

Table 4-2 of the South Fair Oaks Specific Plan states that residential uses within the Specific Plan area, including Residential Care, General, are permitted provided that they are located on the “west side of Fair Oaks Avenue south of Hurlbut Street only.”

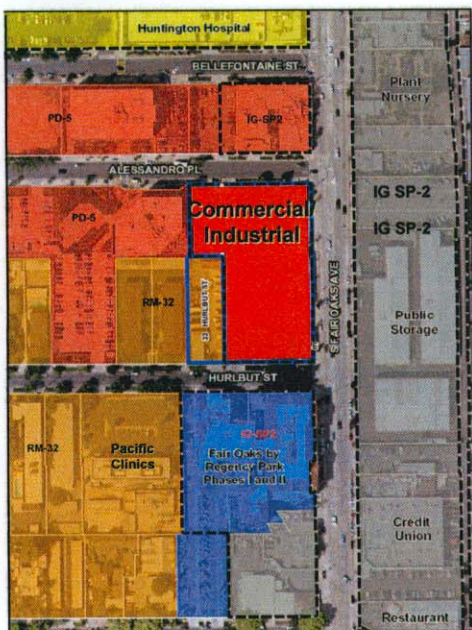
Consistent language is included in the Pasadena Zoning Code in Section 17.35.030:

A. Permitted uses. In addition to the uses permitted in the base district, the following uses shall be permitted within this overlay district on properties located west of Fair Oaks Avenue and south of Hurlbut Street:

- Life/care facilities;
- Medical services - extended care;
- Multifamily residential, with a maximum density of 32 units per acre;
- Residential care, general.

The proposed assisted living facility would be classified as Residential care, general according to the Zoning Code. Since the proposed use is currently allowed in other locations within the Specific Plan area, the applicant’s request is to amend the aforementioned text within the Zoning Code and South Fair Oaks Specific Plan in order to allow residential uses north of Hurlbut Street.

Existing



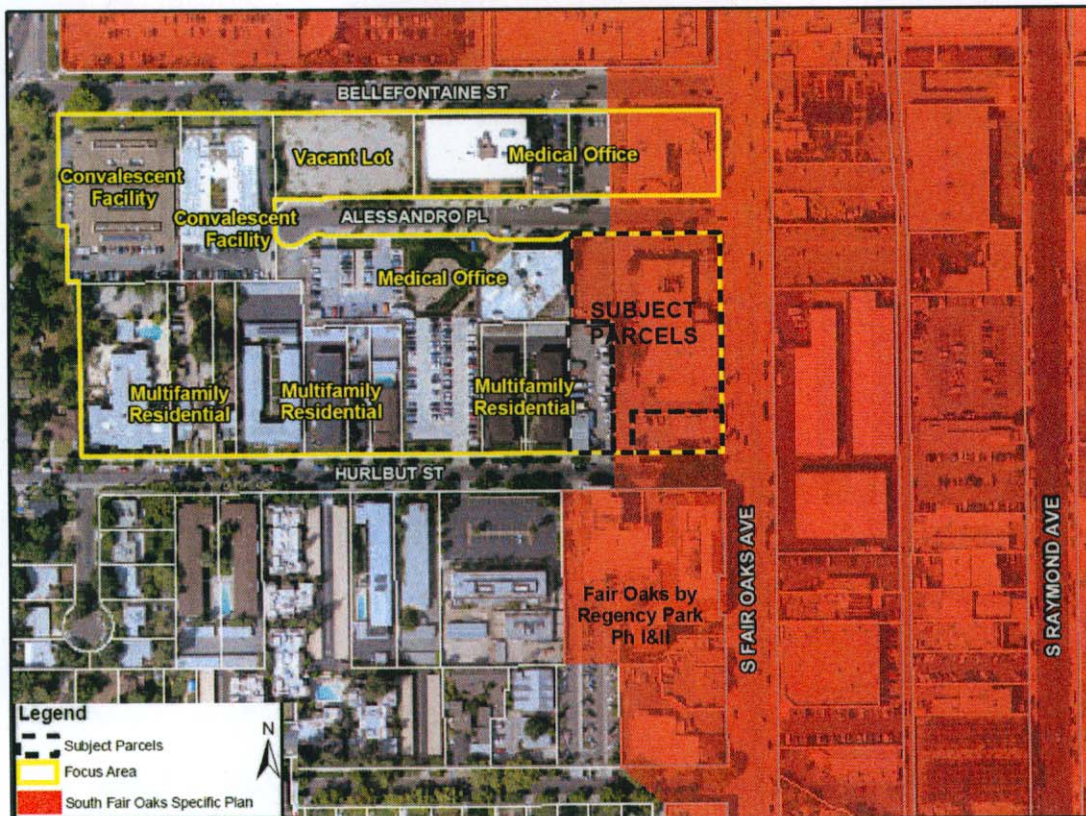
Proposed



Hurlbut Street was established as the dividing line so that the blocks between Hurlbut Street and Bellefontaine Street could serve as a transition from residential to commercial and medical uses.



The March 10, 2010 Planning Commission recommendation called for a “focused review” of the South Fair Oaks Specific Plan. Based upon preliminary staff analysis of the subject proposal, staff agrees that residential uses should remain limited to the west side of S. Fair Oaks Avenue in the South Fair Oaks Specific Plan area. Accordingly, should City Council elect to initiate the requested amendment to the Specific Plan, staff recommends that the land use review focus on the area between Pasadena Avenue to the west, Fair Oaks Avenue to the east, Bellefontaine Street to the north, and Hurlbut Street to the south.



As part of a focused review of land uses within the area outlined above, detailed consideration would be given to the possibility of incorporating the 33 Hurlbut Street parcel, currently zoned RM32 (Multifamily Residential, 32 density units/acre), and other parcels within the review area into the South Fair Oaks Specific Plan. Incorporation of some or all of the focus area parcels into the Specific Plan would require Zoning Map and General Plan Diagram amendments in addition to text amendments to the South Fair Oaks Specific Plan and Zoning Code. Staff review would also include consideration of the location of a new boundary line below which residential uses would be permitted.

Additional presentations to the Planning Commission as well as community outreach meetings would be conducted as part of the process to consider the proposed amendments and prior to the City Council's final decision.