

# Agenda Report

**DATE:** FEBRUARY 1, 2010

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** PLANNING AND DEVELOPMENT DEPARTMENT

**SUBJECT:** CALIFORNIA INSTITUTE OF TECHNOLOGY (CALTECH)  
ZONE CHANGE FOR THE PARCEL LOCATED AT 391 SOUTH  
WILSON AVENUE

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## **RECOMMENDATION**

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

1. Find that the proposed zone change from RM-48 (Multi-Family Residential, 48 dwelling units/net acre) to PS (Public and Semi-Public) for the parcel located at 391 South Wilson Avenue was subject to adequate environmental review in the Environmental Impact Report (EIR), certified by the City Council in May of 1989. Further, there have been no changes in circumstances or new information which would trigger further environmental review.
2. Find that the proposed zone change, is consistent with the goals, objectives, and policies of the General Plan Land Use Element, the purposes of Chapter 17.26 (PS, Public and Semi-Public District) of the Zoning Code, and the approved Caltech Master Development Plan (Attachment 1);
3. 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 2); and
4. Direct the City Attorney to prepare an ordinance amending the official zoning map of the City of Pasadena within 30 days.

## **PLANNING COMMISSION RECOMMENDATION**

Following the public hearing at the Planning Commission meeting of December 9, 2009, the Planning Commission unanimously recommended approval of the proposed zone change from RM-48 (Multi-Family Residential, 48 dwelling units/net acre) to PS (Public and Semi-Public) for the property at 391 South 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. The PS zoning designation is intended for large public or semi-public uses such as colleges, universities, hospitals, government offices, and religious assembly.

When the Master Plan was adopted, the Master Plan area included nine parcels that Caltech did not own. Since that time, Caltech has been acquiring those parcels and changing the zone as intended by the Master Plan. In April of 2009, Caltech acquired 391 South Wilson Avenue which was the last parcel within the Master Plan area not owned by Caltech. As the parcel is now under their ownership, Caltech is proposing to change the zoning designation to PS.

## **ANALYSIS**

The applicant, Caltech, is requesting a zone change from RM-48 (Multi-Family Residential, 48 dwelling units/net acre) to PS (Public and Semi-Public) for 391 South Wilson Avenue.

The parcel is approximately 10,440 square feet in size and is occupied by a 1, 556-square foot single-family residence with a 627-square foot garage. There are seven trees on the site, 5 are protected under the Tree Protection Ordinance. Trees will not be relocated or removed as apart of this zone change application. The parcel is located on the west side of Wilson Avenue between San Pasqual Street and California Boulevard (Attachment 3).

As required by the Master Plan, Caltech is currently advertising this structure for relocation for a nine month period. If the structure is not relocated, Caltech will consider demolition. The project site will be used for "informal park-like open space" as provided in the Master Plan (Attachment 4).

The Historic Resources Inventory prepared for the 1989 Final Environmental Impact Report (EIR) for the Caltech Master Plan determined that the single-family structure at 391 South Wilson Avenue, is not historically significant. In staff's opinion, no further reevaluation is necessary.

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.

### **SURROUNDING LAND USES**

North of the project site are single-family residential dwelling units. To the west, are Caltech dormitories. The single-family residences and the dormitories are owned by Caltech and are within the Caltech Master Plan boundary area. These single-family residences are being used for faculty housing. To the east and South are institutional uses (Caltech campus and parking structure).

### **COUNCIL POLICY CONSIDERATION**

The Land Use Diagram of the General Plan designated this property as Institutional. Approval of this proposed zone change to PS will be consistent with the Caltech Master Plan and General Plan land use designation. The zone change is consistent with the following General Plan Objective and Policies:

General Plan Objective 24 - Existing Institutions, 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 Plan advances this objective and the proposed rezoning of this parcel to provide for needed open space on the campus as prescribed by the Master Plan will be in line with that purpose. In addition, Policy 24.4 states "support Specific Plans, Master Plans, and other planning activities initiated by cultural, scientific, corporate, entertainment and educational institutions."

### **NEIGHBORHOOD MEETING**

On November 19, 2009, a neighborhood meeting was held at the Hill Avenue Public Library. No residents were present at the meeting.

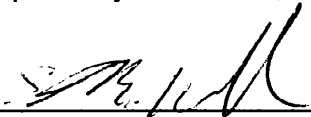
## **ENVIRONMENTAL DETERMINATION**

An Environmental Impact Report (EIR) was completed and approved in September 1988 for the Caltech Master Plan. The EIR anticipated the inclusion of this parcel, 391 South Wilson Avenue, into the Caltech Master Plan, along with the proposed zone change. The proposal was subject to adequate review in the EIR prepared for the Master Plan, and certified by the City Council in May of 1989. It is therefore determined that there are no changed circumstances or new information which would trigger further environmental review.

## **FISCAL IMPACT**

There will not be a fiscal impact as a result of approving the proposed zone change for this parcel located within the Caltech Master Plan boundary area. Permitting fees will be collected to cover cost incurred from staff time for potential review of the demolition permit, if the residence is not relocated.

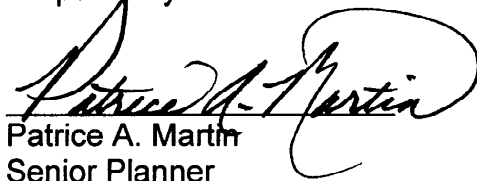
Respectfully submitted,



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Steve Mermell  
Assistant City Manager

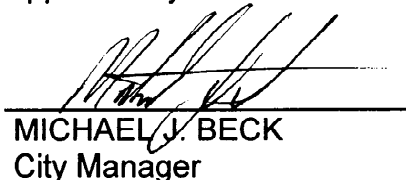
Prepared by:



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Patrice A. Martin  
Senior Planner

Approved by:



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MICHAEL J. BECK  
City Manager

Attachments:

1. Findings for the proposed zone change
2. Notice of Determination and CEQA Filing Fee No Effect Determination Form
3. Map of zone change site
4. Master Plan graphic vision and text for the project site

**Attachment 1**

## **FINDINGS:**

Pasadena Municipal Code Section 17.74.070 requires findings to be made for General Plan and zoning map amendments. The General Plan consistency and zoning findings can be made in support of the proposed zone change.

1. *The proposed zoning amendment is in conformance with the goals, policies, and objectives of the General Plan.* The amendment will further the goals of the General Plan by allowing the Institution educational opportunities for growth in balance with their surroundings. The amendment will continue to support the Master Plan by allowing the proposed zone change.
2. *The proposed zoning map 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. The Master Plan specifically states the need for "large open space near the campus graduate dormitories." This site would potentially provide for the open space, in conjunction with the proposed zone change. 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 subject property as included within the Master Plan, was identified for open space as an implementation action along with other nearby parcels also within the Master Plan. Therefore, the proposed land use is compatible with the open space as envisioned along Wilson Avenue.

**Attachment 2**



## NOTICE OF DETERMINATION

**TO:**  County of Los Angeles  
Registrar-Recorder/County Clerk  
Business Filing and Registration  
12400 East Imperial Highway, Room #1101  
Norwalk, CA 90650

Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

**FROM:** City of Pasadena  
Planning and Development Department  
George Ellery Hale Building  
175 North Garfield Avenue  
Pasadena, CA 91101

**SUBJECT:** Filing Notice of Determination in compliance with §21108 or §21152 of the Public Resources Code

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**State Clearinghouse Number:**

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**Project Title and File Number:**

**EIR/Environmental Case Number:**

Zone Change for 391 South Wilson Avenue – 2009- 07-ZC

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**Project Contact Person:**

Patrice Martin (626) 744-3758

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**Project Location:**

391 South Wilson Avenue, Pasadena, California Los Angeles County  
(West side of Wilson Avenue between Del Mar Boulevard and San Pasqual Street within the California Institute of Technology (Caltech) Master Development Plan boundary area)

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**Project Description:**

The applicant, Caltech, is proposing a zone change from RM-48 (Multi-family Residential District, 48 dwelling/units net acre) to PS (Public and Semi-Public) for the property located at 391 S. Wilson Avenue that is within the Caltech Master Development Plan boundary area. In accordance with the provisions of the Master Plan, a zone change to PS zoning must be obtained for properties within the Master Plan boundaries as they are acquired by Caltech. Now that the subject property is owned by Caltech, the zoning needs to reflect the PS zoning district for the campus. The property will be used for "informal park-like open space", as prescribed by the Master Plan. Currently, on the project site is an existing single-family residence, which has no historic significance. An Environmental Impact Report was completed and approved in 1988 for the Master Plan. The EIR anticipated the inclusion of this parcel, 391 South Wilson Avenue, into the Caltech Master Plan, along with the proposed zone change. The proposal was subject to adequate review in the EIR, and was certified by the City Council in May of 1989. It is therefore determined that there are no changed circumstances or new information which would trigger further environmental review.

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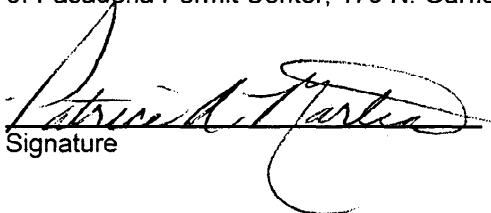
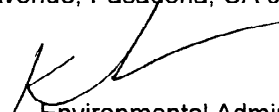
This is to advise that the City Council of the City of Pasadena has approved the above described  
( Lead Agency or  Responsible Agency)



project on February 1, 2010 and has made the following determinations regarding the above described project:

1. The project [ will  will not] have a significant effect on the environment.
2.  A Supplemental Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration and record of project is available to the General Public at: The City of Pasadena Permit Center, 175 N. Garfield Avenue, Pasadena, CA 91101.

|  |   |                       |
|--|---|-----------------------|
| <br>Signature | <br>Environmental Administrator<br>Title | <u>1/7/10</u><br>Date |
|--|---|-----------------------|

Authority cited: Section 21083, Public Resources Code.  
Reference: Sections 21000-21174, Public Resources Code.



California Natural Resources Agency  
**DEPARTMENT OF FISH AND GAME**  
 Environmental Review and Permitting  
 1416 Ninth Street, Suite 1260  
 Sacramento, CA 95814  
<http://www.dfg.ca.gov>

**ARNOLD SCHWARZENEGGER, Governor**



## CEQA Filing Fee No Effect Determination Form

**Applicant Name:** California Institute of Technology (Caltech)  
**Date Submitted:** December 11, 2009  
**Applicant Address:** c/o Darren Artura, Director of Investments-Real Assets, 1200 East California Boulevard, Pasadena, CA 91125-3100

**Project Name:** Zone Change for Property at 391 S. Wilson Avenue – California Institute of Technology (Caltech)

**CEQA Lead Agency:** City of Pasadena  
**CEQA Document Type:** (ND, MND, EIR) EIR  
**SCH Number and/or local agency ID number:** SCH#1988061506

**Project Location:** 391 South Wilson Avenue, Pasadena

**Brief Project Description:** The applicant is proposing a Zone Change from RM-48 (Multi-family Residential, 48 dwelling units/net acre) to PS (Public and Semi-Public) for the property at 391 South Wilson Avenue. The property is within the Caltech Master Development Plan boundary area. Currently, on the subject site is an existing single-family residence. In accordance with the provisions of the Master Plan, properties within the campus boundaries not owned by Caltech but subsequently acquired shall initiate a zone change to establish PS zoning districts.

**Determination:** Based on a review of the Project as proposed, the Department of Fish and Game has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

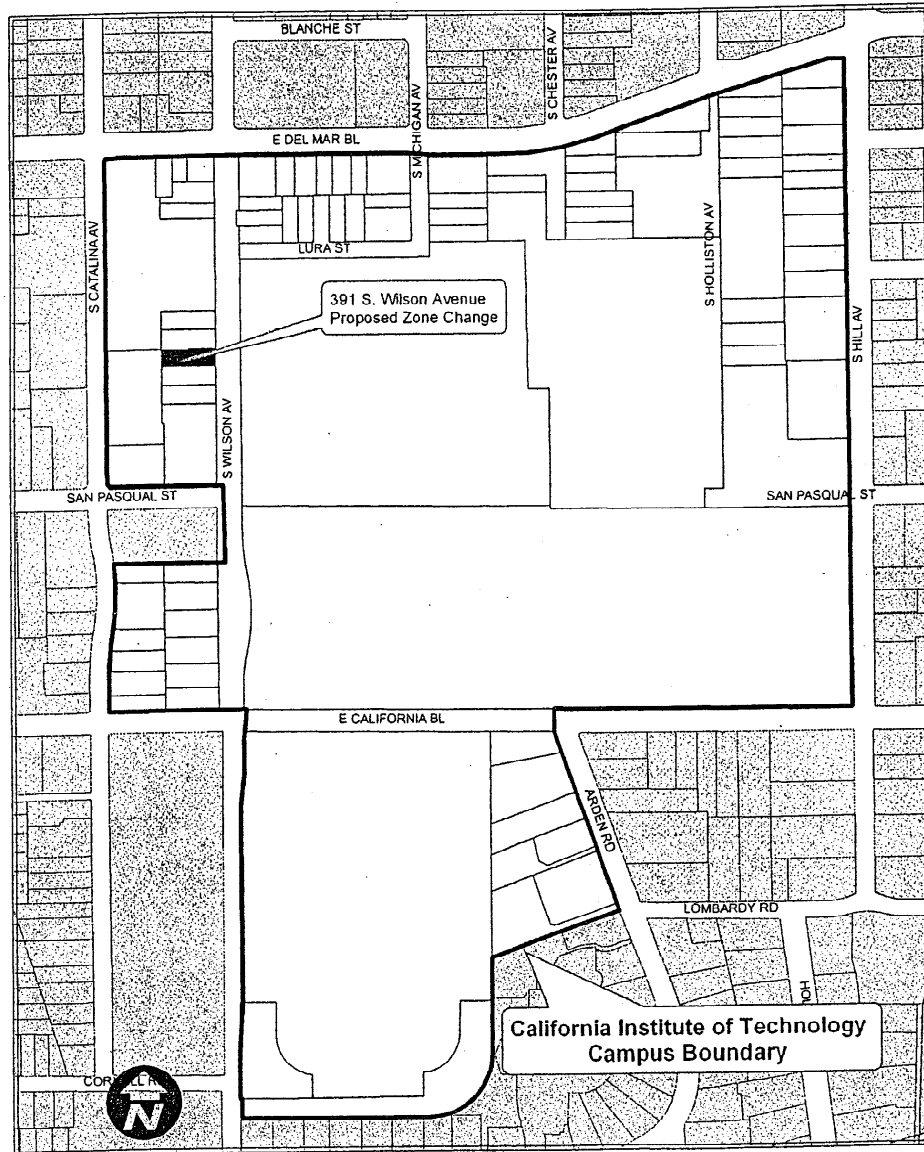
DFG Approval By: Leslee Newton-Reed Date: 12-24-2009

Title: Environmental Scientist

CALIFORNIA DEPT. OF FISH AND GAME  
 SOUTH COAST REGION  
 4949 VIEWRIDGE AVENUE  
 SAN DIEGO, CA 92123-1662  
*Conserving California's Wildlife Since 1870*

**Attachment 3**

# 391 S. Wilson Avenue Zone Change

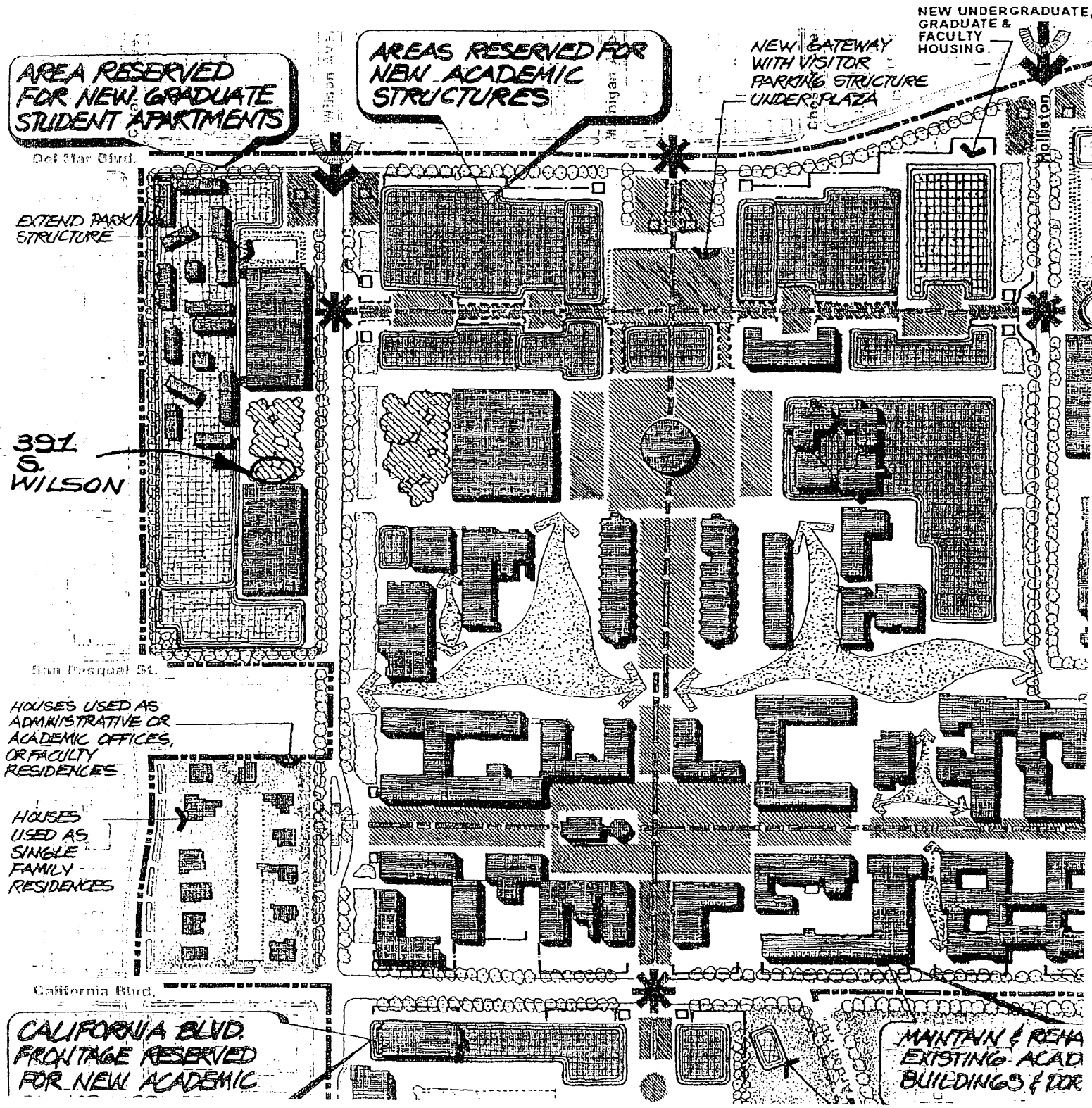


**Attachment 4**

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# Concept Summary Plan



## **Open Spaces at Dormitories**

There is currently a lack of informal large open space near the campus graduate dormitories. The open-space strategy requires creation of an informally landscaped park between the two parking structures on Wilson Avenue and a large lawn area between Wilson Avenue and the Beckman Institute. These park-like spaces will add to the variety of open spaces at the campus and provide a needed amenity next to each of the dormitory areas. The open space developed between the parking structures on Wilson Avenue shall include a play area for children.

## **CALIFORNIA BOULEVARD**

Development of new facilities south of California Boulevard will, by extending the north-south axis down to the athletic facilities, add cohesion to the campus and provide for an extension of the playing fields east to accommodate two full soccer fields. At the same time, it will visually reinforce a major entry point to the campus at California Boulevard.

In order to unify the campus frontage along California Boulevard and recognize the importance of the street as a primary traffic arterial within the community, it is important to establish a more consistent and appropriately scaled street-tree planting between Wilson and Hill Avenues.

The portion of the street where the campus is contiguous is presently identified with the very tall Washingtonia Palms. These trees identify the street from a great distance and provide a sense of orientation from within the campus. However, the passing vehicle or pedestrian does not benefit from these trees, which do not form a tree canopy or give a human scale to the street. Further east poorly pruned, unhealthy trees clutter the street image, while in other areas there is essentially no planting at this level.

The street frontage between Wilson Avenue and Arden Road should be made more uniform at the pedestrian and vehicular scale by interplanting the palms with a consistent row of dome-form trees. This will create a canopy for vehicles and pedestrians and provide a consistently planted screen in front of the uninterrupted architectural edge along this street. As in the case of Del Mar Boulevard, trees should not be planted in front of the gateway crossing at California. The effect of such a planting technique can be observed elsewhere in the community, most notably along Orange Grove Boulevard south of Colorado Boulevard. The tree canopy east of Arden Road should be augmented as required to achieve consistency of visual definition.

## **South Track and Playing Field**

The south track and playing field will remain a building-free zone in accordance with prior agreements.

## **Tournament Park**

Tournament Park has been the site of many historic events in the City of Pasadena, including the City's early Tournament of Roses.

On May 5, 1989 the Board of Directors of the City of Pasadena adopted Ordinance No. 6328 amending the official zoning map of the City of Pasadena to rezone all Caltech-owned properties within the Master Plan boundaries to PS (Public and Semi-Public) to facilitate implementation of the Master Plan.

Property not owned by Caltech, but within the Master Plan boundaries, will retain, and its development will continue to be regulated by, its current zoning. The City shall institute zone change proceedings to establish PS (Public and Semi-Public) zoning districts for those properties within the Master Plan boundaries not currently owned by Caltech but subsequently acquired. Such initiation of zone change proceedings shall occur within 30 days of Concept Plan Review for new construction or upon request by Caltech.

Since the adoption of the 1989 Master Plan nine properties within the Master Plan boundaries have been acquired by Caltech and zone changes to PS have been approved. All but one of the property that remained privately owned, 391 South Wilson Avenue, is not zoned PS.

## **PLAN APPLICABILITY/ IMPLEMENTATION**

The Master Plan, when reviewed, approved, and adopted by the Board of Directors, will become the basis for future development on Caltech's campus. This Master Plan shall supersede all other sections of P.M.C. Title 17, Zoning, unless specifically incorporated by reference. Where there is a conflict between provisions of this Master Plan and P.M.C. Title 17, Zoning, the provisions of this Master Plan shall control. Where uncertainty exists regarding the extent or interpretation of any provision of this Master Plan, the Zoning Administrator shall determine the intent of the provision. Unless specifically noted, all references to the Pasadena Municipal Code refer to that edition in force as of the date of adoption of this Master Plan.

The Master Plan presents regulations which cover all aspects of development within the campus boundaries:

- The type and location of uses on the campus;
- The amount of new development in identified areas and the extent of changes to existing buildings;
- The amount and location of future parking and an automobile circulation system;
- The maximum height and minimum setback of all new structures;
- Architectural guidelines for new structures; and
- The sequencing of new development and interim development guidelines.