

## FINDINGS

Prior to the approval of a Specific Plan and Zoning Code Amendments, the following findings must be made:

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

### General Plan

The proposed amendment to the South Fair Oaks Specific Plan (Specific Plan) is consistent with the following goals and policies of the General Plan:

- **Policy 2.4 – Job Choices.** Provide opportunities for the development of a broad range of land uses that offer job opportunities for Pasadena’s residents, including professional and creative office, institutional and research and development (R&D) flex space.
- **Policy 2.6 – Transit-Related Land Uses.** Promote the development of uses that support and capture the economic value induced by the presence of transit corridors and stations.
- **Policy 4.4 – Transit Villages.** Accommodate and intensify a mix of local and regional commercial, residential, and public uses close to the Metro Gold Line stations. Design these areas to accommodate safe and convenient walking, bicycling, and transit use. Include gathering places and amenities to enhance their quality and livability.
- **Policy 11.1 – Business Expansion and Growth.** Support the growth and success of businesses that create new job opportunities and productive and satisfying employment for Pasadena residents.
- **Goal 37. South Fair Oaks Avenue.** Concentration of mixed-use development adjoining the Fillmore Metro Gold Line station; expanded housing opportunities for seniors, students, or employees of the major institutions; and redevelopment of underutilized areas for new businesses and job-generating uses leveraged by the medical and creative office uses.
- **Policy 37.2 – Medical Supporting Uses.** Capitalize on the Huntington Memorial Hospital through opportunities for new and expanded medical facilities, medically-oriented businesses and increased housing so that hospital employees are able to live close to jobs.

Allowing a hospital use with an approval of a Conditional Use Permit within the Specific Plan area will provide opportunities for new medical institutions that are compatible with the existing land uses within the Specific Plan area, including the Huntington Memorial Hospital, as encouraged by Goal 37 and Policy 37.2. Also, a hospital use is a medical facility that often functions as an employment hub for an area that provides various job choices; therefore, the proposed amendment is consistent with Policies 2.4 and 11.1 as a hospital will offer Pasadena’s residents with job opportunities in various levels of employment. In addition, given the proximity to the Fillmore Gold Line station, a hospital use within the Specific Plan area may function as a jobs-focused transit-oriented development. Even though a hospital use is not a typical transit-oriented development (i.e. high density housing developments near a transit stop), a place of employment near a transit stop also functions as a jobs-oriented transit-oriented development as it also promotes increased transit use and reduction in vehicle trips by offering an alternative method of travel to access jobs.

Therefore, the proposed amendment supports Policies 2.6 and 4.4, which are related to promoting transit villages and transit-oriented land uses.

### South Fair Oaks Specific Plan

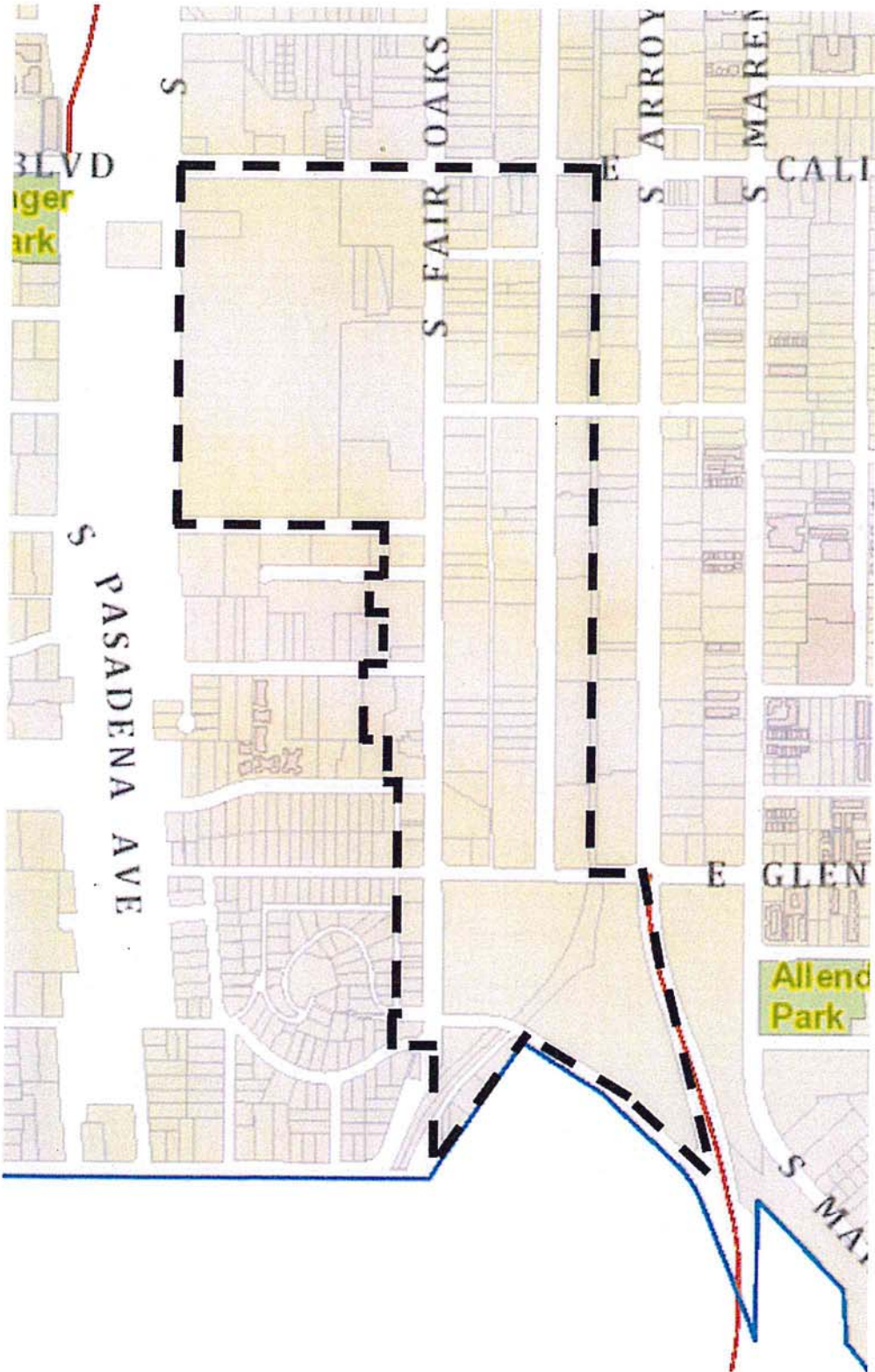
The Specific Plan envisioned a district with an energetic mix of community serving retail, medical facilities and other service-oriented businesses that can support and attract biomedical and technology-based companies. This was supportive of the General Plan goals that were established for the South Fair Oaks at that time. Over the years, the Specific Plan area has developed into an area with a focus on medical land uses, and currently consists of a variety of medical offices (outpatient), medical diagnostic centers, and the Huntington Memorial Hospital. Since a hospital use is a medical facility that is consistent with the intended land use for the Specific Plan, the proposed amendment is compatible with the overall intent of the Specific Plan.

In addition to Finding #1, an additional finding is required for any Zoning Code Amendment, as follows:

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

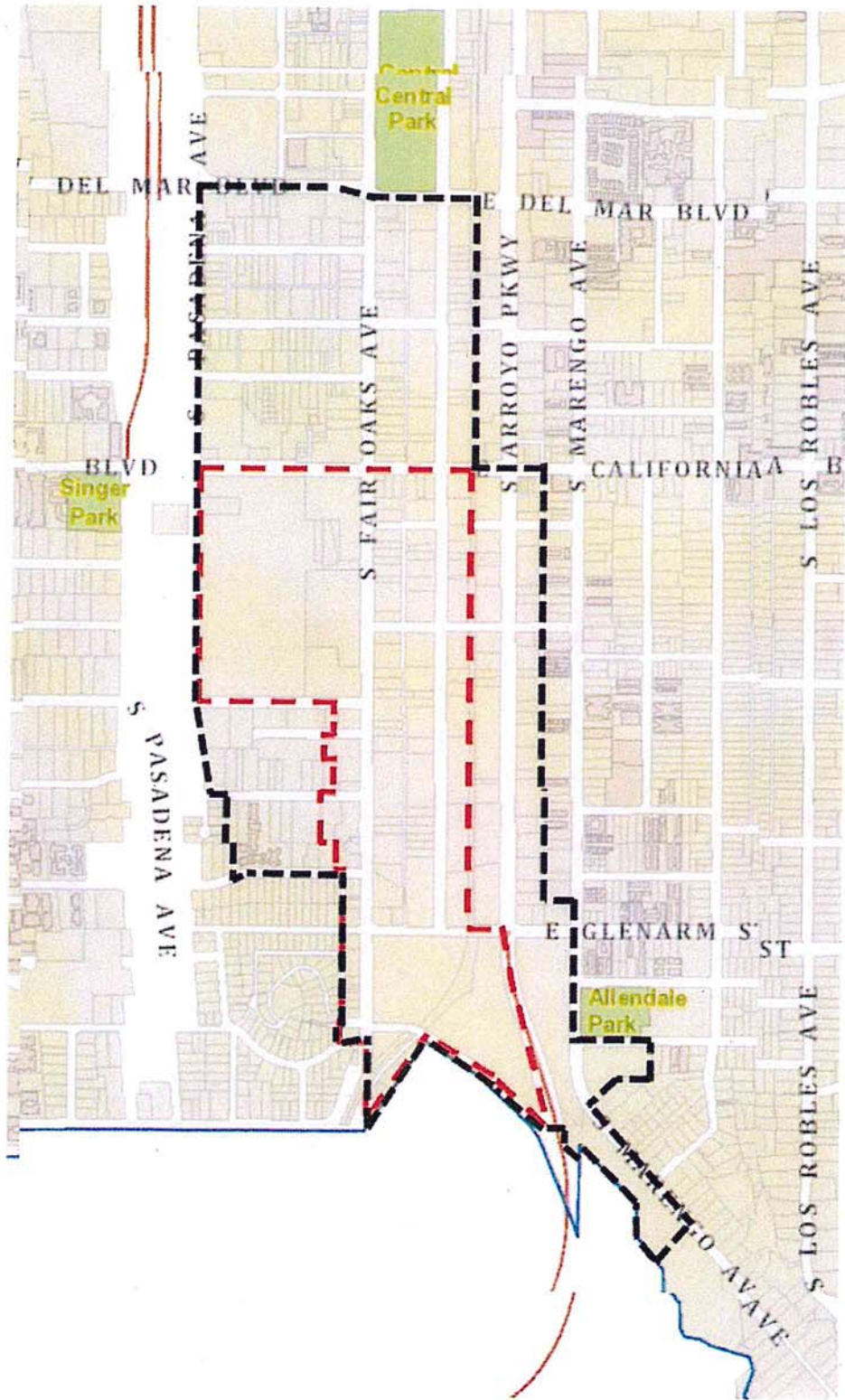
The proposed amendment to the Specific Plan to allow a hospital use with an approval of a Conditional Use Permit would not be detrimental to the public or general welfare of the City in that the proposed amendment requires an approval of a Conditional Use Permit before a hospital use can be established within the Specific Plan area. A Conditional Use Permit is a discretionary permit that requires a public hearing as part of the process. Through this process, any potential impacts associated with the development of any future hospital use will be thoroughly analyzed. In order for a conditional use permit to be granted, the proposed project must be found to be consistent with the zoning code, the intent of the applicable zoning district, and the General Plan goals and policies. In addition, the proposed project cannot be detrimental to the health, safety, or general welfare of the neighborhood or the City, and must be compatible with the existing and future land uses in the vicinity. These required findings will ensure that any future hospitals proposed within the Specific Plan is not detrimental to the general welfare of the City.

Map of Existing South Fair Oaks Specific Plan



 South Fair Oaks Specific Plan Boundary

### Map of Expanded South Fair Oaks Specific Plan

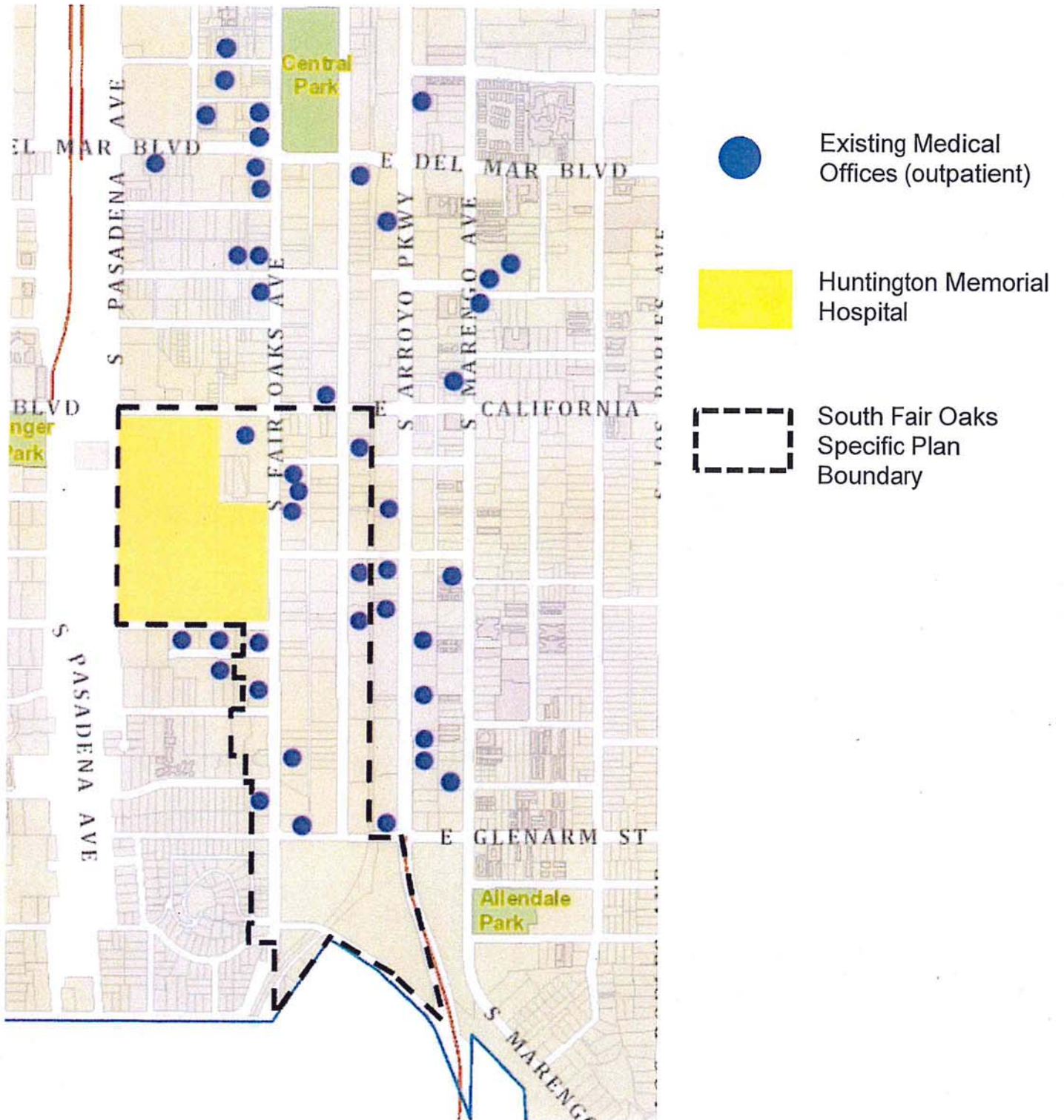


Proposed Expanded Boundary of the Specific Plan



Existing Boundary of the Specific Plan

### Illustration of existing medical uses within South Fair Oaks Specific Plan and Surrounding Area



### Map of Existing South Fair Oaks Specific Plan with the General Plan Land Use Designation

