

Agenda Report

TO: CITY COUNCIL

DATE: APRIL 12, 1999

FROM: CITY MANAGER

SUBJECT: GENERAL PLAN AND ZONE CHANGE FOR PROPERTY LOCATED AT 3053 ½ EAST DEL MAR BOULEVARD FOR THE CRIPPLED CHILDREN'S SOCIETY

RECOMMENDATION: It is recommended that the City Council following a public hearing:

1. Approve the Initial Environmental Study and Mitigated Negative Declaration (Attachment 1);
2. Adopt the Environmental Mitigation Measures and the Mitigation Monitoring Program (Attachment 2);
3. Approve the De Minimis Impact Finding on the State Fish and Wildlife Habitat (Attachment 3);
4. Approve the General Plan Amendment from Open Space to Low Density Residential (0-6 dwelling units / net acre) (Exhibit 1);
5. Approve the Zone Change from OS (Open Space) to RS-6 (Single-family Residential District, 6 dwelling units / net acre) (Exhibit 2);
6. Adopt a resolution (Attachment 4) approving a General Plan Amendment from Open Space to Low Density Residential (0-6 dwelling units / net acre) as shown in the attached map (Exhibit 1);
7. Direct the City Clerk to file a Notice of Determination and a Certificate of Fee Exemption for the California Department of Fish and Game with the Los Angeles County Recorder (Attachment 5); and
8. Hold first reading on an Ordinance (Attachment 6) of the City of Pasadena amending the official zoning map of the City of Pasadena established by Section 17.08.040 of the Pasadena Municipal Code from OS (Open Space) to RS-6 (Single-family Residential District, 6 dwelling units / net acre).

EXECUTIVE SUMMARY

The purpose of this General Plan Amendment from Open Space to Low Density Residential (0-6 dwelling units / net acre) and Zone Change from OS (Open Space) to RS-6 (Single-family Residential District, 6 dwelling units / net acre) is to allow for a single-family residential dwelling for the developmentally disabled adults. In order to allow the Crippled Children's Society to proceed with its proposal, the Zoning Map must be amended from OS (Open Space) to RS-6 (Single-family Residential District, 6 dwelling units / net acre). If the General Plan Amendment and Zone Change are approved, this change will allow for a new housing unit that will provide a net addition of one (1) unit to the City's existing housing stock and will provide housing for the developmentally disabled adults.

BACKGROUND

On May 28, 1997, the Planning Commission initiated a General Plan Amendment and Zone Change study for the property located at 3053 ½ East Del Mar Boulevard on behalf of the Crippled Children's Society. After the Planning Commission approval, additional time was necessary for the applicant to adjust the location and size of the home to address funding from HUD (Housing and Urban Development), soil condition and preservation of existing trees. With resolution of these issues, the applicant requested to proceed to the City Council for review and approval.

On September 23, 1996, the City Council declared this site as surplus land. The purpose of this surplus land declaration was to facilitate the sale of this property to the Crippled Children's Society, in order to establish a small group home for the developmentally disabled adults.

The City has owned the site for many years. The City obtained title to the subject site in 1933, and a portion was received through a Tax Deed in 1957. The subject site is only a portion of a larger parcel which was subsequently divided into the Eaton Canyon Wash (east), and other portions (west) of the Eaton Canyon Wash were sold for development of a church (Unity Church) and construction of a small group home (Crippled Children's Society Crown House).

At this time, the City still has ownership of the subject property and is in negotiation with the Crippled Children's Society for the sale of this site.

Planning Commission Public Hearing

The Planning Commission reviewed the proposal at their hearing on February 25, 1998. The Commission raised concerns about the removal of trees. Following the public hearing, the Commission voted to recommend approval of the General Plan Amendment and Zone Change with mitigation measures that the developer save the Coast Live Oaks

on the site and transplanting and replacing all other trees to the best extent possible. (Exhibit 3)

ANALYSIS

The project site is currently designated as Open Space on the General Plan Land Use Diagram, and is zoned OS (Open Space). The property consists of 35,857 square feet and is accessed from Del Mar Boulevard by a single 20-foot driveway strip which separates a church from the Crippled Children's Society building. This driveway is shared by the church and the Crippled Children's Society. Due to the property's configuration and the existing zoning regulations, it would be difficult to subdivide this lot into smaller parcels.

General Plan Designations: The project site is currently designated Open Space on the Land Use Diagram of the General Plan (Exhibit 1). Surrounding land use designations include Low Density Residential (0-6 dwelling units / net acre) to the west; Medium-High Density Residential (0-32 dwelling units / net acre) on the northwest end; Open Space to the east; and Institutional to the south. The proposed General Plan Amendment would redesignate this site to Low Density Residential (0-6 dwelling units / net acre).

Zoning Designations: The current zoning designation for the project site is OS (Open Space). Surrounding zoning designations include RS-6 (Single-family Residential District, 6 dwelling units / net acre) to the west; RM-32 (Multi-family Residential District, 32 dwelling units / net acre) to the northwest; OS (Open Space) to the east; and PS (Public and Semi-Public District) to the south (Exhibit 2). The proposed zone change would redesignate this site to RS-6.

Land Uses: The project site is currently vacant. The site is accessible through a 20-foot wide driveway located between a church (Unity Church) on the west side and an existing Crippled Children's Society building on the east side. To the west of the church are single-family dwelling units and to the east of the site lies the County Flood Control Channel. Adjacent to the northwest corner of the site is a three-story multi-family residential dwelling unit.

Project Description: If the General Plan Amendment and Zone Change are approved, the Crippled Children's Society will construct a single-family residential dwelling unit for six (6) developmentally disabled adults. The residential dwelling unit will be approximately 3,000 square feet and parking for two vehicles. A large portion of the site would be left as open space. Under the Pasadena Municipal Code Section 17.16.030 (Zoning Code), Adult Day Care, Limited is permitted in the RS-6 zoning district provided there are not more than six (6) persons with non-medical care and supervision on less than a 24-hour basis.

NEIGHBORHOOD MEETING: A neighborhood meeting was conducted on February 3, 1998, at the Lamanda Park Library which was not heavily attended. Residents expressed concern that the subject site should be left undeveloped and vacant as an open

space for wildlife. They also expressed concern that the single-family residential dwelling unit would impede on their view.

CRIPPLED CHILDREN'S SOCIETY: The Crippled Children's Society has reduced the size of the residential dwelling unit due to funding from Housing and Urban Development (HUD). The reduction of the size of the housing unit will allow the developer for the Crippled Children's Society to remove one (1) tree *Alnus cordate* (Alder), instead of 16 trees which was previously proposed.

GENERAL PLAN CONSISTENCY: The proposal would change the Land Use Designation of the General Plan for this site from Open Space to Low Density Residential (0-6 dwelling units / net acre) and the zoning designation from OS (Open Space) to RS-6 (Single-family Residential District, 6 dwelling units / net acre). This new land use and zoning designation would permit single-family residential dwelling units.

The General Plan Amendment and Zone Change for this property would be consistent with the Housing Element goals and objectives: *Objective A-2*: Improve the utilization of . . . underutilized land; and *Objective A-3*: Continue to provide for the special housing needs of senior citizens and disabled persons, and with the Land Use Element *Policy 13.1 – Support of Organizations*: To provide support and commitment to public, private, and voluntary organizations and associations that provide important services to Pasadena's diverse community.

ENVIRONMENTAL DETERMINATION: An Initial Environment Study was prepared for the proposal in conformance with the requirements of the California Environmental Quality Act (CEQA) (Attachment 1). The Initial Environmental Study was revised by the Planning Commission based on the removal of trees having an effect on the environment. Mitigation measures were imposed on the project having the developer save the Coast Live Oaks on the site and transplanting and replacing all other trees to the best extent possible.

FISCAL IMPACT

The project site is surplus land included in sale negotiations by the City and the Crippled Children's Society. The Crippled Children's Society is a non-profit organization and is therefore exempt from paying property taxes. Any future development on the site will create fees for development processing and building permits.

WORKLOAD IMPACT

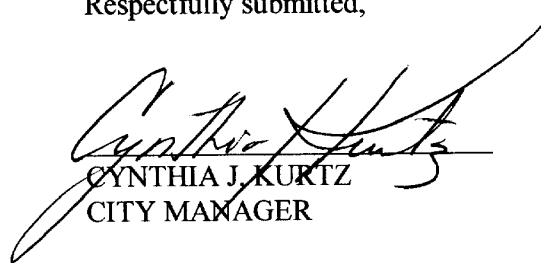
Should the General Plan Amendment and Zone Change receive approval and the resolution and ordinance be adopted, the Crippled Children's Society could proceed with the development of a single-family residential dwelling unit for six (6) developmentally disabled adults on the site. This project may have the potential to increase the workload

of the Planning and Permitting Department staff to process the application for single-family residential dwelling unit for the developmentally disabled adults. However, this increase is not anticipated to be significant. This staff work can be accommodated with existing staff under the existing work programs.

CONCLUSION

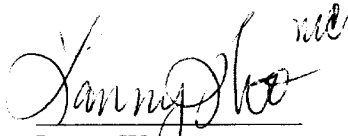
In order to allow the Crippled Children's Society to proceed with this proposal, the General Plan Land Use Diagram must be amended to Low Density Residential (0-6 dwelling units / net acre) and the Zoning Map must be amended to RS-6 (Single-family Residential District, 6 dwelling units / net acre) for the proposed site. If approved, this new housing unit will provide a net addition of one (1) unit to the City's existing housing stock and will provide housing for the developmentally disabled adults.

Respectfully submitted,



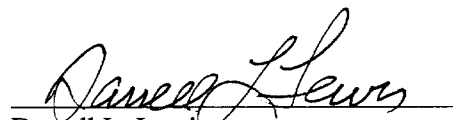
CYNTHIA J. KURTZ
CITY MANAGER

Prepared by:



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Assistant Planner

Approved by:



Darrell L. Lewis
Director of Planning and Permitting

Attachments:

- Exhibit 1 - General Plan Land Use Designations**
- Exhibit 2 - Zoning Map Designations**
- Exhibit 3 - Planning Commission Recommendation**
- Attachment 1 - Initial Environmental Study and Mitigated Negative Declaration**
- Attachment 2 - Mitigation Measures and Mitigation Monitoring Program**
- Attachment 3 - De Minimis Impact Finding**
- Attachment 4 - Resolution of General Plan Amendment**
- Attachment 5 - Notice of Determination**
- Attachment 6 - Ordinance for 3053 ½ East Del Mar Boulevard**
 - Exhibit A - Map of Zone Change**
 - Exhibit B - Legal Description**