

Agenda Report

March 2, 2015

TO: Honorable Mayor and City Council
FROM: Planning & Community Development Department
**SUBJECT: CONSIDERATION OF DIRECTION TO STAFF REGARDING A
POTENTIAL AMENDMENT TO THE PERMITTED USES WITHIN THE
SOUTH FAIR OAKS SPECIFIC PLAN**

RECOMMENDATION:

It is recommended that the City Council direct staff to prepare an amendment to the permitted uses within the South Fair Oaks Specific Plan, to allow the Medical Services – Hospital land use (with an approval of a Conditional Use Permit) within certain areas of the Specific Plan.

EXECUTIVE SUMMARY:

Councilmember Madison has requested to agendize the consideration of a possible amendment to the South Fair Oaks Specific Plan that would allow Hospital uses in certain geographic areas of the plan. Consideration of this amendment is being brought forth in response to the City Council's review of a new hospital proposed to be located at 55 Fillmore Street (corner of Fillmore and Raymond).

BACKGROUND:

A Predevelopment Plan Review (File #PPR2014-00008) was presented to the City Council on December 15, 2014 for a new four-story, 68,958 square foot rehabilitation hospital over one level of subterranean parking at 55 Fillmore Street, which is located within the South Fair Oaks Specific Plan (IG-SP-2 zoning district). The proposed facility would provide in-patient rehabilitation services and treat patients with medical and surgical issues such as stroke, head injury, spinal cord injury and other related injuries, along with emergency medical services.

Although hospitals are prohibited within the South Fair Oaks Specific Plan, they are permitted with approval of a Conditional Use Permit on commercially zoned properties within many of the City's other Specific Plans. In particular, the Central District Specific Plan allows hospital uses with an approval of a Conditional Use Permit within its subarea 6 (CD-6), which is an area that is located directly north and east of the South Fair Oaks Specific Plan area.

The South Fair Oaks Specific Plan strives to create a district with biomedical and technology-based companies that provide a mix of retail, medical facilities, and support services. Medical Services – Hospital (land use) is defined by the Zoning Code as a facility providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. This use includes incidental facilities for outpatient treatment, as well as training, research, and administrative services for patients and employees.

Since hospital uses are currently prohibited by the Specific Plan, the proposed project would require text amendments to the Specific Plan and Zoning Code in order to move forward. Pursuant to Pasadena Municipal Code Section 17.68.080 and 17.74.030, the City Council has the authority to initiate text amendments to Specific Plan and Zoning Code, along with amendments to General Plan Land Use Diagram and Zoning Map.

At the December 15, 2014 City Council meeting, there was discussion that a hospital use might be compatible with the existing uses in the area, but that the proposed location might not be suitable due to its proximity to the Fillmore Gold Line Station and the proposed General Plan designation of High Density Mixed-Use.

ANALYSIS:

Staff has preliminarily reviewed the feasibility and appropriateness of amending the allowable uses within the Specific Plan to allow hospital uses subject to approval of a Conditional Use Permit.

Existing Land Use

As detailed at the December 15, 2014 City Council meeting, there are a variety of medical-related uses existing within the specific plan boundary. Huntington Memorial Hospital is located within the PS zoning district. Within PS district, a hospital use is permitted with an approval of a Conditional Use Permit or approval of a Master Development Plan. Huntington Memorial Hospital has been operating under an approved Master Development Plan and is currently pursuing an amendment to its approved plan. In addition, there are numerous medical offices that currently operate within the Specific Plan area since the medical office (outpatient) land use is a permitted use. These medical offices are generally located along South Fair Oaks Avenue, near Huntington Memorial Hospital. Attachment A shows an illustration of the existing medical land uses within the South Fair Oaks Specific Plan. Other existing land uses within the Specific Plan include restaurants, general offices, a few retail businesses, a public storage, and light industrial uses.

Proposed General Plan Land Use Designation

As a part of General Plan update that is currently underway, a new General Plan Land Use Diagram is proposed. Through the Land Use Diagram, the General Plan

establishes broad categories of land uses (i.e. mixed-use, commercial, residential), while zoning designations provide much more specific details related to each type of land use that would be appropriate based on the General Plan land use categories. The proposed General Plan Update is expected to be adopted by the summer of 2015, and following the adoption of the General Plan Update, all existing specific plans and applicable zoning code sections will be amended to be consistent with the new General Plan. This process is estimated to be completed over the following three years.

The proposed Land Use Diagram designates most areas within the Specific Plan boundary as mixed-use land uses. The corridor along South Raymond Avenue (except Art Center South Campus), properties located on the east side of South Fair Oaks Avenue, and the area north of East Glenarm Street are proposed to be designated as High Mixed-Use. Other properties west of South Fair Oaks Avenue (except the Huntington Memorial Hospital property) are proposed to be designated as either Medium or Low Mixed-Use. Mixed-Use land use areas are intended to create opportunities for development with a variety of compatible commercial uses and residential uses, where the development pattern of each mixed-use project differs based on the permitted density. Attachment B is a map of proposed land use designations for the Specific Plan area.

CONCLUSION:

Given its proximity and direct exposure to transit, South Raymond Avenue offers an excellent opportunity to foster mixed-use development and may not be appropriate for a hospital use. A hospital use may, however, be compatible with existing uses in other geographies located within the Specific Plan Boundaries. Therefore, there is an opportunity to consider an amendment to the permitted uses within the South Fair Oaks Specific Plan, with the possibility of allowing a hospital with a Conditional Use Permit, excluding the corridor along South Raymond Avenue. Attachment C illustrates the potential study area within the South Fair Oaks Specific Plan where hospital uses may be appropriate.

NEXT STEP:

Direct staff to prepare potential amendments to the South Fair Oaks Specific Plan for consideration by the Planning Commission to allow the Medical Services – Hospital land uses with a Conditional Use Permit within certain areas of the Specific Plan. If initiated, staff will undertake all necessary analysis, which will take approximately six months before it is brought back to the City Council.

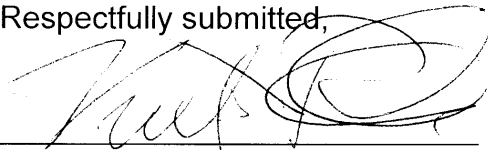
ENVIRONMENTAL ANALYSIS:

As no specific change in land use or development approval is proposed, there is no project that requires a review under the California Environmental Quality Act (CEQA). Environmental review will be conducted if a project such as a Specific Plan amendment is initiated by City Council.

FISCAL IMPACT:

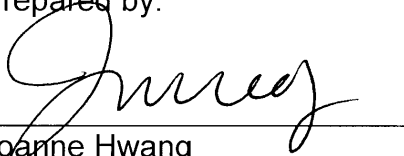
If staff is directed to pursue an amendment to the South Fair Oaks Specific Plan and the amendment is determined to be exempt from CEQA, there would be no fiscal impact as a result of this action. Indirect and support costs will be addressed by the utilization of existing budget appropriations. If the proposed amendment is not exempt from CEQA, it may be necessary to hire a consultant to provide environmental review.

Respectfully submitted,



VINCENT P. BERTONI, AICP
Director of Planning & Community
Development Department

Prepared by:



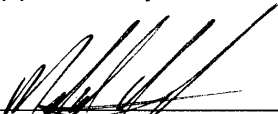
Joanne Hwang
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Concurred by:



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Principal Planner

Approved by:



MICHAEL J. BECK
City Manager

Attachments: (3)

Attachment A - Illustration of existing medical uses with South Fair Oaks Specific Plan area
Attachment B - Map of proposed land use designation for the Specific Plan area
Attachment C - Map of potential study area for hospital uses.