

Agenda Report

TO: CITY COUNCIL

DATE: FEBRUARY 26, 2001

FROM: CITY MANAGER

SUBJECT: STATUS REPORT ON THE GENERAL PLAN LAND USE AND MOBILITY ELEMENT UPDATE AND ZONING CODE REVISION PROJECT

RECOMMENDATION: It is recommended that the City Council review and receive the following status report.

EXECUTIVE SUMMARY: This report updates the City Council on activities and events on the General Plan Update, Zoning Code Revision, and related activities that have occurred since October 2000. The second round of Mobility Element community workshops are underway, with participants being asked to evaluate different transportation strategies. The Housing Element effort is nearing completion with a draft Element expected in late February and a Planning Commission public hearing on an inclusionary housing ordinance scheduled for February 21.

BACKGROUND: In June 1998, the City Council approved a multi-year planning program and budget, which included revising the Zoning Code, preparing a five-year update of the Land Use Element of the General Plan, preparing a Central District Specific Plan, and revising the Housing, Safety and Noise Elements of the General Plan.

STATUS REPORT

Land Use Element – Staff is reviewing an updated set of goals and policies for the revised Land Use Element. Generally, the goals and policies of the General Plan are still relevant, but a few of the goals will be modified and updated to meet State law and to implement the community vision. Some of the goals that have been identified for further consideration and possible changes include: ensuring the affordable housing goals in the Land Use Element support the Housing Element goals, strengthening the Land Use Element's policies on open space, ensuring high quality design, and implementation of the development intensity standards for each Specific Plan area.

Housing Element – The Draft Housing Element will be scheduled for review by City commissions beginning in February. The Planning Commission will review the Draft Element in March, before the Element is sent to the State Housing and Community Development (HCD) for comments and any necessary revisions. After sixty days, State HCD will return the Draft Element for final changes and public hearings before the City Council.

Staff is considering several issues that were discussed but not fully resolved in the Housing 2000 meetings. In addition to an inclusionary zoning ordinance, some community members have suggested that the City should adopt a commercial development fee to support affordable housing. Second, the City Council may be asked by community members to reconsider a 1999 action concerning second units in single family districts. In August 1999, the Council directed staff to delete General Plan references supporting second units. Finally, the Planning Commission will hold a public hearing on the inclusionary zoning ordinance on February 21. Because the ordinance will affect the economic performance of residential projects, some developers, real estate agents and affordable housing advocates are suggesting strongly that Zoning Code development standards, such as height, common open space, and parking requirements, must be relaxed for those projects with inclusionary units. The Draft Housing Element will address all three issues.

Safety Element – In October 2000, only one proposal was received in response to a Request for Proposals (RFP) to update the Safety Element. This proposal did not meet the City's requirements for updating the Element. The scope of work and budget were revised and an amended RFP was completed and mailed out to potential consultants in December 2000. Consultant interviews and selection will take place held by the end of February 2001.

Noise Element – The contract with Rincon Consultants Inc. to revise the City's 1984 Noise Element was finalized and the initial project start up meeting between the consultant and City staff took place in January 2001. Staff has been gathering background information from past noise studies for the consultant. Information from the Mobility Element will be used to produce current and project future noise contours along City streets. The project will be coordinated with the Environmental Impact Report for the Arroyo Seco Master Plan regarding noise in the Arroyo. The Noise Element Revision is anticipated to be completed in late spring of 2001.

Zoning Ordinance Revision – The past three months staff has been reviewing Article 2 of the proposed zoning code. The consultant has drafted the land use regulations for all of the base districts (excluding the Central District). This includes: single-family, multifamily, commercial and industrial, public, semi-public, and open space zoning districts, as well as numerous overlay districts and other special districts. Staff provided the City's consultants with written and oral comments on their draft. The staff has been working with the consultant on the first draft of the administrative provisions of the zoning code and has had discussions about the creation of special development standards for work/live space and mixed use development.

Central District Specific Plan – Staff and the consultant team are developing simplified downtown zoning districts. There are currently more than twenty zoning districts in downtown with some of the districts further divided into subdistricts. Reducing the number of zoning districts would make it easier to administer the zoning code and continue to protect the identity of established areas of downtown. Attachment 1 illustrates a first attempt at revised zoning sub-districts that are being reviewed.

Cultural Heritage Ordinance Revision – The staff has completed a final draft of a revised ordinance. This draft will be presented to the Cultural Heritage Commission for its review and comment in April 2001 and a draft will be presented to the Planning Commission and City Council by the end of June 2001.

The purpose of revising the ordinance is to implement the General Plan's directive to revise and update the ordinance to strengthen protections for historic properties. Some of the issues that may arise in reviewing the revised ordinance include: 1) changing *delays* of demolition and exterior alterations to *denials*; 2) regulating changes to properties in local National Register Districts using the same provisions for our two landmark districts (Bungalow Heaven and Garfield Heights); and 3) transferring some preservation reviews to the staff.

Citywide Design Guidelines – A program to assemble citywide design principles and update and illustrate other citywide guidelines will follow the adoption of the specific plan for the Central District (which will include updated and illustrated design guidelines, including guidelines for new construction in Old Pasadena).

Joint Subcommittee – A joint subcommittee of representatives from the Planning Commission, Transportation Advisory Commission, and Community Development Committee continues to meet up to twice each month to review the public participation program and work products and discuss issues from staff and consultants on the Land Use and Mobility Elements, Central District Specific Plan, and Zoning Code Revision.

In January, they reviewed the schedule and goals for the 2nd round of Mobility Element meetings, discussed potential definitions for mixed-use development and work-live for the Zoning Code Update, and discussed plans for a joint Planning Commission / Transportation Advisory Commission / Community Development Committee meeting to discuss how to derive the appropriate density and intensity of new development in the General Plan.

Public Outreach – Staff and consultants have developed an interactive exhibit that will be added to the Story Bus, mobile planning information center. This exhibit allows participants to locate where they live, work, or play in Pasadena and receive a personalized computer printout that lists the planning and development projects nearby.

The exhibit generated a lot of interest at the Arroyo Seco festival in November. Staff is preparing a schedule of events where the exhibit, with or without the Story Bus, can be presented. Councilmembers and neighborhood associations will be contacted to invite them to include exhibit at their meetings and events.

Mobility Element - The public was introduced to the Mobility Element Update process in November 2000. The kick-off community meeting was held on November 2nd at the Senior Center and repeated in four different locations throughout the City.

Traffic concerns were expressed at each of the meetings. In the Northeast area, residents expressed the need for a multi-modal transportation center and additional CIP funding for transportation system improvements. At the Southwest area meeting, the focus was on the I-710 Gap Closure and the potential impacts of the Blue Line Stations. In the Northwest area, residents were concerned with freeway noise and Rose Bowl event traffic, as well as the need for the expansion of the ARTS bus program and related pedestrian and street improvements. In the Southeast, residents were concerned with spillover traffic from I-210. Each of these concerns will be addressed at upcoming neighborhood workshops scheduled at various locations that began on January 30, 2001.

As part of the Mobility Element Update efforts, Kaku Associates has completed an inventory of intersection capacity performance of the street system in downtown (Central District) at 56 signalized intersections and has calibrated the trip projection model based on this inventory as well as on population and employment estimates. This inventory report further analyzed and projected traffic conditions at these intersections due to 20 on-going projects and 31 planned/potential projects in or near downtown. The inventory is available for viewing on Public Works and Transportation's web site.

In late January and February, another round of neighborhood meetings are being conducted to discuss the projected traffic conditions within the city by the year 2015. A list of potential transportation strategies will be discussed. At the conclusion of these workshops, Kaku will use the transportation forecast model to evaluate the transportation system capacity based on different transportation alternatives and land use scenarios. An article providing information about the meetings has been included in the January/February edition of *In Focus*. The neighborhood workshops are as follows:

Neighborhood Workshops

North Central Area (Near Lake Avenue, North of Orange Grove)

Longfellow Elementary School

Located at 1065 East Washington Blvd.

Tuesday, January 30, 2001 from 7:00 p.m. - 9:00 p.m.

Northeast Area (North of I-210, East of Lake)

Don Benito Fundamental School

Located at 3700 Denair Street

Thursday, February 1, 2001 from 7:00 - 9:00 p.m.

Southeast Area (South of I-210, East of Lake)

Cal Tech University, Avery House Library

Located at the corner of Holliston and Del Mar

Tuesday, February 6, 2001 from 7:00 - 9:00 p.m.

Northwest / Linda Vista Area (North of I-210, West of Lake)

Linda Vista Elementary School Auditorium
Located at 1259 Linda Vista Avenue
Thursday, February 8, 2001 from 7:00 - 9:00 p.m.

Southwest Area (South of I-210, West of Lake)

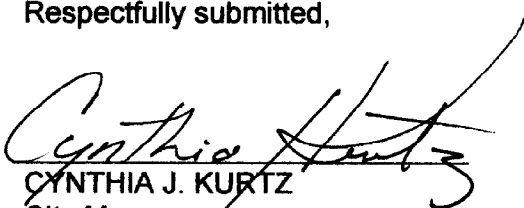
Senior Center
Located at 85 East Holly Street
Thursday, February 15, 2001 from 7:00 - 9:00 p.m.

Northwest Area (North of I-210, West of Lake)

Washington Middle School
1505 North Marengo Avenue
Thursday, March 1, 2001 from 7:00 - 9:00 p.m.

FISCAL IMPACT: Funds for this project have been budgeted in Planning and Permitting Department Accounts #8115-101-443000-95601, Planning and Permitting Department, Planning Update / RTKL consultants; and #8115-101-443000-95612, Mobility Element of the General Plan.

Respectfully submitted,



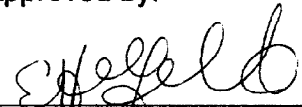
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Attachment 1 – Proposed Central District Sub-Districts