

Agenda Report

TO: CITY COUNCIL **DATE:** JANUARY 8, 2007
FROM: CITY MANAGER
SUBJECT: MONTE VISTA GROVE HOMES MASTER DEVELOPMENT PLAN
2889 SAN PASQUAL STREET

RECOMMENDATION:

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

1. Concur with the conclusions of the Initial Environmental Study, and approve a Mitigated Negative Declaration (Attachment 8),
2. Adopt the findings that the proposed Monte Vista Grove Homes Master Development Plan is consistent with the Zoning Code and the General Plan (Attachment 5); and
3. Approve the Monte Vista Grove Homes Master Development Plan and (Conditions of Approval (Attachment 6) ;
4. Adopt the resolution establishing the Monte Vista Grove Homes Master Development Plan at 2889 San Pasqual Street
5. Direct the City Clerk to file a Notice of Determination (Attachment 8) and Certificate of Exemption with the Los Angeles County Recorder (Attachment 7).

COMMISSION REVIEW:

The Master Development Plan was reviewed by the Planning Commission on September 13, 2006, the Historic Preservation Commission on September 5,

2006, and the Design Commission on August 28, 2006. All three commissions recommended approval of the Master Development Plan.

NEIGHBORHOOD MEETING

A neighborhood meeting was held on August 15, 2006, and the community expressed support for the proposed Master Development Plan.

BACKGROUND:

Monte Vista Grove Homes (MVGH) is a not-for-profit multi-level (independent living, assisted living and nursing home facilities) retirement community founded in 1924 to provide housing for low to moderate income qualified retirees of the Presbyterian Church USA (Attachment 1).

The campus is bounded by San Pasqual on the south, El Nido on the east and Las Encinas Hospital on the north. San Gabriel Boulevard is the closest major north-south street (to the west). The site is 13.65 acres. The zoning designation of the site is PS (Public/Semi-Public) Zone District which is consistent with the General Plan designation of Institutional. The surrounding land uses are single family residences to the south, east and west and Las Encinas Hospital to the north.

A Master Development Plan was approved for the site in December 1990 and expired in 2005. Not all of the buildings proposed in the previous Master Plan have been built (See Attachment 2 - Buildings Constructed under the 1990 Master Plan), and some of these proposed buildings have been incorporated into this proposed Master Development Plan. The term of this Master Development plan is 20 years. The site currently has 92 independent living units, 16 assisted living units, and 40 nurse-attended resident patient beds. If this Master Development Plan is approved, the total number of independent units on this site would be 141.

The proposal involves the following:

- The demolition of five single-story multi-family buildings totaling 14 units;
- Conversion of one residential unit in Building AE (see Attachment 3) to a wellness facility
- Converting a unit in Building AG from an office to a residential unit
- Demolition of one single-story common area building;
- Addition of approximately 7,200 square feet of administrative offices, dining, an activity space to the existing 37,205 square feet of non-residential square feet;
- Addition of three new single-story units to existing buildings ;
- Addition of four new two-story multi-family buildings totaling 58 units
- Addition of a one-story building with two units

- Increase the parking supply from 142 to 216 spaces for a net increase of 74 spaces.
- New carports will be added along the northern and western edges.
- A new six-foot high wall along the western edge to mitigate noise to the residences.

The following table describes the proposed project:

Number of Units	Comment
92	Existing Independent living units
(14)	Units demolished
(1)	Unit converted (A26)/AE from a unit to wellness facility
77	Subtotal units
63	New units constructed
1	Unit reconverted back to a residential unit from an office
64	New units added
141	Total independent living units

The new structures would be one and-two story buildings in keeping with the current scale of the campus. The two-story building located on the northern edge of the community will have a minimal impact to the surrounding neighborhood. The single and duplex units located along El Nido Avenue and San Pasqual Avenue are single-story buildings in keeping with the scale of the surrounding residential homes.

ANALYSIS

Circulation and Parking

A Traffic Study was prepared for the project. The study concluded that the project would add approximately 101 vehicle trip ends a day to traffic, including 3 trips in the AM peak hour and 8 trips during the PM peak hour. It was also estimated that approximately ten percent of the project's trips will utilize the future extension of Kinneloa Avenue. The project is subject to contributing \$7,000 to improve nearby transit stops at San Pasqual Street/San Gabriel Boulevard including funding the purchase and installation of bus benches and trash receptacles. The project is also subject to contributing \$5,000 to the Citywide Transportation Monitoring Program and \$2,200 for its fair share contribution to the Kinneloa Street extension.

Parking standards are set by the Master Development Plan. The project will have 141 total independent living quarters. Parking standards for senior housing are ½ spaces per unit, and based on the total number of units, the campus would

require 71 spaces. The campus has 80 employees serving the needs of the residents and those in the assisted living and nursing facilities. The proposed project will include an increase of 74 parking spaces bringing the total to 216 spaces. The 216 spaces will be adequate to serve the needs of the residents, employees and their guests.

In addition, MVGH provides private transit services in the form of two vans for the use of its residents.

Proposed Tree Removal

The site contains 422 trees of which 62 trees are protected by the city's Tree Protection Ordinance. Of those 62 trees one protected tree (a Crape Myrtle) is proposed to be removed and relocated. A total of 52 non-protected trees will be removed. Over the 20 year period 113 new trees will be planted which represents a 2:1 replacement. Because the development of the project is phased over 20 years, and trees will be removed and added as development occurs, the applicant will adhere to the Tree Protection Ordinance and landscaping requirements that are in place at the time of each phase. With each phase of the project, the applicant will submit landscape plans for review by the Zoning Administrator.

Historic Resources

The Monte Vista Grove Homes campus was designed by Myron Hunt in 1924 (See Attachment 1 - Original Site Plan). The master development plan includes demolition of a building designed by Myron Hunt and H. C. Chambers. The building proposed for demolition is Building A38-A43, (Building AQ on the proposed master development plan), which was constructed in 1937 and was the last building designed by Hunt and Chambers. Individually, this building does not qualify for designation because it is a minor example of Myron Hunt's work, has been altered and the City has a large inventory of architecturally significant buildings designed by Myron Hunt.

The campus of the Monte Vista Grove Homes is documented in earlier surveys, in the 1990 Master Development Plan, and a California Register of Historic Resources Evaluation (Archistoria, May 2004) as a historic resource. These sources attribute historic significance to the property because of its associations with the architect Myron Hunt (and Hunt working in collaboration with H.C. Chambers) and with the landscape architects, Lucille Council and Florence Yoch.

The accumulative effect of the deviations from the original plan, the alterations to the existing bungalows, and the scale and siting of new construction minimize the portion of the campus that constitutes a historic resource. This area is primarily a grouping of eight bungalows at the western edge of the property

(Buildings , AG, AH, AI, AJ, G, ¹ P, W and X and a separate grouping of four bungalows center at the south-east corner of C Street and Second Street (Buildings U, L, and K) shown on Exhibit 3.² All of these buildings are intended to be retained.

In addition, the demolition of Building A38-A43 will not affect any significant landscaping or landscaping attributed to Florence Yoch and Lucille Council. The 1990 Master Plan included a condition of approval encouraging Monte Vista Grove Homes to identify and restore areas with landscape designs by Yoch and Council. This condition of approval is carried forward in the currently recommended conditions of approval (See Attachment 6, Planning Condition No. 20).

Demolition of Building A38-A43, therefore, is a less-than-significant impact because it does not affect a grouping of historic structures that could constitute a small district. With demolition of this building, the two groupings of bungalows designed by Hunt and/or Hunt & Chambers would still retain their integrity.

ENVIRONMENTAL DETERMINATION

A draft Initial Study was prepared for the proposed Master Development Plan pursuant to the California Environmental Quality Act (CEQA) and the City of Pasadena Environmental Policy Guidelines. This initial study determined that impacts to traffic can be mitigated to a level of insignificance through implementation of mitigation measures. The draft Initial Study was posted for a 30-day comment period starting on August 21, 2006. Adoption of a Mitigated Negative Declaration (MND) is recommended, and a Notice of Determination has been prepared.

¹ Eight of the eleven buildings on the west side have characteristics to form a historic grouping, and on the east of "C" Street only three of the buildings are considered for a grouping. AE and O were significantly altered and AQ is described in the above paragraph.

² AC is inaccurately noted on the Master Development Site Plan as attributed to Myron Hunt

FISCAL IMPACT

The applicant will be responsible for all costs associated with condition monitoring and with meeting all the conditions of approval. Permitting fees will be collected for future development projects to cover costs incurred from staff time required for project review.

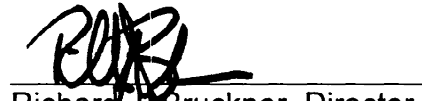
Respectfully submitted,


CYNTHIA J. KURTZ
CITY MANAGER

Prepared by:


Carol Hunt Hernandez
Planner

Approved by:


Richard J. Bruckner, Director
Planning and Development

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| Attachment 1 | Original 1924 Site Plan (Designed by Myron Hunt) |
| Attachment 2 | Buildings Constructed Under 1990 Master Development Plan |
| Attachment 3 | Proposed Master Development Site Plan |
| Attachment 4 | Photographs of Building Proposed for Demolition |
| Attachment 5 | Findings of Fact for Monte Vista Grove Homes Master Development Plan |
| Attachment 6 | Monte Vista Grove Homes Master Development Plan and Conditions of Approval |
| Attachment 7 | Certificate of Fee Exemption: De Minimis Impact Finding |
| Attachment 8 | Initial Study, Mitigation Monitoring and Reporting Program, Mitigated Negative Declaration, and Notice of Determination |

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
APPROVING THE MASTER DEVELOPMENT PLAN FOR MONTE VISTA
GROVE HOMES**

WHEREAS, the proposed Master Development Plan for Monte Vista Grove Homes has been considered at the public hearing before the Planning Commission on September 13, 2006; and the City Council on November 6, 2006; and

WHEREAS, the Planning Commission on September 13, 2006, recommended adoption of such Plan, and the City Council adopted such Plan on November 6, 2006; and

WHEREAS, the proposed Master Development Plan for the Monte Vista Grove Homes is consistent with the Comprehensive General Plan and the Zoning Ordinance; and

WHEREAS, the City duly provided notice of its intent to adopt a Mitigated Negative Declaration for the Master Development by posting a Notice of Intent at the Los County Clerk's office from August 21, 2006 to September 11, 2006; and

WHEREAS, at the Planning Commission hearing on September 13, 2006, the Planning Commission also recommended adoption of the Mitigated Negative Declaration; and

WHEREAS, a duly noticed public hearing was held by the City Council on November 6, 2006 on the proposed Master Development Plan; and

NOW THEREFORE, BE IT RESOLVED that the Initial Study and the Mitigated Negative Declaration prepared for this Master Development Plan, were reviewed and considered in approving the Master Development Plan. The City Council finds, on the basis of the whole record before it (including the Initial Study), that there is no substantial evidence that the Master Development Plan will have a significant effect on the

environment, and the Mitigated Negative Declaration reflects the City's independent judgment and analysis. The Mitigated Negative Declaration is hereby adopted. The custodian and location of all documents constituting the record of proceeding upon which this decision is based as follows: Carol Hunt Hernandez, Planning and Development Department, 175 N. Garfield Avenue, Pasadena, CA 91101-1704, (626) 744-6768.

NOW, THEREOFRE, BE IT FURTHER RESOLVED that the Initial Study and Mitigated Negative Declaration prepared for this Master Development Plan was reviewed and considered in approving this Master Development Plan, and the same is approved and the City Clerk is authorized and directed to file a Notice of Determination with the Clerk of Los Angeles County within five working days.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council approves the Monte Vista Grove Homes Master Development Plans as shown on Exhibit A attached hereto and incorporated herein by reference.

Adopted at the _____ meeting of the City Council on the _____ day _____, 2006, by the following vote:

AYES;

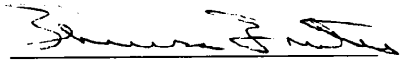
NOES;

ABSENT:

ABSTAIN:

Jane L. Rodriguez, CMC
City Clerk

APPROVED AS TO FORM:



Theresa E. Fuentes
Deputy City Attorney

TEF Ordinances/Resolutions\monte vista groves master plan resolution