



## PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

### STAFF REPORT

**DATE:** April 18, 2018

**TO:** Hearing Officer

**SUBJECT:** Tentative Parcel Map #82020

**LOCATION:** 100 W. Walnut Street

**APPLICANT:** LPC West, LLC

**ZONING DESIGNATION:** PD-34 (100 West Walnut)

**GENERAL PLAN DESIGNATION:** Medium Mixed Use

**CASE PLANNER:** Jason Van Patten

**STAFF RECOMMENDATION:** Adopt the Environmental Determination and the Specific Findings in Attachment A and **approve** Tentative Parcel Map #82020 with the conditions in Attachment B.

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**PROJECT PROPOSAL:** Tentative Parcel Map: To subdivide an approximate 15.4 acre parcel (Parcel 1 of Parcel Map No. 4591) into two separate lots.

**ENVIRONMENTAL DETERMINATION:** The City Council certified a Final Environmental Impact Report (State Clearinghouse No. 2013071018) on April 27, 2015, in conjunction with an application for a Planned Development, Zone Change and Development Agreement for the subject site. The environmental analysis evaluated the environmental impacts of all of the various approvals, permits and actions required to approve and implement the proposed project; inclusive of a tentative map. Furthermore, it has been determined that there are no changed circumstances or new information as part of the proposed Tentative Parcel Map application that necessitate further environmental review.

**BACKGROUND:**

**Site characteristics:** The subject property is bounded by Walnut Street to the North, Fair Oaks Avenue to the east, Holly Street to the south, and Pasadena Avenue to the west. The approximate 15.4 acre parcel (north

development area) represents a portion of a 22.6 acre area that is commonly referred to as the “Parsons” site. The remaining acreage, approximately 7.2 acres, represents the south development area. The north development area is currently improved with a 12-story office building, three, multi-story wings, and a surface parking lot. The topography is relatively flat with a slight descent from Walnut Street on the north to Holly Street on the south. The 210 freeway is located approximately 275 feet northwest of the subject property with the 710 freeway approximately 250 feet to the west.

**Adjacent Uses:** North – Office / Mixed-Use / Hotel  
South – Office / Parking Facility  
East – Service Station / Hotel  
West – 710 Freeway

**Adjacent Zoning:** North – CD-1 (Central District Specific Plan, Old Pasadena subdistrict)  
South – PD-34 (100 West Walnut Planned Development)  
East – CD-1 (Central District Specific Plan, Old Pasadena subdistrict)  
West – PS (Public and Semi-Public)

**Previous Zoning Cases:** Planned Development: To create a new Planned Development including a PD Plan (PD 34 – 100 W. Walnut Planned Development) for a mixed-use project. Included a zone change to change the zoning designation of the project site from CD-1 (Central District Specific Plan, Old Pasadena) to Planned Development (PD), and a Development Agreement between the City of Pasadena and PPF OFF 100 West Walnut, LP for PD 34 – 100 W. Walnut Planned Development. Adopted April 27, 2015.

## **PROJECT DESCRIPTION:**

The applicant, LPC West, LLC, has submitted a Tentative Parcel Map application to subdivide an approximate 15.4 acre parcel (Parcel 1 of Parcel Map No. 4591) into two separate lots. Lot 1 would consist of approximately 5.6 acres (247,717 square feet). Lot 2 would consist of approximately 9.7 acres (424,779 square feet). No demolition of existing structures or new construction is proposed as part of this application. Further, this application does not address the design or construction of any structures or improvements proposed, planned, or previously approved for the project site.

## **ANALYSIS:**

Tentative Parcel Map applications are subject to compliance with Title 16 (Subdivisions) of the Pasadena Municipal Code and applicable standards of the City's Zoning Code and General Plan. The intent of the Subdivision ordinance is to regulate divisions of land. The Hearing Officer may approve a Tentative Parcel Map provided findings in the affirmative are made pursuant to Municipal Code Section 16.20.170 (Required Findings). Findings are generally necessary to demonstrate the subdivisions consistency with the General Plan, suitability of the site, design, and that the subdivision would not cause serious public health problems, violate water quality control standards, or conflict with public easements.

The subject property represents a portion (15.4 of 22.6 acres) of the PD-34 zoning district. PD-34 was previously established for the purpose of converting the Parsons site (bounded by Walnut Street to the north, Fair Oaks Avenue to the east, Union Street to the south, and Pasadena Avenue to the west) into a mixed-use office campus and residential community. The PD-34 established specific development standards for the broader project area. Pursuant to the PD, these standards shall apply and supersede any inconsistent or different standards established by Pasadena Municipal Code Chapter 17.30 (Central District Specific Plan) and the Central District Specific Plan Design Guidelines. Since the PD does not specify lot area and/or width standards, the minimum size for the new lots defaults to Zoning Code Table 3-2 (CD District General Development Standards), Section 17.30.040 (CD General Development Standards). Table 3-2 specifies that the minimum area and width shall be determined through the subdivision process, consistent with the General Plan.

The existing parcel is developed with a 12-story office building, three, multi-story wings, and a surface parking lot. Vehicular and pedestrian access is maintained from all sides of the property. The office development is located at the center of the parcel with parking located to the perimeter. Lot 1 would consist of land area east of the existing office development, with Lot 2 forming the remainder of the site. The new interior boundary shared by the created lots would not affect requirements applicable to the existing office development. The PD does not establish an interior setback requirement and the Central District Specific plan specifies that an interior setback is not required for nonresidential uses. In addition, the proposed subdivision would not conflict with standards of development, including, but not limited to floor area maximums, residential densities, floor area ratio (FAR), lot coverage, or parking. The maximum standard for FAR (2.15) and lot coverage (65 percent) apply across the PD and would not be limited by the proposed boundaries. The approved PD plan accounted for a planned subdivision and established maximum residential unit counts and parking counts that would not be affected by the proposed lot boundaries. Although no development is included as part of the proposed Tentative Parcel Map, the redevelopment of the site would see the provision of off-street parking required of the uses, densities, and intensities planned. In addition, the Zoning Code currently allows parking serving a nonresidential use to be located on a different site than the use served. As a result, the subdivision of land through an existing parking lot would not conflict with the Zoning Code.

**TREE PROTECTION ORDINANCE:**

No trees on-site will be affected by the subdivision. Therefore, the project does not conflict with the City's Tree Protection Ordinance, Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance).

**TENANT PROTECTION ORDINANCE AND INCLUSIONARY HOUSING:**

Housing is not present on-site and the proposed subdivision is not a condominium project. In addition, housing is not proposed as part of this Tentative Parcel Map application. Therefore, the City's Tenant Protection Ordinance, Municipal Code Chapter 9.75 (Tenant Protection) and affordable housing requirements, Zoning Code Chapter 17.42 (Inclusionary Housing Requirements), are not applicable.

**GENERAL PLAN CONSISTENCY:**

The Land Use Element of the General Plan designates the site Medium Mixed Use (0.0-2.25 FAR, 0-87 dwelling units per acre). This would allow a maximum density of 495 units on Lot 1 and 849 units on Lot 2. PD-34 limits the maximum number of units to 475 within development

area A (northern portion of proposed Lot 1), while prohibiting residential units from all other areas of the site. In addition, PD-34 limits FAR to 2.15, which is below the FAR established in the Land Use Element. Therefore, the proposed lot sizes would not create a conflict with the General Plan.

The proposed subdivision would create lots that are more consistent with the size and character of lots developed within the vicinity that consist of residential and nonresidential uses. Generally, many lots within the vicinity are smaller in size (less than two acres) and width relative to the existing parcel. The Tentative Parcel Map is consistent with General Plan Policy 12.4 (Revitalization of Commercial Areas). The subdivision will allow for the redevelopment of the area according to the approved Planned Development plan. It will facilitate the revitalization of the commercial area by attracting private investment.

#### **ENVIRONMENTAL REVIEW:**

The City Council certified a Final Environmental Impact Report (State Clearinghouse No. 2013071018) on April 27, 2015, in conjunction with an application for a Planned Development, Zone Change and Development Agreement for the subject site. The environmental analysis evaluated the environmental impacts of all of the various approvals, permits and actions required to approve and implement the proposed project; inclusive of a tentative map. Furthermore, it has been determined that there are no changed circumstances or new information as part of the proposed Tentative Parcel Map application that necessitate further environmental review.

#### **REVIEW BY OTHER DEPARTMENTS:**

The City's Department of Transportation, Public Works Department, Housing and Career Services Department, Fire Department, Design and Historic Preservation and Department of Water and Power have reviewed the proposal. AT&T California, Southern California Edison and the Pasadena Unified School District have also reviewed the current application. The Department of Public Works provided comments and recommended conditions of approval that have been included in Attachment B of this staff report. No other comments or concerns were provided.

#### **CONCLUSION:**

The Tentative Parcel Map would subdivide an existing parcel into two separate lots. The proposal is consistent with policies in the General Plan Land Use Element, and complies with applicable development standards of the Zoning Code. The lots created would be more consistent with the size and character of lots in the vicinity. Therefore, staff recommends approval of the application based on the findings in Attachment A and the conditions in Attachment B.

#### Attachments:

Attachment A: Findings

Attachment B: Conditions of Approval

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR TENTATIVE PARCEL MAP #82020**

1. *The proposed map is consistent with applicable general and specific plans as specified in Section 65450.* The proposed Tentative Parcel Map application will subdivide an approximate 15.4 acre parcel (Parcel 1 of Parcel Map No. 4591) into two separate lots. Lot 1 would consist of approximately 5.6 acres (247,717 square feet). Lot 2 would consist of approximately 9.7 acres (424,779 square feet). The number of parcels created is consistent with policies of the City's General Plan, and requirements of the Central District Specific Plan. The new interior boundary shared by the created lots would not affect requirements applicable to the existing office development. The proposed subdivision would not conflict with standards of development in the Zoning Code or a previously approved Planned Development plan for the area. The proposed subdivision would create lots that are more consistent with the size and character of lots developed within the vicinity that consist of residential and nonresidential uses. Many lots within the vicinity are smaller in size (less than two acres) and width relative to the existing parcel. The Tentative Parcel Map is consistent with General Plan Policy 12.4 (Revitalization of Commercial Areas). The subdivision will allow for the redevelopment of the area according to the approved Planned Development plan. It will facilitate the revitalization of the commercial area by attracting private investment.
2. *The site is physically suitable for the type of development.* The subject property is rectangular, relatively flat in topography, and is accessible to vehicular and pedestrian traffic from all sides of the property. The site lies in a developed, urban area. No physical improvements are proposed as part of this application. The proposed subdivision would create lots that are more consistent with the size and character of lots developed within the vicinity. The proposed lot sizes will remain suitable for development according to the approved Planned Development plan and will remain accessible to vehicles and pedestrians.
3. *The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.* The property is located in an urbanized area and not near any sensitive habitat. The subdivision of one existing parcel into two lots will not cause substantial environmental damage because no physical change will result. Development planned for each lot will be consistent with a previously approved Planned Development plan that anticipated a subdivision. The City Council certified a Final Environmental Impact Report (State Clearinghouse No. 2013071018) on April 27, 2015, in conjunction with approval of a Planned Development, Zone Change and Development Agreement for the subject site. The environmental analysis evaluated the environmental impacts of all of the various approvals, permits and actions required to approve and implement the proposed project. This included a tentative map. There are no changed circumstances or new information as part of the proposed Tentative Parcel Map application that suggest the proposal will cause substantial environmental damage.
4. *The design of the subdivision or the proposed improvements is not likely to cause serious health problems in that the subdivision is compatible with existing residential land uses in the vicinity.* The Tentative Parcel Map is limited to the subdivision of a single parcel into two lots. No improvement are included with this Tentative Parcel Map. The design of the subdivision will conform to applicable standards of Municipal Code. The existing design of the subdivision does not have a documented history of causing serious health problems.

Therefore, the proposed subdivision of land is not likely to cause serious health problems. The proposed lots will be more consistent with the lot sizes and widths in the vicinity.

5. *The proposed map meets the requirements of Title 16 as applicable.* The proposal to create two lots will comply with applicable standards of Title 16. The Tentative Parcel Map was prepared by a licensed land surveyor, obtained a map number assigned by the County, references the locations of adjacent streets and other public properties, labels and identifies easements, and references means of existing vehicular access. Copies of the Tentative Parcel Map were provided to the applicable parties, including, but not limited to the City engineer, water department, power department, fire department, transportation department, housing department, telephone company, and unified school district as required by Title 16.
6. *The discharge of waste from the proposed subdivision into existing sewer system would not add to or result in violation of existing water quality control standards.* No improvements are proposed with this Tentative Parcel Map and the existing discharge of waste is not being affected. All future improvement are required to connect to the public sewer with compliance verified during the building permit plan check process. Therefore, the proposed Tentative Parcel Map will not add to or result in violation of existing water quality control standards.
7. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.* The design of the subdivision will not conflict with easements acquired by the public, for access through or use of property because no such easements exist. The Tentative Parcel Map references an easement for domestic water and fire services facilities and incidental purposes at the north side of Lot 1. An easement for street light and traffic signal equipment and incidental purposes is referenced at the south side of Lot 1 and 2. Neither easement was acquired by the public at large for access through or use of the property.

**ATTACHMENT B**  
**CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP #82020**

The applicant or the successor in interest shall comply with the following conditions:

General

1. The creation of two lots shall occur substantially as shown on the Tentative Parcel Map submitted with this application and dated "Received for Hearing April 18, 2018," except as modified herein, and shall comply with the applicable land use regulations and development standards of the Pasadena Municipal Code subject to the approval of the Zoning Administrator.
2. In accordance with Section 17.64.040 (Time Limits and Extensions) of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within three years of the effective date of the approval. This approval is eligible for two one-year extensions. Each one-year extension is required to be reviewed and approved by the Hearing Officer at a noticed public hearing. In order for a project to be eligible for a time extension, the applicant is required to submit the required fee and time extension application to the Permit Center prior to the expiration date of the land use entitlement. The right granted by this approval may be revoked if the entitlement is exercised contrary to the conditions of approval or if it is exercised in violation of the Zoning Code.
3. Prior to the expiration of this Tentative Parcel Map, the subdivider shall prepare, file, and have recorded a Final Map. The subdivision shall not be final until a Final Map is recorded.
4. All utility substructures shall be located underground if required by the applicable City Departments. However, no subterranean gas meters shall be allowed.
5. The applicant or successor in interest shall comply with the attached conditions of approval and shall meet all applicable code requirements of other City departments.
6. The applicant shall receive written final approval of the addresses that will be assigned to each proposed parcel/unit prior to recordation of map. Final approval of the addresses shall come from the Addressing Coordinator. For additional information please contact the Addressing Coordinator at (626) 744-4622.
7. The site shall be maintained and kept in good condition at all times.

Department of Public Works

8. Prior to submission of the final parcel map to the City for approval, the applicant shall pay a deposit (based on the current General Fee Schedule) to cover the cost of processing the final map. The applicant shall complete all required conditions before City's approval, or provide a Letter of Credit or cash deposit to cover all unfinished public improvements as quantified in an approved cost estimate. Currently, the County of Los Angeles Department of Public Works is utilizing the computer to update and digitize the countywide landbase. It is required that the applicant's engineer submit a map in digital format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Pasadena Department of Public Works for incorporation into its GIS landbase map. The City of Pasadena's GIS Coordinate System must be used for the digital file. The

applicant's engineer shall contact the City to obtain information on the City's GIS Coordinate System prior to preparation of the digital file.

9. The applicant's engineer shall be required to set boundary monuments on the proposed subdivision per Pasadena Municipal Code, Section 16.24.060, and furnish to the City a set of original field notes.