



**Additional Documents Distributed for the
Special Joint City Council / Planning Commission
Meeting
November 8, 2017**

Item No.	Agenda Item Description	Distributor	Document
1	General Plan / Downtown Specific Plan Update – Direction Proceed with the Environmental Impact Report Phase	David Watkins, Planning & Building Director	PowerPoint, Staff Presentation (General Plan / Downtown Specific Plan)
1	General Plan / Downtown Specific Plan Update – Direction Proceed with the Environmental Impact Report Phase	Ron Rosen, South Pasadena Resident	Email to Council

South Pasadena



11-8-17

Joint City Council & Planning

Commission Meeting

CC: Council; PC; CM; CA; CCC; PW; Reference Binder; Original to 11/8/2017 Addl Docs

11 8 17 1



Mission Street





6/19/11 D.02

- 1 Intro/background on process
- 2 GP/DSP update presentation
- 3 Staff recommendation
- 4 Questions of staff
- 5 Public Comment
- 6 CC/PC discussion & direction

- 7 Option for Monterey Road



1 Intro/background on process

2 GP/DSP update presentation

3 Staff recommendation

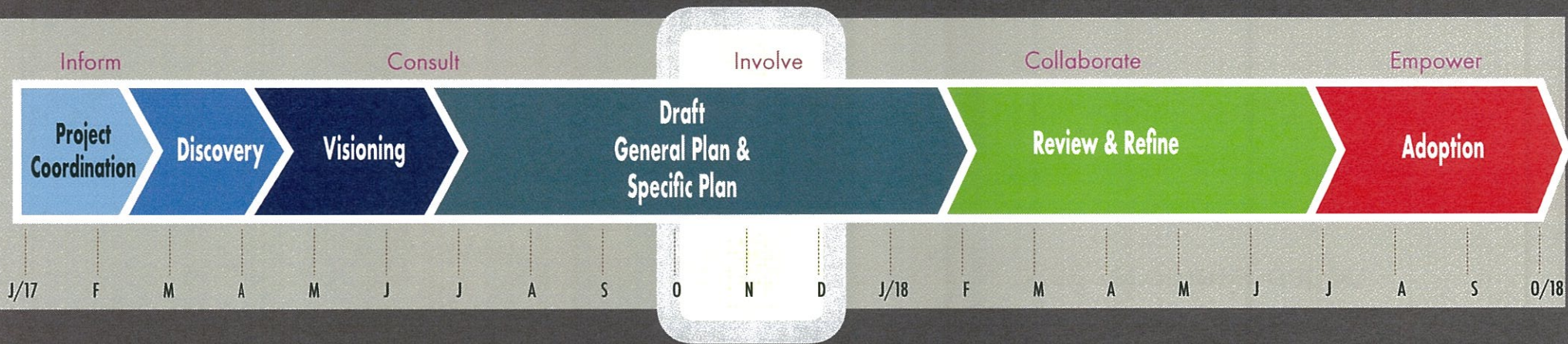
4 Questions of staff

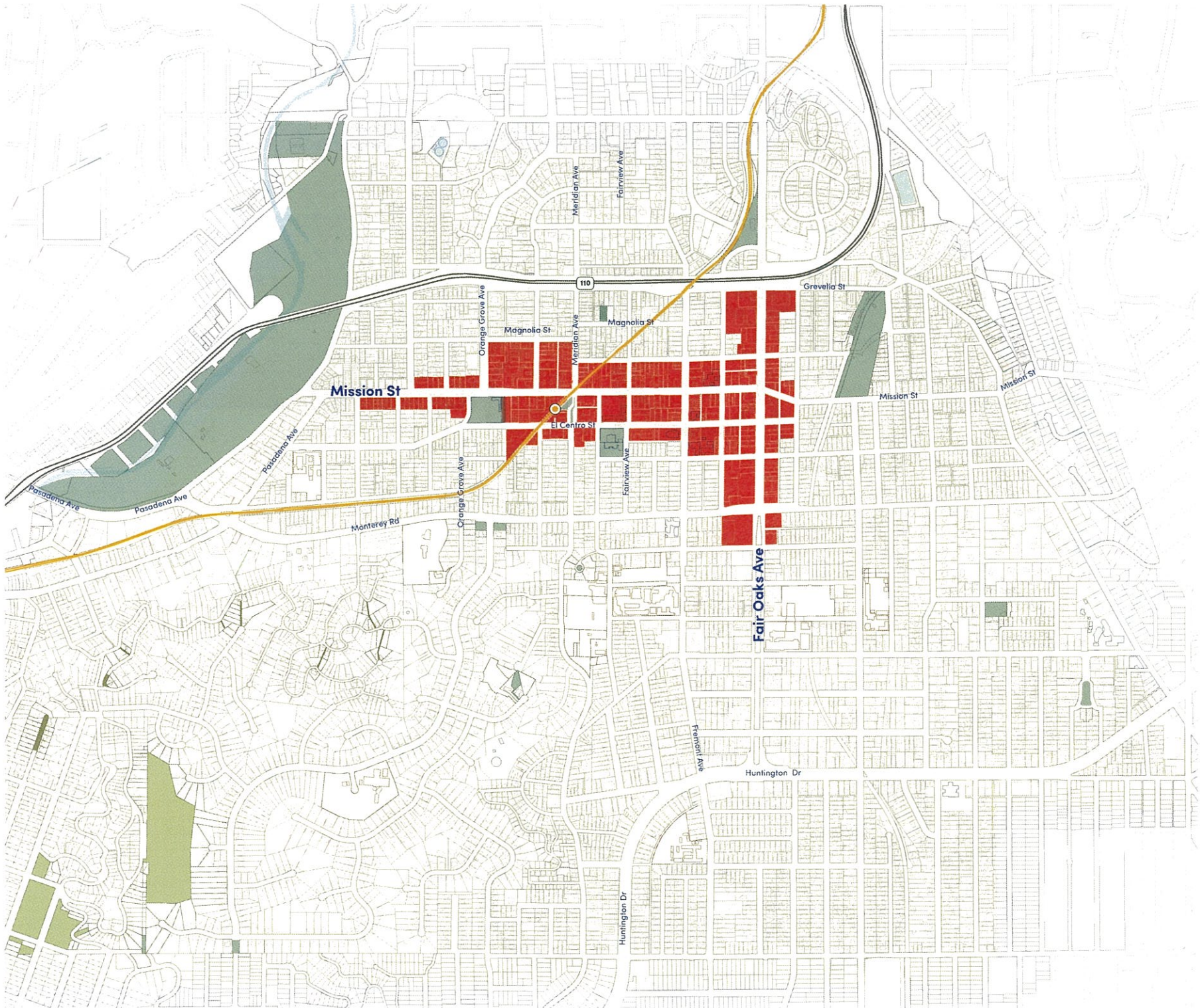
5 Public Comment

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The Process







Civic Engagement Strategies

INPUT & FEEDBACK

- Joint CC/PC Meeting – 1/25
- Survey Distribution – 1/25 to 4/1 (355 responses)
- Stakeholder Interviews – 2/2-2/3
- Advisory Committee – 2/21
- Our Prosperous Community – 2/22
- Speaker Series – 2/23 (Paul Moore, Sustainable Transportation)
- Our Natural Community & Our Healthy Safe Community – 3/7
- Our Active Community & Our Creative Community – 3/14
- CORE Group – 3/22
- Speakers Series – 3/29 (Rick Willson, Parking Management)
- Speakers Series – 4/18 (Richard Jackson, Healthy Cities)

VISIONING

- Charrette – 4/24 to 4/28

POLICIES & ACTIONS

- Our Prosperous Community – 6/29
- Our Natural Community & Our Healthy Safe Community – 7/13
- Our Active Community & Our Creative Community – 8/29
- CORE Group – 10 10
- Joint CC/PC Meeting – 11/8



Field work



Lecture Series

February 23, 2017

Paul Moore Sustainable Transportation

March 29, 2017

Richard Willson Parking

April 18, 2017

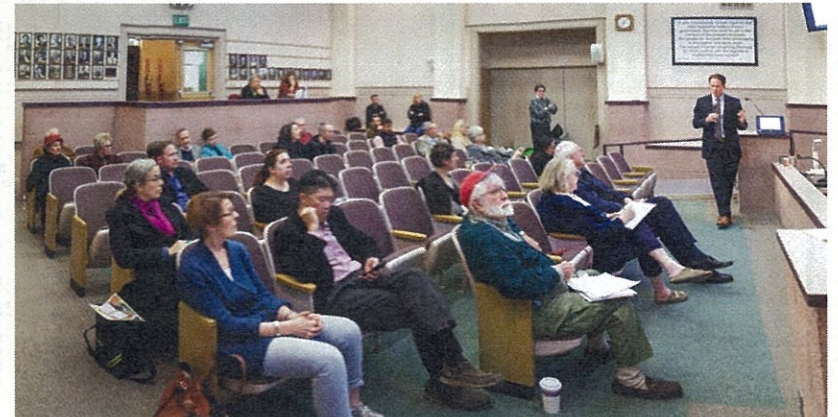
Dr. Richard Jackson Healthy Communities

All lectures will beign at 7 p.m. at the
Amedee O. "Dick" Richards, Jr., Council Chambers,
located at 1424 Mission Street, South Pasadena



Mission Street

www.plansouthpasadena.org
South Pasadena General Plan &
Mission Street Specific Plan Update



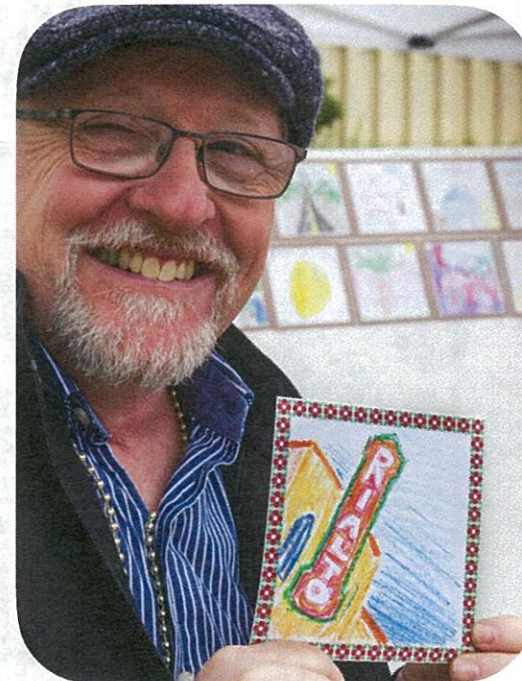
Focus Group Mtgs





Pop-up Workshop

626 Golden Streets

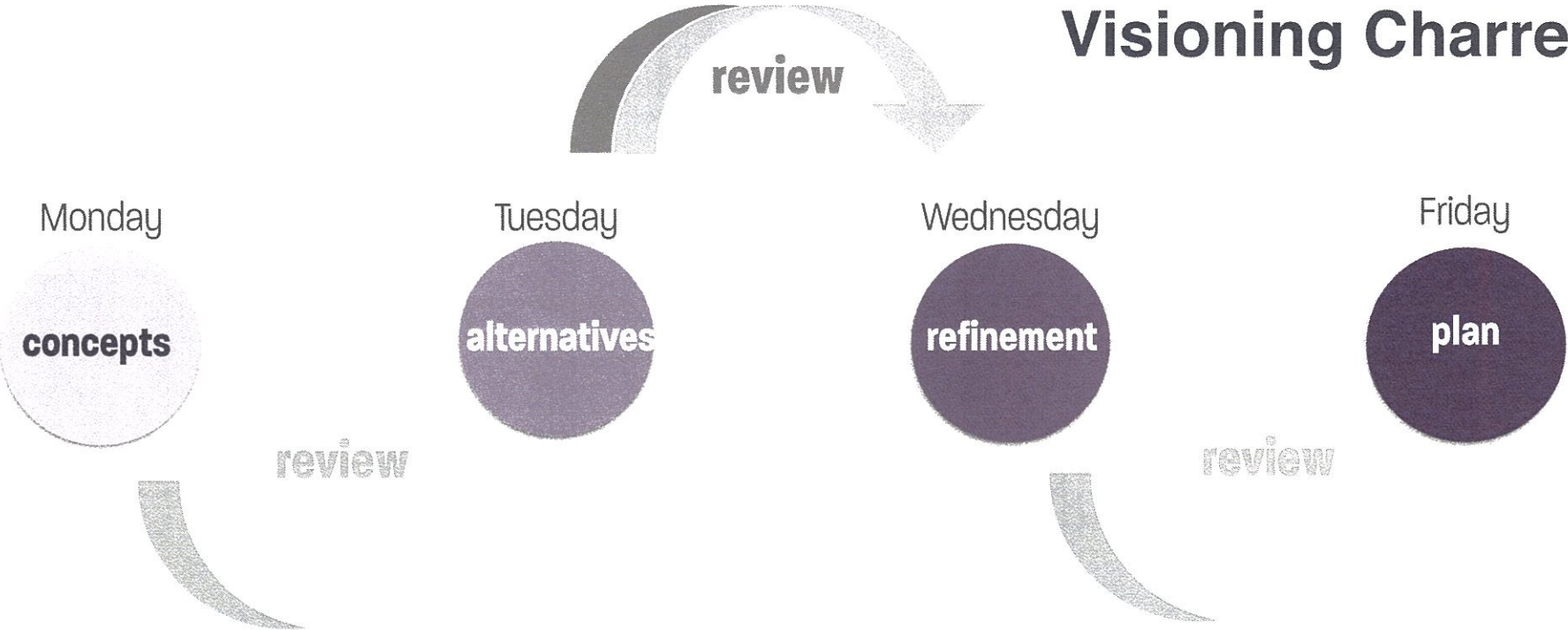




Youth Participation



Visioning Charrette



Focus Groups



Natural



Active



Prosperous



Creative



Healthy & Safe





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General Plan

Vision & Guiding Principles

Policies & Actions

Implementation Framework

Downtown Specific Plan

Vision & Guiding Principles

Policies & Actions

Code

Implementation Framework

Who Implements?

City Council Priorities

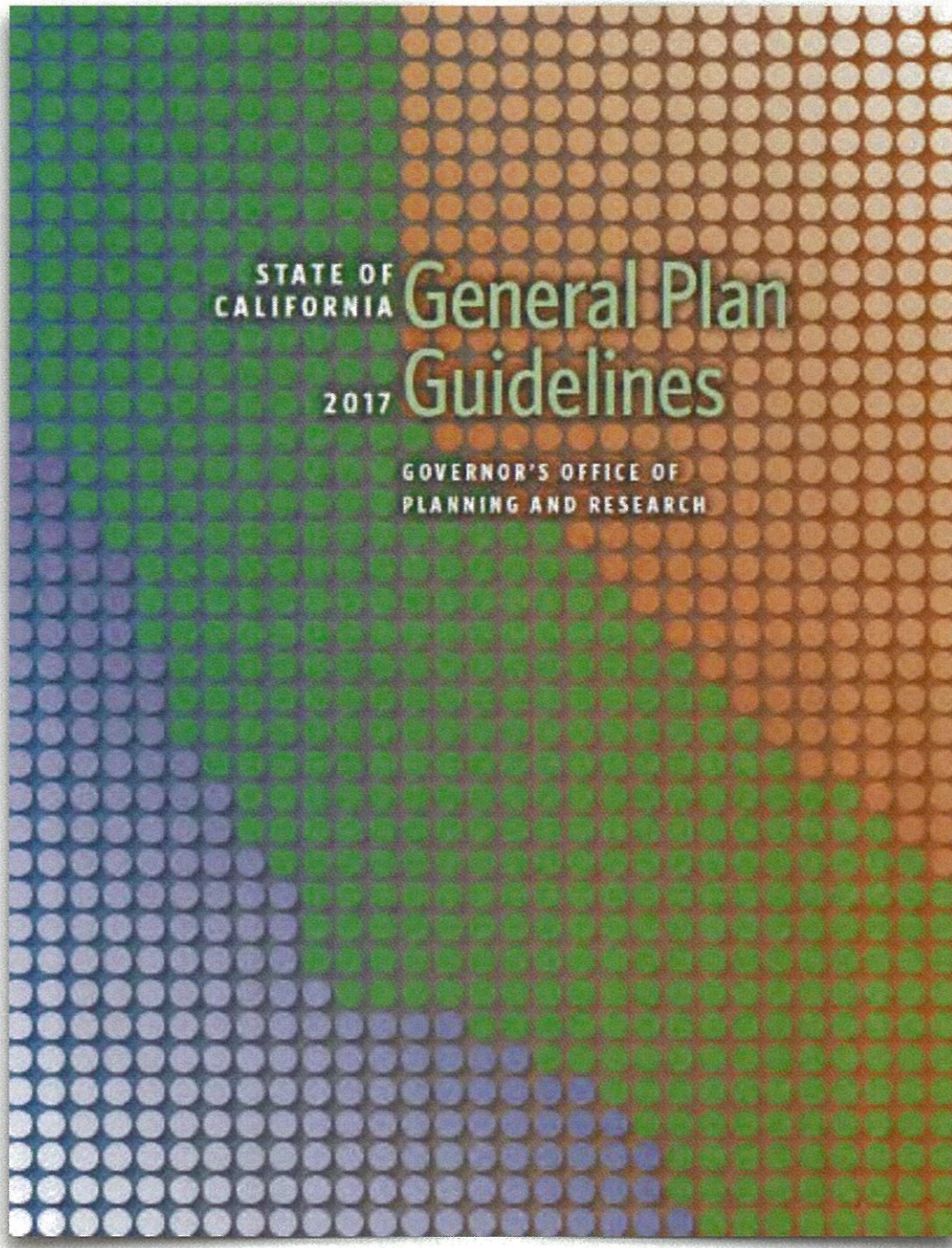
Zoning Code

Budget, CIP

Developers

Institutional Partners

Individuals



General Plan is evolving

- New legislation & guidance
- New sections on:
 - healthy communities;
 - equitable & resilient communities;
 - economic development; &
 - climate change

3 Lens Filters

Plan



- **Aging in Place**
- **Social Equity**
- **Vision Zero**



Community Feedback

Stop or significantly reduce allowable development



Limit development & permit new construction in infill areas



Permit development to enhance local economy



Over the next 20 years, the City should ...

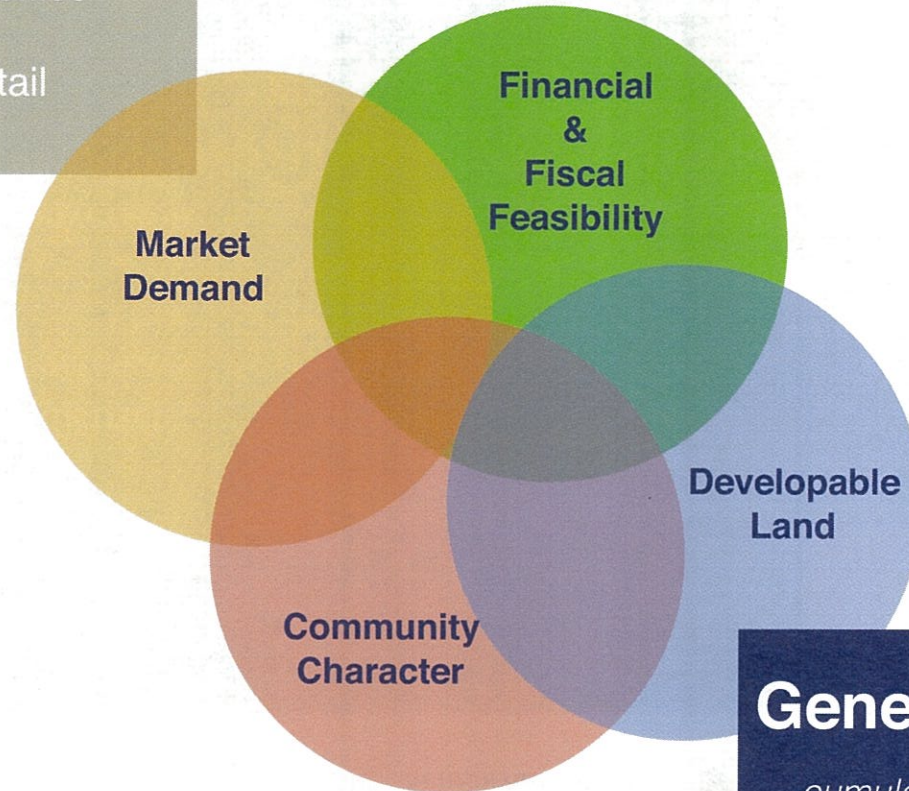
■ *Don't know* ■ *Strongly Agree* ■ *Somewhat Agree* ■ *Somewhat Disagree* ■ *Strongly Disagree*



Market Demand

cumulative over 20 year period

- 1,200 -2000 multi-family units
- 185,000 to 370,000 s.f. of office
- 175,000, 260,000 s.f. of retail



General Plan Projection

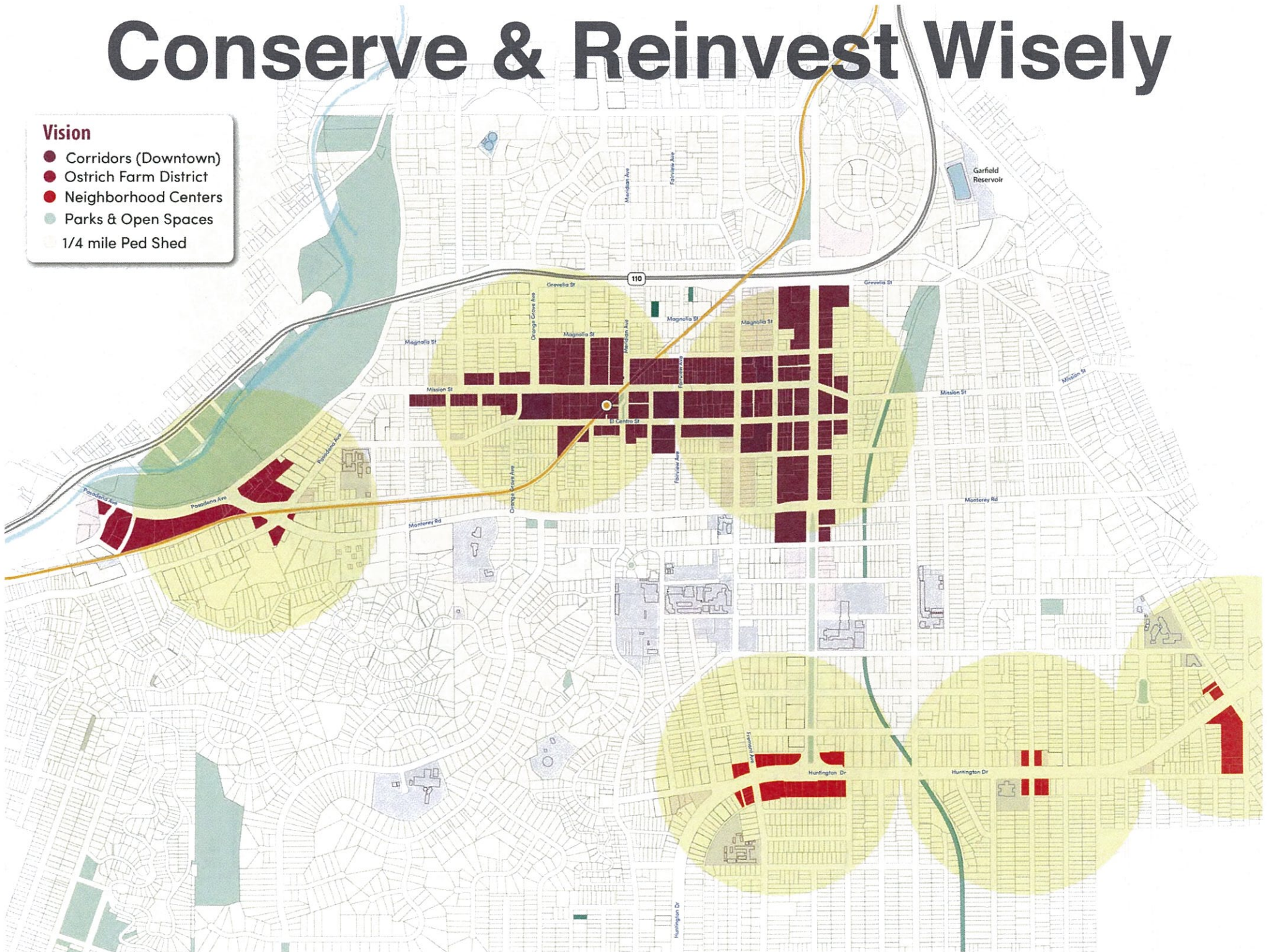
cumulative over 20 year period

- 500 multi-family units
- 300,000 s.f. of office
- 130,000 s.f. of retail

Conserve & Reinvest Wisely

Vision

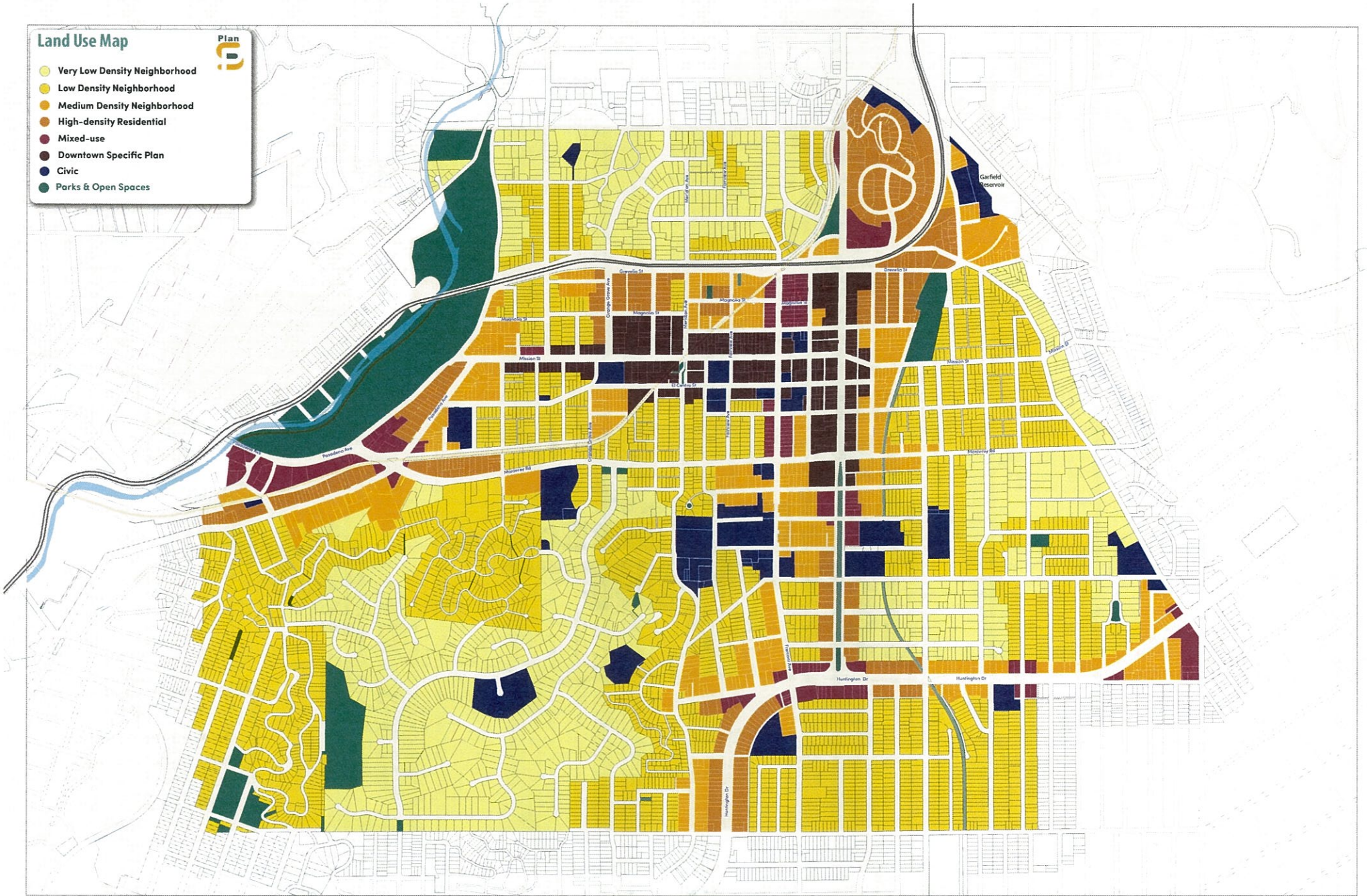
- Corridors (Downtown)
- Ostrich Farm District
- Neighborhood Centers
- Parks & Open Spaces
- 1/4 mile Ped Shed



Land Use Map



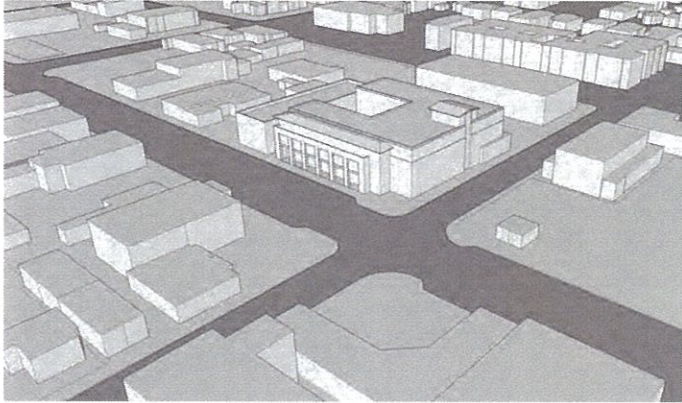
- Very Low Density Neighborhood
- Low Density Neighborhood
- Medium Density Neighborhood
- High-density Residential
- Mixed-use
- Downtown Specific Plan
- Civic
- Parks & Open Spaces



Downtown Vision



Mission Street



Height: 2 to 3 story

Length: 100 ft max. continuous facade

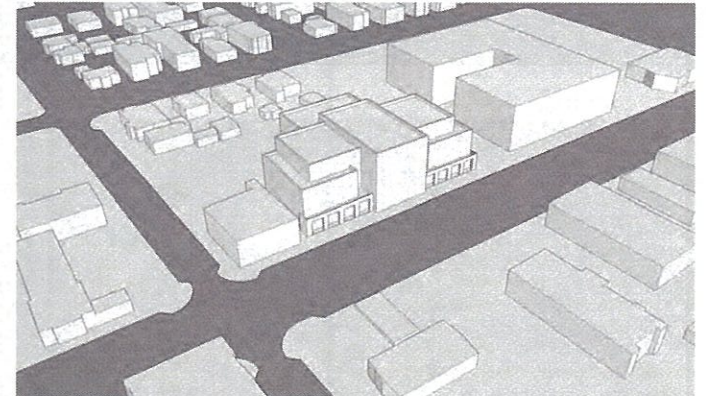
Parking: rear 50 % or underground

Frontage: arcade, gallery, shopfront, dooryard

Coverage: 60%

Code

Fair Oaks



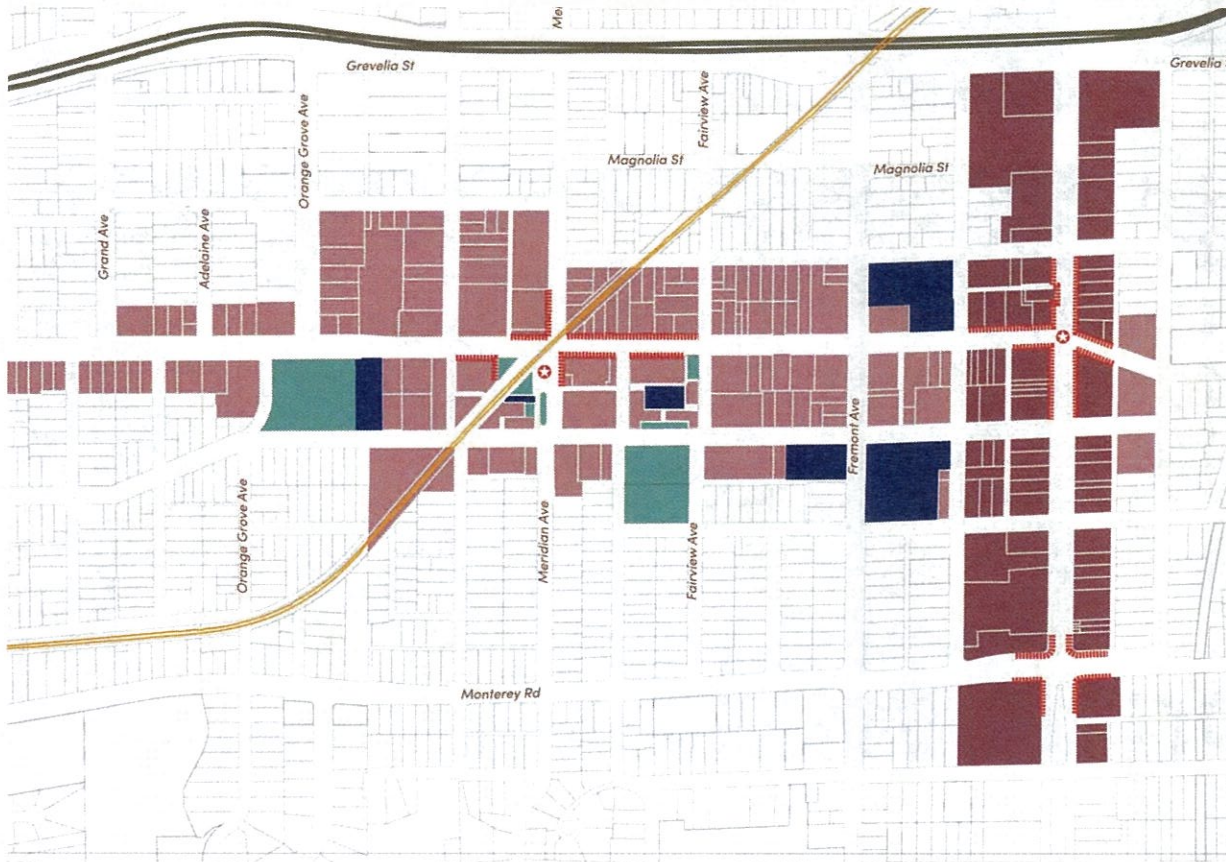
Height: 3 to 4 story

Length: 75 ft max. continuous facade

Parkin: rear 50 % or underground

Frontage: arcade, gallery, shopfront,
dooryard

Coverage: 80%



Districts



Centers



Pattern	Residential	Non-residential	
		Retail	Office
Districts			
Ostrich Farm	75 units	5,000 s.f.	100,000 s.f.
Corridors (within the Downtown Specific Plan)			
Mission Street & Fair Oaks Avenue	300 units	100,000 s.f.	125,000 s.f.
Neighborhood Centers			
Huntington Drive & Garfield Avenue	75 units	10,000 s.f.	50,000 s.f.
Huntington Drive & Fremont Ave	50 units	10,000 s.f.	25,000 s.f.
Huntington Drive & Fletcher Avenue		5,000 s.f.	
Total	500 units	130,000 s.f.	300,000 s.f.

What does
400 units,
130,000 s.f. of retail, &
420,000 s.f. of office
look like?

Fair Oaks Ave

Freemont Ave

Mission St

Station





Mission Meridian Village



Site: 1.65 acres

Program: 67 units & 5,000 s.f retail

Density: 40 units per acre

Building Type: Courtyard housing, single-family houses, duplexes & mixed-use lofts

1401 Mission St: 16 Condos



Other Recent Developments

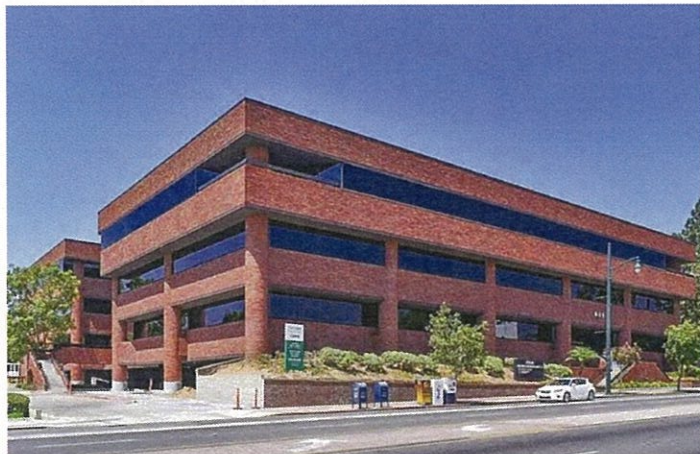


1010 Sycamore Ave: 53 Condos; 102,600 sf creative office



820 Mission St: 38 Condo & Townhomes

Office



625 Fair Oaks Ave
Class A — 92,500 sf



820 Mission St
Class B Office Condo,
3,000 sf



1010 Sycamore Ave
Class B — 102,600 sf



1260 Huntington Dr
Class B — 21,500 sf



712-714 Fair Oaks Ave
Class B — 13,200 sf



245 Fair Oaks Ave (proposed)
Class B — 12,100 sf



820 Mission St.
8,000 sf



Mission Commons
19,000 sf

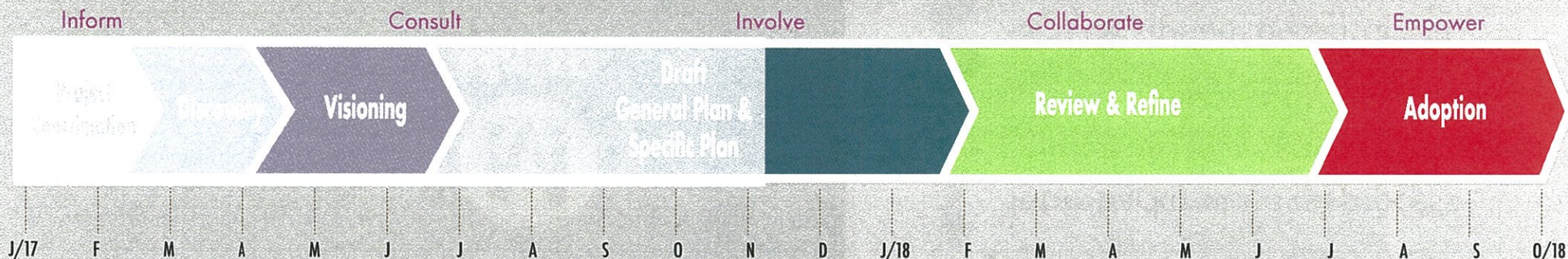


Arroyo Oaks South
42,000 sf

Retail

Next steps...

- Initiate CEQA
 - NOP & Scoping
- Refine & format the Draft General Plan
- Develop a Code for the Downtown Area
- Refine & format the Draft Downtown Specific Plan
- Joint Mtg to review General Plan & Downtown Specific Plan (Spring 2018)
- Draft EIR tentatively scheduled for a 45 day public review in Summer 2018
- Respond to comments & Prepare Final EIR
- Develop Mitigation Monitoring & Reporting Program
- Public hearing for adoption in September-October 2108





1

Intro/background on process

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Option for Monterey Road

Need Direction



Are the correct areas targeted for growth, renewal, & preservation?



Is the amount of growth projected in the different areas appropriate?



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Option for Monterey Road

Desiree Jimenez

From: Ron Rosen [REDACTED]
Sent: Monday, November 06, 2017 12:52 PM
To: Desiree Jimenez
Subject: Fwd: Erroneous Statements Re Monterey Road in General Plan Update Packet

Desiree: As you can see, I sent the below email to the council and others. But I don't have the email addresses of the members of the Planning Commission other than Janet Braun. Could you forward my email to the rest of the Planning Commission today? Thanks

Begin forwarded message:

From: Ron Rosen [REDACTED]
Subject: Erroneous Statements Re Monterey Road in General Plan Update Packet
Date: November 6, 2017 at 12:49:55 PM PST
To: Michael Cacciotti [REDACTED] richard schneider [REDACTED], Marina Khubesian [REDACTED], Diana Mahmud [REDACTED], Bob Joe [REDACTED], Janet Braun [REDACTED], Elaine Aguilar [REDACTED]
Cc: "Abelson, Larry" [REDACTED] John Fisher [REDACTED] Clint Granath [REDACTED], "Hughes, Kimberley" [REDACTED], [REDACTED] Bianca Richards [REDACTED] Betty Emirhanian [REDACTED], Ellen Daigle [REDACTED]

The following statement appears in the General Plan Update packet for the November 8 meeting:

"Monterey Road On October 18, 2017, the City Council received an update on the Monterey Road reconfiguration project and, specifically, the status of the "road diet" for Monterey Road. The City Council directed staff to consult with, Nelson\Nygaard, the City's transportation subconsultant on the General Plan Update, on the best way to handle that issue, and to provide a budget estimate if these "road diet" improvements could not be incorporated in the General Plan Update. Staff will be prepared to discuss an approach and budget for Monterey Road at the November 8th meeting."

This statement is inaccurate on many levels and should not appear anywhere in the General Plan or anything related to it. First of all, the City Council did not receive an update on October 18, 2017. The City Council tabled the update. As I pointed out, the reports included in that update either were a nullity or were unanimously rejected by the Public Works Commission.

There is no status of the "road diet" because the Council has never agreed to a "road diet." "Road diet" has a specific meaning: the removal of one or more lanes on a road. The City Council has never approved such a thing. In fact, at the October 18 meeting the Council specifically directed City Staff to find ways of improving safety on Monterey Road without a "road diet." So-called "road diet" improvements are a misnomer and should not appear anywhere in the General Plan or any document related to it.

It is very unfortunate that the words "road diet" appear in this document in this context. This appears to be yet another instance of City Staff adopting the idea of a "road diet" when it is clear that the idea is not supported by the community and has never been approved by any commission or by the City Council. This language appears ignorant and irresponsible, showing no understanding of what a "road diet" is. It is now very clear that City Staff has been complicit in trying to bury the Public Works Commission's 5-0 rejection of the flawed Minagar Report since early 2015. This appears to be another instance of City Staff's sloppy handling of the "road diet" issue.

Furthermore, it is doubtful that City Staff could have come up with meaningful suggestions about safety improvement on Monterey Road (assuming there is any evidence that safety improvement is needed) in the short period since October 18. This is a major and controversial undertaking. Whatever City Staff comes up with should be thoroughly reviewed by the Public Works Commission, and not put into the General Plan without review.

Ron Rosen
901 Wolford Lane