

ATTACHMENT A FINDINGS OF CONSISTENCY

I. FINDINGS FOR GENERAL PLAN DIAGRAM AMENDMENT

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

The proposed amendments to the General Plan Land Use Diagram are consistent with the following goals and policies of the General Plan:

- Goal 2. – Land Use Diversity. 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.
- Policy 10.9 – Natural Open Space. Protect 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 10.10 – Expanded Natural Areas. Expand the City's inventory of natural open spaces through reclamation, restoration, and acquisition, in partnership with local and regional agencies and private institutions.
- Goal 21 – Desirable Neighborhoods. A City composed of neighborhoods with a variety of housing types that are desirable places to live, contribute to the quality of life, and are well maintained.
- Goal 22 – Single-Family Neighborhoods. Distinct and quality single-family residential neighborhoods distinguished by their identity, scale, and character.
- Policy 36.4- Neighborhood Compatibility. Require that the types of use and location, scale, and design of development buffer commercial and mixed-use development on Lake Avenue from adjoining lower density residential neighborhoods.

The Land Use Diagram amendments comply with Goal 2 by correcting inadvertent changes to the land use designations. Three of the land use designation changes on the properties along South Los Robles Avenue and North Lake Avenue will ensure these properties are compatible with surrounding single family residential neighborhoods, consistent with Policy 36.4, Goal 21 and 22. Land Use Diagram and Zoning Map changes for the remaining three properties along Wierfield Drive support Policy 10.9 and 10.10 by increasing the City's inventory of open space and protecting undisturbed land that was once designated as Low Density Residential.

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

The proposed amendments to the General Plan Land Use Diagram 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 Land Use Diagram amendments will correct inadvertent changes for six sites, one of which will correct the boundaries of its existing land use designations, while the remaining two will ensure these properties are compatible with surrounding single family residential neighborhoods.

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.*

The proposed changes to the Land Use Diagram are made at six properties. Three of which, one on South Los Robles Avenue and two in the North Lake Specific Plan, are necessary to correct inadvertent changes to the Land Use Diagram that were adopted by the City Council on August 2015. The result is the land use designations for these sites will revert back to their prior designations, which is consistent with the existing zoning. The changes to the remaining three properties, in Annandale Canyon along Wierfield Drive, will capture the additional purchases by the City to maintain undeveloped residential properties as public open space.

II. FINDINGS FOR ZONING MAP AMENDMENT

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

The proposed changes to the Zoning Map are necessary in order to implement the proposed amendments to the Land Use Diagram regarding the sites in Annandale Canyon. They are consistent with the following Land Use Element Policies:

- *Policy 2.13 – Parks.* Maintain existing and develop new parks and recreational facilities within walking distance of residents, supporting healthy lifestyles.
- *Policy 10.9 – Natural Open Space.* Protect 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 10.10 – Expanded Natural Areas.* Expand the City's inventory of natural open spaces through reclamation, restoration, and acquisition, in partnership with local and regional agencies and private institutions.

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

The proposed changes to the Zoning Map are necessary in order to implement the proposed amendments to the Land Use Diagram due to the additional purchase by the City. Reclassifying these sites from undeveloped residential properties to Open Space will ensure these sites are maintained as undisturbed land, which is a positive

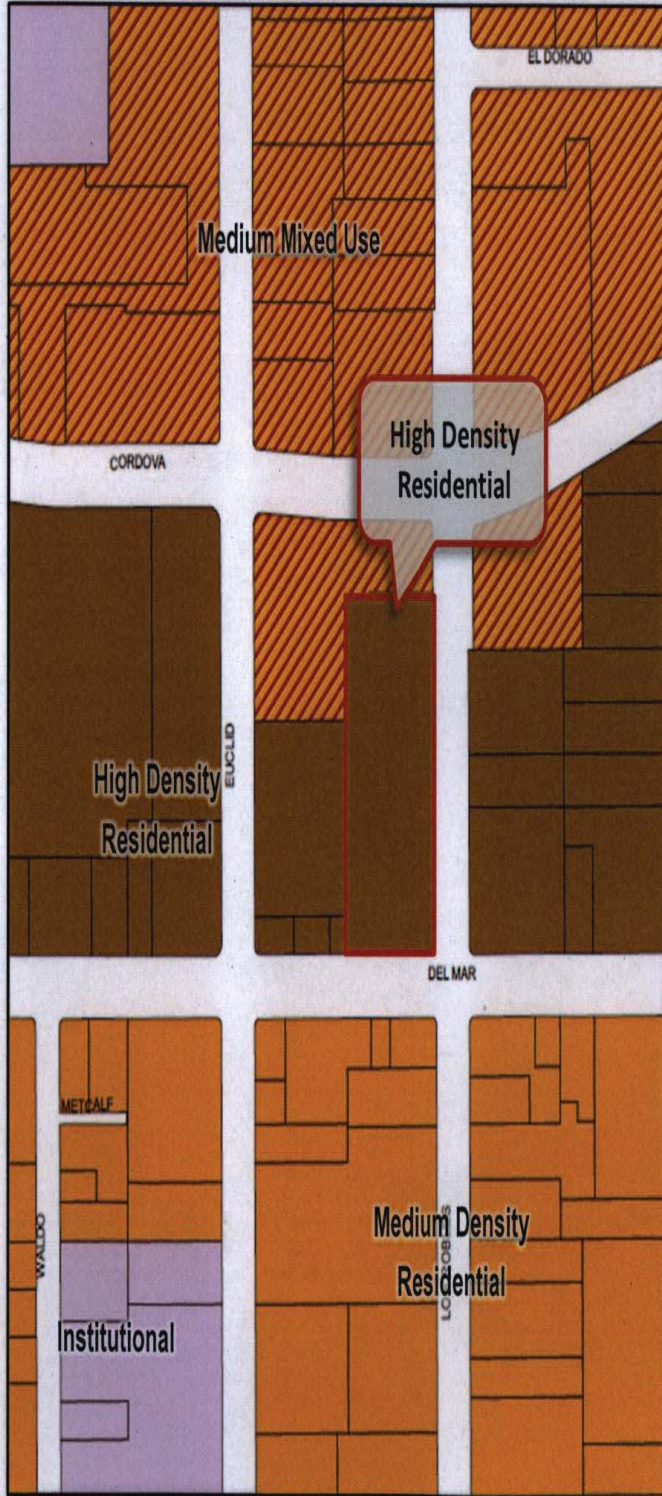
benefit to the surrounding residential neighborhood. These zone changes will be of benefit to the city and will not adversely impact the public interest, health, safety, convenience, or general welfare of the City.

**ATTACHMENT B
LAND USE DIAGRAM AMENDMENTS**

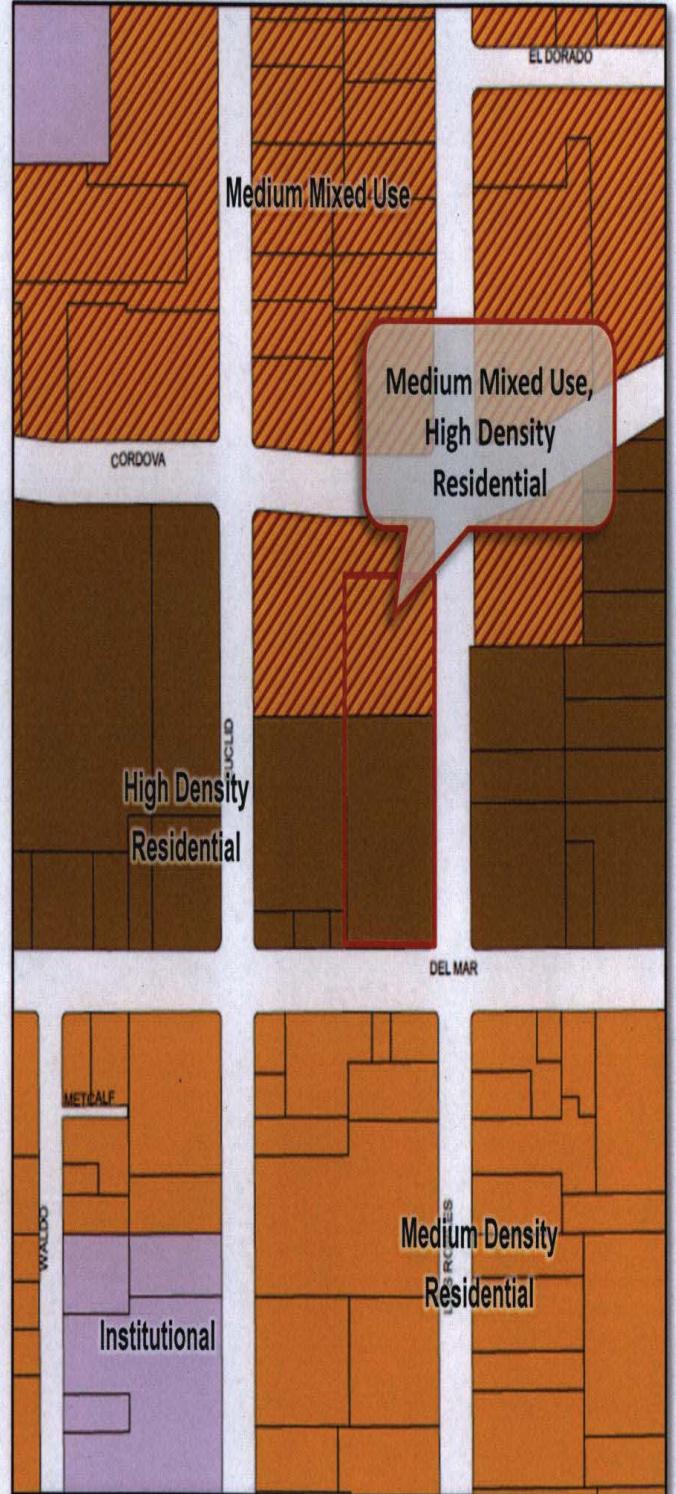
PROPERTY	APN	ADOPTED LAND USE DESIGNATION	PROPOSED LAND USE DESIGNATION
245 S. Los Robles Ave	5722-030-109	High Density Residential	Medium Mixed-Use, High Density Residential
900 N. Lake Ave	5732-001-025	Low Commercial	Low Commercial, Low Density Residential
1070 N. Lake Ave	5740-015-023	Low Mixed-Use	Low Mixed-Use, Low Density Residential
1465 Wierfield Dr	5707-007-908	Low Density Residential	Open Space
1477 Wierfield Dr	5707-007-907	Low Density Residential	Open Space
1489 Wierfield Dr	5707-007-906	Low Density Residential	Open Space

245 SOUTH LOS ROBLES AVENUE

Existing Land Use Designation

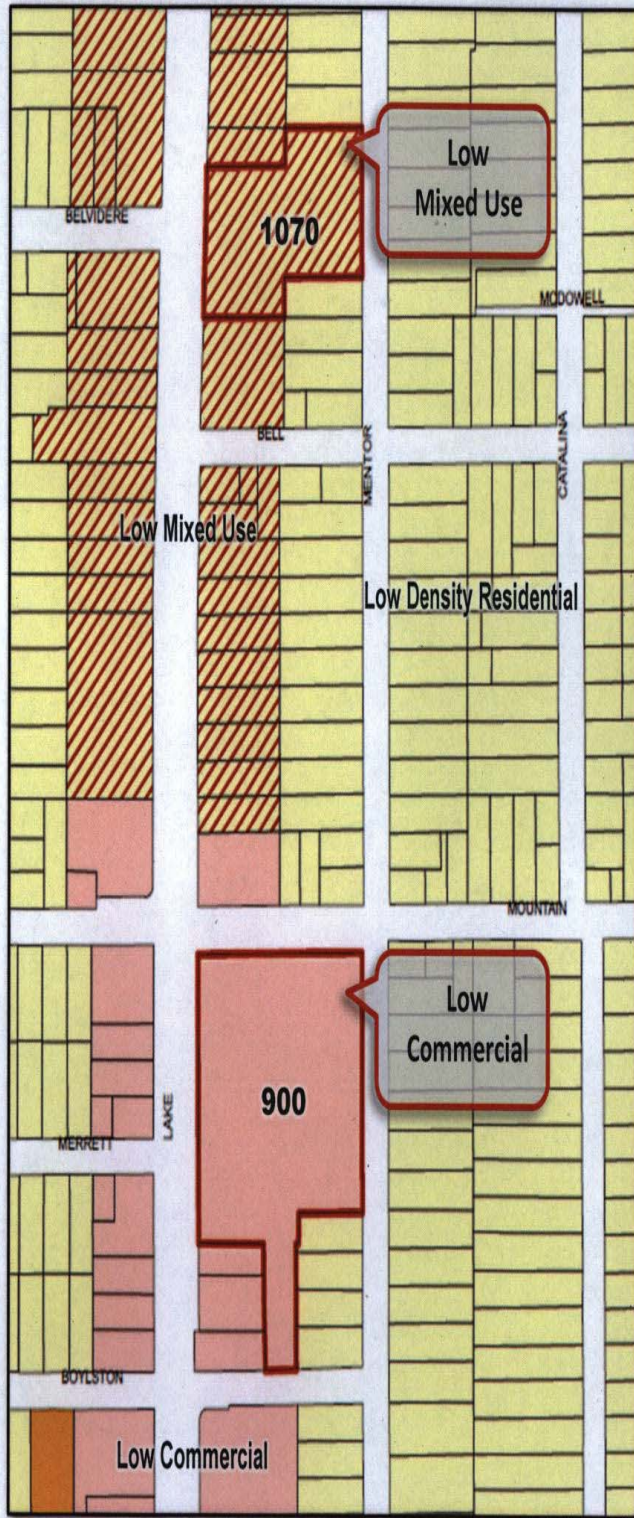


Proposed Land Use Designation

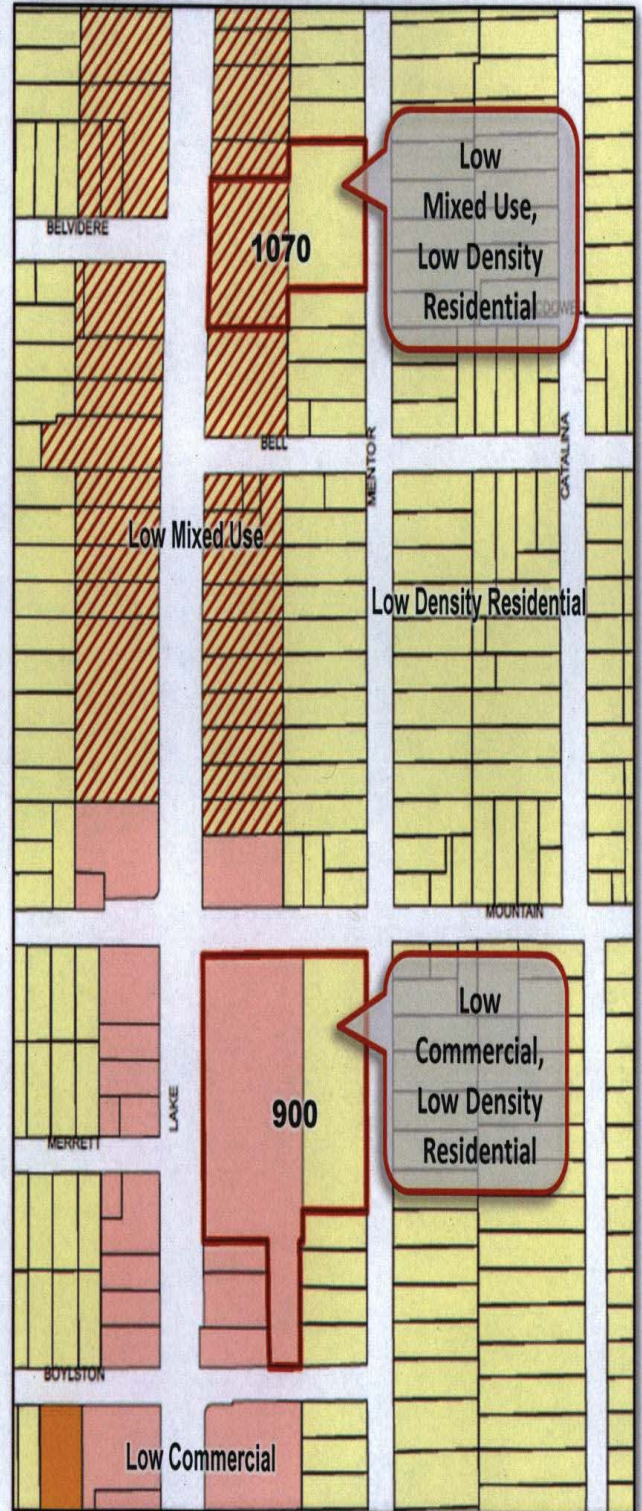


900 AND 1070 NORTH LAKE AVENUE

Existing Land Use Designation

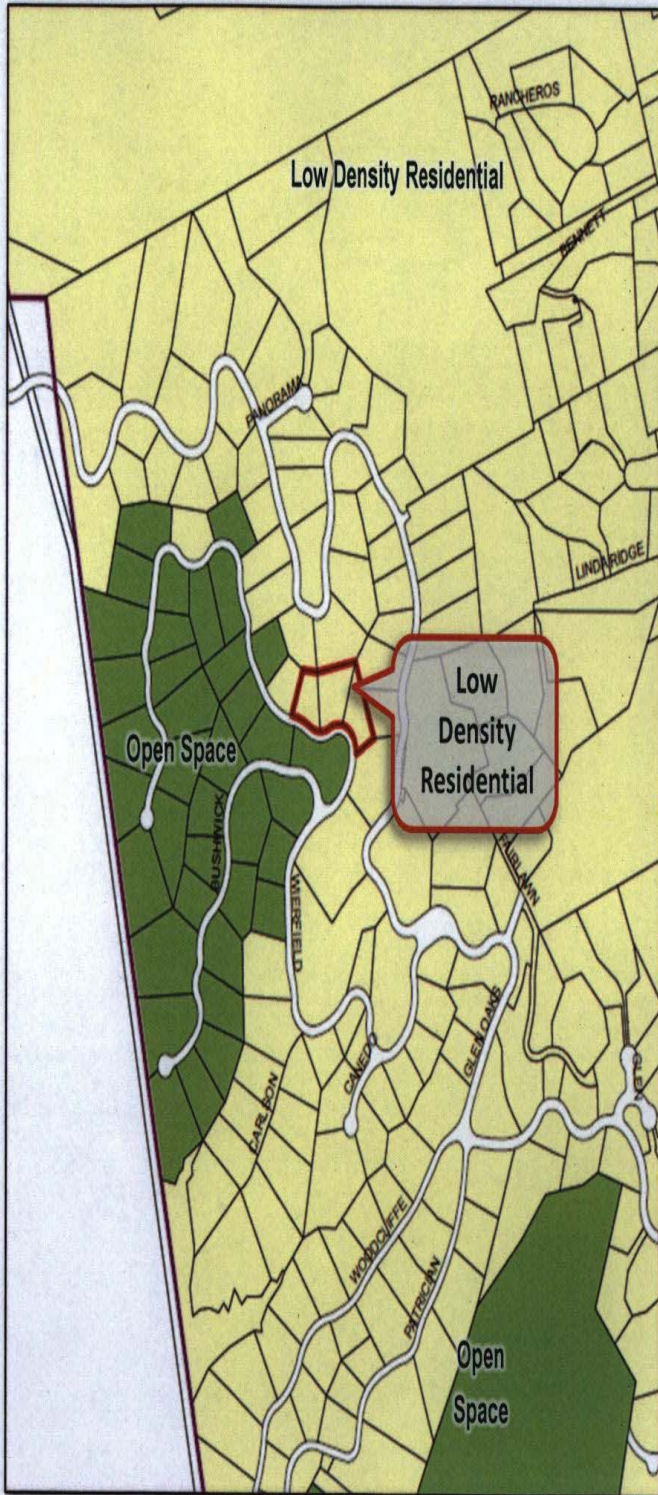


Proposed Land Use Designation

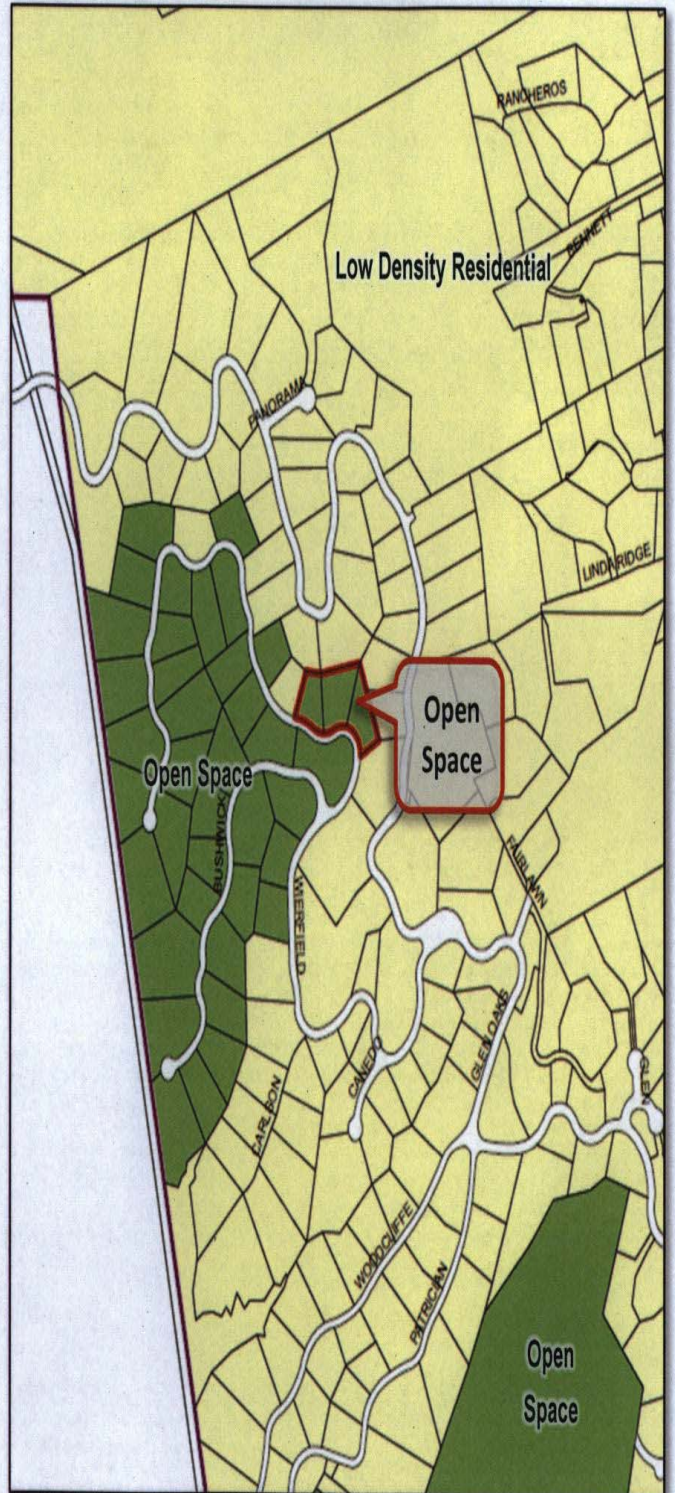


CITY-OWNED OPEN SPACE (WIERFIELD DRIVE)

Existing Land Use Designation



Proposed Land Use Designation

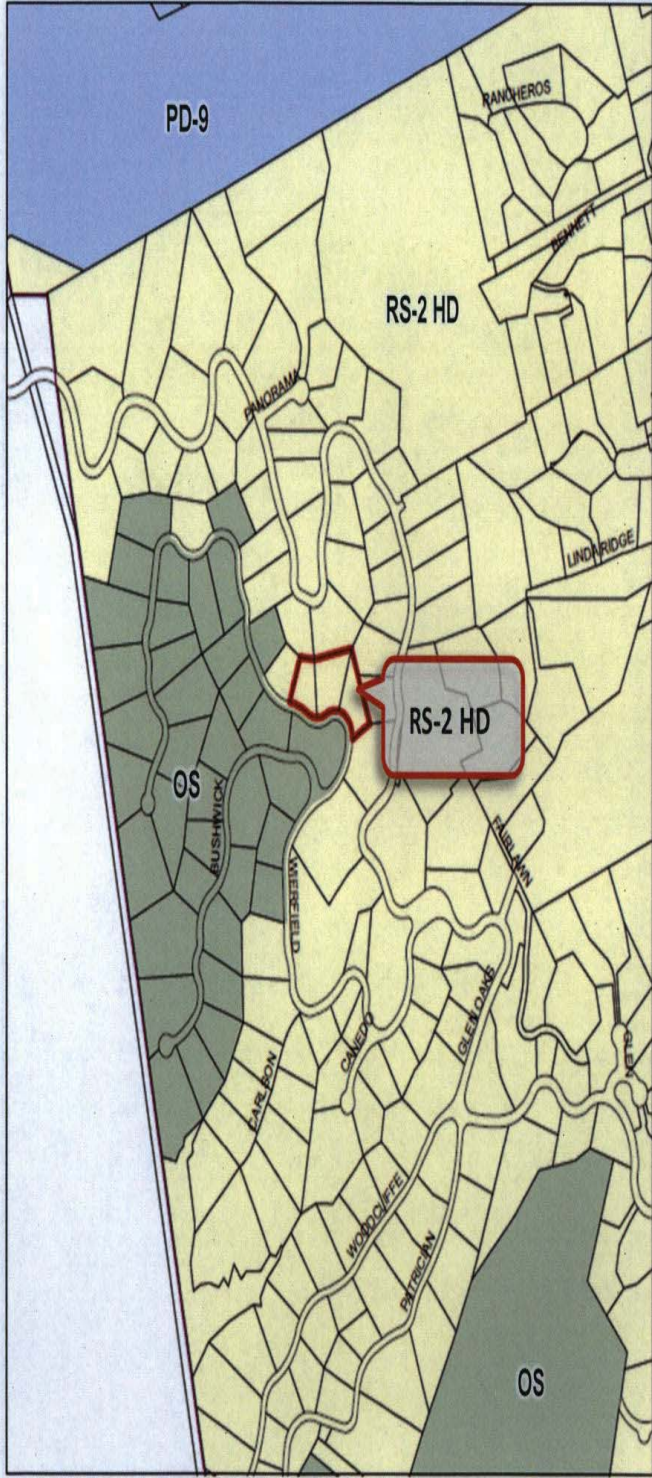


**ATTACHMENT C
ZONING MAP AMENDMENTS**

PROPERTY	APN	EXISTING ZONING	PROPOSED ZONING DESIGNATION
1465 Wierfield Dr	5707-007-908	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	OS (Open Space)
1477 Wierfield Dr	5707-007-907	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	OS (Open Space)
1489 Wierfield Dr	5707-007-906	RS-2-HD (Residential, Single-Family, Hillside District Overlay)	OS (Open Space)

CITY-OWNED OPEN SPACE (WIERFIELD DRIVE)

Existing Zoning



Proposed Zoning

