

ATTACHMENT A
Specific Plan Amendment Criteria

On May 25, 2005, the Planning Commission approved the following criteria for weighing the relative merits of requests to initiate a specific plan amendment. The proposed project need not be judged favorably by all criteria in order to warrant amendment of the Specific Plan.

- **Length of time since specific plan was adopted or had a five-year review.**
The South Fair Oaks Specific Plan was adopted in April 1998. A focused review was conducted in 2005 to allow for “College, Traditional Campus Setting” uses and student housing units along certain portions of S. Raymond Avenue.
- **Length of time until next scheduled update**
Per the Planning Division’s current work plan (Attachment A), a comprehensive update of the South Fair Oaks Specific Plan is scheduled to begin in FY2012.
- **Project Consistency With Vision of the Specific Plan**
The proposed Residential Care, General use is permitted by right within the South Fair Oaks Specific Plan west of Fair Oaks Avenue and south of Hurlbut Street only. This location was clearly established in the Specific Plan in order to provide for specific residential options within the area, but with the objective of maintaining commercial and medical office uses between Hurlbut Street and the southern boundary of the Huntington Memorial Hospital campus on Bellefontaine Street. Accordingly, the Residential Care, General use is consistent with the vision of the specific plan, but the proposed location is not. The current zoning of the subject parcels is IG SP-2 which allows Commercial and Industrial uses including, but not limited to, medical offices, banks, eating establishments, retail sales, and hotels.
- **What type of request is this? Citywide importance or narrow request?**
The availability of high quality housing options for seniors is a growing need and is certainly an important citywide consideration. Location of senior housing within close proximity to a major hospital is also a benefit worthy of consideration. Absent a broader view, however, of the balance of uses throughout the Specific Plan area, and in the immediate vicinity of the subject property to the west which is outside of the Specific Plan area, it is not clear that the subject site is the best or only appropriate location for additional senior housing. The site is currently zoned for a wide variety of commercial and industrial uses and other Residential Care uses already exist within a one-block radius of the subject property.
- **Time sensitivity of the project**
The subject site is currently improved with a 26,940 square foot, two story office building; a 3,186 square foot, one-story office building; and a surface parking lot that serves the assisted living facility on the south side of Hurlbut Street. Recently the two office buildings have been leased intermittently by dance studios, clinical service providers, and medical-related administrative users. The current zoning of the site is

sufficiently flexible to allow for a variety of uses for tenancy in the existing buildings or for new development on the site.

The applicant's current facility, which is located at 951 S. Fair Oaks Avenue, is currently 85% occupied. Market demand for assisted living facilities has been and is projected to continue to increase in Pasadena, however, and the applicant anticipates reaching 100% occupancy in the near future.

▪ **Scope of the amendment**

- *Are other tools available to achieve project objective, e.g. Planned Development, Zone Change, or Variance?*

The South Fair Oaks Specific Plan and Zoning Code each specifically prohibit the proposed Residential Care use on the particular parcels in question. Therefore, amendment of both the Specific Plan and Zoning Code are the only available tools for achieving the objectives of the proposed project.

- *Would noticing be conducted for 500ft radius from property or from entire Specific Plan area?*

Given the limited focus of the proposed amendment request, noticing would be provided to property owners within a 500ft radius of the property itself.