

Attachment A
Findings of Consistency

ATTACHMENT A FINDINGS OF CONSISTENCY

I. FINDINGS FOR GENERAL PLAN DIAGRAM AND TEXT AMENDMENTS

1. *The proposed amendments are in conformance with the goals, policies, and objectives of the General Plan;*

The proposed amendments to the Central District, East Colorado, East Pasadena, Fair Oaks/Orange Grove, Lincoln, North Lake, South Fair Oaks, and West Gateway Specific Plans are consistent with:

- **Policy 1.3 – Development Capacities.** Regulate building intensity and population density consistently with the designations established by the Land Use Diagram. Within these, cumulative new development within the specific plan areas shall not exceed the number of housing units and commercial square feet specified in the following table:

Area	Residential Units	Commercial Square Feet
Central District	4,272	2,112,000
South Fair Oaks	802	988,000
East Pasadena	750	1,095,000
Lamanda Park	100	630,000
East Colorado	300	300,000
North Lake	250	250,000
Fair Oaks / Orange Grove	325	300,000
Lincoln Avenue	180	300,000

The amendments to the specific plans will ensure the recently adopted development capacities are applied as intended, regulating development in the specific plan areas.

The proposed amendment to the Land Use Element, Policy 4.13, is consistent with the following other policies of the General Plan:

- Policy 1.1 – Basic Growth Policy. Accommodate growth that is consistent with community values and that complements the scale and character of Pasadena's unique residential neighborhoods, business districts, and open spaces.
- Policy 1.2 – Targeted Growth. Target growth and new construction in infill areas and away from Pasadena's residential neighborhoods and open spaces by redeveloping underutilized commercial and industrial properties, especially within the Central District, Transit Villages, Neighborhood Villages, and along selected corridors.
- Policy 4.10 – Architecture that Enhances. Locate and design buildings to relate to and frame major public streets, open spaces, and cityscape. New development at intersections should consider any number of corner treatments, and should balance

- safety and accessibility concerns with the vision of the area and the need for buildings to engage the street and create a distinct urban edge.
- Policy 4.11 – Development that is Compatible. Require that development demonstrates a contextual relationship with neighboring structures and sites addressing such elements as building scale, massing, orientation, setbacks, buffering, the arrangement of shared and private open spaces, visibility, privacy, automobile and truck access, impacts of noise and lighting, landscape quality, infrastructure, and aesthetics.
 - Policy 7.1 – Architectural Quality. Design each building as a high-quality, long term addition to the City's urban fabric; exterior design and buildings material shall exhibit permanence and quality, minimize maintenance concerns, and extend the life of the building.
 - Policy 7.2 – Architectural Diversity & Creativity. Allow for the development of a diversity of buildings styles. Support innovative and creative design solutions to issues related to context and environmental sustainability.
 - Policy 7.3 – Compatibility. Require that new and adaptively re-used buildings are designed to respect and complement the defining built form, massing, scale, modulation, and architectural detailing of their contextual setting.
 - Policy 7.4 – Design Review. Require design review for new and redeveloped projects to assure compatibility with community character, while promoting creativity, innovation, and design quality.
 - Policy 8.5 – Scale and Character of New Construction in a Designated Landmark and Historic Districts. Promote an architecturally sensitive approach to new construction in Landmark and Historic districts. Demonstrate the proposed project's contextual relationship with land uses and patterns, spatial organization, visual relationships, cultural and historic values, and relationships in height, massing, modulation, and materials.

This amendment to Policy 4.13 will ensure the policy accurately reflects the intent of the City Council to provide flexibility of development in new Planned Developments, comprehensively planned projects that are subject to a high standard of review of scrutiny by the Design Commission, Planning Commission, and City Council.

The proposed amendments to the General Plan Land Use Diagram are consistent with the following goal and policies of the General Plan:

- Goal 2. – Land Use Diversity. A mix of land uses meeting the diverse needs of Pasadena's residents and businesses, fostering improved housing conditions, offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment.
- Policy 2.7 – Civic and Community Services. Provide diverse uses and services supporting Pasadena's residents such as facilities for civic governance and administration, public safety (police and fire), seniors and youth, community gatherings, and comparable activities.
- Policy 2.9 – Institutional Uses. Accommodate the development of educational, religious, cultural, and similar facilities that enrich the lives of Pasadena's residents.

- Goal 21 – Desirable Neighborhoods. A City composed of neighborhoods with a variety of housing types that are desirable places to live, contribute to the quality of life, and are well maintained.
- Goal 22 – Single-Family Neighborhoods. Distinct and quality single-family residential neighborhoods distinguished by their identity, scale, and character.

The amendments to the Land Use Diagram will support these goals and policies by supporting the expansion of the Art Center College of Design, the single-family neighborhood adjacent to St. Luke Hospital, and the development potential of the Pasadena Ford site.

- 2. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*

The proposed amendments to the Land Use Element of the General Plan would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the proposed changes are consistent with, and directly implement, the Guiding Principles of the General Plan. Specifically, superseding the development capacities in the Specific Plans with those in the Land Use Element, will ensure the newly adopted development capacities in the Land Use Element are clear and free from confusion.

In addition, amending Policy 4.13 to allow for additional residential density in Planned Development projects will continue to allow such projects to be creative, contextual, and innovative by allowing for additional flexibility. The Design Commission and Planning Commission will continue to have review authority over Planned Development projects, with the City Council as the decision maker. These bodies will further ensure this amendment is in conformity with public necessity, convenience, general welfare and good planning practice.

Finally, the Land Use Diagram amendments will correct inadvertent changes for four sites, two of which will revert back their previous land use designation, while the remaining two, a portion of the former Pasadena Ford and portions of the South Campus of the Art Center College of Design, will ensure these properties have the same land use designation as the rest of their corresponding sites.

- 3. For General Plan diagram amendments only, the site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land uses/developments.*

The proposed changes to the Land Use Diagram are made at four sites, two of which, Villa Esperanza, and a portion of the St. Luke Hospital site, are necessary to correct inadvertent changes to the Land Use Diagram that were adopted by the City Council in August 2015. The result is the land use designations for these sites will revert to the prior designations, for which there is existing development that is consistent with the corrected designation, or in the case Villa Esperanza, there is a recently approved

Master Plan consistent with the Institutional designation. The changes to the remaining two sites, a portion of the former Pasadena Ford and portions of the South Campus of the Art Center College of Design, will consolidate each of these properties with their corresponding larger sites.

II. FINDINGS FOR ZONING CODE AND ZONING MAP AMENDMENTS

1. *The proposed amendments are in conformance with the goals, policies, and objectives of the General Plan;*

The proposed changes to the Zoning Map are necessary in order to implement the recently-adopted Land Use Diagram and are consistent with the following Land Use Element Policies:

- Policy 2.13 – Parks. Maintain existing and develop new parks and recreational facilities within walking distance of residents, supporting healthy lifestyles.
- Policy 10.9 – Natural Open Space. Protect natural open spaces, hillsides, watersheds, and critical habitats to safeguard the health, safety, and beauty of the City for the benefit of present and future generations.
- Policy 10.10 – Expanded Natural Areas. Expand the City's inventory of natural open spaces through reclamation, restoration, and acquisition, in partnership with local and regional agencies and private institutions.
- Policy 21.4 – New Residential Development. Attract new residential development that is well-conceived, constructed, and maintained in a variety of types, densities, locations and costs.

The proposed amendments to the Zoning Code to eliminate the Development Capacity limits are necessary in order to implement the recently-adopted Land Use Element, specifically Policy 1.3, by ensuring all limits on the amount of development in specific plans are governed exclusively by this policy:

- Policy 1.3 – Development Capacities. Regulate building intensity and population density consistently with the designations established by the Land Use Diagram. Within these, cumulative new development within the specific plan areas shall not exceed the number of housing units and commercial square feet specified in the following table:

Area	Residential Units	Commercial Square Feet
Central District	4,272	2,112,000
South Fair Oaks	802	988,000
East Pasadena	750	1,095,000
Lamanda Park	100	630,000
East Colorado	300	300,000
North Lake	250	250,000
Fair Oaks / Orange Grove	325	300,000
Lincoln Avenue	180	300,000

The proposed amendment to the Zoning Code to eliminate the land use consistency requirement between a proposed Planned Development and an applicable Specific Plan is needed because the existing specific plans are inconsistent with the recently adopted update to the General Plan. Until such time as the specific plans are updated this land use consistency requirement needs to be removed in order to ensure a proposed Planned Development is consistent with the General Plan, as it is the most current expression of the community's vision for future development. The General Plan Update had a comprehensive public outreach process that resulted in a community-identified vision of uses and types of development throughout the city. In order to effectuate this vision this amendment will allow comprehensively planned projects to take advantage of the uses in the General Plan. The remaining regulations of the specific plans, including the development standards, will still be applicable, as implemented by the Zoning Code.

This amendment is consistent with a number of goals and policies of the General Plan Land Use Element, including:

- **Goal 1. Sustainable Growth.** Sustainable growth and change in orderly and well-planned developments within targeted areas that allow for higher density development in an urban core setting and in close proximity to transit that provides for the needs of existing and future residents and businesses, ensures the effective provision of public services, and makes efficient use of land, energy, and infrastructure.
 - *Policy 1.1 Basic Growth Policy.* Accommodate growth that is consistent with community values and that complements the scale and character of Pasadena's unique residential neighborhoods, business districts, and open spaces.
 - *Policy 1.2 Targeted Growth.* Target growth and new construction in infill areas and away from Pasadena's residential neighborhoods and open spaces by redeveloping underutilized commercial and industrial properties, especially within the Central District, Transit Villages, Neighborhood Villages, and along selected corridors.
- **Goal 2. Land Use Diversity.** A mix of land uses meeting the diverse needs of Pasadena's residents and businesses, fostering improved housing conditions,

offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment.

- *Policy 2.5 Mixed Use.* Create opportunities for development projects that mix housing with commercial uses to enable Pasadena's residents to live close to businesses and employment, increasing non-auto travel, and interact socially.
- *Policy 2.6 Transit-Related Land Uses.* Promote the development of uses that support and capture the economic value induced by the presence of transit corridors and stations.
- *Policy 2.9 Institutional Uses.* Accommodate the development of educational, religious, cultural, and similar facilities that enrich the lives of Pasadena's residents.
- Goal 3. Compatible Land Uses. A mix and distribution of land uses characterized by their compatibility.
 - *Policy 3.1 High-Impact Uses.* Avoid the concentration of uses and facilities in any neighborhood or district where their intensities, operations, and/or traffic could adversely impact the character, safety, health, and quality of life.

This Zoning Code amendment will allow for these Goals and Policies of the updated Land Use Element, as well as the overall vision of the General Plan to be implemented. This implementation will be permitted to occur through the Planned Development review process, while the specific plans are being updated. This amendment will allow Planned Developments to implement the uses identified in the recently updated General Plan but will still allow for a robust public process because the Planning Commission will conduct an advisory review and the City Council will be the decision maker.

2. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

The proposed changes to the Zoning Map are necessary in order to implement the recently-adopted Land Use Diagram as a number of properties were re-designated on the Land Use Diagram. Reclassifying one of these sites from undeveloped residential properties to open space will ensure this site is maintained as undisturbed land, which is a positive benefit to the surrounding residential neighborhood. Re-zoning other properties in the Interstate 710 corridor will ensure the existing predominantly residential area is maintained as such, with the formalizing of the Arlington Garden and "fork-in-the-road" sites as open space. All of these zone changes will be of benefit to the city by preserving existing character and will not adversely impact the public interest, health, safety, convenience, or general welfare of the City.

The proposed amendments to the Zoning Code to eliminate the Development Capacity limits from the East Colorado Specific Plan and East Pasadena Specific Plan sections

are a matter of clarifying the amount of the allowed residential and non-residential development in the specific plans, per Policy 1.3 of the Land Use Element. These levels were considered and adopted, along with the related environmental review, by the City Council.

The proposed amendment to the Zoning Code to eliminate the land use consistency requirement between a proposed Planned Development and an applicable Specific Plan is needed because the existing specific plans are inconsistent with the recently adopted update to the General Plan. While this amendment would impact the allowed use within a specific plan, the remaining design development standards will still be applicable, and as implemented by the Zoning Code. The General Plan, through its Elements, including Land Use and Mobility, will still be the guiding document to ensure future development is not detrimental to the public interest, health, safety, convenience, or general welfare.

Attachment B

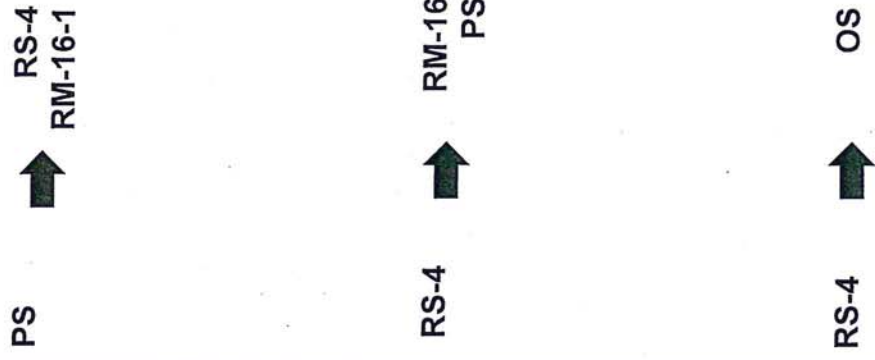
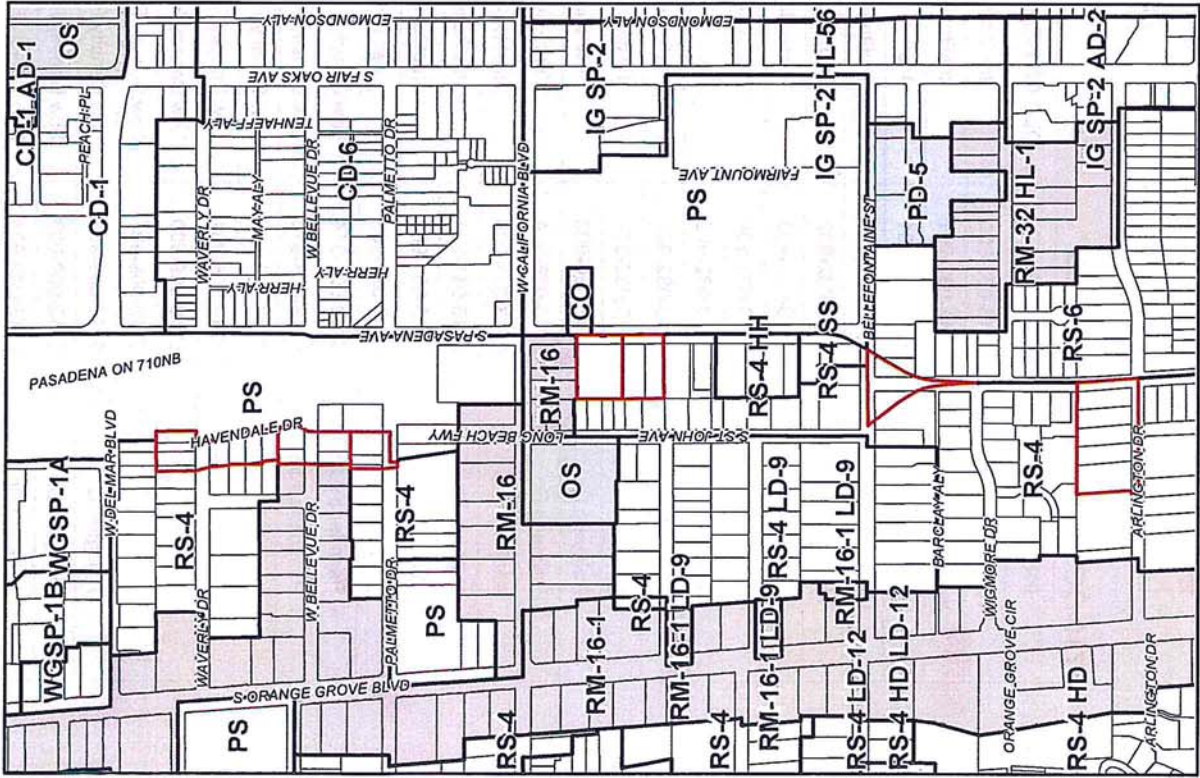
Zoning Map Amendments

**ATTACHMENT B
 ZONING MAP AMENDMENTS**

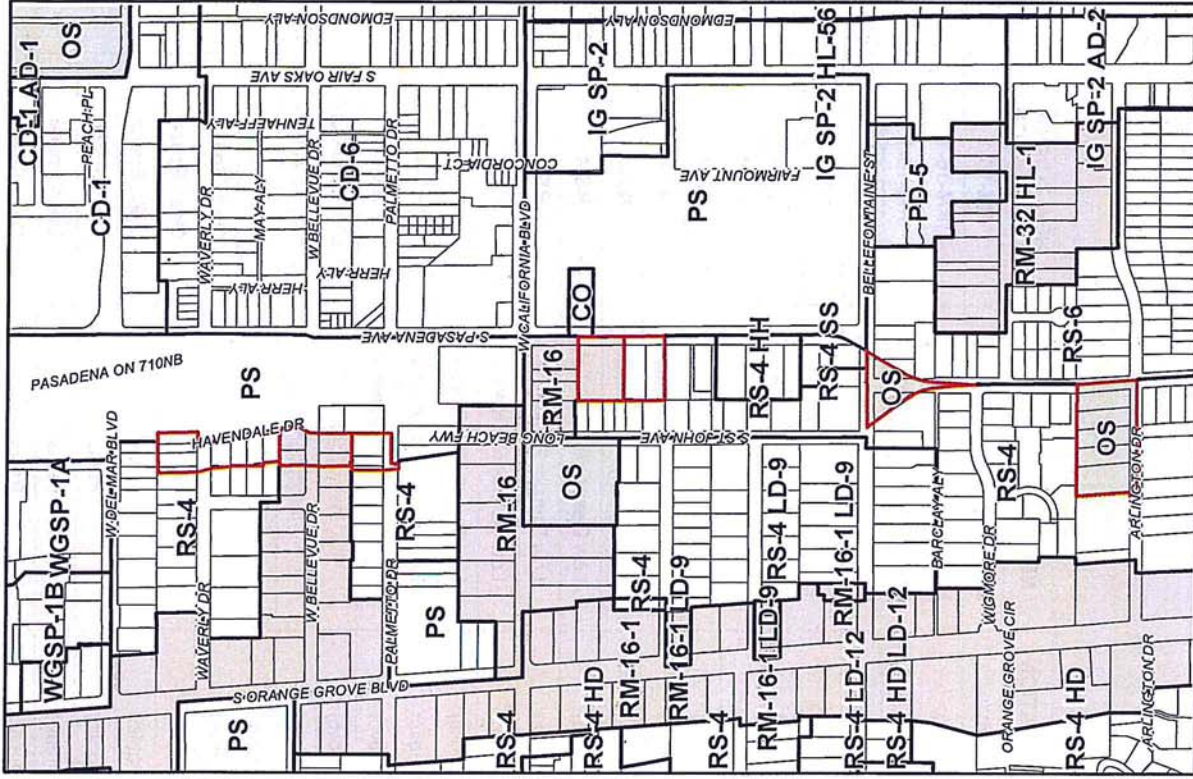
710 CORRIDOR PROPERTIES

PROPERTY	APN	OLD GP DESIGNATION	EXISTING ZONING DESIGNATION	NEW GP DESIGNATION	NEW ZONING DESIGNATION
W. Bellevue Dr.	5713-032-900	Institutional	PS (Public, Semi-Public)	Medium Density Residential	RM-16-1
W. Bellevue Dr.	5713-032-901	Institutional	PS (Public, Semi-Public)	Medium Density Residential	RM-16-1
W. Bellevue Dr.	5713-036-901	Institutional	PS (Public, Semi-Public)	Medium Density Residential	RM-16-1
W. Bellevue Dr.	5713-036-902	Institutional	PS (Public, Semi-Public)	Medium Density Residential	RM-16-1
Havendale Dr.	5713-032-902	Institutional	PS (Public, Semi-Public)	Low Density Residential	RS-4
Havendale Dr.	5713-032-903	Institutional	PS (Public, Semi-Public)	Low Density Residential	RS-4
Havendale Dr.	5713-032-904	Institutional	PS (Public, Semi-Public)	Low Density Residential	RS-4
Havendale Dr.	5713-032-905	Institutional	PS (Public, Semi-Public)	Low Density Residential	RS-4
Havendale Dr.	5713-032-906	Institutional	PS (Public, Semi-Public)	Low Density Residential	RS-4
Havendale Dr.	5713-032-907	Institutional	PS (Public, Semi-Public)	Low Density Residential	RS-4
Palmetto Dr.	5713-036-903	Institutional	PS (Public, Semi-Public)	Low Density Residential	RS-4
Palmetto Dr.	5713-036-904	Institutional	PS (Public, Semi-Public)	Low Density Residential	RS-4
Palmetto Dr.	5713-031-900	Institutional	PS (Public, Semi-Public)	Low Density Residential	RS-4
Waverly Dr.	5713-031-901	Institutional	PS (Public, Semi-Public)	Low Density Residential	RS-4
Waverly Dr.	5713-031-902	Institutional	PS (Public, Semi-Public)	Low Density Residential	RS-4
Waverly Dr.	5713-031-903	Institutional	PS (Public, Semi-Public)	Low Density Residential	RS-4
S. Pasadena Ave.	5719-004-914	Low Density Residential	PS (Public, Semi-Public)	Institutional	Public, Semi-Public
S. Pasadena Ave.	5719-004-915	Low Density Residential	PS (Public, Semi-Public)	Institutional	Public, Semi-Public
S. Pasadena Ave.	5719-024-901	Low Density Residential	PS (Public, Semi-Public)	Parks	Open Space
S. Pasadena Ave.	5719-006-901	Low Density Residential	PS (Public, Semi-Public)	Parks	Open Space
Arlington Dr.	5719-009-900	Low Density Residential	PS (Public, Semi-Public)	Parks	Open Space
Arlington Dr.	5719-009-901	Low Density Residential	PS (Public, Semi-Public)	Parks	Open Space
Arlington Dr.	5719-009-902	Low Density Residential	PS (Public, Semi-Public)	Parks	Open Space
Arlington Dr.	5719-009-903	Low Density Residential	PS (Public, Semi-Public)	Parks	Open Space
Arlington Dr.	5719-009-904	Low Density Residential	PS (Public, Semi-Public)	Parks	Open Space

Existing Zoning



Proposed Zoning



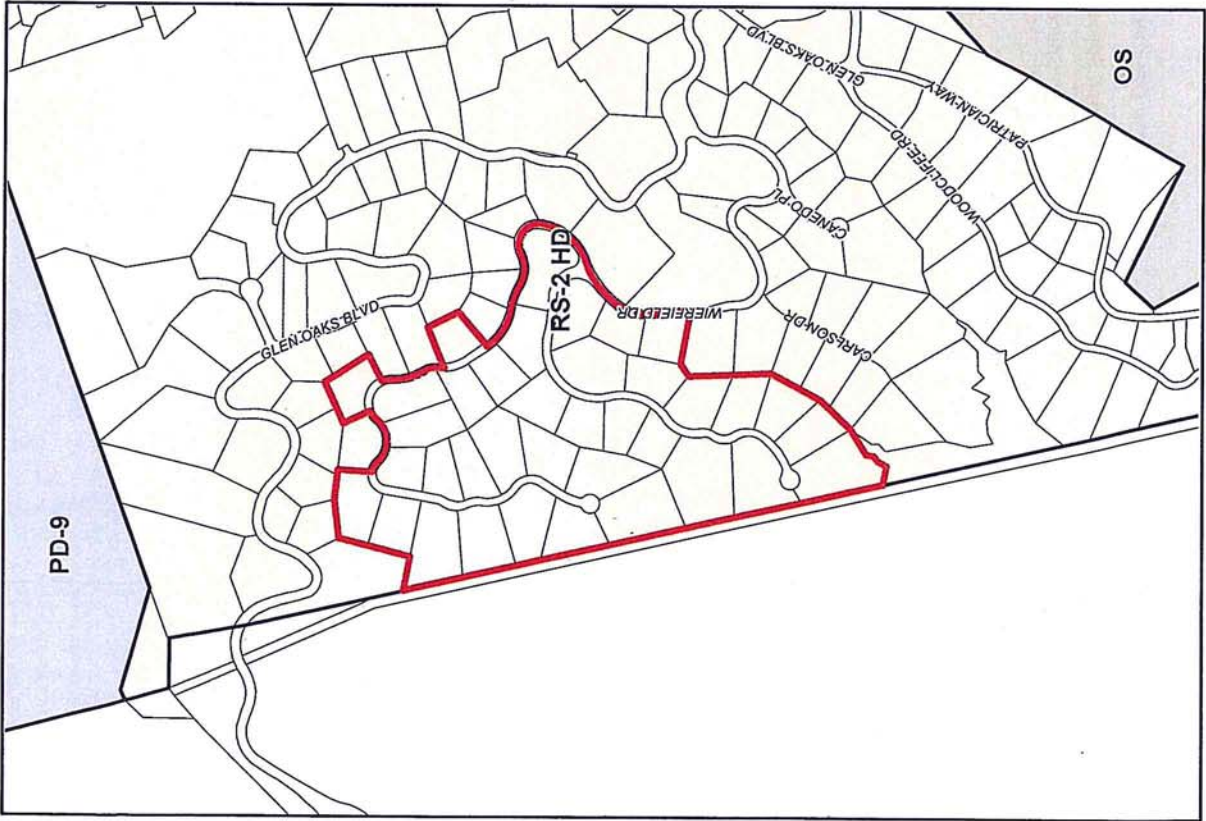
ANNANDALE CANYON PROPERTIES

PROPERTY	APN	OLD GP DESIGNATION	EXISTING ZONING DESIGNATION	NEW GP DESIGNATION	NEW ZONING DESIGNATION
1575 Wierfield Dr	5707-007-900	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1571 Wierfield Dr	5707-007-901	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1565 Wierfield Dr	5707-007-902	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1561 Wierfield Dr	5707-007-903	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1545 Wierfield Dr	5707-007-904	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1515 Wierfield Dr	5707-007-905	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1475 Bushwick Dr	5707-008-901	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1467 Bushwick Dr	5707-008-902	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1459 Bushwick Dr	5707-008-903	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1451 Bushwick Dr	5707-008-904	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1445 Bushwick Dr	5707-008-905	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1450 Wierfield Dr	5707-008-906	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1512 Wierfield Dr	5707-008-907	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1524 Wierfield Dr	5707-008-908	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1536 Wierfield Dr	5707-008-909	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1550 Wierfield Dr	5707-008-910	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1560 Wierfield Dr	5707-008-911	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1570 Wierfield Dr	5707-008-912	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1580 Wierfield Dr	5707-008-913	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1590 Wierfield Dr	5707-008-914	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1600 Wierfield Dr	5707-008-915	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1610 Wierfield Dr	5707-008-916	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space

General Plan Adoption Follow-Up
 January 25, 2016
 Attachment B: Zoning Map Amendments
 Page 4 of 7

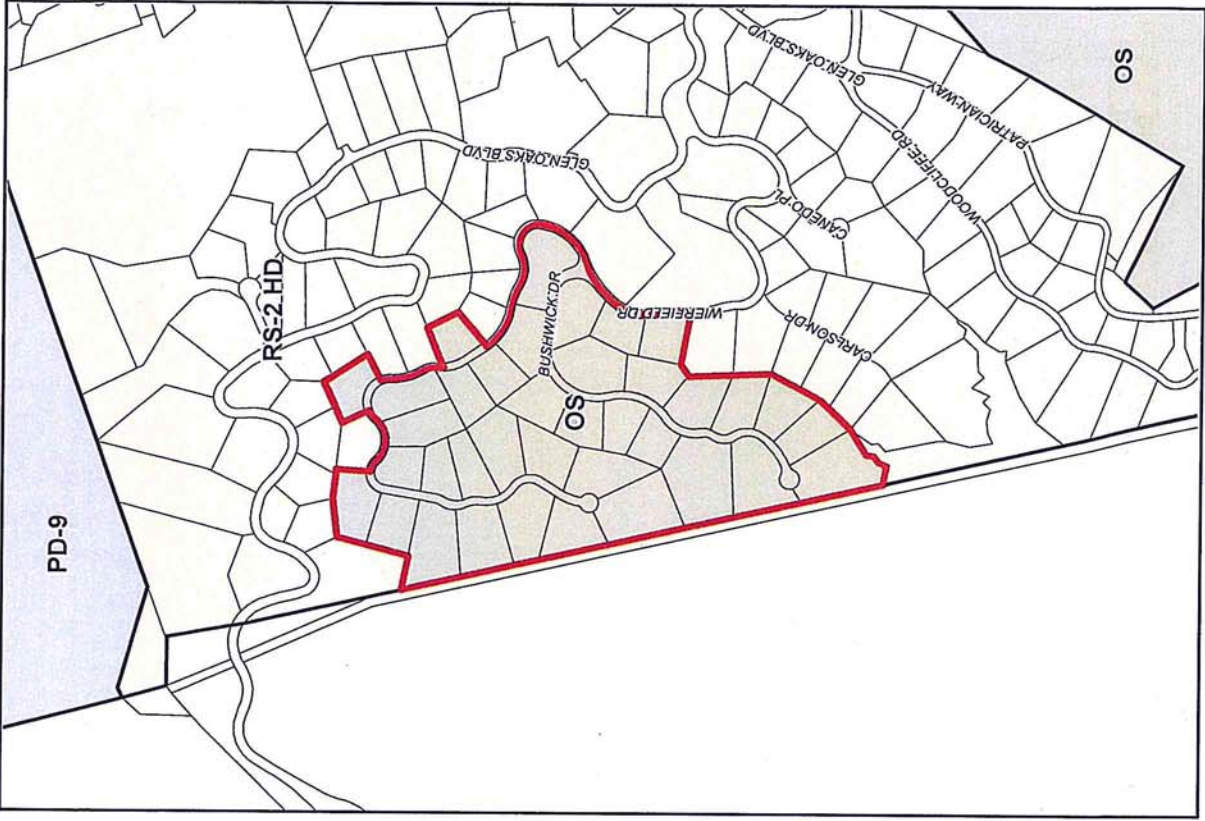
PROPERTY	APN	OLD GP DESIGNATION	EXISTING ZONING DESIGNATION	NEW GP DESIGNATION	NEW ZONING DESIGNATION
1620 Wierfield Dr	5707-008-917	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1615 Wierfield Dr	5707-008-918	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1595 Wierfield Dr	5707-008-919	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1420 Wierfield Dr	5707-016-900	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1430 Wierfield Dr	5707-016-901	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1440 Wierfield Dr	5707-016-902	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1460 Bushwick Dr	5707-016-903	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1470 Bushwick Dr	5707-016-904	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1480 Bushwick Dr	5707-016-905	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1490 Bushwick Dr	5707-016-906	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1500 Bushwick Dr	5707-016-907	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1510 Bushwick Dr	5707-016-908	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1520 Bushwick Dr	5707-016-909	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1505 Bushwick Dr	5707-016-910	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space
1485 Bushwick Dr	5707-016-911	Low Density Residential	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	Parks	Open Space

Existing Zoning



RS-2-HD → OS

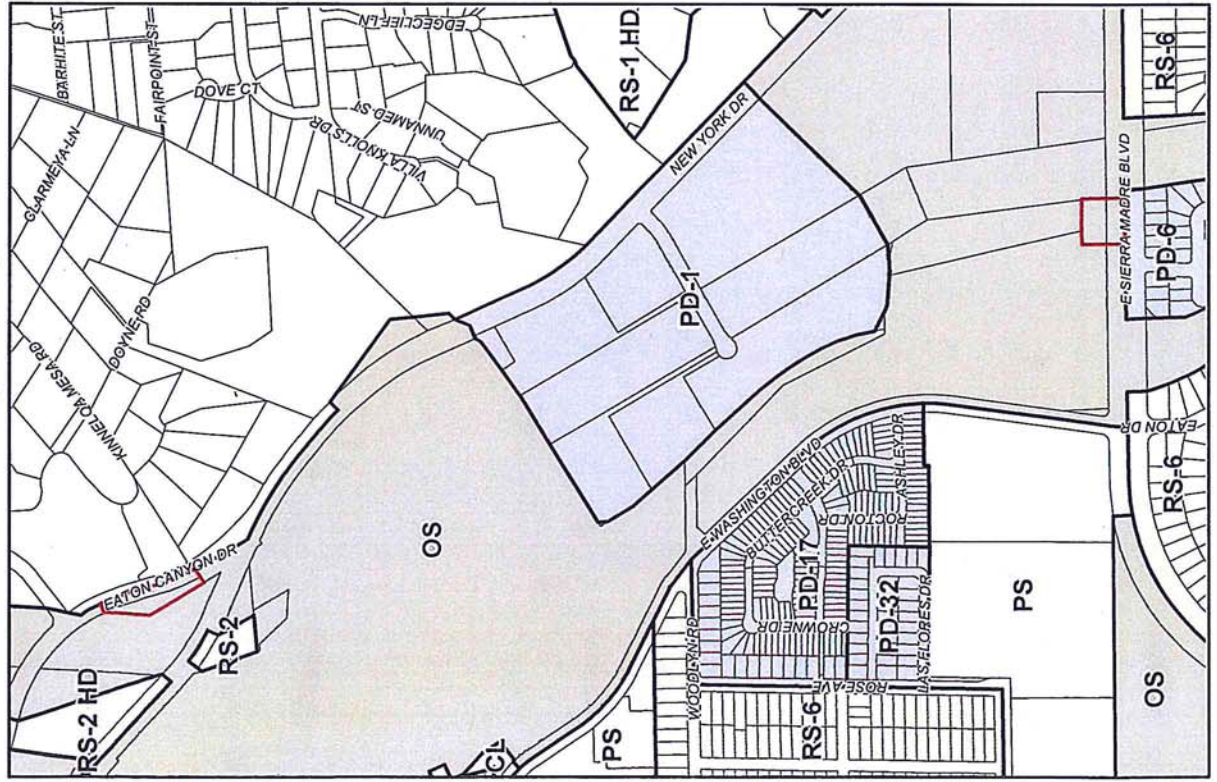
Proposed Zoning



OTHER PROPERTIES

PROPERTY	APN	OLD GP DESIGNATION	EXISTING ZONING DESIGNATION	NEW GP DESIGNATION	NEW ZONING DESIGNATION
2810 Eaton Canyon Drive	5751-022-010	Open Space	OS (Open Space)	Low Density Residential	RS-2-HD
3105 E. Sierra Madre Blvd.	5751-019-002	Open Space	OS (Open Space)	Low Density Residential	RS-6

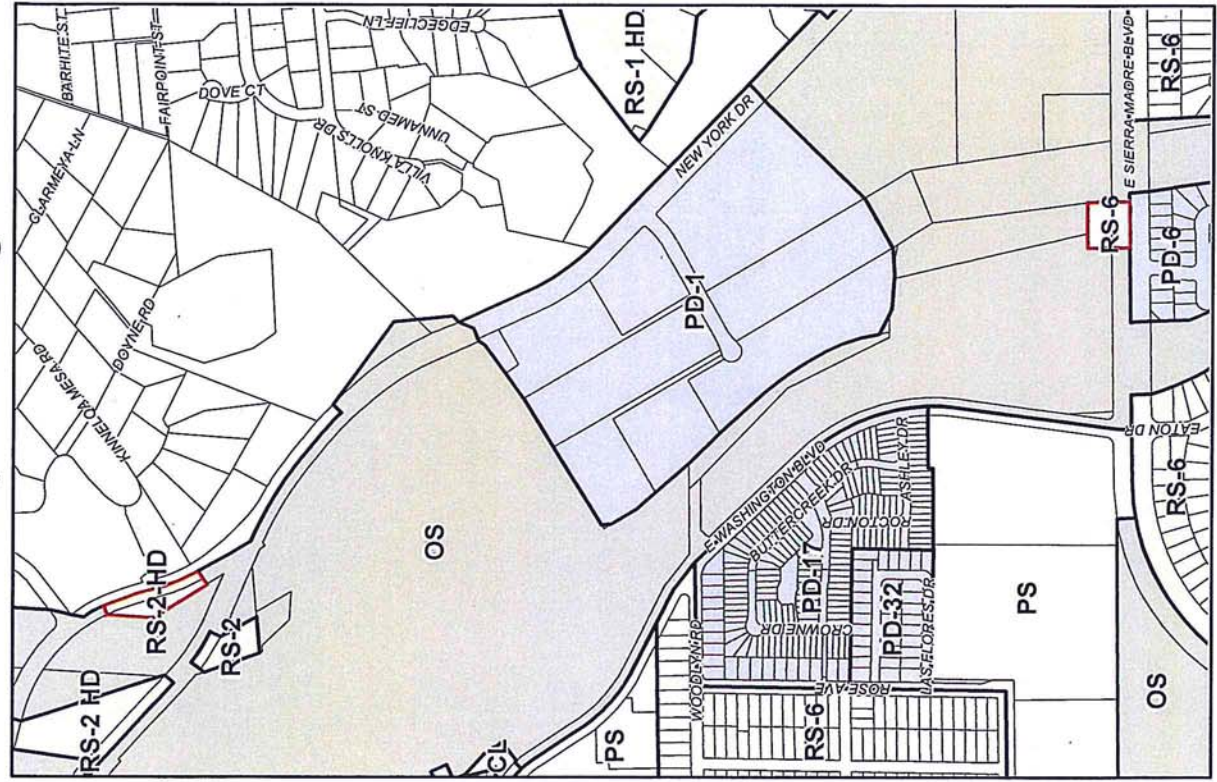
Existing Zoning



OS → RS-2-HD

OS → RS-6

Proposed Zoning



Attachment C

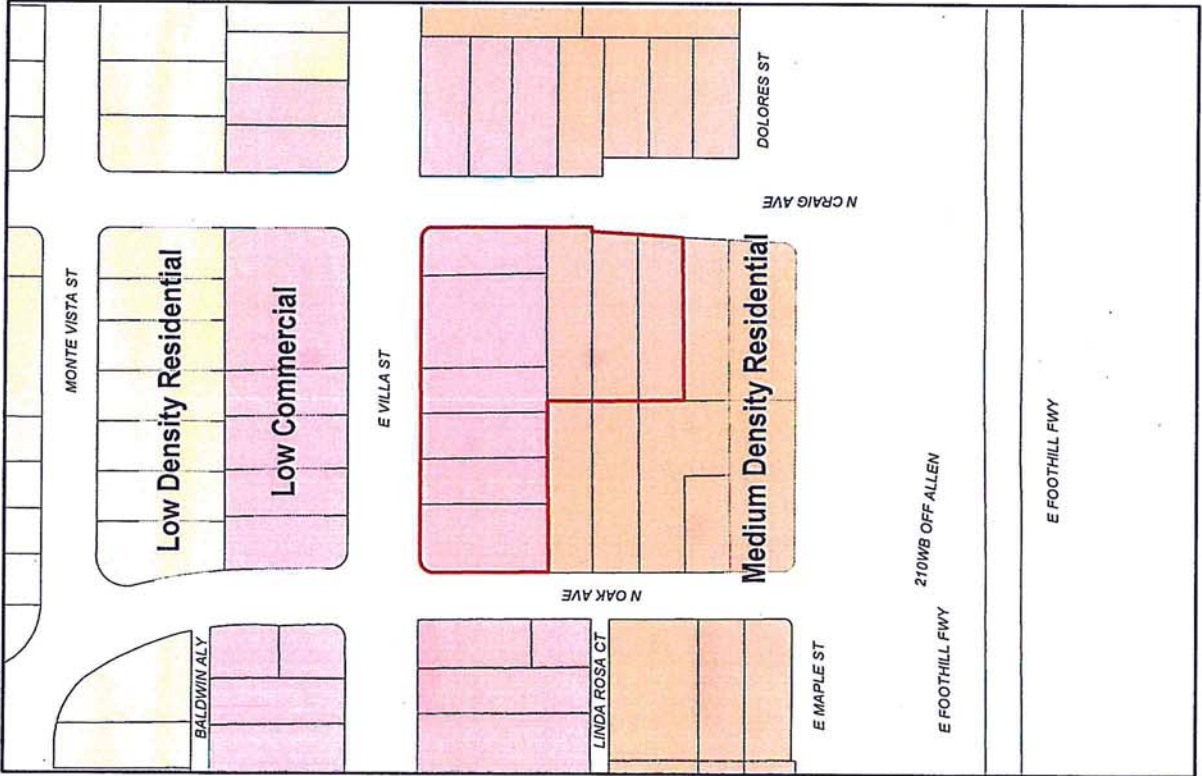
Land Use Diagram Amendments

**ATTACHMENT C
LAND USE DIAGRAM AMENDMENTS**

VILLA ESPERANZA

PROPERTY	APN	OLD GP DESIGNATION	ADOPTED GP DESIGNATION	NEW GP DESIGNATION
2084 E. Villa St.	5745-009-061	Institutional	Low Commercial	Institutional
2086 E. Villa St.	5745-009-048	Institutional	Low Commercial	Institutional
2096 E. Villa St.	5745-009-049	Institutional	Low Commercial	Institutional
2104 E. Villa St.	5745-009-050	Institutional	Low Commercial	Institutional
2116 E. Villa St.	5745-009-051	Institutional	Low Commercial	Institutional
2130 E. Villa St.	5745-009-053	Institutional	Low Commercial	Institutional
447 N. Craig Ave.	5745-009-054	Institutional	Medium Density Residential	Institutional
435 N. Craig Ave.	5745-009-055	Institutional	Medium Density Residential	Institutional
427 N. Craig Ave.	5745-009-056	Institutional	Medium Density Residential	Institutional

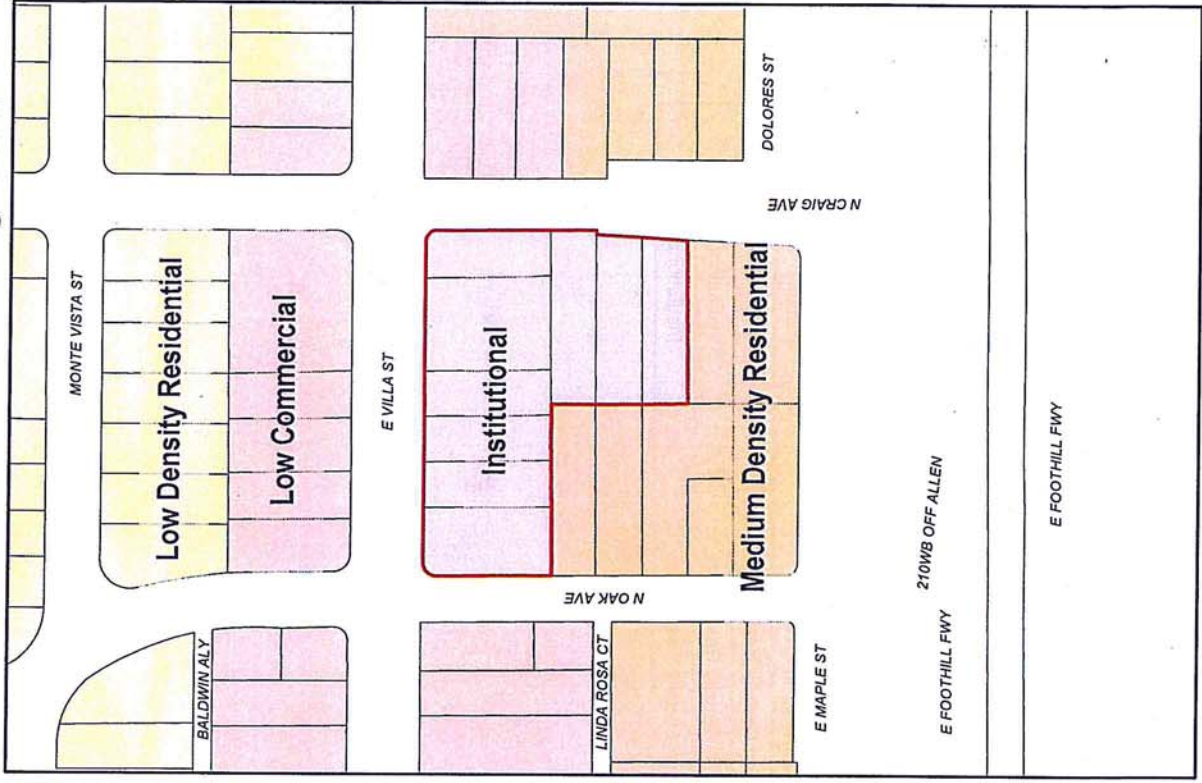
Existing Land Use Designation



Low Commercial → Institutional

Medium Density Residential → Institutional

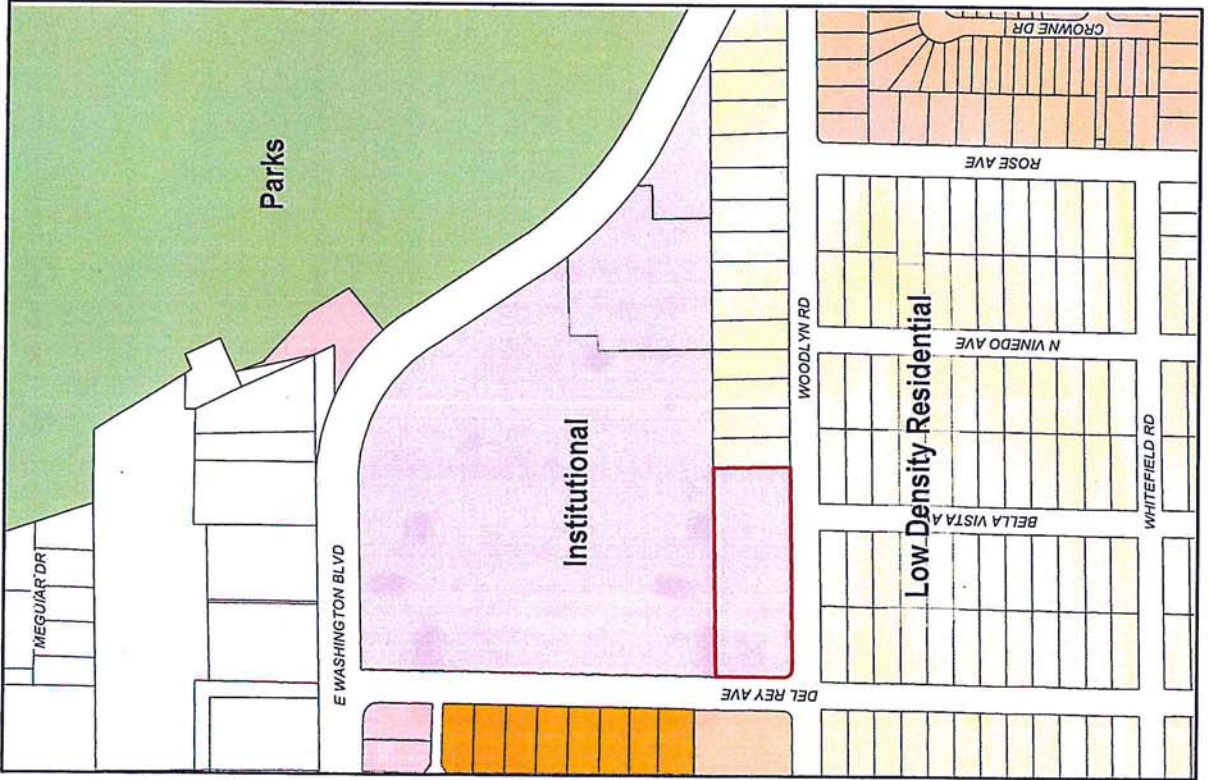
Proposed Land Use Designation



ST. LUKE HOSPITAL SITE

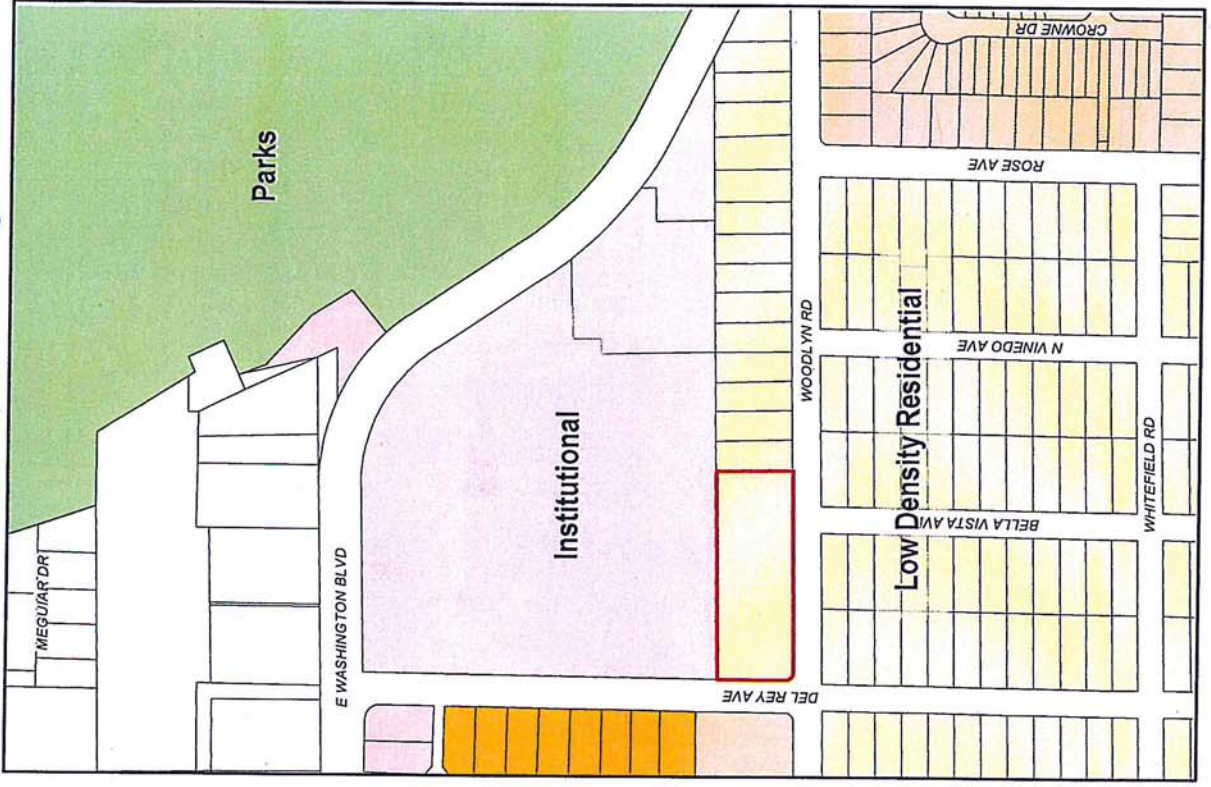
PROPERTY	APN	OLD GP DESIGNATION	ADOPTED GP DESIGNATION	NEW GP DESIGNATION
2632 E. Washington Blvd.	5751-007-027	Institutional/Low Density Residential	Institutional	Institutional/Low Density Residential

Existing Land Use Designation



Institutional
➔ Low Density Residential

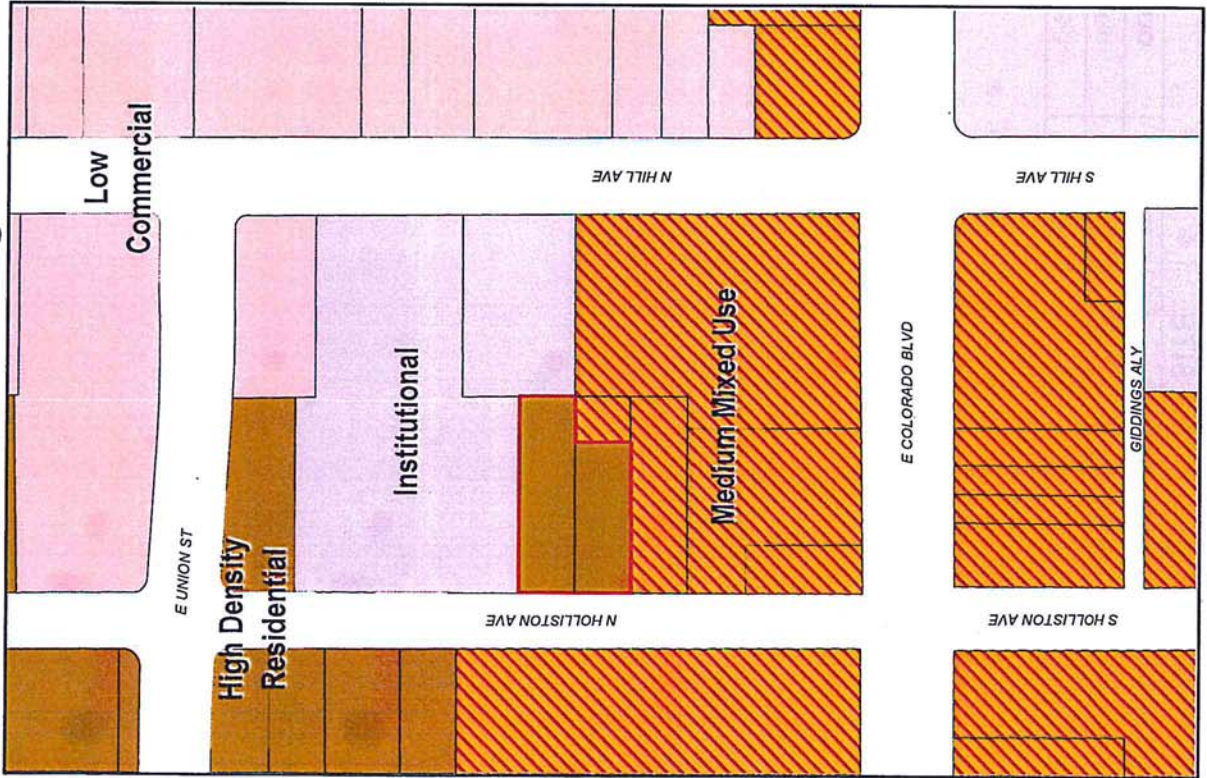
Proposed Land Use Designation



PASADENA FORD SITE

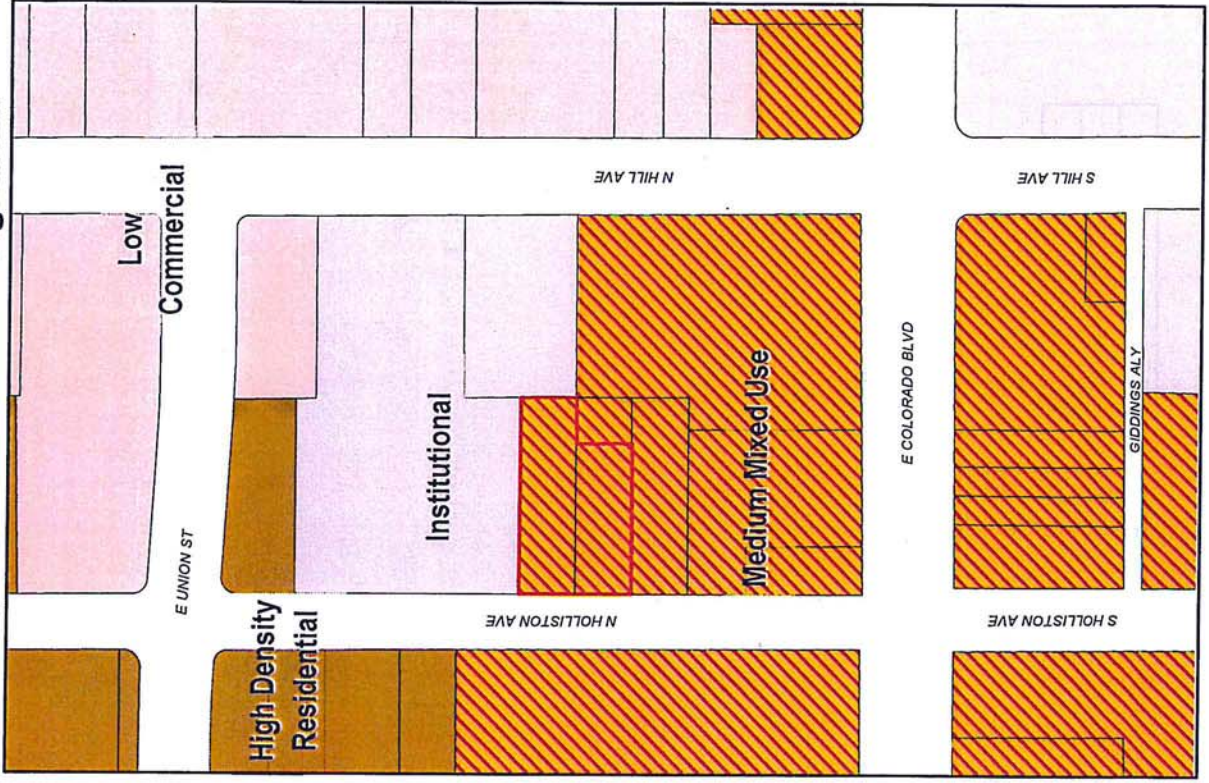
PROPERTY	APN	OLD GP DESIGNATION	ADOPTED GP DESIGNATION	NEW GP DESIGNATION
46 N. Holliston Ave.	5738-009-074	High Density Residential	High Density Residential	Medium Mixed Use
50, 52, 56 N. Holliston Ave.	5738-009-052	High Density Residential	High Density Residential	Medium Mixed Use

Existing Land Use Designation



High Density Residential
Medium Mixed Use

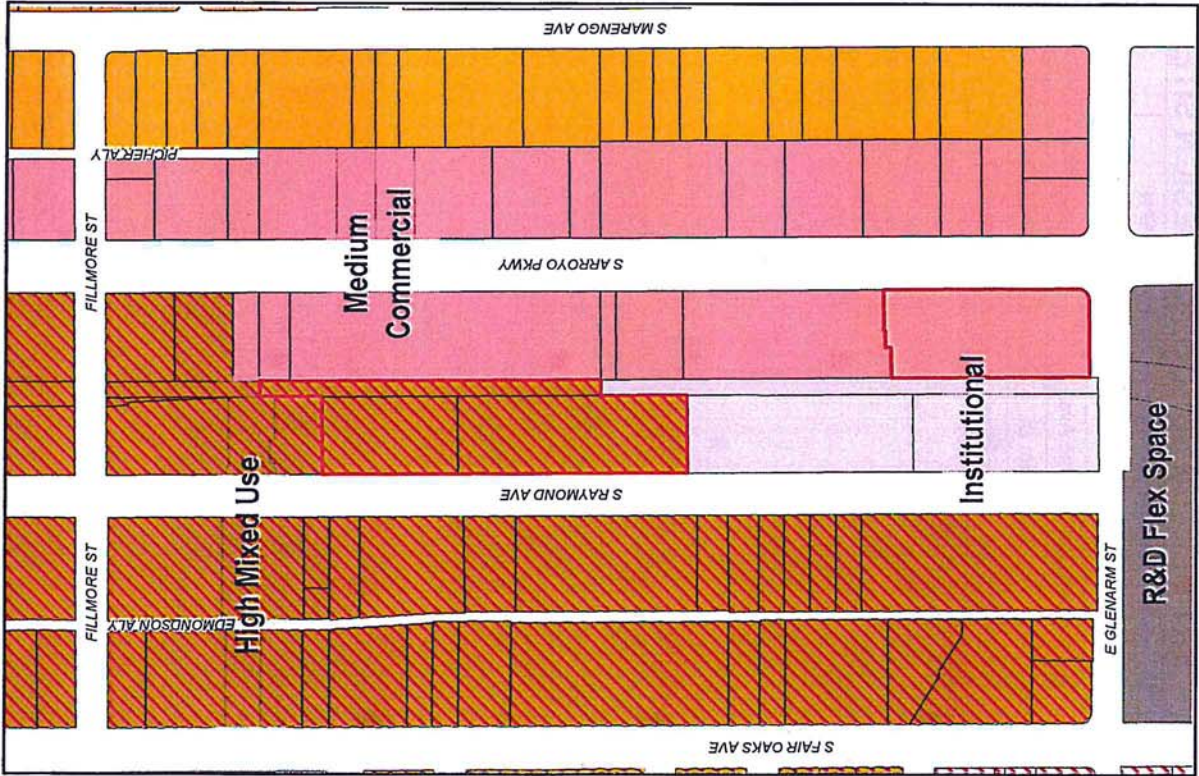
Proposed Land Use Designation



ART CENTER SCHOOL OF DESIGN SITE

PROPERTY	APN	OLD GP DESIGNATION	ADOPTED GP DESIGNATION	NEW GP DESIGNATION
870 S. Raymond Ave.	5720-008-002	Specific Plan	High Mixed Use	Institutional
888 S. Raymond Ave.	5720-008-011	Specific Plan	High Mixed Use	Institutional
91 E. Glenarm St.	5720-008-804	Specific Plan	High Mixed Use	Institutional
1111 S. Arroyo Pkwy.	5720-007-023	Specific Plan	Medium Commercial	Institutional

Existing Land Use Designation



High Mixed Use
 ↗
 Institutional

Medium Commercial
 ↗
 Institutional

Proposed Land Use Designation

