

Agenda Report

TO: CITY COUNCIL

DATE: JUNE 12, 2006

FROM: CITY ATTORNEY

SUBJECT: FAIR OAKS/ORANGE GROVE SPECIFIC PLAN AMENDMENT
RESOLUTION

RECOMMENDATION

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

BACKGROUND

At its meeting on January 23, 2006, the City Council approved amendment of the Fair Oaks/Orange Grove Specific Plan, to add automobile rental, and retail sales, as allowed uses in certain sub-districts of the Fair Oaks/Orange Grove Specific Plan. 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 Fair Oaks/Orange Grove Specific Plan. Applicable development fees will be collected from any future development proposed on the properties impacted.

ENVIRONMENTAL DETERMINATION

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

Respectfully submitted,

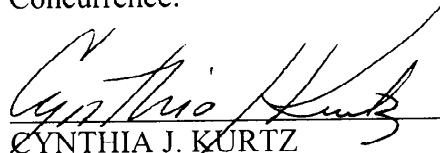

MICHELE BEAL BAGNERIS

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 FAIR OAKS/ORANGE GROVE SPECIFIC PLAN

WHEREAS, the Land Use Element of the Comprehensive General Plan established the City's goals, objectives and policies with respect to the development of its land resources; and

WHEREAS, the Land Use Diagram of the Comprehensive General Plan designates land within the City for certain types of development consistent with its land use policies; and

WHEREAS, there is a need to keep the Land Use Element of the Comprehensive General Plan current with respect to changing economic conditions and future development potential; and

WHEREAS, the General Plan Land Use Element calls for the establishment of specific plans to implement the goals and policies of the General Plan through detailed development standards, distribution of land uses, infrastructure requirements and implementation measures; and

WHEREAS, the Fair Oaks/Orange Grove Specific Plan ("FO/OG Specific Plan"), adopted in January of 2002, sets as one of its major goals the encouragement of a "liveable community" concept of balanced mixed-use development, with retail, residential and employment within walking distance of one another, which is integrated into the Land Use Vision of the FO/OG Specific Plan; and

WHEREAS, the FO/OG Specific Plan goals seek to revitalize the Specific Plan area through viable commercial development, and the City Council found the provisions for Vehicle

Services – Automobile Rentals, and Retail Services, to be consistent with these goals on January 23, 2006; and

WHEREAS, the proposed addition of Vehicle Services – Automobile Rentals, and Retail Services, to the FO/OG Specific Plan area was presented to and approved by the Fair Oaks Project Area Committee on October 18, 2005; and

WHEREAS, the proposed addition of Vehicle Services – Automobile Rentals, and Retail Services, to the FO/OG Specific Plan area was presented to and approved by the Northwest Commission on October 25, 2005; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on December 14, 2005 on the proposed amendment to the FO/OG Specific Plan; and

WHEREAS, a duly noticed public hearing was held by the City Council on January 23, 2006 on the proposed amendment to the FO/OG Specific Plan; and

WHEREAS, a Negative Declaration was prepared for the FO/OG Specific Plan amendment, and was approved by the City Council.

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

1. Permit the Vehicle Services – Automobile Rental use in subdistrict C-2 and portions of sub-districts C-3 a, b c, and d with a Conditional Use Permit.
2. Permit the Retail Sales use in subdistrict C-2.

Adopted at the regular meeting of the City Council on the _____ day of _____, 2006,

by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, CMC
CITY CLERK

APPROVED AS TO FORM:



THERESA E. FUENTES
DEPUTY CITY ATTORNEY