

Agenda Report

TO: City Council

DATE: August 19, 2002

FROM: City Manager

SUBJECT: GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR THE PARCELS ALONG RAYMOND AND SUMMIT AVENUES, BETWEEN MAPLE AND VILLA STREETS; AND ADOPT A RESOLUTION APPROVING A GENERAL PLAN AMENDMENT FOR THE "RAYMOND-SUMMIT-VILLA-MAPLE AREA" AND A GENERAL PLAN AMENDMENT FOR THE "ALTADENAVILLA PD-29 SITE"

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

1. Approve the Initial Environmental Study and Negative Declaration (Attachment 2);
2. Approve the De Minimis Impact Finding on the State Fish and Wildlife Habitat (Attachment 3);
3. Find that the zone change from RM-16 (Multi-family Residential, 16 dwelling units per net acre) to RM-12 (Multi-family Residential, two units per lot), and General Plan amendment from Medium Density Residential (0-16 dwelling units per net acre) to Low-Medium Density Residential (2 units per lot) are consistent with the goals and objectives of the General Plan and the purposes of Title 17 as outlined in the body of this report;
4. Approve the General Plan amendment from Medium Density Residential (0-16 dwelling units per net acre) to Low-Medium Density Residential (two dwelling units per lot);
5. Approve the Zone Change from RM-16 (Multi-family Residential, 16 dwelling units per net acre) to RM-12 (Multi-family Residential, two dwelling units per lot) zoning district;
6. Adopt a resolution (Attachment 4) approving a General Plan amendment for the Raymond-Summit-Villa-Maple area from Medium Density Residential (0-16 dwelling units/net acre) to Low-Medium Density Residential (2 dwelling units per lot) as shown in the attached map (Exhibit A of the resolution), and a General Plan amendment for the Altadena/Villa PD-29 site from Neighborhood Commercial and Medium Density Residential (0-16 dwelling units per net acre) to Medium-High Density Residential (0-32 dwelling units per net acre) as shown in the Exhibit B of the resolution, which was approved by the City Council on August 12, 2002;

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. Direct the City Attorney to prepare an ordinance amending the official zoning map of the City of Pasadena established by Section 17.08.040 of the Pasadena Municipal Code for the Raymond-Summit-Villa-Maple area from RM-16 (Multi-family Residential, 16 dwelling units per net acre) to RM-12 (Multi-family Residential, two dwelling units per lot).

PLANNING COMMISSION RECOMMENDATION:

After a public hearing on July 10, 2002, the Planning Commission unanimously approved staff's recommendation that the City Council approve the proposed General Plan amendment and zone change. At its June 26th meeting, a petition (Attachment 6) in support of the proposed General Plan amendment and zone change was submitted by a property owner.

OTHER COMMISSIONS' RECOMMENDATIONS:

On June 11, 2002, the Northwest Commission reviewed and recommended approval of the proposed General Plan amendment and zone change. No speakers appeared in opposition or support of the proposal. The Commission asked for clarification whether residents expressed concern over potential effect of the zone change on property values. Staff noted that concern had been expressed (in a June 1st neighborhood meeting) on the potential loss of opportunities for development of affordable housing.

On June 17, 2002, the Cultural Heritage Commission recommended approval of the proposed General Plan amendment and zone change to the Planning Commission and City Council. The Commission reviewed the proposal and acknowledged that the proposed General Plan amendment and zone change seek to preserve the existing low density residential character of the subject area, that 29 structures in the area were determined to contribute to the historic character of the neighborhood as documented in the Historic Resources Survey, Northwest Survey Revision Project, Phase I, dated July 1993, and that the proposal will help promote preservation of structures with historic and/or architectural merit and revitalization of traditional neighborhoods by reducing the likelihood that existing structures will be removed or significantly altered for new or additional construction.

EXECUTIVE SUMMARY:

The subject area consists of 37 parcels located along both sides of Raymond Avenue and Summit Avenue between Villa and Maple Streets. Among these 37 parcels, 23 contain single and two-unit residential developments, and 11 contain 3 or more residential units. One parcel is occupied by a church. Two parcels are vacant.

The proposal to amend the General Plan Land Use designation of this area from Medium Density Residential (0-16 units per acre) to Low-Medium Residential (two units per lot), and to change the zoning district from RM-16 (Multi-family Residential, 0-16

units per acre) to RM-12 (Multi-family Residential, 2 units per lot), is consistent with the prevailing land use pattern and zoning designation of the areas adjacent to the north of the subject area.

The proposal is also consistent with the objectives and policies of the General Plan Land Use Element in terms of: 1) protecting the low-medium density residential character of the neighborhood where a majority of the properties were found to possess architectural or historic merit that contribute to the historic character of the neighborhood; 2) helping to retain existing structures, some of which are affordable housing units, against the prospect of being removed to give way to new housing units at a density allowed by the zoning district in place; and 3) complementing the higher density development provision of the Fair Oaks/Orange Grove Specific Plan directed to the Fair Oaks corridor while protecting the low-density character of residential neighborhoods in the vicinity.

BACKGROUND:

Shortly after the adoption of the Fair Oaks Orange Grove Specific Plan in January 2002, the City Council directed staff to initiate a zone change study for the area between Villa and Maple Streets and Raymond and Summit Avenues. This was in response to concerns that potential multi-family developments under the current zoning (RM16) could detract from the low-density character of the neighborhood and the ongoing renovation and preservation efforts, which includes the conversion of two and three-unit residential buildings into single-family residences.

Attachment 1 includes a parcel inventory, a zoning map and a General Plan Land Use designation map of the Raymond-Summit-Villa-Maple area and its vicinity.

Approval of the proposed General Plan amendment and Zone Change will advance General Plan Land Use Element objectives and policies promoting preservation and protection of existing low-density neighborhoods with compatible land use patterns. These proposed changes will stabilize the low-medium density residential character of the neighborhood along Raymond and Summit Avenues, extending from Maple Street to the northerly city boundary.

GENERAL PLAN RESOLUTION:

State Law limits each General Plan element to four amendments each calendar year. Because of this limitation, resolutions amending the Land Use Element of the General Plan typically include more than one item. The attached resolution (Attachment 4) covers both the Raymond-Summit-Villa-Maple area and the Altadena/Villa PD-29 site that the City Council approved on August 12, 2002.

CONSISTENCY WITH GENERAL PLAN:

The proposed zone change and General Plan amendment for the properties located along Raymond Avenue and Summit Avenue between Maple and Villa Streets are consistent with the prevailing land use pattern in the surrounding area, specifically to

the area north of Villa Street, and will advance the specific objectives and policies of the General Plan (see Attachment 1 for discussion of objectives and policies).

Considering the existing land use and zoning designations to the north of the subject area, the proposed change in zoning and General Plan land use designation will be an extension of these existing designations to Maple Street. This will bring consistency between the subject area and the surrounding northerly areas, and stabilize the low density residential character of the area. Furthermore, the proposed amendment of the General Plan Land Use designation to Low-Medium Density Residential (two units per lot) will result in consistency between the proposed zoning (RM12) and the Land Use designation for the subject area.

CONSISTENCY WITH THE ZONING CODE:

The proposed zone change and General Plan amendment for the properties located along Raymond Avenue and Summit Avenue between Maple and Villa Streets are consistent with the specific purposes of the zoning Code's Chapter 17.22 RM-12 Multi-Family, (Two Units per Lot) Residential Districts, which among other things, states:

"Provide appropriately located areas for low-medium density residential neighborhoods that are consistent with the land use element of the Pasadena Comprehensive General Plan and with the standards of public health and safety established by this code."

NON-CONFORMING USES:

- Those parcels (11), which currently contain more than two units are allowed to remain under the proposed RM12 zone as legal non-conforming uses.
- As legal non-conforming uses, the existing multi-family buildings can be reconstructed if damaged or destroyed involuntarily. Alteration or enlargement of non-conforming uses are also allowed subject to approval of a Conditional Use Permit.

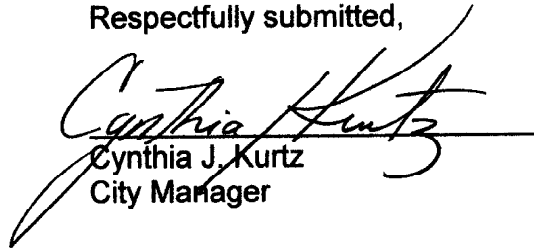
ENVIRONMENTAL DETERMINATION:

An Initial Environmental Study (IES), completed for the proposed zone change and General Plan amendment, determined that the proposed changes will not have a potential significant impact on the environment. A Negative Declaration has been prepared. In addition, there will be no impact on fish and wildlife, and staff is recommending the adoption of a Negative Declaration (Attachment 5).

FISCAL IMPACT:

There will not be an immediate fiscal impact as a result of this General Plan amendment and zone change. However, permitting fees will be collected for future development projects in the area to cover costs incurred from staff time required for project review.

Respectfully submitted,




Cynthia J. Kurtz
City Manager

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Associate Planner

Approved by:



Richard J. Brückner
Director of Planning and Development

ATTACHMENTS:

- Attachment 1 – Project Analysis
- Attachment 1a – Inventory of parcels, land uses, densities, Historic Resources survey results
- Attachment 1b – Zoning map – study area and vicinity
- Attachment 1c – General Plan Land Use Element map
- Attachment 2 – Initial Environmental Study and Negative Declaration
- Attachment 3 – De Minimis Impact Finding
- Attachment 4 – Resolution Adopting the General Plan Amendment
- Attachment 5 – Notice of Determination
- Attachment 6 – Petition of support from property owners