

ORDINANCE NO. 2372

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING ZONE CHANGE NO. ZC 19-01 AND A ZONING MAP AMENDMENT TO REMOVE THE TWO EXISTING ZONING OVERLAYS (ARCHITECTURAL DESIGN (D) OVERLAY ZONE AND AUTOMOBILE PARKING (P) OVERLAY ZONE) AT 1150 W. COLORADO BOULEVARD

WHEREAS, the City Council is authorized by Arcadia Development Code Section 9108.03.50, to amend the zoning map within the City, by adoption of an ordinance; and

WHEREAS, applications were filed by Artis Senior Living, LLC (“Property Owner”), for Zone Change No. ZC 19-01 and Zoning Map Amendment to remove the two existing zoning overlays (Architectural Design (D) overlay zone and Automobile Parking (P) overlay zone) at 1150 W. Colorado Boulevard, as shown in Exhibit A; and

WHEREAS, additional applications were filed with this project for the City Council to consider under Resolution No. 7330 with Architectural Design Review No. ADR 18-22, Conditional Use Permit No. CUP 19-03, Minor Administrative Modification No. AM Minor 19-22, and Protected Tree Encroachment No. TRE 20-04, and a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (“CEQA”) for a new senior assisted living facility with memory care at 1150 W. Colorado Boulevard, hereinafter individually and collectively referred to as the “Project”; and

WHEREAS, on April 23, 2020, the Draft Initial Study/Mitigated Negative Declaration for the Project was circulated for public review and comments for 29 days from April 23, 2020 to May 22, 2020. Due to COVID-19, the IS/MND circulation period was extended from 20 to 29 days to give additional time for comments because of the pandemic. During this time period, public agencies, organizations, and the public in

general were afforded the opportunity to review the Draft IS/MND, and submit written comments regarding the documents and the Project; and

WHEREAS, the Initial Study/Mitigated Negative Declaration concluded that the implementation of the Project will have less than significant impacts with mitigation measures for the following categories: Biological Resources, Cultural Resources, Geology and Soils, Noise, and Tribal Cultural Resources; and

WHEREAS, on July 14, 2020, a duly noticed public hearing was held before the Planning Commission on said application, at which time all interested persons were given full opportunity to be heard and to present evidence.

WHEREAS, after the public hearing on July 14, 2020, the Planning Commission adopted Resolution No. 2058 with a 5-0 vote recommending approval of the Project to the City Council; and

WHEREAS, on August 18, 2020, a duly-noticed public hearing was held before the City Council on said applications, including the Initial Study/Mitigated Negative Declaration ("IS/MND") at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, all other legal prerequisites to the adoption of this Ordinance have been fulfilled.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARCADIA, CALIFORNIA, HEREBY ORDAINS AS FOLLOWS:

SECTION 1. The factual data submitted by the Development Service Department in the staff report dated August 18, 2020 are true and correct.

SECTION 2. The City Council finds that based upon the entire record, pursuant to Sections 9108.03.060(B) of the Development Code, all of the following findings is satisfied:

1. The proposed Zoning Map Amendment is consistent with the General Plan and any applicable specific plan(s).

FACTS: The proposed Project to remove the two existing overlays (Architectural Design (D) Overlay Zone and Automobile Parking (P) Overlay Zone) are consistent with the General Plan in that the underlying land use of Commercial will remain the same, and the change will allow the property owner to redevelop the site to its full potential without negatively impacting adjacent properties. The proposed Project will not have any detrimental effect upon the health, safety and general welfare of the City, nor will it have an effect on the conditions of the built environment since the amendments only consist of removing two overlays while maintaining the existing zoning classification and General Plan Land Use designation. The proposed Project is consistent with the goals, objectives, and policies of the Arcadia General Plan. The proposed Project will be consistent with the following General Plan goals and policies:

Land Use and Community Development Element

- Policy LU-1.6: Establish consistency between the Land Use Plan and the Zoning Code.
- Policy LU-1.1: Promote new infill and redevelopment projects that are consistent with the City's land use and compatible with surrounding existing uses.

SECTION 3. For the foregoing reasons and based on all of the information in the record, the City Council approves Mitigated Negative Declaration and Mitigated

Monitoring and Reporting Program in accordance with the California Environmental Quality Act ("CEQA") under Resolution No. 7330, and approves Zone Change No. ZC 19-01 and Zoning Map Amendment to remove the two existing zoning overlays (Architectural Design (D) overlay zone and Automobile Parking (P) overlay zone) for a new senior assisted living facility with memory care at 1150 W. Colorado Boulevard.

SECTION 4. The City Clerk shall certify to the adoption of this Ordinance and shall cause a copy of same to be published in the official newspaper of said City within fifteen (15) days after its adoption. This Ordinance shall take effect on the thirty-first (31st) day after its adoption.

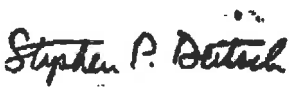
Passed, approved and adopted this 1st of September, 2020.

/s/ Roger Chandler
Mayor of the City of Arcadia

ATTEST:

/s/ Gene Glasco
City Clerk

APPROVED AS TO FORM:


Stephen P. Deitsch
City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF ARCADIA)

I, GENE GLASCO, City Clerk of the City of Arcadia, hereby certifies that the foregoing Ordinance No. 2372 was passed and adopted by the City Council of the City of Arcadia, signed by the Mayor and attested to by the City Clerk at a regular meeting of said Council held on the 1st day of September, 2020 and that said Ordinance was adopted by the following vote, to wit:

AYES: Beck, Cheng, Verlato, and Tay

NOES: None

ABSENT: Chandler

/s/ Gene Glasco
City Clerk of the City of Arcadia

EXHIBIT "A"

Existing Zone Map



Legend

- General Commercial, C-G
- D Architectural Design overlay
- P Automobile Parking overlay
- Arcadia City Boundary



Proposed Zone Map



Legend

- General Commercial, C-G
- Arcadia City Boundary

City of Arcadia

