

Agenda Report

TO: CITY COUNCIL

DATE: MAY 1, 2006

FROM: CITY ATTORNEY

SUBJECT: EAST PASADENA SPECIFIC PLAN AMENDMENT RESOLUTION

RECOMMENDATION

It is recommended that the City Council adopt the Resolution to amend the East Pasadena Specific Plan, attached hereto.

BACKGROUND

At its meeting on March 13, 2006, the City Council approved amendment of the East Pasadena Specific Plan, to transfer up to 15, 000 square feet of Office/R&D space from Sub-area d2 (Foothill Rosemead, Sierra Madre) to Sub-area d3 (Hasting Ranch/Foothill-Rosemead Shopping Center), withholding 2,463 square feet from occupancy until completion of the street extensions required by the East Pasadena Specific Plan. Attached is the Resolution to accomplish the approved amendment.

Council encouraged the applicant for a proposed project that will be affected by the amendment to meet with the neighborhood to attempt to resolve the issues surrounding the proposed amendment. It is our understanding that a meeting will be scheduled but will not take place before May 1, 2006.

FISCAL IMPACT

There will not be an immediate fiscal impact as a result of this amendment to the East Pasadena 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).

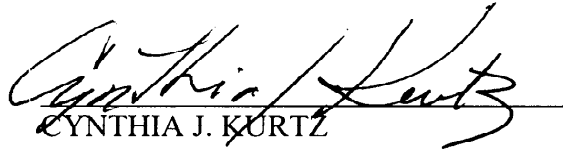
Respectfully submitted,


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 EAST PASADENA 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 East Pasadena Specific Plan adopted in October of 2000 allows for the development of 60,100 square feet of General Commercial space in Sub-area d3, with an interim cap of 50,247 square feet; and

WHEREAS, the East Pasadena Specific Plan allows for the development of 802,572 square feet of Office/R&D space in Sub-area d2, with an interim cap of 776,061 square feet; and

WHEREAS, the East Pasadena Specific Plan did not provide square feet for new office development within Sub-area d3, there is a need to amend the East Pasadena Specific Plan to transfer up to 15,000 square feet of Office/R&D space from Sub-area d2 to Sub-area d3; and

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

WHEREAS, a duly noticed public hearing was held by the City Council on March 13, 2006 on the proposed amendment to the East Pasadena Specific Plan; and

WHEREAS, a Negative Declaration was prepared for the Specific Plan amendment, and was considered by the Planning Commission and approved by the City Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby adopts the following:

Amend the East Pasadena Specific Plan to transfer up to 15,000 square feet of Office/R&D development intensity from Sub-area d2 to Sub-area d3, withholding 2,463 square feet of the 15,000 from occupancy until completion of the street extensions required by the East Pasadena Specific Plan.

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