

Agenda Report

TO: CITY COUNCIL

DATE: JUNE 12, 2006

FROM: CITY ATTORNEY

SUBJECT: SOUTH FAIR OAKS SPECIFIC PLAN AMENDMENT RESOLUTION

RECOMMENDATION

It is recommended that the City Council adopt the Resolution to amend the South Fair Oaks Specific Plan, attached hereto.

BACKGROUND

At its meeting on January 30, 2006, the City Council approved amendment of the South Fair Oaks Specific Plan, to allow educational and dormitory uses. Attached is the Resolution to accomplish the approved amendment.

FISCAL IMPACT

There will not be an immediate fiscal impact as a result of this amendment to the South Fair Oaks Specific Plan. Applicable development fees will be collected from any future development proposed on the properties impacted.

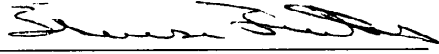
ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration was prepared and approved for the project in conformance with the requirements of the California Environmental Quality Act (CEQA).

Respectfully submitted,


MICHELE BEAL BAGNERIS

Prepared by:



THERESA E. FUENTES
Deputy City Attorney

Concurrence:



CYNTHIA J. KURTZ
City Manager

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
AMENDING THE SOUTH FAIR OAKS SPECIFIC PLAN**

WHEREAS, the Land Use Element of the Comprehensive General Plan calls for the preparation of seven Specific Plans as an implementation strategy for the Land Use Element; and

WHEREAS, the South Fair Oaks Specific Plan (“Specific Plan”) was adopted in April of 1998 and provides land use regulations, development standards, and design guidelines for new development in the area covered by the Specific Plan; and

WHEREAS, the Specific Plan did not anticipate college uses or student housing within the Specific Plan, and these uses are not currently permitted uses in the Zoning Code; and

WHEREAS, there has arisen a current demand for college uses or student housing within the Specific Plan; and

WHEREAS, there is a need to keep the Specific Plan current with respect to changing economic conditions and future development potential, which requires adding college uses or student housing as an allowed use within the Specific Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby adopts the following amendments to the South Fair Oaks Specific Plan:

1. To add “college – traditional campus setting” as a permitted use along Raymond Avenue and the Glenarm Power Plant site.

2. To add "dormitories" as a permitted use along Raymond Avenue (but not at the Glenarm Power Plant site).

BE IT FURTHER RESOLVED that the above amendments to the South Fair Oaks Specific Plan are consistent with the Land Use Element of the General Plan.

Adopted at the regular meeting of the City Council on the _____ day of _____, 2006, by the following vote:

AYES:

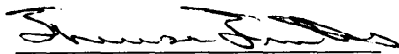
NOES:

ABSENT:

ABSTAIN:

Jane Rodriguez
City Clerk

APPROVED AS TO FORM:



Theresa E. Fuentes
Deputy City Attorney