

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** March 6, 2006

**FROM:** CITY MANAGER

**SUBJECT:** ZONING MAP AMENDMENTS

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## **RECOMMENDATION**

It is recommended that the City Council:

1. Acknowledge that these map amendments do not have the potential for causing a significant effect on the environment and thus under the CEQA Guidelines Article 5 (Section 15061(b)(3)) are exempt because they do not have the potential for having an impact on the environment;
2. Find that the proposed amendments to the Zoning Map are consistent with the goals and policies of the General Plan as contained in this report; and
3. Approve the Zoning Map Changes as shown on Attachment B.
4. Direct the City Attorney to prepare an ordinance that implements these recommendations as described in the agenda report and return within 60 days for first reading.

## **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission recommends approval of these amendments.

## **BACKGROUND**

The City Council adopted the new Zoning Code (Ordinance # 7000) on January 24<sup>th</sup>, 2005. With the implementation of the new Code, revisions to different zoning districts throughout the City were made, including the removal of certain zoning designations from the Code. The purpose of this set of map amendments is to implement these changes in order to allow for a City-wide Zoning Map that will be consistent with the new Zoning Code. In addition to these updates, staff is including recommendations on several properties that are incorrectly designated regarding their respective uses, or are

split by Zoning Boundaries. Through this set of amendments, their boundaries will be adjusted to reflect the appropriate use.

An analysis of those properties to be adjusted has been made and staff identified approximately 387 parcels that are subject to the proposed amendments. Maps identifying these properties were generated and are part of Attachment B. A detailed analysis of the major changes are included in this report while the minor changes are included in Attachment A.

## **COMMUNITY MEETINGS**

Two community workshops were held on different days regarding the proposed amendments. The first hearing took place July 21, 2005 and focused on those properties located east of Hill Ave, while the second meeting on August 18, 2005 focused on those properties located to the west of Hill Ave. Notice was given to those property owners, as well as property owners within 500 feet. The purpose of the meetings was to provide an opportunity for members of the community to obtain information about the properties to be rezoned as a result of these updates. No one present at the workshops had any major concerns with proposed amendments. Furthermore, staff informed those in attendance of the proposed schedule for the amendments.

## **ANALYSIS**

The analysis will focus on three of the significant changes that will occur as a result of the zoning map amendments. Additional areas subject to the update are in Attachment A to this report.

### **CL-1 to CL (Carmelo St. and White St.)**

This area is zoned for neighborhood commercial. Originally this area was a CL District that had different standards in terms of the uses that were allowed. When the new Zoning Code was under review, the differences between these districts were reconciled. The following is a breakdown of the changes in the new Zoning Code as it relates to the CL and CL-1 districts:

- Mortuaries – old code: allowed in the CL-1, not allowed in the CL district; new code: allowed in all CL districts;
- Industry Restricted – old code: conditionally permitted in the CL-1 district; new code: not permitted in any CL district; and
- Wholesaling distribution and storage – old code: conditionally permitted in CL-1 district, new code: not allowed in any CL district.

### **Change RM-16-2 to RM-16 along East California**

Those properties along the north and south sides of East California Boulevard between Magnolia Avenue and Hudson Avenue are currently zoned RM-16-2, staff recommends a change to RM-16. This change will not result in any changes in permitted uses and density. This adjustment is simply a change in the nomenclature. Under the old Zoning

Code, the RM-16-2 required Design Review for multi-family projects under the RM-16 regulations. This requirement was instituted before the City of Gardens Ordinance was adopted. Design review is now required for all projects subject to the City of Gardens standards (3 or more units). The amendment to RM-16 is to reflect the appropriate zoning designation that was approved as part of the adoption of the new zoning code.

**PD-8 (Planned Development 8) to RM-32-OC (South Marengo Ave.)**

This proposed change will replace the PD-8 with RM-32-OC. This amendment will not change the existing land use, development standards and density of this district. The purpose of this change is to call this area a residential zoning district which was incorrectly zoned to a PD when the 1985 Zoning Code was adopted. The PD-8 allowed office conversion within a multi-family district. This change will continue to allow such conversions. However, this change will implement the new limitations on hours of truck deliveries and trash pickup for commercial uses along Arroyo Parkway. The Commission and the City Council approved this concept when the PD-8 provisions for office conversions were incorporated back in to the Zoning Code as the Office Conversion (OC) overlay district.

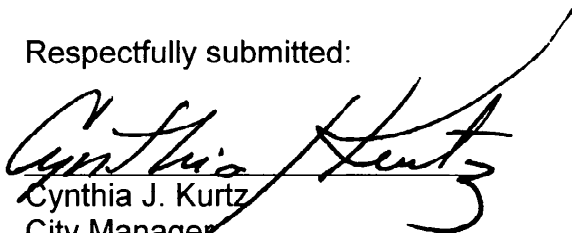
**ENVIRONMENTAL DETERMINATION**

Under the CEQA Guidelines Article 5 (Section 15061 (b) (3) describes the "general rule." The general rule states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. In this case, an amendment to the Zoning Map to correct various inconsistencies can be seen with certainty to have no significant effect on the environment. The project will establish consistency between the Zoning Code and Zoning Map, and will implement the changes approved under the Zoning Code revision process.

**FISCAL IMPACT**

The proposed zoning map amendments will provide a zoning map that is consistent with the zoning code that was approved by the City Council on January 4, 2005. As a result there will be no fiscal impact by the proposed changes. Future project requesting an entitlement will be reviewed at the time of submittal to determine appropriate fees to be paid.

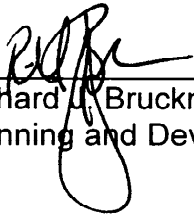
Respectfully submitted:

  
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Reviewed by:



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Richard A. Bruckner  
Planning and Development Department

## **Attachments**

- A. Additional Areas Subject to the Zoning Map Amendments
- B. Maps of Designated Areas

# Attachment A

## **Additional Properties Subject to the Zoning Map Amendments**

### **Change CL-SD, CL-2-SD to CL** (located throughout the City)

The CL (Limited Commercial) zoning district is a neighborhood commercial zoning district. The SD (Sign District) was a special sign district which reduced the allowable sign area as well as the number of monument signs allowed on a commercial property. When the new sign code was adopted, the sign requirements of the CL-SD were incorporated into the revised sign code and applied the same restrictions to all CL districts. The SD ceases to exist in the Zoning Code. Removal of the SD does not impact the developments standards (setbacks, height, etc.) or the allowed uses in the CL district. The recommendation is to amend the Zoning Map to remove the CL-SD and replace it with the CL zoning district.

### **Property abutting Mayfield Senior School**

The property located at 465 Orange Grove Circle, is a single-family home abutting Mayfield School. Currently the site is zoned PS which is the zoning designation of the school. This lot was incorrectly zoned as part of the establishment of the PS zoning for the Mayfield property. Staff recommends an amendment to remove this property from the PS and reclassifying it RS-4-HD (Single-Family Residential, 0-4 units per acre, Hillside Overlay). This zoning designation will be consistent with the surrounding residential uses. This property is not owned by the Mayfield Senior School but is a private residence.

### **Northeast corner of Hill Ave. and Washington Blvd.**

Currently the site of the Rite-Aid Drug Store and other neighborhood commercial uses. This site is split by two zoning districts. The CL (Commercial Limited) which fronts onto Washington Blvd permits commercial uses. To the rear, the site is zoned RM-12 which permits residential uses at two units per lot. For this site, staff recommends to re-zone the entire site CL, resulting in an appropriate zoning designation for the existing use. This change will not rezone any residential uses as commercial but simply make this entire site CL.

### **Rosemead Property**

This property is at the corner of Rosemead and Sierra Madre Villa (670 N. Rosemead). It consists of a two-story office building that has occupied this site for about 25 to 30 years. Currently the site is zoned single-family with hillside overlay. This is not the appropriate zoning for the property since it is a commercial office use. The Zoning Map and General Plan Map would be revised accordingly to reflect a changed to CO (Commercial Office) to reflect the use that is on the site resulting in a consistent zoning district.

### **Amendments to the PS and OS (Public Semi-Public Zoning and Open Space Zoning)**

The PS (Public Semi-Public) Zoning District is intended to provide a specific base zoning district for large public or semi-public land uses that may not be appropriate in

other base zoning districts. The PS Zoning district is consistent with and implements the Institutional land use designation of the General Plan. Staff has identified various sites that currently operate as institutional uses that are not zoned PS. Through this amendment staff will adjust both the Zoning and General Plan Maps to reflect their appropriate uses. Below are those properties staff is recommending changes to.

1. The northeast corner of Arroyo Blvd. and Coniston Rd is currently owned by the City and is used as a reservoir. The site is split between two residential zoning districts, RS-4 and RS-6. Since the use of the site is not residential, the PS designation will be consistent with other public owned properties.

2. The Gamble House located at 4 Westmoreland Place and fronting onto Orange Grove Boulevard is zoned RS-4 (Residential Single-Family, 0-4 units per acre). The use is a museum. Reclassification to PS will ensure the site is zoned in accordance with the use and the neighboring properties which are also zoned PS.

3. Mayfield Junior School which is located at 405 South Euclid Avenue is an institutional use currently zoned RM-32 (Multi-family Residential, 0-32 units per acre). Previously the site was within the boundaries of the Central District Plan. With the adoption of the Central District Plan, the boundaries changed to no longer include the subject site. By default, the property was rezoned RM-32 (Multi-Family Residential, 0-32 units per acre).

4. Assumption Church, located at 651 North Sierra Madre Boulevard owns a parking lot across the street to the north. This site is zoned for single-family use. Re-zoning this site PS will be consistent with the church property to the south.

5. PCC Education Center and Park located on Foothill Boulevard, west of Santa Paula Avenue, was incorrectly zoned as part of the establishment of the East Pasadena Specific Plan. Part of this area is the parking lot for the Education Center while part of it should remain as Open Space.

6. Southwest corner of Colorado Blvd. and Bonnie Ave. which is part of the PCC campus are zoned commercial. When the new library was constructed, these commercial properties were purchased by the school district and demolished. The Zoning Map was never updated to reflect these changes, and the properties continue to show that they are commercially zoned.

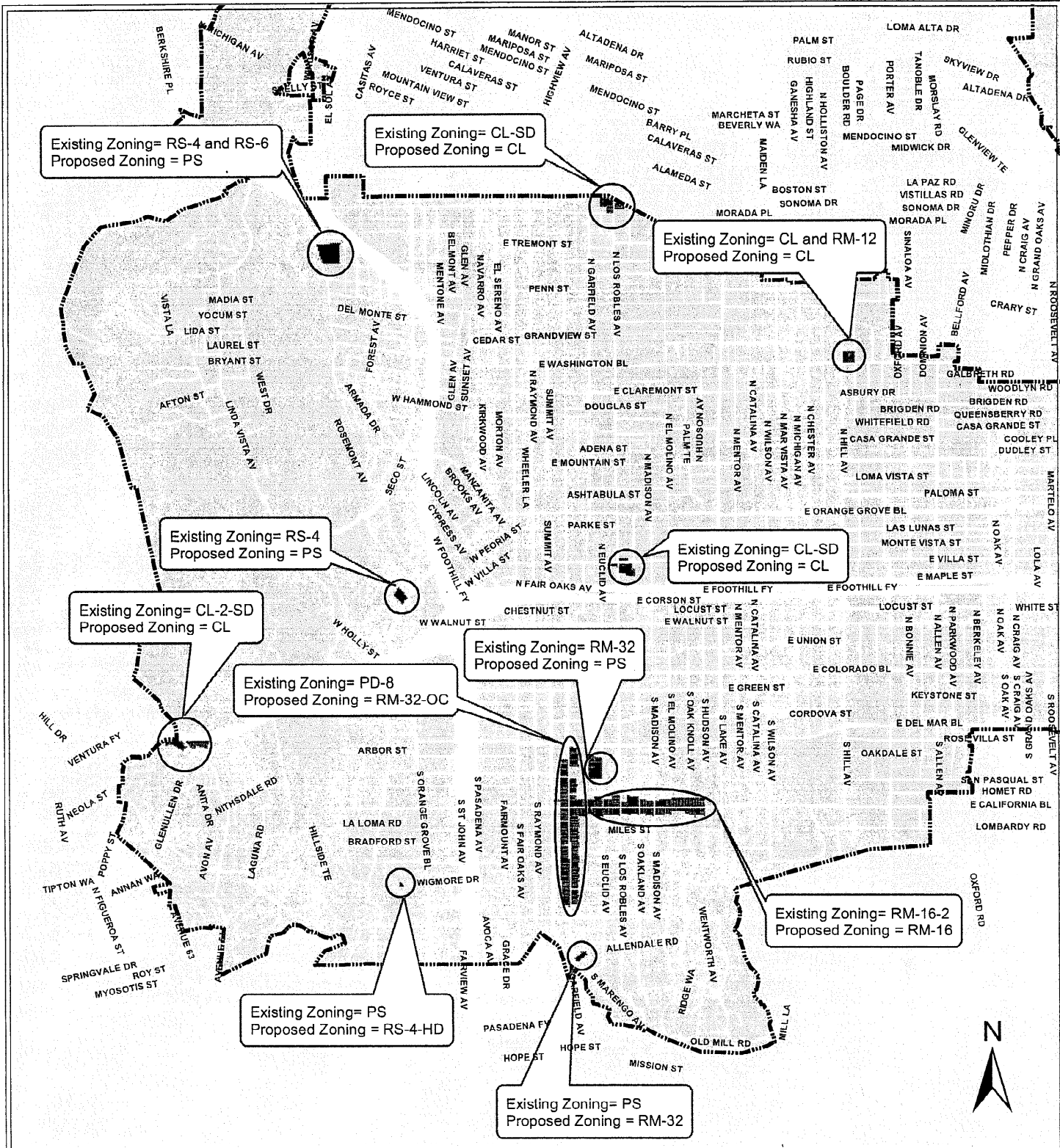
**The Marine Corps Reserve (Northwest Corner of Paloma St. and Sierra Madre Blvd.)**

Currently the site is zoned RS-6, the property is owned by the City and should be zoned as Open Space (OS) since it is part of the park and not a single-family use.

**Property located at 1240 South Marengo**

The site is a multi-family development split between two zoning districts. To the north, the property is zoned PS, and to the south RM-32-HL-1. It appears that a mapping error occurred when the PS district was established for adjacent public school. Staff recommends the portion zoned PS changed to RM-32-HL-1, resulting in a reclassification that is consistent with the existing use of the site.

***Attachment B***



# City of Pasadena Proposed Zoning Map Amendments

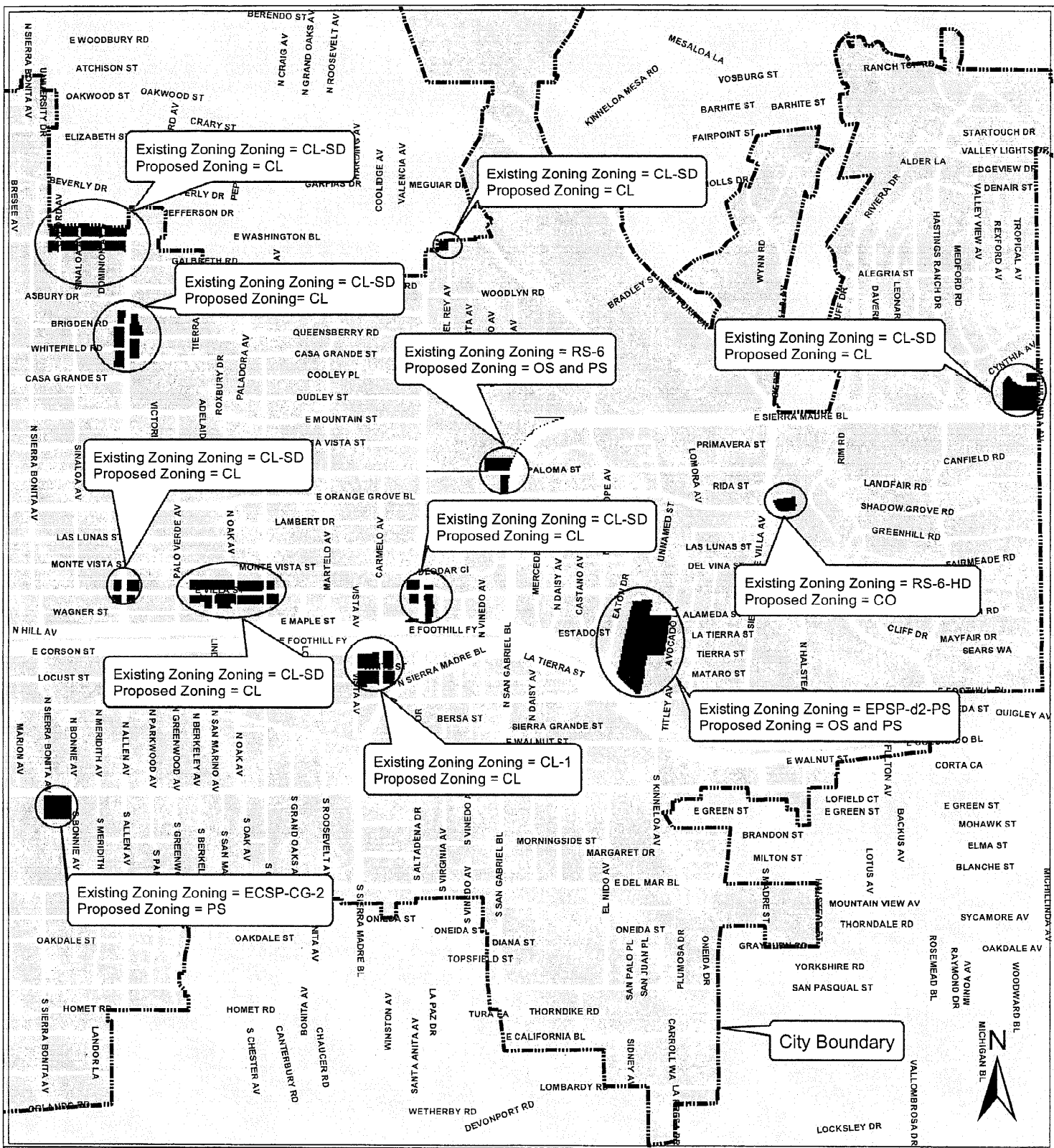
Map 1 of 2

0 3,250 6,500 13,000 Feet

Land Parcels

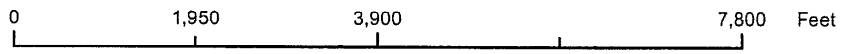
Properties to be Re-zoned





# City of Pasadena Proposed Zoning Map Amendments

Map 2 of 2



- Land Parcels
- Properties to be Re-Zoned