

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** MARCH 3, 2008

**FROM:** CITY MANAGER

**SUBJECT:** GENERAL PLAN AMENDMENT FROM MEDIUM-HIGH DENSITY RESIDENTIAL (0-32 DWELLING UNITS/NET ACRE) TO INSTITUTIONAL AND A ZONE CHANGE FROM RM-32 (MULTI-FAMILY RESIDENTIAL, 32 DWELLING UNITS/NET ACRE) TO PS (PUBLIC AND SEMI-PUBLIC) FOR THE PARCEL AT 505 S. WILSON AVENUE WITHIN THE CALIFORNIA INSTITUTE OF TECHNOLOGY (CALTECH) MASTER DEVELOPMENT PLAN BOUNDARY AREA

---

## **RECOMMENDATION**

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

1. Adopt the Initial Environmental Study and Negative Declaration (Attachments 1 and 2);
2. Adopt by Resolution the Specific Findings that the amendment of the General Plan Land Use designation from Medium-High Density Residential (0-32 dwelling units/net acre) to Institutional for the parcel located at 505 South Wilson Avenue is consistent with the goals, objectives, and policies of the General Plan Land Use Element (Enclosure);
3. Find that the proposed zone change from RM-32 (Multi-family Residential, 32 dwelling units/net acre) to PS (Public and Semi-Public) is consistent with the purposes of Chapter 17.26 (PS, Public and Semi-Public) of the Zoning Code, and approve the Zone Change (Attachment 3) with conditions (Attachment 6);
4. Direct the City Clerk to file a Notice of Determination and CEQA Filing Fee No Effect Determination Form, with the Los Angeles County Recorder (Attachment 4); and
5. Direct the City Attorney to prepare an ordinance amending the official zoning map of the City of Pasadena within 30 days.

## **PLANNING COMMISSION RECOMMENDATION**

After a public hearing on December 12, 2007, the Planning Commission unanimously recommended approval of the proposed General Plan Amendment from Medium-High Density (0-32 dwelling units/net dwelling) to Institutional and a zone change from RM-32 (Multi-Family Residential, 32 dwelling units/net acre) to PS (Public and Semi-Public) for the property at 505 S. Wilson Avenue.

## **BACKGROUND**

In May 1989, the City Council approved the Caltech Master Development Plan to guide future campus development. The Master 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 while streamlining development procedures.

As provided in the Master Plan's approval, the zoning of all of the properties within the Master Plan boundary owned by Caltech were changed to PS. Additionally, as properties were acquired by Caltech, the Master Plan required the zoning for those properties to be changed to PS.

When the Master Plan was adopted, it included nine parcels that Caltech did not own. Since that time, Caltech has acquired all but one of those parcels, 391 South Wilson Avenue. The property proposed for zone change, 505 South Wilson Avenue, has been recently acquired and has not had the zoning designation changed to PS.

## **ANALYSIS**

The applicant, Caltech, is requesting a General Plan Amendment from Medium-High Density Residential (0-32 dwelling units/net acre) to Institutional and a zone change from RM-32 (Multi-Family Residential, 32 dwelling units/net acre) to PS (Public and Semi-Public) for 505 S. Wilson Avenue.

The parcel is approximately 11,220 square feet in size and is occupied by a 2,507-square foot single-family residence with ten trees on the site. The parcel is located on the west side of Wilson Avenue between San Pasqual Street and California Boulevard (Attachment 5).

As required by the Master Plan, the six houses fronting on the west side of Wilson Avenue between San Pasqual Street and California Boulevard, shall be retained on their current sites and used as academic or administrative offices and/or faculty residences.

The Historic Resources Inventory prepared for the 1989 Final Environmental Impact Report (EIR) for the Caltech Master Plan determined that the single-family structure, 505 S. Wilson Avenue, is of historic significance.

As required by the Master Plan, Caltech will maintain this structure the landscaping and trees on the project site, and will continue the current use of the single-family residence. If the existing use is change from single-family residential to academic or administrative offices, the applicant, Caltech, shall comply with the conditions as shown in Attachment 6.

### **SURROUNDING LAND USES**

North of the project site are multi-family residential dwelling units. These multi-family units are not within the Caltech Master Plan boundary area. To the east, west, and south are parcels within the Caltech Master Plan boundary with various uses related to this institution.

### ***General Plan Analysis***

General Plan Objective 24 – Existing Institutions, calls for providing, “... *long term opportunities for growth of existing cultural, scientific, corporate, entertainment and educational institutions.*” In addition, Policy 24.4 states “*Support Specific Plans, master plans, other planning activities initiated by cultural, scientific, corporate, entertainment and educational institutions.*”

The Land Use Diagram of the General Plan designated this property as Medium-High Density Residential (0-32 dwelling units/net acre). Approval of this proposal will bring the zoning and General Plan Amendment into conformance with the Caltech Master 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.

In accordance with the provisions of the Master Plan, zone change proceedings are to establish PS zoning districts for those properties within the Master Plan boundaries as they are acquired by Caltech. The proposed zoning would bring this parcel into conformance with the Caltech campus and any future development would be required to be consistent with the Caltech Master Plan.

### **NEIGHBORHOOD MEETING**

On November 19, 2007, a neighborhood meeting was held at the Caltech Beckman Institute Auditorium. No residents were present at the meeting.

### **ENVIRONMENTAL DETERMINATION**

An Initial Environmental Study was prepared for the General Plan Amendment and zone change for this parcel (Attachment 1 and Attachment 2). The analysis found no significant negative impact and a negative declaration was prepared. The General Plan Amendment and zone change will bring this parcel into conformance with the Caltech

Master Plan and will allow for the retention of the existing single-family residence to be used as faculty residence, and/or academic or administrative office.

**FISCAL IMPACT**

There will not be a fiscal impact as a result of approving the proposed General Plan Amendment and zone change for the parcel located within the Caltech Master Plan boundary area. Permitting fees will be collected to cover cost incurred from staff time for review for the future use of the parcel for academic or administrative office.

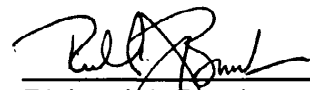
Respectfully submitted,

  
\_\_\_\_\_  
BERNARD K. MELEKIAN  
CITY MANAGER

Prepared by:

  
\_\_\_\_\_  
Lanny Woo  
Associate Planner

Approved by:

  
\_\_\_\_\_  
Richard J. Bruckner, Director  
Planning and Development

Enclosure:

Resolution Approving the General Plan Amendment  
Exhibit A to the Resolution: Map of General Plan Amendment

Attachments:

- Attachment 1 – Initial Environmental Study
- Attachment 2 – Negative Declaration
- Attachment 3 – Findings for the Proposed Zone Change
- Attachment 4 – Notice of Determination and De Minimis Impact Finding (California Department of Fish and Game, Certificate of Fee Exemption)
- Attachment 5 – Map of General Plan Amendment and Zone Change
- Attachment 6 – Conditions of Approval from the Department of Public Works

**Enclosure**

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA  
AMENDING THE LAND USE ELEMENT OF THE COMPREHENSIVE  
GENERAL PLAN**

**WHEREAS**, the Land Use Element of the Comprehensive General Plan establishes the City's goals, objectives and policies with respect to the development of its land resources; and

**WHEREAS**, the Land Use Diagram of the Comprehensive General Plan designates land within the City for certain types of development consistent with its land use policies; and

**WHEREAS**, there is a need to keep the Land Use Element of the Comprehensive General Plan current with respect to changing economic conditions and future development potential; and

**WHEREAS**, at a duly noticed public hearing before the Planning Commission on December 12, 2007, the Planning Commission considered, and recommended, adoption of: (1) the Initial Environmental Study and Negative Declaration for the following action, (2) the General Plan Land Use designation amendment to re-designated the subject parcel at 505 South Wilson Avenue to Institutional and to amend the subject parcel zoning to PS (Public and Semi-Public) to maintain consistency with the Land Use Element of the Comprehensive General Plan; and

**WHEREAS**, the General Plan Land Use designation of the subject property at 505 South Wilson Avenue, which is subject of this amendment, is Medium-High Density Residential (0-32 dwelling units/net acre) and the existing zoning is RM-32 (Multi-Family Residential, 32 dwelling units/net acre); and

**WHEREAS**, at a duly notice public hearing before the City Council on March 3, 2008, the City Council considered: (1) the Initial Environmental Study and Negative Declaration for the following action, (2) the General Plan Land Use designation amendment to re-designate the subject parcel at 505 South Wilson Avenue to Institutional and to amend the subject parcel zoning to PS (Public and Semi-Public) to maintain consistency with the Land Use Element of the Comprehensive General Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the Initial Environmental Study and Negative Declaration prepared for this amendment was reviewed and considered, and is hereby adopted. The City Clerk is authorized and directed to file a Notice of Determination with the Clerk of Los Angeles County within five working days.

**BE IT FURTHER RESOLVED** that, with regard to the General Plan Amendment and Zone Map amendment, the City Council does hereby find and determine as follows:

1. ***The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan.*** The proposed General Plan

Amendment and zone change will allow Caltech to fully integrate the property at 505 S. Wilson Avenue into the school campus operations with various uses according to the Master Plan. The amendment will further the goals of the General Plan by allowing the Institution education opportunities for growth in balance with their surroundings. The amendment will continue to support the Master Plan by allowing the existing single-family residence on the site to operate as a faculty residence or academic or administrative office.

2. ***The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The proposed amendment will allow for the continued operation of an existing private learning institution, Caltech. In keeping with the environment of the single-family surroundings and the Institution, the amendment will allow for the retention of the existing single-family residence to operate as a faculty residence and or academic or administrative office. In addition, the conditions of the existing Master Plan for the campus will ensure that the continued operation of the Institution would not be detrimental to the health, safety, or general welfare to the neighboring residents, visitors, students, faculties, and staff.
3. ***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 parcel is approximately 11,200-square feet in size and is occupied by a 2,507-square foot single-family residence. Adaptive reuse of this structure to academic or administrative office will continue to be compatible with the adjacent land uses of the surrounding area. The subject property was included within the Master Plan, and no change in use of the property, other than what was analyzed in the adopted Master Plan, would result of the General Plan Amendment and zone change. In accordance with the provisions of the Master Plan, the existing single-family on the subject site will be retained and used as faculty residence and/or academic or administrative office if necessary in the future.

**BE IT FURTHER RESOLVED** that the City Council adopts the following amendment to the Land Use Element of the General Plan:

Change the Land Use designation from Medium-High Density Residential (0-32 dwelling units/net acre) to Institutional for the property located at 505 South Wilson Avenue (Assessor Parcel Number 5327-003-013) as shown on Exhibit A attached hereto and incorporated herein by reference.

Adopted at the regular meeting of the City Council on the \_\_\_\_\_  
day of \_\_\_\_\_, 2008, by the following vote:

AYES:

NOES:

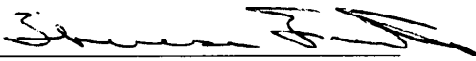
ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
Jane L. Rodriguez, CMC  
City Clerk

APPROVED AS TO FORM:

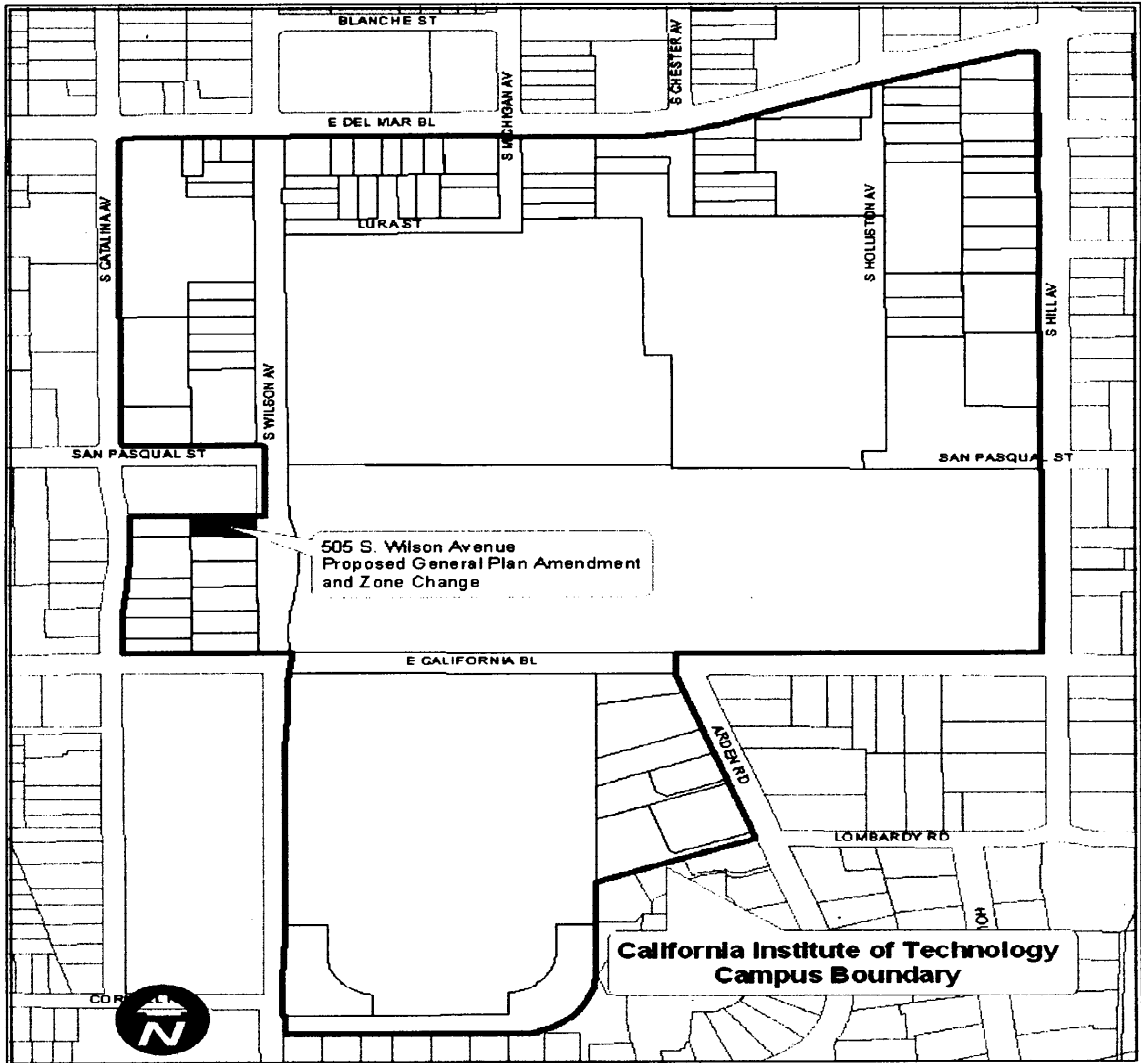


\_\_\_\_\_  
Theresa E. Fuentes  
Assistant City Attorney

## EXHIBIT A

AMENDMENT TO LAND USE DESIGNATION OF PARCEL AT 505 SOUTH WILSON AVENUE FROM MEDIUM-HIGH DENSITY RESIDENTIAL (0-32 DWELLING UNITS/NET ACRE) TO INSTITUTIONAL

### 505 S. Wilson Avenue General Plan Amendment and Zone Change



10/2007

Note: Map Not to Scale

0000059271C031