

Agenda Report

TO: CITY COUNCIL

DATE: APRIL 14, 2008

FROM: CITY MANAGER

SUBJECT: ZONING CODE AMENDMENTS – COLLEGES –TRADITIONAL CAMPUS SETTING AND DORMITORIES IN THE SOUTH FAIR OAKS SPECIFIC PLAN OVERLAY DISTRICT

RECOMMENDATION:

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

1. Acknowledge that the impacts of these Zoning Code Amendments were analyzed in the initial environmental study prepared for the South Fair Oaks Specific Plan amendment and Art Center South Campus Master Development Plan. A Mitigated Negative Declaration was adopted by the City Council on January 30, 2006. (see Attachment 2);
2. Approve the required findings for a Zoning Code Amendment as contained in this report;
3. Approve the proposed Zoning Code Amendments conditionally permitting "colleges – traditional campus setting" and dormitories in a portion of the South Fair Oaks Specific Plan (SP-2) overlay zoning district; and
4. Direct the City Attorney to prepare an ordinance amending the Zoning Code of the City of Pasadena and return within 60 days.

PLANNING COMMISSION RECOMMENDATION

After a public hearing on February 13, 2008, the Planning Commission unanimously recommended approval of the proposed Zoning Code Amendment to allow "colleges – traditional campus setting" and "dormitories" along South Raymond Avenue from California Boulevard to Glenarm Street and to allow "colleges – traditional campus setting" on the Glenarm Power Plan site.

BACKGROUND:

On January 30, 2006, the City Council approved:

- An amendment to the South Fair Oaks Specific Plan to allow the “colleges – traditional campus setting” land use on both sides of Raymond Avenue south of California Boulevard to Glenarm Street and including the Glenarm Power Plant site and allow the “dormitories” land use along both sides of Raymond Avenue south of California Boulevard to Glenarm Street, excluding the Power Plant site;
- A Zone Change from IG-SP2-HL56 (Industrial, South Fair Oaks Specific Plan, Height Limit 56 feet) to PS (Public and Semi-Public) for Art Center’s properties at 950 and 1000 South Raymond Avenue; and
- A Master Development Plan for the Art Center of Design South Campus.

Although the South Fair Oaks Specific Plan was amended to allow colleges and dormitories, the Zoning Code was not changed at that time. Therefore, these land uses were allowed on Art Center’s two properties on South Raymond Avenue because their zoning designation was Public and Semi-Public (PS), but not on the rest of Raymond Avenue or on the Glenarm Power Plant site which retained the IG-SP2-HL56 zoning designation.

This Zoning Code Amendment will implement the January 2006 specific plan amendments by making the parallel change to the text of the Zoning Code.

ANALYSIS:

Current Zoning Regulations

The South Fair Oaks Specific Plan area has a zoning designation of Industrial (IG) with an overlay designation of South Fair Oaks Specific Plan Overlay District (SP-2.) The requirements of the SP-2 overlay are outlined in the Zoning Code Chapter 17.35 – South Fair Oaks Specific Plan. Section 17.35.030 describes land use regulations that are different in the SP-2 overlay from the base IG zoning. This section outlines uses that are not permitted in the IG zoning district, but permitted or conditionally permitted in the SP-2 overlay or uses that are permitted in the IG zoning district, but prohibited in the SP-2 overlay. “Colleges – traditional campus setting” and “dormitories” are two land use types that are not permitted in the IG zoning district.

Proposed Zoning Code Amendments:

The proposed zoning code amendments would amend *Chapter 17.35 – South Fair Oaks Specific Plan – 17.35.030 – SP-2 Allowable Land Uses and Permit Requirements, Subsection B – Conditionally Permitted Uses* to add the following section:

2. The following uses that are not allowed under the base districts shall require Conditional Use Permit approval in this overlay district:

- a. Colleges – Traditional Campus Setting are allowed on both sides of Raymond Avenue between California Boulevard and Glenarm Street and south of Glenarm Street on the Glenarm Power Plan site; and
- b. Dormitories are allowed on both sides of Raymond Avenue between California Boulevard and Glenarm Street.

In 2006, the City Council considered the impacts of allowing colleges and dormitories in the South Fair Industrial zoning district. The conclusion was that traditional college and dormitory uses, carefully regulated through the additional public scrutiny and conditions of approval provided by a conditional use permit or master development plan, could help to enhance the area and help achieve the Specific Plan vision. Although dormitories are an appropriate use along Raymond Avenue, it was determined that they would not be appropriate on the Glenarm Power Plan site as they are not compatible with the existing power plant. Therefore, the Specific Plan amendment and the Zoning Code amendment do not allow dormitories on the Glenarm Power Plant site.

ENVIRONMENTAL REVIEW:

The impacts of these Zoning Code Amendments were analyzed in the initial environmental study prepared for the South Fair Oaks Specific Plan amendment and Art Center South Campus Master Development Plan. A Mitigated Negative Declaration was adopted by the City Council on January 30, 2006 (See Attachment 2.) These code amendments do not result in changes to the environmental determination or trigger the need for further environmental review pursuant to the California Environmental Quality Act or the State CEQA Guidelines. Additional environmental review will be required for any development projects that are proposed in this area.

REQUIRED FINDINGS

There are two required findings for a Zoning Code amendment:

1. The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

The proposed zoning code amendment is consistent with the General Plan Objective 23 which states that the City shall provide long-term opportunities for growth of existing cultural, scientific, corporate, entertainment and educational institutions in balance with their surroundings. Also, General Plan Policy 23.4 states that the City shall support

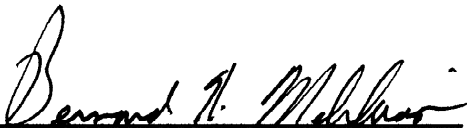
Specific Plans, master plans, and other planning activities initiated by cultural, scientific, corporate, entertainment and educational institutions.

The proposed Zoning Code Amendment will allow, with a conditional use permit, colleges and dormitories to be located on Raymond Avenue within the South Fair Oaks Specific Plan area and colleges to be allowed on the Glenarm Power Plant site. The conditional use permit or Master Plan process will evaluate each future project and include conditions of approval that will protect the public interest, health, safety, convenience, and general welfare of the City.

FISCAL IMPACT:

There will not be a fiscal impact as a result of adopting the amendments to the Zoning Code to permit college and dormitory uses along South Raymond Avenue and the Glenarm Power Plant site. Permitting fees will be collected to cover costs incurred from staff time for review of future college or dormitory proposals for this area.

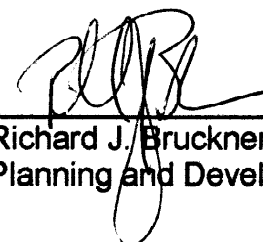
Respectfully submitted,


BERNARD K. MELEKIAN
CITY MANAGER

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Approved by:

JRP 
Richard J. Bruckner, Director
Planning and Development

Attachments:

- Attachment 1 – Map of area covered by Zoning Code Amendment
- Attachment 2 – Initial Environmental Study and Mitigated Negative Declaration