

ATTACHMENT A
SPECIFIC FINDINGS FOR ZONE CHANGE, PLANNED DEVELOPMENT, AND
DEVELOPMENT AGREEMENT FOR PD 34 – 100 W. WALNUT PLANNED
DEVELOPMENT

1. Zone Change: To change the zoning designation of the project site from CD-1 (Central District Specific Plan, Old Pasadena) to Planned Development (PD);

1. *The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan.* The proposed zoning map amendment/zone change of the project site from CD-1 Central District Specific Plan, Old Pasadena to Planned Development (PD) has been determined to be in conformance with the General Plan adopted in 1994 and updated in 2004. The General Plan Land Use Element designates the project site within the Central District Specific Plan, which is intended to include a diverse mix of land uses designed to create the primary business, financial, retailing and government center of the City. The proposed Planned Development would meet these goals by preserving the existing Parson Corporation buildings, a major employment center, while providing additional office space and retail and residential options for Pasadena's growing downtown population, including new shopping and dining options for both local residents and regional visitors. The General Plan limits density to 87 dwelling units per acre and floor area ratio to 2.25 within the Central District Specific Plan. The proposed Planned Development would be well under the allowable density at 29.6 units per acre maximum and will be limited to a floor area ratio of 2.15.

In addition, the project is consistent with the goals of the General Plan by furthering the following Objectives and Policies: Objective 1 Targeted Development (Policy 1.3 Transit-Oriented and Pedestrian-Oriented Development and Policy 1.4 - Mixed-use); Objective 2 Open Space (Policy 2.3 Urban Open Spaces); Objective 3 Affordable Housing; Objective 5 Character and Scale of Pasadena (Policy 5.7 Enhanced Environment and Policy 5.10 Spatial Attributes); Objective 10 Diverse Economy (Policy 10.2 Transit Oriented Development, Policy 10.3 Business Expansion and Growth, Policy 10.6 New Business, Policy 10.9 Healthy Business Community, and Policy 10.10 Regional Center); Objective 11 Job Opportunities (Policy 11.2 Employment Diversity and Policy 11.7 Increase Jobs); Objective 12 Fiscal Health (Policy 12.1 Retail); Objective 20 Land Use/Transportation Relationship (Policy 20.3 Bicycles/Pedestrians); and Objective 22 Transit/Pedestrian Coordination (Policy 22.1 – Urban Design).

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.* The project site is located within the Northwest Gateway/Parsons Precinct of the Central

District Specific Plan. Section 7 Sub-district Planning Concepts of the Plan describes the project site as being “dominated by the Parsons corporate complex, including its surface parking lots. The suburban, auto-oriented character of the complex stands in stark contrast to nearby development, however, mixed-use infill along the street edge would better integrate this area with its surroundings”. Section 4 District-Wide Land Use Concept of the Plan describes the Northwest Gateway/Parsons Precinct as a key employment center with that contribute to a diversified mix of employment activities. The Plan specifically states that the Precinct, “will continue to serve as a major employment center, anchored by the Parsons corporate complex; however, the addition of mixed-use and residential development will reinforce the diverse, pedestrian character of Old Pasadena”. The Specific Plan proposes that the expansive parking lot of Parsons site should establish a more urban character appropriate to the Sub-district, strengthen connections to adjacent uses, and mark the Northwest gateway to Downtown. The proposed zoning map amendment/zone change of the project site from CD-1 Central District Specific Plan, Old Pasadena to Planned Development would allow the conversion of the surface parking lot into a mixed-use project that would meet the goals of the Specific Plan and therefore would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

The proposed zoning map amendment/zone change would be beneficial to the public interest and general welfare of the City as it would allow a Planned Development that would include pedestrian-oriented retail uses along the Fair Oaks Avenue frontage, open spaces and linkages which would provide a connection from the project site to Old Pasadena. The Parsons Corporation towers will remain and continue to serve as a key employment center for the Central District. Furthermore, the addition of 612,500 square feet of office uses will further the objectives of the Northwest Gateway/Parsons Precinct as a regional employment center. The proposed project, including the 475 residential units along with retail and restaurant uses, will support the objectives of the Old Pasadena Sub-district to “protect the numerous historic resources in the area, and to support the long term viability of its core as a regional retail and entertainment destination through the development of nearby complementary uses, including urban housing near light rail stations and parks.”

2. Planned Development: To create a new Planned Development including a PD Plan (PD 34 – 100 W. Walnut Planned Development) for the mixed-use project; and
 1. *The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan.* The proposed zoning map

amendment/zone change of the project site from CD-1 Central District Specific Plan, Old Pasadena to Planned Development for the creation of Planned Development 34 – 100 W. Walnut Planned Development, has been determined to be in conformance with the General Plan adopted in 1994 and updated in 2004. The General Plan Land Use Element designates the project site within the Central District Specific Plan, which is intended to include a diverse mix of land uses designed to create the primary business, financial, retailing and government center of the City. The proposed Planned Development would meet these goals by preserving the existing Parson Corporation, a major employment center, while providing additional office space and retail and residential options for Pasadena's growing downtown population, including new shopping and dining options for both local residents and regional visitors. The General Plan limits density to 87 dwelling units per acre and floor area ratio to 2.25 within the Central District Specific Plan. The proposed Planned Development would be well under the allowable density at 29.6 units per acre maximum and will be limited to a floor area ratio of 2.15. In addition, the proposed Planned Development is consistent with the goals of the General Plan by furthering the following Objectives and Policies: Objective 1 Targeted Development (Policy 1.3 Transit-Oriented and Pedestrian-Oriented Development and Policy 1.4 - Mixed-use); Objective 2 Open Space (Policy 2.3 Urban Open Spaces); Objective 3 Affordable Housing; Objective 5 Character and Scale of Pasadena (Policy 5.7 Enhanced Environment and Policy 5.10 Spatial Attributes); Objective 10 Diverse Economy (Policy 10.2 Transit Oriented Development, Policy 10.3 Business Expansion and Growth, Policy 10.6 New Business, Policy 10.9 Healthy Business Community, and Policy 10.10 Regional Center); Objective 11 Job Opportunities (Policy 11.2 Employment Diversity and Policy 11.7 Increase Jobs); Objective 12 Fiscal Health (Policy 12.1 Retail); Objective 20 Land Use/Transportation Relationship (Policy 20.3 Bicycles/Pedestrians); and Objective 22 Transit/Pedestrian Coordination (Policy 22.1 – Urban Design).

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.* The project site is located within the Northwest Gateway/Parsons Precinct of the Central District Specific Plan. Section 7 Sub-district Planning Concepts of the Plan describes the project site as being “dominated by the Parsons corporate complex, including its surface parking lots. The suburban, auto-oriented character of the complex stands in stark contrast to nearby development, however, mixed-use infill along the street edge would better integrate this area with its surroundings”. Section 4 District-Wide Land Use Concept of the Plan describes the Northwest Gateway/Parsons Precinct as a key employment center with that contribute to a diversified mix of employment activities. The Plan specifically states that the Precinct, “will continue to serve as a major employment center, anchored by the

Parsons corporate complex; however, the addition of mixed-use and residential development will reinforce the diverse, pedestrian character of Old Pasadena". The Specific Plan proposes that the expansive parking lot of Parsons site should establish a more urban character appropriate to the Sub-district, strengthen connections to adjacent uses, and mark the Northwest gateway to Downtown. The proposed zoning map amendment/zone change of the project site from CD-1 Central District Specific Plan, Old Pasadena to Planned Development for the creation of Planned Development 34 – 100 W. Walnut Planned Development, would allow the conversion of the surface parking lot into a mixed-use project that would meet the goals of the Specific Plan and therefore would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

The proposed zoning map amendment/zone change to create the Planned Development would be beneficial to the public interest and general welfare of the City as it would allow a Planned Development that would include pedestrian-oriented retail uses along the Fair Oaks Avenue frontage, open spaces and linkages which would provide a connection from the project site to Old Pasadena. The Parsons Corporation towers will remain and continue to serve as a key employment center for the Central District. Furthermore, the addition of 612,500 square feet of office uses will further the objectives of the Northwest Gateway/Parsons Precinct as a regional employment center. The proposed Planned Development, including the 475 residential units along with retail and restaurant uses, will support the objectives of the Old Pasadena Sub-district to "protect the numerous historic resources in the area, and to support the long term viability of its core as a regional retail and entertainment destination through the development of nearby complementary uses, including urban housing near light rail stations and parks."

The Planned Development shall comply with the Conditions of Approval, all applicable Fire Department standards, Building and Safety Division standards, the Zoning Code, the approved Planned Development Plan, and the certified Final Environmental Impact Report and Mitigation Monitoring Reporting Program to ensure that the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

3. Development Agreement: A Development Agreement between the City of Pasadena and PPF OFF 100 West Walnut, LP for PD 34 – 100 W. Walnut Planned Development.
 1. *The proposed Development Agreement would be in the best interests of the City;* The City would enjoy many benefits from the proposed development agreement. The development agreement requires that the developer constructs the Holly Street extension, beautifies Leonard

Pieroni Street and reconfigures the Fair Oaks/Union Street intersection. The development agreement also formalizes the use of the Parsons parking lot as an auxiliary parking lot for shuttling people to and from the Rose Bowl for events. The agreement would also eliminate uncertainty in the planning process and provide for the orderly future development of the property. The lack of certainty can result in a waste of resources, escalate the cost of housing and other development and discourage investment and a commitment to comprehensive planning. Developing the property in accordance with existing policies, rules and regulations with conditions of approval may strengthen the planning process and reduce the economic cost of development. All of this would be considered a benefit to the City and community making the proposed development agreement in the best interest of the City.

2. *The proposed Development Agreement is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan, and this Zoning Code; One of the General Plan's Seven Guiding Principles states that "Economic vitality will be promoted to promote jobs, services, revenues and opportunities." General Plan Objective #12 discusses fiscal health and the need to encourage a business climate that contributes to the City's fiscal health. General Plan Policy 12.1 states "Retail: encourage retail and sales-producing businesses to remain, expand in, or come to, Pasadena and promote healthy retail areas." The proposed retail areas generate significant revenues to the City through sales taxes and other taxes and revenues. Therefore, a development agreement to facilitate the project is consistent with the General Plan.*

The property is proposing to create a Planned Development district for the project site. Planned Developments are intended for sites where the applicant proposed and the City desires to achieve a particular mix of uses, appearance, land use compatibility, or special sensitivity to neighborhood character. The project is in conformance with the purpose and intent of the Planned Development district.

3. *The proposed Development Agreement would not be detrimental to the health, safety, and general welfare of persons residing in the immediate area, nor be detrimental or injurious to property or persons in the general neighborhood or to the general welfare of the residents of the City; The proposed development agreement would be beneficial to the public interest and general welfare of the City as it would help facilitate a project that would include pedestrian-oriented retail uses along the Fair Oaks Avenue frontage, open spaces and linkages which would provide a connection from the project site to Old Pasadena. The Parsons Corporation towers will remain and continue to serve as a key employment center for the Central District. Furthermore, the addition of*

612,500 square feet of office uses will further the objectives of the Northwest Gateway/Parsons Precinct as a regional employment center. The proposed project, including the 475 residential units along with retail and restaurant uses, will support the objectives of the Old Pasadena Sub-district to “protect the numerous historic resources in the area, and to support the long term viability of its core as a regional retail and entertainment destination through the development of nearby complementary uses, including urban housing near light rail stations and parks.”

The proposed development agreement requires that the project comply with the Conditions of Approval, all applicable Fire Department standards, Building and Safety Division standards, the Zoning Code, the approved Planned Development Plan, and the certified Final Environmental Impact Report and Mitigation Monitoring Reporting Program to ensure that the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

4. *The proposed Development Agreement is consistent with the provisions of State law (Government Code Sections 65864 through 65869.5.)* These Government Code Sections outline requirements related to the contents of agreements, the applicability of an agreement and on the public hearing and approval process. In addition, the agreement complies with Chapter 17.66 of the Zoning Code, which outlines the procedures and requirements for the review, approval and amendment of development agreements. The proposed agreement meets or exceeds the standards outlined by the State and City. The agreement specifies the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of property buildings (as all development standards are all outlined in Planned Development 34). In addition, the agreement does not allow a use that would not be permitted by the Zoning Code, nor does it constitute a rezoning of the property or permit a variance to a specific standard. The agreement was presented to the City’s Planning Commission as the recommending body and the City Council for final decision. The meeting was noticed as public hearing and included a newspaper notice; notices mailed to all property owners within 500 feet of the subject property and multiple on-site postings.