

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY OF PASADENA CITY COUNCIL ADOPTING THE  
2015 LAND USE ELEMENT OF THE GENERAL PLAN**

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**WHEREAS**, the City of Pasadena City Council (“City Council”) last updated the Land Use Element of the General Plan in 2004; and

**WHEREAS**, the California Government Code encourages periodic review of the Land Use Element to evaluate the appropriateness of the objectives, and policies in the Element in light of changing circumstances in the City and the region; and

**WHEREAS**, in 2009, the City Council, as part of the General Plan Update, approved a work program and process to update the 2004 Land Use Element, including guiding principles, goals, policies, and implementation programs, the Land Use Diagram, and development caps by Specific Plan areas; and

**WHEREAS**, the City Council appointed a General Plan Update Advisory Committee (“GPUAC”) to advise the Planning Commission and City Council regarding the update of the Land Use Element; and

**WHEREAS**, there was extensive public participation associated with the update of the Land Use Element as part of the General Plan Update, including over 160 public events, using a series of community-wide, stakeholder, and coordinating committee meetings, including residents, business and property owners, and commissioners; and

**WHEREAS**, the City Council held a three-day charrette in November of 2012 where commissioners worked with city staff and consultants to create multiple land use diagram options and various growth scenarios, with evening presentations to, and feedback from, community members; and

**WHEREAS**, an informational newsletter and survey was mailed to every Pasadena household and business and made available on the City’s website to gauge the community’s position on the various growth scenario alternatives, with nearly 3,000 out of the 70,000 surveys completed; and

**WHEREAS**, the City’s update of the Land Use Element consists of the Land Use Diagram, guiding principles, goals, policies, (including development capacities by Specific Plan area), and Implementation Programs, Development Capacity Appendix and Glossary; and

**WHEREAS**, the Planning Commission, as well as several City Commissions, including the Transportation Advisory Commission, reviewed and commented on the Land Use Element; and

**WHEREAS**, the City Council approved to initiate the preparation of a Draft Environmental Impact Report (EIR) in April of 2013 and the EIR alternatives in February of 2014, and adopted new transportation performance measures for transportation analysis and CEQA impact thresholds in November of 2014; and

**WHEREAS**, the Draft EIR was circulated, together with technical appendices, for a 60-day public comment period, from January 22, 2015 through March 24, 2015; and

**WHEREAS**, the City distributed and posted written responses to comments on the Draft EIR on July 14, 2015 and an Errata to the Final EIR on July 22, 2015 containing additional response to comment letters; and

**WHEREAS**, on July 22, 2015, the Planning Commission held a duly noticed public hearing on the Final EIR and the General Plan Update, including the Land Use Element; and

**WHEREAS**, at the public hearing, the Planning Commission, in concurrence with City staff's recommendation, considered the General Plan Update, including the Land Use Element, and ultimately recommended to the City Council a refined version of the proposed project with development capacities less than the proposed project and greater than CD, SFO, LA Alternative, along with minor changes to the policies of the Land Use Element and the Land Use Diagram based on comments received during the public process, collectively and hereinafter described as the "Refined Project," and also recommended certification of the Final EIR; and

**WHEREAS**, on August 7, 2015, the Revised Final EIR was distributed and posted and made available on the City's website; and

**WHEREAS**, the City Council held a duly noticed public hearing on the Revised Final EIR and the Refined Project on August 17, 2015.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council that the above recitals are true and correct and are incorporated herein by reference as if set forth in full.

**BE IT FURTHER RESOLVED** that the City Council has reviewed and considered the Planning Commission's recommendations associated with the General Plan Update, including the Land Use Element, and the Revised Final EIR, and the recommendation to adopt the Refined Project as set forth in the Staff Report to the City Council dated August 17, 2015.

**BE IT FURTHER RESOLVED** that the City Council adopts the Land Use Element of the General Plan, attached hereto and incorporated herein by this reference.

**BE IT FURTHER RESOLVED** that the City Council adopts the findings for the General Plan amendments contained in Exhibit 1.

Adopted at the regular meeting of the City Council on the 17<sup>th</sup> of August, 2015 by the following vote:

AYES:

NOES:

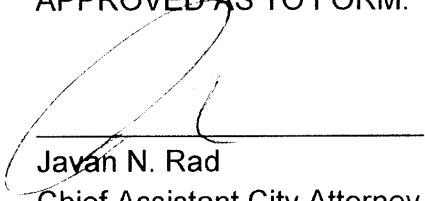
ABSENT:

ABSTAIN:

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Mark Jomsky, CMC  
City Clerk

APPROVED AS TO FORM:



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Jayan N. Rad  
Chief Assistant City Attorney



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Nicole Hoeksma Gordon  
Alison Krumbein  
Sohagi Law Group, PLC

## EXHIBIT 1:

### FINDINGS FOR GENERAL PLAN DIAGRAM AND TEXT AMENDMENTS

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#### I. FINDINGS FOR GENERAL PLAN DIAGRAM AND TEXT AMENDMENTS (17.74.070)

The Pasadena Zoning Code, Section 17.74.070, allows the City Council to approve amendments to the General Plan diagram and text provided the following findings are made:

***1. The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan;***

The City of Pasadena Comprehensive General Plan consists of over a dozen elements, including the Land Use and Mobility Elements. The Land Use and Mobility Elements were last updated in 2004. The 2004 Land Use and Mobility Elements, along with the previously adopted General Plan elements, guide the overall development of Pasadena and establish development caps for the potential buildout of the City through horizon year 2015.

In 2009, the City initiated a process of updating elements of the General Plan, referred to as the General Plan Update. The General Plan Update focuses on the Land Use and Mobility Elements and Land Use Diagram, includes elimination of six optional elements (Public Facilities, Social Development, Cultural and Recreational, Economic Development and Employment, Historic and Cultural, and Scenic Highways), establishes new development caps in the City for its specific plan areas, and includes a policy to sunset the West Gateway Specific Plan in the future and expand and/or modify the South Fair Oaks, Central District, East Colorado, and East Pasadena Specific Plan boundaries. The Land Use and Mobility Elements, together with the other General Plan elements, would guide the overall physical development of the entire City through horizon year 2035 and would establish new development caps in the City.

There was extensive public participation associated with the General Plan Update, including over 160 public events, using a series of community-wide, stakeholder, and coordinating committee meetings, including residents, business and property owners, and commissioners. In 2015, the Planning Commission held a public hearing on the General Plan Update and the Final Environmental Impact Report (EIR) and recommended to the City Council certification of the EIR and a refined version of the proposed project with development capacities less than the proposed project and greater than CD, SFO, LA Alternative, along with minor changes to the policies in the Land Use Element and the Land Use Diagram, based on comments received during the public process, collectively described as the “Refined Project.” The Refined Project is referred to herein as “General Plan Update” or “Refined Project.”

The foundation of the General Plan Update was based on the existing Guiding Principles outlined in the 2004 Land Use Element, which represent the overall framework for developing, interpreting and implementing the Comprehensive General Plan. The General Plan Update would further refine the existing principles, in updated Guiding Principles as follows:

- Growth will be targeted to serve community needs and enhance the quality of life. Higher density development will be directed away from residential neighborhoods and into the Central District, Transit Villages, and Neighborhood Villages. These areas will have a diverse housing stock, job opportunities, exciting districts with commercial and recreational uses, and transit opportunities. New development will build upon Pasadena's tradition of strong sense of place, great neighborhoods, gardens, plazas, parks, and trees.
- Pasadena's historic resources will be preserved. Citywide, new development will be in harmony with and enhance Pasadena's unique character and sense of place. New construction that could affect the integrity of historic resources will be compatible with, and differentiated from, the existing resource.
- Pasadena will be an economically vital city by providing jobs, services, revenues, and opportunities. A diverse economic base with jobs for Pasadena residents will be fostered; existing businesses will be encouraged to stay or expand; affordable housing will be provided for the labor pool; the continued fiscal health of the city will be ensured.
- Pasadena will be a socially, economically, and environmentally sustainable community. Safe, well designed, accessible and human-scale residential and commercial areas will be provided where people of all ages can live, work, and play. These areas will include neighborhood parks, urban open spaces and the equitable distribution of public and private recreational facilities; new public spaces will be acquired. Human services will be coordinated and made accessible to those who need them.
- Pasadena will be a city where people can circulate without cars. Specific plans in targeted development areas will emphasize a mix of uses, pedestrian activity, and transit; public and private transit will be made more available; neighborhood villages and transit villages will reduce the need for auto use.
- Pasadena will be a cultural, scientific, corporate, entertainment and educational center for the region. Long-term growth opportunities will be provided for existing institutions; a healthy economy will be fostered to attract new cultural, scientific, corporate, entertainment and educational institutions.
- Community participation will be a permanent part of achieving a greater city. Citizens will be provided with timely and understandable information on planning issues and projects; citizens will directly participate in shaping plans and policies for the city's future.
- Pasadena is committed to public education and a diverse educational system responsive to the broad needs of the community.

The proposed text amendments to the Land Use Element, including the Land Use Diagram, reaffirm the values of the Comprehensive General Plan and are grounded by the Guiding Principles that cumulatively represent the community's vision for the future. The proposed refinements to the Guiding Principles, as outlined above, were developed through an extensive program of community outreach and input conducted over a four year period.

The amendments to the Land use Element incorporate relevant material from six optional General Plan Elements: Public Facilities, Social Development, Cultural and Recreational, Economic Development and Employment, Historic and Cultural, and Scenic Highways. These optional elements are being eliminated as part of the General Plan Update. The Goals and Policies in these elements are obsolete as many were adopted in the 1970s and have not been subsequently updated. Those policies that retained their relevance have been preserved and incorporated into the Land Use Element to ensure that the concepts they represent are not omitted and that they are centrally located in a single document.

### **Land Use Element**

The Land Use Element is a collection of objectives, policies, and implementation measures that are designed to define and implement the vision of the community in narrative and graphical terms using as its foundation the Guiding Principles and established development criteria and standards that help guide public and private land use actions.

The Land Use Element has been reorganized to clearly communicate the relationship between land use policies and the policy goals of the City related to key themes such as mobility, sustainable environmental practices, sense of place, and historic preservation. Goals and policies have been added to the Land Use Element to allow outdated, optional elements to be eliminated. The concepts in the proposed Land Use Element have been reviewed, consolidated, modified and augmented to reflect the most current regulatory standards and practices in a way that would make it easier to understand and reduce the repetition of policy concepts.

The proposed text amendments to the Land Use Element are grounded by the Guiding Principles and emphasize maintaining the quality of life of Pasadena's residents with decreased automobile trips, increased walkability, improved connectivity, creating cohesive and vigorous districts and places. The proposed Land Use Element modernizes, updates and therefore is in substantial conformance with the purposes, intent, and provisions of the 2004 Adopted General Plan for the following reasons:

#### ***Growth***

The 2004 Adopted General Plan states the following:

- Objective 1 – Targeted Development: Direct higher density development away from Pasadena's residential neighborhoods and into targeted areas, creating an exciting urban core with diverse economic, housing, cultural and entertainment opportunities.
- Objective 2 – Open Space: Preserve and acquire open space in targeted development areas and residential areas of the City in order to enhance the quality of Pasadena life.
- Objective 3 – Affordable Housing: Encourage the retention and creation of affordable housing throughout Pasadena by providing sufficient land and densities to develop new affordable housing.

- Objective 4 – Limited Development: Development citywide shall be limited to the building intensity levels established in this Element.
- Objective 8 – Housing Supply: Encourage retention of Pasadena’s existing supply of affordable housing.

Proposed text amendments in the General Plan Update include goals and policies for land use in the City of Pasadena that are consistent with the above stated objectives. Similar to the current, adopted General Plan, the proposed goals and policies provide for community conservation and strategic growth, preserving existing neighborhoods and targeting new development to infill areas that are vacant or underutilized, and are scaled and designed to complement existing uses (Goal 1). For instance, growth that is consistent with community values and that complements the scale and character of Pasadena’s unique residential neighborhoods, business districts, and open spaces is accommodated (Policy 1.1). In addition, the proposed Land Use Element includes a policy on supporting a mix of land uses meeting the diverse needs of Pasadena’s residents and businesses, fostering improved housing conditions, offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment (Goal 2). The proposed Land Use Element also continues to provide opportunities for a full range of housing types, densities, locations, and affordability levels to address the community’s fair share of regional, senior, workforce housing needs (Policy 2.1).

In order to manage growth, similar to the 2004 Adopted General Plan, the proposed Land Use Element includes development capacities which regulate building intensity and population density (Policy 1.3). The proposed amendments respond to the objective of implementing the Guiding Principles.

The 2014-2021 Adopted Housing Element consists of four major goals:

- Goal HE-1: Sustainable neighborhoods of quality housing, parks, and community services, infrastructure, and other associated services that maintains and enhance neighborhood quality, character, and the health of residents.
- Goal HE-2: An adequate supply and diversity of quality rental and ownership housing opportunities suited to residents of varying lifestyle needs and income levels.
- Goal HE-3: Expand, protect, and preserve opportunities for households to find and retain housing in Pasadena and afford a greater choice of rental and homeownership opportunities.
- Goal HE-4: Adequate housing opportunities and support services for seniors, people with disabilities, families with children, college students, and people in need of emergency, transitional, or supportive housing.

The General Plan Update, which includes the proposed Land Use Element, is in substantial conformance with the purposes, intent, and provisions of the adopted Housing Element. The proposed changes to the Land Use Element helps to implement the newly adopted policies contained in the Housing Element. The proposed Land Use Element promotes a socially and economically diverse community of home ownerships and renters, where all Pasadena residents have

an equal right to live in decent, safe, and affordable housing in a suitable living environment for the long-term well-being and stability of themselves, their families, their neighborhoods, and their community.

### ***Neighborhood Character and Historic Preservation***

The 2004 Adopted General Plan states the following:

- Objective 5 – Character and Scale of Pasadena: Preservation of Pasadena’s character and scale, including its traditional urban design form and historic character, shall be given the highest priority in the consideration of future development.
- Objective 6 – Historic Preservation: Promote preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas.
- Objective 7 – Residential Neighborhoods: Preserve the character and scale of Pasadena’s established residential neighborhoods.

The principle of harmonizing change and preserving the existing environment continues to be of tremendous importance to Pasadena. The proposed Land Use Element contains goals and policies that encourage an architecturally distinguished city with a diversity of building styles (Goal 7). New development will recognize this by supporting a variety of materials, forms, and construction techniques while demonstrating contextual relationship to its surroundings through traditional physical concepts (i.e., orientation) or non-physical concepts (i.e., cultural). The proposed Land Use Element also includes specific goals and policies that pertain to residential neighborhoods only. The proposed goals and policies in this section provide for their conservation and maintenance regardless of density and assurance that changes and new development complement their distinguished qualities (Goals 21 through 24).

Additional proposed goals and policies aim to preserve and enhance Pasadena’s cultural and historic buildings, landscapes, streets, and districts as valued assets and important representations of its past and a source of community identity, and social, ecological, and economic vitality (Goal 8).

### ***A Sustainable Economy***

The 2004 Adopted General Plan states the following:

- Objective 10 – Diverse Economy: Pasadena shall promote a diverse economic base that serves local residents by providing jobs, by providing city revenues, by enhancing our dynamic social and cultural life, and by meeting the needs of international competition.
- Objective 11 – Job Opportunities: Encourage the retention and creation of job opportunities for Pasadena residents, particularly the underemployed and unemployed, and jobs that can support families.
- Objective 12 – Fiscal Health: Encourage a business climate that contributes to the City’s fiscal well-being.



The General Plan Update acknowledges that Pasadena's quality of life depends in part on services provided by the city. A vital and healthy economy is considered an essential element of a sustainable community. Without economic prosperity, the resources needed for conserving the natural environment and achieving the health and well-being of Pasadena's residents would be compromised.

The proposed Land Use Element continues to provide land use capacities that accommodate a diversity of job opportunities (Goal 11), support a diversity of shopping opportunities enabling Pasadena's residents to acquire desired goods and services in the City, (Goal 12) and foster an innovative and creative environment enabling Pasadena to be on the "cutting-edge" of business development and jobs generation (Goal 13). Additional proposed goals and policies (Goals 25 through 27) specific to commercial corridors and districts further accommodate development implementing goals and policies defined for a sustainable economy.

### ***A Sustainable Environment***

The 2004 Adopted General Plan states the following:

- Objective 9 – Open Space Preservation and Acquisition: Preserve and acquire open space in Pasadena in order to enhance the quality of Pasadena life.
- Objective 18 – Improved Environment: Improve the quality of the environment for Pasadena and the region.
- Objective 19 – Biological, Paleontological and Archeological Resources: Protect and enhance areas of the city containing important biological resources; protect and minimize disturbance of any important paleontological and/or archaeological resources that might remain in the city.

The General Plan Update maintains a robust program of actions designed to meet the underlying objectives for conserving and reducing the consumption of and impacts of natural resources such as water, air, energy, and other non-renewable resources. Proposed Plan text amendments incorporate similar principles, such as encouraging land uses and improvements that reduce energy and water consumption, waste and noise generation, air quality impacts and support other comparable resource strategies for a more sustainable Pasadena (Policy 10.2). Other plan text amendments include protecting natural open spaces, hillsides, watersheds, and critical habitats to safeguard the health, safety, and beauty of the City for the benefit of present and future generations (Policy 10.9) as well as integrating a network of transit, bike facilities, and pedestrian improvements in order to reduce automobile trips and commute lengths, with corresponding reductions in energy consumption, pollution, and greenhouse gas emissions (Policy 10.19). Additional policies aim to maintain existing and acquire natural areas to protect watersheds, natural resources, and afford recreational opportunities for Pasadena's residents (Policy 2.14).

### ***Correlation of Land Use and Mobility***

The 2004 Adopted General Plan states the following:

- Objective 20 – Land Use/Transportation Relationship: Promote the relationship of land use and transportation.
- Objective 21 – Circulation: Make Pasadena a city where there are effective and convenient alternatives to using cars.
- Objective 22 – Transit/Pedestrian Coordination: Coordinate development between transit-oriented and pedestrian districts.
- Objective 23 – Mobility Element: The Mobility Element shall support the development of transit-oriented and pedestrian-oriented development.

A primary principle defined by the 2004 Adopted General Plan is that Pasadena will be a city where people can circulate without a car. Implementation of the mix and densities of uses depicted on the proposed Land Use Diagram and urban form policies (Policies 4.1 through 4.12) promote walking, bicycling, and transit use achieving the above objectives. The proposed Land Use Element also contains goals and policies specific to designated mixed-use corridors and villages where the intermixing of housing and commercial uses is allowed (Goals 28 through 30).

Additional policies (Policies 18.1 through 18.6) express the relationship between land use development and mobility. Proposed text amendments also include parking policies (Policies 19.1 through 19.7) which aim to supply parking that reflect Pasadena's objectives to protect residential neighborhoods; create a vital, healthy, and sustainable economy; establish Pasadena as a leader in environment stewardship; encourage physical activity and a commitment to health and wellness; and encourage walking, biking, and transit.

### ***Community Services and Education***

The 2004 Adopted General Plan states the following:

- Objective 13 – Adequate Services: Provide adequate support for businesses and institutions that serve the needs of Pasadena's diverse residents and families, including schools, hospitals, parks, child and adult day care centers, libraries, shelters, public auditoriums, clinics, social clubs, and recreation centers.
- Objective 14 – Accessible and Well-designed City: Promote safe, well-designed, accessible and human-scale residential and commercial areas where people of all ages can live, work, and play.
- Objective 15 – Housing Conditions: Improve substandard housing conditions in Pasadena.
- Objective 16 – Alcohol and Drug Abuse: Reduce the impact of alcohol and other drug related problems in Pasadena.

- Objective 17 – Recreation: Provide adequate recreation opportunities to all residents of the City.

The City of Pasadena is committed to implementing policies supporting human development and the quality of life for infants, youth, families and senior citizens, and recognizes that the well-being of its residents is linked to the City’s own health and well-being. It is also committed to providing a diverse educational system responsive of the needs of the community. The City of Pasadena has a policy on children, youth, and family developed in 1989 that ensures a family focus on quality of life, an early child development policy adopted in 2015 that emphasizes access to quality early education, a 2013-16 school/city/community work plan that ensures human development and educational needs are met of students so they graduate college and career ready, and a senior strategic plan approved in 1995 that ensures successful aging around key areas such as transportation and housing. The proposed Land Use Element includes goals and policies (Policies 16.1 through 16.8) that maintain and build upon these programs.

A fundamental principle framing the General Plan Update is Pasadena’s commitment to a public and diverse education system. The proposed Land Use Element includes goals and policies which express a variety of strategies supporting a quality education for all residents and life-long learning opportunities (Policies 17.1 through 17.5).

### ***Arts and Culture***

The 2004 Adopted General Plan states the following:

- Objective 24 – Existing Institutions: Provide long-term opportunities for growth of existing cultural, scientific, corporate, entertainment, and educational institutions in balance with their surroundings.
- Objective 25 – New Institutions: Foster a healthy economy and appealing urban setting conducive to attracting new cultural, scientific, corporate, entertainment, and educational institutions to the City.

The General Plan Update recognizes that Pasadena’s internationally known cultural, scientific, corporate, entertainment and educational resources directly benefit the City’s residents and draw businesses, customers, visitors and students from beyond the City’s limits, to the benefit of all who live and work in the City. The General Plan Update continues to promote Pasadena as a cultural, scientific, corporate, entertainment, and educational center for the region. Proposed plan text amendments include policies which reinforce Pasadena’s identity, blending culture, people, neighborhoods, and ideas through the use of public art (Policy 9.1), encourage individuals, organizations, educational institutions, and other entities to provide and support cultural activities, directly and cooperatively with the City, which are of interest and benefit to the public (Policy 9.7), and facilitate the use of sites for motion picture and television filming activities while protecting residential neighborhoods (Policy 3.4).

### ***Public Involvement and Participation***

The 2004 Adopted General Plan states the following:

- Objective 26 – Information: Provide clear, understandable information to encourage more citizen involvement in the planning process from the Pasadena community.
- Objective 27 – Participation: Provide numerous opportunities for citizens to become involved in planning decisions.

Community participation has been a critical component of the General Plan Update since its inception in 2009. Pasadena’s residents have been actively engaged in the discussion and deliberations for community policies and land use decision-making. For more information on community participation refer to Attachment J and K of this staff report.

The General Plan Update includes plan text amendments that build on this history and provide for continued opportunities as projects and improvements are considered that implement the goals and policies of this element. Pasadena communities will continue to be made aware and encouraged to participate in land use planning, entitlement processes, and decision-making processes through the communication of clear and understandable information and engagement opportunities (Goal 20). Brochure and notices will continue to be made available on the City website (Policy 20.2), Neighborhood Connections will be utilized (Policy 20.4) and public discussions through the use of new technology will be increased (Policy 20.5).

### **Mobility Element**

A key guiding principle of the General Plan Update focuses on creating a City where people can circulate without cars. The proposed text amendments to the Mobility Element, including guiding objectives and policies, street types, modal emphasis overlay, and de-emphasized streets, reaffirm the values of the Comprehensive General Plan and are grounded by the Guiding Principles that cumulatively represent the community’s vision for the future.

The proposed Mobility Element contains strategies to achieve a safe, efficient and balanced approach for moving people and goods within the city. The proposed Mobility Element addresses all modes of travel such as walking, bicycling, transit, driving, and provides a guide for the continuing development of the transportation system to support planned growth. It contains measures for the implementation of goals and policies, and addresses the requirements of California Complete Streets Act regarding the transportation needs of the community within the context of the region. The update to the Mobility Element consists of new goals and objectives, which address complete streets, a bicycle transportation plan, and short-range transit plan.

The proposed Mobility Element is in substantial conformance with the purposes, intent, and provisions of the Comprehensive General Plan. The proposed element focuses on three major objectives, as stated below:

- Enhance livability.
- Encourage walking, biking, transit, and other alternatives to motor vehicles.
- Create a supportive climate for economic vitality.

The proposed Mobility Element outlines implementation measures to achieve that vision. The update ensures that Pasadena will be a city where people can circulate without cars. Specific plans in targeted development areas will emphasize a mix of uses, pedestrian activity, and transit; public and private transit will be made more available; neighborhood villages and transit villages will reduce the need for auto use.

### **Other General Plan Elements**

Other General Plan Elements also contain goals and policies related to the proposed Land Use Element, including the Housing Element.

The 2014-2021 Housing Element consists of four major goals:

- Goal HE-1: Sustainable neighborhoods of quality housing, parks, and community services, infrastructure, and other associated services that maintains and enhance neighborhood quality, character, and the health of residents.
- Goal HE-2: An adequate supply and diversity of quality rental and ownership housing opportunities suited to residents of varying lifestyle needs and income levels.
- Goal HE-3: Expand, protect, and preserve opportunities for households to find and retain housing in Pasadena and afford a greater choice of rental and homeownership opportunities.
- Goal HE-4: Adequate housing opportunities and support services for seniors, people with disabilities, families with children, college students, and people in need of emergency, transitional, or supportive housing.

The General Plan Update, which includes the proposed Land Use Element, is in substantial conformance with the purposes, intent, and provisions of the adopted Housing Element. The proposed Land Use Element maintains consistency between the various elements. This element also helps to implement the newly adopted policies contained in the Housing Element. As stated previously, the proposed element promotes a socially and economically diverse community of home ownerships and renters, where all Pasadena residents have an equal right to live in decent, safe, and affordable housing in a suitable living environment for the long-term well-being and stability of themselves, their families, their neighborhoods, and their community.

#### ***2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.***

The proposed amendments to the Land Use Element of the General Plan would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the proposed changes are consistent with and directly implement the Guiding Principles of the General Plan. The proposed amendments promote economic well-being and public convenience through the allocation and distribution of land uses in sufficient quantities to satisfy the housing, commercial, retail, service, industrial and open space needs of the community. In addition, the proposed Land Use Diagram directly implements the policies contained in the City's comprehensive General Plan which concentrates potential future growth near public transit and limits further intensification of existing

residential neighborhoods. For all the reasons previously stated, the General Plan Update is in conformity with public necessity, convenience, general welfare and good planning practice.

- 3. For General Plan diagram amendments only, 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.***

This is a comprehensive update to the Land Use Diagram and as such, is not limited to one particular site or development in the City. The Land Use Diagram depicts the general distribution, location, and density of land uses throughout the City, based on the policies of the General Plan and existing land uses. The City of Pasadena Zoning Map and adopted Specific Plans designate uses for all parcels with greater specificity, including densities falling within the ranges shown on the General Plan Land Use Diagram.

### **Updated Specific Plan Land Use Designations and Boundaries**

In the Specific Plan areas, land use designations are being added for greater clarity. The existing Land Use Diagram designates these areas simply as “Specific Plan”, which does not convey the intended uses for these locations. Members of the public and staff must refer to the individual Specific Plan documents for information related to land uses and densities in Specific Plan areas. The updated Land Use Diagram clarifies this by accurately depicting land use designations that are consistent with the intent of each Specific Plan area, including information such as FAR and dwelling units per acre for each land use designation. For example, the Ninth Circuit Court of Appeals property is presently designated as “Specific Plan”, which offers no guidance as to the intended use of the site. The updated Land Use Diagram designates this site as “Institutional”, providing the public with a clearer and more intuitive understanding of the property’s use. The existing residential land use designations and densities are mostly unchanged, with the exception of the Urban Housing designation, which was added to the Land Use Diagram to align with portions of the Central District Specific Plan that already allow for densities of up to 87 dwelling units per acre and areas in which such density is consistent with the intent and vision of the Central District Specific Plan. As part of the creation of the Land Use Diagram, a number of alterations to the existing boundaries of the specific plans were also made. These changes, or shifts, in the boundaries allow for the consolidation of similarly developed areas and encourage the implementation of changes to the development visions for other areas.

### **New Land Use Designations**

Two new land use designations have been introduced in the updated Land Use Diagram: Mixed Use and R&D Flex Space. These designations are found in a variety of locations throughout the City, primarily in Specific Plan areas.

The Mixed Use designation allows for a combination of residential and commercial uses and is intended to reduce the frequency and length of vehicle trips, increase transit ridership, promote high quality architectural design and foster a sense of place. This designation occurs along many major corridors to provide greater access to non-auto transit for residents and/or employees. The Mixed Use designation is found in all Specific Plan areas, in locations consistent with the policies and intent of each respective plan. It has also been placed in a limited area near the I-210 freeway (near the intersection of Allen Avenue and Locust Street) as well as a portion of Los Angeles County that is

within the City's sphere of influence (roughly bordered by Colorado Boulevard, Rosemead Boulevard, and the I-210 freeway), both of which are currently designated as General Commercial.

The Mixed Use land use designation includes a range of intensities: Low Mixed Use, Low-Medium Mixed Use, Medium Mixed Use, and High Mixed Use. These intensities correspond to existing development patterns and standards as identified through the comprehensive public review process, which carefully analyzed the suitability of each parcel's development intensity and its compatibility with surrounding land uses.

The R&D Flex Space designation replaces the existing Industrial designation and is intended to encourage non-traditional industrial uses such as creative office space, biological & technological start-ups, and research & development uses which would work in conjunction with local institutions such as the California Institute of Technology and the Jet Propulsion Laboratory. This designation is found in the South Fair Oaks Specific Plan, Sub-Area D1 of the East Pasadena Specific Plan (proposed to become part of the East Colorado-Lamanda Park Specific Plan), a portion of land in the Northwest part of the city (bounded by West Woodbury Road, Canada Avenue, and Casitas Avenue) and a portion of land in the Northeast part of the City (along New York Drive and Bradley Street).

The R&D Flex Space designation is suitable for the existing Industrial land use designation because the existing designation already allows for a range of manufacturing uses. The new R&D Flex Space designation is designed to be inclusive of modern-day industrial uses and activities, such as biotechnology, creative office, and research & development firms, acknowledging that these uses are suitable for an urbanized industrial area that is surrounded by residential uses.

### **Technical Corrections**

In other cases, technical corrections are necessary for the Land Use Diagram to align with existing zoning and more accurately reflect existing circumstances. For example, two parcels (2810 Eaton Canyon Drive and 3105 East Sierra Madre Boulevard) are currently designated as Open Space. Both parcels are privately owned. Additionally, both parcels are adjacent to areas designated as Low Density Residential. The proposed Land Use Diagram recognizes these existing characteristics and proposes a more appropriate and compatible designation of Low Density Residential for both parcels.

Another example is within the I-710 right-of-way, currently owned by Caltrans. Several portions of the right-of-way have recently been reassessed by the Los Angeles County Assessor, leading to the creation of new parcels where none previously existed. These parcels have no land use designation on the existing Land Use Diagram, but consist of low and medium density residential structures. Accordingly, the updated Land Use Diagram proposes to designate those parcels as Low Density Residential and Medium Density Residential.

Therefore, the proposed amendments to sites on the General Plan Land Use Diagram represent updated land uses that are physically suitable for those sites because the amendments are 1) bringing the Land Use Diagram into consistency with existing development standards, 2) bringing land uses into consistency with the proposed vision that has been identified through the public process, and 3) clarifying the land use designations based on the existing zoning and corresponding development standards.

