

## **ATTACHMENT G LAND USE DIAGRAM REVISIONS**

### Draft Land Use Diagram Revisions

The Land Use Designations assigned to the parcels on the Land Use Diagram were reviewed and approved for use in the General Plan Environmental Analysis on April 29<sup>th</sup>, 2013. The Land Use Diagram provides the basis for the environmental analysis by providing potential development intensities and uses that were analyzed in the environmental analysis. Since the Draft Land Use Diagram was approved by the City Council in April 2013 as the basis for environmental analysis, a number of requests from property owners and community members to change a number of land use designations have been received. During the same period, staff has also identified a series of minor changes that would bring certain Land Use Designations of specific parcels into alignment with current zoning designations, new ownership conditions, or recently approved entitlements. These requests, supported by the Planning Commission and staff, are described and shown below.

### Changes to General Plan Land Use Diagram/Land Use Designations

#### *Fuller Theological Union Master Plan*

During the development of the Land Use Diagram, staff solicited input from Fuller representatives to determine appropriate General Plan Land Use Designations to apply to all parcels within the existing Fuller Master Plan area. Although Fuller did not own all the parcels within the plan area, their expressed intent was to acquire property and expand their facilities in order to accommodate a growing student population. In response, staff developed a Land Use Diagram that applied General Plan Designations of Institutional to both Fuller owned, and non-Fuller owned properties to facilitate Fuller's vision of acquisition and expansion.

Since that time, Fuller has expressed a desire to alter their academic approach, and utilize web based educational options, eliminating the need to expand the physical facilities of their campus. In fact, Fuller is currently contracting their physical facilities by selling some of the land that they owned when the Land Use Diagram was initially drafted. Fuller is currently re-examining the future vision of the campus and will be submitting a revised Master Plan Amendment once they have determined how much of their land they may be selling in order to shift their educational programming. Considering Fuller's new position and its current unknown future vision, staff is recommending that the properties north of Walnut, with the exception of their properties at 250 and 275 N. Madison Avenue be designated Medium Mixed Use Designation (0.0-2.25 FAR); the two remaining Fuller properties would remain designated Institutional.

In addition, ten properties currently owned by Fuller below Walnut, between N. Los Robles Avenue and N. Madison Avenue would also be re-designated as Medium Mixed Use Designation (0.0-2.25 FAR), leaving the Fuller core properties as Institutional.

*South Orange Grove Boulevard (west side, Bellefontaine Street to Arlington Drive)*

A series of parcels that were split zoned were identified along this street section. Current zoning districts show that half of several large parcels with existing multi-family development have an RM-16 zone applied to the eastern (street adjacent) portion of their property, while the western half (adjacent to single family residential) is zoned RS-4 HD. The split zoning was intended to buffer potential multi-family large scale development along South Orange Grove Boulevard from existing, adjacent single family development. Staff originally applied a Medium Density Residential Designation (0-16 du/acre) to the entirety of these sites but has now modified the proposed General Plan Designations to align with the existing split zoning. There will be a General Plan Land Use Designation of Medium Density Residential (0-16 du/acre) adjacent to South Orange Grove Boulevard which will step down to a Single Family Residential Designation (0-6 du/acre), allowing for an appropriate buffer for the single family neighborhood.

*9<sup>th</sup> Circuit Court of Appeals, Vista Del Arroyo, Desiderio*

A Low Mixed Use (0.0-1.0 FAR) Land Use Designation was initially applied to this area, which is currently a part of the West Gateway Specific Plan. With the forthcoming sunsetting of the Specific Plan, the approval of the Desiderio project, the historic nature and current use of the 9<sup>th</sup> Circuit Court of Appeals site, and the existing Vista Del Arroyo Bungalows, staff is recommending changing the Low Mixed Use Land Use Designation (0.0-1.0 FAR) applied to all five of these parcels to reflect their current and entitled uses and existing development intensities. The 9<sup>th</sup> Circuit site has been modified to a Land Use Designation of Institutional. The Vista Del Arroyo Bungalows parcels have been modified to a Land Use Designation of Medium High Density Residential (0-32 du/acre). The open space portion of the Desiderio has been modified to a Parks General Plan Land Use Designation, and the single family portion has been modified to a Single Family Residential (0-6 du/acre) designation.

*R&D Flex Space (Citywide)*

During Land Use Diagram development, existing development intensities allowed in General Industrial zoning districts were used to develop a General Plan Land Use Designation that would align with industrial zones. That designation was the R&D Flex Space Land Use Designation, and it allowed a range of development from 0.0-0.9 FAR.

During their review of the Land Use Diagram (November 2012 – February 2013), the Planning Commission directed staff to develop a R&D Flex Space Designation that would accommodate development intensities with a range of 0.0-1.25. The Planning Commission identified that Lamanda Park with its larger parcel sizes and non-adjacency to residential neighborhoods made it ideal for higher intensities of employment and revenue-generating development. Staff developed the designation and applied it to the

area for study in the EIR, leaving the remaining industrial or light manufacturing sites with the R&D Flex Space (0.0-0.9).

Since that time, staff has performed additional research and identified areas where light manufacturing uses are currently allowed to develop up to 1.25 FAR. To achieve consistency with current standards, and to respond to requests received during the EIR comment period, staff is recommending consolidating the two designations into one R&D Flex Space Land Use Designation that would allow a development intensity of up to 1.25 FAR and is applying that designation city wide.

### *710 Right-of-Way*

In anticipation of the sale and potential development of parcels within the 710 Right-of-Way staff has reevaluated the existing land use designations for the corridor, the majority of which are currently designated Low Density Residential. Staff is recommending one property on Pasadena Avenue, where Waverly School has established a garden classroom be designated as Institutional so the school use may continue in compliance with the Zoning Code regulations for schools. It is also recommended the current location of Arlington Garden and the triangular-shaped median where St. John Avenue and Pasadena Avenue split and be zoned as Open Space so that the current park and park-like uses may continue.

In addition, a number of residentially-developed properties at the eastern end of Waverly Drive, W. Bellevue Drive, and Palmetto Drive are currently designated as Institutional, as though they were a part of the 710 freeway. It is more appropriate to utilize the adjacent residential land use designations for these properties instead.

### *2810 Eaton Canyon Drive & 3105 East Sierra Madre Boulevard*

Two parcels with General Plan and Zoning Designations of Open Space are privately owned, and do not meet the minimum zoning requirements to be designated Open Space. These parcels will be modified to have a General Plan Land Use Designation of Single Family Residential.

**ATTACHMENT G  
LAND USE DIAGRAM REVISIONS:  
FULLER THEOLOGICAL UNION MASTER PLAN**

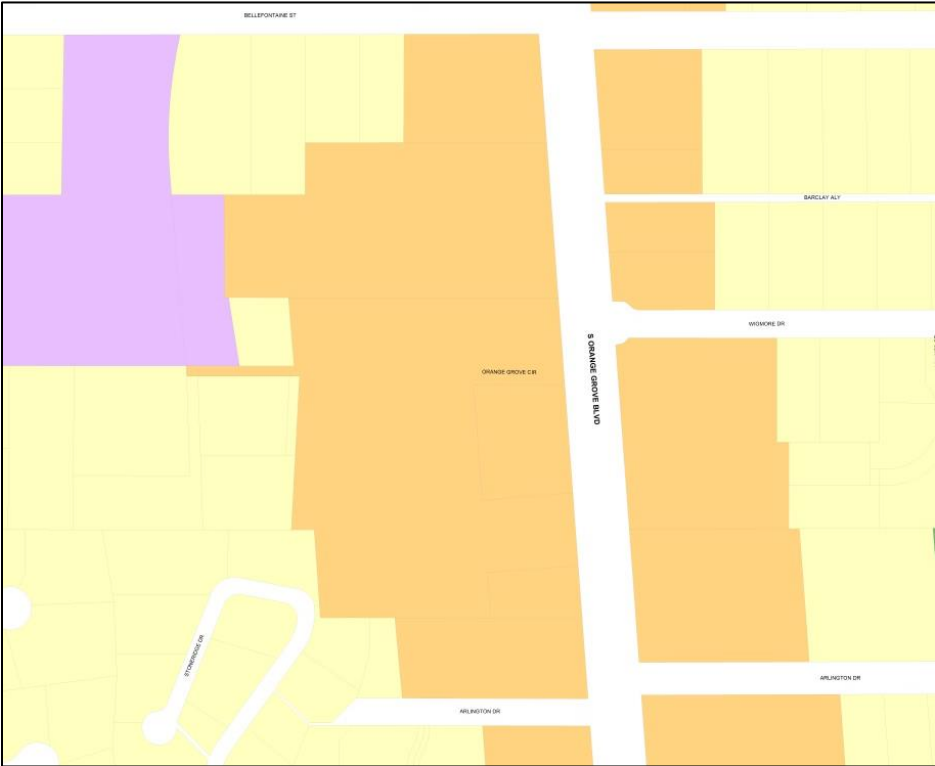


**Studied in DEIR**

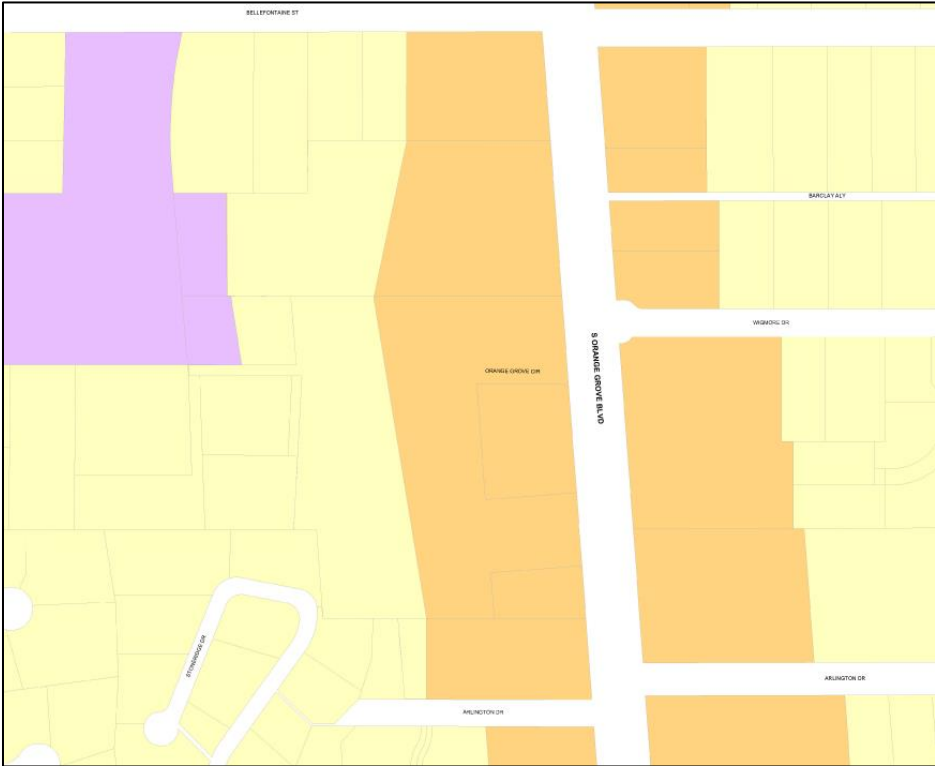


**Modification**

**ATTACHMENT G**  
**LAND USE DIAGRAM REVISIONS:**  
**SOUTH ORANGE GROVE BOULEVARD (WEST SIDE, BELLEFONTAINE STREET TO ARLINGTON DRIVE)**



**Studied in DEIR**



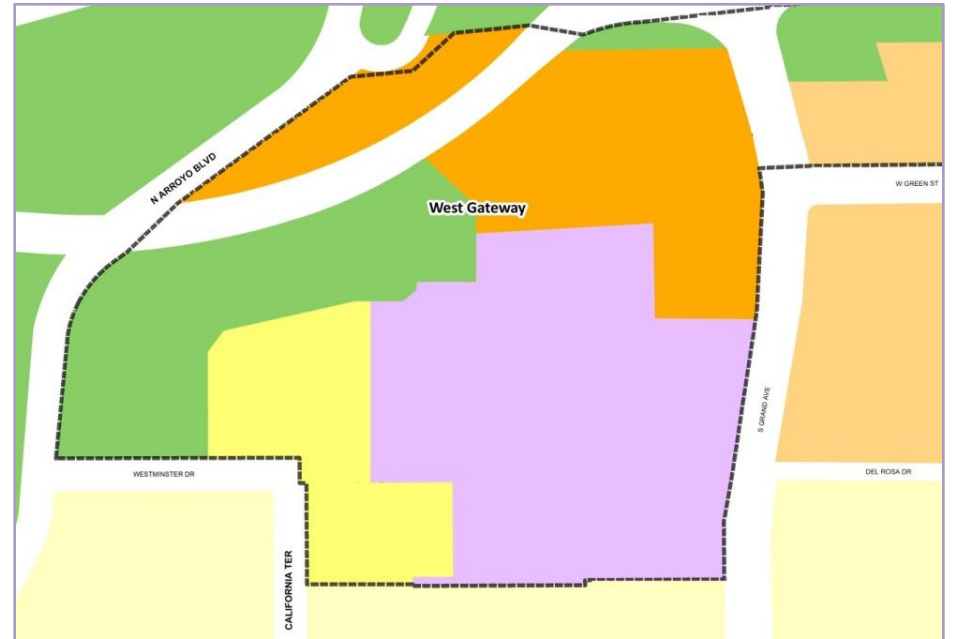
**Modification**



**ATTACHMENT G  
LAND USE DIAGRAM REVISIONS:  
9TH CIRCUIT COURT OF APPEALS, VISTA DEL ARROYO, DESIDERIO**

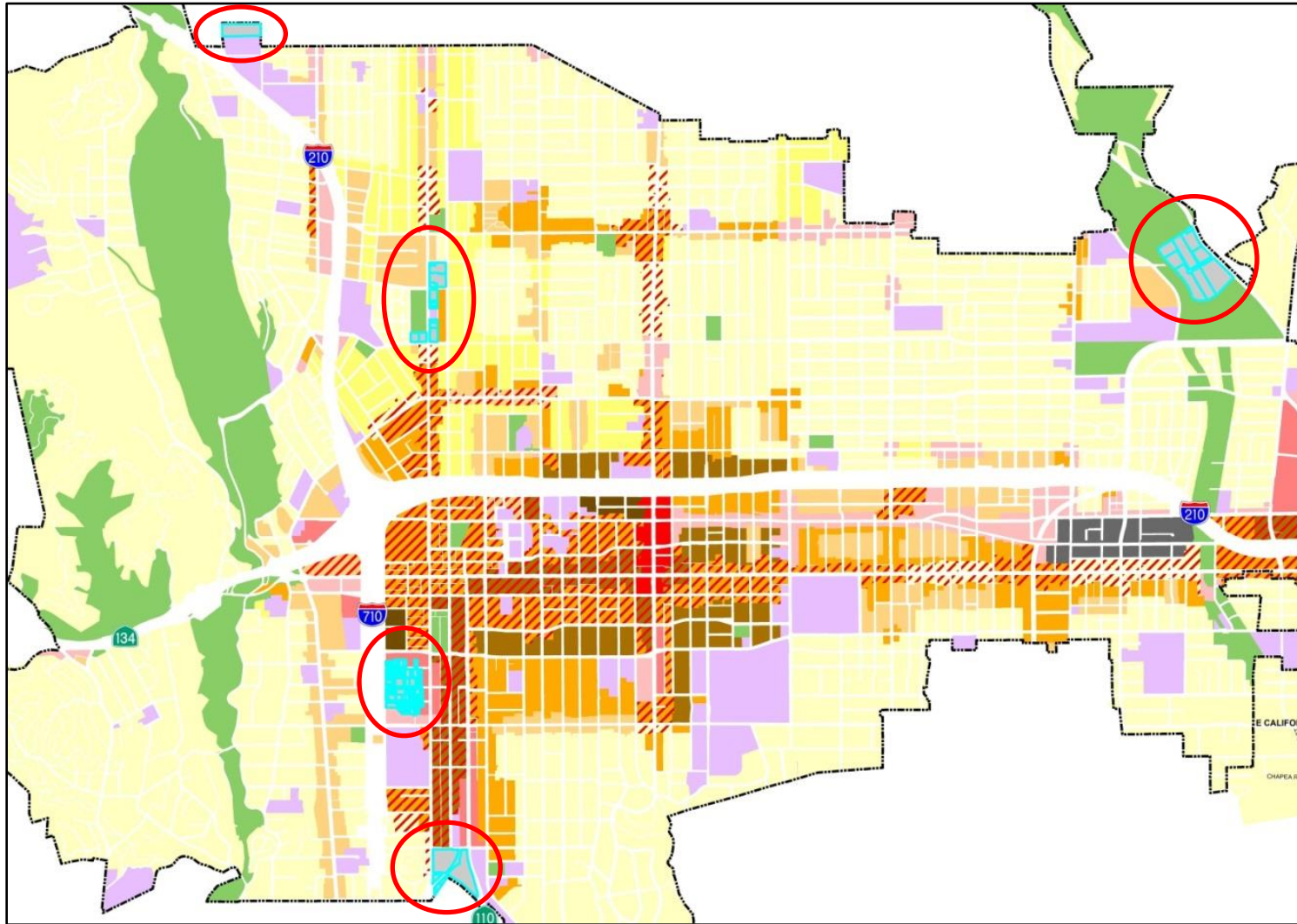


**Studied in DEIR**



**Modification**

**ATTACHMENT G  
LAND USE DIAGRAM REVISIONS:  
R&D FLEX SPACE (CITYWIDE)**

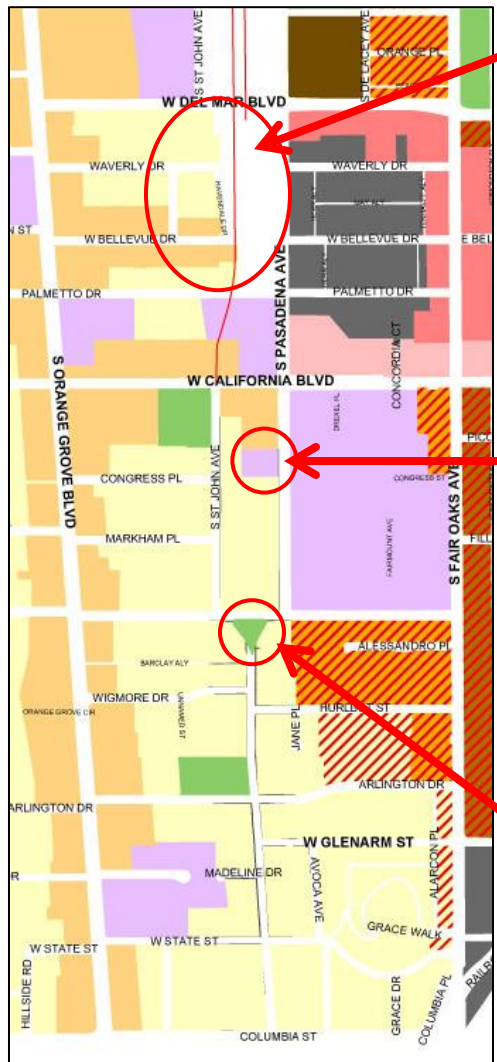


**ATTACHMENT G  
LAND USE DIAGRAM REVISIONS:  
710 RIGHT-OF-WAY**



**Studied in DEIR**

Studied in the DEIR:  
Low Density Residential (0-6  
DU/ac), Medium Density Residential  
(0-16 DU/ac), Institutional



**Modification**

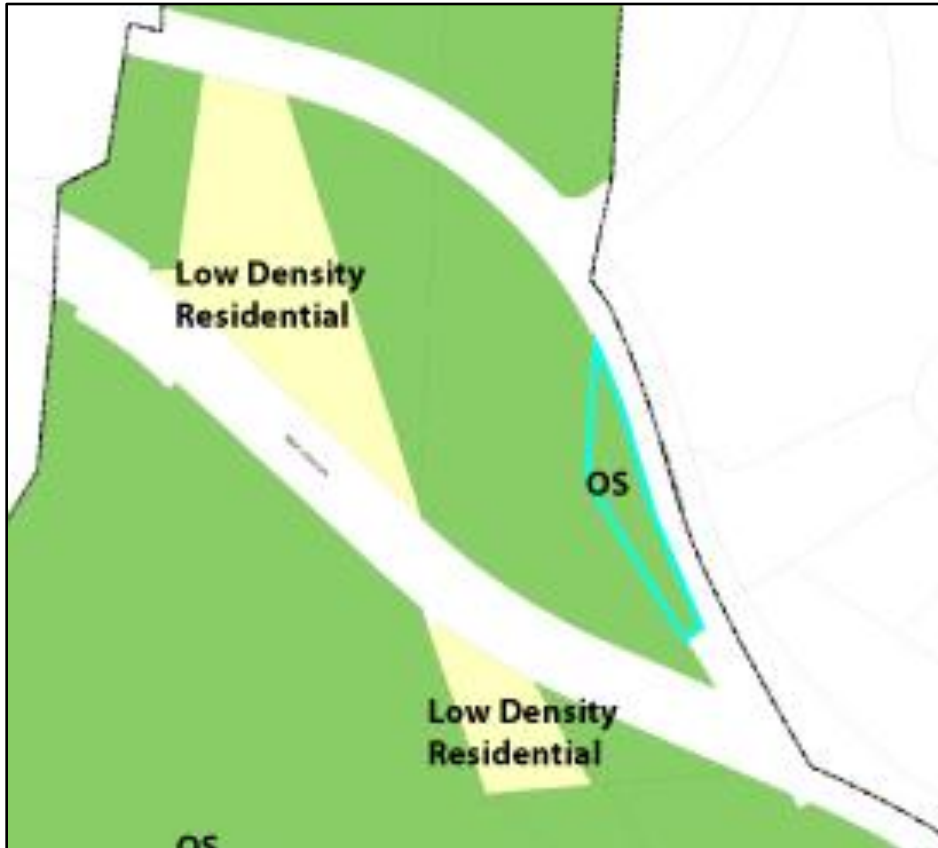
Proposal:  
Continue single-family and multi-family  
designations from west to east.

Proposal:  
Designate Waverly School farm as  
Institutional.

Proposal:  
Designate "Fork-in-the-Road" park as  
Open Space.



**ATTACHMENT G  
LAND USE DIAGRAM REVISIONS:  
2810 EATON CANYON DRIVE**



**Studied in DEIR**



**Modification**

**ATTACHMENT G  
LAND USE DIAGRAM REVISIONS:  
3105 EAST SIERRA MADRE BOULEVARD**



**Studied in DEIR**



**Modification**