

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA AMENDING THE LAND USE DIAGRAM OF THE LAND USE ELEMENT TO IMPLEMENT THE VILLA ESPERANZA MASTER PLAN**

**WHEREAS**, the Land Use Element of the Comprehensive General Plan established the City's goals, objectives and policies with respect to the development of its land resources; and

**WHEREAS**, the Land Use Diagram of the Comprehensive General Plan designates land within the City for certain types of development consistent with its land use policies; and

**WHEREAS**, there is need to keep the Land Use Element of the Comprehensive General Plan current with respect to changing economic conditions and future development potential; and

**WHEREAS**, at a duly noticed public hearing before the Planning Commission on August 13, 2014, the Planning Commission considered, and recommended adoption of: (1) the Initial Study and Mitigated Negative Declaration; (2) the General Plan Land Use designation amendment to re-designate the Villa Esperanza Master Plan site at 2116 East Villa Street to Institutional; (3) Zoning Map Amendment to amend the subject parcels to Public, Semi-Public to maintain consistency with the Land Use Element of the Comprehensive General Plan, (4) Master Plan for Villa Esperanza; and (5) Private Tree Removal Permit for the removal of eight protected trees; and

**WHEREAS**, the General Plan Land Use designation of the Master Plan site (2116 East Villa Street) consists of nine parcels (APNS 5745-009-061, 5745-009-048, 5745-009-049, 5745-009-050, 5745-009-051, 5745-009-053, 5745-009-054, 5745-009 - 055, and 5745-009-056) that will be held as one through a recorded covenant, is the subject of this amendment, and is designated Neighborhood Commercial and Medium Density Residential (0-16 dwelling units/net acre) to Institutional; and

**WHEREAS**, at a duly noticed public hearing before the City Council on September 29, 2014, the City Council adopted and approved: (1) the Initial Study and Mitigated Negative Declaration; (2) the General Plan Land Use designation amendment to re-designate the Villa Esperanza Master Plan site at 2116 East Villa Street to Institutional; (3) the Zoning Map Amendment to amend the subject parcels to Public, Semi-Public to maintain consistency with the Land Use Element of the Comprehensive General Plan, (4) the Master Plan for Villa Esperanza; and (5) a Private Tree Removal Permit for the removal of eight protected trees.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council hereby approves the amendment to the Land Use Diagram of the Land Use Element of the Comprehensive General Plan depicted in Exhibit A attached hereto and incorporated herein, based on the required findings as follows:

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

Although Villa Esperanza (VE) operates as an institutional use, the Master Plan site consists of six parcels designated as Neighborhood Commercial and three parcels designated as Medium Density Residential. Pursuant to the General Plan, Land Use Element, Institutional designation is "...used to designate public land uses, including schools, colleges, libraries, fire stations, police stations, convention centers, museums, governmental offices, utility stations, and hospitals. This category is also used to designate land used by some quasi-public entities, including public utilities and such institutions as churches, private schools and private hospitals." The General Plan Amendment would allow VE to continue to operate a school, provide therapy, employment program and adult residential care, to serve people with developmental disabilities. The proposed use and size of the parcels are consistent with the intent of the IS land use designation in the General Plan.

Furthermore, there are two objectives and two policies within the General Plan Land Use Element that support an educational institution like VE and its need for growth and development.

OBJECTIVE 13 (Adequate Services) is intended to provide adequate support for businesses and institutions that serve the needs of Pasadena's residents and families.

Policy 13.4 states: "Education: Promote public and private schools, support quality education for all students."

OBJECTIVE 23 (Existing Institutions) supports long-term growth opportunities for existing institutions to grow in balance with their surroundings.

Policy 23.2 states: "Provide land use opportunities to retain and develop regionally significant cultural, scientific, corporate, entertainment, and educational uses."

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

The Master Plan site is surrounded on three sides by public right-of-way streets. Existing single-family homes are located immediately south of the Master Plan site. The Master Plan includes retaining a single-family residence that is currently being used for a state-licensed residential care facility for six adults to provide a buffer between the institutional use and the single-family residential uses on parcels located to the south. All new structures will maintain a minimum of 16 foot setback from existing single-family residences and new landscaping will be planted to provide further buffering. The proposed project also includes an 82-space, two-level parking structure to accommodate the same amount of staff members currently working on the campus; therefore, allowing more public street parking to be available within the neighborhood. The proposed General Plan Amendment would not be detrimental to the public interest, health, safety, convenience or general welfare of the City.

**3. For General Plan diagram amendments only, the site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land uses/developments.**

VE has been in operation since 1961; over the years VE has acquired properties to accommodate the growth and development of the school. The Master Plan boundaries include nine parcels, six of which are designated as Neighborhood Commercial and three are designated as Medium Density Residential. The proposed General Plan Amendment does not modify the existing uses that are occurring on the Master Plan site, but the land use designation to accurately reflect existing land use. As a condition of approval, the property owner is required to record a covenant holding the nine properties as one. The proposed general plan amendment is physically suitable for the site.

Adopted at the \_\_\_\_\_ meeting of the City Council  
on the \_\_\_\_\_ day \_\_\_\_\_, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
MARK JOMSKY  
CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
THERESA FUENTES  
ASSISTANT CITY ATTORNEY

**EXHIBIT A**

AMENDMENT TO LAND USE DESIGNATION OF VILLA ESPERANZA MASTER PLAN SITE (TOTAL OF NINE PARCELS TO BE HELD AS ONE THROUGH A RECORDED COVENANT) AT 2116 EAST VILLA STREET FROM NEIGHBORHOOD COMMERCIAL AND MEDIUM DENSITY RESIDENTIAL (0-16 DWELLING UNITS/NET ACRE) TO INSTITUTIONAL

