



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: July 1, 2020

TO: Hearing Officer

SUBJECT: Minor Conditional Use Permit #6829

LOCATION: 135 South Catalina Avenue

APPLICANT: Thatcher Green, LLC. (Owner)
Glen de Veer (Representative)

ZONING DESIGNATION: CD-5/RM-48 (Central District Specific Plan, Lake Avenue sub-district / Multi-Family Residential, 0-48 dwelling units per acre)

GENERAL PLAN DESIGNATION: Medium Mixed Use/High Density Residential

CASE PLANNER: Alison Walker

STAFF RECOMMENDATION: Adopt the Environmental Determination and the Specific Findings in Attachment A to **approve** Minor Conditional Use Permit #6829 with the conditions in Attachment B.

PROJECT PROPOSAL: Minor Conditional Use Permit: To allow nonresidential parking to incorporate tandem configuration. Of the 208 nonresidential parking spaces included in the proposed project, 28 spaces, or 13.5 percent, of the nonresidential parking spaces, are proposed in tandem configuration.

ENVIRONMENTAL DETERMINATION: It was determined that the project is Categorically Exempt from CEQA (Section 15332, Class 32, In-Fill Development) on November 12, 2019 as part of the approval of Concept Design Review, and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. It has further been determined that there

are no changed circumstances or new information as part of the proposed Minor Conditional Use Permit application to allow tandem parking that necessitate further environmental review.

BACKGROUND:

Site characteristics:

The site is comprised of six adjoining lots totaling approximately 1.21 acres on the west side of South Catalina Avenue between East Green Street and Cordova Street. The project site is rectangular in shape and is currently developed with an existing 62,663 square-foot nonresidential building (Thatcher Medical Building at 960 East Green Street), and a surface parking lot with 202 parking spaces on the remainder five lots, which serves the existing nonresidential building.

Adjacent Uses:

North – Commercial
South – Multi-Family Residential
East – Mixed-Use
West – Commercial and Multi-Family Residential

Adjacent Zoning:

North – CD-5 LD-23 (Central District Specific Plan, Lake Avenue sub-district, Green Street Village Landmark District)
South – RM-48 (Multi-Family Residential, 0-48 dwelling units per acre)
East – CD-5/RM-48 (Central District Specific Plan, Lake Avenue sub-district / Multi-Family Residential, 0-48 dwelling units per acre)
West – CD-5 (Central District Specific Plan, Lake Avenue sub-district)

Previous zoning cases on this property: None.

PROJECT DESCRIPTION:

The applicant, Glen de Veer, has submitted a Minor Conditional Use Permit (MCUP) application to allow 28 parking spaces in a tandem configuration to serve a nonresidential use. The parking spaces would be located within a new subterranean parking garage proposed in conjunction with a new mixed-use project. The project entails the construction of a new three-story residential structure containing 75 units, and three levels of subterranean parking containing a total of 332 parking spaces. The existing 62,663 square-foot Thatcher Medical Center building will not be modified and would be incorporated as part of the project. The parking displaced by the new construction would be relocated to the new parking garage, and the number of nonresidential parking spaces provided on-site would increase by six spaces. The project was approved through Concept Design Review on November 12, 2019, and is currently in the process of Final Design Review.

As proposed, the spaces at the ground level and levels one and two, totaling 208 spaces, would be reserved for nonresidential parking only, while level three would provide 124 parking spaces for the new residential units. Of the proposed 28 nonresidential tandem parking spaces, 16 are proposed on level one and 12 are proposed on level two of the parking garage.

Of the 208 nonresidential parking spaces proposed, 28 parking spaces are proposed in a two-space tandem configuration within the new garage. The Zoning Code allows tandem parking spaces to make up to 75% of required parking spaces for nonresidential uses with the approval of a Minor Conditional Use Permit.

ANALYSIS:

Minor Conditional Use Permit: To allow nonresidential parking in tandem configuration.

Of the 208 parking spaces required for the nonresidential uses at Thatcher Medical Building, 28 spaces are proposed in tandem configuration. Pursuant to Section 17.46.080.A.3, a Minor Conditional Use Permit is required to allow up to 75 percent of the nonresidential off-street parking spaces to incorporate tandem parking. The proposed 28 tandem spaces represent 13.5 percent of the total 208 nonresidential spaces provided.

The MCUP process allows the City to review a project to determine if the proposed project would be compatible with the surrounding area and require adherence to specific conditions related to the operation of the proposed use. In order to approve this MCUP request, six specific findings must be made in the affirmative. These findings relate to a project meeting the intent and purpose of the subject property's zoning district and the Zoning Code, not having a negative impact on the surrounding properties, and being compatible with surrounding uses among other things.

Staff reviewed the configuration of the nonresidential parking spaces and determined that with proposed conditions of approval, the 28 parking spaces in tandem configuration would not have a negative impact on the surrounding properties. All the parking spaces would be located within a proposed parking garage and not impact the surrounding properties.

Additionally, for all MCUPs approving tandem configuration, the Zoning Code requires a condition of approval that a full-time parking attendant be on duty at all times the parking facility is available for use. As proposed, a parking attendant would not be provided, however the tandem parking spaces would be assigned to individual tenant suites of the Thatcher Medical Building. A condition of approval is proposed to require that each pair of tandem spaces be assigned to one tenant suite, and that the parking spaces be limited to employee parking only, with signage posted accordingly. Under these conditions, tenants would be responsible to have their staff coordinate the use of the tandem spaces.

Staff also finds that the proposed 28 tandem parking spaces would be compatible with parking designs found at other office sites in the City. Employees of medical office uses typically park in the morning and leave at the end of the work day, and therefore, there is little expected parking turnover for the tandem parking spaces. To further avoid any internal vehicular circulation conflict, a condition of approval is recommended that the tandem parking spaces be limited to employee parking only and that the applicant post signage to that effect at the tandem parking spaces.

In reviewing the tandem configuration, staff anticipates that the arrangement would not impact those working or residing on the property, or the surrounding properties. The proposed tandem configuration within the subterranean garage would allow for more parking spaces to be provided

without a negative impact to the surrounding uses. In addition, all parking spaces would comply with applicable provisions of the Zoning Code, such as standards for parking space dimensions, aisle widths, vertical clearances, and access. Lastly, a condition of approval requires that each pair of tandem spaces be assigned to one tenant suite, and that the parking spaces be limited to employee parking only, with signage posted accordingly.

GENERAL PLAN CONSISTENCY:

The proposed request to allow for tandem parking is consistent with General Plan Land Use Element Policy 19.3 – Parking Management, which encourages management of parking to reduce the amount of land devoted to frequently vacant parking lots through parking management tools. Tandem parking is a tool that reduces the amount of land devoted to parking by providing for a more efficient use of space. This tool will allow the mixed-used development to concentrate parking across three subterranean levels, creating for a denser, transit- and pedestrian-oriented project.

ENVIRONMENTAL REVIEW:

It was determined that the project is Categorical Exempt from CEQA (Section 15332, Class 32, In-Fill Development) on November 12, 2019 as part of the approval of Concept Design Review, and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. It has further been determined that there are no changed circumstances or new information as part of the proposed Minor Conditional Use Permit application to allow tandem parking that necessitate further environmental review.

COMMENTS FROM OTHER DEPARTMENTS:

The Fire Department, Public Works Department, Department of Transportation, Building and Safety Division and Design and Historic Preservation Section have reviewed the project. The Building and Safety Division and Department of Transportation provided conditions, which are included in Attachment B.

CONCLUSION:

In conclusion, staff finds that the necessary findings for approval of the MCUP to allow nonresidential parking spaces to incorporate tandem design can be made. Tandem parking is commonly found in office commercial buildings, and the tandem parking spaces will be assigned to specific tenants who will self-coordinate within their own staff members for their own parking needs. Staff recommends approval of the Minor Conditional Use Permit, subject to the findings in Attachment A and recommended conditions of approval in Attachment B.

ATTACHMENTS:

Attachment A: Minor Conditional Use Permit Findings
Attachment B: Recommended Conditions of Approval

ATTACHMENT A
SPECIFIC FINDINGS FOR MINOR CONDITIONAL USE PERMIT #6829

Minor Conditional Use Permit – To allow nonresidential parking in tandem configuration

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* Up to 75 percent of the total off-street parking spaces provided for a nonresidential use may incorporate tandem parking, but only upon approval of a Minor Conditional Use Permit. Of the 208 nonresidential parking spaces, 28 spaces, or 13.5 percent, of the nonresidential parking spaces, are proposed in a two-space tandem configuration. Additionally, each pair of tandem spaces will be assigned to one tenant. The spaces may only be used by tenant employees. Additionally, the proposed subterranean garage and 75-unit multi-family residential project complies with all standards of the City's Zoning Code and will received necessary Design Review entitlements.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The subject site is located within the RM-48 (Multi-Family Residential, 0-48 dwelling units per acre) and CD-5 (Central District Specific Plan, Lake Avenue sub-district) zoning districts. One purpose of the RM-48 zoning district is to promote multi-family residential developments having maximum economic life and stability, while the Central District Specific Plan, Lake Avenue Sub-district identifies existing rear parking lots as opportunities for “compatible, residential and mixed-use in-fill development in conjunction with structured parking,” as is proposed with this project. The replacement of the existing surface parking lot with a multi-family residential structure, including replacing the existing nonresidential parking spaces located on-site, will allow for a mixed-use project that is economically sustainable, while providing the required parking for the existing commercial building. The proposed tandem configuration within the subterranean garage allows for more parking spaces to be provided without a negative impact to the surrounding uses. In addition, all parking spaces will comply with applicable provisions of the Zoning Code, such as standards for parking space dimensions, aisle widths, vertical clearances, and access. Lastly, a condition of approval requires that each pair of tandem spaces be assigned to one tenant suite, and that the parking spaces be limited to employee parking only, with signage posted accordingly.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The project site is designated Medium Mixed Use and High Density Residential in the General Plan Land Use Element and is subject to the Central District Specific Plan. The purpose of the Central District Specific Plan is to provide for a diverse mix of land uses designed to create the primary business, financial, retailing, and government center of the City. Tandem parking is consistent with Policy 19.3 (Parking Management) of the General Plan Land Use Element, which calls for the management of parking to reduce the amount of land devoted to frequently vacant parking lots through parking management tools. Tandem parking is a tool that reduces the amount of land devoted to parking by providing for a more efficient use of space. This tool will allow the mixed-used development to concentrate parking across three subterranean levels, creating for a denser, transit- and pedestrian-oriented project, as also identified in the Central District Specific Plan, Lake Avenue Sub-district.
4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* All the parking spaces, including

the tandem spaces, will be located within a subterranean parking garage and will not be detrimental to the health, safety, or general welfare of the persons residing or working in the immediate surrounding area. Each pair of tandem parking spaces will be assigned to one tenant suite and will be used only by employees of that suite for the purpose of minimizing any detriment or injury related to coordinating use of the parking spaces amongst employees or motorists unfamiliar with each other.

5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The provision of tandem parking will not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City. All tandem parking will be located within a three level subterranean parking structure. Each pair of tandem parking spaces will be assigned to one tenant space and will be used only by employees of that tenant space for the purpose of minimizing any detriment or injury related to coordinating use of the parking spaces amongst employees or motorists unfamiliar with each other.
6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.* All tandem parking will be designed to comply with applicable requirements of the Zoning Code, including standards for parking space dimensions, aisle widths, vertical clearances, and access. In addition, each pair of tandem parking spaces will be assigned to one tenant suite and will be used only by employees. Further, the nonresidential parking spaces will serve the employees of the existing medical office use. The office employees generate fewer trips relative to other uses when spread across the day because their peak periods are generally limited to mornings and evenings when they arrive to begin their work day and leave the building at the end of the day. As a result, a high turnover of parking is not anticipated, and thus, tandem parking will be compatible with the proposed and future uses of the site. Finally, the project requires approval of the Final Design Review prior to construction to ensure compatibility with the City's design guidelines.

ATTACHMENT B
RECOMMENDED CONDITIONS FOR MINOR CONDITIONAL USE PERMIT #6829

The applicant or successor in interest shall meet the following conditions:

General

1. The site plan and elevations submitted for building permits shall substantially conform to plans submitted with this application and stamped "Approved at Hearing, July 1, 2020" except as modified herein.
2. This approval authorizes 28 parking spaces of the total 208 nonresidential parking spaces located on the first and second levels of the subterranean garage to be provided in tandem configuration, as depicted in the plans submitted with this application and stamped "Approved at Hearing, July 1, 2020."
3. In accordance with Section 17.64.040 of the Pasadena Municipal Code and in accordance with City Council Resolution No. 9774, the right granted under this application must be enacted within 48 months from the effective date of approval. It shall expire and become void, unless an extension of time is approved in compliance with Section 17.64.040 C of the Zoning Code.
4. The Zoning Administrator, at any time, can call for a review of the approved conditions at a duly noticed public hearing. These conditions may be modified or new conditions added to reduce any impacts of the use. The Hearing Officer may revoke the Minor Conditional Use Permit if sufficient cause is given.
5. Any change to these conditions of approval, expansion of the use, or extended operating hours shall require the modification of this Minor Conditional Use Permit or a new Minor Conditional Use Permit.
6. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.
7. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
8. The proposed project, Activity Number **PLN2020-00109**, is subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Alison Walker, Current Planning Section, at (626) 744-6742 to schedule an inspection appointment time.

Planning

9. A total of 208 parking spaces for nonresidential use shall be provided at the ground level and in levels one and two of the new subterranean parking garage on the site.
10. A maximum of 28 spaces shall be provided in a two-space tandem configuration.

11. Two parking spaces in tandem shall have a combined minimum dimension of nine feet in width by 34 feet in length.
12. The subterranean parking garage and all parking spaces and aisle widths shall comply with Chapter 17.46 (Parking and Loading) of the City's Zoning Code.
13. Both spaces in a tandem configuration shall be assigned to one tenant suite in the Thatcher Medical Building (APN: 5735-027-032). The applicant, or successor in interest, shall be required to include language in the lease regarding the assignment and use of tandem parking spaces to any tenant utilizing tandem parking. Prior to the issuance of building permits, the applicant shall provide a copy of the lease template which includes language regarding the assignment of tandem parking spaces. The language in the lease, regarding the tandem spaces, shall be reviewed and approved by the Zoning Administrator prior to the issuance of a building permit.
14. The tandem parking spaces shall be limited to employee parking only and signage shall be posted on-site to indicate that the tandem spaces are assigned employee parking only.

Building and Safety Division

15. New parking arrangements shall comply with Chapter 11A & 11B of the CBC. The governing edition shall be determined by the date of the plan review submittal.

Department of Transportation

16. Any project loading/unloading spaces shall be on-site. DOT will not install a loading zone for project use along the project frontage.
17. No permanent, on-street, overnight parking permits will be issued to future residents of this project. Furthermore, no permanent parking permits will be issued to future residents of this project in public-owned lots. Future tenants shall be advised by the property management of the unavailability of permanent parking permits on-street or in public-owned facilities.