

# Agenda Report

**DATE:** MAY 13, 2002

**TO:** CITY COUNCIL

**FROM:** CYNTHIA J. KURTZ, CITY MANAGER

**SUBJECT:** PREDEVELOPMENT PLAN REIVEW FOR THE PROPOSED ANNANDALE CANYON ESTATES PROJECT (24 SINGLE FAMILY HOMES) LOCATED IN THE WESTERN HILLSIDE AREA OF THE CITY, BEGINNING AT THE END OF WEIRFIELD DRIVE

## RECOMMENDATION

This report is being provided for information purposes only at this time.

## BACKGROUND

This project summary is being presented to the City Council as part of the Predevelopment Plan Review (PPR) guidelines, which directs the PPR report for projects of community-wide significance to the City Council for information purposes only. A proposal for Annandale Canyon Estates has been submitted to develop 24 homes on 37 legally recorded lots from 1928.

Based on early discussions with staff, the applicant submitted an application for a PD (Planned Development). The applicant has withdrawn the PD application and is revising a new application for a Conditional Use Permit (CUP).

## PROJECT DESCRIPTION

The overall size of the project is approximately 22.5 acres (980,000 square feet) of undeveloped vacant land with varying degrees of slopes. The project is bound on the west by the Scholl Canyon Landfill, and open space, the east single family residences and the southeast by the Annandale Country Club and single family residences, south by single family residence and open space, and the north by single family residences. The boundary between the cities of Pasadena and Glendale runs along the western boundary of the property. A Southern California Edison right-of-way runs parallel to this

jurisdictional boundary just inside the City of Glendale. The boundary between the cities of Pasadena, Glendale, and Los Angeles lie about one-third mile to the south of the site.

The General Plan designation for the project is Low Density Residential and the Zoning designation is RS-2 (HD). The proposed project is the development of 24 single-family residences with an average lot size of 25,265 square feet and an average house size of 4,000 square feet. The applicant proposes to balance the cut and fill of the slopes on site. Five lots containing portions of the drainage and most on-site trees are proposed to remain as open space with a nature trail. A detention basin is proposed just north of the current termination of Wierfield Drive.

There are two “paper streets” (streets that are shown on the zoning map but have never been constructed) on the proposed site, the continuation of Weirfield Drive and new construction of Brunswick Drive. The applicant is proposing to construct a third street “A” on the map. These streets will be constructed based on current Public Works & Transportation construction standards.

In addition to the infrastructure requirements of the new streets, the applicant will be required to provide sewer, water, electrical hookups and any other infrastructure requirements as prescribed by the Public Works & Transportation Department.

### **REVIEW OF DISCRETIONARY ACTIONS**

The purpose of the PPR process is to identify site-specific requirements of the various city departments to give developers direction regarding their projects, and to outline the development schedule. Staff reviewed the following discretionary actions and has determined the following:

General Plan Review: The development proposal is consistent with the goals, policies and objectives of the General Plan’s Land Use Element. The project site is located in the western portion of the San Rafael Hills. The proposed project is consistent with the following General Plan policies: Objective 7 – Preserve the character and scale of Pasadena’s established residential neighborhoods, Policy 7.2 – Subdivisions, Policy 7.3 – Unimproved Streets, 7.6 – Hillside, Objective 12 – Fiscal Health, Policy 12.3 – Pay your Own Way; and Objective 15 – Housing Conditions, Policy 15.1 – Sizes and Types.

Environmental Review: An Initial study was prepared for the project and determined an Environmental Impact Report (EIR) would be needed to evaluate project impacts. The following environmental issues are anticipated to be central to the EIR: Traffic, Geology and Hydrology, Biological Resources, Land Use and Planning, Hazards/Hazardous Materials (relationship to Scholl Canyon Landfill) and Recreation. The EIR will look at the impacts related to the development of all 24 houses, streets and infrastructure requirements to support the full development

Conditional Use Permit: Conditional Use Permits are required for lots with a slope greater than 2:1, or a house greater than 4,000 square feet. Based on these criteria 17 lots

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have slopes greater than 50% and would require a CUP. The remaining seven pads would not require a CUP unless the house was larger than 4,000 square feet. The proposed project and certification of the EIR will be heard by the Zoning Hearing Officer.

Additional Reviews: In addition to City review, the following public agencies have discretionary review: The U.S. Army Corps of Engineers and the California Department of Fish and Game as part of their review of applications or permit authorization for the Blue Line Stream located in those parcels designated as open space. If needed, approval of any mitigation measures within the jurisdiction of the Cities of Glendale and Los Angeles.

Affordable Housing: If the project proceeded as a Planned Development, the applicant would be subject to the Inclusionary Housing Ordinance. If the application is revised and the applicant proceeds with a Conditional Use Permit he is not subject to the Inclusionary Housing Ordinance regulations.

Timeline: The following timeline outlines the major states in the process.

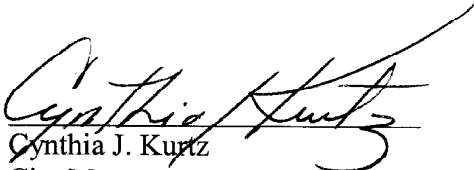
5/09/01	PPR Meeting
11/06/01	Application for Planned Development
Winter 2002	Prepare draft Initial Study – determination an EIR should be prepared
4/16/02	Applicant withdraws PD application
5/13/02	PPR report to the City Council as an information item
Spring 2002	Applicant currently preparing CUP application
Summer 2002	Scoping Meeting on EIR
Fall 2002	Draft Environmental Impact Report
Fall 2002	Cultural Heritage and Design Commissions
Fall 2002	Hearing Officer

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FISCAL IMPACT

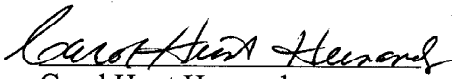
Fees will be required to be paid for the discretionary actions required for the project. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.

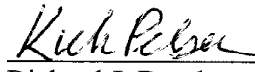
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