

Agenda Report

TO: CITY COUNCIL
DATE: FEBRUARY 23, 2004

FROM: CITY MANAGER

RE: PASADENA AVENUE ZONE CHANGE AND ZONING CODE AMENDMENT

RECOMMENDATION

It is recommended that the City Council, following a public hearing, take the following actions:

1. Adopt an Initial Environmental Study with a Negative Declaration and the appropriate CEQA findings (see Attachment C);
2. Find the proposed amendments to the Zoning Code and the official Zoning Map consistent with the General Plan's goals, objectives, and policies and the purposes of the Zoning Code, as outlined in the body of the report;
3. Approve the proposed amendments to the Zoning Code and the official Zoning Map, and;
4. 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 and the State Clearinghouse.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission considered the proposed zone change at its meeting on January 14, 2004. The Commission unanimously approved staff's recommendation, provided that the changes to the Zoning Map be restricted to the area shown in Attachment B. The recommendation submitted to the Council corresponds with the Commission's recommendation. No one appeared at the Planning Commission hearing to speak in opposition to the proposed amendments to the Zoning Code and Zoning Map.

SUMMARY

A zone change study has been undertaken for the west side of South Pasadena Avenue between California Boulevard and Bellefontaine Street (see Attachment A). The purpose of the study is to determine the appropriate zoning to permit a non-profit organization to provide temporary housing for patients and families of patients staying at local hospitals within the study area. The study recommends to (1) create a new use classification within the zoning code, to be known as Hospitality Home, (2) provide for an overlay district within the zoning code that permits this use with a Minor Conditional Use Permit (MCUP), and (3) establish the overlay zone in an area identified by the study (see Attachment B).

BACKGROUND

The Planning Commission initiated a zone change study in the vicinity of Pasadena Avenue between Bellefontaine Street and California Boulevard (see Attachment A) at its meeting of September 10, 2003. Most of this area is owned by the California Department of Transportation (Caltrans), and may eventually be utilized to complete Interstate 710 (I-710, the Long Beach Freeway). In the interim, properties in this area are either vacant or being rented.

A local non-profit group proposes to operate a facility at 763 South Pasadena Avenue for families of patients staying at Huntington Hospital, across the street from the subject site. The facility is intended to provide "home like" lodging for patients' families. Minor modifications to existing on-site structures, limited mostly to repairs, will be necessary for the proposed facility. Parking will be provided in the rear.

The Zoning Code does not include a classification that exactly matches the proposed use. Therefore, part of the proposed amendments to the Zoning Code include creating a definition of "Hospitality Home" as a new use that encompasses the type of facility that is proposed.

ANALYSIS

Existing Conditions

The designated study area is illustrated in Attachment A. The study area includes seven single-family properties, four properties with two units, three properties with more than two units, and three vacant properties. The County Assessor does not maintain parcel data for the properties in the study area due to Caltrans' ownership. To describe these properties, staff created a numbering scheme corresponding with former parcel boundaries shown on the official Zoning Map. Table 1 includes the property identification number, the corresponding address, and the land use for each property within the study area. The property identification number corresponds with the numbered properties in Attachment A.

East of the study area is Huntington Hospital and associated institutional uses. Other commercial, institutional, and industrial uses are located farther east in the vicinity of South Fair Oaks Avenue. North of the site are single- and multi-family homes, Sequoia School, and the I-710 stump, which funnels vehicular traffic to and from Pasadena Avenue and St. John Avenue. More commercial uses can be found to the northeast towards the City's urban core. West and South of the site are predominantly single-family residential neighborhoods. Singer Park is located on west side of St. John Avenue, across the street from the study area.

Zoning

Within the study area, existing zoning for properties fronting on Pasadena Avenue (i.e., Property Nos. 1-11) is Single-Family Residential (RS-4). For properties within the study area fronting on California Boulevard and St. John Avenue (i.e., Property Nos. 12-17), existing zoning is Multifamily (City of Gardens) Residential Districts (16 Dwelling Units Per Acre), also known as "RM-16." Zoning immediately north of the study area is Public/Semi-Public (PS) for the site of Sequoia School, and RM-16 for properties west on California Boulevard. An Open Space (OS) district is designated for the site of Singer Park, west of the study area. Properties fronting on both sides of St. John Avenue, south of Singer Park, in the vicinity of the study area are zoned RS-4. Properties on the east side of Pasadena Avenue south of

Bellefontaine Street are zoned RS-6, while properties on the west side are zoned RS-4. The Huntington Hospital site, immediately east of the study area, is zoned predominantly PS. One lot adjacent to Huntington Hospital is zoned Commercial Office (CO). Central District (CD) and Industrial (IG) zones are located east and north of Huntington Hospital.

**Table 1
Property Use within Study Area**

Property Identification	Address	Existing Use
1	765 Pasadena Avenue	Single-family (Vacant)
2	763 Pasadena Avenue	Single-family (Vacant)
3	737 Pasadena Avenue	Single-family (Vacant)
4	No Address	Vacant
5	711 Pasadena Avenue	Single-family (Occupied)
6	703 Pasadena Avenue	Single-family (Vacant)
7	679 Pasadena Avenue	Multi-family, Two Units (Occupied)
8	No Address	Vacant
9	No Address	Vacant
10	615-633 Pasadena Avenue	Multi-family, Multiple Units (Occupied)
11	615-633 Pasadena Avenue	Multi-family, Multiple Units (Occupied)
12	595 Pasadena Avenue and 190 California Boulevard	Multi-family, Two Units (Occupied)
13	202 and 204 California Boulevard	Multi-family, Two Units (Occupied)
14	206-216 California Boulevard	Multi-family, Multiple Units (Occupied)
15	584 St. John Avenue (230 and 230a California Boulevard)	Multi-family, Two Units (Occupied)
16	600 St. John Avenue	Single-family (Occupied)
17	602 St. John Avenue	Single-family (Occupied)

Notes: Refer to Attachment A for Property Identification.

General Plan

The General Plan Land Use Diagram designates properties in the study area fronting on Pasadena Avenue as Low Density Residential (0-6 dwelling units/net acre). The designation for properties fronting on St. John Avenue and California Boulevard is Medium Density Residential (0-16 dwelling units/net acre). The designation for Sequoia School is Institutional. Properties west of the school on the north side of California Boulevard are designated Medium Density Residential. The site of Singer Park is designated Open Space. All other properties west and south of the study area are designated Low Density Residential. The site of Huntington Hospital, as well as other properties northeast of the site, are designated Specific Plan (i.e., Central District Specific Plan and South Fair Oaks Specific Plan).

Proposal

The recommendation entails the following actions:

- (1) *Creating a new use classification* – The new use classification will be known as “Hospitality Home,” and will be similar to the following definition:

A facility owned or operated by a nonprofit organization intended to be used solely for the temporary occupancy of patients being treated at a local hospital or outpatient clinic or family members of patients being

treated at a local hospital or outpatient clinic. This facility may include the provision of food service to the occupants only.

This use would only be allowed within a Hospitality Home Overlay District, and only with a Minor Conditional Use Permit (MCUP).

(2) *Providing for an overlay district in the Zoning Code* – A new zoning code section would be developed to define the new overlay zone (Hospitality Home Overlay) and requirements. Development standards would be the same as the underlying zoning district. Parking standards would be set through the MCUP.

(3) *Establishing the overlay zone in the area identified by the study* – The new Hospitality Home Overlay District would be established for the first four properties from north to south within the study area fronting on Pasadena Avenue (i.e., Property Nos. 1-4 – see Attachment B). This overlay zone would be about two acres in size. Several properties north of the proposed hospitality home are included to provide for reuse of those properties in the future pursuant to the requirements of the overlay zone. This overlay zone would permit the hospitality home only with approval of an MCUP. Conditions on operation could be set through the MCUP to ensure that any potential adverse impacts are avoided.

This proposal does not change the underlying single-family residential zoning within the study area. It does not require a General Plan amendment either. The Zoning Code text would be amended to reflect the new land use classification and the new overlay district. The Zoning Map would be amended to reflect the new overlay zone on Pasadena Avenue. Any hospitality homes proposed for other areas of the City would require a zoning map amendment to establish the overlay zone, and then an MCUP to address any peculiarities of the individual use.

Land Use Consistency

The study area includes a mix of residential uses that buffer lower density single-family neighborhoods to the west and south from denser more active neighborhoods to the north and east, like Huntington Hospital. Thus, the study area transitions these divergent land uses. Operation of hospitality homes within the overlay zone would fit well into the existing neighborhood, both buffering single-family neighborhoods and complimenting institutional uses in the vicinity. Review via an MCUP will ensure that any potential compatibility issues are addressed through the entitlement process.

Zoning Code Consistency

The proposal is consistent with the purposes of the Zoning Code and the existing zoning. The proposed hospitality home will only be allowed in areas with unique characteristics that make such uses appropriate after consideration by the Planning Commission. The proposal will preserve the character and quality of the existing residential neighborhoods, while accommodating the non-profit use. It will foster convenient, harmonious, and workable relationships among land uses, as well as achieve the arrangement of land uses described in the General Plan. Overall, it will further the Zoning Code's purpose to protect the health and welfare of the community, as well as the single-family district's purpose to provide for public services and facilities.

General Plan Consistency

The proposed amendments are consistent with the General Plan. In particular, they further the following General Plan Land Use Element provisions:

Policy 6.3 – Adaptive Reuse: Encourage and promote the adaptive reuse of Pasadena's historic resources.

Objective 13 – Adequate Services: Provide adequate support for businesses and institutions that serve the needs of Pasadena's diverse residents and families....

Policy 13.1 – Support of Organizations: Support the needs of public, private, and voluntary organizations and associations that provide important services to Pasadena's diverse community.

Policy 14.4 – Link Community Services: Increase access to and linkages among community service facilities.

Community Meetings

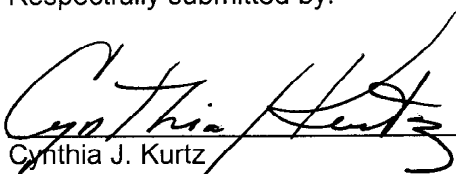
Two community meetings were conducted to discuss recommendations of the zoning study. The first meeting was held on November 19 to present an initial proposal for a zone change to RM-12 (multi-family, 2 units per lots) and a corresponding General Plan amendment. About ten people attended. Concerns raised included the increased density proposed by the RM-12 zoning district, changing of the underlying zoning, and the General Plan designation.

In response to those concerns, an alternative proposal to create an overlay zone and a new use classification was presented at a second community meeting on December 8. Approximately ten people attended that meeting; in general, they expressed support to the recommendations, although reservations were still expressed about any change to the area.

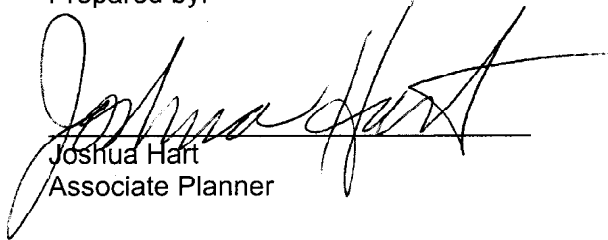
Environmental Review

A Negative Declaration and Initial Study (ND/IS) have been prepared for the proposal. These documents were circulated for a 30-day review period through the State Clearinghouse. The ND/IS indicates that the proposed changes will not have any potentially significant impacts on the physical environment. Four comment letters were received on the ND/IS, including two letters from public agencies.

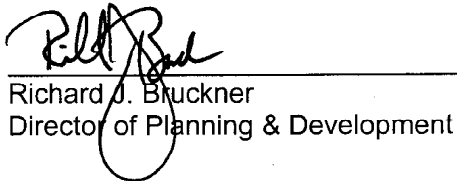
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Attachment A – Study Area and Existing Zoning
Attachment B – Proposed Overlay Zone
Attachment C – CEQA Findings and Final Negative Declaration/Initial Study
Attachment D – Correspondence