



MEMORANDUM - City of Pasadena

DATE: October 7, 2015
TO: Affordable Housing Concession Permit #11801 File
FROM: Beilin Yu, Planner *BY*
RE: Errata to the Initial Study/Mitigated Negative Declaration for Platinum Pasadena Project at 277 North El Molino Avenue dated September 2015

The following constitute two revisions to the Initial Study / Mitigated Negative Declaration, for the Platinum Pasadena Project dated September 2015, that relates to the Affordable Housing Concession Permit request to increase the height limit.

On page 2, the second entitlement request should read as edited below:

~~• Affordable Housing Concession Permit to allow additional height through height averaging over more than 30 percent of the building footprint exceed the height limit of 60-feet over 55 percent of the building footprint up to a maximum height of 75-feet. The maximum building height allowed on the subject site is 60-feet, and 75-feet when utilizing height averaging, however the additional building height is permitted over no more than 30 percent of the building footprint. The project proposes to exceed the 60-foot height limit over 55 percent of the building footprint. The overall building height would be 75-feet.~~

On page B-67, the last paragraph should read as edited below:

Consistent with California State Law, the City's Zoning Code permits a project that is utilizing a density bonus increase to request one or more concessions, or deviations, from an applicable development standard, provided the concessions are necessary for the provision of the affordable units. Per Section 17.43.050 of the Zoning Code, this request is processed through the Affordable Housing Concession Permit process. The concessions requested as part of the project is to increase the 2.25 FAR that is permitted on the site to a FAR of 2.87 which would result in a building size of 122,524 square feet; and to allow additional height through height averaging over more than 30 percent of the building footprint. The maximum building height allowed on the subject site is 60-feet; and 75-feet when utilizing height averaging, however the additional building height is permitted over no more than 30 percent of the building footprint. The project proposes to exceed the 60-foot height limit over 55 percent of the building footprint. The overall building height would be 75-feet.