

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
MAKING VARIOUS AMENDMENTS TO THE LAND USE ELEMENT OF THE
GENERAL PLAN NECESSARY TO IMPLEMENT THE 2021 LINCOLN
AVENUE SPECIFIC PLAN**

WHEREAS, the Land Use Element of the Pasadena 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, concurrent herewith, the City Council is adopting the 2021 Lincoln Avenue Specific Plan ("LASP"); and

WHEREAS, as a result of that action, there is a need to amend the Land Use Element of the Comprehensive General Plan to keep it current with respect to changing economic conditions and future development potential as set forth in the LASP; and

WHEREAS, the City Council held a public hearing on the recommended LASP and concurrent General Plan Land Use Diagram and Text Amendments on September 13, 2021 and continued the public hearing to a date uncertain; and

WHEREAS, the City Council held a public hearing on the recommended LASP and concurrent General Plan Land Use Diagram and Text Amendments on November 15, 2021.

NOW, THEREFORE, BE IT RESOLVED that the City Council adopts the following amendments to the Land Use Element of the Comprehensive General Plan:

1. Amend the Land Use Diagram to change the General Plan Land Use designation from Medium Mixed Use (0.0 – 2.25 FAR, 0 – 87 du/ac) to Low Mixed Use (0.0 – 1.0 FAR, 0 – 32 du/ac) for those properties along the west side of Lincoln Avenue between the I-210 freeway and Pepper Street, and refine the LASP boundary as shown on Exhibit A attached hereto and incorporated herein by reference.
2. Amend the Land Use Diagram to change the General Plan Land Use Designation from Institutional to Medium Density Residential (0 – 32 du/ac) for the property at 1805 Lincoln Avenue to be consistent with existing zoning and existing use of the property, as shown on Exhibit A attached hereto and incorporated herein by reference.
3. Amend the Land Use Diagram to change the General Plan Land Use Designation from Medium Density Residential (0 – 32 du/ac) to Low Commercial (0.0 – 1.0 FAR) for the property at 1700 Lincoln Avenue to be

consistent with existing zoning and existing use of the property, as shown on Exhibit A attached hereto and incorporated herein by reference.

4. Amend the Land Use Diagram and Section 1, Figure 7 of the Land Use Element of the Comprehensive General Plan to modify the boundaries of the Lincoln Avenue Specific Plan by removing three properties currently zoned LASP-RM-16 (Lincoln Avenue Specific Plan, Multi-Family Residential) and nine properties currently zoned RS-6 (Single-Family Residential) along Anderson Place, 49 properties currently zoned RS-6 (Single-Family Residential) south of Hammond Street; a multi-family development currently zoned PD-4, and one commercial property currently zoned LASP-CG-1 (Lincoln Avenue Specific Plan, Commercial General) south of Mountain Street, as shown on Exhibit A attached hereto and incorporation herein by reference.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, CMC, City Clerk

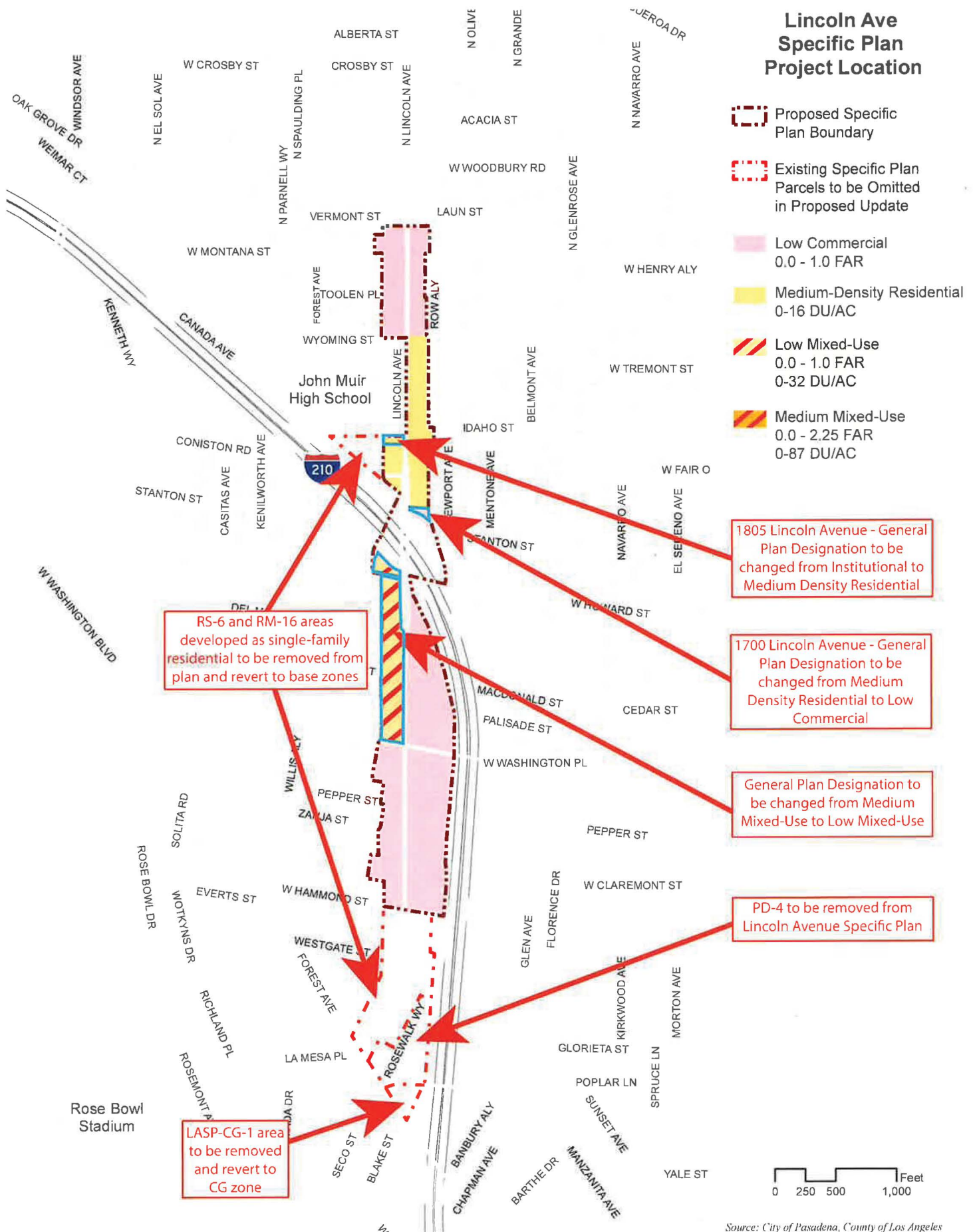
Approved as to form:



Theresa E. Fuentes
Assistant City Attorney

EXHIBIT A

Lincoln Ave Specific Plan Project Location



FINDINGS FOR APPROVAL OF GENERAL PLAN DIAGRAM AND TEXT AMENDMENTS

An amendment to the General Plan's diagram or text may be approved only after first finding that:

- 1. The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan;*
- 2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City; and*
- 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 use/developments.*

The proposed amendment to the General Plan Land Use Diagram is consistent with the goals, policies, and objectives of the General Plan as follows:

Land Use Element

- *Goal 1. Sustainable Growth. Sustainable growth and change in orderly and well-planned developments within targeted areas that allow for higher density development in an urban core setting and in close proximity to transit that provides for the needs of existing and future residents and businesses, ensures the effective provision of public services, and makes efficient use of land, energy, and infrastructure.*
 - *Policy 1.1 (Basic Growth Policy). Accommodate growth that is consistent with community values and that complements the scale and character of Pasadena's unique residential neighborhoods, business districts, and open spaces.*
 - *Policy 1.2 (Targeted Growth). Target growth and new construction in infill areas and away from Pasadena's residential neighborhoods and open spaces by redeveloping underutilized and industrial properties, especially within the Central District, Transit Villages, Neighborhood Villages, and along selected corridors.*
 - *Policy 1.6 (General Plan Amendments). Limit amendments to the General Plan that would increase development capacities to the five-year review of the General Plan Land Use Element.*
- *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 2.5 (Mixed Use). Create opportunities for development projects that mix housing with commercial uses to enable Pasadena's residents to live close to businesses and employment, increasing non-auto travel, and interact socially.*
- *Goal 3. Compatible Land Uses. A mix and distribution of land uses characterized by their compatibility.*
 - *Policy 3.1 (High-Impact Uses). Avoid the concentration of uses and facilities in any neighborhood or district where their intensities, operations, and/or traffic could adversely impact the character, safety, health, and quality of life.*
- *Goal 4. Elements Contributing to Urban Form. A safe, well-designed, accessible City with a diversity of uses and forms*
 - *Policy 4.7 (Strengthen Major Corridors). Encourage the economic improvement of underused parcels along Pasadena's corridors by clustering more intense uses at major intersections and lower intensity mixed-use or commercial development between major intersections.*
 - *Policy 4.11 (Development that is Compatible). Require that development demonstrates a contextual relationship with neighboring structures and sites addressing such elements as building scale, massing, orientation, setbacks, buffering, the arrangement of shared and private open spaces, visibility, privacy, automobile and truck access, impacts of noise and lighting, landscape quality, infrastructure, and aesthetics.*
- *Goal 6. Sense of Place and History. Require new development and changes to existing development to be located and designed to respect the defining elements of Pasadena's character and history such as its grid street pattern, block scale, public realm, courtyards, paseos, alleys, neighborhoods and districts, building massing and heights, significant architecture, and relationship to the mountains and Arroyo Seco.*
 - *Policy 6.2 (Established Neighborhoods). Preserve, protect, and enhance established residential neighborhoods by providing appropriate transitions between these and adjoining areas. Require new development to complement and respond to the existing physical characteristics that contribute to the overall character and livability of the neighborhood.*
- *Goal 22. Single-Family Neighborhoods. Distinct and quality single-family residential neighborhoods distinguished by their identity, scale, and character.*
 - *Policy 22.1 (Appropriate Scale and Massing). Discourage mansionization by requiring building scale and massing that is compatible with existing development in single-family residential neighborhoods*

- *Goal 35. Lincoln Avenue.*
 - *Policy 35.1 (Neighborhood Core). Create a neighborhood “main street” that will serve as the focal point for the neighborhoods surrounding Lincoln Avenue.*
 - *Policy 35.2 (Residential Neighborhoods). Preserve and enhance existing residential areas.*

Housing Element

- *Goal HE-2. An adequate supply and diversity of quality rental and ownership housing opportunities suited to residents of varying lifestyle needs and income levels.*
 - *Policy HE-2.2. (Strategic Growth). Direct new residential development into the Central District, neighborhood, and transit villages to create neighborhoods where people can live and work, shop, and benefit from access to a Gold Line station or public transit.*

The proposed amendments to the General Plan Land Use Diagram would maintain existing development in single-family areas, and leave in place existing land use regulations and development standards that are appropriately designed for the uses that exist today.

By removing the single-family zoned neighborhoods from the Specific Plan boundary in the Land Use Diagram, those properties would continue to be regulated by existing development standards that have been created specifically for single-family neighborhoods. These include appropriate limits on building size, footprint, height, setbacks, and numerous other regulations intended to preserve existing character and limit impacts of mansionization. These outcomes would be consistent with Land Use Element Policies 1.1, 3.1, 4.7, 4.11, 6.2, 22.1, and 35.2, as well as Housing Element Policy HE-2.2.

By changing the designation of certain parcels from Medium Mixed Use to Low Mixed Use, the potential density and intensity of development will be scaled down to better transition to the existing adjacent neighborhoods and limit potential impacts of new development, while still encouraging revitalization and opportunities for new mixed-use development. This would also continue to direct growth to the main Lincoln Avenue corridor, strengthening its role both as a “main street” with amenities for the local neighborhood as well as a new mixed-use segment that will provide new housing options and economic opportunity for the broader community. These outcomes would be consistent with Land Use Element Policies 1.1, 1.2, 2.5, 3.1, 4.7, and 35.1. Additionally, none of the proposed General Plan Land Use Diagram amendments would affect the established development capacities identified under Land Use Element Policy 1.3. Maintaining existing development capacities is consistent with Land Use Element Policy 1.6.

Preserving the character of existing single-family residential neighborhoods and reducing development intensity along the Lincoln Avenue corridor while still encouraging appropriately scaled mixed-use development as described above ensures that the

amendments would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

Finally, the sites identified as part of the proposed amendments to the General Plan Land Use Diagram are physically suitable for the anticipated land use/developments. The single-family areas have already been developed with single-family residential uses, and the proposed amendments would not result in any changes to the land uses or development standards that apply to those areas. The change in designation from Medium Mixed-Use to Low Mixed-Use for certain parcels is specifically intended to ensure that potential new development is of a density and intensity that is appropriate for those parcels, given their proximity to surrounding lower-scale neighborhoods, as well as the sizes, shapes, and potential future land uses anticipated for those sites.