

Agenda Report

TO: CITY COUNCIL

DATE: NOVEMBER 19, 2001

FROM: CITY MANAGER

SUBJECT: PROPOSED ZONE CHANGES FOR PROPERTIES LOCATED AT 295 SOUTH WILSON AVENUE, 1060 EAST DEL MAR BOULEVARD, AND 275 SOUTH HILL AVENUE (CALIFORNIA INSTITUTE OF TECHNOLOGY)

RECOMMENDATION:

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

1. Reaffirm the Environmental Administrator's determination that the Environmental Impact Report prepared for the Caltech Master Development Plan assessed the impact of these zone changes and no additional environmental document or review is required;
2. Approve the De Minimis Impact Finding on the State Fish and Wildlife Habitat (Attachment 1);
3. Adopt the findings that the zone changes from RS-6 (Single-Family Residential, 6 units / acre) and RM-48 (Multi-Family Residential, 48 dwelling units / acre) to PS (Public and Semi-Public) are consistent with the goals and objectives of the General Plan, the purposes of Title 17, and the approved Master Development Plan;
4. Approve the Zone Changes from RS-6 (Single-Family Residential, 6 units / acre) and RM-48 (Multi-Family Residential, 48 dwelling units / acre) to PS (Public and Semi-Public) (Attachment 2);
5. Direct the City Clerk to file a Notice of Determination (Attachment 3) and the Certificate of Fee Exemption for the California Department of Fish and Game, with the Los Angeles County Recorder; and
6. Direct the City Attorney to prepare an ordinance amending the official zoning map of the City of Pasadena established by Section 17.08.040 of the Pasadena Municipal Code for the zone changes from RM-48 (Multi-Family Residential, 48 dwelling units / acre) and RS-6 (Single-Family Residential, 6 dwelling units / acre) to PS (Public and Semi-Public).

PLANNING COMMISSION:

The Planning Commission reviewed the proposal at a public hearing on September 12, 2001. The Commission asked about the gateway feature that the Master Development Plan calls for at the intersection of E. Del Mar Blvd. and S. Wilson Ave. Staff responded that Caltech has no immediate plans for the construction of that feature, but when the school wishes to do so plans will be submitted for review, including Design Review. After a short discussion, the Commission voted to recommend approval of the zone changes with one abstention. One speaker, in addition to the applicant, spoke in favor of the zone changes.

PROPOSED PROJECT:

The applicant is proposing a zoning map amendment to change the zoning designation for three properties to PS (Public and Semi-Public). Currently, 295 S. Wilson Ave. and 1060 E. Del Mar Blvd. are zoned RM-48 (Multi-Family Residential, 48 dwelling units / acre) and 275 S. Hill Ave. is zoned RS-6 (Single-Family Residential, 6 dwelling units / acre) (Attachment 2). These changes would allow Caltech to use the properties in accordance with the school's Master Development Plan.

BACKGROUND:

In 1989 the Pasadena City Council adopted a Master Development Plan for Caltech. The Master Development Plan provides for a unified and balanced plan for the future growth of the Caltech campus and seeks to minimize uncertainty about Caltech's future development on the part of its neighbors and the City of Pasadena while streamlining development procedures.

As a component of the Master Development Plan's approval, the zoning for all of the properties within the Master Development Plan area owned by the school were changed to PS (Public and Semi-Public). Additionally, as properties were acquired, the Plan required the zoning for those properties be changed to PS. The PS zoning designation is intended for large public or semi-public uses such as colleges, universities, hospitals, etc.

When the Master Development Plan was approved, the area included nine parcels the school did not own. Since that time, Caltech has acquired all but two of those parcels. The three properties proposed for zone changes have been recently acquired and have not had the zoning designations changed to PS.

ANALYSIS:

The property at 295 S. Wilson Ave. is approximately 7,500 square feet in size and occupied by a four-unit bungalow court. It is located on the southwest corner of S. Wilson Ave. and E. Del Mar Blvd. To the immediate west is the property at 1060 E. Del

Mar Blvd., which is approximately 3,700 square feet in size and occupied by a single-family home.

The Master Development Plan designates these structures for removal to create a gateway to the campus. It requires that, "*Houses shall not be removed until a need for new facilities is identified, and shall be maintained in good condition up to the time of relocation or demolition.*" In addition, once Caltech has notified the Cultural Heritage Commission of the intent to remove a house it, "*...shall be publicly offered for relocation, free of charge...*" for nine months. "*If at the end of the advertisement period no signed contract for relocation of the houses in question is in place, the houses may be demolished or relocated at Caltech's option.*"

The Environmental Impact Report that was prepared for the Master Development Plan found that the structures at both properties were not historically significant.

Caltech has no current plans for removal of these structures and will maintain their current use.

The property at 275 S. Hill Ave. is approximately 23,970 square feet in size and occupied by a single-family home. It is located just south of the southwest corner of E. Del Mar Blvd. and S. Hill Ave. This structure is also known as the "Fred Hill House" and was found to be a potential city landmark by the Environmental Impact Report.

According to the Concept Plan map in the Master Development Plan the property at 275 S. Hill Ave. is in an area designated as, "*Retain existing houses on Hill and use for administrative or academic offices or faculty residences*".

Currently Caltech plans to rehabilitate the house as called for by the Master Development Plan.

General Plan Analysis

Objective 23 (Existing Institutions) of the General Plan calls for providing, "*...long-term opportunities for growth of existing cultural, scientific, corporate, entertainment and educational institutions in balance with their surroundings*". The Caltech Master Development Plan advances that objective and the inclusion of the three parcels into the Master Development Plan will be in line with that purpose.

The zone change would also be consistent with Policy 23.1 of the General Plan in that it would, "*Recognize and support the expansion opportunities of existing regionally significant cultural, scientific, corporate, entertainment and educational institutions.*" Additionally, Policy 23.4 states, "*Support Specific Plans, master plans, and other planning activities initiated by cultural, scientific, corporate, entertainment and educational institutions.*"

The Land Use Diagram of the General Plan designates these properties as Institutional, along with the entire Caltech campus. Typically a property that is designated as Institutional is zoned PS. Approval of this proposal will bring the zoning of these properties into conformance with the General Plan, as well as the Master Development Plan.

Zoning Analysis

The PS zoning district is intended for large scale (greater than 2 acres) public or semi-public uses such as colleges and universities, government offices, hospitals, and religious assembly. It also allows the uses to be considered separate from the regulations of an underlying base district that may or may not be appropriate in combination with the public or semi-public use.

The proposed zoning would bring the three properties into conformance with the Caltech campus and any future development would be required to be consistent with the school's Master Development Plan.

FINDINGS:

The proposed zone changes will allow Caltech to integrate the three properties into the school campus according to the Master Development Plan.

These zone changes would be consistent with Objective 23 and Policies 23.1 and 23.4 of the General Plan as stated above. The zone changes would also be consistent with:

- The purpose of the Zoning Code by implementing the objectives and policies of the General Plan, fostering convenient, harmonious, and workable relationships among land uses, and providing sites for businesses serving the daily needs of nearby residential areas.
- The purpose of the Public and Semi-Public District by allowing for the, *"...consideration of establishment or expansion of a large public or semipublic use at rezoning hearings rather than at conditional use permit hearings only, and give notice to all of the extent of a site approved for a large public or semipublic use by delineating it on the zoning map."*

NEIGHBORHOOD MEETING:

A neighborhood meeting was held on August 16, 2001 on the Caltech campus. Property owners within 300 feet of the properties were mailed a notice of the meeting, as were representatives of nearby neighborhood associations. No residents attended this meeting.

ENVIRONMENTAL DETERMINATION:

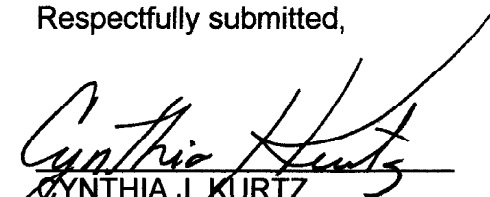
An Environmental Impact Report was completed and approved in September 1988 for the Caltech Master Development Plan. An amendment to the Master Development Plan and an addendum to the Environmental Impact Report were approved by the City Council in 1995.

The Environmental Impact Report anticipated the inclusion of these parcels into the Master Development Plan and in its analysis found no significant negative impact. These zones changes will bring the three parcels into conformance with the Master Development Plan. Therefore, the Environmental Administrator has determined that the zone changes are within the scope of the Environmental Impact Report, no new effects will occur, no new mitigation measures are required, and no additional environmental document or review is required.

FISCAL IMPACT

There will not be an immediate fiscal impact as a result of this zone change. However, permitting fees will be collected from any future development proposed on the site to cover costs incurred from staff time required for project review.

Respectfully submitted,



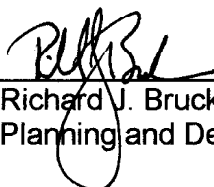
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CITY MANAGER

Prepared by:



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Approved by:



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Attachments:

1. Attachment 1 – De Minimis Impact Finding
2. Attachment 2 – Zoning Map Designations
3. Attachment 3 – Notice of Determination