

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** JULY 10, 2000

**FROM:** CITY MANAGER

**SUBJECT:** STATUS REPORT ON THE GENERAL PLAN LAND USE AND MOBILITY ELEMENT UPDATE AND ZONING CODE REVISION PROJECT

**RECOMMENDATION:** It is recommended that the City Council review and receive the following status report.

**EXECUTIVE SUMMARY:** This report updates the City Council on activities and events on the General Plan Update, Zoning Code Revision, and related activities that have occurred since April 2000.

**BACKGROUND:** In June 1998, the City Council approved a multi-year planning program and budget, which included revising the Zoning Code, preparing a five-year update of the Land Use Element of the General Plan, preparing a Central District Specific Plan, and revising the Housing, Safety and Noise Elements of the General Plan.

## STATUS REPORT

Land Use Element – Staff is working with the land use and mobility element consultants to develop the information needed for the model of existing traffic conditions. Over the summer, staff will begin to develop land use alternatives that can be tested by the traffic model.

Mobility Element – The City Council approved a scope of work for the Mobility Element on March 27, 2000. Consultant Kaku Associates is collecting the background information needed to prepare the traffic model. The scope and schedule of the Mobility Element will need to be adjusted to remove the 710 freeway from the model as a result

of the Council's decision on this issue. Changes to the scope will be brought to the Council in July.

Housing Element – On June 19, 2000, the City Council held a workshop to discuss affordable housing in the city, anticipating completion of the city's Housing Element and a public hearing during Fall 2000. Staff will return to the Council with an analysis of various issues related to inclusionary housing programs, as well as other questions raised in the workshop.

Central District Specific Plan – This Specific Plan is being prepared concurrently with the update of the Land Use and Mobility Elements and the zoning ordinance revision because of the significant overlap of work tasks and policy issues.

On March 28, 2000, a Downtown Forum was held to provide the community with information about urban design, economics, and mobility in the Central District and to hear what changes the participants would like to see in downtown. This was followed by a series of seven smaller focus group meetings in May 2000 organized around geographic areas: Old Pasadena, Playhouse District, Civic Center, Lake Avenue, Arroyo Parkway, and two meetings on the residential areas in and adjacent to downtown.

On June 13<sup>th</sup>, a second Downtown Forum was held to discuss and test the beginnings of a vision statement for downtown. Most of the participants agreed with the following vision:

A vital, unique downtown that:

- Exhibits a distinctive urban character
- Provides a center for all Pasadenans to work, shop, live and play
- Provides convenient and enjoyable access by foot, bicycle and transit as well as by car
- Focuses new development to enhance existing business districts, respect neighborhoods, and support increased use of bikes, walking and transit

Participants did not reach agreement on the amount and intensity of new residential development needed in downtown. Work over the summer will concentrate on identifying alternative ways to achieve these visions.

Zoning Ordinance Revision – Staff continues to discuss zoning ordinance chapters with the Planning Commission to identify policy issues that need to be addressed in the revised zoning ordinance. In April, the Planning Commission discussed the single-family chapter of the Ordinance. Some of the issues that were discussed include: fence height, garage sales, flag lots, semi-subterranean parking, and exterior materials. Formatting the Ordinance for increased user-friendliness for a variety of readers is also a topic that is being discussed by the Planning Commission and staff.

Joint Planning Commission / Transportation Advisory Commission Meeting – A joint meeting of the Planning Commission and the Transportation Advisory Commission was held on May 3, 2000. This was a follow-up to the joint meeting in February 2000, where the commissions continued their discussions on the interconnections between the Land Use and Mobility Elements, and their relationship to economic vitality. The commissions will continue this dialogue at a 3<sup>rd</sup> joint meeting scheduled for July 12, 2000.


A joint subcommittee of representatives from the Planning Commission, Transportation Advisory Commission, and Community Development Committee continues to meet twice each month to review the public participation program and work products from staff and consultants.

### UPCOMING ACTIVITIES / NEXT STEPS

The Planning Commission and the Transportation Advisory Commission will have a third joint meeting on July 12, 2000. They will formalize the issues and their ideas into a letter that they will submit to the City Council before the Council workshop on Transportation.

**FISCAL IMPACT:** Funds for this project have been budgeted in Planning and Permitting Department Accounts #8115-101-443000-95601, Planning and Permitting Department, Planning Update / RTKL consultants; and #8115-101-443000-95612, Mobility Element of the General Plan.

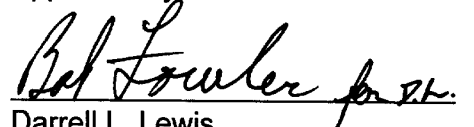
Respectfully submitted,

  
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