



RECEIVED

April 21, 2010

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Honorable Mayor Bill Bogaard
Council Member Jacque Robinson
Council Member Chris Holden
Council Member Steve Madison
CITY HALL
CITY OF PASADENA
100 North Garfield, Room S228
Pasadena, CA 91109

Vice-Mayor Victor M. Gordo
Council Member Margaret McAustin
Council Member Steve Haderlein
Council Member Terry Tornek

Re: Request for Approval - Initiation of Amendment Process'
Proposed Project Expansion
905-909 South Fair Oaks Avenue

Honorable Mayor, Vice-Mayor and Council Members:

Tierra West Advisors, Inc. ("Tierra West") has been retained by Regency Park Senior Living, Inc. ("Regency") to assist with general project implementation services and support. Tierra West is a locally based real estate and redevelopment advisory firm serving both public agencies and private entities in the community development process. Advisory services include economic analyses, strategic planning, development support, and implementation services.

On behalf of Regency, Tierra West would like to thank the City Council for its consideration and support on the following matter:

- Regency is exploring the potential expansion of its existing project located at 951 South Fair Oaks Avenue. Regency is asking that the Planning Commission support its request to further explore the viability of a 3rd phase.
- In order to initiate the next step, City Zoning Code-Section 17.74.030 requires that Regency and City Staff receive a specific directive to initiate the necessary planning processes required as part of the proposed expansion. The Council's approval and directive will allow Regency and City Staff to further investigate the proposal, based upon established City procedures and public process, to determine project viability.

2616 East 3rd Street
Los Angeles California 90033
T 323/265 4400
F 323/261 8676
W tierrawestadvisors.com

REAL ESTATE & REDEVELOPMENT
CONSULTANTS

04/26/2010
Item 12

Regency understands that a directive, by the City Council, to initiate the various amendment processes **does not ensure** the approval of the application(s) or project, rather simply allows City Staff and Regency to further explore the requirements and initiate the required planning processes.

1. The City Planning Commission on March 10, 2010 voted to recommend to the Council that Regency's master application be processed with any analysis required for amendments to the general plan, specific plan, or zoning code as staff deems necessary.

Background

Regency currently owns and manages approximately 156 independent and assisted living units at 951 South Fair Oaks Avenue. The existing facility is recognized as one of the premier assisted living projects in Pasadena and the region. The original project was constructed in two (2) phases in 2003 and 2008. Presently, the projects are approximately 85% occupied. Both phases are located in the South Fair Oaks Specific Plan ("SFSP") area.

Favorable response from residents, West Pasadena Residents Association ("WPRA"), local businesses; including the Huntington Hospital, and the increased community need for additional specialized assisted living facilities, have encouraged Regency to consider the expansion of the existing project. (Exhibit A - Huntington Hospital and WPRA Letters)

Regency would like to further evaluate the project expansion on the properties located at 905-909 South Fair Oaks Avenue. Approximately 175 independent and assisted living units are being contemplated within a building envelope that is consistent with the existing Regency project, including height, massing, and general SFSP criteria.

In the summer of 2009, Regency provided City Planning Staff with preliminary information regarding the potential project expansion. Submitted information included a site aerial map, zoning map, project package; including site layout, elevations, floor layouts, unit layout, existing uses, and various City application forms required for the City's Predevelopment Plan Review. On September 21 2009, City Staff, as part of the Predevelopment Plan Review process, presented an informational item to the City Council of the proposed project data. City Staff regularly presents preliminary project information to the City Council for projects that may provide community-wide significance. (Exhibit B - September 21, 2009 Agenda Report and attachments)

Regency Phase one (1) and two (2) are in conformance with the SFSP. However, through the Predevelopment Plan Review process, City Staff indicated that certain aspects of the proposed Phase three (3) would require additional review, consideration, and amendments. The primary issues addressed in the City's Staff Report indicated the need for Regency to address a collection of amendments to the General Plan, South Fair Oaks Specific Plan, Zoning Code, and Zoning Map, in order to develop the proposed expansion project.

The primary reasons for these amendments are due to the proposed development site (three (3) parcels) having three (3) separate zoning designations (IGSP-2, PD-5, RM-32-HL-1); and the proposed use as an independent and assisted living facility and density, which are not currently designated as an appropriate use or density in the various zoning designations and SFSP. City Staff indicated that the proposed Phase three (3) would require land use amendments to the General Plan as a Text Amendment with regard to the South Fair Oaks Specific Plan, General Plan land use diagram, Zoning Code Text Amendment, and Zoning Map Amendment for the Regency proposed expansion.

Pursuant to City Code, we understand that developers and City Staff are unable to initiate the required amendment process without a directive from the Planning Commission or City Council. The Planning Commission may request the initiation of the City process to determine if these various amendments are acceptable to the community and elected officials, or the Planning Commission may make a recommendation to the City Council to formally initiate the planning process for land use amendments.

Regency submitted its request to the Planning Commission to support the initiation of the process and advise the City Council of its determination. Regency received the Planning Commission's recommendation that the initiation of the amendment process was appropriate by vote on March 10, 2010. This Planning Commission recommendation allows Regency to now request the City Council's approval to commence the amendment process and allows Regency to submit the required documentation to address the land use planning items listed above. At the same time, City Council approval of this directive, pursuant to City Zoning Code, would allow City Staff to initiate the required process on Regency's submittals.

Regency understands that the requested determination and support by the Planning Commission **does not approve** any land use planning designations or provide any project approval; but rather allows further investigation, analysis and review to be addressed by the Planning Commission, City Council, City Staff, constituents, Regency, and others. Each amendment requires a standard process which involves review, noticing, public comment, and decision by both the Planning Commission and City Council.

Benefits of Process Initiation

There are many positive factors that should encourage the City Council's support for City Staff and Regency to initiate the specified land planning and zoning process.

1. Growth will be targeted to serve community needs and enhance the quality of life.
 - Regency's existing project is successful and recognized as one of the premier senior facilities
 - The planned expansion is consistent with the existing project in terms of design, massing, height, quality, amenities and operation
 - As a society we are living longer necessitating more independent and assisted living projects
2. Support from residents and surrounding businesses indicate that Regency's use is compatible within the immediate area (South Fair Oaks Specific Plan)
3. No historic fabric of the City is being lost. Existing structures that may be demolished are common place commercial buildings constructed in the 1960's
4. Economic vitality will be promoted to provide jobs, services, revenues and opportunities. Regency's expansion will provide approximately 300 construction related jobs and 65 permanent jobs.
5. Approximately 75% of Regency's residents do not have cars. Regency's residents have use of and access to local public transportation including bus service, Gold Line Access, taxi service, and in house transportation.
6. Regency encourages participation, from project inception, to completion by engaging local constituents, local businesses, City Staff, Planning Commission, and City Council in the process; maintaining community outreach and constant dialogue with residents, neighbors, community leaders, and others allows for mitigation and resolution of issues. .

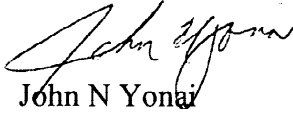
City General Plan and Specific Plan update schedules combined with routine implementation occurrences could delay Regency's expansion by as much as five (5) years. We understand that the General Plan update process is anticipated to be completed at year end 2011 (17 months from now) and completion of three (3) specific plan updates,

which require approximately 12 months each or three (3) years, would delay Regency's project initiation out to year 2015 or perhaps 2016 if delays are encountered.

Regency could avoid this delay with the City Council's support of our request for process initiation.

Thank you for your consideration of our request. Should you have any questions please do not hesitate to contact Mr. Emil Fish or Richard Kale of Regency (626-773-8800) or myself.

Sincerely,
TIERRA WEST ADVISORS, INC.



John N Yonai
Principal

Cc: Michael Beck, City Manager
Steve Mermell, Assistant City Manager
Mark Jomsky, City Clerk
John Poindexter, Planning Manager
Erin Clark, Associate Planner

EXHIBIT A

Huntington Memorial Hospital
100 W. California Boulevard
P.O. Box 7013
Pasadena, California 91109-7013
(626) 397-5555 FAX (626) 397-2995

Stephen A. Ralph
President
Chief Executive Officer

August 16, 2006

Honorable Steve Madison
117 E. Colorado Boulevard, 6th Floor
Pasadena, California 91105

Re: Proposed Residential Development at 909 S. Fair Oaks Avenue

Dear Steve,

I wanted to drop you a short note regarding the proposed development of "senior-friendly" housing at 909 S. Fair Oaks, the old Pacific Clinics location.

It is my understanding that Emil Fish, the owner of that property and of the assisted living facility next door, is proposing to develop an upscale residential development catering to independent seniors at the 909 S. Fair Oaks site. This would be instead of the retail/medical office project previously proposed by the Champion group. Speaking on behalf of the Hospital, we would strongly support the idea of a residential development like the one that Fish is proposing, for the following reasons.

First, as I'm sure you know, there is a need for more "senior-friendly" housing in this area. Second, while there is a shortage of medical office space in the City now, the Hospital's development at the corner of California and Fair Oaks, together with the other projects already in process, will add more than 300,000 square feet of medical office space. I don't believe that the City needs, or could absorb, more medical office space at this time (which is probably why Champion sold the 909 property). Third, the construction of senior-friendly housing will help to grow the City's job base by creating additional demand for medical and related services. Fourth, the traffic generated by Fish's proposed project would be considerably less than a medical office/retail development. Something we all are concerned about. And, finally, in light of the location and the quality of the adjacent assisted living facility, I think that the Fish Group is the right kind of "partner" for the community on a project such as this.

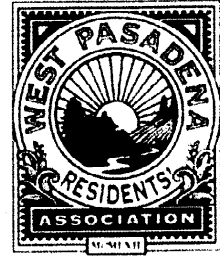
Please feel free to call me if you have any questions or comments regarding the Hospital's view on this.

Sincerely,



Stephen A. Ralph
President and CEO

cc: Richard Kale



March 4, 2010

Via E-Mail

Planning Commission
City of Pasadena
Hale Building
175 N. Garfield Avenue
Pasadena, CA 91109

Re: The Fair Oaks Regency Park

Dear Commissioners,

The West Pasadena Residents' Association (WPRA) is aware that Regency Park Senior Living, Inc. would like to expand their existing Assisted Living community at 951 S. Fair Oaks Avenue (The Fair Oaks by Regency Park) to the neighboring parcel located at 909 S. Fair Oaks Avenue.

We understand that you will be considering zoning and Specific Plan changes for the parcels located at 909 and 915 S. Fair Oaks Avenue and 33 Hurlbut Street. The WPRA has taken no position on the merits of such changes and merely requests that the changes be considered, through the normal processes, for amendments to zoning and Specific Plans in Pasadena.

We thank you for your consideration.

Sincerely,

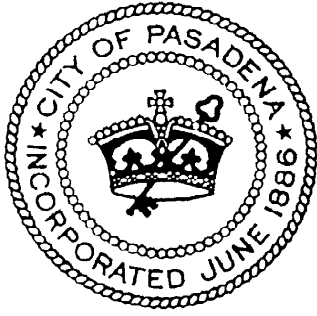
Audrey O'Kelley
President

Cc: Steve Madison
Claudia Burciaga-Ramos

**WEST PASADENA RESIDENTS' ASSOCIATION
POST OFFICE BOX 50252 • PASADENA, CA 91115**

Serving our neighborhood since 1962

EXHIBIT B



Agenda Report

TO: CITY COUNCIL

DATE: SEPTEMBER 21, 2009

FROM: CITY MANAGER

SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR CONSTRUCTION OF
A 175-UNIT INDEPENDENT AND ASSISTED LIVING FACILITY
AT 909 AND 915 SOUTH FAIR OAKS AVENUE AND 33
HURLBUT STREET

RECOMMENDATION:

This report is being provided for information only.

BACKGROUND:

This project summary is being presented to the City Council per Predevelopment Plan Review (PPR) guidelines, which call for staff to present projects of community-wide significance to the City Council for informational purposes.

Project Description

The subject site consists of three properties located at the northwest corner of South Fair Oaks Avenue and Hurlbut Street, between Hurlbut Street and Alessandro Place to the north. Existing buildings on the site consist of a 26,940 square foot, two-story, office building and a 3,186 square foot, one-story, office building. The third property is developed with a surface parking lot.

The application proposes demolition of both existing buildings and parking lot and the construction of a new 83,639 square foot 175-unit independent and assisted living facility. The height of the proposed building would be four stories and 56 feet. The project would provide 118 subterranean parking spaces.

The project site is divided between three zoning districts (see map in Attachment A), IG-SP-2 (Industry General, South Fair Oaks Specific Plan), PD-5 (Alessandro Place/Fair Oaks), and RM-32-HL-1 (Multi-Family Residential, 32 units per acre).

SUMMARY OF PREDEVELOPMENT PLAN REVIEW COMMENTS:

On July 29, 2009, staff conducted a meeting between the applicant and City departments. The majority of the discussion focused on the Land Use comments as detailed below.

Land Use:

Each of the units in the facility has a kitchen, thereby classifying each as a dwelling unit. The proposed land use is therefore 'Multi-family Residential', a use that is not permitted in the PD-5 zoning district and is not permitted in the location in the IG-SP-2 zoning district. A multi-family project is permitted on the RM-32-HL-1 site, but only at a density of 32 units per acre (91 units per acre is the proposed overall density).

In order to proceed with the project as proposed, a collection of amendments to the General Plan, South Fair Oaks Specific Plan, Zoning Code, and Zoning Map are required as outlined in the table below.

	Amendment	Documents/Maps to be Amended
1	Include PD-5 portion of site in South Fair Oaks Specific Plan and IG-SP-2	General Plan Text (South Fair Oaks Specific Plan) General Plan Map (Land Use Diagram) Zoning Code Text Zoning Map
2	Include RM-32-HL-1 portion of site in South Fair Oaks Specific Plan and IG-SP-2	General Plan Text (South Fair Oaks Specific Plan) General Plan Map (Land Use Diagram) Zoning Code Text Zoning Map
3	Amend South Fair Oaks Specific Plan and IG-SP-2 to permit or conditionally permit multi-family residential projects	General Plan Text (South Fair Oaks Specific Plan) Zoning Code Text
4	Increase allowable height in South Fair Oaks Specific Plan and IG-SP-2 from 45 feet to 56 feet.	General Plan Text (South Fair Oaks Specific Plan) Zoning Code Text

Section 17.74.030 of the Zoning Code designates who may initiate amendments of the documents listed above, as shown in the table below.

	Amended Document	Initiated By
1	General Plan Text Amendment (South Fair Oaks Specific Plan)	a. City Council; or b. Planning Commission
2	General Plan (Land Use Diagram)	a. City Council; b. Planning Commission; or c. The filing of an amendment application by the owner or authorized agent of property for which the amendment is sought.
3	Zoning Code Text Amendment	a. City Council; b. Planning Commission; or c. City Manager.
4	Zoning Map Amendment	a. City Council; b. Planning Commission; or c. The filing of an amendment application by the owner or authorized agent of property for which the amendment is sought.

If the City Council or Planning Commission were to initiate an amendment to the text of the General Plan, specifically the South Fair Oaks Specific Plan; as well as the text of the Zoning Code, and if the City Council, Planning Commission, or the property owner filed an amendment application, the amendment process would involve the steps shown in the table below. The City could process the entitlements for the proposed project concurrently with the amendments.

*ETR
S. L. L. L. L.
Katie
B. L. L.*

	Required Steps	Project Timeline (months)
1	Prepare draft Initial Environmental Study (and related technical studies, Traffic, Air, etc.) and draft addendum to General Plan Environmental Impact Report.	0-6
2	Hold Community Meeting in vicinity of project.	6-7
3	Prepare final Initial Environmental Study and Negative/Mitigated Negative Declaration (or Environmental Impact Report if it is determined that potentially significant impacts would result) and final addendum to General Plan Environmental Impact Report.	7-14
4	Planning Commission Public Hearing	14-15
5	City Council Public Hearing	15-16
6	City Council reading of Resolution to amend General Plan text and map. City Council reading of Ordinance to amend Zoning Code text and map.	16-18

At the PPR meeting the applicant inquired if the project would be processed differently if the kitchens were removed, thereby changing the use from 'Multi-family Residential' to 'Residential Care, General' (similar to what currently exists south of Hurlbut Street). Staff informed the applicant that 'Residential Care, General', just as with to 'Multi-Family Residential', is only permitted west of South Fair Oaks Avenue (which this site is) and south of Hurlbut Street (which this site is not). To allow that use would require the same amendment process as detailed above.

Other Comments:

In addition to the Land Use comments, the following main issues were identified.

Environmental Review: An initial environmental study would be prepared for this project to determine the level of environmental review (Negative Declaration or Environmental Impact Report).

Trees: There are 30 existing trees on the property, of which 24 are proposed to be removed. The application did not provide enough detail for staff to determine which of the trees on the site are protected by the City's Tree Protection Ordinance. The proposal indicates that three existing street trees would remain.

Building Code: Because the project involves construction of a new multi-family residential building that is at least four stories tall, the project will be subject to the City's Green Building Ordinance.

Design Review: Design review will be required for this project, with the Design Commission as the review authority.

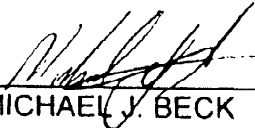
Housing: The project is subject to the Inclusionary Housing Requirements of the Zoning Code.

Public Works: Right-of-way dedications for and construction of ADA-compliant curb ramps will be required at the southwest corner of South Fair Oaks Avenue and Allesandro Place and the northwest corner of South Fair Oaks Avenue and Hurlbut Street. The applicant will be required to install street lights on South Fair Oaks Avenue and be required to plant new street trees on South Fair Oaks Avenue, Allesandro Place, and Hurlbut Street.

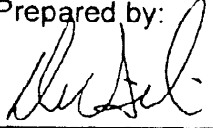
FISCAL IMPACT

The applicant will be required to pay fees for processing all applications. The project will also generate plan check and permit fees in an amount that cannot be determined at this time.


Respectfully submitted



MICHAEL J. BECK
City Manager

Prepared by:


David Sinclair
Planner

Approved by:


Richard J. Bruckner
Director of Planning and Development

- Attachment A: Zoning Map
- Attachment B: Proposed Site Plan, Floor Plans, and Elevations



PASADENA PERMIT CENTER

www.cityofpasadena.net/permitcenter

MASTER APPLICATION FORM

Project Address: 909 S. FAIR OAKS AVE, PASADENA, CA 91105

Project Name: FAIR OAKS REGENCY PARK- PHASE 3

Project Description: (Please describe demolitions, alterations and any new construction)

A 175 UNIT INDEPENDENT & ASSISTED LIVING FACILITY

Zoning Designation: IG-SP2.RM-32.PD5 General Plan Designation:

APPLICANT / OWNER INFORMATION

APPLICANT NAME: REGENCY PARK SENIOR LIVING, INC.

Telephone: [] 626-773-8800

Address: 905 S. FAIR OAKS AVE

Fax: [] 626-773-8820

City PASADENA State: CA Zip: 91105

Email:

CONTACT PERSON: RICHARD KALE, ANNETTE NICOLE, EMIL FISH

Telephone: [] 626-773-8800

Address: 905 S. FAIR OAKS AVE

Fax: [] 626-773-8820

City PASADENA State: CA Zip: 91105

Email:

PROPERTY OWNER NAME: 909 FAIR OAKS COLONIAL, LLC

Telephone: [] 626-773-8800

Address:

Fax: [] 626-773-8820

City State: Zip:

Email:

TYPE OF CITY REVIEW AND APPROVALS REQUIRED:

Mark clearly the type of approval required in the space provided below:

- PREAPPLICATION CONFERENCE, PRELIMINARY PLAN CHECK, DESIGN REVIEW, GENERAL PLAN AMENDMENT, MASTER DEVELOPMENT PLAN, CERTIFICATE OF APPROPRIATENESS, LANDMARK DESIGNINATION, ADJUSTMENT PERMIT, ZONE CHANGE, CERTIFICATE OF EXCEPTION, TENTATIVE PARCEL MAP, CONDITIONAL USE PERMIT, MINOR CUP, DENSITY BONUS, HILLSIDE DEVELOPMENT PERMIT, VARIANCE, MINOR VARIANCE, SIGN EXCEPTION, TREE REMOVAL, DEVELOPMENT AGMT., OTHER:

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: Date:

For Office Use Only

PLN # CASE # PRJ DESCRIPTION DATE APPLICATION /SUBMITTALS RECEIVED: APPLICATION FEES: RECEIVED BY: HISTORIC ARCHITECTURAL RESEARCH REQUIRED? YES NO PUBLIC ARTS FEE REQUIRED? YES NO APPLICATION FEES: \$

MAP -- Combined Master Application Rev 10/13/05



**SUPPLEMENT TO MASTER APPLICATION FORM
ENVIRONMENTAL ASSESSMENT**

EXISTING PROPERTY INFORMATION:

This section of the Environmental Assessment is for information regarding the Existing property only.

**Your application is complete when all attached supplemental applications are completed and submitted. The case manager will notify you if any additional items or reviews are necessary.*

Assessor Parcel Number(s): 5719-025-001; 5719-025-006; 5719-025-006

Square Footage of Property: 83,639 Average slope of land if over 15% _____

Surrounding Land Uses:

North: MEDICAL OFFICES/PROFESSIONAL OFFICES East: COMMERCIAL/INDUSTRIAL

South: RESIDENTIAL CARE FACILITIES West: MEDICAL OFFICES/RESIDENTIAL

EXISTING BUILDING(S)	BUILDING A	BUILDING B	BUILDING C	BUILDING D
Total gross square footage	26,940.5	3,186		
Total commercial gross square footage	26,940.5	3,186		
Total residential gross square footage	-	-		
Year built	1954	1954		
Building footprint in square feet	21,168	3,186		
Open space / landscaping square footage	4,621			
Paving square footage	25,858	2,512		
Number of parking spaces	78 APPROX.	15 APPROX.		
Height of building in feet	21'	15'		
Number of stories	2	1		
Number of housing units	-	-		
Square feet to be demolished	26,940.5	3,186		
Number of covenanted affordable units demolished	-	-		
Number of housing units demolished	-	-		
Number of hotel / motel rooms to be demolished	-	-		
To be altered? (yes / no)	NO	NO		
To be relocated? (yes / no)	NO	NO		
Un reinforced masonry? (yes / no)	NO	NO		
Type of use (i.e. residential, commercial, mixed uses, etc.)	PROF.OFFICE	PROF.OFFICE		

*** Continue to Proposed Information Section**

ADDRESS OF LOCATIONS OF EXISTING BUILDINGS:

Building A: 905 & 909 S. FAIR OAKS AVE, PASADENA, CA 91105

Building B: 915 S. FAIR OAKS AVE, PASADENA, CA 91105

Building C: _____

Building D: _____



**SUPPLEMENT TO MASTER APPLICATION FORM
ENVIRONMENTAL ASSESSMENT**

PROPOSED PROJECT INFORMATION:

This section of the Environmental Assessment is for information regarding the Proposed project only.

Estimated Valuation: \$30,000,000

Explain if the project is located in a geological hazard area (i.e. hillside area, Seismic fault, erosive soils): NO

Amount of grading proposed: Cut: 17,500 C.Y. Fill: 2,300 C.Y. Balance: 15,200 C.Y.

Imported: _____ Exported: _____

Type of development (single family residence, apartments, condominiums, commercial, industrial, institutional): RES. CARE FCTLY

Total housing units: 175 Is this an affordable Housing Project? yes no # of affordable units: _____

Proposed Energy Types: All electrical Electric Kitchen Electric HVAC Gas kitchen

PROPOSED BUILDING(S)	BUILDING A	BUILDING B	BUILDING C	BUILDING D
Total gross square footage	183,038			
Total commercial gross square footage	-			
Total residential gross square footage	183,038			
Building footprint in square feet	44,792			
Open space square footage	38,847			
Landscaping square footage	16,440			
Height of building in feet	56'			
Number of stories	4			
Number of parking spaces	122			
Number of housing units	175			
Number of bedrooms	213			
Hotel / motel number of rooms	-			
Hours of operation	24/7			
Number of employees	60			
Square feet of restaurant seating area	5,182			
Number of fixed seats (restaurant)	-			
Number of hotel / motel rooms to be demolished	-			
UBC occupancy group	R-4/A-2			
UBC construction type	TYPE II			
Fire sprinklers? yes / no	YES			
Type of use (i.e. residential, commercial, mixed uses, etc.)	RES.CAREFAC			

* If there are additional buildings on the site, please attach a separate sheet with the above information for each building.

ATTACH AN EXPLANATION of any questions answered with yes.

yes no Is this a phased project?

yes no Will there be demolition or removal of any structure of any age?

yes no Will there be any alteration of any existing structure?



SUPPLEMENT TO MASTER APPLICATION FORM ENVIRONMENTAL ASSESSMENT

INCLUSIONARY HOUSING:

(If project includes 10 or more residential units):

Project type:

Ownership (for sale) -> For Sale Subarea
[X] Rental -> For Rental Subarea
Combination (sale / rental) -> For Sale Subarea For Rental Subarea

Net Residential floor area (habital space) of the project in square feet:

Rental units: 119,300 square feet
For sale units: - square feet

Total number of units proposed: 175
Number of inclusionary units required: -
Number of inclusionary units proposed: -

Residential Units Mix:

Table with 8 columns: # Bedrooms, Total # Units, # Units on Site, # Units off Site, # Market Rate Units, # Very Low Income Units, # Low Income Units, # Moderate Income Units. Rows include Studio, 1, 2, 3, 4, 5 bedrooms.

Alternatives selected: (if 'yes' is selected, provide information in second part)

On-site development -> Inclusionary Units Provided #
Off-site development -> Inclusionary Units Provided #
Land Donation -> Estimate Land Value \$
In-Lieu Fee -> Estimate In-Lieu Value \$

Land Donation of Off-Site Development Project Address:

Incentives requested:

Affordable Housing Fee Waiver
Unit Credit
Density Bonus
Financial Assistance
Enterprise Zone
Marketing Assistance
Green Building Rebate
Residential Impact Fee Rebate



PASADENA PERMIT CENTER
 www.cityofpasadena.net/permitcenter

SUPPLEMENT TO MASTER APPLICATION FORM ENVIRONMENTAL ASSESSMENT

TREE INVENTORY FOR PROPERTY LOCATED AT _____

(For hillside project include all trees with a diameter of 4 inches or more. For all other projects, include all trees with a diameter of 8 inches or more.)
 Application may not be processed if Tree Inventory is not complete or if left blank. If no trees exist on site, indicate "NONE"

Tree # ¹	Scientific Name		DHB ²	Height ³	Spread	Proposed Status X = Remove R = Remain L = Relocate	Street tree or public tree? Y = Yes, N = No, U = Unknown
	Scientific Name	Common Name					
	PLEASE SEE ATTACHED EXCEL SPREADSHEET						

- 1 Tree number should match number on the site plan. Show tree location on site plan. Include all street trees and trees in public rights-of-way.
- 2 Diameter at breast height (DBH) measured at 4 1/2 feet above the point where the trunk meets the ground.
- 3 Estimate the tree height and spread of canopy and provide measurement in feet.

**Disclosure Pursuant to the
City of Pasadena Taxpayer Protection Act
Pasadena City Charter, Article XVII**

I. Does the value of this application/project *have the potential* to exceed \$25,000? Yes No **(Applicant must mark one)**

II. Is the application being made on behalf of a government entity? Yes No

III. Is the application being made on behalf of a non-profit 501(c) organization? Yes No
If yes, please indicate the type of 501(c) organization: 501(c)(3) 501(c)(4) 501(c)(6)

Applicant's name: REGENCY PARK SENIOR LIVING, IN Date of Application: 6-12-09

Owner's name: 909 FAIR OAKS COLONIAL, LLC Contact phone number: _____
(for questions regarding this form)

Project Address: 909 S. FAIR OAKS AVE, PASADENA, CA 91105

Project Description: A 175 UNIT INDEPENDENT & ASSISTED LIVING FACILITY

III. Applicant and Property Owner must disclose all joint owners, trustees, directors, partners, officers and those with more than a 10% equity, participation or revenue interest in owner and/or project. If any of these are an organization/entity, include the name of the organization/entity **and** the first and last names of all parties of interest of that organization/entity. *(List all parties below and use additional sheets as necessary, or provide all parties on an attachment) Please print legibly.* Have any additional sheets or an attachment been provided? Yes No

Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project	Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project (continued)	Those with more than a 10% equity, participation or revenue interest in Owner and/or Project
EMIL FISH		
JENNY FISH		

I hereby certify that I am the owner or designated agent and that the statements and answers contained herein, and the information attached, are in all respects true, accurate and complete to the best of my knowledge and belief.

Signature of Owner or Designated Agent: _____ Date: _____

For Office Use Only

Type of Application: Variance (all types) Adjustment Permit Sign Exception Temporary Use Permit Expressive Use Permit
 Conditional Use Permit (excluding Master Plan) Master Plan Amendment Planned Development Other

Assigned Planner: _____ PLN#: _____

Attached Address: _____ No Attached Address

Appealed: Yes No Appeal PLN# _____ Application Withdrawn

Final Decision: Approved Denied Decision Date: _____ Decision Maker: _____
(Name and Title, or Name of Commission/Committee)

Votes in favor (please print):

EXHIBIT C

COMM 07/20/05

Total Lot Size
1.92 acres (83,636sf)

Site "A"
873 S. Fair Oaks Avenue
909 S. Fair Oaks Avenue
Specific Plan Area
South Fair Oaks

Parcel #
5719-025-032
5719-025-001

FAR
None

Zoning
IG-SP2
(Industrial General,
South Fair Oaks Specific Plan)

Max. Building Height
45ft

Permitted Uses
Commercial
Industrial
Hotel

Site "B"
33 Huribut Street

Parcel #
5719-025-006

Zoning
RM-32
(Multi-family Residential)

Permitted Uses
Per the original CUP for the assisted living facility in 1999 (and upheld in connection with the Phase II expansion approval in 2005, #4577), 33 Huribut Street must remain off-street parking and shall not be used for commercial off-street parking and shall not be sold separately, without obtaining a new conditional use permit.

Site "C"
Portion of 873 S. Fair Oaks Ave Parcel

Parcel #
5719-025-006

Zoning
PD-5
(Alessandro Place/Fair Oaks
Planned Development)

Max. Building Height
50ft

Permitted Uses
Hospital-supportive uses
Parking (approved for Site "A" per previous CUP #4438)

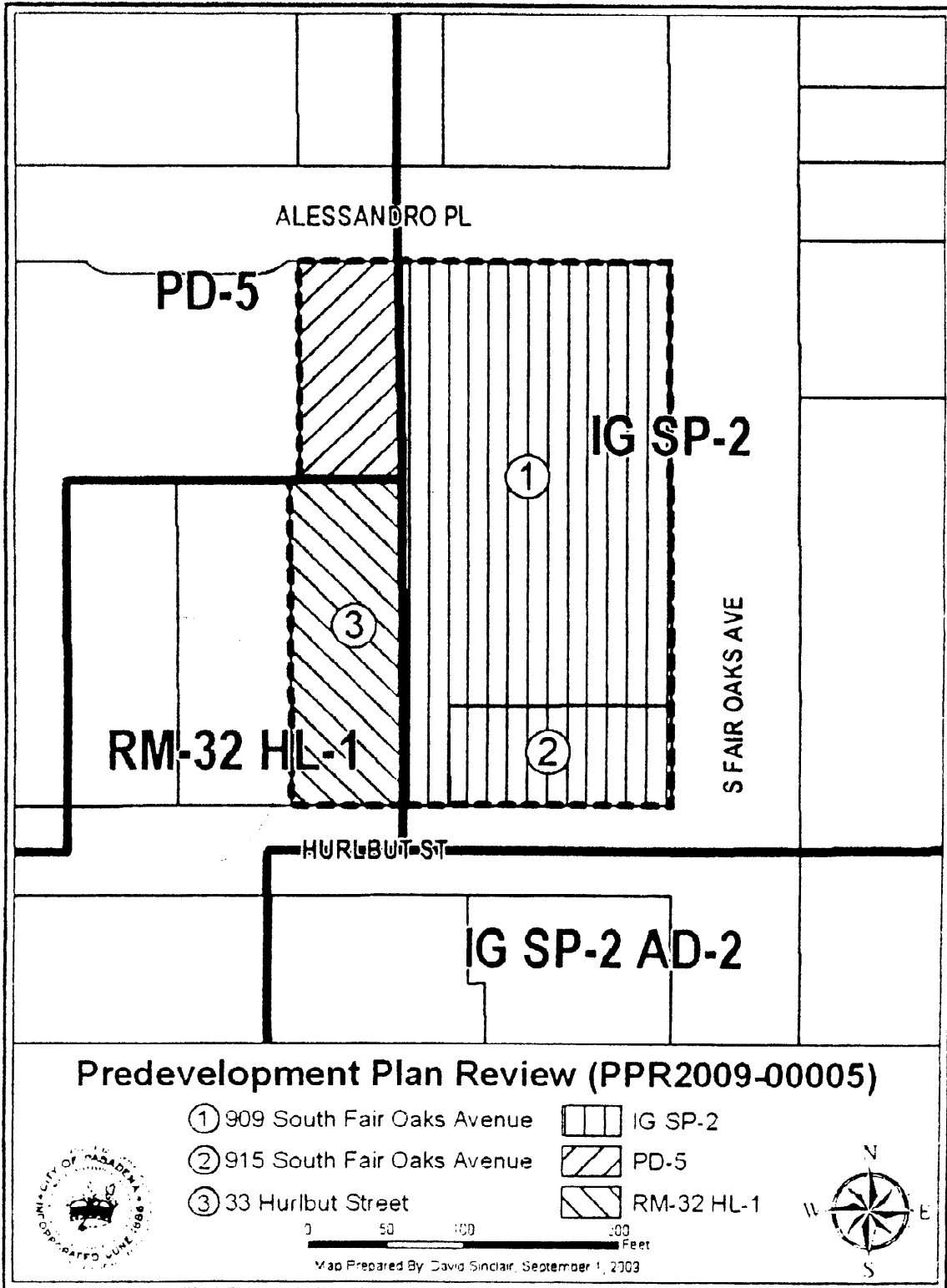
Subject Parcels
Assessor Parcel 0 45 9' 180 Feet

SFSP Boundary

PREPARED BY
E. J. COOPER
July 20, 2005
South Fair Oaks



**ATTACHMENT A
ZONING MAP**



Predevelopment Plan Review (PPR2009-00005)

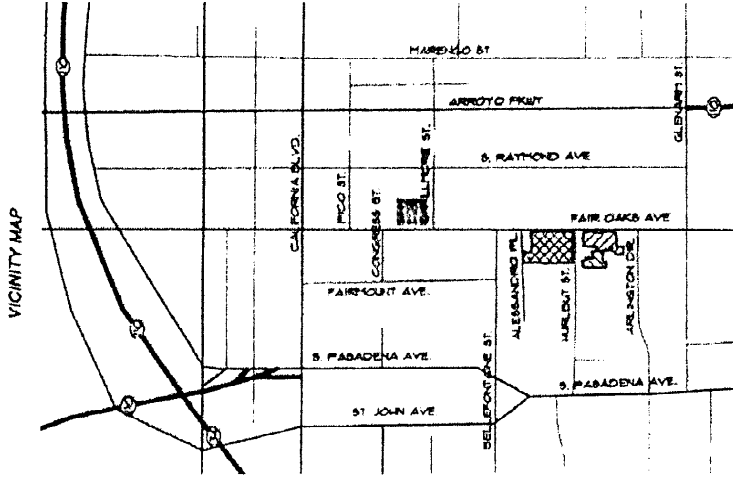
- | | | |
|------------------------------|--|------------|
| ① 909 South Fair Oaks Avenue | | IG SP-2 |
| ② 915 South Fair Oaks Avenue | | PD-5 |
| ③ 33 Hurlbut Street | | RM-32 HL-1 |

0 50 100 150 200 250 300 Feet




Map Prepared By David Sinclair, September 1, 2009

FAIR OAKS REGENCY PARK - PHASE 3


175 UNIT INDEPENDENT & ASSISTED LIVING



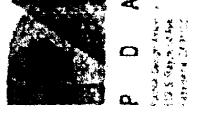
KEY

-  FAIR OAKS REGENCY PARK, PHASE 1
-  FAIR OAKS REGENCY PARK, PHASE 2
-  FAIR OAKS REGENCY PARK, PHASE 3

PERSPECTIVE MODEL

DEVELOPER:  REGENCY PARK SENIOR LIVING

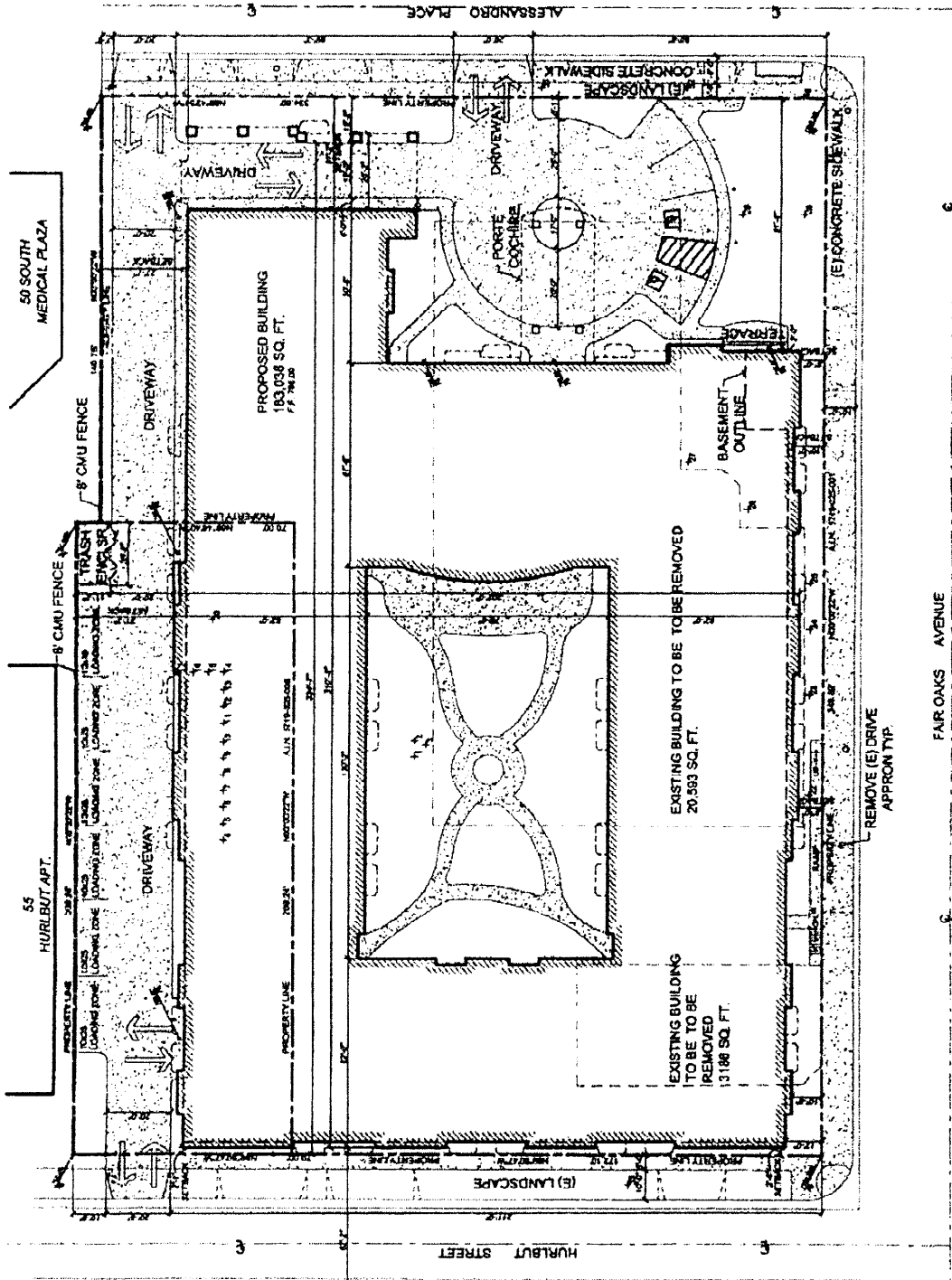
3 AVENUE, PASADENA, CA 91105 PHONE: 626.773.8800 FAX: 626.773.882 www.regencypk.com SHEET NO. 1 OF 10



P D A
 CONSULTING ENGINEERS
 125 S. GATEWAY BLVD.
 PASADENA, CA 91105

FAIR OAKS REGENCY PARK - PHASE 3

175 UNIT INDEPENDENT & ASSISTED LIVING



PARKING MATRIX

PARKING PROVIDED	175 UNITS
PARKING REQUIRED	175 UNITS
UNITS AVAILABLE	175 UNITS
UNITS SHORT	0

AVAILABLE UNITS MATRIX

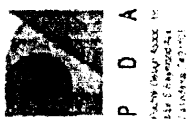
UNIT TYPE	A	B	C	TOTAL
1ST FLOOR	100	70	60	230
2ND FLOOR	15	10	5	30
3RD FLOOR	15	10	5	30
4TH FLOOR	15	10	5	30
5TH FLOOR	15	10	5	30
TOTAL	150	100	50	300

BASEMENT AREA REQUIREMENTS

FLOOR	SPACE	AREA	TOTAL
1ST FLOOR	183,038	183,038	183,038
2ND FLOOR	20,593	20,593	204,631
3RD FLOOR	3,186	3,186	207,817
4TH FLOOR	0	0	207,817
5TH FLOOR	0	0	207,817
TOTAL	206,817	206,817	206,817

LOT COVERAGE

LOT AREA	14,100
LOT COVERABLE	12,100
LOT COVERED	12,100
LOT COVERABLE %	85.8%

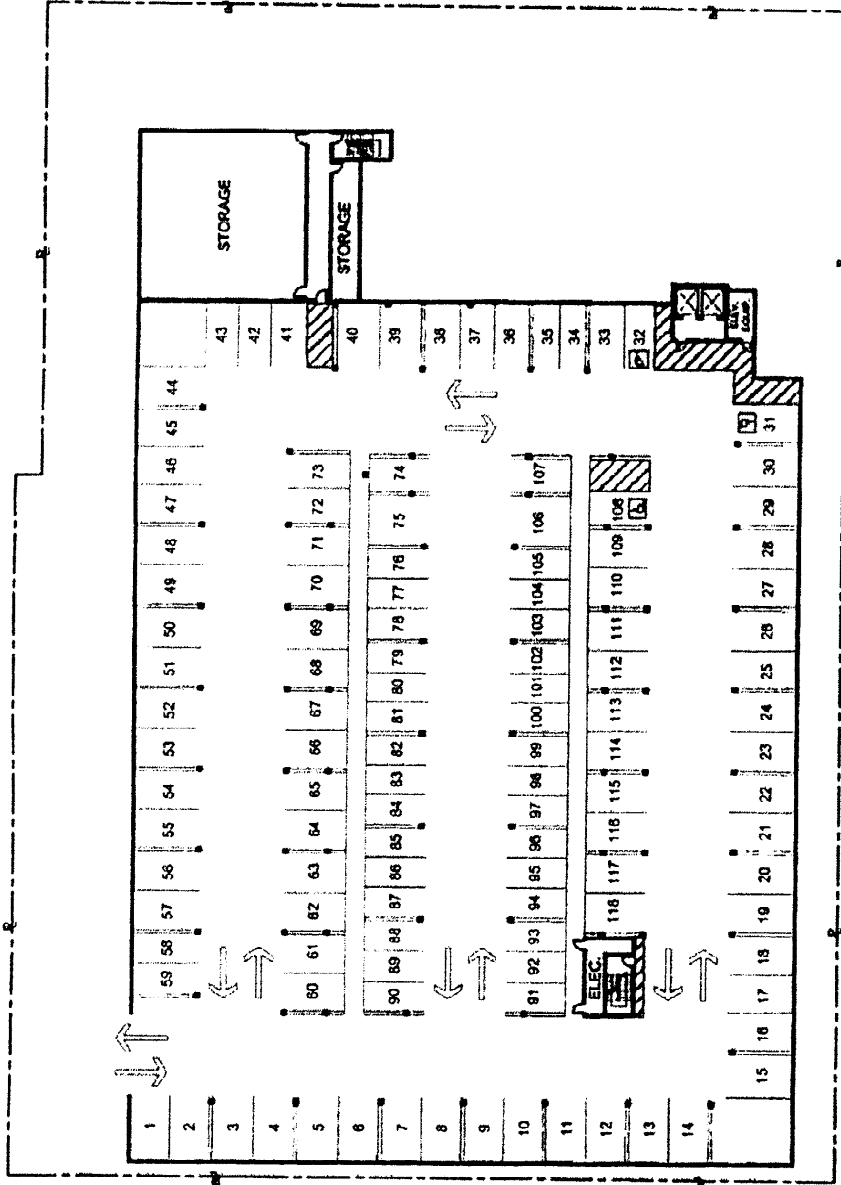


DEVELOPER: REGENCY PARK SENIOR LIVING

5 AVENUE, PASADENA, CA 91105 **PHONE: 626.773.8800** **FAX: 626.773.882** **www.regencypk.com** **SHEET NO. 2 OF 10**

FAIR OAKS REGENCY PARK - PHASE 3

175 UNIT INDEPENDENT & ASSISTED LIVING



PARKING MATRIX	
PARKING PROVIDED	STANDARD 117 HANDICAP 3 TOTAL 120
PARKING REQUIRED	175 UNITS x 0.6 = 105
LOADING ZONES	0

100'

BASEMENT PLAN

DEVELOPER: **REGENCY PARK SENIOR LIVING**

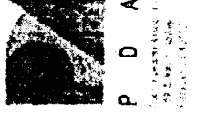
AVENUE, PASADENA, CA 91105

PHONE: 626.773.8800

FAX: 626.773.882

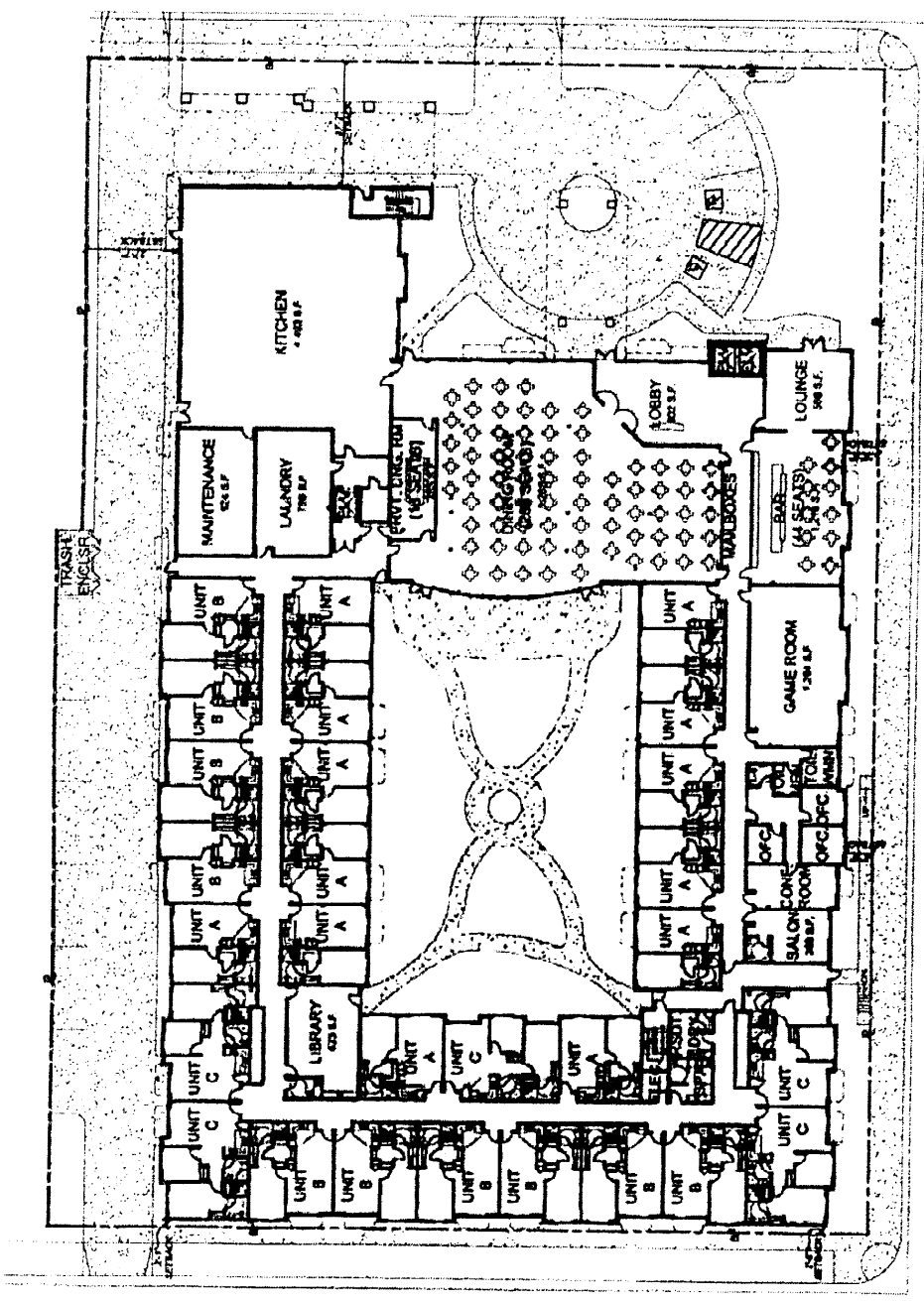
www.regencypk.com

SHEET NO. 25-10



FAIR OAKS REGENCY PARK - PHASE 3

175 UNIT INDEPENDENT & ASSISTED LIVING



1ST FLOOR UNIT COUNT MATRIX

UNIT TYPE	A	B	C	TOTAL
1 BDRM / 1 BATH / 1 KITCHEN / 1 LIVING / 1 DINING / 1 LOBBY	13	10	5	28
500 S.F.	700 S.F.	800 S.F.	TOTAL	

1ST FLOOR AREA BREAKDOWN

LEASABLE SPACE	COMMON AREAS	FLOOR TOTAL
18,800	25,982	44,782
SQ.FT.		

1ST FLOOR (GROUND FLOOR) PLAN

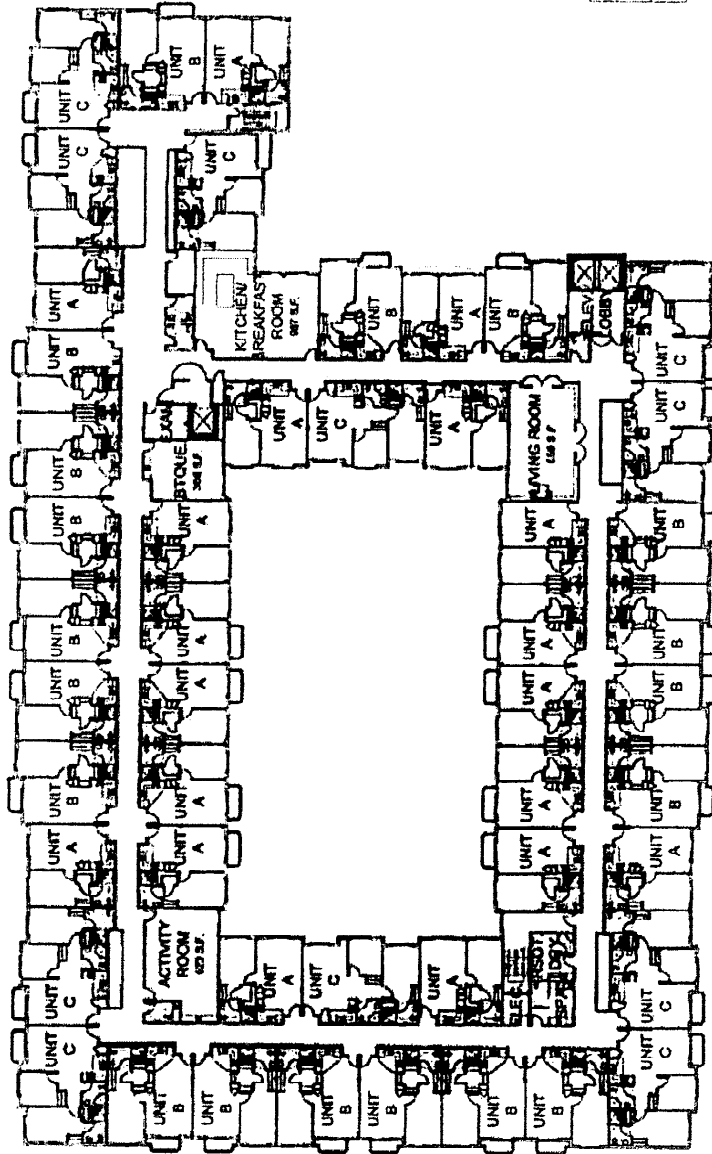
DEVELOPER: **REGENCY PARK SENIOR LIVING**

VENUE, PASADENA, CA 91105 PHONE: 626.773.8800 FAX: 626.773.8882 www.regencypk.com SHEET NO. 26-10

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10/10/09 3:40 PM
 10/10/09 3:40 PM
 10/10/09 3:40 PM

FAIR OAKS REGENCY PARK - PHASE 3

175 UNIT INDEPENDENT & ASSISTED LIVING



2ND FLOOR UNIT COUNT MATRIX

UNIT	A	B	C
1 BDRM. 1 BDRM. 2 BDRM. UNIT DUPLICATION			
600 S.F. 700 S.F. 800 S.F. TOTAL	19	18	11

2ND FLOOR AREA BREAKDOWN

LEASABLE SPACE SQ.FT.	COMMON AREAS	FLOOR TOTAL
33,500	12,582	46,082

2ND FLOOR PLAN

DEVELOPER: REGENCY PARK SENIOR LIVING

AVENUE, PASADENA, CA 91105

PHONE: 626.773.8800 FAX: 626.773.882

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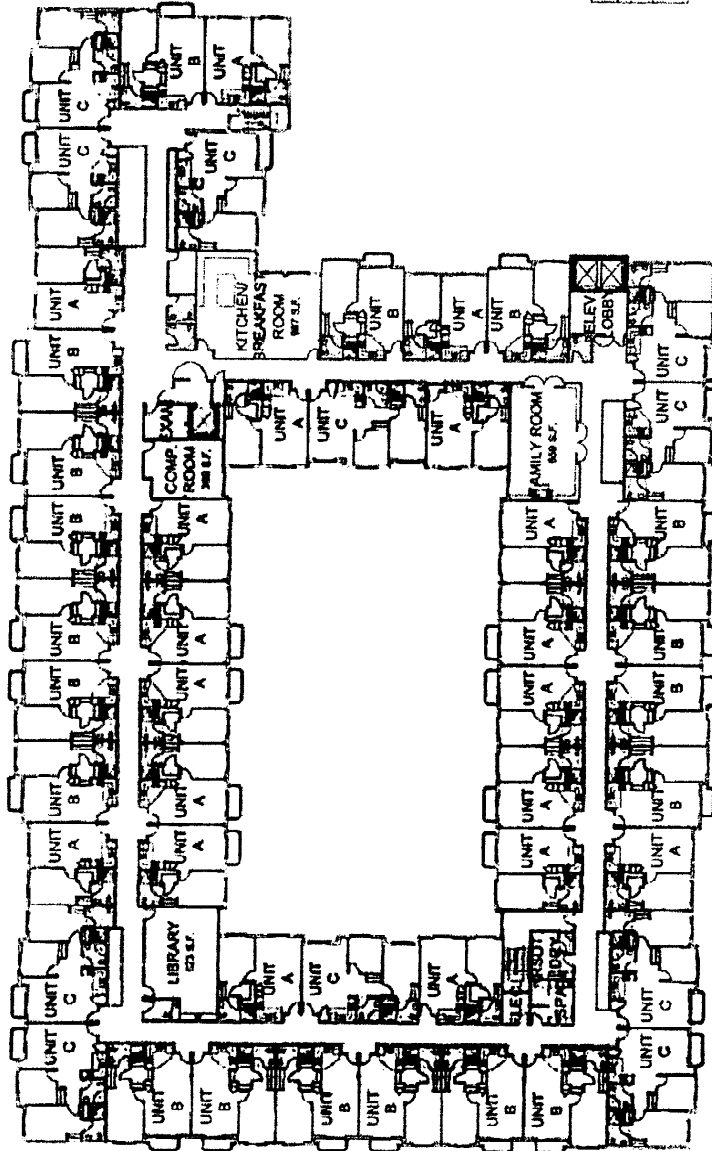
SHEET NO. 5 of 10

100'



FAIR OAKS REGENCY PARK - PHASE 3

175 UNIT INDEPENDENT & ASSISTED LIVING



3RD FLOOR UNIT COUNT MATRIX

UNIT	A	B	C
1 BDRM. 1 BDRM. 2 BDRM. DUPLEX UNIT			
600 S.F. 700 S.F. 800 S.F. TOTAL	19	19	11
			49

3RD FLOOR AREA BREAKDOWN

LEASABLE SPACE	COMMON AREAS	FLOOR TOTAL
33,500	12,522	46,022
90 FT.		

1007

3RD FLOOR PLAN

DEVELOPER: REGENCY PARK SENIOR LIVING

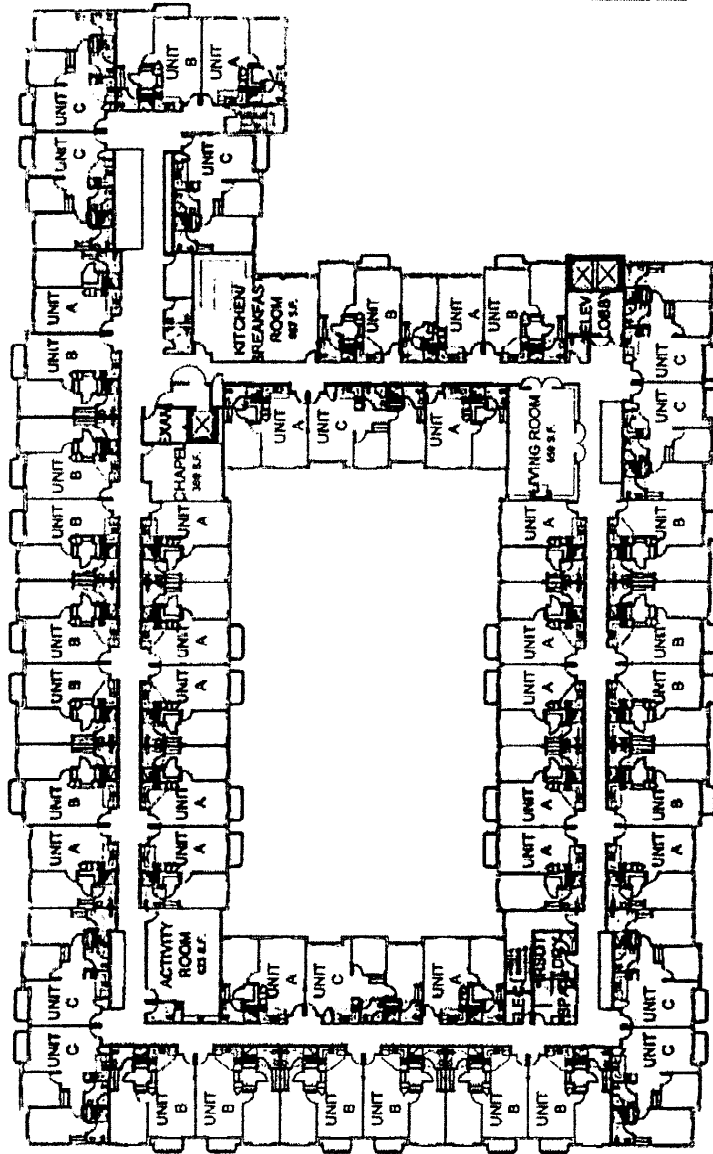
AVENUE, PASADENA, CA 91105 PHONE: 626.773.8800 FAX: 626.773.882 www.regencypk.com SHEET NO. 60410



P D A

FAIR OAKS REGENCY PARK - PHASE 3

175 UNIT INDEPENDENT & ASSISTED LIVING



4TH FLOOR UNIT COUNT MATRIX

UNIT TYPE	A	B	C
1 BDRM 1.5 BDRM 2 BDRM UNIT	19	19	11
2 BDRM 2 BDRM UNIT	0	0	0
TOTAL	19	19	11
500 S.F.	700 S.F.	800 S.F.	TOTAL
19	19	11	49

4TH FLOOR AREA BREAKDOWN

FLOOR	LEASABLE SPACE	COMMON AREAS	FLOOR TOTAL
4TH FLOOR	33,500	12,582	46,082

4TH FLOOR PLAN

DEVELOPER: **REGENCY PARK SENIOR LIVING**

AVENUE, PASADENA, CA 91105

PHONE: 626.773.8800

FAX: 626.773.882

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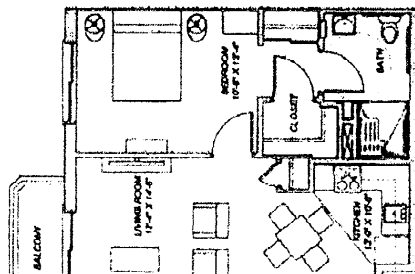
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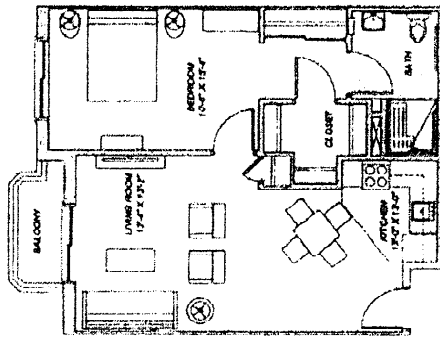
P D A

FAIR OAKS REGENCY PARK - PHASE 3

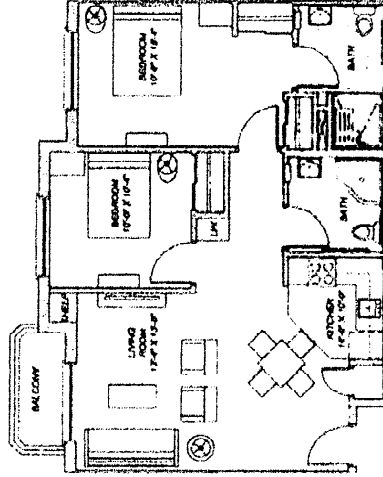
175 UNIT INDEPENDENT & ASSISTED LIVING



UNIT A
 1 BEDROOM
 APPROX. SIZE 600 S.F.
 10 UNITS OUT OF 175



UNIT B
 1 BEDROOM DELUXE
 APPROX. SIZE 700 S.F.
 67 UNITS OUT OF 175



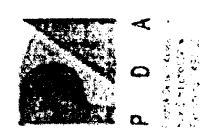
UNIT C
 2 BEDROOM
 APPROX. SIZE 800 S.F.
 38 UNITS OUT OF 175



TYPICAL UNITS - FLOOR PLANS

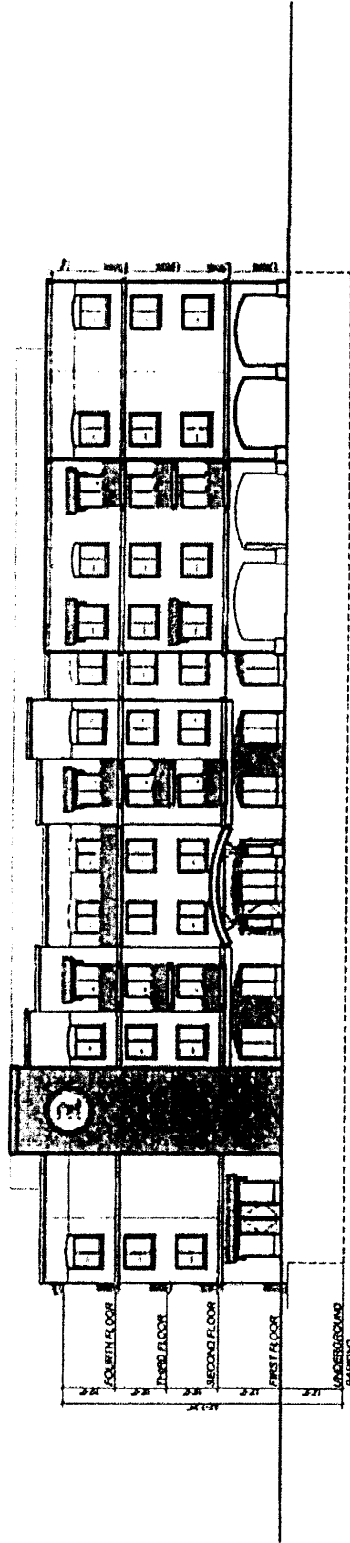
DEVELOPER: **REGENCY PARK SENIOR LIVING**

AVENUE, PASADENA, CA 91105 PHONE: 626.773.8800 FAX: 626.773.882 www.regencypk.com SHEET NO. 305.1D

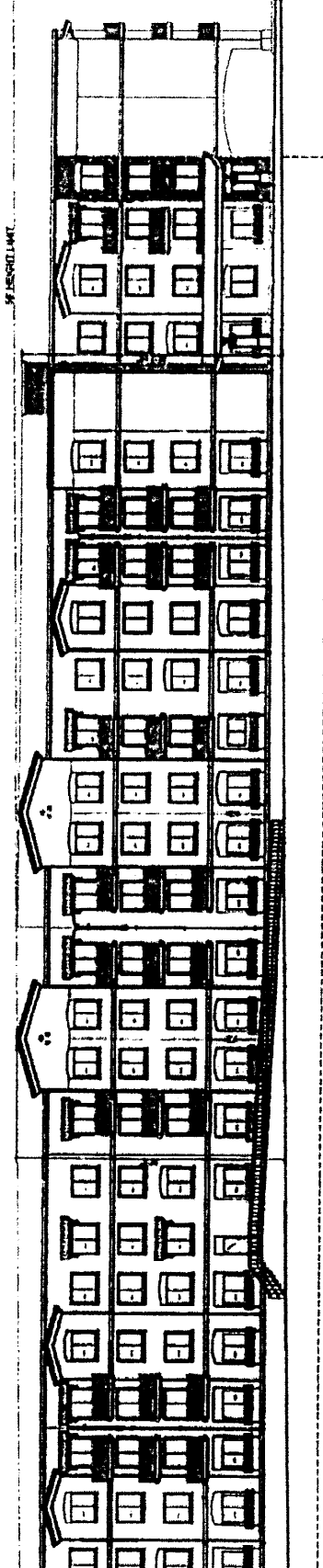


FAIR OAKS REGENCY PARK - PHASE 3


175 UNIT INDEPENDENT & ASSISTED LIVING

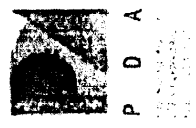


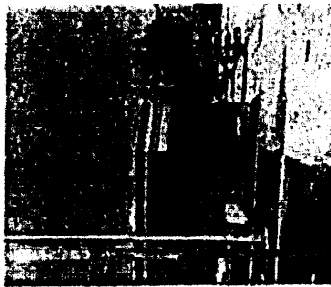
NORTH ELEVATION / ALISSANDRO ELEVATION



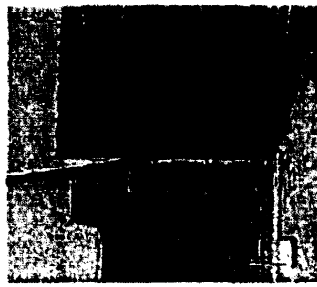
EAST ELEVATION / FAIR OAKS ELEVATION

DEVELOPER:  **REGENCY PARK SENIOR LIVING**
AVENUE, PASADENA, CA 91105 **PHONE: 626.773.8800** **FAX: 626.773.882** **www.regencypk.com** **SHEET NO.: 906-10**





REGENCY PARK
BALLROOM
1005 FAIR OAKS AVENUE



REGENCY PARK
1005 FAIR OAKS AVENUE



REGENCY PARK
1005 FAIR OAKS AVENUE



PUBLIC STORAGE
888 FAIR OAKS AVENUE



S Fair Oaks Ave



PUBLIC STORAGE
888 FAIR OAKS AVENUE



SOUTH MEDICAL PLAZA
80 ALEXANDER PLACE



OFFICE SPACE
905 FAIR OAKS AVENUE



OFFICE SPACE
837 FAIR OAKS AVENUE

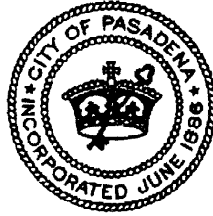


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DEVELOPER:  REGENCY PARK SENIOR LIVING

FAIR OAKS AVENUE, PASADENA, CA 91105 PHONE: 626.773.8800 FAX: 626.773.882 www.regencypk.com SHEET NO. 10 of 10

EXHIBIT D



**AGENDA
PLANNING COMMISSION
WEDNESDAY MARCH 10, 2010**

**Special Public Meeting, 5:15 p.m.
A public meeting will be conducted to view the following site (map attached):**

182 S. Orange Grove Boulevard

**PUBLIC MEETING, 6:15 PM
COUNCIL CHAMBERS, ROOM S249
100 N. GARFIELD AVE., PASADENA, CA 91101**

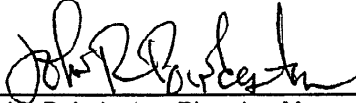
- 1. ROLL CALL**
- 2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**
- 3. APPROVAL OF MINUTES –**
December 9, 2009 and January 27, 2010
- 4. ACTION ITEM**
182 S. Orange Grove - Ambassador West Project - Change to approved project
Jason Wasmund, Design & Historic Preservation

909 S. Fair Oaks Specific Plan Analysis
Erin Clark, Economic Development
- 5. INFORMATIONAL ITEM**
Northwest Project Areas Planned Amendment and Merger
Vincent Gonzalez, Northwest Programs
- 6. DISCUSSION ITEM**
General Plan Outreach Summary Report
Stephanie DeWolfe, Planning & Development
- 7. COMMENTS AND REPORTS FROM STAFF**
- 8. COMMENTS AND REPORTS FROM COMMISSION**
- 9. REPORTS AND COMMENTS FROM COMMITTEES**
 - **Design Commission** – Commissioner Norton
 - **Board of Zoning Appeals** – Commissioners Quirk, Naber, Hall, and Wilson
 - **CIP Subcommittee** – Commissioner Janisch, Hickambottom
 - **Open Space Committee** – Commissioner Janisch
 - **General Plan Update Committee** – Commissioners Naber and Hall

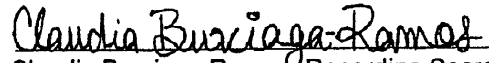
10. ADJOURNMENT –

POSTING STATEMENT:

I HEREBY CERTIFY that this Agenda, in its entirety was posted on the Council Chamber Bulletin Board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on the 5th day of March, 2010 by 5:30 p.m. The agenda will also be posted on the bulletin board outside the front entrance of the Hale Building, 175 N. Garfield Avenue, an electronic copy sent to the Central Library for posting and the agenda may be viewed at the City's website at: <http://www.ci.pasadena.ca.us/planning/meetings/notices.asp> Any items on this agenda will be made available at the Permit Center located at 175 N. Garfield Avenue during normal business hours



John Poindexter, Planning Manager



Claudia Burciaga-Ramos, Recording Secretary

City of Pasadena Planning Commission Site Visit 3/10/10



General City Boundary

 Street Name

 Council District Boundary

 Aerial Photo 2008

0 100ft

Map Printed On: 3/3/2010

Comments: Mayfair Mansion 182 S. Orange Grove Blvd.

Projection: State Plane California Zone V, FIPS 405 (Feet) Datum: NAD 1983 Source: City of Pasadena

Disclaimer: The maps and associated data are provided without warranty of any kind. Any resale of this information is prohibited. Copyright 2008, City of Pasadena.



TO: PLANNING COMMISSION

DATE: MARCH 10, 2010

FROM: STEVE MERMELL, ASSISTANT CITY MANAGER

SUBJECT: REQUEST TO CONSIDER INITIATION OF AN AMENDMENT TO THE SOUTH FAIR OAKS SPECIFIC PLAN

RECOMMENDATION:

That the Planning Commission comment on a request that the City Council initiate an amendment to the South Fair Oaks Specific Plan and Zoning Code text to allow for residential uses west of Fair Oaks Avenue and north of Hurlbut Street.

BACKGROUND:

A Predevelopment Plan Review was presented before the City Council on September 21, 2009 for a proposed 175-unit independent and assisted living facility on three properties—909 and 915 S. Fair Oaks Avenue and 33 Hurlbut Street. The proposed use is not permitted per the City's current Zoning and Specific Plan designations for the site and would require amendments to the Zoning Code and Specific Plan.

In response to the applicant's request that the City Council initiate a Zoning Code and Specific Plan amendment, the Council asked staff to review the applicant's proposal and to provide additional information and options to the Council as to the feasibility and appropriateness of the Council initiating a Zoning Code and Specific Plan amendment to allow for the proposed independent and assisted living use on the subject site.

On May 25, 2005, the Planning Commission approved criteria for evaluating requests to initiate specific plan amendments. Accordingly, staff has prepared an analysis of the applicant's request in light of the approved evaluation criteria and requests that the Planning Commission provide comments and input prior to presenting a response to the City Council.

Project Site

The three subject parcels are owned by the applicant, Regency Park Senior Living, which currently operates the Fair Oaks by Regency Park Independent and Assisted Living facility at 951 S. Fair Oaks Avenue, immediately south of the subject properties. The subject parcels are comprised of three different zoning designations, including one parcel that is split between the IG zone (General Industrial) and PD5 (Planned Development). In addition, the two easterly parcels are located within the South Fair Oaks Specific Plan area, and the westerly parcel is outside of the Specific Plan.



— South Fair Oaks
Specific Plan
boundary

Project Description

The applicant proposes construction of a new 183,639 square foot, 175-unit independent and assisted living facility. The South Fair Oaks Specific Plan (SFSP) allows for certain residential uses, including “Residential Care, General,” west of Fair Oaks Avenue and south of Hurlbut Street only. The subject parcels are west of S. Fair Oaks Avenue but north of Hurlbut Street. In addition, the project as proposed would reach a height of 56 feet. The height limit for the site is 45 feet. A height variance would therefore be required for project approval.

Any residential uses within the SFSP are not to exceed 32 units per acre. At 175 units and 1.9-acres, the density of the use as proposed would be approximately 92 units per acre. The applicant’s proposal as presented to City Council on September 21, 2009, consisted of 175 units with individual kitchens included in each unit. The inclusion of kitchens would classify the development as a Multifamily use per the City’s Zoning Code and would, therefore, not comply with the density standard for residential uses within the Specific Plan area. It is staff’s understanding, however, that the applicant has now agreed that kitchens would not be included in the units, thereby allowing for the development to be classified as “Residential Care, General.” Consequently, a new use

is not being introduced to the South Fair Oaks Specific Plan, as would be the case if the proposed project were Multifamily Residential. Rather, the request is to allow this use in a currently prohibited area, that being north of Hurlbut Street.

Zoning Code and Specific Plan Amendment Request

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.”

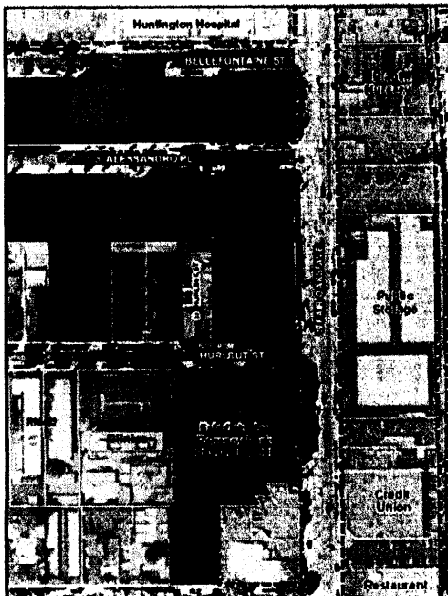
Consistent language is included in the Pasadena Zoning Code in Section 17.35.030:

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.

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 for currently permitted residential uses north to Alessandro Place.

Existing



Proposed



Specific Plan Amendment Criteria

On May 25, 2005, the Planning Commission approved the following criteria for weighing the relative merits of requests to initiate a specific plan amendment. The proposed project need not be judged favorably by all criteria in order to warrant amendment of the Specific Plan.

- **Length of time since specific plan was adopted or had a five-year review.**
The South Fair Oaks Specific Plan was adopted in April 1998. A focused review was conducted in 2005 to allow for “College, Traditional Campus Setting” uses and student housing units along certain portions of S. Raymond Avenue.

- **Length of time until next scheduled update**
Per the Planning Division’s current work plan (Attachment A), a comprehensive update of the South Fair Oaks Specific Plan is scheduled to begin in FY2012.

- **Project Consistency With Vision of the Specific Plan**
The proposed Residential Care, General use is permitted by right within the South Fair Oaks Specific Plan west of Fair Oaks Avenue and south of Hurlbut Street only. This location was clearly established in the Specific Plan in order to provide for specific residential options within the area, but with the objective of maintaining commercial and medical office uses between Hurlbut Street and the southern boundary of the Huntington Memorial Hospital campus on Bellefontaine Street.

Accordingly, the Residential Care, General use is consistent with the vision of the specific plan, but the proposed location is not. The current zoning of the subject parcels is IG SP-2 which allows Commercial and Industrial uses including, but not limited to, medical offices, banks, eating establishments, retail sales, and hotels.

- **What type of request is this? Citywide importance or narrow request?**
The availability of high quality housing options for seniors is a growing need and is certainly an important citywide consideration. Location of senior housing within close proximity to a major hospital is also a benefit worthy of consideration. Absent a broader view, however, of the balance of uses throughout the Specific Plan area, and in the immediate vicinity of the subject property to the west which is outside of the Specific Plan area, it is not clear that the subject site is the best or only appropriate location for additional senior housing. Given the fact that the site is currently zoned for a wide variety of commercial and industrial uses and that Residential Care uses already exists within a one-block radius of the subject property, the potential citywide importance of amending the specific plan for the proposed use is limited.
- **Time sensitivity of the project**
The subject site is currently improved with a 26,940 square foot, two story office building; a 3,186 square foot, one-story office building; and a surface parking lot that serves the assisted living facility on the south side of Hurlbut Street. Recently the two office buildings have been leased intermittently by dance studios, clinical service

providers, and medical-related administrative users. The current zoning of the site is sufficiently flexible to allow for a variety of uses for tenancy in the existing buildings or for new development on the site.

The applicant's current facility, which is located at 951 S. Fair Oaks Avenue, is currently 85% occupied. Market demand for assisted living facilities has been and is projected to continue to increase in Pasadena, however, and the applicant anticipates reaching 100% occupancy in the near future.

▪ **Scope of the amendment**

- *Are other tools available to achieve project objective, e.g. Planned Development, Zone Change, or Variance?*

The South Fair Oaks Specific Plan and Zoning Code each specifically prohibit the proposed Residential Care use on the particular parcels in question. Therefore, amendment of both the Specific Plan and Zoning Code are the only available tools for achieving the objectives of the proposed project.

- *Would noticing be conducted for 500ft radius from property or from entire Specific Plan area?*

Given the limited focus of the proposed amendment request, noticing would be provided to property owners within a 500ft radius of the property itself.

CONCLUSION:

Per the Planning Division's current work plan (Attachment A), a comprehensive review of the South Fair Oaks Specific Plan is scheduled to take place in 2012, Comprehensive updates of existing specific plans will begin in 2011, starting with the East Pasadena and West Gateway Specific Plans. However, this sequence could vary with changes to the work plan priorities. Absent direction from the City Council that the current order of specific plan reviews be changed, staff suggests that 2012 is the appropriate time to consider changes to the South Fair Oaks Specific Plan.

The language in the Specific Plan related to development of residential uses is very clear in calling for such uses west of Fair Oaks Avenue and south of Hurlbut Street only. 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.

Given that the establishment of an appropriate line of demarcation between residential and commercial uses was an important factor when the South Fair Oaks Specific Plan was adopted in 1998, such consideration should remain a significant factor now. Should the Council approve initiation of a targeted Specific Plan amendment at this time, the decision would involve creating a new boundary below which residential uses would be permitted. In response to Council's request for options to consider with respect to the scope of the proposed amendment, staff has determined that one of three alternatives would be feasible:

- 1) Permit residential uses west of Fair Oaks Avenue and south of Alessandro Place.
- 2) Permit residential uses west of Fair Oaks Avenue and south of a specified point midway between Alessandro Place and Hurlbut Street.
- 3) Option 1 or 2 plus amendment of the South Fair Oaks Specific Plan boundary to include the RM32 parcel (33 Hurlbut Street).

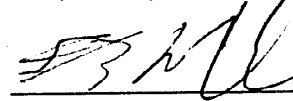
Additional detail regarding these options is provided in Attachment B.

Finally, during City Council's prior discussion of this project the question arose as to whether the request to amend the Specific Plan and Zoning Code would constitute an act of spot zoning. Spot zoning is a legal term of art which in general refers to restricting development rights that constitute a claim of discrimination against a particular parcel or parcels of land. It is staff's belief that this request is not spot zoning because the addition of residential development to the list of currently permitted uses on the subject parcels increases rather than restricts potential site uses.

ENVIRONMENTAL REVIEW:

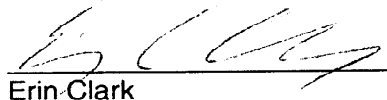
The staff recommendation is that the South Fair Oaks Specific Plan remains as adopted; there are no proposed changes at this time. As no specific change in land use or development approval is proposed, there is no project that requires CEQA review. Environmental review will be conducted if a project such as a Specific Plan amendment is initiated by City Council.

Respectfully Submitted,



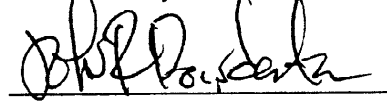
Steve Mermell
Assistant City Manager

Prepared by:



Erin Clark
Associate Planner

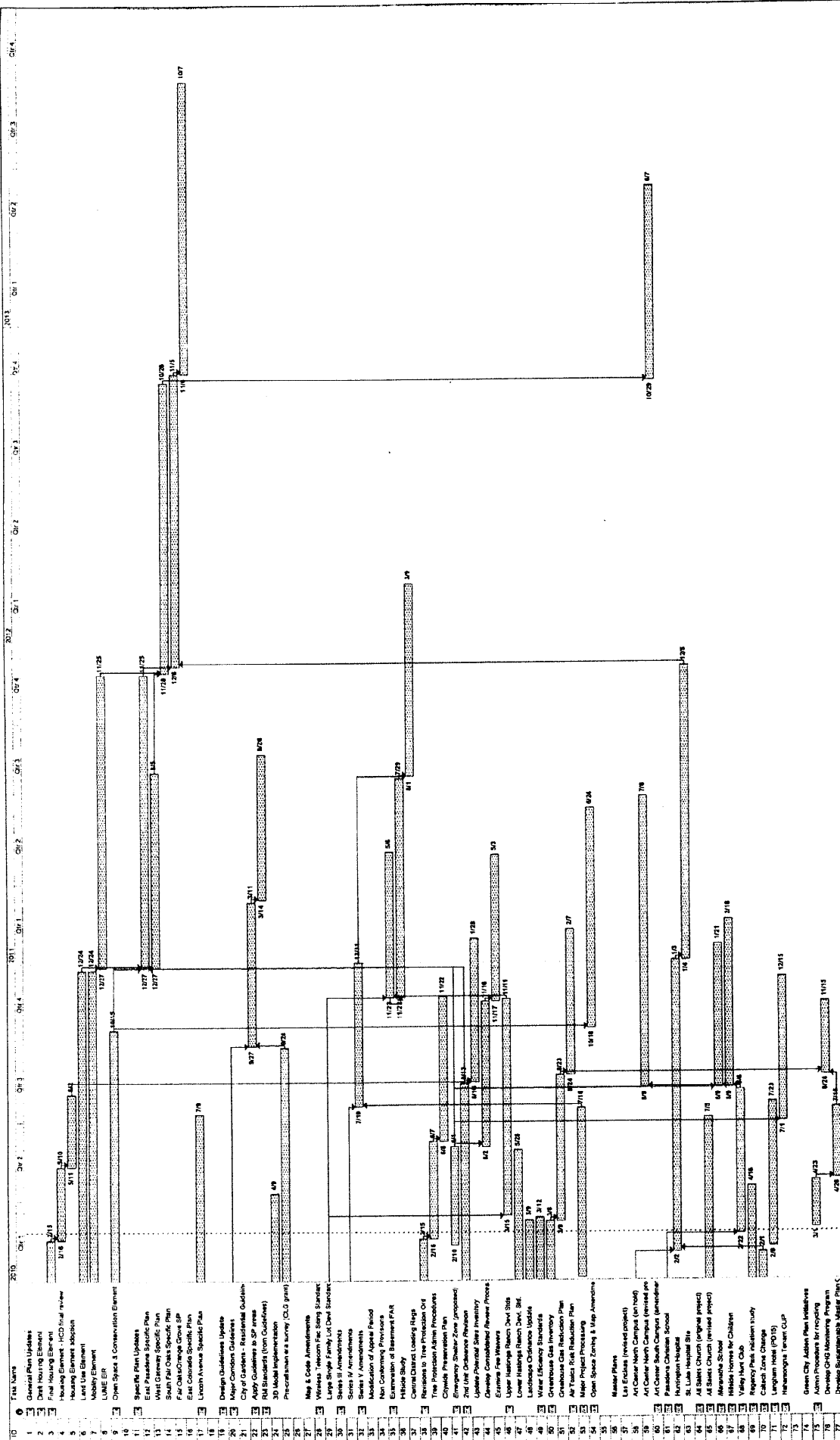
Reviewed by:



John Poindexter
Planning Manager

Attachment A: Planning & Development Department Work Plan
Attachment B: Amendment Options

ATTACHMENT A
PLANNING & DEVELOPMENT DEPARTMENT WORK PLAN



ID	Task Name	Start	End
1	General Plan Updates	2010 Q1	2010 Q4
2	Deaf Housing Element	2010 Q1	2010 Q4
3	Final Housing Element	2010 Q1	2010 Q4
4	Housing Element - HCD final review	2010 Q1	2010 Q4
5	Housing Element adoption	2010 Q1	2010 Q4
6	Land Use Element	2010 Q1	2010 Q4
7	Land Use Element	2010 Q1	2010 Q4
8	LINE EIR	2010 Q1	2010 Q4
9	Open Space & Conservation Element	2010 Q1	2010 Q4
10	Open Space & Conservation Element	2010 Q1	2010 Q4
11	Special Plan Updates	2010 Q1	2010 Q4
12	Final President Specific Plan	2010 Q1	2010 Q4
13	West County Specific Plan	2010 Q1	2010 Q4
14	South Fair Oaks Specific Plan	2010 Q1	2010 Q4
15	North Fair Oaks Specific Plan	2010 Q1	2010 Q4
16	East County Specific Plan	2010 Q1	2010 Q4
17	Lincoln Avenue Specific Plan	2010 Q1	2010 Q4
18	Design Guidelines Update	2010 Q1	2010 Q4
19	Major Corridor Guidelines	2010 Q1	2010 Q4
20	City of Gardens - Residential Guidelines	2010 Q1	2010 Q4
21	Albany Guidelines in SP areas	2010 Q1	2010 Q4
22	RD Standards (from Guidelines)	2010 Q1	2010 Q4
23	RD Standards (from Guidelines)	2010 Q1	2010 Q4
24	RD Standards (from Guidelines)	2010 Q1	2010 Q4
25	RD Standards (from Guidelines)	2010 Q1	2010 Q4
26	RD Standards (from Guidelines)	2010 Q1	2010 Q4
27	Map & Code Amendments	2010 Q1	2010 Q4
28	Wireless - Telecom Fac. Siting Standard	2010 Q1	2010 Q4
29	Large Single Family Lot Dev. Standards	2010 Q1	2010 Q4
30	Shoreline Amendments	2010 Q1	2010 Q4
31	Shoreline Amendments	2010 Q1	2010 Q4
32	Shoreline Amendments	2010 Q1	2010 Q4
33	Manufacturing of Alcohol Food	2010 Q1	2010 Q4
34	Non-Commuting Provisions	2010 Q1	2010 Q4
35	Extension of Basement FAR	2010 Q1	2010 Q4
36	Hillside Study	2010 Q1	2010 Q4
37	Central District Loading Regs	2010 Q1	2010 Q4
38	Revisions to Tree Protection Ord	2010 Q1	2010 Q4
39	The Irrigation Admin Procedures	2010 Q1	2010 Q4
40	The Irrigation Admin Procedures	2010 Q1	2010 Q4
41	Emergency Shelter Zone (proposed)	2010 Q1	2010 Q4
42	2nd Joint Ordinance Revision	2010 Q1	2010 Q4
43	Update Permitted Sign Inventory	2010 Q1	2010 Q4
44	County Consolidated Review Process	2010 Q1	2010 Q4
45	County Consolidated Review Process	2010 Q1	2010 Q4
46	Upper Hasting Reach Dual Stop	2010 Q1	2010 Q4
47	Lower Hasting Reach Dual Stop	2010 Q1	2010 Q4
48	Wear Efficiency Standards	2010 Q1	2010 Q4
49	Greenhouse Gas Inventory	2010 Q1	2010 Q4
50	Greenhouse Gas Inventory	2010 Q1	2010 Q4
51	Greenhouse Gas Reduction Plan	2010 Q1	2010 Q4
52	AP Tactics Risk Reduction Plan	2010 Q1	2010 Q4
53	Major Project Processing	2010 Q1	2010 Q4
54	Open Space zoning & Map Amendments	2010 Q1	2010 Q4
55	Map Amendments	2010 Q1	2010 Q4
56	Map Amendments	2010 Q1	2010 Q4
57	Map Amendments	2010 Q1	2010 Q4
58	Map Amendments	2010 Q1	2010 Q4
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97	Map Amendments	2010 Q1	2010 Q4
98	Map Amendments	2010 Q1	2010 Q4
99	Map Amendments	2010 Q1	2010 Q4
100	Map Amendments	2010 Q1	2010 Q4

Legend:

- Task: Solid black bar
- Milestone: Hatched bar
- Summary: Dotted bar
- Road Up Task: White bar
- Road Up Milestone: Diamond
- Road Up Progress: Dashed line
- Split: Vertical line
- Group By Summary: Solid line
- Project Summary: Dashed line
- Deadline: Dotted line

Indicate a color path. Do not use red and list is complete. Page 1

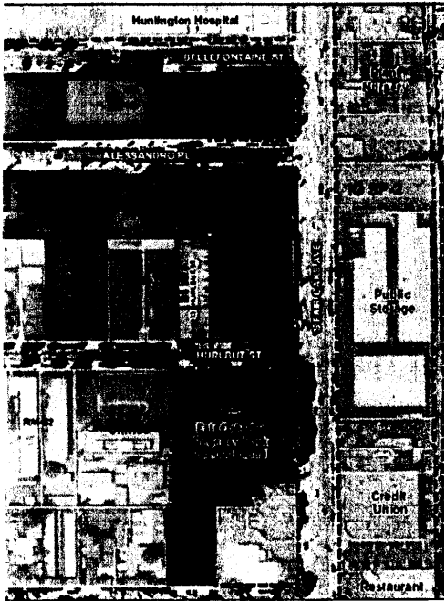
**ATTACHMENT B
AMENDMENT OPTIONS**

Option 1:

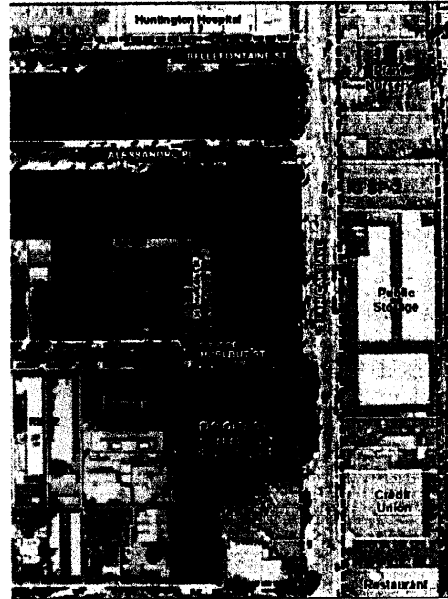
Revise South Fair Oaks Specific Plan text and Zoning Code text in order to allow for currently permitted residential units north to Alessandro Place.

Maintain 33 Hurlbut Street as RM-32

Existing



Proposed



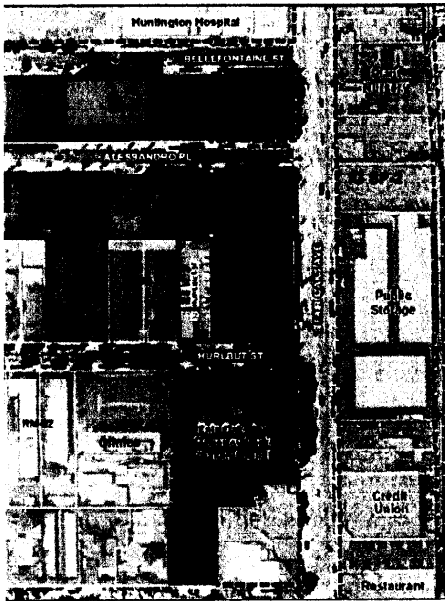
Aligns proposed and existing Residential Care, General uses across from one another on Hurlbut Street and adjacent to multifamily residential and medical office uses.

Option 2:

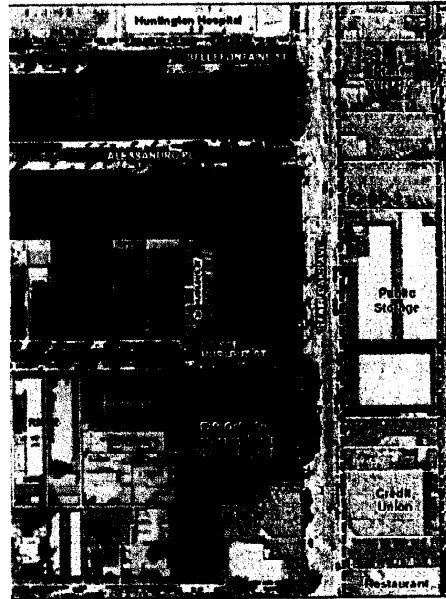
Revise South Fair Oaks Specific Plan text and Zoning Code text in order to allow for currently permitted residential units partway between Hurlbut Street and Alessandro Place.

Maintain 33 Hurlbut Street as RM-32

Existing



Proposed



Aligns proposed and existing Residential Care, General uses across from one another on Hurlbut Street and adjacent to multifamily residential.

Aligns medical office uses across from one another on Alessandro Place and adjacent to existing medical office.

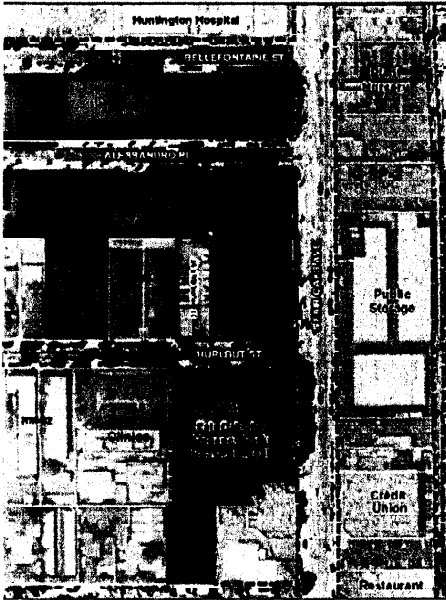
Requires zoning division of parcel 5719-022-106.

Option 3:

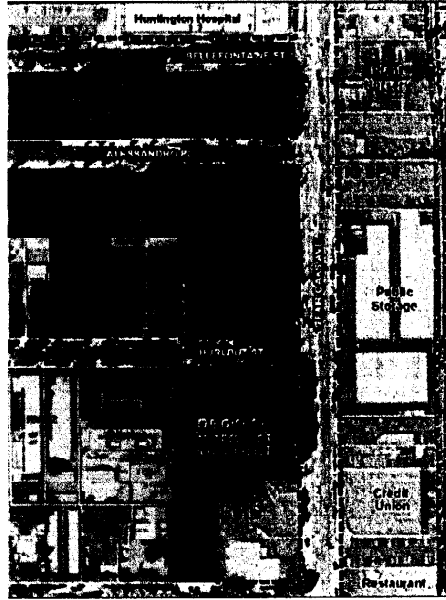
Revise South Fair Oaks Specific Plan text and Zoning Code text per Option 1 or Option 2.

Revise South Fair Oaks Specific Plan boundary to include 33 Hurlbut Street.

Existing



Proposed



Aligns proposed and existing independent/assisted living uses across from one another on Hurlbut Street and adjacent to multifamily residential.

Aligns medical office uses across from one another on Alessandro Place and adjacent to existing medical office.

Provides for consistent zoning and related guidelines across all parcels within the subject site. Allows for increased site planning flexibility.

From: Burciaga-Ramos, Claudia [mailto:cramos@cityofpasadena.net]
Sent: Thursday, April 15, 2010 11:23 AM
To: anicole@rpsli.com
Subject: draft minutes of PC 3-10-10

909 S. Fair Oaks Specific Plan Analysis

Erin Clark, Economic Development

That the Planning Commission comment on a request that the City Council initiate an amendment to the South Fair Oaks Specific Plan and Zoning Code text to allow for residential uses west of Fair Oaks Avenue and north of Hurlbut Street.

Proposal:

- 175-unit assisted living facility (Residential Care, General)
- 184,000 square foot
- Four stories (56ft)
- 118 subterranean parking spaces

Required Amendments:

- Specific Plan Text Amendment
- Zoning Code Text Amendment

Per the Planning Division's current work plan, a comprehensive review of the South Fair Oaks Specific Plan is scheduled to begin in 2012. Comprehensive updates of all existing specific plans will begin in 2011, starting with the East Pasadena and West Gateway Specific Plans. This sequence could vary, however, with changes to the work plan priorities. Absent direction from the City Council that the current order of specific plan reviews be changed, staff suggests that 2012 is the appropriate time to consider changes to the South Fair Oaks Specific Plan.

Staff recommendation is that the South Fair Oaks Specific Plan remains as adopted; there are no proposed changes at this time. As no specific change in land use or development approval is proposed, there is no project that requires CEQA review. Environmental review will be conducted if a project such as a Specific Plan amendment is initiated by City Council.

Public comment:

John Yonai of Tierra West Advisors on behalf of the applicant, Regency Park Senior Living—
Asked for the planning commission support to seek Council's approval.

Commission Discussion:

Commissioners acknowledged that senior housing is an increasingly critical need in Pasadena, Huntington Hospital supports the location of senior housing facilities in close proximity to its campus, and the applicant, Regency Park Senior Living, has already proven itself capable of developing, constructing, and operating a high quality facility in the immediate area. These factors, as well as the 12 year time span since the Specific Plan was adopted and the underutilized status of the subject site, contributed to support for initiation of a limited review of the Specific Plan based on the specific application for development of senior housing that has been submitted to the City. Chair McDonald reiterated to the applicant that support of a focused land use review did not in any way imply support for the proposed project or provide for any guarantees of future support for necessary land use entitlements with respect to the proposed project.

Those Commissioners in support of the staff recommendation cited the fact that any staff work associated with amending the South Fair Oaks Specific Plan, even a focused analysis, requires that staff resources be diverted from other priorities. Consequently, a review of the South Fair Oaks Specific Plan is indeed shifting the South Fair Oaks Specific Plan ahead of other scheduled reviews.

Motion:

Moved / seconded by Commissioners McDonald and Quirk that the Planning Commission recommends to the City Council that the master application be processed with any analysis required for amendments to the general plan, specific plan, or zoning code as staff deems necessary. This motion will not change the order of comprehensive specific plan reviews within the Department's work plan or the General Plan schedule.

Vote:

Yes: Hickambottom, Wilson, Hall, Naber, Quirk and McDonald

Noes: Norton and Janisch

Abstain: none

Absent: Persico

Motion approved 6-2

Claudia Burciaga-Ramos

Staff Assistant III
City of Pasadena
Community Planning Section
626 744-7135
626 396-8516 Fax



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