

Findings

FINDINGS FOR ZONING MAP AMENDMENT APPROVAL (17.74.070.B)

1. *The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan.*

The proposed Zoning Map Amendment would change the zoning of the site from West Gateway Specific Plan, The Army Reserve Training Center Site (WGSP-2) to Planned Development (PD.) Pursuant to Zoning Code Section 17.26.020.C, the purpose of the PD district is The PD zoning district is intended for sites where an applicant proposes and the City desires to achieve a particular mix of uses, appearance, land use compatibility, or special sensitivity to neighborhood character. The PD zoning district is consistent with the Specific Plan land use designation of the General Plan. The proposed Planned Development site is in excess of the two-acre minimum size requirement. The following objectives and policies within the General Plan support the Desiderio project.

LAND USE ELEMENT OBJECTIVE 2 – OPEN SPACE: Preserve and acquire open space in targeted development areas and residential areas of the City in order to enhance the quality of Pasadena life.

Policy 2.1 – Neighborhood Parks: Preserve, enhance and acquire parks in residential areas, with emphasis on planning for and locating parks within walking distance of multi-family housing.

LAND USE ELEMENT OBJECTIVE 3 – AFFORDABLE HOUSING: Encourage the retention and creation of affordable housing throughout Pasadena by providing sufficient land and densities to develop new affordable housing.

LAND USE ELEMENT OBJECTIVE 15 – HOUSING CONDITIONS: Improve substandard housing conditions in Pasadena.

Policy 15.1 – Sizes and Types: Provide a range of housing sizes and types for the many sizes and types of families in the community.

Policy 15.2 – Increase Supply: Increase the total number of market rate and affordable housing units within the City.

Policy 15.3 – Equitable Distribution: Increase, where feasible, the equitable distribution of affordable housing throughout the City, including an inclusionary zoning ordinance.

Policy 15.4 – Family Housing: Increase the supply of large family affordable housing units with adequate outdoor play space for children.

HOUSING ELEMENT GOAL HE-1 – Sustainable neighborhoods of quality housing, parks and community services, infrastructure, and other associated services that maintain and enhance neighborhood quality, character, and the health of residents.

HOUSING ELEMENT GOAL HE-2 – Promote an adequate supply and diversity of quality rental and ownership housing opportunities suited to residents of varying lifestyle needs and income levels.

HOUSING ELEMENT GOAL HE-3 – Expand, protect, and preserve opportunities for households to find and retain housing in Pasadena and afford a greater choice of rental and homeownership opportunities.

Policy HE-3.3 – Homeownership Opportunities – Increase homeownership opportunities for lower and moderate income residents and employees through the provision of financial assistance, subject to funding availability, education, and partnerships.

OPEN SPACE & CONSERVATION ELEMENT GOAL – Preserve, acquire, and create open space.

Policy – Create additional open spaces through reclamation and restoration.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

The Planned Development (PD) site is adjacent to a single family residential neighborhood and the Lower Arroyo Seco. The existing development is a fully paved site that is developed with former Army Reserve facilities. The PD zoning will facilitate a project that is more compatible with the surrounding uses and will achieve several important City goals.

The proposed Zoning Map Amendment would not be detrimental to the public interest, health, safety, convenience or general welfare of the City.