

Agenda Report

TO: City Council

DATE: April 9, 2001

FROM: City Manager

SUBJECT: Proposed General Plan Amendment and Zone Change for Properties Located at 1703-1735 Outpost Lane

RECOMMENDATION

It is recommended that the City Council following a public hearing:

1. Approve the Environmental Exemption (Attachment 1);
2. Adopt the findings that the zone change from Open Space to RS-2 HD (Single-Family Residential District, two units per acre, Hillside District Overlay) and General Plan Amendment from Open Space to Low Density Residential (0-6 dwelling units/net acre) is consistent with the goals and objectives of the General Plan and the purposes of Title 17;
3. Approve the General Plan Amendment from Open Space to Low Density Residential. (Attachment 2);
4. Approve the Zone Change from OS (Open space) to RS-2 HD (Single-Family Residential, Hillside District Overlay) (Attachment 3); and
5. Direct the City Clerk to file a Notice of Exemption with the Los Angeles County Recorder (Attachment 4).

PLANNING COMMISSION

The Planning Commission reviewed the proposal at their hearing on February 28, 2001. Following the public hearing the Commission voted to recommend approval General Plan amendment and zone change.

EXECUTIVE SUMMARY

The purpose of this proposal is to change the General Plan designation and zoning designation for nine residential properties along the western side of Outpost Lane from

Open Space to Low Density Residential and RS-2 Hillside District, respectively. This action would correct a mapping oversight and restore and reconcile the General Plan and zoning code with the current residential land use.

The Hillside District overlay is appropriate because the area is located in, and surrounded by, areas of significant slope.

A neighborhood meeting was held on February 15, 2001. No objections to this proposal were raised.

BACKGROUND

The nine properties along the western side of Outpost Lane were annexed into the City of Pasadena in September 1951. City records show in 1967 the zoning designation for these properties was R-1 20,000 (One Family Residential Zone, 20,000 square feet). The homes were constructed between 1981 and 1982 and fully occupied by 1983.

In 1983, the zoning of the area containing these properties changed from R-1 20,000 to Open space (OS). City records do not indicate why these properties were included in the OS zoning district. This change seems to have resulted from a mapping oversight when establishing the zoning district boundary as part of the Zoning Code update process. Currently the General Plan Land Use diagram and zoning map reflect this designation.

In the fall of 2000 a resident of Outpost Lane sought a building permit to construct a swimming pool and pool house on their property. At that time, it was brought to staff's attention that the General Plan and zoning designations for the properties along Outpost Lane do not currently reflect the existing residential use.

ANALYSIS

The nine parcels range in size from 20,000 square feet to 26,400 square feet approximately. The average lot size is 21,500 square feet. The area involved in this change has a total of 191,000 square feet, or 4.4 acres.

Zoning Analysis

The size of the existing lots support that the proposed RS-2 is the appropriate residential zoning designation for this area. RS-2 requires that residential lots have a minimum size of 20,000 square feet and a minimum lot width of 100 feet. Both conditions are present on these lots. The designation, allows single-family housing and other residential related used such as family day care homes, residential care, etc. Development standards include height, setbacks, parking, and other requirements that are essentially the same that applied when the homes were built under the original zoning district.

Hillside Analysis

Generally, the areas surrounding Outpost Lane have areas of significant slope. The homes directly north of Outpost Lane have been developed within a canyon. Directly west of Outpost Lane is an open space area, beyond which the topography drops down to the Eaton Canyon Wash.

Additionally, the lots along the western side of Outpost Lane have been terraced for relatively level building pads, but portions of the lots facing the open space to the west have areas of significant slopes.

These conditions make the addition of the Hillside District overlay appropriate.

The Hillside District overlay is intended to preserve and protect views to and from hillside areas, as well as to provide for the safety of residents by limiting the possibility of injury to persons or property by fire, flood, landslide, etc. A single road is the only access to the residential area in which Outpost Lane is located.

The RS-2 zoning will govern the development of the Outpost Lane properties, except where modified by the Hillside District Overlay. Some examples of these modifications include a reduction of the maximum building height from 36 feet to 35 feet, a reduction of the gross floor area from 30% of the lot size plus 500 square feet to 22.5% of the lot size plus 500 square feet, and the requirement of a minor conditional use permit for a proposed project where the resulting gross floor area of the structure would exceed 4,000 square feet or where a second story addition to an existing structure exceeds 500 square feet.

Given the character of the area and the fact that the site has accommodated residential uses since 1982 with no known significant impact to the neighborhood, the RS-2 HD zoning and Low Density Residential General Plan designation are appropriate for the site and provide for continued residential uses along Outpost Lane.

Currently, these residences are considered to be legal, non-conforming, and while permission for construction could be attained, the construction of any additional square footage on the property could only be approved through a Conditional Use Permit (CUP) process.

GENERAL PLAN

The current General Plan designation for Outpost Lane and the area to the west is Open Space. This designation is intended for a variety of active and passive public recreational facilities, including natural open spaces. The area to the north and east is single-family residential within Los Angeles County.

ZONING

The current zoning designation for Outpost Lane and the area to the west is Open Space, which permits open space and minor utilities only. The area to the north and east is single-family residential within Los Angeles County that is zoned R-1, 20,000, which is comparable to the proposed RS-2 zoning.

FINDINGS

This General Plan Amendment and zone change would essentially correct an oversight and allow the property owners the full property rights of a residential General Plan and Zoning designation.

These changes would be consistent with:

1. The maintenance and enhancement of the character and identity of existing residential neighborhoods, and the protections of the special character of the hillsides throughout the City, as called for in the General Plan;
2. The purpose of the Zoning Code by implementing the objectives and policies of the General Plan and preserving the character and quality of residential development.

NEIGHBORHOOD MEETING

A neighborhood meeting was conducted on for February 15, 2001. The resident who sought the building permit for the pool and pool house was the single attendee and expressed support for the General Plan Amendment and zone change.

ENVIRONMENTAL DETERMINATION

The Environmental Administrator has determined that this General Plan Amendment and zone change is exempt from the California Environmental Quality Act (CEQA) (Attachment 1) because these changes have no possibility for a significant environmental impact. The General Plan and zoning designation will be brought in line with the existing residential use; there will not be a change in use.

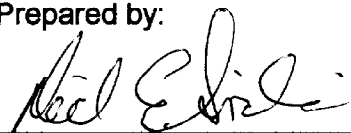
FISCAL IMPACT

Should this General Plan amendment and zone change be adopted, development fees would be collected for any modification to the existing residential structures. These fees are intended to cover any costs incurred from the staff time required to review proposed projects.


Respectfully submitted,


CYNTHIA J. KURTZ
CITY MANAGER

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Approved by:


Richard Bruckner
Interim Director, Planning and Permitting

Attachments:

1. Environmental Exemption
2. Location Map
3. Proposed General Plan
4. Proposed Zoning
5. Notice of Exemption