



## Recommended Changes to the Draft Lincoln Avenue Specific Plan

Page 45 – Figure 5-4 Lincoln Avenue Specific Plan Zoning Districts

Anderson Place – In order to preserve the single-family character of this small block of homes, this block should be zoned LASP-RS-6, rather than be up-zoned to LASP-RM-16.

### Pages 48 – 51 Table 5-3 Allowed Uses

*Clubs, Lodges, Private Meeting Halls* – Change from MC (subject to approval of a Minor Conditional Use Permit) to C (subject to approval of a Conditional Use Permit) in the in the CL and CG zones.

*Cultural Institutions* – Change from C (subject to approval of a Conditional Use Permit) to P (Permitted) in the CL, CG1 and CG2 zones.

*Animal Services – retail sales* – Change from C (subject to approval of a Conditional Use Permit) to P (Permitted) in the CL, CG1 and CG2 zones.

*Food Sales* – Change from C (subject to approval of a Conditional Use Permit) to P (Permitted) in the CL, CG1 and CG2 zones.

*Internet Vehicle Sales* – Change from Prohibited Uses to MC (subject to approval of a Minor Conditional Use Permit) in the CL, CG1 and CG2 zones.

*Restaurants, formula fast food* – Change from not allowed to P (Permitted) in the CL zone and from C (subject to approval of a Conditional Use Permit) to P (Permitted) in the CG1 and CG2 zones

*Laboratories* – Change from C (subject to approval of a Conditional Use Permit) to MC (subject to approval of a Minor Conditional Use Permit) in the CL zone.

*Accessory Antenna Array* – Change from C (subject to approval of a Conditional Use Permit) to P (Permitted) in the CL, CG1 and CG2 zones.

### Enterprise Zone Changes

Page 10

**Enterprise Zone.** Correct last sentence: “Pasadena’s Enterprise Zone is in effect through April 10, 2022 December 31, 2013.”

Page 25

Change this section to read:

#### **3.2.4.B Enterprise Zone Incentives**

The Pasadena Enterprise Zone is a State of California tax incentive program that offers State tax credits to stimulate business development and employment growth. Pasadena

~~has a 15-year Enterprise Zone that will expire in 2022.~~ Figure 3-1 identifies the Enterprise Zone boundary in relation to the Specific Plan area. Businesses that locate within the Enterprise Zone can take advantage of significant state tax credits savings through hiring credits, sales and use tax credits, business expense deductions, net operation loss carryover, and net interest deductions for lenders. In addition, businesses located within the Enterprise Zone Business Development Area on Lincoln Avenue qualify for Building and Planning permit fee waivers, as well as business license fees waivers (although nonresidential property owners are excluded from receiving the business license fee waiver.)

### **Redevelopment Area Changes**

p. 9 – Change this section to read:

**Redevelopment Project Areas and Plan.** Redevelopment ~~is~~ was a process that ~~assists~~ assisted local governments in the elimination of blight within designated “Project Areas.” The original Lincoln Avenue Redevelopment Project Area, adopted in 1986, comprised of scattered sites along the corridor within the Specific Plan area. The Redevelopment Plan includes land use and development standards and design standards and guidelines that apply to the scattered sites along Lincoln Avenue. ~~Large-scale projects within Redevelopment Project Area remain subject to review and input from the Project Advisory Committee (PAC).~~ However, with the recent elimination of redevelopment in the state of California, redevelopment agencies no longer have available resources to eliminate the blight. As a result, new funding sources will be necessary to implement the Lincoln Avenue Redevelopment Plan.

p. 15 – Delete Section 2.2.4 Redevelopment

p. 18-19 – Delete last sentence - ~~The Pasadena Community Development Commission’s proposed action to merge five redevelopment project areas (including the Lincoln Avenue Project Area) into one Northwest Redevelopment Project Area would result in combined tax increment revenue from the five areas into one funding source for all of the Northwest Pasadena Redevelopment Project Areas.~~

p. 26 – Change to read:

#### **3.2.4.D Redevelopment Project Area Initiatives**

Multiple benefits are available to properties located within the Redevelopment Project Areas on Lincoln Avenue, including ~~assistance through the storefront improvement program,~~ city assisted business outreach, support, and seminars.

p. 31 – Change first sentence to read: This chapter establishes the land use plan, allowed uses, development standards, and architectural guidelines for future development ~~and redevelopment~~ within the Lincoln Avenue Specific Plan area.

p. 91 – Change bullet point to read:

Parking is limited for many of the storefront businesses. Providing adequate parking for future redevelopment or infill uses where no on-site parking is available will burden the

on-street system. The ability to provide additional parking along the corridor will be important to attracting quality development.

p. 95 – Change to read:

The Los Angeles Standard Urban Storm Water Mitigation Plan (SUSMP), approved by Los Angeles Regional Water Quality Control Board, was developed as part of the municipal storm water program to address post-construction storm water pollution from new development and redevelopment projects. The SUSMP defines water quality concerns, and ensures that pollutants carried by storm water are confined to the site and not delivered to waterways. Depending on the types of pollutants that can be anticipated to occur in storm water runoff from particular development projects, project applicants will be required to select appropriate source control and treatment control Best Management Practices (BMPs) from the list included in the SUSMP. In combination, these treatment control BMPs must be sufficiently designed and constructed to treat or filter the first 0.75-inch of storm water runoff from a storm event. The City of Pasadena is one of the permittees under the Los Angeles National Pollution Discharge Elimination System municipal storm water permit, so any new development or redevelopment projects in the Specific Plan area are subject to SUSMP requirements.

p. 103 – Change sentence in first paragraph to read:

The City has used redevelopment funds to spur investment, but with ~~diminishing resources available from City sources~~ its recent elimination, private developers and property owners will need incentives to participate in the revitalization of Lincoln Avenue.

p. 105-106 – Revise Table 8-1 to remove “Redevelopment Funds” as a potential funding source. Replace with “General Fund.”

p. 107 – Delete implementation measures “8.5.1.E Lincoln Avenue Redevelopment Plan Amendment.”

p. 111 – Change to read:

#### **8.5.4.B Storefront Improvement Program**

Created in 1992, Pasadena’s Facade Improvement Program provides assistance to commercial business and property owners in the City’s Redevelopment Project Areas and “Neighborhood Target Areas” within the Business Districts of Pasadena. Continue to fund facade improvements as funds become available in the Lincoln Avenue Redevelopment Project Areas, as necessary. Periodically evaluate the program to ensure that program guidelines are sufficient to meet the needs of the Lincoln Avenue business community.

p. 115 – Delete 8.6.2.A

p. 115 – Delete 8.6.2.C