

Ordinance Fact Sheet

TO: City Council

DATE: November 17, 2003

FROM: City Attorney

SUBJECT: Implementation of the East Colorado Boulevard Specific Plan

TITLE OF PROPOSED ORDINANCE:

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17, "THE ZONING CODE," OF THE PASADENA MUNICIPAL CODE, ESTABLISHING THE EAST COLORADO BOULEVARD SPECIFIC PLAN ZONING DISTRICT AND SUBDISTRICTS TO IMPLEMENT THE EAST COLORADO BOULEVARD SPECIFIC PLAN.

PURPOSE OF ORDINANCE:

On May 12, 2003, following a public hearing, the City Council approved the East Colorado Boulevard Specific Plan and directed the City Attorney to prepare an ordinance. The purpose of this ordinance is to reclassify the area within the East Colorado Boulevard Specific Plan boundaries from General Commercial (CG) and Limited Commercial (CL) to the East Colorado Boulevard Specific Plan Zoning District and sub-districts as outlined in the proposed ordinance attached to this fact sheet.

REASON WHY LEGISLATION IS NEEDED:

An ordinance is required to codify the development standards and design guidelines within the Specific Plan area to enable the Planning and Development department to implement the Specific Plan.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED:

The Planning and Development Department will enforce the regulations and development standards that will be modified as a result of this Ordinance. The Planning and Development Department will also be responsible for incorporating the East Colorado Ordinance into the

pending updates to the Zoning Code. Development standards for specific uses such as mixed-use projects, transit-oriented development, urban housing, and work/live units have been added to this Ordinance to allow these uses within the East Colorado Specific Plan area. The standards for these uses will be adopted city-wide through the upcoming Zoning Code update.

The attached Ordinance has been prepared in coordination with the ongoing Zoning Code updates. Several of the use classifications listed in the ordinance are taken from the new Code language and will be adopted as part of this Ordinance. This is necessary to provide standards for mixed-use or urban housing projects that may be submitted for the East Colorado Boulevard area.

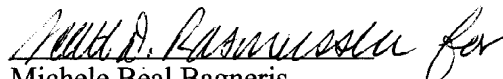
FISCAL IMPACT:

There will not be an immediate fiscal impact as a result of this Ordinance. However, permitting fees will be collected from future development proposed within the boundaries of the Specific Plan area to cover costs incurred from staff time required for project review.

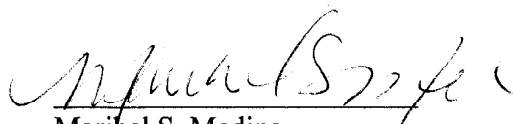
ENVIRONMENTAL:

An Environmental Impact Report was prepared and certified for the project in conformance with the requirements of the California Environmental Quality Act (CEQA). The Environmental Impact Report was certified by the City Council on May 12, 2003.

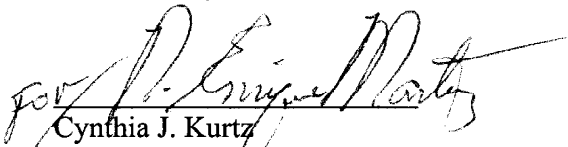
Respectfully submitted,


Michele Beal Bagneris
City Attorney

Prepared by:


Maribel S. Medina
Assistant City Attorney

Concurred by:


Cynthia J. Kurtz
City Manager

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 EAST COLORADO BOULEVARD SPECIFIC PLAN ZONING DISTRICT AND SUBDISTRICTS TO IMPLEMENT THE EAST COLORADO BOULEVARD 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, "Zoning Code", by creating the East Colorado Boulevard Specific Plan (ECSP) zoning district; by adding Chapter 17.43 including specific purposes, applicability, definitions, zoning sub-district designators, land use regulations, development standards, standards for specific uses, and amount of permitted development; by amending certain other chapters to implement the East Colorado Boulevard Specific Plan zoning district; and by changing the boundaries of certain zoning districts established herein as follows:

By reclassifying from: (a) CG-AD2-HL-75 (General Commercial, Alcohol Density Overlay 2, Height Limit 75 feet) to ECSP-CG-1-AD2 (East Colorado Boulevard Specific Plan, sub-area 1 Alcohol Density Overlay 2, (b) CG-HL-75 (General Commercial, Height Limit 75 feet) to ECSP-CG-1 (East Colorado Boulevard Specific Plan, sub-area 1) and ECSP-CG-2 (East Colorado Boulevard Specific Plan, sub-area 2), (c) CG (General Commercial) to ECSP-CG-2

(East Colorado Specific Plan, sub area 2), ECSP-CG-3 (East Colorado Boulevard Specific Plan, sub-area 3) and ECSP-CG-4 (East Colorado Boulevard Specific Plan, sub-area 4); (d) CG-AD2 (General Commercial, Alcohol Density Overlay 2 to ECSP-CG-5-AD2 (East Colorado Boulevard Specific Plan, sub-area 5, Alcohol Density Overlay 2; (e) CG-HL-65 (General Commercial, Height Limit 65 feet to ECSP-CG-6 (East Colorado Boulevard Specific Plan, sub-area 6); (f) IG-HL-65 (General Industrial, Height Limit 65 feet) to ECSP-CG-6 (East Colorado Boulevard Specific Plan, sub-area 6); (g) CL-SD (Limited Commercial, Sign District Overlay) to ECSP-CL-3 (East Colorado Boulevard Specific Plan, Limited Commercial, sub-area 3) the property included in the East Colorado Boulevard Specific Plan area as shown on the map entitled “East Colorado Specific Plan, Zoning Map” dated November 3, 2003 and attached hereto as 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 “East Colorado Specific Plan, Zoning Map” dated November 3, 2003 and attached hereto as Exhibit A.

SECTION 3. 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
ECSP	East Colorado Boulevard Specific Plan	17.43

SECTION 4. Article II of Title 17 of the Zoning Code entitled “Base District

Regulations” is amended by adding a new chapter as follows:

**CHAPTER 17.43 - EAST COLORADO BOULEVARD SPECIFIC PLAN
ZONING DISTRICT**

Sections:

- 17.43.010 Specific Purposes.
- 17.43.020 Applicability.
- 17.43.030 Definitions.
- 17.43.040 Establishment of Zoning Sub-District Designators.
- 17.43.050 Land Use Regulations.
- 17.43.060 Additional Land Use Regulations.
- 17.43.070 Development Standards.
- 17.43.080 Standards for Specific Uses.
- 17.43.090 Amount of Permitted Development.

17.43.010 – Specific Purposes

In addition to the general purposes listed in Chapter 17.04 of this code, the specific purposes of the East Colorado Boulevard Specific Plan zoning districts, are to:

1. Promote a vibrant mix of land uses, a unified streetscape, and a series of distinctive “places” along the Boulevard.
2. Improve the appearance, function, and urban ambiance of East Colorado Boulevard.

3. Identify areas of East Colorado Boulevard which are appropriate locations for developing mixed-use and housing projects and areas where commercial development should be concentrated.
4. Retain the eclectic mix of uses and protect the vitality of small, independent businesses. Uphold Colorado Boulevard as a location for specialty and niche retail businesses.
5. Beautify the streetscape through installation of street trees, street and median landscaping to soften the urban edge, and a consistent selection of urban furnishings.
6. Create a pedestrian friendly environment that balances the needs of pedestrians and vehicular traffic, recognizing the heavy local and regional use of Colorado Boulevard.
7. Protect historic resources and honor the past of Colorado Boulevard and its surrounding communities through sub-area identification and remembrance of Colorado Boulevard as Route 66.
8. Effectively plan for the utilization of the light rail stations at Allen Avenue and Sierra Madre Villa at the 210 Freeway through the establishment of special development standards in these light rail “nodes”.

17.43.020 – Applicability

The provisions of this chapter shall apply to the area designated East Colorado Boulevard Specific Plan zoning district and its land use sub-districts as shown on the official zoning map of the City.

17.43.030 – 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 the Zoning Code.

“Work/Live Unit” means an integrated housing unit and working space, in which the work component is the primary use and the residential component is secondary, occupied by a single housekeeping unit in a structure, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

1. Complete kitchen space and sanitary facilities in compliance with the City’s Building Code; and
2. Working space reserved for and regularly used by one or more occupants of the unit.

“Mixed-Use Project” means a project that combines commercial and residential uses in the same structure, where the residential component is located either above (vertical mixed use) or behind (horizontal mixed use) the non-residential component. Non-residential uses are typically limited to uses that will not create nuisances for occupants of the residential units.

“Transit Oriented Development (TOD)” means development, located within walking distance of a major transit stop designed for pedestrians without excluding motor vehicles. Transit Oriented Development can be new construction or redevelopment of one or more structures whose design and orientation facilitate transit use.

“Urban Housing” means a high-density multi-family housing project that is the primary use of a site in a commercial zoning district or as part of a transit-oriented development around a light rail station.

17.43.040 – Establishment of Zoning Sub-District designators

The East Colorado Specific Plan District and sub-districts are established as shown in the East Colorado Specific Plan Zoning Map, and the official zoning map of the City, as contained herein. Land use regulations and development standards are applicable to any specific property according to the property’s designation within a zoning sub-district.

The following new zoning sub-districts are hereby established for the East Colorado Boulevard Specific Plan—ECSP-CG-1, ECSP-CG-2, ECSP-CG-3, ECSP-CL-3, ECSP-CG-4, ECSP-CG-5, ECSP-CG-6. Regulations and development standards applicable to specific areas within the East Colorado Specific Plan District shall be designated on the zoning map by zoning sub-districts as follows:

Sub-District Designator	Sub-District Name
ECSP-CG-1	Mid-City
ECSP-CG-2	College District
ECSP-CG-3	Gold Line-General Commercial
ECSP-CL-3	Gold Line-Limited Commercial
ECSP-CG-4	Route 66
ECSP-CG-5	Lamanda Park
ECSP-CG-6	Chihuahuita

17.43.050 – Land Use Regulations

Land use regulations within zoning sub-districts shall be those as shown in Table A: “East Colorado Boulevard Specific Plan 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 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, the use 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. Numbers or letters following a use reference indicate that there are additional land use regulations.

17.43.060 – Additional Land Use Regulations

In addition to those regulations designated in Table A referenced above, the following additional regulations shall also apply as indicated:

1. Transit Oriented Development. Development within ¼ mile of the light rail station platforms at Allen Avenue and Sierra Madre Villa shall be subject to the land use regulations and development standards within the Transit Oriented Development (TOD) regulations provided in Section 17.43.080(2).
2. Properties within the Specific Plan area with zoning designations of RM-16, RM-16 PK, RM-32, RM-32 PK, RM-48 PK, PS, PD-3 and PD-18 shall follow the land use regulations of their base district. No land use changes are proposed to these zoning designations.
3. If a use classification is added within the base district subsequent to the approval of the Specific Plan, said use shall be allowed as provided in the base district. For the ECSP-CG-1, 2, 3, 4, 5, and 6 sub-districts, the base district is CG. For the ECSP-CL-3 sub-district, the base district is CL.

17.43.070 – Development Standards

Development standards shall be those of the CG district (Section 17.28.030) for the ECSP-CG-1, 2, 3, 4, 5 and 6 sub-districts except as modified herein and shown in Table B: “East Colorado Boulevard Specific Plan District-Development Standards”. Development standards shall be those of the CL district (Section 17.28.030) in the ECSP-CL-3 district except as modified herein and shown in Table B: “East Colorado Boulevard Specific Plan District-Development Standards”. New subdivisions, land uses, development projects, and additions to existing land uses and development projects shall be designed and constructed in compliance with these standards.

17.43.080 – Standards for Specific Uses

In addition to those regulations designated in Table B referenced above, the following additional regulations shall also apply for the use classifications indicated:

(1) - Mixed-Use Projects

- A. Purpose.** The purpose of this Section is to ensure compatibility between the different land uses (e.g., residential and commercial) operating within a mixed-use project.
- B. Zone driven development standards.** The density, floor area ratio (FAR), height, and setbacks for a mixed-use development project shall be established by the underlying zoning district.
- C. Commercial type of structure.** When the residential units are located above the commercial uses, and the site abuts commercially-zoned property, the structure shall be treated as a commercial type of structure and no rear or interior side setbacks shall be required.

D. Hours of operation. To protect the residents from possible impacts, the commercial component shall have limited hours of operation (e.g., 7:00 a.m. to 10:00 p.m.) but these hours may be modified with a Conditional Use Permit, granted in compliance with Chapter 17.88.

E. Commercial uses along street frontage.

1. Commercial uses shall be located along the primary street frontage and have a minimum depth of 30 feet.
2. On corner lots, this commercial space shall turn (wrap around) the corner.
3. The Zoning Administrator shall determine the primary frontage for purposes of compliance with this Subsection.

F. Ground floor residential units allowed. Ground floor residential dwelling units located along secondary streets are allowed only if the structure is located on a corner lot.

G. Meet community space requirements. A mixed-use project shall meet the community space requirements of Urban Housing (See Section 17.43.080(3)).

H. Meet inclusionary housing requirements. Mixed-use projects shall be subject to the City's inclusionary housing requirements of Chapter 17.71 of the Zoning Code. The number of inclusionary units required, or in-lieu fee, shall be calculated in accordance with Chapter 17.71 based on the number of residential units in the project.

I. Parking.

1. **Located behind ground floor uses.** The mixed-use project may have parking located at grade level behind the ground floor commercial/residential uses on the street frontage.

2. **One space per unit on-site.** For new development projects, parking shall be provided on-site and there shall be a minimum of one off-street parking space for each residential unit located on the site.
3. **Guest parking required.** Guest parking shall be provided for the residential units in compliance with Section 17.68.030 (Off-Street Parking and Loading spaces required).
4. **Other spaces may be off-site.** All other parking spaces designed to serve the residential units may be located off-site with a parking lease agreement in compliance with Section 17.68.020(E) of the Zoning Code.
5. **Distance requirements.** Off-site parking for residential units shall meet the distance requirements for commercial customer spaces.
6. **Conversion of existing structures.** Conversions of existing structures (including additions) may provide parking for residential units off-site as long as they meet the distance requirements and there is an agreement in compliance with Section 17.68.020(E) of the Zoning Code.

(2) - Transit-Oriented Development (TOD)

A. Applicability.

1. The standards of this Section provide for a mixture of commercial, high-density residential, mixed-use, public, and semi-public development in close proximity to light rail stations, encouraging transit usage in conjunction with a safe and pleasant pedestrian-oriented environment.
2. These standards emphasize intensification of development and reduced reliance on motor vehicles.

3. These standards shall apply to new development projects located within 1,320 feet (1/4 mile) of a light-rail station platform. This boundary may be modified as part of a specific plan area.

B. Prohibited land uses. The following non-transit-oriented land uses are prohibited:

1. Auto washing and detailing;
2. Drive-through businesses;
3. Service stations;
4. Vehicle/equipment sales, leasing, and service; and
5. Wholesaling, distribution, and storage (including commercial and small-scale).

C. Permit requirements. A Minor Conditional Use Permit shall be required for proposed commercial and industrial development projects with over 15,000 square feet of gross floor area.

1. **Issues for review.** Minor Conditional Use Permit review shall consider the site plan of the proposed project to ensure that the use is complementary with transit.
2. **Required findings.** Minor Conditional Use Permit approval shall require that the review authority first make the following findings in addition to the findings required by Section 17.88:
 - a. The project consists of a use, or mix of uses, that encourage transit use and is oriented toward the transit user.
 - b. The project is designed to enhance pedestrian access and/or other non-motor vehicle modes of transportation to public transit.
 - c. The project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces dependency on motor vehicles.

E. Parking requirements.

- 1. Parking reductions.** For non-residential development projects, the minimum amount of required off-street parking shall be reduced by 25 percent, and the current minimums identified in Section 17.68.030 (Number of Off-Street Parking Spaces Required) shall be established as maximums.
- 2. Further reductions.** The parking requirements may be further reduced through a parking demand study.

F. Residential development projects. The following requirements apply to multi-family residential and mixed-use development projects proposing at least 48 dwelling units per acre.

- 1. Parking requirements.** Residential parking shall be a minimum of:
 - a. 1 space for each unit for units with 550 square feet or less to a maximum of 1.25 spaces per unit; and
 - b. 1.5 spaces for each unit for units with over 550 square feet to a maximum of 1.75 spaces per unit.
- 2. Further reductions.** The parking requirements may be further reduced through a parking demand study and a Minor Conditional Use Permit.
- 3. Guest parking requirement.** The cap includes the minimum parking requirement as well as the requirement for guest parking.
- 4. Overnight parking permits not allowed.**
 - a. City Permits for overnight parking on City streets shall not be issued for residential development projects built within the Specific Plan boundaries.

- b. Residential tenants shall be advised of the unavailability of on-street overnight parking permits.

G. Development projects within the CG zoning district.

1. **1/4 mile of the Allen Avenue Station.** For development projects located within 1/4 mile of the Allen Avenue Station, multi-family uses are conditionally permitted, shall contain a minimum of 50 dwelling units, and shall have a maximum allowable density of 48 units per acre. The Conditional Use Permit shall also establish the appropriate setbacks.
2. **Between 1/4 and 1/2 mile of the Allen Avenue Station.** For development projects that are located between 1/4 of a mile and 1/2 mile of the Allen Street Station, and require a Conditional Use Permit for a project over 25,000 square feet of gross floor area, the additional findings identified in Subsection D., above shall not be required, but shall be used to guide the review of the project and the development of appropriate conditions.
3. **Further reductions.** The parking requirements may be further reduced through a parking demand study and a Conditional Use Permit.

(3) - Urban Housing

A. Applicability. The development standards of this Section shall apply to the following:

1. Residential development projects utilizing a density of 48 dwelling units per acre or greater.
2. Development projects located within the CD zoning district.
3. Development projects located outside the CD zoning district, but designated for transit-oriented development around light rail stations.

- B. Density and height standards.** The density and height standards shall be in compliance with the applicable specific plan and design guidelines.
- C. Setbacks required.** In order to provide suitable amounts of air, light, and open space, the following setbacks shall be required:
1. Front and corner side: As established by the applicable specific plan.
 2. Side and rear: 10-foot minimum.
- D. Community space required.**
1. **Community space defined.**
 - a. Community space shall include both indoor/interior space and outdoor open space.
 - b. Community space can be in the form of private open space (e.g., balconies) or common open space (e.g., pool or side or rear setback areas.)
 - c. An indoor recreational room of up to 600 square feet may be credited toward fulfilling this community space requirement.
 - d. A utility easement may be credited toward fulfilling this community space requirement if it is properly landscaped in compliance with Chapter 17.68.170.
 2. **Minimum space per unit.** Each development project shall provide a minimum of 150 square feet of community space for each dwelling unit.
 3. **Front and/or corner side setbacks do not count.** Required front and/or corner side setbacks shall not be credited toward fulfilling this community space requirement.
 4. **Private open space.**
 - a. The private open space shall not exceed 30 percent of the total requirement for community space.

- b. Each private open space shall have a minimum six-foot dimension.
 - c. This maximum 30 percent requirement may be modified by not more than five percent if determined to be necessary during Design Review.
- 5. Community open space.** Each community open space shall have at least one minimum dimension of 15 feet, except for private open space (e.g., balconies or patios).

E. Parking.

1. Location of parking.

- a. Parking areas shall be provided either at grade, semi-subterranean, or subterranean.
- b. Parking areas (e.g., provided at grade or semi-subterranean) shall not abut the front or corner side street elevations. Only completely subterranean parking facilities may be located within the front or corner side setbacks. All other parking areas shall be located behind the habitable living space required by Subparagraph c., immediately below.
- c. Each dwelling unit contiguous to a front or corner side street elevation shall have a habitable living space on the ground floor that is a minimum of 12 feet in depth, measured from the interior wall closest to the street.

- 2. One space per unit on-site.** For new development projects, parking shall be provided on-site and there shall be a minimum of one off-street parking space for each residential unit located on the site.

3. **Guest parking required.** Guest parking shall be provided for the residential units in compliance with Section 17.68.030 of the Zoning Code (Off-Street Parking and Loading Spaces Required).
4. **Other spaces may be off-site.** All other parking spaces designed to serve the residential units may be located off-site with a parking lease agreement in compliance with Subparagraph 17.68.020(E).
5. **Distance requirements.** Off-site parking for residential units shall meet the distance requirements for commercial customer spaces.
6. **Conversion of existing structures.** Conversions of existing structures (including additions) may provide parking for residential units off-site as long as they meet the distance requirements and there is an agreement in compliance with Subparagraph 17.68.020(E).

F. Overnight parking permits not allowed.

1. City Permits for overnight parking on City streets shall not be issued for residential development projects built within this Specific Plan boundaries with these regulations.
2. Residential tenants shall be advised of the unavailability of on-street overnight parking permits.

G. On-street loading. If the loading of furniture and household goods for the residential units is to occur on the street, it shall be limited to the hours of 9:00 a.m. to 2:00 p.m. and 7:00 p.m. to 10:00 p.m. on weekdays and 9:00 a.m. to 10:00 p.m. on weekends.

H. Urban noise levels.

1. Residents of an urban housing development project shall be notified that they are living in an urban area and that the noise levels may be higher than a typical residential area.
2. The signature of the residents shall confirm receipt and understanding of this information.

(4) - Work/Live Units

A. Applicability. This Section provides standards for work/live and lofts/studios, including the reuse of existing non-residential structures to accommodate work/live opportunities. Work/live quarters are especially intended for the use and occupation of artisans, artists, and individuals practicing similar professions, as well as their families.

B. Design standards.

1. **Floor area requirement.**
 - a. A work/live unit shall have a minimum floor area of least 1,250 square feet.
 - b. The maximum size of the residential portion of the work/live unit shall be 30 percent of the unit or 400 square feet, whichever is less, in order to ensure that the residential portion remains an accessory to the primary commercial use.
 - c. A ground-level work/live unit with street frontage shall devote the initial 25 feet of floor area depth to commercial activity.
2. **Unit access.** Where there are multiple work/live units within a single structure, each unit shall be physically separated from other units and uses within the structure, and

access to individual units shall be from a common open space, corridor, hallway, or other common access area.

3. Internal integration of the work/live unit.

- a. There shall be direct access between the working and living spaces within the work/live unit.
- b. There shall no separate entrance to the living space by a separate door. All access to the living space shall be from the working space.
- c. The working space shall not be leased separately from the living space; conversely the living space shall not be leased separately from the working space.

C. Occupancy and employees.

1. At least one full-time employee of business activity occupying the work/live unit shall also reside in the unit; conversely at least one of the persons living in the live portion shall work in the work portion.
2. The business activity occupying the work/live unit may utilize non-resident employees, as necessary.

D. Prohibited land use activities. The following land use activities shall not be allowed in a work/live unit:

1. Adult businesses;
2. Motor vehicle maintenance and repair;
3. Welding and/or machining; and
4. Activities that use and/or store flammable liquids.

- E. Mix of land use activities.** An appropriate mix of land use activities shall be established through the Conditional Use Permit process, in compliance with Section 17.88.
- F. Compliance with the City's inspection program required.**
1. In order to ensure that a work/live unit continues to be operated as a bonafide work/live unit, all work/live units shall be subject to the City's quadrennial inspection program if leased or rented, in compliance with Municipal Code Section 14.16.030.
 2. For a work/live unit that is owner-occupied or has been converted to a condominium, the units would be subject to the City's inspection program at the time each unit is resold.
- G. Business License required.** The occupants of the work/live units shall maintain a valid City Business License in order to ensure that the primary use remains a commercial use.
- H. Meet inclusionary housing requirements.** The construction of work/live units shall be subject to the inclusionary housing requirements of Section 17.71 (Inclusionary Unit Requirements). The number of inclusionary units required, or in-lieu fee, shall be calculated in accordance with Chapter 17.71 based on the total number of work/live units in the project.
- I. Environmental assessment required.**
1. Reuse of an existing structure shall require environmental assessment of the site.
 2. The written assessment report shall be submitted as part of the Conditional Use Permit application.

J. Overnight parking permits not allowed.

1. City Permits for overnight parking on City streets shall not be issued for residential development projects built in compliance with these regulations.
2. Residential tenants shall be advised of the unavailability of on-street overnight parking permits.

K. Lighting. Lighting for the commercial uses shall be appropriately shielded to not negatively impact the residential units.

L. Urban noise levels.

1. Residents of a mixed-use development project shall be notified that they are living in an urban area and that the noise levels may be higher than a typical residential area.
2. The signature of the residents shall confirm receipt and understanding of this information.

M. Loading.

1. **Off-street loading.** Off-street loading areas shall be located as far as possible from the residential units and shall be completely screened from view from the residential portion of the project.
2. **On-street loading.** If the loading of furniture and household goods for the residential units is to occur on the street, it shall be limited to the hours of 9:00 a.m. to 2:00 p.m. and 7:00 p.m. to 10:00 p.m. on weekdays and 9:00 a.m. to 10:00 p.m. on weekends.

N. Refuse and recycling areas. Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and nonresidential uses.

17.43.090 – Amount of Permitted Development

New residential and non-residential development shall not exceed the amount of new permitted development as specified under the Specific Plan (750 housing units and 316,000 square feet of commercial/institutional square footage). There are no sub-district limitations on the number of housing units or commercial square footage; new development can occur plan-wide. Commercial square footage will be calculated based on net new square footage. Existing commercial floor area that is demolished to facilitate new development will be subtracted from the total square footage built on site. In addition to the allocation of new densities provided in this section, property owners may utilize a conversion factor for new development whereby commercial square footage may substitute for a residential unit at a rate of 1,000 square feet per unit. This conversion factor applies only to convert residential units into commercial square footage and not vice versa. The conversion factor is described in greater detail within the Specific Plan.

SECTION 5. This ordinance shall take effect upon its publication.

Signed and approved this _____ day of _____, 2003.

Bill Bogaard
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its _____ meeting held _____, 2003 by the following vote:

AYES:

NOES:

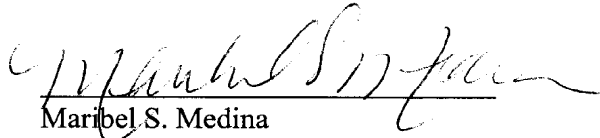
ABSENT:

ABSTAIN:

Published:

Jane L. Rodriguez, CMC
City Clerk

APPROVED AS TO FORM:



Maribel S. Medina
Assistant City Attorney