



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: July 7, 2021

TO: Hearing Officer

SUBJECT: Conditional Use Permit #6777

LOCATION: 140 South Altadena Drive

APPLICANT: City of Pasadena
Public Works Department

ZONING DESIGNATION: RM-32 HL-1 (Multi-Family Residential, 0 – 32 dwelling units per acre, Height District Overlay 1)

GENERAL PLAN DESIGNATION: Institutional

CASE PLANNER: Jennifer Driver

STAFF RECOMMENDATION: Adopt the Environmental Determination and the Specific Findings in Attachment A to **approve** Conditional Use Permit #6777 and the Sign Exception with the conditions in Attachment B.

PROJECT PROPOSAL: Conditional Use Permit: To allow the establishment of a Parks and Recreation Facilities land use for a proposed park.

Sign Exception: To allow 2.5 square feet of sign area on a monument sign, in lieu of the maximum permitted sign area of one square-foot.

ENVIRONMENTAL DETERMINATION: This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15303, Class 3, New Construction or Conversion of Small Structures and §15332, Class 32, In-Fill Development Projects, and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15303 specifically exempts the construction of small accessory structures. Section 15332 specifically exempts from environmental review in-fill

development where: 1) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; 2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services. In addition, the project would not cause a substantial adverse change in the significance of a historical resource.

BACKGROUND:

Site characteristics: The 38,500 square-foot project site is located on the southeast corner of South Altadena Drive and East Morningside Street. The property is developed with a one-story, 6,200 square-foot City of Pasadena public library (Lamanda Park location) and ten parking spaces in a surface parking lot on the western portion of the site. The subject park is proposed to be located to the east of the existing library building on an approximately 13,000 square-foot open landscaped area. There are 37 trees on-site, including a heritage Coast live oak tree (*Quercus Agrifolia*) and 15 other protected trees. None of the existing trees are proposed to be removed and will be protected in place. The proposed park will be open between the hours of 7:00 a.m. to 10:00 p.m.

Adjacent Uses: North: Multi-Family and Single-Family Residential
South: Single-Family Residential
East: Single-Family Residential
West: Multi-Family and Single-Family Residential and Institutional Use (Utilities)

Adjacent Zoning: North: RM-32 HL-1 (Multi-Family Residential, 0–32 dwelling units per acre, Height District Overlay 1)
South: RS-6 (Single-Family Residential, 0–6 dwelling units per acre)
East: RM-16 (Multi-Family Residential, 0–16 dwelling units per acre)
West: RM-32 (Multi-Family Residential, 0–32 dwelling units per acre)

Previous cases on this property: None

PROJECT DESCRIPTION:

The applicant, City of Pasadena Public Works Department, has submitted a Conditional Use Permit application to allow the establishment of a Parks and Recreation Facilities land use in the RM-32 HL-1 (Multi-Family Residential, 0-32 dwelling units per acre, Height District Overlay 1) zoning district for a proposed neighborhood, or pocket, park located on a site developed with a

City of Pasadena public library (Lamanda Park location) at the southeast corner of South Altadena Drive and East Morningside Street. The request also includes a Sign Exception to allow 2.5 square feet of sign area on a monument sign, where one square-foot is otherwise allowed.

The proposed park will be located within an approximately 13,000 square-foot existing landscaped portion of the site to the east of the existing to remain library building. The project will maintain the existing 10 parking spaces in the surface parking lot to the north of the library building. The park will contain a children's play area with a rubberized play matting surface and a 1,240 square-foot solid shade structure, three picnic tables and an expanded refuse storage facility in the northeastern portion of the site fronting on East Morningside Street. In addition, spread out throughout the remainder of the proposed park, are a water fountain, six park benches and landscaped areas. No enclosed structures are proposed.

The park would operate as a neighborhood or "pocket park". Pocket parks are intended to serve the local population within walking distance and provide for passive recreation. The park does not offer reserved spaces or active sports uses. The park also does not provide lighting for evening use and restrooms facilities are not available at the park. The hours of operation are from 7:00 a.m. to 10:00 p.m.. To ensure security, the park would be routinely patrolled by Pasadena Police Department, as part of their normal rounds.

ANALYSIS:

Conditional Use Permit – To establish a Parks and Recreational Facility Land Use

The Hearing Officer may approve a Conditional Use Permit (CUP) for the establishment of a Parks and Recreation Facility use in the RM-32 HL-1 (Multi-Family Residential, 0-32 dwelling units per acre, Height District Overlay 1) zoning district after making six findings identified in Zoning Code Section 17.61.050.H. The general purpose is to evaluate compliance with the Zoning Code and General Plan, whether the use would be detrimental or injurious to the neighborhood, and compatibility of the operation with existing and future uses.

Zoning and Land Use:

The City's Zoning Code defines a Parks and Recreation Facilities use as a noncommercial park, playground, or other recreation facility, and/or open space officially designated as a public park or recreation facility. The site is located within the RM-32 HL-1 (Multi-Family Residential, 0-32 dwelling units per acre, Height District Overlay 1) zoning district, which allows Parks and Recreation Facilities, subject to the approval of a Conditional Use Permit.

The subject property is bounded on the west by South Altadena Drive and bounded on the north by East Morningside Street. The existing, to remain, Lamanda Park City Public Library building and parking lot are located in the western portion of the site and there are no changes proposed to either. The proposed "pocket" neighborhood park would be located in the existing eastern landscaped portion of the lot and would be approximately 74 feet wide and 192 feet deep. The park area is located adjacent to the rear yard of two single-family residence directly to the south and to the side and rear yard of one single-family residence to the east. Heavy hedges currently exist along the south and east property lines, buffering the park from these properties. The proposed playground equipment and shade structure is located approximately 5'-9" from the east property line and approximately 135 feet from the south property line.

The park has been designed as a “pocket” neighborhood park, which would primarily serve nearby residents within walking distance. Access to the park is provided through the existing parking lot and walkway encircling the library building. No organized sport activities/events are proposed, nor is the park designed to accommodate these types of activities. A condition of approval is recommended that would prohibit these types of activities. This would prevent large numbers of people frequenting the park at the same time. Organized sport activities also tend to generate noise uncommon to a residential neighborhood such as this. As such, the activities in the proposed park would not generate noise inconsistent with the noise level of a residential neighborhood. Additionally, the hours of operation are from 7:00 am to 10:00 p.m. daily, and no new lighting is proposed to allow for nighttime activities, which would limit impacts on the residences during night-time.

Furthermore, the proposed park would be located in an area of Lamanda Park, which has been identified by the City Council as an under-served park area. Residents in this area of the City have limited access to recreational opportunities and open space. By establishing a “pocket” neighborhood park on the subject site, the public and nearby residents would have access to a park-like area that is otherwise not provided in this part of the City.

The proposed park includes improvements that are required to comply with all of the development standards applicable to improvements in the RM-32 HL-1 (Multi-Family Residential, 0-32 dwelling units per acre, Height District Overlay 1) zoning district, including, but not limited to, restrictions on fences and walls, hours of operation, parking, trash enclosures and signage. Furthermore, accessory structures, such as playground equipment and shade structures, are subject to the development standards pursuant to Zoning Code Section 17.50.250 (Accessory Structures). The following discussion outlines the proposed project’s compliance with applicable development standards.

Fences and Walls:

The existing site has a six-foot tall chain link fence along its designated rear setback (eastern property line) and side setback (southern property line) and will remain, except that a 74-foot portion in the side setback abutting the southern portion of the proposed park will be replaced with an eight-foot tall, chain link fence. In addition, a new three-foot tall fence will be constructed within the corner side setback (north property line) along East Morningside Street and will be more than 50 percent open. There are no changes proposed to the existing fences and walls within the front setback on South Altadena Drive.

Pursuant to Zoning Code Section 17.40.180.B.3 (Multi-Family, City of Garden’s standards), walls and fences in the side setback shall not exceed 10 feet for the rear 50 percent of the site and shall not exceed six feet for the remainder of the site. The proposed 74-foot long, eight-foot tall fence in the side setback complies as it is in the rear 50 percent of the site which permits a maximum height of 10 feet. In addition, walls and fences in the corner side setback shall not exceed four feet if it is 50 percent open and two feet if the wall or fence is solid. The wall or fence height shall be measured from existing grade and shall be setback 18 inches from the front property line. The proposed fence in the corner side setback is setback 10 feet from the corner side (north) property line and is more than 50 percent open, and thus complies.

Hours of Operation:

Zoning Code Section 17.40.070 limits the hours of operations from 7:00 am to 10:00 pm for uses located on a site that is located within 150 feet of a residential zoning district. Public and semi-

public uses, such as the proposed parks and recreation facility, are exempt from limitations on hours of operation. Although the proposed park is exempt from the limited hours of operation, the proposed hours of operation would be from 7:00 a.m. to 10:00 p.m., consistent with other uses located within 150 feet from a residential zoning district. In addition, the Pasadena Police Department would enforce the park hours, as part of their normal rounds.

Parking:

The existing site is improved with a 10-space surface parking lot and a 6,200 square-foot public library building, which is classified as a Cultural Institution in Zoning Code Section 17.80.020. Pursuant to Zoning Code Section 17.46.040, Table 4-6, the public library requires three parking spaces per 1,000 square feet, or 19 parking spaces. As a result, the parking lot for the existing library building is considered legal nonconforming as only 10 parking spaces are provided when 19 are required.

The City's Zoning Code parking requirement for a Parks and Recreation Facility is 2.5 parking spaces for every 1,000 square feet of a structure's gross floor area. The proposed park does not include the construction of any structures that meet the definition of gross floor area as outlined in Zoning Code Section 17.80.020. While the project includes a 1,240 square-foot shade structure, this structure does not meet the definition of gross floor area as it is not enclosed with walls, and thus it would not be subject to the parking requirement as outlined above. Similarly, no bathroom facilities are proposed. As a result, the proposed park does not require any additional parking and no changes are proposed to the existing parking lot.

Refuse Storage Facilities:

Per Zoning Code Section 17.40.120.B, a refuse storage facility for the collection of trash and recycled goods shall be provided at the time any structure is constructed. The Zoning Code requires that the trash enclosure be located within 150 feet of the users and not be located in a required garden, yard, court or landscaped area. In addition the storage area shall be enclosed with concrete block walls, or similar, with a minimum of six feet in height, and have solid wood or metal doors. The dimensions and accessibility to a refuse storage area shall be approved by the Director of Public Works.

As proposed, the site's existing refuse storage facility, which is located in the corner side setback fronting on Morningside Street, will remain, be remodeled and expanded to conform to current Department of Public Works' requirements. As such, the facility is permitted to maintain the nonconforming location within the corner side setback. The remodeled facility is designed to accommodate use by both the proposed park and by the existing library and the Department of Public Works requires the facility to be enlarged to accommodate both uses. The remodeled facility would be expanded to 90 square feet (ten feet deep and nine feet wide), be unroofed and enclosed by six-foot tall concrete block walls with a solid metal gate. As such, the remodeled facility meets the minimum standards required by the Department of Public Works and the Zoning Code.

Sign Area:

Pursuant to Zoning Code Section 17.48.090, Table 4-18, properties in the RM-32 zoning district are limited to one square-foot of sign area as either a wall or monument sign. The proposed project includes a request for a 2.5 square-foot monument sign and does not comply, and requires

approval of a Sign Exception (see discussion below in the section for the requested Sign Exception).

Accessory Structure – Shade Structure for the Playground

Height:

As prescribed in Zoning Code Section 17.50.250.E, the maximum allowed top plate height for an accessory structure shall not exceed nine feet, and the overall height shall not exceed 15 feet, so long as the structure does not intercept the encroachment plane, sloping inward from a point nine feet in height and rising a maximum of one and one-half feet of distance starting at the two-foot setback.

The proposed shade structure would have a top plate of nine feet and an overall height of 15 feet and would be setback five feet, nine inches from the rear (eastern) property line. As a result, the shade structure complies with the maximum height and encroachment plane standards.

Setbacks:

Pursuant to Zoning Code Section 17.22.060, Table 2-4, the required setbacks for the primary structure on the subject property in the RM-32 zoning district are as follows: 15 feet for the corner side setback, which is located along the northern property line fronting on Morningside Street; five feet when adjoining an RS zoning district for the rear setback, which is located along the eastern property line and five feet when adjoining an RS zoning district for the interior side setback, which is located along the southern property line.

Pursuant to Zoning Code Section 17.50.250.D.2, an accessory structure may be located in a required side or rear setback provided it is located more than 100 feet from the front property line or entirely within the rear 25 feet of the site. Otherwise, the minimum required setbacks of the primary structure shall also apply to the accessory structure. Additionally, in order to prevent an excessive amount of structure located along a property line, the maximum horizontal length of an accessory structure than can be located less than five feet from the property line shall be limited to 22 feet. Any portion of the structure that exceeds 22 feet in length and is less than five feet from the property line, shall be required to be set back a minimum of five feet from the property line.

The proposed shade structure would be approximately 40 feet wide and 31 feet deep and does not meet the location requirements to be located within a side or rear setback. As a result, the shade structure would have to comply with the setback dimensions applicable to a primary structure, as described above. As proposed, the 31-foot side would have a rear setback of five feet, nine inches from the east property line and the 40-foot side would have a corner side setback along Morningside Street of 29 feet and 135 feet from the southern, interior side setback. Thus, as proposed, the shade structure complies with the required setbacks applicable to the site.

Sign Exception – To Exceed the Maximum Allowed Monument Sign Area

A “monument sign” is defined as a sign that is a permanent freestanding sign where the entire supporting base of the sign is affixed to the ground and is not attached to or supported by a building. Pursuant to Zoning Code Section 17.48.090, Table 4-18, monument signs are a permitted sign type in RM-32 HL-1 zoning district and are limited to one square-foot in area.

Monument signs may exceed the sign area permitted under the Zoning Code, only with the approval of a Sign Exception.

The purpose of the City's sign ordinance is to provide standards for signs to safeguard life, health, property, safety, and public welfare, while encouraging compatibility, creativity, variety, and enhancement of the City's visual image and economic activity. The sign standards are designed to provide each sign user an opportunity for effective identification by regulating the number, size, location and height according to standards consistent with each zoning district. However, not all buildings or sites are designed to accommodate the sign standards set forth in the Zoning Code. In these cases, a Sign Exception may be granted to allow proposed signage to deviate from certain development standards due to unique, historical, and/or architectural features associated with existing buildings. A Sign Exception is a form of a Minor Variance, which allows the deviation from the specific sign standards. A Sign Exception may be approved provided all required findings identified in Attachment A of this report are met.

The overall dimensions of the proposed monument sign are three feet tall, and six feet wide at its base and four feet wide at the top. The sign is comprised of a 7.5 inch tall and five foot, eight inch wide address plate at the bottom and a 7.5 inch tall and four-foot wide name plate at the top, which is supported by two columns. Per Zoning Code Section 17.48.100.G, the surface area of a sign shall be calculated by enclosing the extreme limits of all lettering, background, emblem, logo, corporate banding, representation, or other display within a single continuous perimeter composed of squares or rectangles with no more than eight lines drawn at right angles. In addition, address plates, supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area. As such, the area of the proposed monument sign that is subject to the monument sign development standards is only the top name plate.

Pursuant to Zoning Code Section 17.48.090, Table 4-18, commercial monument signs within a RM zoning district are limited to one square-foot of sign area and a height of no more than 10 feet. The proposed monument sign is approximately 7.5 inches tall and four feet wide, or 2.5 square-feet in area, and has a height of three feet. No other signage is proposed for the subject park and the design matches the City standards for public parks.

The additional sign area is necessary in order to allow the monument sign to be a size that is more visible to patrons of the proposed park. This would assist in promoting the use of the new neighborhood serving park and to distinguish it from the existing library use of the site. In addition, the sign will be in keeping with the City's design standards for public park signs. The design of the park provides a logical area for the sign in the landscaped area fronting Morningside Street. The proposed monument sign will be located approximately nine feet, six inches from the corner side property line (north) and will be located in a 54 square-foot landscaped area.

Strict adherence with the requirements for the monument sign would limit the sign area to one square-foot, and would constrain the size to an area of no more than six inches by two feet or one foot by one foot, which would greatly limit the visibility of the sign to both pedestrians and vehicular traffic due to its small text. The proposed sign, as conditioned, would be architecturally and aesthetically compatible with the existing site and proposed use and is consistent and harmonious with the character of the surrounding area. The sign will not be obtrusive and will be in keeping with the residential character of the surrounding area.

With the exception of the requested Sign Exception for sign area, the proposed monument sign complies with the remainder of the applicable standards contained in Section 17.48.110.C (Monument Signs), such as no more than four signs, does not exceed ten feet in height and is set

back a minimum of five feet from street property line, a minimum of five feet from an interior property line, and a minimum of 10 feet from the edge of a driveway.

Additionally, the proposed wall sign complies with the illumination requirements in Section 17.48.100.D that apply to all signage.

Therefore, staff recommends that the Hearing Officer approve the application with the findings in Attachment A and the Conditions of Approval in Attachment B.

TREE PROTECTION ORDINANCE:

The City's Tree Protection Ordinance (Section 8.52 of the City's Municipal Code) provides for the preservation of mature trees and has a list of protected tree species. "Public tree" means a tree located in a place or area under ownership or control of the city including but without limitation streets, parkways, open space, parkland and including city owned property under the operational control of another entity by virtue of a lease, license, operating or other agreement. Since the property is owned by the City, removal of any trees located within the property is considered a public tree. Any request to remove a public and/or street tree must be reviewed by the Urban Forestry Division in the Public Works Department.

According to the tree inventory submitted, there are currently 37 trees within and surrounding the project site, 15 of which are protected, including one Coast live oak tree. None of the existing trees are proposed to be removed, and will be protected in place. In addition, as a condition of approval, an arborist shall be present on-site when the property is to be cleared or graded; any digging, excavating, trenching or building within the tree protection zone (TPZ) of a protected tree on the site commences; any pruning of a protected tree's canopy or roots takes place; and commencement of any other activity within the TPZ of a protected tree on the site. Lastly, as part of the building permit plan check submittal, the applicant is required to submit a tree protection plan for the protected trees on-site.

GENERAL PLAN CONSISTENCY:

As proposed, the park is consistent with General Plan Land Use (GPLU) Element Policy 2.13 (Parks), which encourages the development of new parks and recreational facilities within walking distance of residents, which supports healthy lifestyles. The proposed park is located adjacent to residential developments, and has been designed as a "pocket" neighborhood park to serve these nearby residents. The park is located in an identified underserved park area of the City, and would provide a recreational opportunity for residents.

The proposed park is also consistent with GPLU Element Policy 10.12 (Urban Open Spaces), which encourages the development of urban open spaces such as landscaped parklets, paseos, courtyards, and community gardens, and requires adequate public access to these opens spaces. The proposed park would be consistent with the intent of an urban open space and would be accessible to the general public.

Furthermore, the proposed park is consistent with General Plan Green Space, Recreations and Parks Element Policies 6.8 (Pocket Parks) and 7.5 (Neighborhood Centers) by utilizing an identified location for a pocket park and by utilizing existing public lands to provide for a neighborhood activity center.

The proposed Sign Exception is in conformance with the goals, policies, and objectives of the General Plan, the purpose and intent of the RM-32 zoning district, and the purposes of this Zoning Code. The proposed sign would not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and the same zoning district in that the intent of the Sign Ordinance is to maintain and enhance the quality of a sign in the City, which this sign accomplishes. Granting the Sign Exception would be consistent with GPLU Element Goal 6 (Character and Scale of Pasadena), which allows the built environment to evolve while maintaining Pasadena's unique sense of place, character and the urban fabric as well as GPLU Policy 2.13 (Parks) by promoting healthy lifestyles.

ENVIRONMENTAL REVIEW:

This project has been determined to be exempt from environmental review pursuant to the guidelines of the CEQA Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15303, New Construction or Conversion of Small Structures and §15332, Class 32, In-Fill Development Projects and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15303 specifically exempts the construction of small accessory structures. The project includes the construction of one, 1,240 square-foot unenclosed shade structure for a proposed playground. Therefore, the proposal is exempt from environmental review.

Section 15332 specifically exempts from environmental review in-fill development where: 1) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; 2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services.

In this case, the project meets the minimum requirements to qualify as an in-fill project under CEQA. Based on the technical studies prepared by Psomas, the project would not have the potential to result in significant impacts related to air quality, traffic, noise, water quality or cultural resources. The project is also proposed on a previously disturbed site less than five acres in size in an urbanized area and is consistent the General Plan land use designation and zoning designation, as discussed above. Therefore, the project is Categorical Exempt from CEQA, pursuant to CEQA Guidelines Section 15332.

REVIEW BY OTHER CITY DEPARTMENTS:

The proposal was reviewed by the Department of Transportation, Public Works Department, Building and Safety Division, Water Engineering from the Water and Power Department, and Design and Historic Preservation (DHP) Section. Conditions from the Building and Safety Division are incorporated in Attachment B of this report.

CONCLUSION:

It is staff's assessment that the findings necessary for approval of the Conditional Use Permit to allow the establishment of a Parks and Recreation Facility land use for a new park can be made. The proposed park would serve an underserved park area of the Lamanda Park neighborhood. The park has the features of a "pocket" neighborhood park, which are designed to serve the local

population within walking distance and provide for passive recreation. As such, the activities in the park would not generate noise inconsistent with the noise level of the surrounding residential uses.

Furthermore, staff finds that the required findings for approval of the Sign Exception to enlarge the monument sign area can be made as the proposed sign will promote the use of the new pocket park. In addition, the proposed sign, as conditioned, would be architecturally and aesthetically compatible with the existing site and is consistent and harmonious with the character of the surrounding area. Therefore, staff recommends that the Hearing Officer approve the application with the findings in Attachment A and the Conditions of Approval in Attachment B.

ATTACHMENTS:

Attachment A: Specific Findings of Approval

Attachment B: Conditions of Approval

ATTACHMENT A
SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT #6777

Conditional Use Permit – To establish of a Parks and Recreation Facilities land use

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The proposed Parks and Recreation Facility use is allowed subject to the review and approval of a Conditional Use Permit in the RM-32 HL-1 (Multi-Family Residential, 0-32 dwelling units per acre, Height District Overlay 1) zoning district. The proposed park is complimentary to the surrounding community and will not conflict with the provisions of the zoning code, such as accessory structure development standards, hours of operation and parking. As such the proposal will comply with all applicable provisions of the zoning code.

2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The purpose of the Pasadena Zoning Code is to protect and promote the public health, safety and general welfare, and to implement the policies of the General Plan by classifying and regulating the uses of land and structures within the City of Pasadena in a manner consistent with the General Plan. To achieve this purpose, it is the intent of this Zoning Code to in part, maintain and protect the value of property, ensure the provision of adequate open space for light, air, and fire safety, and ensure compatibility between land uses.

The subject site is located in the RM-32 HL-1 zoning district. The purposes of the RM-32 zoning district include integrating the street and the site visually and functionally as a total environment; to achieve an appropriate level of design quality consistent with or better than the surrounding neighborhood and to relate new development to the existing environment in scale, material, and character so that Pasadena's inherent human scale, visual, and functional diversity may be maintained and enhanced. In order to protect and promote the public health, safety and general welfare, staff has proposed conditions on the project to restrict the hours of operation and to prohibit organized sports activities that may produce noise uncharacteristic of the surrounding residential neighborhood.

The design of the park will be consistent with, the surrounding neighborhood, as all the existing trees will remain and the site will be improved with neighborhood serving features such as a playground, picnic tables and benches. Furthermore, the proposed park complements and supports the adjacent residential community and provides for a recreational opportunity within walking distance for nearby residents. Therefore, the proposed use complies with the purposes of the zoning code and the zoning district.

3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* As proposed, the park is consistent with General Plan Land Use Element Policy 2.13 (Parks), which encourages the development of new parks and recreational facilities within walking distance of residents, which supports healthy lifestyles. The proposed park is located adjacent to residential developments, and has been designed as a “pocket” neighborhood park to serve these nearby residents. The park is located in an identified underserved park area of the City, and would provide a recreational opportunity for residents.

The proposed park is also consistent with General Plan Land Use Element Policy 10.12 (Urban Open Spaces), which encourages the development of urban open spaces such as

landscaped parklets, paseos, courtyards, and community gardens, and requires adequate public access to these opens spaces. The proposed park would be consistent with the intent of an urban open space and would be accessible to the general public.

Furthermore, the proposed park is consistent with General Plan Green Space, Recreations and Parks Element Policies 6.8 (Pocket Parks) and 7.5 (Neighborhood Centers) by utilizing an identified location for a pocket park and by utilizing existing public lands to provide for a neighborhood activity center.

4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The park has the features of a “pocket” neighborhood park, which are designed to serve the local population within walking distance and provide for predominantly passive recreation. As such, the activities in the park will not generate excessive noise inconsistent with the noise level of the surrounding residential uses. The proposed hours for the park are 7:00 a.m. to 10:00 p.m., and no night-time lighting is provided for night time activity, which are the standard operating hours for uses adjacent to residential uses and is consistent with the surrounding single-family residences.
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The property is immediately bounded by single-family residences to the south and east, by the existing library building and South Altadena Drive to the west, and by East Morningside Street to the north. The establishment of a “pocket” neighborhood park is compatible with the surrounding existing uses. There will be no organized sports activities/events nor nighttime activities. The features of the park also lend to passive park activities, which are consistent with the adjacent residential and institutional uses. The park will provide a recreational opportunity for the nearby residents. Therefore, the use will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.
6. *The design location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection in that the proposal does not convey an overdeveloped appearance in this area.* The park will consist mostly of walkways and a large green area, adjacent to the existing residential uses to the south and east. As part of the proposed park, the amenities include a children’s play equipment, picnic tables, park benches and landscaped areas. These amenities are consistent with the park use and are located closer to the street to avoid any significant impact to the private rear yards of the adjacent single-family homes. Furthermore, the proposed passive activity intended for the site will be compatible with the existing library use of the site. Thus, the proposed improvements, their scale, and locations are compatible with the existing adjacent uses.

Sign Exception – To Exceed the Maximum Allowed Monument Sign Area

7. *The proposed sign is architecturally and aesthetically compatible with the major structures on the subject site and adjacent sites and is compatible with the character of the established neighborhood and general environment.* Approval of the Sign Exception will allow the monument sign to be located at a size that is more visible to patrons of the proposed park, will assist in promoting the use of the new neighborhood serving park and distinguish it from the existing library use of the site. The design of the park provides a logical area for the sign in the landscaped area fronting Morningside Street. The subject monument sign serves as the

only signage for the park and fits modestly into its environment without attracting unnecessary attention. Strict adherence with the requirements for the monument sign would limit the sign area to one square-foot, and would constrain the size to an area of no more than six inches by two feet or one foot by one foot, which would greatly limit the visibility of the sign to both pedestrians and vehicular traffic due to its small text. Furthermore, in order to be in keeping with the scale of the proposed address plate at the base of the new monument sign, which is approximately 7.5 inches by five feet, eight inches, or 3.5 square feet, the larger name plate will allow for a more proportional addition without overpowering the required address plate. Thus, the proposed monument sign will be an aesthetic improvement in lieu of the significantly smaller one square-foot permitted, and it will enhance the readability of the sign with an appropriate location and size.

8. *Granting the application is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan, and the purposes of this Zoning Code and would not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and the same zoning district.* The purpose of the Sign Ordinance is to maintain and enhance the quality of signs in the City. The proposed Sign Exception is in conformance with the goals, policies, and objectives of the General Plan, the purpose and intent of the RM-32 zoning district, and the purposes of this Zoning Code. The proposed sign would not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and the same zoning district in that the intent of the Sign Ordinance is to maintain and enhance the quality of a sign in the City, which this sign accomplishes. Granting the Sign Exception would be consistent with General Plan Land Use (GPLU) Element Goal 6 (Character and Scale of Pasadena), which allows the built environment to evolve while maintaining Pasadena's unique sense of place, character and the urban fabric as well as GPLU Policy 2.13 (Parks) by promoting healthy lifestyles.
9. *Granting the application would not be detrimental or injurious to property or improvements in the vicinity of the subject site, or to the public health, safety, or general welfare.* The Sign Exception application has been reviewed by the Design and Historic Preservation Division, Building and Safety Division, Public Works Department, and Department of Transportation. There were no concerns expressed regarding the safety of the sign. The sign will be subject to the City's plan check process where it will be required to be designed and installed in compliance with building and safety code requirements.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #6777

The applicant or successor in interest shall meet the following conditions:

1. The proposed project shall substantially conform to the site plan and elevations submitted with this application and stamp dated "Approved at Hearing July 7, 2021", except as modified herein.
2. The approval of this application authorizes the establishment of a Parks and Recreation Facilities land use, which includes a playground area with a solid covered shade structure, picnic tables and park benches. This approval authorizes the City of Pasadena Public Works Department to develop a public park at the subject site.
3. The approval of this application allows the installation of one monument sign not to exceed a sign area of 7.5 inches by four feet, or a total area of 2.5 square feet, and a height of three feet.
4. The right granted under this application must be enacted within 36 months from the effective date of approval. It shall expire and become void, unless an extension of time is approved in compliance with Section 17.64.040.C of the Zoning Code.
5. The Zoning Administrator, at any time, can call for a review of the approved conditions at a duly noticed public hearing. These conditions may be modified or new conditions added to reduce any impacts of the use. The Hearing Officer may revoke the Conditional Use Permit or Sign Exception if sufficient cause is given.
6. Any change to these conditions of approval or expansion of the use shall require the modification of this Conditional Use Permit and Sign Exception or a new Conditional Use Permit and Sign Exception.
7. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
8. The final decision letter and conditions of approval shall be incorporated in the building plans as part of the building plan check process.
9. The proposed project, Activity Number **PLN2019-00488**, is subject to a **Final Zoning Inspection**. A Final Zoning Inspection is required for the project. Contact the Planning Case Manager, Jennifer Driver at (626) 744-6756 to schedule an inspection appointment time.

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10. The hours of operation shall be from 7:00 a.m. to 10:00 p.m., daily, year round, including holidays.
11. The park shall be routinely patrolled by the Pasadena Police Department's Park Safety Specialists as part of normal rounds.

12. A sign shall be posted adjacent to the park use, listing the appropriate City contact telephone numbers for Park Security assistance, and contact information to report an emergency. The sign shall be in English and in Spanish.
13. A sign shall be posted adjacent to the park use, stating the key rules and regulations for park use. The sign shall state that the park is for walk-in, casual use only; that no organized sports play or installation of goals or other equipment to conduct organized sports play is permitted; and that no vehicles, alcohol consumption, or barbeques are permitted. The sign shall be in English and in Spanish.
14. No organized sports activities/events are permitted.
15. The park area and park use shall be limited to the area outlined in the attached site plan, Exhibit A, stamp dated "Approved at Hearing July 7, 2021". The park shall not be conducted in areas of the site outside of the outlined area.
16. No outdoor lighting shall be installed to allow for nighttime activities.
17. No additional structures, such as play equipment, picnic tables, and benches shall be installed at the park without the approval by the Zoning Administrator. Approved amenities include children's play equipment, six park benches, three picnic tables, a refuge storage facility, trash receptacles, water fountains and landscaped areas.
18. The project shall comply with the Municipal Code Chapter 8.52 (City Trees and Tree Protection Ordinance). A tree protection and retention plan shall be submitted to the Zoning Administrator for approval prior to the issuance of any building or grading permits. Any proposal to remove a protected tree requires approval of a Tree Removal Application prior to the issuance of building permits.
19. A certified arborist and the civil engineer of record shall monitor all related construction activities including, but not limited to: demolition, digging, grading, excavating, or trenching. The monitoring of construction activities shall ensure the project implements all of recommendations and conditions provided in the arborist report in order to protect the existing trees during construction.
20. Should this project meet the threshold for state-mandated water-efficient landscaping, landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications), shall be reviewed by Planning and Community Development Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such approved MWELo-compliant plans to the satisfaction of the Director of Planning and Community Development or his/her designee.

Building and Safety Division

21. Governing Codes: Current Edition of the California Building, Mechanical, Electrical, Plumbing, Energy, and Green Building Standards Codes. The governing edition is based on the date in which the project is submitted to the City for review.

The current edition is the 2019 series starting January 1, 2020 thru December 31, 2023.

22. Survey: A surveying plan is required to determine the location of the property lines.
23. California Disabled Access Requirements: Project to be accessible to the disabled in accordance with Chapter 11B of the CBC.
24. Permit(s): Separate permits are required for the monument sign, play structure, trash enclosure, light pole, drinking fountains, art wall, and work in the public right-of-way.