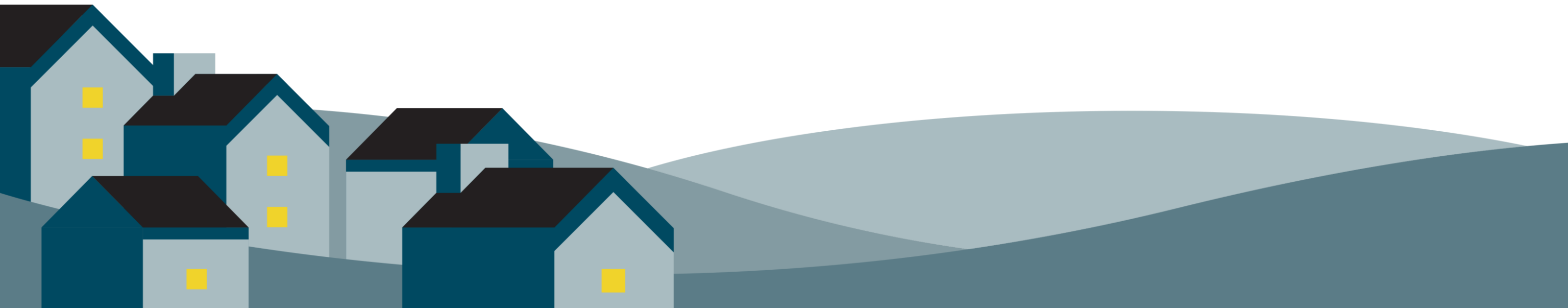


# South Pasadena Housing Element

Planning Commission

August 11, 2020



# Four Districts, Six Sites Recommended for Height and Density Increases

1. Mission Street: Gold Line Storage, Meridian Site\* - added a site for consideration based on PC comments from July 21
2. Fair Oaks Avenue: Vons
3. Huntington Center: Ralphs
4. Ostrich Farm Center: Vacant Site, Existing Warehouse/Tyco

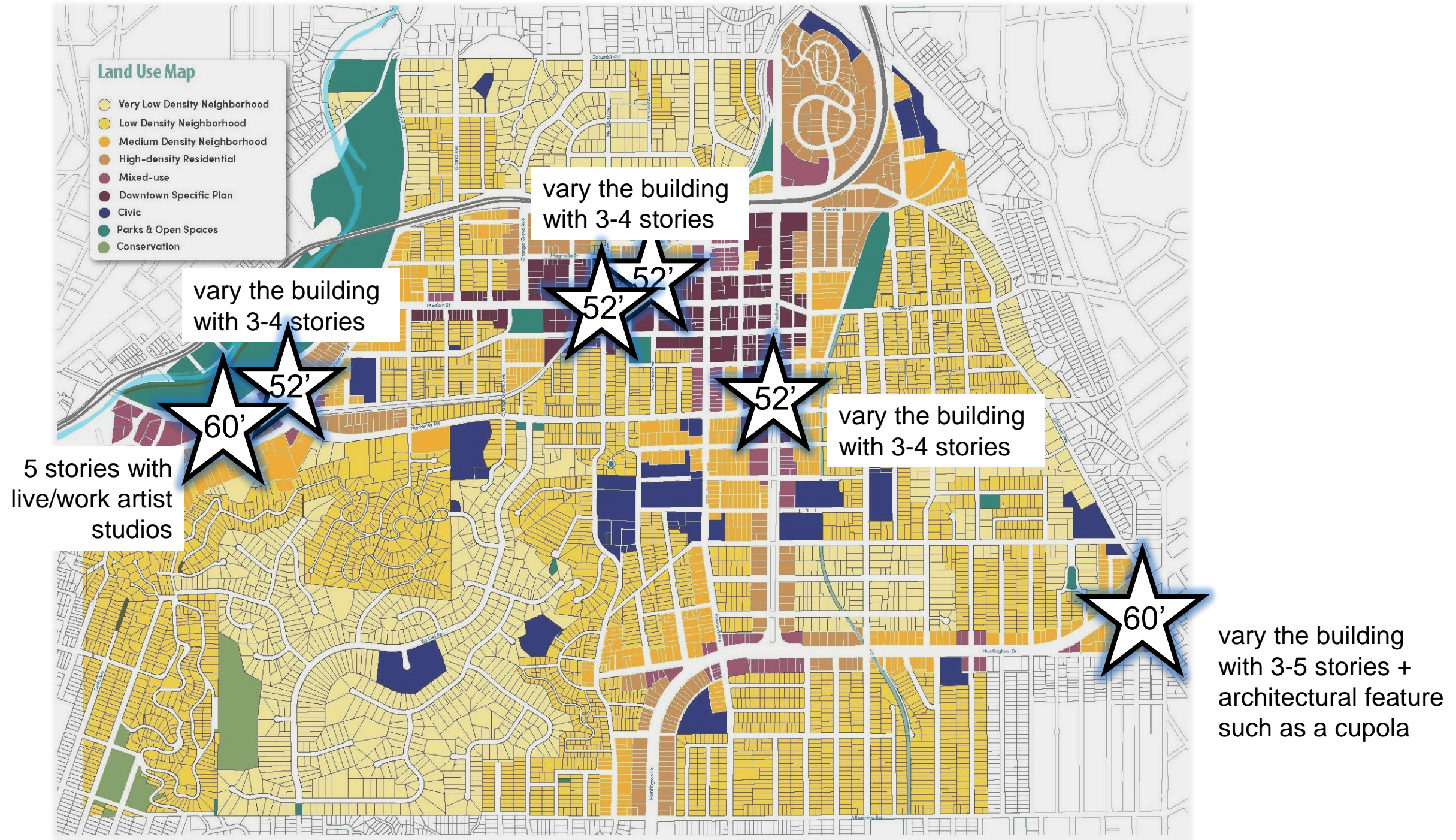
*Note: **Baseline** unit calculations range from 16% - 100% to account for varying existing site limitations such as existing active uses and historic resources. **Projected** unit calculations are based on uniform 100% site redevelopment to facilitate determination of appropriate maximum height envelopes.*



# Height Increase Recommended for 6 sites

## Downtown & Neighborhood Centers

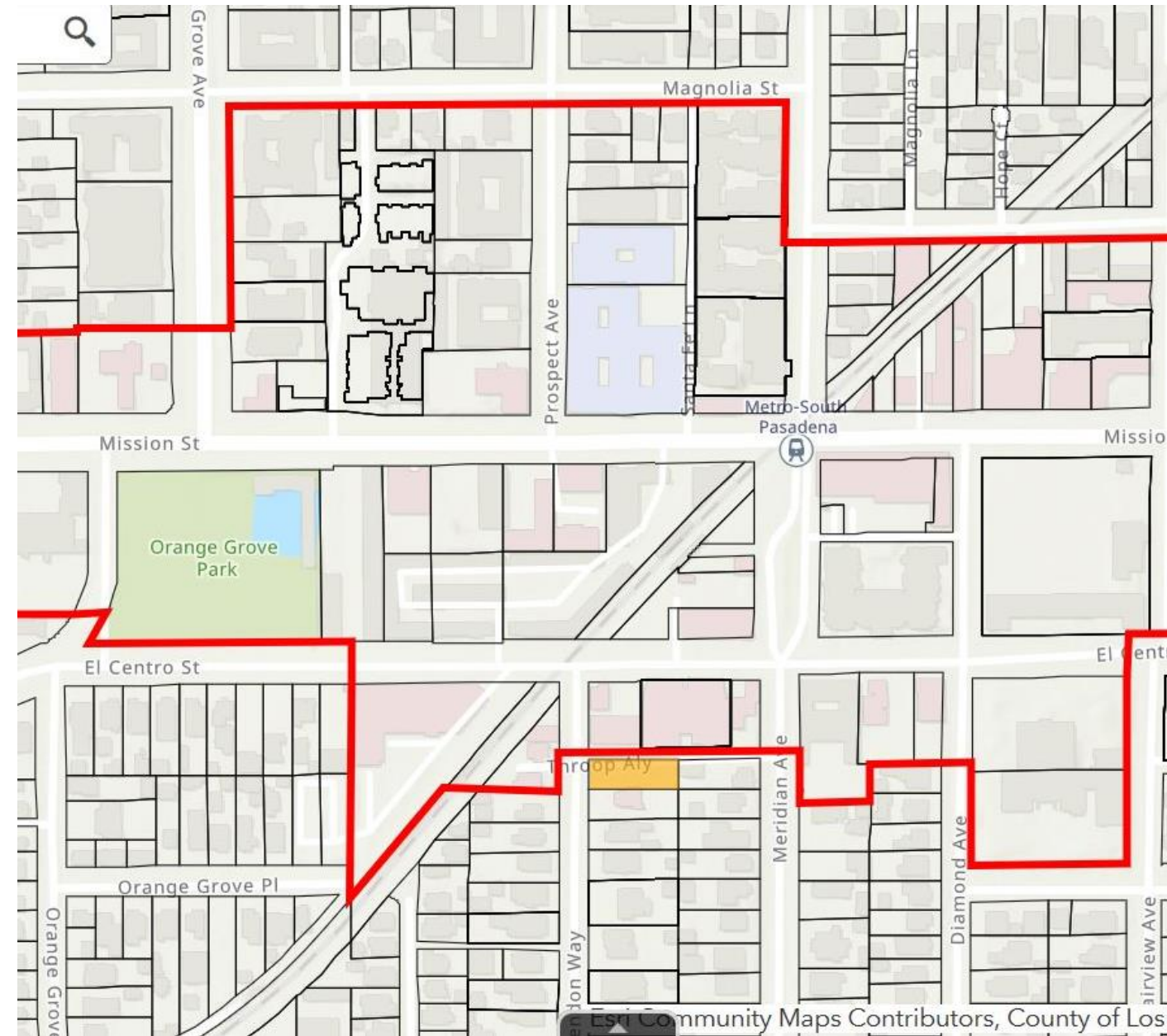
- Height increase up to 52' - 60' at six\* sites (\*one site added for consideration based on July 21 PC discussion)





# Mission Street: Gold Line Storage

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





# Gold Line Storage: 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



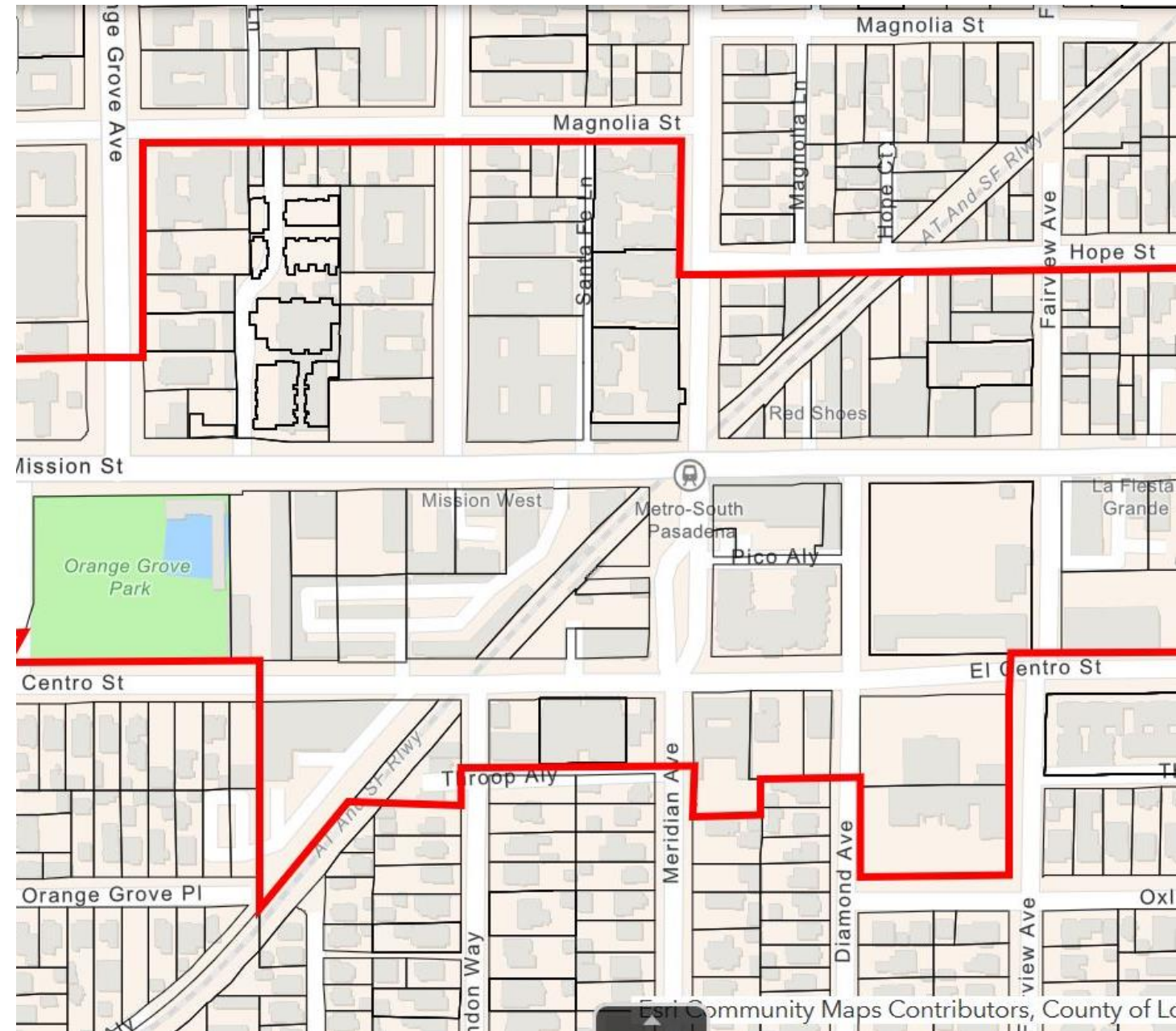
Baseline Assumption (50 du/ac, 3 stories, 45')	Proposed Height + Density (60 du/ac, mix 3-4 stories, 52')
90 Units*	109 units*

\* Assumes 100% site redevelopment



# Mission Street: Meridian Site

- » APNs: 5315014044, 5315014030, 5215014032, 5315014033
- » Address: 1020 Mission Street
- » Size: .83 Acres
- » 1 block from Gold Line, 176 Bus Stop





# Meridian 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

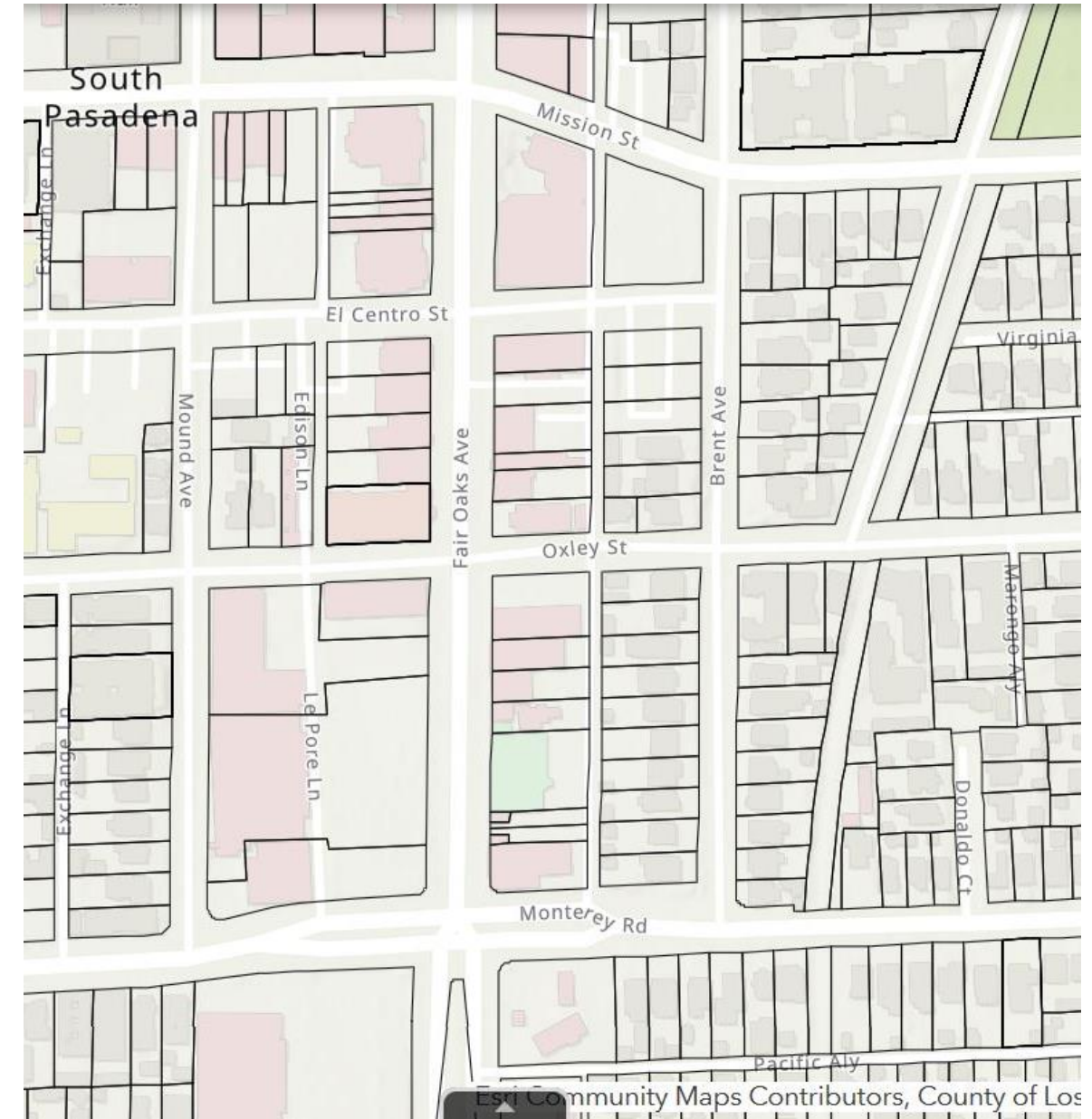


Baseline Assumption (50 du/ac, 3 stories, 45')	Proposed Height + Density (60 du/ac, mix 3-4 stories, 52')
42 Units*	50 units*

\* Assumes 100% site redevelopment

# 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

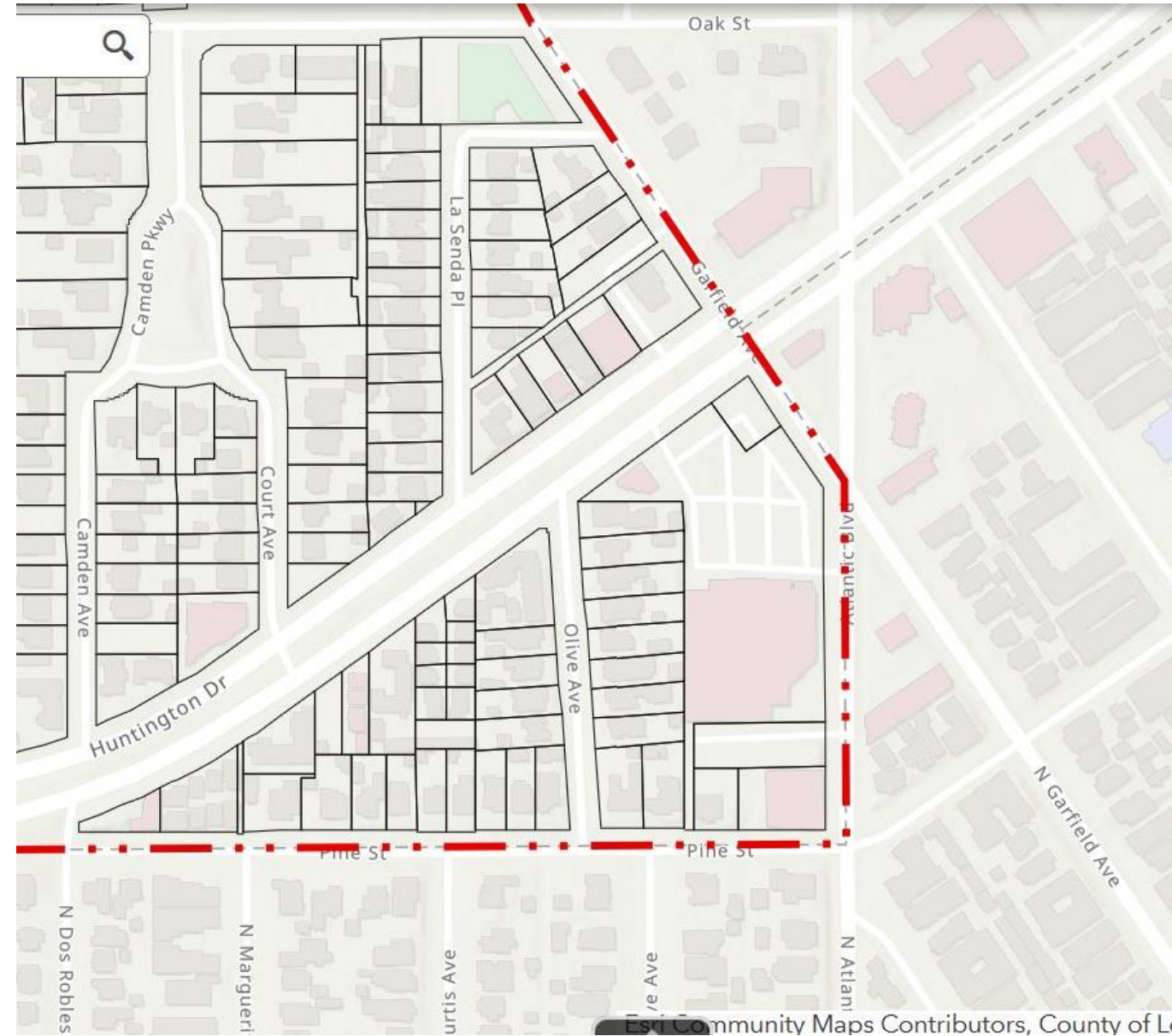
\* Assumes 80% site redevelopment

\*\* Assumes 100% site redevelopment



# Huntington Center: Ralphs Site

- » APNs: 5321019009, 5321019022
- » Address: 1745 Garfield Ave
- » Size: 3.12 Acres
- » Across from 79, 258, 260, 762 Bus Stops





# Ralphs Site: Andalusia Precedent

- » Location: Pasadena
- » Type: Courtyard
- » Parking: Underground
- » Commercial: 7,600 sf
- » Units: 118
- » Height: 4 story/6 story edge
- » Density: 100 units/acre



Baseline Assumption (30 du/ac, 3 story, 45')	Proposed Height + Density (75 du/ac, mix 3-5 story, 60'+cupola)
15 Units*	234 units**

\*Assumes 16% redevelopment (parking lot)    \*\* Assumes 100% site redevelopment



# Ralphs Site: Lincoln/Orange Grove Precedent

- » Location: Pasadena
- » Type: 100% Affordable
- » Parking: 138 spaces total (2.11 per unit), underground
- » Commercial: 10,000 sf
- » Units: 46
- » Height: 3-4 stories
- » Density: 39 units/acre



Baseline Assumption (30 du/ac, 3 story, 45')	Proposed Height + Density (50 du/ac, mix 3-4 story, 52')
15 Units*	156 units**

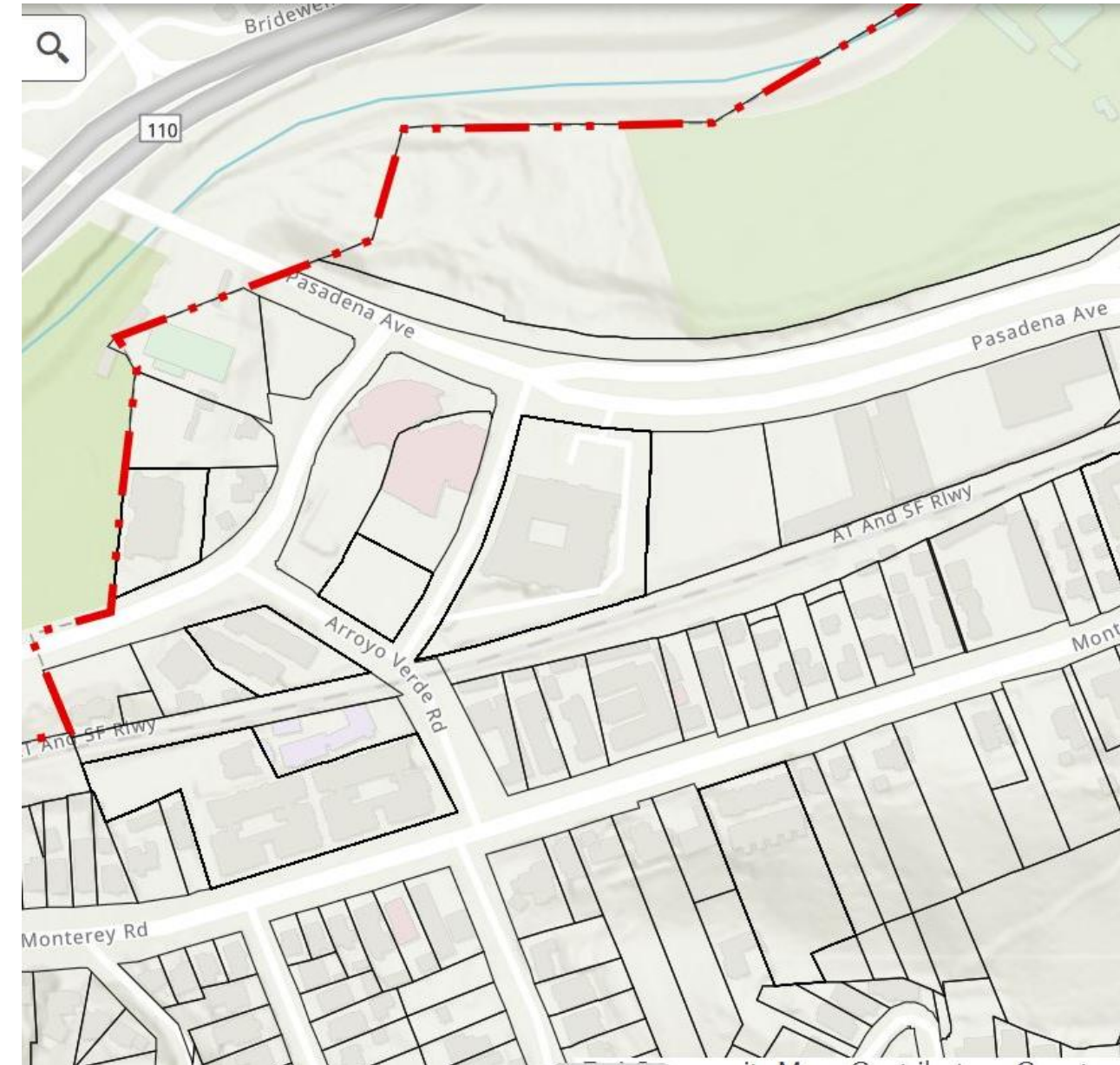
\*Assumes 16% redevelopment (parking lot)

\*\* Assumes 100% site redevelopment



# Ostrich Farms: Vacant Site

- » APNs: 5311003096
- » Address: 123 Pasadena Ave
- » Size: 1.05 Acres
- » Adjacent to 176 Bus Stop





# Ostrich Farm Vacant Site: Ace 121 Precedent

- » Location: Glendale
- » Type: 100% Affordable
- » Parking: 277 spaces total (1.8/unit), podium and underground
- » Commercial: 0 sf
- » Units: 70, Live/Work, Studio, 1BR, 2BR
- » Height: 5 stories
- » Density: 65 units/acre



**Baseline Assumption  
(30 du/ac, 3 stories, 45')**

**Proposed Height + Density  
(65 du/ac, 5 stories, 60')**

25 Units

68 units

\* Assumes 80% site redevelopment

\*\* Assumes 100% site redevelopment



# Ostrict Farm Vacant Site: Access Culver City

- » Location: Culver City
- » Type: Market
- » Parking: Underground
- » Commercial: 44,000 sf
- » Units: 115
- » Height: 5 stories
- » Density: 71 units/acre



<b>Baseline (30 du/ac)</b>	<b>65 du/ac, 5 stories (max 60')</b>
25 Units	68 units

\* Assumes 80% site redevelopment

\*\* Assumes 100% site redevelopment



# Ostrich Farm Vacant Site: **Aliso Arts Precedent**

- » Location: Los Angeles
- » Type: Loft, Courtyard
- » Parking: 774 spaces total (1.3/unit)
- » Commercial: 22,000 sf
- » Units: 472
- » Unit Mix: Live/Work, Studio, 1BR, 2BR
- » Height: 5-6 stories
- » Density: 87 units/acre



Baseline Assumption (30 du/ac, 3 stories, 45')	Proposed Height + Density (80 du/ac, 5 stories, 60')
25 Units	84 units

\* Assumes 80% site redevelopment

\*\* Assumes 100% site redevelopment



# Ostrich Farms: Tyco Site

- » APNs: 5313011007, 5313011009, 5313011010, 5313011012, 5313011013
- » Address: 210 Pasadena Ave
- » Size: 3.26 Acres
- » Adjacent to 176 Bus Stop



# Tyco Site: Grace Village Precedent

- » Location: Santa Barbara
- » Type: 100% Affordable, Senior
- » Parking: 31 spaces (.53/unit), at-grade
- » Units: 58
- » Height: 3 stories
- » Density: 56 du/ac



Baseline Assumption (30 du/ac, 3 stories, 45')	Proposed Height + Density 60 du/ac, mix 3-4 stories, 52'
100 Units*	196 units**

\* Based on owner interest

\*\* Assumes 100% site redevelopment