

Introduced by Councilmember _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17, "THE ZONING CODE," OF THE PASADENA MUNICIPAL CODE, ESTABLISHING THE FAIR OAKS/ORANGE GROVE SPECIFIC PLAN ZONING DISTRICT AND SUBDISTRICTS TO IMPLEMENT THE FAIR OAKS/ORANGE GROVE SPECIFIC PLAN

The People of the City of Pasadena ordain as follows:

SECTION 1. This ordinance, due to its length and corresponding cost of publication, will be published by title and summary as permitted by Section 508 of the Charter. The approved summary of this ordinance is as follows:

SUMMARY

This Ordinance amends various provisions of Title 17, "the Zoning Code," by creating the Fair Oaks/Orange Grove Specific Plan (FGSP) zoning district; by adding Chapter 17. 45 including specific purposes, applicability, definitions, permitted uses, and development standards, including building heights and setbacks; by amending certain other chapters to implement the Fair Oaks/Orange Grove Specific Plan zoning district; and by changing the boundaries of certain zoning districts established herein as follows:

By reclassifying certain properties from: (a) CG (General Commercial District) to FGSP-CL-1a (Fair Oaks/Orange Grove Specific Plan Limited Commercial, Sub-district 'a'), (b) RM-16 (Multi-family Residential, 16 units per acre) and RM – 32 (Multi-family Residential, 32 units per acre) to FGSP-CL-1b (Fair Oaks/Orange Grove Specific Plan Limited Commercial, Sub-district 'b'), (c) RM-16 ((Multi-family Residential, 16 units per acre) to FGSP-RM-16 (Fair Oaks/Orange Grove Specific Plan Multi-family Residential, 16 units per acre), (d) RM-32 (Multi-family Residential, 32 units per acre) to FGSP-RM-16 (Fair Oaks/Orange Grove Specific Plan Multi-family Residential, 16 units per acre), (e) PS (Public-Semi Public) to FGSP-PS (Fair Oaks/Orange Grove Specific

Public-Semi Public), (f) OS (Open Space) to FGSP-OS (Fair Oaks/Orange Grove Specific Plan Open Space) within the La Pintoresca Neighborhood Corridor District 1, (g) IG (General Industrial) to FGSP-C-2 (Fair Oaks/Orange Grove Specific Plan Commercial), (h) RM-16 ((Multi-family Residential, 16 units per acre) to FGSP-RM-16 (Fair Oaks/Orange Grove Specific Plan Multi-family Residential, 16 units per acre) (i) RM-32 (Multi-family Residential, 32 units per acre) to FGSP-PS (Fair Oaks/Orange Grove Specific Plan Public-Semi Public), (j) OS (Open Space) to FGSP-OS (Fair Oaks/Orange Grove Specific Plan Open Space), (k) PD (Planned Development) the entire site consisting of five parcels developed with multi-family residential apartments known as “Kings Villages” and 39 single-family residential parcels to PD 27, within the Robinson Park District 2; (l) IG-VR (General Industrial, Vehicle Repair Overlay) to FGSP-C-3a (Fair Oaks/Orange Grove Specific Plan Commercial, Subdistrict ‘a’) and FGSP-C-3b (Fair Oaks/Orange Grove Specific Plan Commercial, Subdistrict ‘b’), (m) CG-VR (General Commercial District, Vehicle Repair Overlay) to FGSP-C-3c (Fair Oaks/Orange Grove Specific Plan Commercial , Sub-district ‘c’), (n) RM-32 (Multi-family Residential, 32 units per acre) to FGSP-C-3d (Fair Oaks/Orange Grove Specific Plan Commercial, Subdistrict ‘d’), (o) CL-SD (Limited Commercial, with Sign District Overlay) and CL-SD/AD-2 (Limited Commercial, Sign District and Alcohol Density Overlays) to FGSP-C-3d (Fair Oaks/Orange Grove Specific Plan Commercial, Subdistrict ‘d’) and to FGSP-RM-12 (Fair Oaks/Orange Grove Specific Plan Multi-family Residential, 2 units per lot), (p) PD-2 (Villa Parke Planned Development Zone) to RM-12 (Multi-family Residential, 2 units per lot) and RM-16 (Multi-family Residential, 16 units per acre), (q) properties identified as 675 and 676 North Raymond Avenue from CL SD/AD-2 (Limited Commercial, Sign District and Alcohol Density Overlays) to FGSP-RM-12 (Fair Oaks/Orange Grove Specific Plan Multi-family Residential, 2 units per lot), (r) RM-12 (Multi-family Residential, 2 units per lot) and CL-SD/AD-2 (Limited Commercial, Sign District and Alcohol Density Overlays) comprising of the entire site developed with the Community Arms apartment complex to PD-28, and (s) PS (Public and Semi-public) to FGSP-PS (Fair Oaks/Orange Grove Specific Plan Public-Semi Public), within the Renaissance Commercial District 3 as shown on the map entitled

“Proposed Zoning District Map” within the Fair Oaks/Orange Grove Specific Plan” area dated June 26 , 2002 (**Exhibit A**).

SECTION 2. The official zoning map of the City of Pasadena as established by Section 17.08 of the City of Pasadena Municipal Code is amended by modifying the boundaries of certain zoning districts as shown on the map entitled “Proposed Zoning District Map within the Fair Oaks/Orange Specific Plan area” dated June 26, 2002. (**Exhibit A**).

SECTION 3. Chapter 17.62 entitled VR Vehicle Repair Restricted Overlay District is hereby repealed. “Vehicle/Equipment Repair” as defined in Section 17.45.030 and restricted under Section 17.45.060 (**Exhibit B**, Fair Oaks/Orange Grove Specific Plan Zoning District-Land Use Regulations) apply to the Fair Oaks/Orange Grove Specific Plan zone.

SECTION 4. The chart contained in Subsection B of Section 17.08.030 of said Code entitled, "Applicability of land use regulations and development standards: is amended by adding a new base district as follows:

Base District

Designator	Base District Name	Chapter
FGSP	Fair Oaks/Orange Grove Specific Plan district	17.45

SECTION 5. Article II of Title 17 of said code entitled "Base District Regulations" is amended by adding a new chapter as follows:

Chapter 17.45
FAIR OAKS/ORANGE GROVE SPECIFIC PLAN
ZONING DISTRICT

Sections:

- 17.45.010 Specific Purposes.
- 17.45.020 Applicability
- 17.45.030 Definitions
- 17.45.040 District and Sub-district designators
- 17.45.050 Establishment of Zoning Sub-district Designators
- 17.45.060 Land use regulations
- 17.45.070 Additional Land Use Regulations
- 17.45.080 Development Standards

17.45.010 Specific Purposes.

In addition to the general purposes listed in Chapter 17.04 of this code, the specific purposes of the of the Fair Oaks/Orange Grove Specific Plan zoning district, are to:

1. Protect, support and preserve the surrounding residential neighborhoods within the Specific Plan area by establishing appropriate land uses, development standards and design guidelines.
2. Improve the appearance of the area to enhance the quality of life for local residents and opportunities for employment and business development.
3. Allow a mix of uses that provides for viable commercial and residential development and supports efforts to revitalize the area.
4. Create a pedestrian-friendly environment that balances the needs of pedestrians and vehicular traffic, recognizing the status of Fair Oaks Avenue as a Principal Mobility Corridor.
5. Build upon and enhance existing and new community-serving facilities (parks, libraries, community centers, schools, etc.) to respond to the needs of the community.

In addition to the above the following are specific purposes to be achieved within the designated Districts:

1. District CL1 - La Pintaresca Neighborhood Corridor District
 - a. Help stabilize the business climate by complimenting the residential uses in this segment of the corridor with new and enhanced neighborhood-serving commercial uses at select nodes while serving the needs of nearby residents.
 - b. Update the overall corridor appearance through streetscape improvements, increased enforcement of housing property maintenance and Zoning Code (Code Compliance) efforts, land use strategies, and implementation of development standards.
 - c. Retain and protect existing community-serving facilities including the Community Health Center, La Pintaresca Park, and Library.
2. District C2 - Robinson Park District
 - a. Expand opportunities for employment-generating and community-serving resources (i.e. Robinson Park, Jackie Robinson Center, the City's One Stop Career Services Center, Fire Station 36, etc.) to respond to the needs of the surrounding residents.
 - b. Encourage a mix of land uses to increase the potential for a synergy between existing and future commercial and light industrial uses to build on the "business park" concept.
 - c. Encourage development and delivery of the arts and cultural programming.
 - d. Maintain existing housing and create housing opportunities within the district by providing for live/work housing in appropriate areas.
3. District C3 – Renaissance Commercial District Build on the historical function of this area as a commercial and neighborhood center.
 - a. Create a pedestrian-oriented and transit-oriented district to support businesses and residential uses in the area.
 - b. Provide for commercial and mixed-use development along Fair Oaks Avenue to maintain compact urban character.
 - c. Provide for commercial retail and office, residential, and mixed-use

development at the intersection of Fair Oaks Avenue and Orange Grove Boulevard and along Orange Grove Boulevard.

17.45.020 Applicability

The provisions of this chapter shall apply to the area designated Fair Oaks/Orange Grove Specific Plan zoning district and its land use sub-districts as shown on the official zoning map of the city.

17.45.030 Definitions

The following definitions shall apply in this chapter. Words and phrases not defined in this chapter shall be as defined in Section 17.12 "Definitions" of this code.

“mixed-use project” means a project, which has residential unit(s) and one or more non-residential uses such as commercial, retail, business or professional office or related common areas (such as a community room, conference room, or health and fitness room) within a single building or in two or more buildings, which are located on one property. The property may consist of one or more contiguous parcels under single ownership. Mixed-use development shall have a non-residential component on the ground floor frontage.

“Ground floor frontage” means a minimum of 20 percent of the building fronting on a major street, excluding driveways and pedestrian entries.

“Vehicle/Equipment Repair”: General Maintenance, new businesses that provide general maintenance services, which include, but are not limited to: oil changes, replacement of air filters, window tinting, installation of car stereos, and alarms and other related services as part of service station establishments only. General maintenance services operating under the provisions of this chapter shall be conducted within an enclosed building, and overnight parking or storing of vehicles receiving services shall be within an enclosed building.

“Vehicle/Equipment Repair”: Comprehensive Repair, new businesses that provide comprehensive automobile repair services, which include , but are not limited to: repairing or installing mechanical or electrical parts, tires or brakes, repairing or painting of vehicle bodies, fenders, or upholstery, vehicle dismantling or any related services.

17.45.040 District and Sub-district Designators

Fair Oaks/Orange Grove Specific Plan District and sub-districts area identification designators are established as shown in **Exhibit A**, " as contained herein. Land use regulations and development standards are applicable to any specific property according to the property's area designation in the zoning sub-district.

17.45.050 Establishment of Zoning Sub-district Designators

The following new zoning sub-districts are hereby established for the Fair Oaks/Orange Grove Specific Plan district – FGSP-CL-1a, FGSP-CL –1b, FGSP-C-2, FGSP-C-3a, FGSP-C-3b, FGSP-C-3c, and FGSP-C-3d regulations and development standards applicable to specific areas within the Fair Oaks/Orange/Grove Specific Plan district shall be designated on the zoning map by zoning sub-districts as follows:

Sub-District Designator	District and Sub-district Name
FGSP-CL-1a	Fair Oaks/Orange Grove Specific Plan, Limited Commercial, District 1, Sub-district 'a'
FGSP-CL-1b	Fair Oaks/Orange Grove Specific Plan – Limited Commercial District 1, Sub-district 'b'
FGSP-C-2	Fair Oaks/Orange Grove Specific Plan – Commercial, District 2,
FGSP-C-3a	Fair Oaks/Orange Grove Specific Plan – Commercial, District 3, Sub-district 'a'
FGSP-C-3b	Fair Oaks/Orange Grove Specific Plan - Commercial, District 3, Sub-district 'b'
FGSP-C-3c	Fair Oaks/Orange Grove Specific Plan - Commercial, District 3, Sub-district 'c'
FGSP-C-3d	Fair Oaks/Orange Grove Specific Plan- Commercial, District 3, Sub-district 'd'
FGSP-PS	Fair Oaks/Orange Grove Specific Plan Public and Semi-Public
FGSP-OS	Fair Oaks/Orange Grove Specific Plan Open Space

FGSP-RM-12	Fair Oaks/Orange Grove Specific Plan Multi-Family Residential, 2 units per lot
FGSP-RM-16	Fair Oaks/Orange Grove Specific Plan Multi-Family Residential, 16 units per net acre
PD 27	Planned Development 27, Kings Villages
PD 28	Planned Development 28, Community Arms

17.45.060 Land Use Regulations

Land use regulations within zoning sub-districts shall be those as shown in **Exhibit B**, "Fair Oaks/Orange Grove Specific Plan zoning district - Land Use Regulations," as contained in this chapter. The letter "P" designates use classifications permitted within a sub-district; the letter "C" designates use classifications permitted subject to approval of a conditional use permit; the letter "E" designates use classifications permitted subject to approval of an expressive use permit; the letters "MC" designate use classifications permitted subject to approval of a minor conditional use permit and the letters "TC" designate use classifications permitted subject to approval of a temporary conditional use permit. When neither "P," "C," "E," "MC" or "TC" is shown for a use, or a use classification is not listed, this classification is not permitted. The letters "P/C" designate use classifications that are permitted on the site of a permitted use, but require a conditional use permit on the site of a conditionally permitted use. Letters following a use reference additional land use regulations.

17.45.070 Additional land use regulations

In addition to those regulations designated in **Exhibit "B"** referenced above, the following additional regulations shall also apply as indicated:

1. Until completion of the city-wide revision of the zoning Code, Work/live use shall be subject to approval of a Conditional Use Permit. The Zoning Administrator and the Building Official shall apply appropriate conditions of approval until development standards are formulated for the use.

2. Allow the conversion of historic residential buildings to office uses with a Conditional Use Permit. This provision, identical to the highly successful integration of

office uses in historic bungalow courts and residences along South Marengo Avenue, would allow adaptive reuse of historic resources. Properties qualifying for this provision would be those with status codes of “5S1”, “5SD1”, “4S2” and “3S” in an adopted historic resources survey.

3. Prohibit the establishment of new bars and taverns, billard parlors with alcohol service, nightclubs with alcohol service, and uses that provide for the sale of alcohol for off-site consumption (e.g. liquor stores, food markets). However, sale of alcoholic beverages in connection with restaurants and restaurants with bars (where the bar area is limited to 500 square feet) and all other uses with on-site consumption shall be conditionally permitted.

17.45.080 Development Standards

The development standards for each zoning sub-district shall be those as shown in “**Exhibit C-1**” entitled “Fair Oaks/Orange Grove Specific Plan district Development Standards” and “**Exhibit C-2**” entitled “ Fair Oaks/Orange Grove Specific Plan District Additional Development Standards.” New subdivisions, land uses and development projects and additions to existing land uses and development projects shall be designed and constructed in compliance with these standards. Development standards for any design element not contained in this chapter shall be as described in Chapters 17.22, 17.24, 17.28 (CL zone), 17.36, 17.40, and Appendix B of Title 17 for the corresponding base zoning district and shall be required in addition to the standards contained in this chapter.

SECTION 6. Designation of Kings Villages site as PD-27

Appendix B of Title 17 of the Pasadena Municipal Code is amended by adding a new Planned Development: PD-27 – Kings Villages.

This ordinance designates the Kings Villages site as PD-27 by reclassifying certain properties within such site from PD (Kings Villages) to Planned Development - 27 (PD-27) as shown on the map entitled “Proposed Zoning District Map” within the Fair Oaks/Orange Grove Specific Plan” area dated June 26, 2002 (**Exhibit A**) maintained on file in the Planning Division.

PD 27 - Kings Villages

A. Permitted Uses in PD-27:

- Multi-family and single-family residential, including senior housing.
- Accessory buildings and uses limited to those reasonably related to the multi-family uses as determined by the Zoning Administrator.
- Certain community facilities uses such as child day care, learning and skills training intended for the residents of the PD, and for the general public shall be conditionally permitted.
- An amendment to the Planned Development (PD) shall be required if any increase in existing number of units, or reconfiguration of parcels would create one or more new development sites, or substantially modify parcel boundary lines. An amendment to the PD should take into consideration the merits of the project and compatibility with the surrounding zoning districts.

B. Development Standards in PD-27 – Development standards for the existing single-family residential developments and multi-family residential development are as follows:

1. SINGLE-FAMILY SITES

- Any renovation, rehabilitation, addition, or demolition and reconstruction of existing single family residential units shall be governed by the development standards of Single-Family Residential, 6 units per acre (RS-6) district.

2. MULTI-FAMILY SITES

- a. Existing Dwellings: Any floor area additions to existing dwelling units or accessory structures shall be permitted subject to the following development standards:
 - Height Limit – No building shall exceed thirty-six (36) feet in height.

- **Building Area** – The building area shall not exceed fifty percent (50 percent) of the total area of any corner lot nor forty-five percent (45 percent) of the total area of any other lot where structures having two or more dwelling units are involved.
- **Number of Dwelling Units Per Building** – There shall be no more than twelve (12) dwelling units in any one building.
- **Front Yard Setback Lines** – The average depth of the front yard shall be at least twenty (20) feet. Up to fifty percent (50 percent) of the building frontage may project in front of the twenty (20) foot average setback line a maximum of five (5) feet, so long as a matching amount of building frontage remains behind said setback line an equal distance. Eaves may project into said front yard for a distance not to exceed thirty-six (36) inches where southerly and westerly exposure occur.
- **Lots facing on Washington Boulevard and Fair Oaks Avenue** shall have a front yard with an average depth of not less than twenty-five (25) feet. Up to fifty percent (50 percent) of the building frontage may project in front of the twenty-five (25) foot average setback line a maximum of five (5) feet, so long as a matching amount of frontage remains behind said setback line in equal distance.
- **Side Yard Setback Lines** – The required side yard shall be ten (10) feet. For buildings not over two (2) stories in height and where living room windows do not face a side yard, the side yard may be reduced to five (5) feet.
- **Rear Yard Setback Lines** – There shall be a rear yard on every lot including double frontage lots. The depth of such rear yard shall not be less than fifteen (15) feet.

- Distance Between Dwellings and Width of Courts – The distance between dwellings on the same lot and the width of courts shall not be less than twenty (20) feet with the following exceptions:
 - Where a one or two-story dwelling faces an un-fenestrated dwelling wall, the distance may be reduced to sixteen (16) feet.
 - Where a dwelling faces a wall of an accessory building, the minimum distance shall not be less than ten (10) feet.
- b. New Construction: Any new construction shall be subject to the following additional development standard:
- A minimum of 2,750 square feet lot area per dwelling unit shall be provided in a multi-family residential development.
 - Single-family lots shall have a minimum of 7,200 square feet in area.

SECTION 7. Designation of Community Arms apartment complex site as PD-28

Appendix B of Title 17 of the Pasadena Municipal Code is amended by adding a new Planned Development: PD-28 – Community Arms.

This ordinance designates the Community Arms apartment complex site as PD-28 by reclassifying portions of said property from CLSD/AD2 (Limited Commercial with Alcohol Density Overlay and Sign District Overlay) and RM12 (Multi-Family Residential, two dwelling units per lot), to Planned Development - 28 (PD-28) as shown on the map entitled “Fair Oaks/Orange Grove Specific Plan Area,” dated June 26, 2002, attached hereto (**Exhibit A**) maintained on file in the Planning Division.

PD 28 - Community Arms

A. Permitted Uses in PD-28

- Multi-family residential development not exceeding a total of 133 units, as presently existing on the site.
- Accessory buildings and uses limited to those reasonably related to the multi-family residential use as determined by the Zoning Administrator.

- Certain community facilities, such as child day care and learning or skills training, intended for the Community Arms residents and the general public, subject to approval of a Conditional Use Permit.

B. Development Standards in PD-28

Any additional floor area or construction of an accessory use structure shall be subject to the development standards of the City of Gardens for Multi-Family Residential development in RM-32 districts, except for certain requirements relating to:

- Parking location;
- Entrances of dwelling units accessible to the main garden;
- Length of buildings at the street; and
- Air separation between a building on-site and the building in the adjacent properties.

The building layout and configuration of the existing development call for the elements listed above to be exempt from the City of Gardens requirements. These elements will be allowed to remain as existing; however, no alteration of reconstruction shall increase their non-conforming status.

SECTION 8. This ordinance shall take effect upon the expiration of thirty days from its publication.

Signed and approved this _____ day of _____, 2002.

Bill Bogaard

Mayor, City of Pasadena

I HEREBY CERTIFY that the forgoing ordinance was adopted by the City Council of the City of Pasadena at its regular meeting held on _____, 2002, by the following vote:

AYES:

NOES:

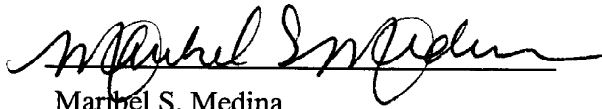
ABSENT:

ABSTAIN:

Published:

Jane L. Rodriguez CMC
City Clerk

Approved as to form:



Maribel S. Medina

Assistant City Attorney