

Agenda Report

TO: CITY COUNCIL **DATE:** OCTOBER 12, 1998
FROM: CITY MANAGER
SUBJECT: ZONE CHANGE FOR PROPERTY LOCATED AT 35 SOUTH WILSON AVENUE

RECOMMENDATION: It is recommended that the City Council following a public hearing:

1. Approve the Initial Environmental Study and Negative Declaration (Attachment 1);
2. Approve the De Minimis Impact Finding on the State Fish and Wildlife Habitat (Attachment 2);
3. Approve the Zone Change from CG/AD-2 (HL-75) [General Commercial, Alcohol Density Overlay District-2, Height Limit-75 feet] to CD-6 (Central District-6, Green Street) (Exhibit 1);
4. Direct the City Clerk to file a Notice of Determination and a Certificate of Fee Exemption for the California Department of Fish and Game with the Los Angeles County Recorder (Attachment 3); and
5. Hold first reading on an Ordinance (Attachment 4) of the City of Pasadena amending the official zoning map of the City of Pasadena established by Section 17.08.040 of the Pasadena Municipal Code from CG/AD-2 (HL-75) [General Commercial, Alcohol Density Overlay District-2, Height Limit-75 feet] to CD-6 (Central District-6, Green Street) (Exhibit 1).

EXECUTIVE SUMMARY

The purpose of this zone change from CG/AD-2 (HL-75) [General Commercial, Alcohol Density Overlay District-2, Height Limit-75 feet] to CD-6 (Central District-6, Green Street) is to give the property located on the west side of Wilson Avenue between Colorado Boulevard and Green Street also known as 35 South Wilson Avenue one

zoning district designation. In 1985, the CD-6 zoning district northern and southern boundary lines were extended eastward from Catalina Avenue to Wilson Avenue, thus splitting the property into two zoning district boundaries.

BACKGROUND

DC & Associates submitted an application for a zone change for its property located at 35 South Wilson Avenue. Currently, the project site is divided by two zoning district boundaries.

The northern portion of the property is zoned CG/AD-2 (HL-75) and the southern portion is zoned CD-6. The project proposal involves a zone change for the northern portion of the property from CG/AD-2 (HL-75) to CD-6 (Attachment 5). The southern portion of the property would retain the CD-6 zoning district designation.

Planning Commission Public Hearing

The Planning Commission held a public hearing on June 24, 1998. There were no issues or concerns expressed by neighbors at this hearing. Following the public hearing the Planning Commission voted unanimously to approve staff's recommendation to the City Council (Exhibit 2).

ANALYSIS

The site consists of 10,870 square feet and is accessed by a driveway on Wilson Avenue. The project site is a vacant, paved parcel with two trees on the perimeter. From the south property line due north 34 feet, the parcel is zoned CD-6 (43% of the site), and from the north property line due south 45 feet, the site is zoned CG/AD-2 (HL-75) (57% of the site) (Attachment 5). If the zone change is approved, the project site would allow less intense uses than the CG zoning district. Currently, there is no proposed project for this site.

General Plan Designations: The project site is currently designated as Central District Specific Plan area as on the Land Use Diagram of the General Plan (Attachment 6). Surrounding land use designations include East Colorado Boulevard Specific Plan to the north; Central District Specific Plan to the south and west; and Neighborhood Commercial to the east. The proposed zone change is consistent with the General Plan Land Use Designation for this property.

Zoning Designations: The current zoning designation for the project site is CG/AD-2 (HL-75) and CD-6. Surrounding zoning designations include CG/AD-2 (HL-75) to the north and east; and CD-6 to the south and west (Exhibit 1). If the zone change is approved, the property would have one zoning designation.

Attachment 7 lists the development standards for both CG and CD-6 zoning district. Land use regulations are similar for both zoning designation with the exception of intense commercial uses such as Vehicle/Equipment Sales, Leasing and Services, Warehousing and Storage that are not permitted in the CD-6 zoning district. Residential uses such as single-family and multi-family residential are not permitted in the CG zoning district.

Land Uses: The project site is currently a vacant, paved parcel fronting on Wilson Avenue. Land uses in this area are generally commercial/retail and multi-family residential. To the north of the project site are commercial/retail uses fronting on Colorado Boulevard; west of the proposed zone change site is a parking lot; multi-family residences are to the south; and to the east is an auto garage and a 10-unit multi-family residential complex.

NEIGHBORHOOD MEETING: A neighborhood meeting was scheduled on June 11, 1998, at the Hill Avenue Branch Library. Notices were sent to 26 property owners in the neighborhood. Besides the applicant, no residents or property owners of the surrounding properties were present at the meeting.

GENERAL PLAN CONSISTENCY: The proposal would not change the Land Use Designation of the General Plan for this project site. However, if the zone change is approved from CG/AD-2 (HL-75) to CD-6, the zoning designation would permit single-family and multi-family residential dwelling units. The zone change would be consistent with the Central District Specific Plan of the General Plan. The Central District Specific Plan for this area permits residential and commercial uses.

The zone change for this property would be consistent with the Housing Element goals and objectives: Objective A-1: **Addition of housing units**; and Objective A-2: **Improve the utilization . . . underutilized land**, and with the Land Use Element Objective 1: **Targeted Development**; and Policy 4.1 – **Zoning**: Establishing zoning designations and standards which are consistent with the Citywide intensity standards established in the General Plan.

ENVIRONMENTAL DETERMINATION: An Initial Environmental Study was prepared for the proposal in conformance with the requirements of the California Environmental Quality Act (CEQA) (Attachment 1). It was found that the proposal would not have a significant effect on the environment and that a Negative Declaration was prepared. The staff report recommends that the City Council approve the Initial Environmental Study and direct the City Clerk to file a Notice of Determination with the Los Angeles County Recorder.

FISCAL IMPACT

The project is not tax exempt and does pay property taxes. Any future development on the site will create fees for development processing and building permits.

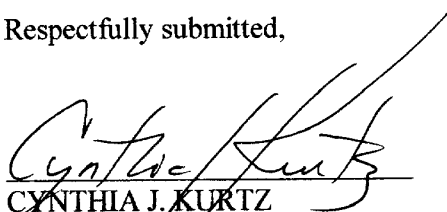
WORKLOAD IMPACT

Should the zone change receive approval and the ordinance be adopted, the applicant could proceed with a development project on the site. This project may have the potential to increase the workload of the Planning and Permitting Department staff to process the application for a development project. However, this increase is not anticipated to be significant. This staff work can be accommodated with existing staff under the existing work programs.

CONCLUSIONS

Staff recommends approval of the zone change from CG/AD-2 (HL-75) to CD-6. Although the CG/AD-2 (HL-75) and CD-6 zoning districts allow for commercial uses, the CG zoning district does not permit residential uses. This project site is in the Central District Specific Plan area which calls for housing and non-residential uses. This zone change will also lower the intensity of uses in the area. If approved, this zone change will also allow uses such as single-family and multi-family residential that are not permitted in the CG/AD-2 (HL-75) zoning district and also give one zoning designation to a property currently divided into two zoning districts.

Respectfully submitted,



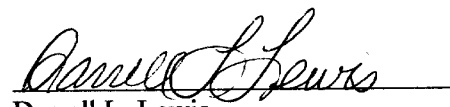
CYNTHIA J. KURTZ
CITY MANAGER

Prepared by:



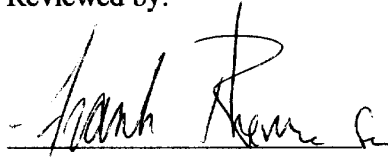
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Director of Planning and
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Acting City Attorney

Reviewed by:



Jay Goldstone
Director of Finance

Attachments:

- Exhibit 1 - Zoning Map designations
- Exhibit 2 - Planning Commission Recommendation
- Attachment 1 - Initial Environmental Study and Negative Declaration
- Attachment 2 - De Minimis Impact Finding
- Attachment 3 - Notice of Determination
- Attachment 4 - Ordinance for 35 South Wilson Avenue
 - Exhibit A - Map of Zone Change
 - Exhibit B - Legal Description
- Attachment 5 - Site Plan
- Attachment 6 - Existing General Plan Land Use Diagram designations
- Attachment 7 - Development Standards for CG/AD-2 (HL-75) and CD-6