

Agenda Report

June 9, 2014

TO: Honorable Mayor and City Council

FROM: Planning & Community Development Department

**SUBJECT: GENERAL PLAN UPDATE – DEVELOPMENT CAPS FOR
EAST PASADENA AND EAST COLORADO SPECIFIC PLANS**

RECOMMENDATION:

It is recommended that the City Council provide direction to staff on the development caps for the East Pasadena and East Colorado Specific Plans.

BACKGROUND:

On April 28, 2014, Councilmember Masuda requested that the City Council direct staff to modify the residential development cap being studied in the General Plan EIR so that Council District Four included no more than 850 new housing units. The City Council agreed to give the issue further study at a future meeting. The following report provides background information on the evolution of the caps affecting Council District Four and provides alternative actions.

Development Cap Changes:

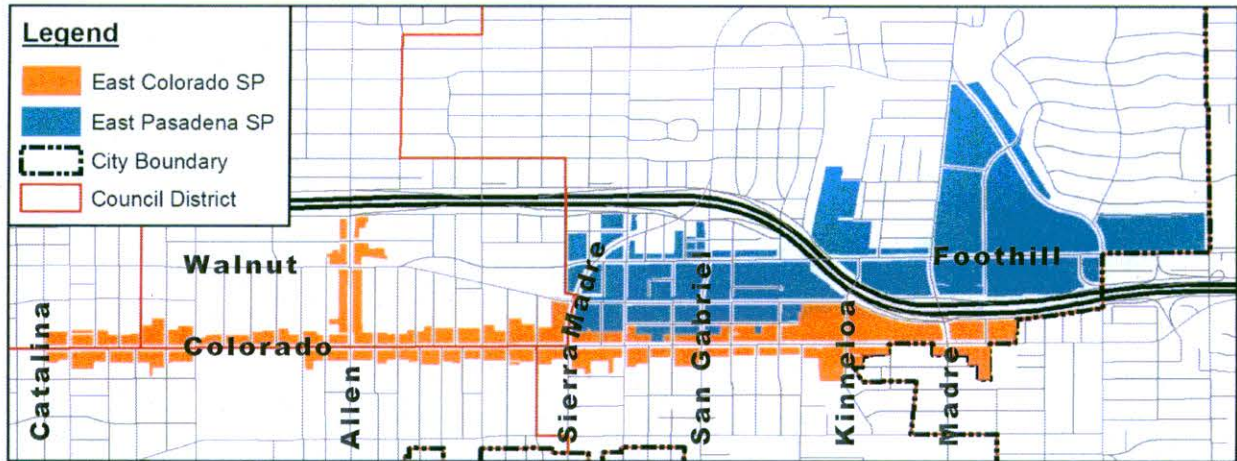
On April 29, 2013, the City Council directed staff to review the environmental impact of development caps for eight specific plan areas (see Attachment A). A cap of 850 housing units was set for the East Pasadena Specific Plan and a cap of 500 housing units was set for the East Colorado Specific Plan, for a total of 1,350 housing units. District Four includes the entirety of the East Pasadena Specific Plan and a portion of the East Colorado Specific Plan. Based on the City Council's direction on the Draft Land Use Diagram and the draft development caps, the expected number of housing units in District Four would be 1,150 (850 from the East Pasadena Specific Plan and 300 from the portion of the East Colorado Specific Plan within District Four).

During the public outreach and review process the development caps for the specific plan areas fluctuated. In the eastern portion of the City, the original recommendation for the East Pasadena Specific Plan was a development cap of 1,250 housing units; the City Council adopted a cap of 850 housing units. The proposed cap for the East Colorado Specific Plan remained unchanged through the process.

Specific Plan Boundary Changes:

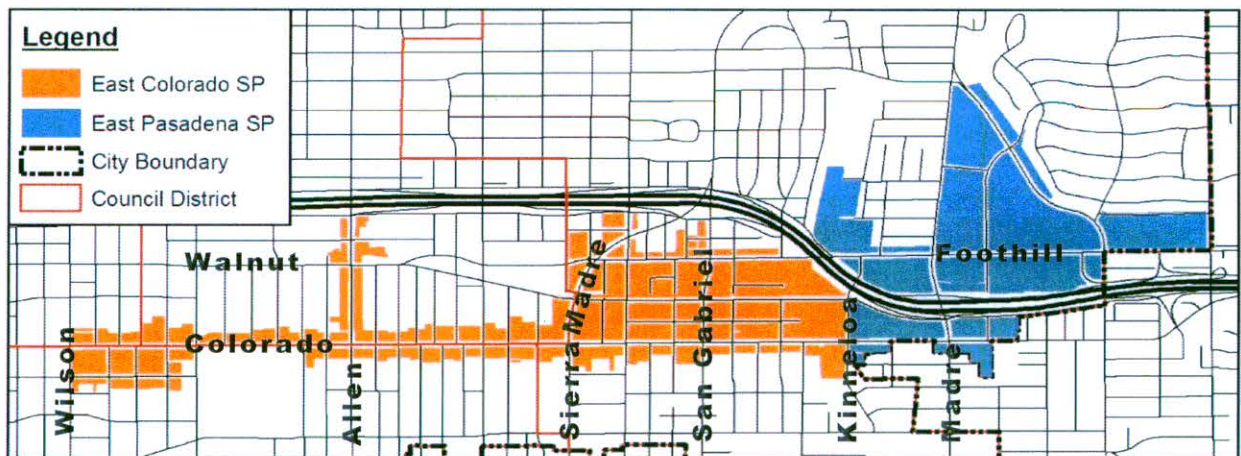
The City Council's direction in April of 2013 included changes to the boundaries of five specific plan areas, including the East Colorado and East Pasadena Specific Plans. Currently, the East Colorado Specific Plan generally includes all the properties facing East Colorado Boulevard from Catalina Avenue in the west to the City's boundary in the east. The East Pasadena Specific Plan generally is centered on East Walnut Street and East Foothill Boulevard. See Figure 1.

Figure 1: Existing Specific Plan Boundaries



The City Council directed staff to include within the General Plan Update's EIR a change to the specific plan boundaries. The East Pasadena Specific Plan would take a strong transit orientation by including the easternmost portion of the East Colorado Specific Plan. In exchange, the East Colorado Specific Plan would look to unite both the industrial and retail portions of Lamanda Park by including the westernmost portion of the East Pasadena Specific Plan. Figure 2 shows the draft boundaries.

Figure 2: Draft Specific Plan Boundaries



The change in boundaries to five of the specific plans necessitated and resulted in a change to the developments caps. In this case, the change to the East Pasadena and East Colorado Specific Plans resulted in a change to their development caps. The industrial portion of Lamanda Park does not allow for new housing units, while the section of East Colorado Boulevard between Kinneloa Avenue and the City's eastern boundary allows for Medium Mixed Use. When these two subareas moved from one specific plan to another, this resulted in a change to the corresponding development caps. The change was reflected in the Environmental Initial Study released to the public on August 30, 2013. With its new boundaries, the East Pasadena Specific Plan's residential cap increased from 850 housing units to 1,050 housing units. This resulted in a proportional drop in the East Colorado Specific Plan's residential cap from 500 housing units to 300 housing units. The overall total of the two specific plans remained 1,350 housing units. See Table 1, below.

Table 1: Summary of Development Cap Changes

	East Pasadena Specific Plan		East Colorado Specific Plan		Total	
	Residential	Commercial	Residential	Commercial	Residential	Commercial
October 1, 2012 (City Council Preview)	1,250	1,500,000	500	525,000	1,750	2,025,000
April 29, 2013 (City Council Action)	850	1,500,000	500	525,000	1,350	2,025,000
Specific plan boundaries adjusted per City Council direction						
August 30, 2013 (Environmental Initial Study)	1,050	1,095,000	300	930,000	1,350	2,025,000

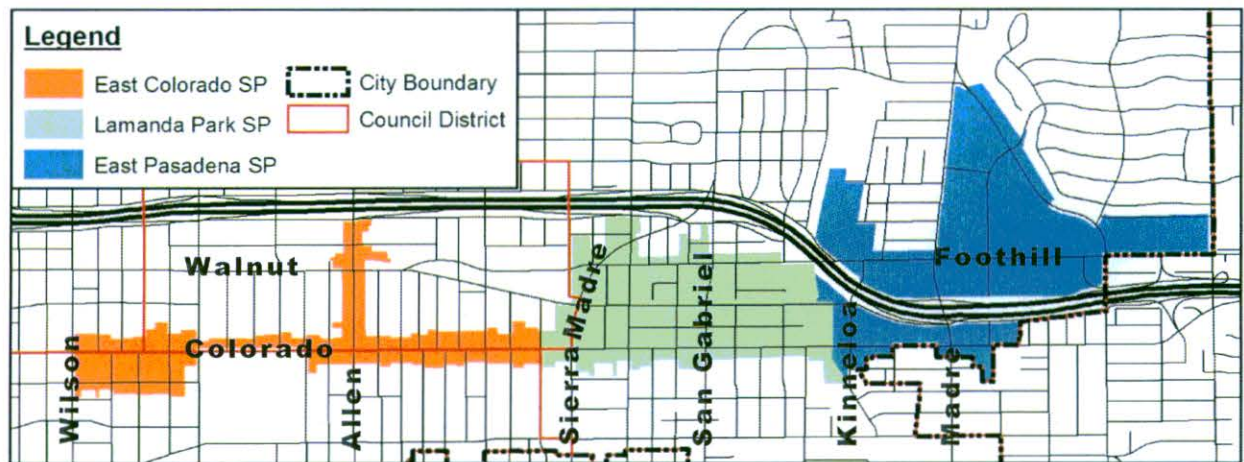
Alternatives to the East Pasadena and East Colorado Caps:

Staff has identified three alternatives in response to the issues raised by Councilmember Masuda:

- 1) Divide the East Colorado Specific Plan into two specific plans and reduce the caps accordingly.

This alternative would create a new specific plan (the Lamanda Park Specific Plan) located between the East Colorado Specific Plan and the East Pasadena Specific Plan (see Figure 3). The land use model for the Draft General Plan allocated 200 housing units for the area designated in Figure 3 as the East Colorado Specific Plan, 100 housing units for the Lamanda Park Specific Plan, and 1,050 for the East Pasadena Specific Plan. One way of achieving the desired 850 housing units for Council District Four would be to retain the 200 housing for the East Colorado Specific Plan, retain the 100 housing units for the Lamanda Park Specific Plan, and reduce the cap for the East Pasadena Specific Plan from 1,050 to 750 housing units.

Figure 3: Alternative One

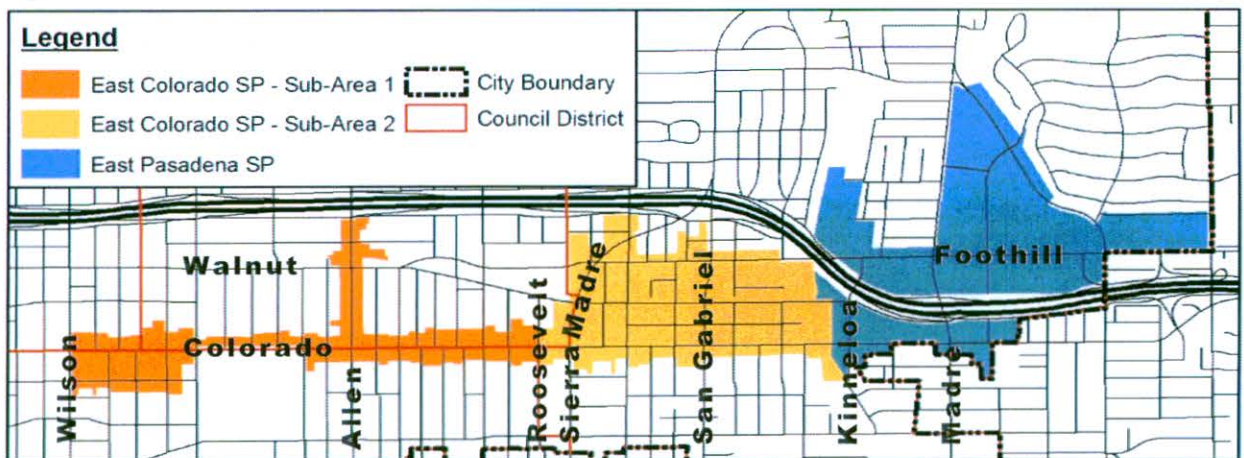


2) Divide the East Colorado Specific Plan into two sub-areas.

In alternative two, the City Council would divide the East Colorado Specific Plan into two sub-areas and create a cap for each sub-area (see Figure 4). Sub-area-1 would generally run along East Colorado Boulevard from Wilson Avenue to Roosevelt Avenue. Sub-area-2 would include the rest of the East Colorado Specific Plan from Roosevelt Avenue to approximately Kinneloa Avenue and act as the District Four portion of the East Colorado Specific Plan.

The land use model for the Draft General Plan allocated 200 housing units for the area designated in Figure 4 as the East Colorado Specific Plan – Sub-Area 1, 100 housing units for the East Colorado Specific Plan – Sub-Area 2, and 1,050 for the East Pasadena Specific Plan. Similar to alternative one, to achieve the desired 850 housing units for Council District Four the City Council could retain the 200 housing units for Sub-Area 1, retain the 100 housing units for Sub-Area 2, and reduce the cap for the East Pasadena Specific Plan from 1,050 to 750 housing units.

Figure 4: Alternative Two



- 3) Leave unchanged the cap of 1,050 residential units for the East Pasadena Specific Plan and 300 residential units for the East Colorado Specific Plan.

If the City Council decides to move forward with either alternative one or two, staff has identified two means of implementing this change.

A) Change the “project” - the Draft General Plan

The draft General Plan is the “project” being reviewed by the EIR. In this alternative, the project description would be revised to reflect the Council’s direction on the caps and specific plan boundary changes.

B) Change one of the project alternatives

The EIR will provide analysis of four alternatives to the “project.” On February 10, 2014, the City Council gave direction to staff on the four alternatives to be studied. One of these project alternatives included the “Central District, South Fair Oaks, and Lincoln Avenue Alternative.” This project alternative included caps for each of these specific plan areas lower than the draft General Plan. This project alternative could be modified in order to reflect the Council’s direction in alternative two or three, above.

Staff and the City’s consultants have nearly completed analysis related to some aspects of the environmental impact of the draft General Plan. Changing the draft General Plan at this stage would lead to changes to the land use model and the traffic model, which would lead to additional costs and possible delays. Analysis of the project alternatives has not yet occurred.

COUNCIL POLICY CONSIDERATION:

In determining the appropriate development cap for the East Colorado and East Pasadena Specific Plans to be studied in the General Plan EIR, the City Council is balancing the following goals from the City Council’s Strategic Plan:

- Maintain fiscal responsibility and stability;
- Improve, maintain, and enhance public facilities and infrastructure;
- Increase conservation and sustainability;
- Improve mobility and accessibility throughout the City of Pasadena; and
- Support and promote the quality of life and the local economy.

ENVIRONMENTAL ANALYSIS:

The City is in the process of preparing an environmental impact report (EIR) for the Draft General Plan. The action the City Council takes on this item may require adjusting

the "project" being studied in the EIR or modify one of the General Plan Alternatives. The above action does not require a separate environmental analysis.

FISCAL IMPACT:

Preparation of the General Plan EIR and analysis of the draft General Plan has already begun. Modifying the project at this point would result in additional consultant costs related to changing the Land Use model, the traffic model, and revising the associated analysis. Staff believes there are sufficient contingency funds in the contract and budget to incorporate these changes. Modifications to the project alternatives would not result in additional costs as the modeling for the alternatives has not occurred.

Respectfully submitted,



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Prepared by:

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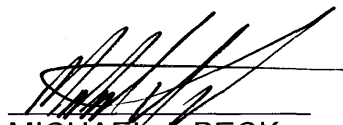


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Attachments: (1)

Attachment A – Draft General Plan Development Caps