

Agenda Report

TO: CITY COUNCIL

DATE: OCTOBER 21, 2002

FROM: CITY MANAGER

SUBJECT: REVISIONS TO THE ZONING CODE REGARDING SPECIAL USES,
OVERLAY DISTRICTS, PARKING/LOADING AND SITE DEVELOPMENT
STANDARDS

CITY MANAGER'S RECOMMENDATION:

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

1. Adopt a finding that the proposed amendments to the Zoning Code are consistent with the General Plan as outlined in this report; and
2. Approve the proposed amendments to the Zoning Code regarding Special Uses, Overlay Districts and Parking/Loading and Site Development Standards as contained in this report.

PLANNING COMMISSION'S RECOMMENDATION:

The Planning Commission reviewed these amendments on July 17th, August 14th and October 9th. At the July 17th hearing the commission recommended several minor changes and one major amendment. The major amendment was to prohibit a neighborhood market from selling alcohol if it is within 500 feet of a park and recreation facility, school, public or private or uses that attract minors. The minor amendments include: recommendation including requiring new projects in single-family and RM-12 districts to have a landscape plan submitted with any new project and that such projects (including single-family and RM-12 districts) be required to plant new street trees if such trees are needed; that a copy center be distinguished from an Internet Access Studio and that the landscape maintenance requirements be reviewed to ensure that they include single-family districts. These amendments have been incorporated into this recommendation.

TRANSPORTATION ADVISORY COMMISSION RECOMMENDATION:

The Transportation Advisory Commission (TAC) reviewed the proposed amendments on September 13, 2002. On a vote of 3 to 2, they voted to recommend the staff's recommendations.

BACKGROUND:

The Zoning Code revisions are being divided into segments in order to allow the Planning Commission and the City Council to focus on specific issues at each meeting. This report contains both major and minor policy changes. When the Environmental Impact Report is completed, staff will bring the entire Zoning Code to the City Council for final review. The major policy revisions have been placed in Attachment A which shows the current code requirements (if there are any) along side the proposed changes. The minor revisions are located at the back of the report in Appendix B. A summary of the major policy recommendations are as follows:

- Establish new regulations for Internet Access Studios and separate this use from other commercial recreation uses.
- Modify (PK) parking overlay district requirements and prohibit freestanding parking garages in these districts.
- Allow for take-out restaurants by right and not require them to be at least 500 feet from another take-out restaurant.
- Allow for small, neighborhood markets in multifamily districts subject to a conditional use permit and additional standards.
- Establish new standards form Urban Housing, Mixed-Use Projects and Work/Live uses. Urban Housing and Mixed-Use Projects will have a requirements for open space and community space.
- Lower the threshold for triggering guest parking to 10 units rather than the current 20 units.
- Establish the threshold for requiring loading at 8,000 square feet for certain commercial projects.
- Modify requirements for Vehicle Repair and Recycling Centers to add requirements intended to further reduce the potential impacts of these uses on their neighbors including limiting the hours of operation.
- Modify parking requirements and provide for additional bicycle parking standards for commercial and multifamily uses.

ENVIRONMENTAL DETERMINATION:

The City Council is conceptually reviewing these code amendments. An Environmental Impact Report is being prepared for the revisions of the entire Zoning Code as part of the overall General Plan amendments. The City Council will review the entire revised Zoning Code and Environmental Impact Report in June of 2003.

GENERAL PLAN CONSISTENCY:

The proposed revisions to the Zoning Code are consistent with the following objectives and policies of the City's General Plan. The proposed parking amendments are consistent with the General Plan's land use objectives and policies as follows.

- **Policy 1.4 – Mixed Use:** Authorize and encourage Mixed Use development in targeted areas, including in-town housing, live-work spaces, and in-town commercial uses.
- **Policy 1.7 – Neighborhood Centers:** In order to provide a focus and community center for neighborhoods, encourage the clustering of community-oriented services and amenities in and near residential neighborhoods, including schools, branch libraries, open space and parks including "tot lots", and limited neighborhood commercial uses.
- **Objective 5 – Character and Scale of Pasadena:** Preservation of Pasadena's character and scale, including its traditional urban design form and historic character, shall be given highest priority in the consideration of future development.
- **Alternative land Use Policies – Page 35, Discussion of Artist Lofts** to allow for adaptive reuse of otherwise obsolete structures and to allow for new construction.

- Policy 10.1 – **Targeted Development Areas:** Target new development into the urban core, the Northwest Enterprise Zone, along East Colorado, and into other specific growth areas.
- Policy 10.2. – **Transit Oriented Development:** Within targeted development areas, cluster development near light rail stations and along major transportation corridors to maximize transit use by local businesses and employees.
- Policy 10.5 – **Industrial Businesses:** Promote industrial development by protecting existing industrial districts and encouraging new industrial employers, and by restricting Industrial (IG) zoning districts to industrial businesses and ancillary retail and service activities, including, but not limited to restaurants and child care.

Generally, the Mobility Element calls for the City to focus development around light-rail stations and to develop programs that encourage the use of other types of transportation than the automobile. It calls for mandating maximums for parking and to develop reductions in maximum parking linked to increases in transit/rideshare uses.

- **Policy 1.3 – Transit-Oriented and Pedestrian-Oriented Development:** Within targeted development areas, cluster development near light rail stations and along major transportation corridors thereby creating transit oriented development “nodes” and encouraging pedestrian access.
- **Policy 19.3 – Bicycle/Pedestrians:** Promote the use of nonmotorized modes of transportation, such as bicycles and walking within the City.
- **Policy 22.3 – Bicycle Parking:** Provide bicycle parking facilities throughout commercial areas, at transit stops and in developments which include offices.

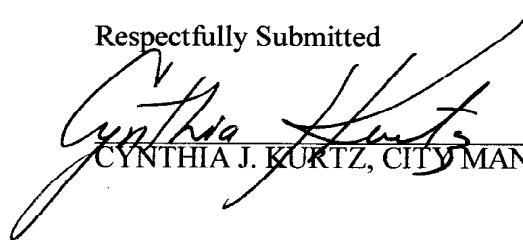
CHILDREN, YOUTH AND FAMILY IMPACT:

The revisions to the Zoning Code are intended to reduce the impact of new uses on adjacent uses including residences. These amendments will further reduce the impact of such uses as Internet cafes, vehicle repair and recycling centers.

FISCAL IMPACT:

There will be no fiscal impacts associated with the proposed code amendment since these amendments will be reviewed as part of the plan check or entitlement process. Fees are collected to cover the costs associated with plan check and entitlement process.

Respectfully Submitted




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