

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA AMENDING THE GENERAL PLAN LAND USE ELEMENT LAND USE DIAGRAM AND POLICY 4.13 RELATED TO PLANNED DEVELOPMENTS, AND AMENDING CERTAIN SPECIFIC PLANS TO REMOVE DEVELOPMENT CAPACITIES

WHEREAS, the Land Use and Mobility Elements of the General Plan were updated in August of 2015 and provide the regulatory and policy frameworks to guide development and transportation policy within the City of Pasadena; and

WHEREAS, as part of the adoption of the new Land Use Diagram, a small number of properties were inadvertently re-designated, thereby necessitating an amendment to the Land Use Diagram; and

WHEREAS, in order to further Policy 4.13 of the Land Use Element, which encourages high-quality, contextual, architectural design in Planned Development projects by permitting consideration of an increase in the allowable Floor Area Ratio for a project (not to exceed a total of 3.0), an amendment to this Policy to permit a corresponding increase in residential density to as high as 87 units per acre is required; and

WHEREAS, as a result of new development capacities that were adopted in the new Land Use Element (Policy 1.3), the development capacities in the Central District, East Colorado, East Pasadena, Fair Oaks/Orange Grove, Lincoln, North Lake, South Fair Oaks, and West Gateway Specific Plans are incorrect and must be removed so that development capacities reside exclusively in Policy 1.3 of the Land Use Element; and

WHEREAS, the City Council held a duly noticed public hearing on January 25, 2016, at which time all persons wishing to testify in connection with the proposed amendments were heard and said proposals were fully studied.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PASADENA RESOLVES AS FOLLOWS:

SECTION 1. The Land Use Diagram is amended to correct the land use designations for the following sites as set forth in Exhibit A hereto: Villa Esperanza, a portion of the St. Luke Hospital site, 46 and 56 N. Holliston Avenue, and portions of the Art Center College of Design (South Campus).

SECTION 2. The Land Use Element, Policy 4.13 is amended as follows:

Incentivize high-quality, contextual, architectural design in Planned Developments through a discretionary process by allowing for an increase in the allowable Floor Area Ratio for a project, not to exceed a total of 3.0, and an increase in the allowable residential density not to exceed 87 dwelling units per acre.

SECTION 3. Development capacities in the Central District, East Colorado, East Pasadena, Fair Oaks/Orange Grove, Lincoln, North Lake, South Fair Oaks, and West Gateway Specific Plans are amended to include a memorandum, to be placed inside the front cover of each Specific Plan, which states any reference to development capacities in the Specific Plan document is superseded by the allocations in Policy 1.3 of the Land Use Element. This includes any development capacity distribution by geographic area (district, sub-district, etc.) or land use (office, retail, etc.).

Adopted at the regular meeting of the City Council on the ____ day of _____, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Jomsky, CMC
CITY CLERK

APPROVED AS TO FORM:



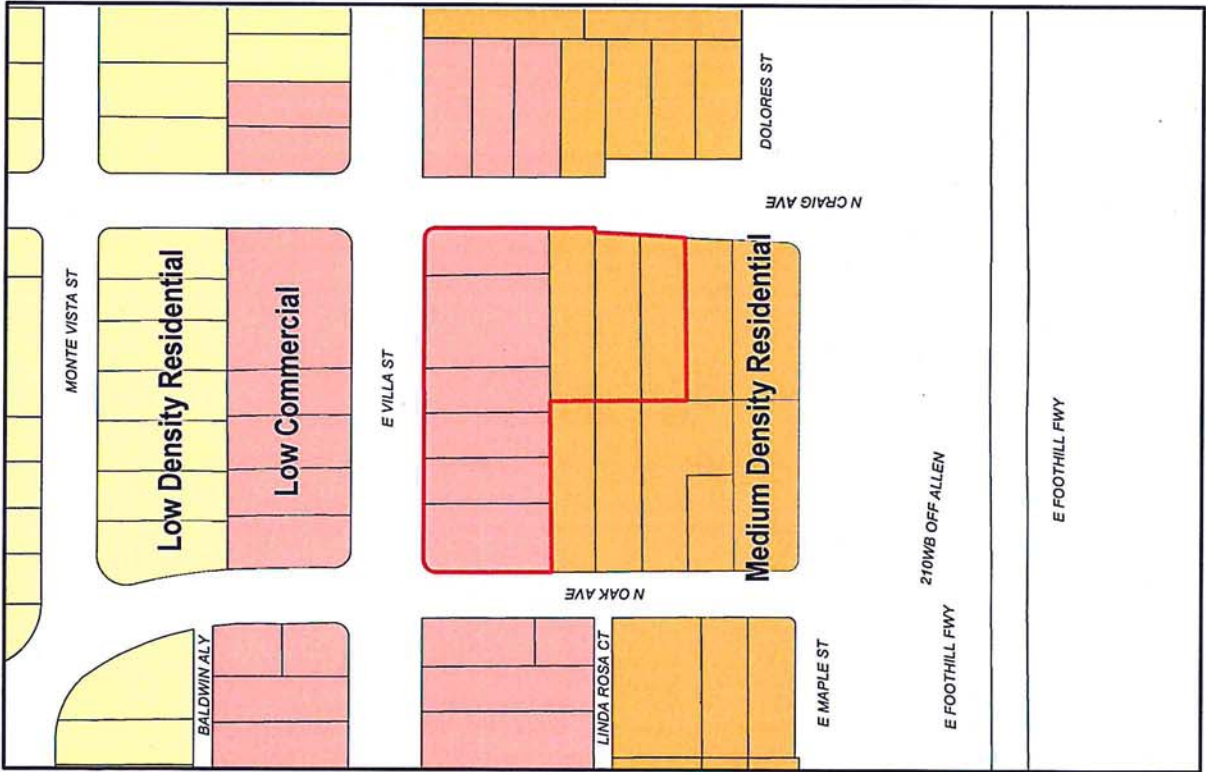
Theresa E. Fuentes
ASSISTANT CITY ATTORNEY

**EXHIBIT A
 LAND USE DIAGRAM AMENDMENTS**

VILLA ESPERANZA

PROPERTY	APN	OLD GP DESIGNATION	ADOPTED GP DESIGNATION	NEW GP DESIGNATION
2084 E. Villa St.	5745-009-061	Institutional	Low Commercial	Institutional
2086 E. Villa St.	5745-009-048	Institutional	Low Commercial	Institutional
2096 E. Villa St.	5745-009-049	Institutional	Low Commercial	Institutional
2104 E. Villa St.	5745-009-050	Institutional	Low Commercial	Institutional
2116 E. Villa St.	5745-009-051	Institutional	Low Commercial	Institutional
2130 E. Villa St.	5745-009-053	Institutional	Low Commercial	Institutional
447 N. Craig Ave.	5745-009-054	Institutional	Medium Density Residential	Institutional
435 N. Craig Ave.	5745-009-055	Institutional	Medium Density Residential	Institutional
427 N. Craig Ave.	5745-009-056	Institutional	Medium Density Residential	Institutional

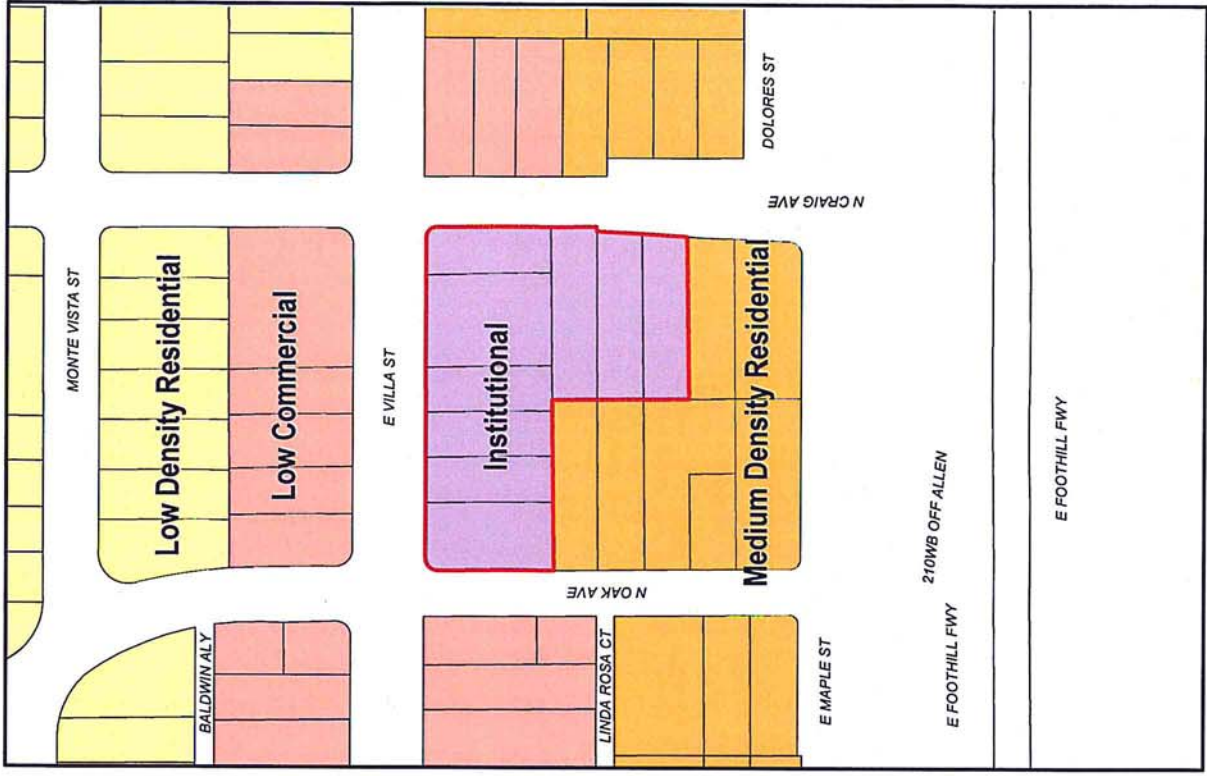
Existing Land Use Designation



Low Commercial → **Institutional**

Medium Density Residential → **Institutional**

Proposed Land Use Designation



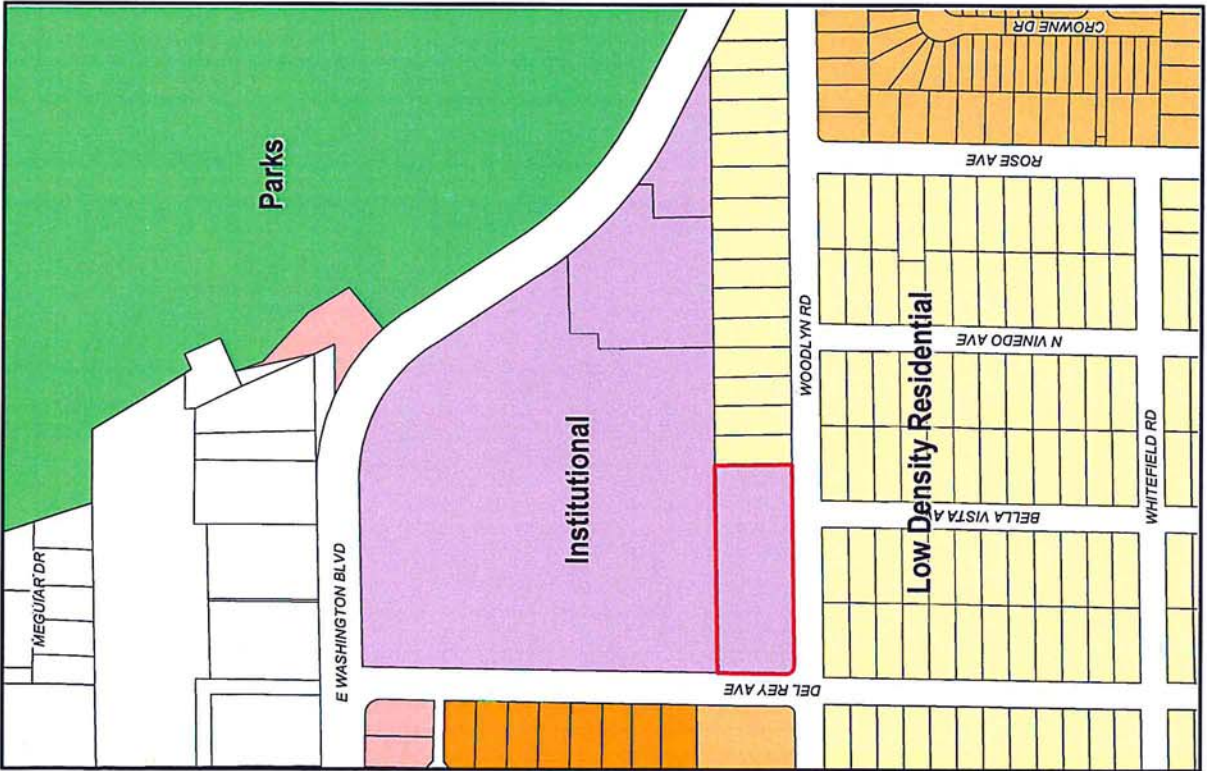
E FOOTHILL FWY

210WB OFF ALLEN
 E FOOTHILL FWY

ST. LUKE HOSPITAL SITE

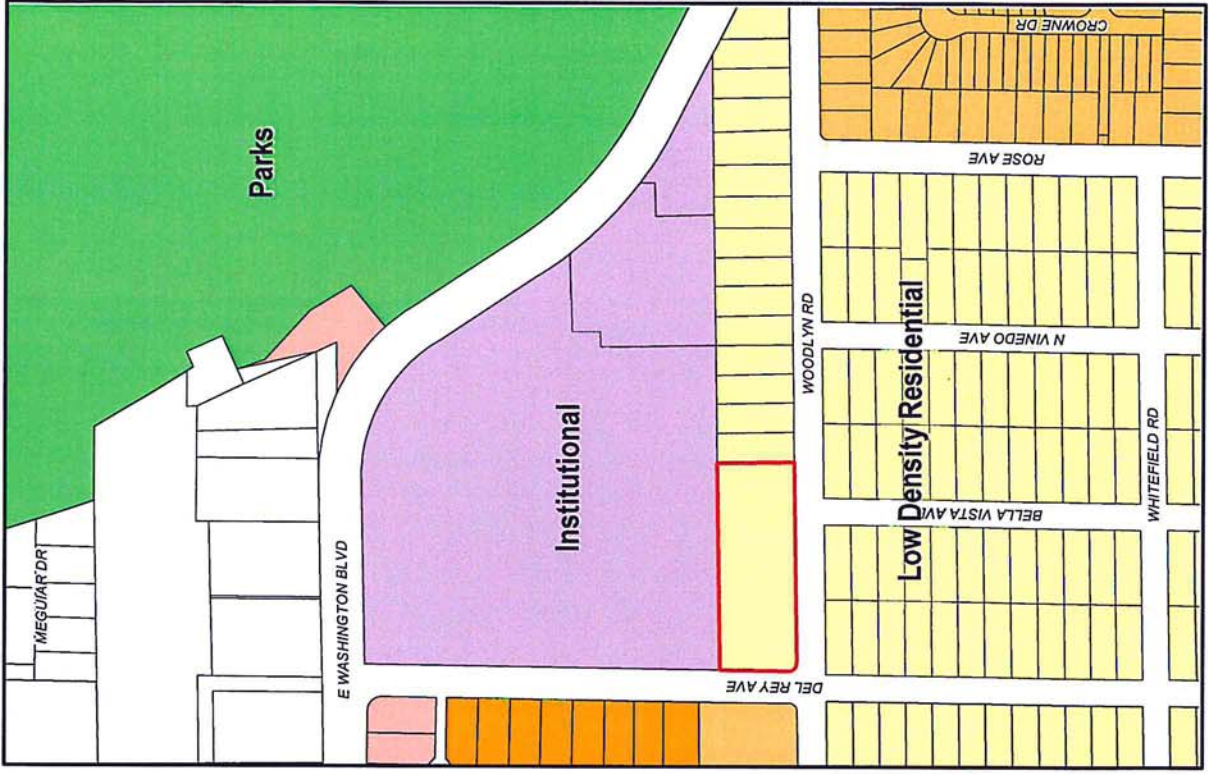
PROPERTY	APN	OLD GP DESIGNATION	ADOPTED GP DESIGNATION	NEW GP DESIGNATION
2632 E. Washington Blvd.	5751-007-027	Institutional/Low Density Residential	Institutional	Institutional/Low Density Residential

Existing Land Use Designation



Institutional
➔
Low Density Residential

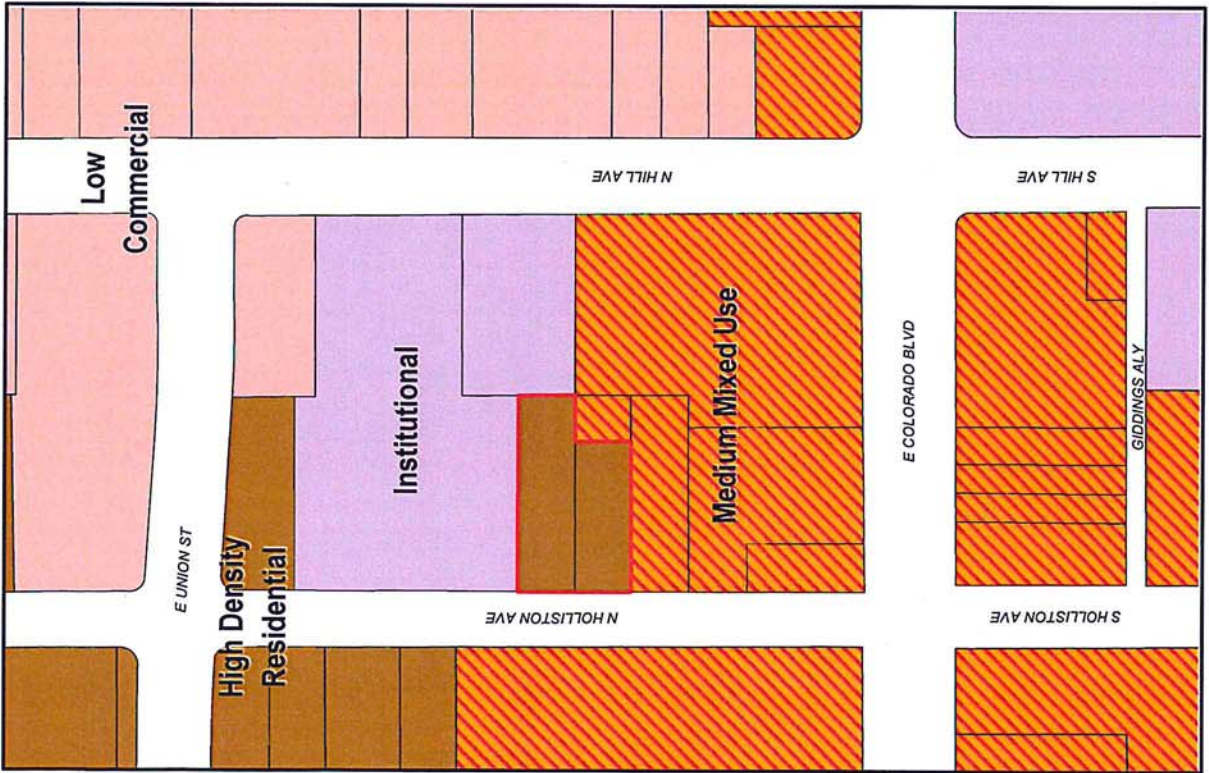
Proposed Land Use Designation



PASADENA FORD SITE

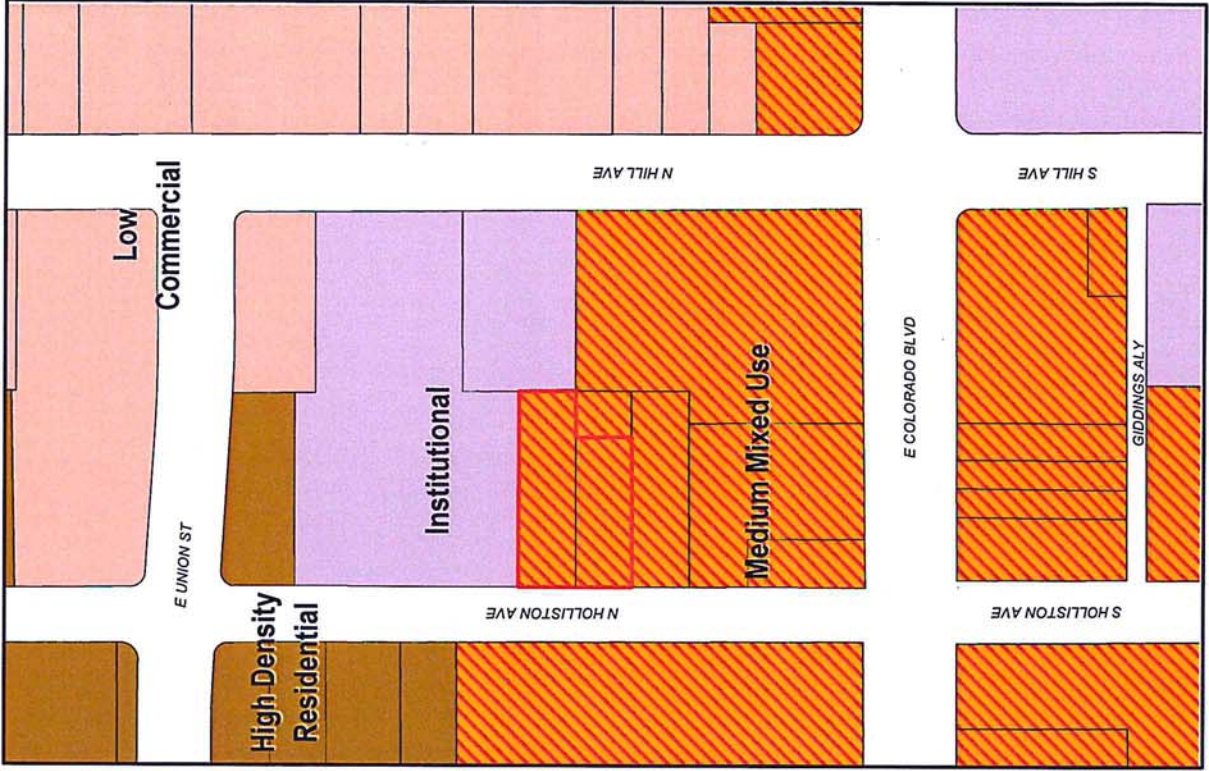
PROPERTY	APN	OLD GP DESIGNATION	ADOPTED GP DESIGNATION	NEW GP DESIGNATION
46 N. Holliston Ave.	5738-009-074	High Density Residential	High Density Residential	Medium Mixed Use
50, 52, 56 N. Holliston Ave.	5738-009-052	High Density Residential	High Density Residential	Medium Mixed Use

Existing Land Use Designation



High Density Residential → Medium Mixed Use

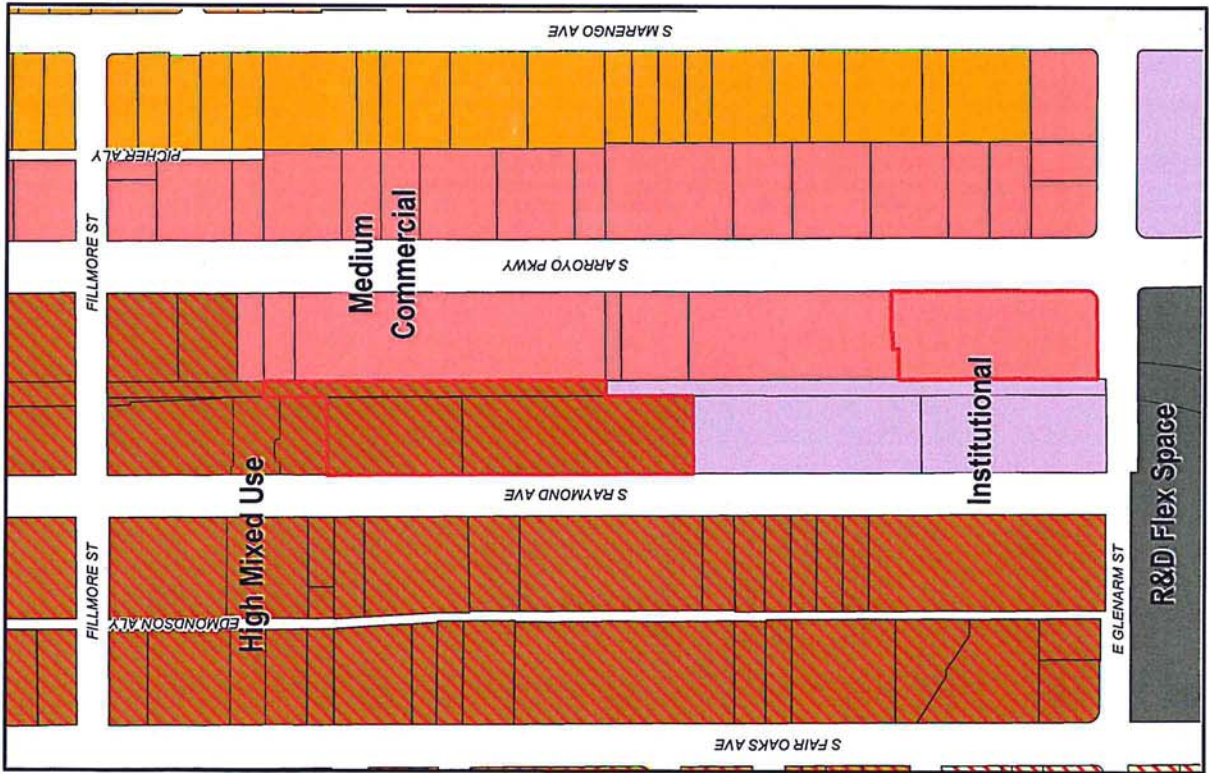
Proposed Land Use Designation



ART CENTER SCHOOL OF DESIGN SITE

PROPERTY	APN	OLD GP DESIGNATION	ADOPTED GP DESIGNATION	NEW GP DESIGNATION
870 S. Raymond Ave.	5720-008-002	Specific Plan	High Mixed Use	Institutional
888 S. Raymond Ave.	5720-008-011	Specific Plan	High Mixed Use	Institutional
91 E. Glenarm St.	5720-008-804	Specific Plan	High Mixed Use	Institutional
1111 S. Arroyo Pkwy.	5720-007-023	Specific Plan	Medium Commercial	Institutional

Existing Land Use Designation



High Mixed Use
↓
Institutional

Medium Commercial
↓
Institutional

Proposed Land Use Designation

