

Agenda Report

TO: CITY COUNCIL

DATE: DECEMBER 6, 1999

FROM: CITY MANAGER

SUBJECT: ZONING CODE AMENDMENT REGARDING SENIOR CITIZEN HOUSING IN THE PS (PUBLIC, SEMI-PUBLIC) ZONING DISTRICT

CITY MANAGER'S RECOMMENDATION: It is recommended that the City Council:

1. Adopt the Initial Study, De Minimis findings for fish and game and the Negative Declaration for this proposed zoning code amendment (attached as part of previous report);
2. Adopt the General Plan consistency finding contained in the previous report (attached);
3. Approve a zoning code amendment that will allow affordable senior housing in the PS district through a conditional use permit as long as that housing is within 500 feet of a hospital or medical office use within the PS district, and
4. Direct the City Attorney to prepare an ordinance amending the Zoning Code to implement the code amendment.

EXECUTIVE SUMMARY:

Approval of this proposed zoning code amendment would permit affordable senior housing in the PS zoning district. Such housing will have to be within 500 feet of a hospital or medical office use (there are 4 such sites within the City). Senior housing will require a conditional use permit in which staff will review the project to determine if all requirements are being met and to review the overall site design. Projects will be subject to design review by the Planning and Permitting staff. Parking and height will be set during the conditional use permit process. Density will be allowed at 48 units per acre with an allowable 50 percent density bonus. There will be minimum standards for the front yard of 20 feet while the rear and side yards will be a minimum of 10 feet.

BACKGROUND:

On November 1, 1999, the City Council, following a public hearing, reviewed a proposed zoning code amendment to allow senior housing within the PS zoning district through the conditional use permit process. The proposed code amendment was recommended after a proposal for a housing project on North Fair Oaks at Tremont Street. The City Council made a motion to approve staff's recommendation with several modifications. These modifications included limiting the proposed housing to sites in the PS district that were within 500 feet of a religious assembly, hospital or medical office use and replacing the requirement that the housing be limited to those owned and operated by not-for-profit organizations to simply requiring that the

units be affordable. The amended proposal failed to receive the 5 votes necessary for approval. The City Manager agreed to review options to the amendment that would still permit the Fair Oaks/Tremont project to be considered. This report provides an alternative to the code amendment that the Council considered on November 1, 1999. Staff reviewed this option with the City Attorney's office to determine if this proposal would need to return to the Planning Commission. The City Attorney's office advised staff that it was not necessary for this amendment to return to the Planning Commission as they did consider limiting the number of locations that would be impacted by the proposed amendment.

At the hearing on November 1, 1999, one of the issues raised by the Council was the large number of sites that would be eligible for senior housing. Staff had identified 19 different sites across the City as potentially eligible for senior housing. These potential sites were ones that had a religious assembly, hospital or medical office use. Of these sites, 15 were ones that had a religious assembly use.

In order to reduce the potential impact of the proposed amendment code amendment, staff recommends that senior housing be within 500 feet of a hospital or medical office use. This eliminates the 15 sites that have religious assembly uses. The remaining 4 sites are mapped on the attached citywide map. These sites are as follows:

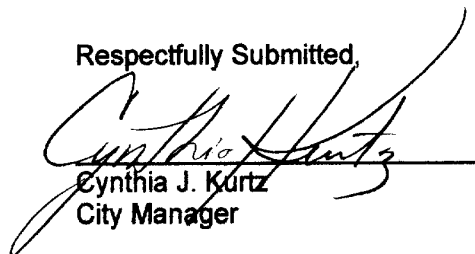
1. Huntington Memorial Hospital – 100 West California Boulevard
2. Las Encinas Hospital – 2900 East Del Mar Boulevard
3. St. Luke Medical Center – 2632 East Washington Boulevard
4. Pasadena Community Health Center – 1845 North Fair Oaks Avenue

As part of the overall revision of the Zoning Code, staff can review the remaining 15 sites to determine if affordable senior housing is appropriate at these locations.

CONCLUSION:

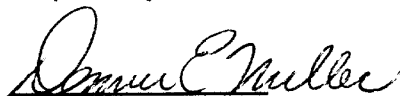
By adopting the amendment as modified, the impact of the proposed code amendment will be limited to 4 sites within the City. This will allow the Fair Oaks/Tremont project to go forward with its zone change and conditional use permit hearing.

Respectfully Submitted,



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City Manager

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