

GENERAL PLAN LAND USE AND MOBILITY ELEMENT UPDATE

Recommendations

	Staff's Revised Recommendation	Planning Commission	General Plan Update Advisory Commission	Transportation Advisory Commission	Historic Preservation Commission
Guiding Principles (Attachment A.1)					
Guiding Principle 1	Staff agrees with the Planning Commission's revisions, but recommends changing the word "markets" to "opportunities."	PC-1 Growth will be targeted to serve community needs and enhance the quality of life. Higher density development will be directed away from residential neighborhoods and into the Central District, Transit Villages, and Neighborhood Villages. These areas will have a diverse housing stock, job markets , exciting districts with commercial and recreational uses, and transit opportunities. New development will build upon Pasadena's tradition of strong sense of place, great neighborhoods, gardens, plazas, parks, and trees.	Approved staff's recommendation	Approved staff's recommendation	
Guiding Principle 2	Staff recommends a hybrid of the advisory bodies' recommendations which would read, "Pasadena's historic resources will be preserved. Citywide, new development will be in harmony with and enhance Pasadena's unique character and sense of place. New construction that could affect the integrity of historic resources will be compatible with, and differentiated from, the existing resource."	PC-2 Pasadena's historic resources will be preserved. Citywide, new development will be in harmony with and enhance Pasadena's unique character and sense of place. New construction that could affect the integrity of historic resources will adhere to the Secretary or the Interior's Standards.	GPUAC-1 Pasadena's historic resources will be preserved, and new development will be in harmony with and enhance Pasadena's historic character and environment.	Approved staff's recommendation	HPC-1 Pasadena's historic resources will be preserved. Citywide new development will harmonize with and enhance Pasadena's unique character and sense of place. New construction within a historic district or adjacent to an individual resource will be compatible with, yet distinct from, the existing historic resources.
Guiding Principle 3		Approved staff's recommendation	Approved staff's recommendation	Approved staff's recommendation	

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Guiding Principles (Attachment A.1)					
Guiding Principle 4	Staff recommends a hybrid of the Planning Commission's and GPUAC's recommendations which would read, "Pasadena will be a socially, economically, and environmentally sustainable community. Safe, well designed, accessible and human - scale residential and commercial areas will be provided where people of all ages can live, work and play. These areas will include neighborhood parks, urban open spaces and the equitable distribution of public and private recreational facilities; new public spaces will be acquired. Human services will be coordinated and made accessible to those who need them."	PC-3 Pasadena will be a sustainable community. Safe, well designed, accessible and human - scale residential and commercial areas will be provided where people of all ages can live, work and play. These areas will include neighborhood parks, urban open spaces and the equitable distribution of public and private recreational facilities; new public spaces will be acquired. Human services will be coordinated and made accessible to those who need them.	GPUAC-2 Pasadena will be a sustainable community – socially equitable, economically prosperous, and environmentally protected. Safe, well-designed, accessible and human-scale residential and commercial areas will be provided where people of all ages can live, work, and play including neighborhood parks, urban and natural open spaces and the equitable distribution of public and private recreation facilities. Human services will be coordinated and made accessible to those who need them. New public open space will be acquired.	Approved staff's recommendation	
Guiding Principle 5	Staff recommends a hybrid of the Planning Commission's and GPUAC's recommendations which would read, "Pasadena will be a city where people can circulate without cars. Specific plans in targeted development areas will emphasize a mix of uses, pedestrian activity, and transit; public and private transit will be made more available; neighborhood villages and transit villages will reduce the need for auto use."	PC-4 Pasadena will be a city where people can circulate without cars. Specific plans in targeted development areas will emphasize a mix of uses, pedestrian activity, and transit; public and private transit will be made more available; neighborhood villages and transit villages will be promoted to reduce the need for auto use.	GPUAC-3 Pasadena will be a city where people can circulate without cars. Specific plans in targeted development areas will emphasize mixed uses, pedestrian activity, and transit; public and private transit will be made more available; neighborhood villages and transit villages will reduce the need for auto use.	Approved staff's recommendation	
Guiding Principle 6		Approved staff's recommendation	Approved staff's recommendation	Approved staff's recommendation	
Guiding Principle 7	Staff recommends keeping the existing order. There has been significant community input on these principles and renumbering would cause confusion.	Approved staff's recommendation	GPUAC-4 Make the seventh guiding principle the first 1 st guiding principle and renumber the principles accordingly.	Approved staff's recommendation	

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Guiding Principles (Attachment A.1)					
Guiding Principle 8	Staff continues to recommend the following principle, "Pasadena is committed to community planning that furthers a diverse educational system responsive to the broad needs of our community. Quality public schools are a shared community responsibility."	PC-5 Pasadena supports public education and is committed to community planning that furthers a diverse educational system responsive to the broad needs of our community	GPUAC-5 Pasadena supports public education and is committed to community planning that furthers a diverse educational system responsive to the broad needs of our community.	Approved staff's recommendation	

	Staff's Revised Recommendation	Planning Commission	General Plan Update Advisory Commission	Transportation Advisory Commission
New Policy Topic Areas (Attachment A.2)				
Topic Area #1: Sustainability, Open Space and Conservation	<ul style="list-style-type: none"> Staff recommends the following alternative to GPUAC-7, "encourage planning that recognizes a relationship between jobs and housing in creating a livable city." Staff agrees with the remaining recommendations. 	<p>PC-6 Include policies that define the vision for the Central District and the Playhouse Sub-district, similar to the definitions of Transit Village and Neighborhood Village (Land Use).</p> <p>PC-7 Include "affordable" in policy E (Economic and Social Equity).</p> <p>PC-8 Include a statement encouraging the adaptive reuse of structures citywide, and encourage the adaptive reuse of non-historic structures (Conservation).</p> <p>PC-9 Include language about access to open space (Open Space).</p>	<p>GPUAC-6 Include policies supportive of the acquisition and conversion of open spaces.</p> <p>GPUAC-7 Include a policy supporting the need for a jobs-housing balance.</p>	Approved staff's recommendation
Topic Area #2: Urban Design, Historic Preservation & Arts/Culture	<ul style="list-style-type: none"> Staff recommends the following alternative to PC-11 "explore the use of form based code in the Central District and other appropriate locations." Staff agrees with the remaining recommendations. 	<p>PC-10 Include language or guidelines that speak to a building's timelessness, durability, excellent materials, and aesthetically superiority (Contextual Design, Architectural Excellence).</p> <p>PC-11 Include a policy that will explore the application of a form based code to the Central District (Contextual Design).</p> <p>PC-12 Include policies supporting historic preservation efforts, i.e. encouraging the creation of new landmarks and landmark districts (Historic Preservation).</p> <p>PC-13 Address the issue of "demolition by neglect" (Historic Preservation).</p>	<p>GPUAC-8 Include a policy supportive of the use of a form based zoning code to achieve contextual design. This policy would be the basis for an implementation measure.</p> <p>GPUAC-9 Include sets of policies for each of the City's transit villages and neighborhood villages that would set a urban form and parking standards that reflect the unique aspects of each village.</p>	Approved staff's recommendation
Topic Area #3: Mobility		Approved staff's recommendation	Approved staff's recommendation	Approved staff's recommendation

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New Policy Topic Areas (Attachment A.2)				
Topic Area #4: Economic Vitality	<ul style="list-style-type: none"> Staff agrees with the recommended changes. 	PC-14 Include a policy, which states that mixed-use development is essential to the development and implementation of the "Transit Village" and "Neighborhood Village" concept. PC-15 Include a policy that requires the specific plans be updated in a timely fashion so that the General Plan can be implemented and to encourage economic development. PC-16 Include a policy that supports vocational training (Policy "G").	Approved staff's recommendation	Approved staff's recommendation
Topic Area #5: Education	<ul style="list-style-type: none"> Staff agrees with the idea in PC-18, however as a policy it should provide a specific direction to follow or a commitment to an action. Staff recommends including the idea in an introductory paragraph, not a policy. Staff agrees with the remaining recommendations. 	PC-17 Include a policy that supports interaction between public and private educational institutions. PC-18 Include a policy that relates a strong educational system to an economically vital city. PC-19 Include a policy encouraging the vocational training of students. PC-20 Clarify policy "E." That language should be included in both policies "B" and "D."	Approved staff's recommendation	Approved staff's recommendation
Supplemental Comments to City Council	<ul style="list-style-type: none"> Staff agrees with the GPUAC's comments. 	None	GPUAC-10 When the term sustainability is used, it should be inclusive of the environment, economics, and social equity. GPUAC-11 The policies in the Land Use and Mobility Elements are not limited to the topics proposed in the attachment. GPUAC-12 Changes made to housing policies in the Land Use Element, should not preclude further discussion on additional housing policy improvements when the Housing Element is updated.	None

GENERAL PLAN LAND USE AND MOBILITY ELEMENT UPDATE

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Land Use Policy Outline (Attachment A.3)				
Land Use Policy Outline	<ul style="list-style-type: none"> Staff agrees with the recommended changes. 	Approved staff's recommendation	GPUAC-19 Include each aspect of sustainability – the environment, the economy, and social equity – within the outline. GPUAC-20 Include educational policies in the global policy list.	Approved staff's recommendation
Supplemental Comments to City Council	<ul style="list-style-type: none"> Staff agrees with the Planning Commission's and GPUAC's comments. 	PC-22 The Commission's recommendation for approval speaks only to the organization of topic areas and not to their final content.	GPUAC-21 Provide users of the document a way of seeing the relationship of each policy with an associated Guiding Principle (for example, through a matrix or through some interactive web-based feature) GPUAC-22 The Committee's motion reflects solely its satisfaction with the format of the Land Use Element Policy Outline and not its content, which the Committee has not reviewed.	None

	Staff's Revised Recommendation	Planning Commission	General Plan Update Advisory Commission	Transportation Advisory Commission
Updated Mobility Element Objectives (Attachment A.4)				
Updated Mobility Element Objectives	<ul style="list-style-type: none"> Staff agrees with the recommended changes. 	PC-21 Include a second bullet point under the second mobility objective (Encourage walking, biking, transit, and other alternatives to motor vehicles) concerning the protection of residential neighborhoods.	GPUAC-18 Under the first bullet point, modify the language to read, "Guidelines for greater equity, community health, and safety" instead of "Guidelines for greater community health and safety."	Approved staff's recommendation

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Recommendations

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The Mobility Supporting Initiatives Goals and Objectives (Attachment A.5)				
Mobility Supporting Initiatives Goals and Objectives	<ul style="list-style-type: none"> Staff agrees with GPUAC-17, but recommends moving this to Policy Topic Area 1, which deals with the subject of environmental sustainability. Staff agrees with GPUAC-13; however existing policies in the Mobility Element that will remain address this policy topic area. GPAUC-16 is addressed in Policy Topic Area #3- Transit Section Policy B. Staff agrees with the remaining changes. 	Approved staff's recommendation	GPUAC-13 Include a policy supporting inter-agency design review of Cal-Trans and MTA projects at transit stations. GPUAC-14 Include policies that respond to the impacts of parking minimums or maximums in transit-oriented districts. GPUAC-15 Include policies that foster transit linkages between neighborhood villages and transit villages. GPUAC-16 Include policies to improve the frequency, range, and level of service for ARTS buses. GPUAC-17 Include policies stating that Pasadena will meet or exceed Greenhouse Gas Emission Standards and be a leader in this sustainable practice.	Approved staff's recommendation

	Staff's Revised Recommendation	Planning Commission	General Plan Update Advisory Commission	Transportation Advisory Commission
Specific Plan Boundaries (Attachment A.6)				
Expand the East Colorado Specific Plan north to include Lamanda Park		Approved staff's recommendation	Approved staff's recommendation	Approved staff's recommendation
Expand the East Pasadena Specific Plan south to include Chihuahita		Approved staff's recommendation	Approved staff's recommendation	Approved staff's recommendation
Expand the Central District Specific Plan boundary on E. Colorado Blvd. one block to the east		Approved staff's recommendation	Approved staff's recommendation	Approved staff's recommendation
Expand the East Colorado Specific Plan boundary south to E Green St.		Approved staff's recommendation	Approved staff's recommendation	Approved staff's recommendation
Expand the South Fair Oaks Specific Plan north to Del Mar Blvd. and east to Arroyo Blvd.		Approved staff's recommendation	Approved staff's recommendation	Approved staff's recommendation
Expand the South Fair Oaks Specific Plan south to Arlington Dr.		Approved staff's recommendation	Approved staff's recommendation	Approved staff's recommendation

GENERAL PLAN LAND USE AND MOBILITY ELEMENT UPDATE

Recommendations

West Gateway Specific Plan	Staff agrees with recommended change, PC-23. Many of the major development sites within the West Gateway Specific Plan have been built out, therefore there is little usefulness to the Specific Plan. Staff recommends going through a public process similar to a specific plan amendment to choose the appropriate zoning categories and scope out potential overlays to guide the remaining development sites.	PC-23 Repeal the West Gateway Specific Plan		
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	Staff's Revised Recommendation	Planning Commission	General Plan Update Advisory Commission	Transportation Advisory Commission
Land Use Diagram (Attachment A.7)				
Open Space map	Staff continues to recommend a designation of Medium Mixed Use (0.0-2.25 FAR) for 100 North EL Molino Avenue and 44 South Madison Avenue. The recommended designation would allow open space. It would also allow for construction of public parking, another goal of the community. Staff's recommendation provides flexibility to future decision makers and the community.	PC-24 Change the land use designation to Open Space for the Park over Parking parcels in the Playhouse District (100 North El Molino Avenue and 44 South Madison Avenue)	GPUAC-23 Change the land use designation to Open Space for the Park over Parking parcels in the Playhouse District (100 North El Molino Avenue and 44 South Madison Avenue)	Approved staff's recommendation
Lincoln Avenue map		Approved staff's recommendation	Approved staff's recommendation	Approved staff's recommendation

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Land Use Diagram (Attachment A.7)				
Fair Oaks/Orange Grove map	Staff agrees with the recommended changes.	<p>PC-25 Approved staff's recommendation for FOOG-1, FOOG-2, FOOG-3, FOOG-4, FOOG-5, and FOOG-6</p> <p>PC-26 Approved staff's recommendation for FOOG-8, except to change the north and south sides of East Orange Grove Boulevard east of North Fair Oaks Avenue and west of North Marengo Avenue from Low Mixed Use (0.0-1.0 FAR) to Med Mixed Use (0.0-2.25 FAR)</p> <p>PC-27 Use and development at the site designated FOOG-7 (the existing US Post Office sorting facility) should be determined through a Planned Development</p> <p>PC-28 In relation to FOOG-7 and FOOG-8, when the Specific Plan is updated, the Plan shall pay particular attention to issues of height, density, setback, and floor area ratio in order to ensure new development is compatible with its surrounding land uses. New developments shall conform to Policy Topic Area 2.2.A (Contextual Design)</p>	<p>GPUAC-24 Approved staff's recommendation for FOOG-1, FOOG-2, FOOG-3, FOOG-4, FOOG-5, FOOG-6, and FOOG-7</p> <p>GPUAC-25 Approved staff's recommendation for FOOG-8, except to change the north and south sides of East Orange Grove Boulevard east of North Fair Oaks Avenue and west of North Marengo Avenue from Low Mixed Use (0.0-1.0 FAR) to Med Mixed Use (0.0-2.25 FAR)</p>	Approved staff's recommendation
North Lake Ave map		Approved staff's recommendation	Approved staff's recommendation	Approved staff's recommendation
East Colorado Blvd map	Staff agrees with the intent of GPUAC-26, but recommends a new designation of Low-Med Mixed Use (0.0-1.75) for the area EC-6. This would allow for the vertically integrated mixed use the GPUAC desired.	Approved staff's recommendation	<p>GPUAC-26 Approved staff's recommendation for EC-1, EC-2, EC-3, EC-4, and EC-5</p> <p>GPUAC-27 Changed EC-6 from Low Mixed Use (0.0-1.0 FAR) to Med Mixed Use (0.0-2.25 FAR)</p>	Approved staff's recommendation

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Land Use Diagram (Attachment A.7)				
East Pasadena map	<ul style="list-style-type: none"> Staff does not recommend the changes noted in PC-31, PC-32, and PC-33. These changes would significantly reduce densities, limiting mixed use opportunities which staff believes are necessary to create the Transit Village and community benefits that the community has envisioned for East Pasadena. Staff has modified its recommendation based on the Planning Commission's concerns while balancing the Community's vision for East Pasadena. See the Land Use Diagram. Staff agrees with the remaining recommendations. 	PC-29 Approved staff's recommendation for EP-1, EP-2, EP-4, EP-6, EP-7, EP-8, EP-9, EP-10, and EP-14 PC-30 Increase the FAR of the R&D/Flex Space Land Use Designation to 1.25 in EP-3 PC-31 Change EP-5 from Med Mixed Use (0.0-2.25) to Low Mixed Use (0.0-1.0) PC-32 Change EP-11 from Med Mixed Use (0.0-2.25) to Low Mixed Use (0.0-1.0) PC-33 Change EP-12 and EP-13 from Med Mixed Use (0.0-2.25) to Med Commercial (0.0-2.0) PC-34 Change the properties designated as Med Commercial (0.0-2.0 FAR) on the north/east side of Rosemead Boulevard (deemed EP-15) to Low Commercial (0.0-1.0 FAR)	Approved staff's recommendation	Approved staff's recommendation
South Fair Oaks Ave map	<ul style="list-style-type: none"> Staff agrees with the Planning Commission's recommendation PC-35. This is an area with lots of a small width and depth and pre-existing buildings, which limit future development potential. In addition, this area is adjacent to a single-family neighborhood. Staff recommends against GPUAC-29. This recommendation would increase the maximum FAR for the S. Raymond Ave. and S. Fair Oaks Ave. corridor to a level only allowed along Colorado Blvd and Lake Avenue. Staff believes that a designation of Med Mixed Use (0.0-2.25 FAR) would balance the community's desire to expand housing opportunities and target growth, while being responsive to community concerns regarding growth. 	PC-35 Change the properties on the west side of S. Fair Oaks Ave. south of W. Arlington Dr. and north of W. State St. from Med Mixed Use (0.0-2.25) to Low Mixed Use (0.0-1.0) PC-36 Approve staff's recommendation on the remaining portion of SFO-1, SFO-2, and SFO-3	GPUAC-28 Approved staff's recommendation for SFO-2 and SFO-3 GPUAC-29 Change SFO-1 from Med Mixed Use (0.0-2.25 FAR) to High Mixed Use (0.0-3.0 FAR)	Approved staff's recommendation

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Land Use Diagram (Attachment A.7)				
Central District map	<ul style="list-style-type: none"> Staff recommends a modification to PC-38. Instead of creating an intermediate designation between Low Mixed Use and Medium Mixed Use with a maximum FAR of 2.0, staff recommends a maximum FAR of 1.75 for the new category of Low-Medium Mixed use. Staff does not recommend PC-39. Staff believes that this type of fine-tuning is best done when a specific plan is being updated. Staff does not recommend PC-41, PC-42, and PC-43. Staff believes that this type of fine-tuning is best done when a specific plan is being updated. Staff does not recommend PC-44. The west side of S. Hudson Ave. is residential; PC-44 would limit new uses to commercial uses. Mixed use project where the residential component faces S. Hudson Ave. and the commercial component faces S. Lake Ave. would be appropriate. Staff does not recommend PC-48. It would be appropriate to continue the scale of buildings on the south side of Green St. to the north side of Green St. This area is directly adjacent to Pasadena's densest area – Colorado Blvd and Lake Avenue. A suburban style FAR of 1.0 would be inappropriate given the services, amenities, existing building pattern, and transit services. 	<p>PC-37 Approved staff's recommendation for CD-2, 3, 4, 5, 7, 11, 12, 13, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 37, 38 and 40.</p> <p>PC-38 Created a new land use category, Low-Med Mixed Use (0.0-2.0 FAR)</p> <p>PC-39 Changed CD-1 to Low-Med Mixed Use (0.0-2.0 FAR)</p> <p>PC-40 Approved staff's recommendation for CD-6 of Med Mixed Use (0.0-2.25 FAR) and extended it north to E. California Blvd.</p> <p>PC-41 Changed CD-8 to Low-Med Mixed Use (0.0-2.0 FAR)</p> <p>PC-42 Changed CD-9 to Low-Med Mixed Use (0.0-2.0 FAR)</p> <p>PC-43 Changed CD-10 to Low-Med Mixed Use (0.0-2.0 FAR)</p> <p>PC-44 Approved staff's recommendation for CD-14 of Low Commercial (0.0-1.0 FAR). Delete CD-15. Extend the Low Commercial (0.0-1.0 FAR) designation of CD-14 south to encompass the area shown as CD-15</p> <p>PC-45 Changed CD-16 to Low Mixed Use (0.0-1.0 FAR) and extended this area east to S. Mentor Ave.</p> <p>PC-46 Reduced the boundary of CD-17 so that it encompasses the area from the south side of E. Cordova St. and the north side of S. San Pasqual St. This revised, CD-17 would become Medium Commercial (0.0-2.0 FAR)</p> <p>PC-47 Combined the remaining portions of CD-17 with CD-18. Approved staff's recommended designation of Medium Mixed Use (0.0-2.25 FAR) for this area.</p> <p>PC-48 Approved staff's recommendation of Med Mixed Use (0.0-2.25 FAR) for the south side of CD-22. Changed the north side of CD-22 to 1.0 Low Mixed Use (0.0-1.0 FAR)</p>	<p>GPUAC-30 Approved staff's recommendation for the Central District with one exception, CD-7. Change CD-7 from Med Commercial (0.0-2.25 FAR) to High Mixed Use (0.0-3.0 FAR)</p>	<p>Approved staff's recommendation</p>

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Recommendations

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Land Use Diagram (Attachment A.7)				
Central District map	<ul style="list-style-type: none"> Staff agrees with the intent of PC-49, but recommends a modification. Staff recommends changing the designation for CD-33 to Low-Med Mixed Use (0.0-1.75). This is nearly consistent with the existing Zoning Code, which allows a maximum FAR of 1.5. Staff believes this new designation of Low-Med Mixed Use provides a reasonable compromise between the original staff proposal of Med Mixed Use (0.0-2.25) and the Planning Commission's recommendation of (0.0-1.0). Staff does not recommend PC-50. Staff does not recommend an FAR of 1.0 within the Central District. A FAR of 1.0 is the least dense mixed use category within the Land Use Diagram and is more appropriate for suburban areas, not the City's Central District. Concerns regarding historic preservation and design can be handled through design guidelines, form based codes, landmark designations, and CEQA review without limiting the ability of meeting other goals of meeting housing needs, providing for economic vitality, targeting growth, etc. 	<p>PC-49 Changed CD-33 so that the property directly north of E. Walnut St. and east of N. Marengo Ave. has a designation of 2.0 Med Mixed Use. Changed the remaining portions of CD-33 (those areas north and east of the Central Library) to Low Mixed Use (0.0-1.0FAR).</p> <p>PC-50 Change CD-36 to Low Mixed Use (0.0-1.0 FAR)</p>		

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Land Use Diagram (Attachment A.7)				
Other changes	<ul style="list-style-type: none"> Staff agrees with PC-52 Staff agrees with the remaining recommendations. 	<p>PC-51 Change the existing single family residences adjoining St. Luke's Hospital on Woodlyn Road from Institutional to Low Density Residential (0-6 DU/Acre)</p> <p>PC-52 Provide a designation of Medium-High Density Residential (0-32 du/acre) for the properties on the east side of South El Molino Avenue, the west and east sides on South Oak Knoll Avenue, and the west side of South Hudson Avenue</p> <p>PC-53 Made the following recommendations so that the Draft Land Use Diagram coincides with the existing Land Use Diagram:</p> <ul style="list-style-type: none"> Approved a designation of Medium Density Residential (0-16 DU/Acre) for 844 Rio Grande St Approved a designation of Low Density Residential (0-6 DU/Acre) for 1379-1425 N. Mentor Ave and 932 Rio Grande St Approved a designation of Low Commercial (0.0-1.0 FAR) for 1369 N Mentor Ave Approved a designation of Med-High Density Residential (0-32 DU/Acre) for 1266-1280 N Hudson Ave Approved a designation of Low Density Residential (0-6 DU/Acre) for 811-829 E Claremont St and 1250 N Hudson Ave Approved a designation of Low-Med Residential (0-12 DU/Acre) for 1461-1471 E Villa St and 501-511 Hamilton Ave Approved a designation of Low Density Residential (0-6 DU/Acre) for 1454 Monte Vista St Approved a designation of Low Density Residential (0-6 DU/Acre) for 452-470 N Hill Ave and 1436-1446 E Villa St Approved a designation of Open Space for 1130 S Marengo Ave 	<p>GPUAC-31 Provide a designation of High Density Residential (0-48 DU/Acre) for the properties on the east side of South El Molino Avenue, the west and east sides on South Oak Knoll Avenue, and the west side of South Hudson Avenue</p>	Approved staff's recommendation

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Development Levels to Studied by the Environmental Impact Report (Attachment A.8)				
Change from development caps to development levels	Staff recommends a modified version of development caps which would require annual monitoring and the ability for the City Council to amend the caps without doing a comprehensive General Plan update.	PC-54 Retain the existing system of development caps not the staff recommended system of development levels	Approved staff's recommendation	Approved staff's recommendation
Central District	Staff does not recommend GPUAC-32, increasing the Central District development levels. Staff believes that the 3,750 housing units proposed strike a balance between feedback supporting economic and neighborhood vitality with concerns over the possible negative impacts of growth.	Approved staff's recommendation	GPUAC-32 Increase development level to 5,000 residential dwelling units.	Approved staff's recommendation
South Fair Oaks	Staff recommends against GPUAC-33 and GPUAC-35. See comments related to GPUAC-35.	Approved staff's recommendation	GPUAC-33 Increase the development level in the South Fair Oaks area proportionally to the recommended change in the Draft Land Use Map from a FAR of 2.25 to 3.0.	Approved staff's recommendation
East Colorado		Approved staff's recommendation	Approved staff's recommendation	Approved staff's recommendation
East Pasadena		Approved staff's recommendation	Approved staff's recommendation	Approved staff's recommendation
North Lake		Approved staff's recommendation	Approved staff's recommendation	Approved staff's recommendation
Fair Oaks/Orange Grove	Staff does not recommend GPUAC-34. The development level proposed by staff (325 units) is nearly equivalent to the comparative metrics staff reviewed, such as historic growth and SCAG projections. Increasing the development level to 500 units would constitute a 150% increase over the comparative metrics.	Approved staff's recommendation	GPUAC-34 Increase development level to 500 residential dwelling units.	Approved staff's recommendation
Lincoln		Approved staff's recommendation	Approved staff's recommendation	Approved staff's recommendation
West Gateway		Approved staff's recommendation	Approved staff's recommendation	Approved staff's recommendation

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Development Levels to Studied by the Environmental Impact Report				
Environmental Impact Report		<p>PC-55 Concurs with staff's recommendation regarding the General Plan EIR process particularly with respect to the pre-scoping meetings.</p> <p>PC-56 Recommend a robust general plan program EIR that would go beyond the bare minimum and would include, if possible, the following elements:</p> <ul style="list-style-type: none"> (A) Modeling showing height, density and massing of projects and project alternatives in at least key areas of the city; (B) Full baseline studies for recreation, cultural resources, and traffic; (C) In addition to a no project alternative a range of alternatives to be informed by the pre-scoping meetings; (D) That the Planning Commission would support staff's recommendation, if they were to make such a recommendation, to seek necessary resources to do a robust EIR; (G) A map showing the existing, designated historic properties – including districts, individual properties, local designations, and national designations (H) An analysis of how proposed development impacts opportunities for designating open space sites and total available view sheds from key intersections. 		TAC-1 Recommended that the Draft EIR study the impact of Complete Streets, the potential of the Goldline reaching capacity, the construction of the 710 Freeway, and deemphasized streets.
Implementation		PC-57As part of the General Plan implementation, special effort should be undertaken to ensure that specific plans and the zoning code are brought into compliance with the General Plan simultaneously, if possible.		