

Agenda Report

November 14, 2016

TO: Honorable Mayor and City Council
FROM: Planning & Community Development Department
SUBJECT: GENERAL PLAN ADOPTION FOLLOW-UP: AMENDMENTS TO LAND USE DIAGRAM AND ZONING MAP

RECOMMENDATION:

It is recommended that the City Council:

1. Find the proposed amendments are implementation measures of the General Plan, adopted by the City Council on August 18, 2015, that the City Council made findings pursuant to the California Environmental Quality Act, adopted a Statement of Overriding Considerations, and approved the General Plan; and there are no changed circumstances or new information which would trigger further environmental review;
1. Adopt the Findings of Consistency (Attachment A);
2. Approve the Amendments to the General Plan Land Use Diagram as contained in this report (Attachment B); and
3. Approve the Zoning Map Amendments as contained in this report (Attachment C);
4. Adopt a Resolution amending the General Plan Land Use Diagram; and
5. Direct the City Attorney to prepare an ordinance within 60 days amending the official Zoning Map of the City of Pasadena established by Section 17.20.020 of Title 17 of the Pasadena Municipal Code (Zoning Code) to implement the zone changes contained in this report (Attachment C).

PLANNING COMMISSION RECOMMENDATION:

On September 28, 2016, the Planning Commission considered the staff recommendation to amend the Land Use Diagram and the Zoning Map, along with the environmental determination, as described in this report. The Commission had a brief discussion about the parcels that have split-designations. At the conclusion of the

public hearing the Commission voted to adopt the staff recommendation, to be forwarded to the City Council.

EXECUTIVE SUMMARY:

On January 25, 2016 the City Council adopted several amendments to the Land Use Element, including the Land Use Diagram, as well as amendments to the Zoning Map and the Zoning Code in order to implement portions of the 2015 General Plan.

These amendments were a part of the General Plan Adoption Follow Up in order to reconcile existing regulations and documents with the new Land Use Element. Although long-term efforts are necessary such as updating all of the Specific Plans, and their corresponding zones and zoning regulations, and updating the Zoning Code, staff has identified additional actions that can be implemented in the short-term:

Land Use Diagram:

Amend the Land Use Diagram to rectify a small number of properties, and portions of properties, that were either not correctly re-designated or were inadvertently re-designated.

Zoning Map:

Several of the properties to be re-designated on the Land Use Diagram must also be re-zoned for consistency.

BACKGROUND:

On August 18, 2015 the City Council adopted a comprehensive update of the Land Use and Mobility Elements of the City's General Plan. As part of the implementation of these documents, a number of actions were and continue to be taken in order to reconcile existing regulations and documents with the new Land Use Element.

On January 25, 2016, the first of such efforts took place in the General Plan Adoption follow up where Council directed Planning Staff to amend the Zoning Map, Land Use Diagram, Specific Plans, Land Use Element, and Zoning Code. These actions included amendments to the Land Use Diagram for a small number of properties that were inadvertently re-designated as well as zone changes outside the specific plan areas to implement the Land Use Diagram.

Since these amendments were approved by City Council staff has identified a small number of additional properties, as well as portions of other properties, that were either not correctly re-designated on the Land Use Diagram or were inadvertently re-designated. Several of these proposed changes also require amendments to the Zoning Map in order to be consistent.

ANALYSIS:

Amend Land Use Diagram:

Staff has identified six properties that were inadvertently re-designated, or not properly re-designated. These three sites are: 245 S. Los Robles Avenue, 900 and 1070 N. Lake Avenue, and three city-owned open space properties on the western end of the city that were a part of the formerly proposed Annandale Canyon Estates. (Attachment B)

245 South Los Robles Avenue

245 South Los Robles Avenue is located on the west side of South Los Robles Avenue, south of Cordova Street and is developed with an office building on the north, and a surface parking lot to the south. The site is designated High Density Residential (0-48 units per acre).

As shown in Figure 1, the parcel is within the Central District Specific Plan and is divided between two sub-districts with the northern portion in "Civic Center/ Midtown" and the southern portion in "In-Town Housing." The Zoning Map (Figure 2) reflects this division with the parcel split zoned as CD-2 and RM-48 HL-40(45). When the new Land Use Diagram was created it was the intent to maintain the division between higher intensity mixed-use projects in the CD-2 district and multi-family uses in the RM-48 zone.

However, because the new Land Use Diagram is based on assigning a land use designation to an entire parcel, the split designations from the Central District Specific Plan and Zoning Map were not captured. Staff therefore recommends amending the Land Use Diagram for this parcel in order to rectify the land use designations for this parcel by re-establishing the split designations from the Central District Specific Plan and Zoning Map, such that the parcel would be split-designated with Medium Mixed Use to the north of the parcel and High Density Residential on the southern portion, as shown in Attachment B.

900 and 1070 North Lake Avenue

The properties of 900 and 1070 North Lake Avenue are situated on the east side of North Lake Avenue, within the North Lake Specific Plan. 900 N. Lake Avenue is



Figure 1: Central District, Sub-Districts

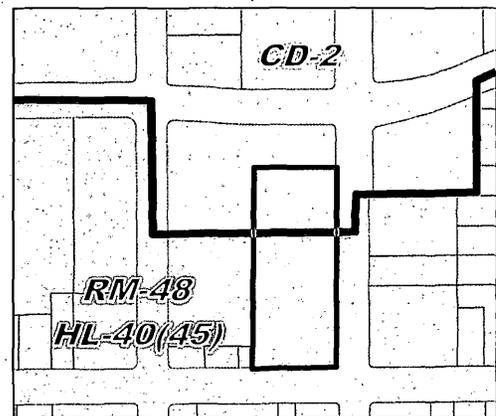


Figure 2: Zoning Map

located at the southeast corner of N. Lake Avenue and E. Mountain Street, and is developed with a CVS; it is currently designated as Low Commercial on the Land Use Diagram. 1070 N. Lake Avenue is located north of Bell Street and is developed with the La Villa Lake Apartments. 1070 is currently designated as Low Mixed Use on the Land Use Diagram.

Unlike most properties along this side of the N. Lake Avenue, these two properties extend east through to North Mentor Avenue and are therefore 'double-frontage' lots. Both properties are occupied by legally established uses that pre-date many of the current land use regulations and development standards.

Historically, these two properties were divided between a Specific Plan designation on the western half and Low Density Residential designation on the eastern half, in line with the established residences on Mentor Avenue (see Figure 3).

Similar to the 245 S. Los Robles Avenue parcel described above, the entirety of these two properties were unintentionally re-designated as one land use designation, because the Land Use Diagram is based on assigning a value to an entire parcel, and therefore the split designation was not captured. To maintain consistency along Mentor Avenue, it is recommended that the eastern portion of each site be amended to Low Density Residential to match the existing split from the North Lake Specific Plan and Zoning Map on both parcels. (See Figure 3 and Attachment B)

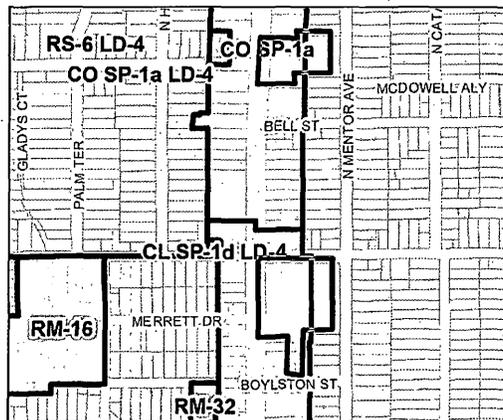


Figure 3: Zoning Map

City-Owned Open Space (Wierfield Drive)

Several years ago the City participated in the purchase of 37 properties on the western border of the city with the intent of preserving these properties as open space. As part of last year's General Plan update these properties were re-designated from Low Density Residential to Open Space. One of the actions that the City Council adopted as part of the General Plan Follow-up this past January was to rezone these properties as OS (Open Space), consistent with the adopted Land Use Diagram.

Subsequent to both of these actions, Planning staff learned that the City had purchased three additional parcels adjacent to the 37 parcels, also with the intent of preserving them as open space. Therefore, consistent with last year's re-designation from Low Density Residential to Open Space, it is proposed to re-designate these three additional properties, also from Low Density Residential to Open Space. (See Attachment B)

Amend Zoning Map:

Re-classifying the three additional city-owned properties on Wierfield Drive, described immediately above, from Low Density Residential to Open Space, also requires these same properties be re-zoned for consistency. Therefore, it is proposed that these three properties be re-zoned from RS-2-HD (Residential, Single-family, two lots per acre, Hillside District overlay) to OS (Open Space), as shown in Attachment C.

COUNCIL POLICY CONSIDERATION:

Continued implementation of the City's General Plan will support the following goals and policies of the General Plan:

- Goal 2. – Land Use Diversity. A mix of land uses meeting the diverse needs of Pasadena's residents and businesses, fostering improved housing conditions, offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment.
- Policy 2.13 – Parks. Maintain existing and develop new parks and recreational facilities within walking distance of residents, supporting healthy lifestyles.
- Policy 10.9 – Natural Open Space. Protect natural open spaces, hillsides, watersheds, and critical habitats to safeguard the health, safety, and beauty of the City for the benefit of present and future generations.
- Policy 10.10 – Expanded Natural Areas. Expand the City's inventory of natural open spaces through reclamation, restoration, and acquisition, in partnership with local and regional agencies and private institutions.
- Goal 21 – Desirable Neighborhoods. A City composed of neighborhoods with a variety of housing types that are desirable places to live, contribute to the quality of life, and are well maintained.
- Goal 22 – Single-Family Neighborhoods. Distinct and quality single-family residential neighborhoods distinguished by their identity, scale, and character.
- Policy 36.4- Neighborhood Compatibility. Require that the types of use and location, scale, and design of development buffer commercial and mixed-use development on Lake Avenue from adjoining lower density residential neighborhoods.

The Land Use Diagram amendments comply with Goal 2 by correcting inadvertent changes to the land use designations. Three of the land use designation changes on the properties along South Los Robles Avenue and North Lake Avenue will ensure these properties are compatible with surrounding single family residential neighborhoods, consistent with Policy 36.4, Goal 21 and 22. The Land Use Diagram and Zoning Map amendments for the remaining three properties along Wierfield Drive support Policy 2.13, 10.9 and 10.10 by increasing the City's inventory of open space and protecting undisturbed land that was once designated as Low Density Residential.

ENVIRONMENTAL ANALYSIS:

On August 18, 2015 the City Council adopted updates to the General Plan, including new Land Use and Mobility Elements, certified a Final Environmental Impact Report, made findings pursuant to the California Environmental Quality Act, and adopted a Statement of Overriding Considerations. This amendment is a further step in the implementation of the updated General Plan and there are no changed circumstances or new information which would trigger further environmental review.

FISCAL IMPACT:

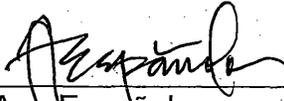
Continued implementation of the City's General Plan will implement land use policies to guide the future development of Pasadena. These policies impact not only what the city will look like, but also will directly influence the quality of life and economic well-being of Pasadena by thoughtfully balancing the community's need for housing, jobs, services, and recreation. These policies are intended to create an environment that supports the community's vision of balance and diversity and therefore fiscal stability and success.

Respectfully submitted,



DAVID M. REYES
Director of Planning & Community
Development Department

Prepared by:

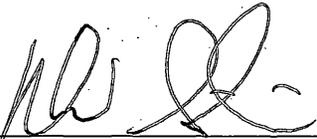


Ana Española
Assistant Planner

Reviewed by:



Arthi Varma, AICP
Principal Planner



David Sinclair, LEED AP
Senior Planner

Approved by:



STEVE MERMELL
City Manager

Attachments (3):

- Attachment A: Findings of Consistency
- Attachment B: Land Use Diagram Amendments
- Attachment C: Zoning Map Amendments