



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: June 7, 2023

TO: Hearing Officer

SUBJECT: Tentative Parcel Map #84110

LOCATION: 491-577 S. Arroyo Parkway

APPLICANT: The Arroyo Parkway, LLC

ZONING DESIGNATION: PD-39 (The Affinity)

GENERAL PLAN DESIGNATION: High 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 #84110 with the conditions in Attachment B.

PROJECT PROPOSAL: Tentative Parcel Map: To reconfigure four existing parcels (5722-008-002, 5722-008-012, 5722-008-016, 5722-008-017) that cover an aggregate land area of 92,120 square feet. After the subdivision, four parcels would remain covering the same aggregate land area.

ENVIRONMENTAL DETERMINATION: The City Council certified a Final Environmental Impact Report (State Clearinghouse No. 2021080103) on November 21, 2022, in conjunction with an application for a Planned Development, Zoning Map Amendment and Variance for Historic Resources for the subject site. The environmental analysis evaluated the environmental impacts of all the various approvals, permits and actions required to approve and implement the proposed project. 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 parcels are bound by South Arroyo Parkway on the east, East California Boulevard on the south, and the Metro L Line on the west. The site is developed with commercial buildings that are one or two stories in height. Existing uses include retail sales, restaurants, and animal services. All existing land uses have surface parking. The site is relatively flat with limited ornamental vegetation present. The area is an urban environment, and the site and surrounding area are fully built out with a broad mix of land uses.

Adjacent Uses:
North – Food Sales, Self-Storage
South – Vehicle Services – Washing/Detailing
East – Mixed-use, Retail Sales, Restaurants, Personal Services
West – Automobile Rental, Communications Facility

Adjacent Zoning:
North – CD-6 (Central District Specific Plan, Arroyo Corridor/Fair Oaks subdistrict)
South – SFO-MU-C (South Fair Oaks Specific Plan, Mixed-Use Core)
East – CD-6 (Central District Specific Plan, Arroyo Corridor/Fair Oaks subdistrict)
West – SFO-MU-N (South Fair Oaks Specific Plan, Mixed-Use Neighborhood)

Previous Zoning Cases: Planned Development: To create a new Planned Development and establish PD-39 (Affinity Planned Development). Included a Zoning Map Amendment to change the zoning designation and reclassify the project site from CD-6 (Central District Specific Plan, Arroyo Corridor/Fair Oaks) to PD-39 and a Variance for Historic Resources to allow building heights to exceed the maximum allowed height of 50' or 65' with height averaging. Adopted November 21, 2022.

PROJECT DESCRIPTION:

The applicant, The Arroyo Parkway, LLC, has submitted a Tentative Parcel Map application to reconfigure four existing parcels (AINs 5722-008-002, 5722-008-012, 5722-008-016, 5722-008-017) that cover an aggregate land area of 92,120 square feet. After the subdivision, four parcels would remain covering the same aggregate land area. The tentative map would facilitate development of the Affinity Project. 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.

BACKGROUND:

On November 21, 2022, the City Council approved a Planned Development District (PD-39), Zoning Map Amendment and Variance for Historic Resources for the Affinity Project located between 465 and 577 South Arroyo Parkway (AINs 5722-008-002, 5722-008-012, 5722-008-016, 5722-008-017, 5722-008-01). The Affinity Project (Project) proposes demolition of six (of the nine) existing commercial buildings, and construction of two, multi-story buildings consisting of medical office uses, assisted living and independent living uses (including up to 95 senior

housing units), and ground floor commercial uses. Included in the request was the ability to exchange the medical office use for up to 197 residential dwelling units. Up to five new levels of subterranean parking would be provided. Three existing buildings would be retained including the Whole Foods Market and the subterranean parking structure at 465 South Arroyo Parkway, and two historic structures at 501 and 523 South Arroyo Parkway. In addition, the City Council adopted a Resolution (No. 9964) certifying the Final Environmental Impact Report (EIR) (SCH #2021080103), adopted Findings of Fact, and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the Project.

On January 23, 2023, the City Council adopted Ordinance No. 7409 amending the official zoning map by reclassifying the Project site from CD-6 (Central District Specific Plan, Arroyo Corridor/Fair Oaks) to Planned Development 39 (PD-39).

On April 27, 2023, the City received an application for Concept Design Review for the Project. This application is under review.

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 (four of five parcels) of the PD-39 zoning district. The zoning district (bounded by Bellevue Drive to the north, Arroyo Parkway to the east, California Boulevard to the south, and the Metro right-of-way to the west) was previously established for the Affinity Project, a multi-building project consisting of medical office uses, assisted living and independent living uses (including up to 95 senior housing units), and ground floor commercial uses. The associated PD Plan established specific development standards for development of the site. Pursuant to the PD, these zoning standards shall apply and supersede any inconsistent or different standards established by the Pasadena Municipal Code, 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 four parcels to be reconfigured as part of this Tentative Parcel Map are related to the planned Project. Parcel 1 would include the newly constructed subterranean parking and aboveground vehicular circulation areas and certain common area spaces. Airspace parcels 2 and 3 would each contain a new building (A and B respectively), with the exception of ground-floor vehicular circulation areas. Parcel 4 would contain the two existing historic structures at 501 and 523 South Arroyo Parkway that are being retained.

The reconfigured parcels would not affect requirements applicable to the planned project. The PD does not establish an interior setback requirement. In addition, the Tentative Parcel Map would not conflict with standards of development or maximum development capacity approved by the City Council. This includes maximums for gross floor area, floor area ratio (FAR), density,

and building heights. The maximum standard for FAR and density apply across the PD and would not be limited by the proposed 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 the planned parking facility would not conflict with the Zoning Code.

TREE PROTECTION ORDINANCE:

No trees on-site would 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 Project site is designated High Mixed Use (0.0-3.0 FAR, 0-87 du/ac) on the General Plan Land Use Diagram, which is intended to support the development of multi-story mixed-use buildings with a variety of compatible commercial (retail and office) and residential uses. This Tentative Parcel Map would reconfigure four existing parcels in order to facilitate the Affinity Project, which was determined by the City Council to be in conformance with the High Mixed-Use designation. The Project consists of multi-story buildings that would include a mix of uses (medical office, assisted and independent living, ground floor commercial, multifamily housing), shared open spaces, landscaping, shared driveways and subterranean parking. The accompanying PD Plan that will regulate implementation of the Project, specifies a maximum FAR that is consistent with the intensity and density of development prescribed by the General Plan Land Use Element. The PD zoning district is consistent with all land use classifications of the General Plan. As such, implementation of the proposed subdivision, which is solely intended to facilitate the development of the previously approved Project, is also consistent with the General Plan Land Use Element. The Tentative Parcel Map is consistent with General Plan Policy 12.4 (Revitalization of Commercial Areas). The subdivision would allow for the redevelopment of the area according to the approved Planned Development plan. It would 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. 2021080103) on November 21, 2022, in conjunction with an application for a Planned Development, Zoning Map Amendment and Variance for Historic Resources for the subject site. The environmental analysis evaluated the environmental impacts of all the various approvals, permits and actions required to approve and implement the proposed project. 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, Fire Department, Design and Historic Preservation and Department of Water and Power have reviewed the proposal. No comments or concerns were provided.

CONCLUSION:

The Tentative Parcel Map would reconfigure four existing parcels. No change in parcel count would result and the aggregate land area affected would remain the same. The proposal is consistent with policies in the General Plan Land Use Element and complies with applicable development standards of the Zoning Code and PD Plan. Therefore, staff recommends approval of the application based on the findings in Attachment A and the conditions in Attachment B.

Attachments:

Attachment A: Specific Findings

Attachment B: Conditions of Approval

ATTACHMENT A
SPECIFIC FINDINGS FOR TENTATIVE PARCEL MAP #84110

1. *The proposed map is consistent with applicable general and specific plans as specified in Section 65450.* The proposed Tentative Parcel Map will reconfigure four existing parcels that cover an aggregate land area of 92,120 square feet. After the subdivision, four parcels will remain covering the same aggregate land area. The proposed map and the design of the subdivision are consistent with policies of the City's General Plan, and requirements of the Central District Specific Plan. The reconfigured boundaries will not affect requirements or conditions applicable to the proposed Affinity Project that was determined by the City Council to be consistent with the General Plan and Specific Plan. The proposed subdivision will not conflict with standards of development established in the Zoning Code or the previously approved Planned Development plan for the area. 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, and would include uses that are consistent with the High Mixed-Use General Plan Land Use designation. 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. The site lies in a developed, urban area. The proposed subdivision will reconfigure four existing parcels in order to facilitate the Affinity Project. The aggregate land area that makes up the site will remain after the parcels are reconfigured, and the site will continue to be physically suitable for the types of uses and density of development established as part of the approved Planned Development plan.
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 reconfiguration of parcels will not cause substantial environmental damage because no physical change will result. Development planned across the site will be consistent with a previously approved Planned Development plan. Further, The City Council certified a Final Environmental Impact Report (State Clearinghouse No. 2021080103) on November 21, 2022, in conjunction with an application for a Planned Development, Zoning Map Amendment and Variance for Historic Resources for the subject site. The environmental analysis evaluated the environmental impacts of all the various approvals, permits and actions required to approve and implement the proposed project. 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.
4. *The design of the subdivision or the proposed improvements is not likely to cause serious health problems.* The subdivision is compatible with existing residential land uses in the vicinity. The Tentative Parcel Map is limited to reconfiguring four existing parcels. The number of parcels will not change. Further, no improvements are included with this Tentative Parcel Map application. 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.
5. *The proposed map meets the requirements of Title 16 as applicable.* The Tentative Parcel Map 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, 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 improvements 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. The Tentative Parcel Map references existing easements for public street and rail transit purposes primarily located along southern portions of the site adjacent to California Boulevard. All easements acquired by the public at large for access through or use of the property will continue to remain for the purposes intended. The Tentative Parcel Map will not result in abandonment of these easements.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP #84110

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

General

1. The parcels shall occur substantially as shown on the Tentative Parcel Map submitted with this application and dated "Approved for Hearing June 7, 2023," 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 16.18.060.A (Period of validity, renewals and extensions – Period of Validity) of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within two years of the effective date of the approval. It shall expire and become void, unless an extension of time is approved in compliance with Section 16.18.060 of the Municipal 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 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.