

Ordinance Fact Sheet

TO: CITY COUNCIL

DATE: JUNE 6, 2005

FROM: CITY ATTORNEY

SUBJECT: AN ORDINANCE OF THE CITY OF PASADENA CORRECTING ERRORS AND AMENDING TITLE 17 OF THE PASADENA MUNICIPAL CODE (ZONING) RELATING TO HEIGHT AVERAGING; CORRECTING ERRORS AND AMENDING TITLE 16 (SUBDIVISIONS), RELATING TO VARIANCE APPROVAL AUTHORITY; AND AMENDING THE OFFICIAL ZONING MAP.

TITLE OF PROPOSED ORDINANCE:

AN ORDINANCE OF THE CITY OF PASADENA CORRECTING ERRORS AND AMENDING TITLE 17 OF THE PASADENA MUNICIPAL CODE (ZONING) RELATING TO HEIGHT AVERAGING; CORRECTING ERRORS AND AMENDING TITLE 16 (SUBDIVISIONS), RELATING TO VARIANCE APPROVAL AUTHORITY; AND AMENDING THE OFFICIAL ZONING MAP.

PURPOSE OF ORDINANCE:

The City Council recently adopted a totally revised Title 17 (Zoning Code). The purpose of this ordinance is to make corrections to the Zoning Code and to make changes to the Zoning Map to implement the final approvals of the City Council. These corrections are necessary to conform Title 17 to what the City Council recently adopted. They include correcting references to wrong section numbers, correcting typographical errors, and adding missing references. The proposed ordinance also adds PD 23 which was approved by the City Council but because of a publishing error was not placed in the Code. The proposed ordinance adds the Craftsmanship and Building Element requirements in the City of Gardens provisions which were inadvertently left out of the new Code. Corrections were also made to several of the Central District maps to delete a lot which was inadvertently included in the CD. Additionally, boundaries of other maps were adjusted because of the addition of the Montana I and II Planned Development.

The proposed ordinance adopts the final changes approved by the City Council for the Central District height limits. These height limits include height averaging in those areas formerly known as CD -7. Additionally the proposed ordinance amends Title 16 to limit the authority of the Subdivision Committee to only hear variances relating to lot width and lot size requirements, to become consistent with the zoning ordinance changes.

75325.1

MEETING OF 6/6/2005

AGENDA ITEM NO. 9.A.2.

Because there were numerous corrections and amendments, staff has prepared a summary of the changes which is attached hereto as "Attachment 1".

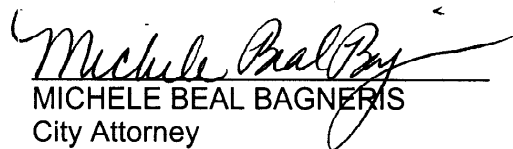
REASON WHY LEGISLATION IS NEEDED:

Title 17 and 16 were adopted by ordinance and an ordinance is necessary to correct or amend Title 17 and Title 16.

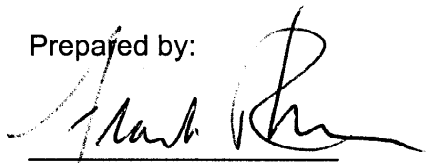
FISCAL IMPLICATIONS:

There are no fiscal implications.

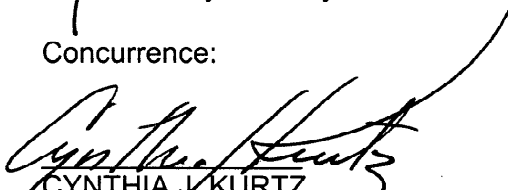
Respectfully submitted,


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City Attorney

Prepared by:


FRANK RHEMREV
Assistant City Attorney

Concurrence:


CYNTHIA J. KURTZ
City Manager

SUMMARY OF ZONING CODE CORRECTIONS

SECTION 2. Amend Title 16 to incorporate changes approved by the City Council that limits the variance review of the Subdivision Committee. Previous code allowed the Subdivision Committee to hear any type of variance from the Zoning Code. This change will limit the Subdivision Committee's review to only lot width and lot size variances. These changes were made to the Zoning Code but have not been made to Title 16 (Subdivisions).

SECTION 3. Amend the Call for Review provisions under Title 16 to reference the correct section in the new Zoning Code.

SECTION 4. Table 2-3 (Exhibit 1) - correct references to Setback and Encroachment Plane requirements from 17.40.150 to 17.40.160. Table 2-4 (Exhibit 2) - correct reference regarding density provisions for multi-family projects from Section 17.22.070 to 17.22.070.A.2.

SECTION 5. Clarifies language related to the location of garages when attached to a principal structure.

SECTION 6. Correct RM-16 requirement for rounding up so that it includes RM-16-1 and RM-16-2 districts. Correct RM-32 and RM-48 to show that a number can be rounded up at .50.

SECTION 7. Reinstate Craftsmanship and Building Element requirements which were inadvertently left out of the new Zoning Code.

SECTION 8. Amend the Height Limit Overlay District requirements to allow for height averaging for those multifamily districts of the Central District where the Council approved height averaging. Approved by Council on November 8, 2004.

SECTION 9. Corrects the Central District maps as follows:

All Central District Figures:

- Moved CD boundary north at Glenarm and Marengo to capture one-quarter of second property north of Marengo (consistent with Zoning Map).
- Moved CD boundary north on Catalina mid-block between Colorado and Union to capture one property (consistent with Zoning Map).
- Moved portion of western boundary of PD-10 east to remove one small property from PD-10 (consistent with Zoning Map).

Figure 3-1 – Central District Zoning Districts (Exhibit 3)

- Added AD-2 overlay in eastern area of CD. Shows on map as CD-5/AD-2 and PD-10/AD-2.

Figure 3-5 – Central District Transit Oriented Development Area (Exhibit 7)

- Moved CD boundary north along Los Robles mid-block between Del Mar and Cordova to remove one property from CD.

Figure 3-8 – Central District Maximum Height (Exhibit 10)

- Added label '75' (90\')

Figure 3-9 – Central District Maximum Floor Area Ratio (Exhibit 11)

- Added label '3.00' to the intersection of Colorado and Marengo.
- Removed label 'RM-48' from area below Cordova.

SECTION 10. Corrects Table 3-3 (Exhibit 13) Removes incorrect reference for Religious Facilities. Religious Facilities will not longer have a reference to Note #5.

SECTION 11. Corrects Table 3-5 (Exhibit 14) reference to Note #4 for Offices – Administrative business professional, Offices – Medical, and Research and Development – Offices. The reference to Note #4 was inadvertently left off.

SECTION 12. Corrects Table 3-7 (Exhibit 15) by correcting the reference to encroachment plane requirements. Reference is changed from 17.40.150 to 17.40.160.

SECTION 13. Corrects Table 3-9 (Exhibit 16) by correcting the reference to encroachment plane requirements. Reference is changed from 17.40.150 to 17.40.160.

SECTION 14. Corrects Table 3-14 (Exhibit 17) Adds note #12, related to subdistrict C-3D to allow housing in the C-3D area; housing was allowed in C-3D as part of the specific plan. Corrects requirements that fast food restaurants, formula fast food restaurants require a CUP. Corrects CUP rather than MCUP requirement for commercial nurseries, charitable institutions, and printing and publishing uses. Removes reference to note #8 for the use Research and Development – Non-office. Adds Animal Services – Boarding as a conditionally permitted use to C3a, b, c, and d. This was missed on the original ordinance. Changes are consistent with Fair Oaks/Orange Grove Specific Plan.

SECTION 15. Corrects reference to Density Bonus chapter.

SECTION 16. Corrects Table 3-15 (Exhibit 18) by correcting reference to encroachment plane requirements. Reference is changed from 17.40.150 to 17.40.160. Also corrects setback requirements for nonresidential and adds a footnote regarding measurement of height for offices and mixed use projects. These changes are consistent with the Fair Oaks Orange Grove Specific Plan.

SECTION 17. Corrects Table 3-16 (Exhibit 19) by correcting the reference to mixed use projects.

SECTION 18. Corrects reference to Corner Wall and Fence Height Limits in RS and RM-12 Zoning Districts. Reference will be corrected from Figure 4-8 to Figure 4-11.

SECTION 19. Removes redundancy for driveway and guest parking requirement for hillside areas. Subsection of parking chapter entitled, "Driveway and guest parking requirements in the HD Overlay District" is removed. These requirements are now located in the Hillside Chapter and were updated when the hillside ordinance was revised.

SECTION 20. Corrects Table 4-8 related to aisle dimensions for angled parking. For 60 degree spaces, code should read 18 feet not 28 feet.

SECTION 21. Corrects Sign Chapter (Exhibit 19) by correcting the references to business identification signs.

SECTION 22. Clarifies language related to Council approved amendments to Accessory Structure provisions.

SECTION 23. Corrects error in the reference to Temporary Work Trailers.

SECTION 24. Restores original findings for Expressive Use Permits. These findings were adopted in 1997 as part of Ord. #6723.

SECTION 25. Adds missing reference to Table 6-5 – Review Authorities.

SECTION 26. Simplifies and clarifies language related to Replacement Building Permit Requirements. Removes 6Z status and replaces it with the words, “determined ineligible for historic designation.”

SECTION 27. Corrects and restores language for Criteria for Designation of Historic Resources, replaces an “and” with an “or.”

SECTION 28. Corrects grammatical error related to Historic Preservation Commission’s ability to grant relief. No substantial change in authority of this Commission.

SECTION 29. Removes language that is repeated further down in this section.

SECTION 30. Correct three errors in the call for review provisions. The first error removes an incorrect reference to a section of the code that does not exist. The second correction reinstates a provision that the Planning Commission does not call for review design review decisions (these are called for review by the Design Commission or City Council), and the third change deletes a reference to a section that does not exist.

SECTION 31. Correct the definition of Work/Live Uses for clarity. The term “housing unit” is replaced with the term “dwelling unit” because dwelling unit is defined in the Zoning Code and housing unit is not.

SECTION 32. Add in PD-23 – Salvation Army (Exhibit 20) which was adopted by the City Council in 1993 (Ord. #6547) but because of a publishing error was never printed in the Zoning Code.

SECTION 33. Finalize zoning map changes to the multi-family areas of the Central District (Exhibit 21). These changes were approved by the Council and included height averaging.

Proposed Central District Zoning Districts

- Moved CD boundary north at Glenarm and Marengo to capture one-quarter of second property north of Marengo (consistent with Zoning Map).
- Moved CD boundary north on Catalina mid-block between Colorado and Union to capture one property (consistent with Zoning Map).
- Moved portion of western boundary of PD-10 east to remove one small property from PD-10 (consistent with Zoning Map).
- Added AD-2 overlay in eastern area of CD. Shows on map as CD-5/AD-2 and PD-10/AD-2.
- Added ‘HL-40’ (45’) to ‘RM-48’ for the area below Cordova and above Del Mar and the area between El Molino and Oak Knoll below the ‘PS’ area.

Introduced by Councilmember

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA CORRECTING ERRORS AND AMENDING TITLE 17 OF THE PASADENA MUNICIPAL CODE (ZONING) RELATING TO HEIGHT AVERAGING; CORRECTING ERRORS AND AMENDING TITLE 16 (SUBDIVISIONS), RELATING TO VARIANCE APPROVAL AUTHORITY; AND AMENDING THE OFFICIAL ZONING MAP.

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

“SUMMARY

Ordinance No. _____ amends Title 17 (Zoning Code) by amending Table 2-3 RS and RM 12 Residential District Development Standards; by amending “RS and RM-12 District Additional Development Standards” relating to garages; by amending Table 2-4 Multi-family Residential District Development Standards; by amending “RM District Additional Development Standards” relating to rounding in calculations; by amending “RM District Garden Requirements” relating to craftsmanship and building elements; by amending the “Height Limit Overlay District” relating to height averaging; by amending Figure 3-1, Figure 3-2, Figure 3-3, Figure 3-4, Figure 3-5, Figure 3-6, Figure 3-7, Figure 3-8, Figure 3-9, and Figure 3-10 relating to the Central District; by amending Table 3-3, Table 3-5, Table 3-7, Table 3-9 relating to the Pasadena Specific Plan; by amending Table 3-14 Allowed Uses and Permit Requirements Fair Oaks/Orange Grove; by amending FGSP Development Standards relating to residential lot size and density; by amending Table 3-15 Fair Oaks/Orange Grove Development Standards; by amending Table 3-16 Allowed Uses and Permit Requirements for WGSP Zoning Districts; by amending “FGSP Development Standard” relating to density; by amending “General Property Development Standards” relating to walls and fences; by amending Table 4-8 relating to parking; by

amending Table 4-20 relating to sign standards; by amending “Residential Uses – Accessory Uses and Structures” relating to set backs; by amending “Temporary Use Permits” relating to construction yards; by amending “Expressive Use Permits” relating to findings and decisions; by amending “General Procedures” relating to the review of applications in the Central District; by amending “Replacement Building Permit Requirements” relating to historic structures; by amending “Criteria for Designation of Historic Resources”; by amending “Demolition or Alteration of a Historic Resource Without a Permit”; by amending “Incentives for Preserving Historic Resources”; by amending “Calls for Reviews”; by amending “Definitions” relating to work/live units; by amending Appendix A relating to PD 23; and by amending the official zoning map of the City of Pasadena relating to Central District Zoning Districts. The ordinance also amends Title 16, Subdivisions, to limit the variance authority of the Subdivision Committee to only variances for lot width and lot size.

Ordinance No. _____ shall take effect 30 days from its publication by title and summary.”

SECTION 2. Section 16.18.040 of the Pasadena Municipal code, entitled “**Variance and conditional use permit authority**” is hereby amended to read as follows:

“The subdivision committee shall have the authority to grant variances ~~from development standards~~ to the lot width and lot size requirements of the Zoning Code (Title 17), when variances are requested pursuant to a tentative ~~map tract~~ or tentative parcel map application. Variances may not be granted pursuant to applications for lot line adjustments and certificates of compliance.

The subdivision committee shall have the authority to grant conditional use permits, which conditional use permits are required pursuant to a tentative map or tentative parcel map application when the creation of a flag-lot is proposed. Conditional use permit applications shall not be accepted for the creation of a flag-lot pursuant to applications for lot line adjustments and certificates of compliance. Conditional use permits shall be reviewed pursuant to the standards contained in Section ~~17.64.370~~ 17.40.050 (Flag Lot Regulations of the Zoning Code Development Standards).”

SECTION 3. Section 16.18.080 of the Pasadena Municipal Code, entitled “**Appeals**” is hereby amended to read as follows:

“Appeals and Calls for Review.

Any interested person may appeal from any decision of the advisory body to the city council. The appeal shall be filed with the city clerk within 10 days after the action of the advisory body from which the appeal is being taken. The appeal shall be considered at a public hearing, noticed as required by the Subdivision Map Act and the procedures for such hearing shall be as generally set forth in Section ~~17.104.060~~ 17.72.050.

The city council has authority to call for review any decision of the advisory body. The request shall be filed with the city clerk within 10 days after the action of the advisory body from which the call for review is being taken. The procedures for such a call for review shall be as set forth in Section ~~17.104.050(B)~~ 17.72.060. The call for review shall be considered at a public hearing, noticed as required by the Subdivision Map Act and the procedures for such hearing shall be as generally set forth in Section ~~17.104.060~~ 17.72.050.”

SECTION 4. Table 2-3 entitled, “**RS AND RM-12 RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS**” and Table 2-4, entitled, “**MULTI-FAMILY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS**” as contained in Chapter 17.22 of Title 17 of the Pasadena Municipal Code are hereby amended as shown in Exhibits 1 and 2 attached hereto and incorporated by this reference (scored language deleted, underlined language added).

SECTION 5. Paragraph 1 of Subsection B of Section 17.22.050 entitled, “**RS and RM-12 District Additional Development Standards**” is hereby amended as follows (scored language deleted, underlined language added):

“1. **Garages.** A garage proposed on a block~~face~~ with where 50 percent or more of the existing garages ~~are located to the behind rear~~ are located behind of the primary structure shall also be located behind the primary

structure. ~~A garage that is attached to a house shall be designed so that its doors are not visible from the street; If the garage is required to be located to the rear of the primary structure and is attached, the garage shall be located so that the garage door is not visible from the street.~~ ~~except that~~ This requirement shall not apply within the HD (Hillside Development) overlay zone. A garage on a corner lot shall be located a minimum of 18 feet from a street property line.”

SECTION 6. Subparagraphs a and b of paragraph 1 of Subsection A of Section 17.22.070 entitled, “**RM District Additional Development Standards**” is hereby amended to read as follows (underlined language added):

“**a. RM-16, RM-16-1 and RM-16-2.** Fractions exceeding 0.75 shall be rounded up.

b. RM-32 and RM-48. Fractions shall be rounded up or down to the nearest whole number. Fractions at .50 may be rounded up.”

SECTION 7. Section 17.22.080 of the Pasadena Municipal Code entitled, “**RM District Garden Requirements**” is hereby amended by adding a new subsection E to read as follows:

“E. Craftsmanship and Building Elements.

1. Craftsmanship element. Each project shall incorporate into the design at least one feature such as iron grates, tile fountains, cast terra cotta, wood work, stenciled ornament or other elements as approved by the Design Review authority.

2. Building Element. In addition to the above requirements, each new project shall incorporate at least two building elements. Building elements include: upper floor loggias, roofed balconies supported by brackets or by columns at the ground floor, exterior wooden or masonry stairs with closed risers, or tile or masonry fountain.”

SECTION 8. Subsection B of Section 17.28.040 of the Pasadena Municipal Code entitled, “**Height Limit Overlay District**” is hereby amended to read as follows (underlined language added):

“B. Applicability. The HL overlay district shall be applied to property through the amendment process (Chapter 17.74) by designating the boundaries of the HL overlay on the Zoning Map and annotating the bounded area on the map with the letters "HL" as a suffix to the map symbol for the primary zoning district, followed by a number indicating the height limit in feet. Height averaging may be used in conjunction with the HL district. Height averaging shall be noted on the Zoning Map as a number in parentheses indicating the height limit in feet. Height averaging shall conform to the requirements of 17.30.050.B (Height limit exceptions).”

SECTION 9. Figures 3-1 - **Central District Zoning District**, Figure 3-2 – **Central District Zoning Precincts**, Figure 3-3 – **Central District Pedestrian-Oriented use Areas**, Figure 3-4 – **Central District Housing/Ground Floor Map**, Figure 3-5 – **Central District Transit Oriented Development Area**, Figure 3-6 - **Central District Maximum Residential Density** (dwelling units/acre), Figure 3-7 - **Central District Required Setbacks**, Figure 3-8 – **Central District Maximum Height**, Figure 3-9 – **Central District Maximum Floor Area Ratio** and Figure 3-10 – **Central District Sidewalk Width Requirements** as contained in Chapter 17.30 of the Pasadena Municipal Code are hereby amended as shown in Exhibits 3 through 12, attached hereto and incorporated by this reference.

SECTION 10. Table 3-3 entitled, **“ALLOWED USED AND PERMIT REQUIREMENTS FOR ECSP ZONING DISTRICTS”** as contained in Chapter 17.31 of the Pasadena Municipal Code is hereby amended as shown in Exhibit 13 attached hereto and incorporated by this reference (scored language deleted, underlined language added).

SECTION 11. Table 3-5 entitled, **“ALLOWED USES AND PERMIT REQUIREMENTS EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA d1 DISTRICTS,”** as contained in Chapter 17.32 of the Pasadena Municipal Code is hereby amended as shown in Exhibit 14 attached hereto and incorporated by this reference (scored language deleted, underlined language added).

SECTION 12. Table 3-7 entitled, “**EAST PASADENA SUBAREA d1 STANDARDS**” as contained in Chapter 17.32 of the Pasadena Municipal Code is hereby amended as shown in Exhibit 15 attached hereto and incorporated by this reference (scored language deleted, underlined language added).

SECTION 13. Table 3-9 entitled, “**EAST PASADENA SUBAREA d3 STANDARDS**” as contained in Chapter 17.32 of the Pasadena Municipal Code is hereby amended as shown in Exhibit 16 attached hereto and incorporated by this reference.

SECTION 14. Table 3-14 entitled, “**ALLOWED USES AND PERMIT REQUIREMENTS FAIR OAKS/ORANGE GROVE CL, C-2, AND C-3 DISTRICTS**” as contained in Chapter 17.33 of the Pasadena Municipal is hereby amended as shown in Exhibit 17 attached hereto and incorporated by this reference (scored language deleted, underlined language added).

SECTION 15. Subsection A of Section 17.33.050 of the Pasadena Municipal Code entitled, “**FGSP Development Standards**” is hereby amended to read as follows (scored language deleted, underlined language added):

“A. Residential density and lot size requirements. Where allowed by Section 17.33.040 (FGSP District Land Uses and Permit Requirements), residential uses shall comply with the following maximum density and minimum lot size requirements; except that in the PS zone, maximum density shall be established by the Conditional Use Permit approval required for all residential development, and minimum lot size requirements shall be established by Conditional Use Permit and/or subdivision approval, as applicable.

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Development feature	Requirement by Zoning District						
	FGSP-RM-12	FGSP-RM-16	FGSP-CL-1b	FGSP-C-3a	FGSP-C-3b	FGSP-C-3d	
Maximum density	2 d.u./lot	16 d.u./acre	16 d.u./acre	40 d.u./acre	32 d.u./acre	32 d.u./acre	
with density bonus	N.A.	See Chapter 17.42 (Affordable Housing Incentives and Requirements)					
Minimum lot area for new lots	7,200 sf	7,200 sf	7,200 sf	Determined by subdivision process		10,000 sf	
with density bonus	See Chapter 17.42	N.A.	N.A.			N.A.	
with density bonus	<u>5,400 sf</u>	<u>See Chapter 17.42</u>				<u>See Chapter 17.42</u>	
Minimum lot width for new lots	55 ft	55 ft	55 ft			60 ft	

SECTION 16. Table 3-15 entitled, “Fair Oaks/Orange Grove Development Standards” as contained in Chapter 17.33 is hereby amended as shown in Exhibit 18 attached hereto and incorporated by this reference (scored language deleted, underlined language added).

SECTION 17. Table 3-16 entitled, “Allowed Uses and Permit Requirements for WGSP Zoning Districts” as contained in Chapter 17.36 is hereby amended as shown in Exhibit 19 attached hereto and incorporated by this reference (scored language deleted, underlined language added).

SECTION 18. Subparagraph d of Paragraph 2 of Subsection B of Section 17.40.180 entitled, **Walls and Fences**, is hereby amended to read as follows (scored language deleted, underlined language added):

“**d. Corner setback areas.** Walls and fencing in corner setback areas shall be allowed as follows and as illustrated by ~~Figure 4-8~~ Figure 4-11 (Corner Wall and Fence Height Limits in RS and RM-12 Zoning Districts) below:”

SECTION 19. Subsection E of Section 17.46.150 of the Pasadena Municipal Code, entitled, **Driveway Design, Widths, and Clearances** is hereby repealed.

SECTION 20. Table 4-8 –Aisle Dimensions as contained in Chapter 17.46 of the Pasadena Municipal Code is hereby amended as follows (scored language deleted, underlined language added):

TABLE 4-8 - AISLE DIMENSIONS

Minimum Aisle Width for Specified Parking Angle (feet)					
Increase in Parking Size Width	90°	75°	60°	45°	30° or less
.00	24	22	28 <u>18</u>	13	12
.25	23	21			
.50	22	20			
.75	21	19			
1.00	20				

SECTION 21. Table 4-20 entitled, **CD ZONING DISTRICT SIGN STANDARDS** as contained in Chapter 17.48 of the Pasadena Municipal Code is hereby amended as shown in Exhibit 20 attached hereto and incorporated by this reference (scored language deleted, underlined language added).

SECTION 22. Subparagraphs a, c, and d of Paragraph 1 of Subsection E of Section 17.50.250 of the Pasadena Municipal Code, entitled, **“Residential Uses – Accessory Uses and Structures”** are hereby amended to read as follows (scored language deleted, underlined language added):

“a. Nine-foot limit with two-foot setback. An accessory structure shall not exceed an ~~overall~~ a height of nine feet, but only if located two feet from ~~the~~ a property ~~lines~~ line.

c. Encroachment plane and setback. An accessory structure may rise in height above the nine-foot limit as it steps or slopes away ~~back further~~ from the two-foot initial setback, but shall not intercept an encroachment plane sloping inward from a point nine feet in height (beginning at the two-foot setback) and rising a maximum of one and one-half feet for each one foot of distance starting at the two-foot setback.

d. **15-foot limit with ~~five-foot setback~~.** An accessory structure may raise to, but shall not exceed, an overall height of 15 feet, but only ~~if located at least five feet from the property line.~~ ~~The allowable raise shall be~~ in compliance with Subparagraph c., immediately above.”

SECTION 23. Paragraph 1 of Subsection D of Section 17.61.040 of the Pasadena Municipal Code entitled, “**Temporary Use Permits**” is hereby amended to read as follows (scored language deleted, underlined language added):

“**1. Construction yards – Off-site.** Off-site contractors' construction yards, in conjunction with an approved construction project. The permit shall expire and the construction yard shall be removed immediately upon completion of the construction project, or the expiration of the companion Building Permit authorizing the construction project, whichever first occurs. ~~(See also Subsection D.9., below, regarding temporary work trailers.)~~ (See also Subsection D.7., below, regarding temporary work trailers.)”

SECTION 24. Paragraph G of Section 17.61.060 of the Pasadena Municipal Code, entitled “**Expressive Use Permits**” is amended to read as follows:

“**G. Findings and decision.** Following a public hearing, the Zoning Administrator may approve, conditionally approve, or disapprove an application for an Expressive Use Permit. The Zoning Administrator may approve an Expressive Use Permit after first finding that:

1. The proposed use is allowed with an Expressive Use Permit within the subject zoning district and complies with the applicable development and design requirements of the subject zoning district and with all applicable provisions of this Zoning Code.
2. The proposed use will provide and maintain wastewater to establish and maintain an unrestricted flow in sanitary sewers during average and peak conditions as established by the city’s approved sewer master plan, as amended from time to time.

3. The proposed use will provide and maintain solid waster services to establish and maintain a level of service consistent with the city's approved source reduction and recoiling element.
4. The proposed use will provide and maintain fire prevention and suppression services as established by the Uniform Fire Code to establish and maintain minimum response time for fire and emergency medical calls as established by the city's approved general plan.
5. The proposed use will provide and maintain police services and crime prevention services to establish and maintain minimum response time for police calls for service as established by the city's approved general plan.
6. The requested use, if it would constitute an adult business as provided in section 17.80.020 - Definitions, meets the distance criteria of section 17.50.020.B – Adult Businesses.
7. The requested use, if it would constitute an adult business does not involve an applicant, if an individual, or any of the officers or general partners of an applicant, if a corporation or partnership, that has been found guilty or pleaded *nolo contendere* within the past four years of a misdemeanor or felony classified by the state as a sex or sex-related offense.

Any conditions imposed upon the permit shall be in keeping with the objective development standards of this Title as set forth in Article 4 – Site Planning and General Development Standards and the underlying zoning district (including any applicable overlay district or specific plan regulations) in which the property is located.”

SECTION 25. Subsection B of Section 17.62.030 of the Pasadena Municipal Code entitled, “**General Procedures**” is hereby amended to read as follows (underlined language added):

“**B. Review of applications in the Central District.** The Design Commission shall review applications for additions, alterations, demolitions, relocations, and new construction and relief from the replacement Building Permit requirement in the Central District as specified in Table 6-3 in Section 17.61.030 and Table 6-5 of Section 17.62.020.”

SECTION 26. Paragraph 3 of Subsection B of Section 17.62.100 of the Pasadena Municipal Code entitled, **“Replacement Building Permit Requirements”** is hereby amended to read as follows (scored language deleted, underlined language added):

“3. The Director shall be the review authority on applications for relief from the requirements of this Section if the demolition involves accessory structures or a structure ~~not legally used for housing and with a status code of 6Z in an intensive level survey (or a determination by the Director that the structure would be evaluated as a 6Z in a survey)~~ determined ineligible for historic designation.”

SECTION 27. Subparagraph c of Paragraph 2 of Subsection B of Section 17.62.040 of the Pasadena Municipal Code entitled, **“Criteria for Designation of Historic Resources”** is hereby amended to read as follows (scored language deleted, underlined language added):

“c. It embodies the distinctive characteristics of type, architectural style, period, or method of construction ~~and~~ or represents the work of a an architect, designer, engineer, or builder whose work is of significance to the City, or, to the region or possesses artistic values of significance to the City or to the region.”

SECTION 28. Paragraph 2 of Subsection D of Section 17.62.120 of the Pasadena Municipal Code entitled, **“Demolition or Alteration of a Historic Resource without a Permit”** is hereby amended to read as follows (scored language deleted, underlined language added):

“2. Historic Preservation Commission’s action to grant relief. The Historic Preservation Commission may grant relief from the requirements of this section:

a. ~~From the requirements of this section if~~ If the violation of this Section did not involve a designated historic resource (excluding noncontributing structures in districts) or a historic resource that was eligible for landmark designation either individually or as part of a district or listing in the National Register of Historic Places either individually or as part of a listed district or district eligible for listing; or” [The remainder of this subsection remains unchanged.]

SECTION 29. Paragraph 1 of Subsection B of Section 17.62.130 of the Pasadena Municipal Code entitled, **“Incentives for Preserving Historic Resources”** is hereby amended to read as follows (scored language deleted, underlined language deleted):

“1. Reduction of Building Permit fees and construction tax. A reduction of Building Permit fees and construction tax ~~to owner of contributing properties in designated landmark districts and districts listed in the National Register shall be~~ for the following projects found to be in compliance with the Secretary’s standards:” [The remainder of this section remains unchanged.]

SECTION 30. Subparagraph a of Paragraph 1, Subparagraph a of Paragraph 2 and Subparagraph a of Paragraph 3 of Subsection A of Section 17.72.060 of the Pasadena Municipal Code entitled **Calls for Review** is hereby amended to read as follows (scored language deleted, underlined language added):

A.1.a **“a. Review.** The Design Commission may choose to Call for Review a decision by the Director regarding the Director’s action on a Design Review in compliance with Section 17.61.030 ~~except for a project identified in Subparagraph 17.61.030 J.7 (Design Review Procedures Calls for Review).~~”

A.2.a **“a. Review.** The Commission may choose to Call for Review a decision rendered by the Director, (except decisions in compliance with Chapter 17.61.030) Zoning Administrator, Hearing Officer, Film Liaison, or Environmental Administrator to the Board of Zoning Appeals.”

A.3.a **“a. Review.** The Council may choose to review a decision rendered by the Director, Zoning Administrator, Film Liaison, Environmental Administrator, Hearing Officer, Board of Zoning Appeals, Design Commission, or the Historic Preservation Commission ~~as identified in Section 2.75.228(A) of the Municipal Code.~~”

SECTION 31. The definition of Work/Live contained in 17.80.020 entitled, **“Definitions”** is amended to read (scored language deleted, underlined language added):

“Work/Live Units (land use). Work/Live means an integrated ~~housing~~ dwelling 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.” (The remainder of this definition remains unchanged).

SECTION 32. Appendix A of Title 17 is hereby amended by adding **PD-23 – Salvation Army** in the proper alphabetical sequence as shown in Exhibit 21 attached hereto and incorporated by this reference.

SECTION 33. The official map of the City of Pasadena as established by Section 17.20.020 of the Pasadena Municipal Code is hereby amended by changing the boundaries of certain zoning districts as shown on the map entitled, “Proposed Central District Zoning Districts” attached hereto as Exhibit 22 and incorporated by this reference, on file at the City Clerk’s office of the City of Pasadena.

SECTION 34. This ordinance shall take effect upon the expiration of thirty days from its publication by title and summary.

Signed and approved this ____ day of _____, 2005.

Bill Bogaard
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council on the City of Pasadena at its regular meeting held on _____, 2005, by the following vote:

AYES:

NOES:

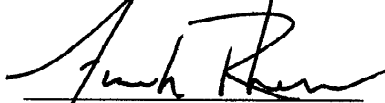
ABSENT:

ABSTAIN:

Published:

Jane L. Rodriguez, CMC
City Clerk

APPROVED AS TO FORM:



Frank Rhemrev
Assistant City Attorney

Exhibit 1 – Zoning Code Corrections

TABLE 2-3 - RS AND RM-12 RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District				
	RS-1	RS-2	RS-4	RS-6	RM-12
Minimum lot size	<i>Minimum area and width for new parcels.</i>				
Minimum area (1)	40,000 sf	20,000 sf	12,000 sf	7,200 sf	
With Density Bonus	30,000 sf	15,000 sf	9,000 sf	5,400 sf	
Width (2)	100 ft	100 ft	75 ft	55 ft	
Maximum density	1 dwelling unit per lot				2 units per lot
Setbacks	<i>Minimum setbacks required. See Section 17.40.150 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>				
Front - Main facade	See Section 17.22.050				
Front - Garage	See Section 17.22.050				
Sides	10% of lot width, with a minimum of 5 ft, and a maximum requirement of 10 ft, and consistent with Section 17.40.150 17.40.160 (Encroachment Plane).				
Corner side	10% of lot width, with a minimum of 10 ft, and a maximum requirement of 25 ft				
Rear	25 ft				10 ft
Maximum site coverage	No maximum on lots of 7,200 sf or less, 35 % otherwise.				
Maximum floor area	<i>Maximum allowed gross floor area of all structures on the site.</i>				
Site less than 32,670 sf	30% of lot size plus 500 sf				35% of lot size plus 500 sf per unit
Site of 32,670 sf or more	30% of lot size plus 1,000 sf				
Height limit	<i>Maximum height of main structures at points noted. See 17.40.060 for height measurement, and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.160.</i>				
Site less than 20,000 sf	32 ft, and within the encroachment plane (Section 17.40.160)				
Site of 20,000 sf or more	36 ft, and within the encroachment plane (Section 17.40.160)				
Maximum top plate height	23 ft, and within the encroachment plane (Section 17.40.160)				
Accessory structures	See Section 17.50.250 (Residential Accessory Uses and Structures)				
Landscaping	Chapter 17.44 (Landscaping)				
Parking	Chapter 17.46 (Parking and Loading)				
Signs	Chapter 17.48 (Signs)				
Other applicable standards	Section 17.22.050 (RS and RM-12 District Additional Development Standards) Chapter 17.40 (General Property Development and Use Standards)				

Notes:

- (1) See Chapter 17.42 regarding density bonus provisions.
- (2) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.

Exhibit 2 – Zoning Code Corrections

TABLE 2-4 - MULTI-FAMILY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District			
	RM-16 RM-16-2	RM-16-1	RM-32	RM-48
Minimum lot size	<i>Minimum area and width for new parcels.</i>			
Minimum area (2)	7,200 sf	12,000 sf	10,000 sf	
Width (2)	55 ft	75 ft	60 ft	
Maximum density (1)	<i>Minimum lot area in square feet required for each dwelling unit. See 17.22.070.</i>			
Lots of 10,000 sf or more	2,750 sf	3,000 sf	1,360 sf	910 sf
Lots less than 10,000 sf	See Section 17.22.070			
Lots of 10,000 sf or more	2,750 sf	3,000 sf	1,360 sf	910 sf
Lots less than 10,000 sf	See Section 17.22.070.A.2			
Setbacks (see Figure 2-1)	<i>Minimum setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>			
Front	See 17.22.070.B	40 ft	See Section 17.22.070.B	
Sides	5 ft to within 20 ft from rear property line	10 ft	5 ft. for a distance of 40 ft. behind the front-setback line	
Corner side	15 ft	30 ft	15 ft	
Rear	None required	20 ft	None required	
Rear, Corner lots	5 ft for a distance of 40 ft. behind the corner side yard setback	20 ft	5 ft for a distance of 40 ft. behind the corner side yard setback	
Maximum site coverage	N.A.	35%	N.A.	
Minimum floor area	<i>Minimum required gross floor area for each dwelling unit.</i>			
	N.A.	1,400 sf	N.A.	
Height limit	<i>Maximum height of main structures at points noted. See 17.40.060 for height measurement, and exceptions to height limits.</i>			
	See Section 17.22.070.F			
Accessory structures	See Section 17.50.250 (Residential Accessory Uses and Structures)			
Landscaping	See Chapter 17.44 (Landscaping).			
Parking	See Chapter 17.46 (Parking and Loading).			
Signs	See Chapter 17.48 (Signs)			
Other applicable standards	Chapter 17.40 (General Property Development and Use Standards)			

Notes:

- (1) See Chapter 17.42 regarding density bonus provisions.
- (2) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.

Figure 3-2 – Central District Zoning Precincts

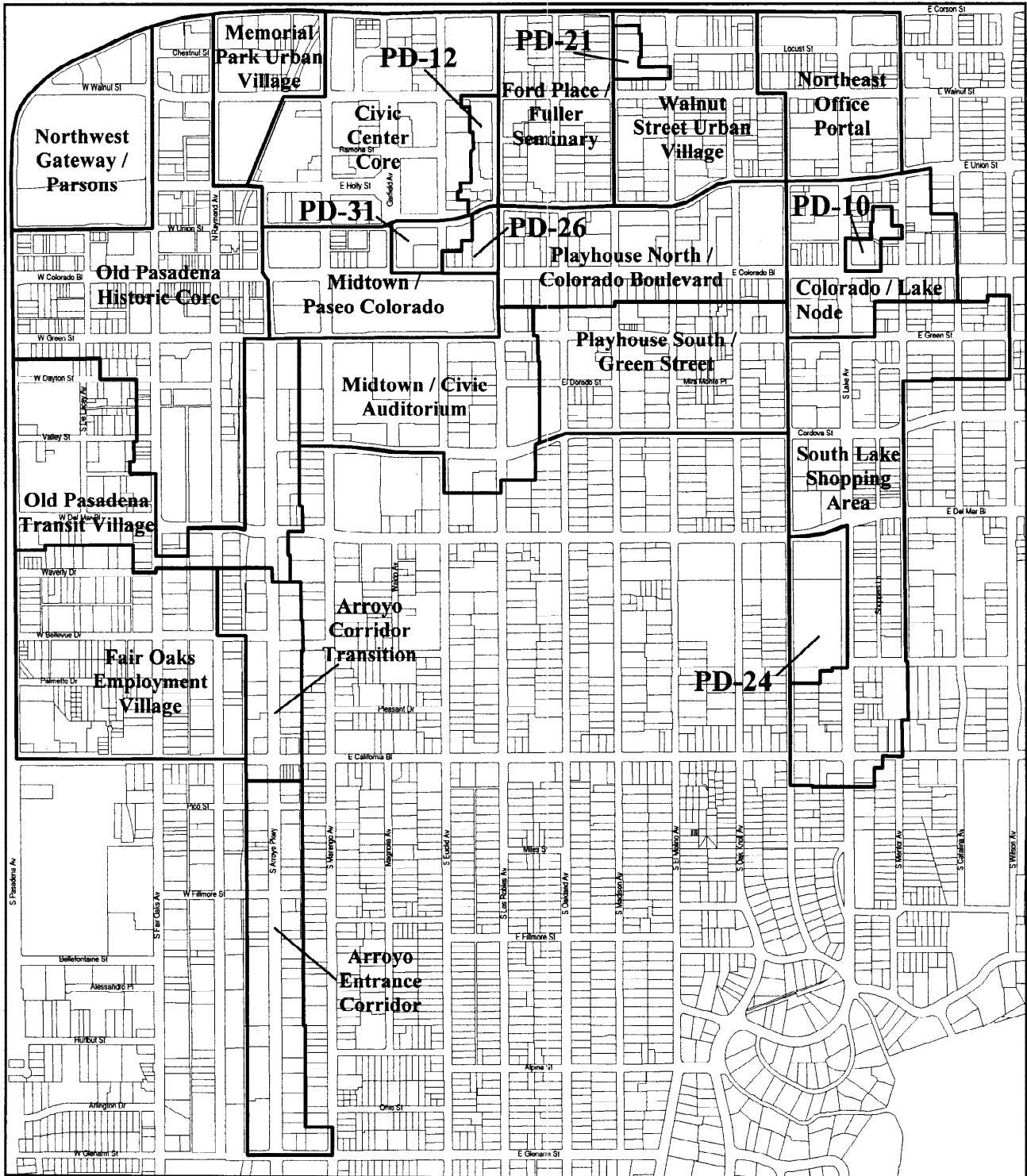


Figure 3-4 – Central District Housing/Ground Floor Map

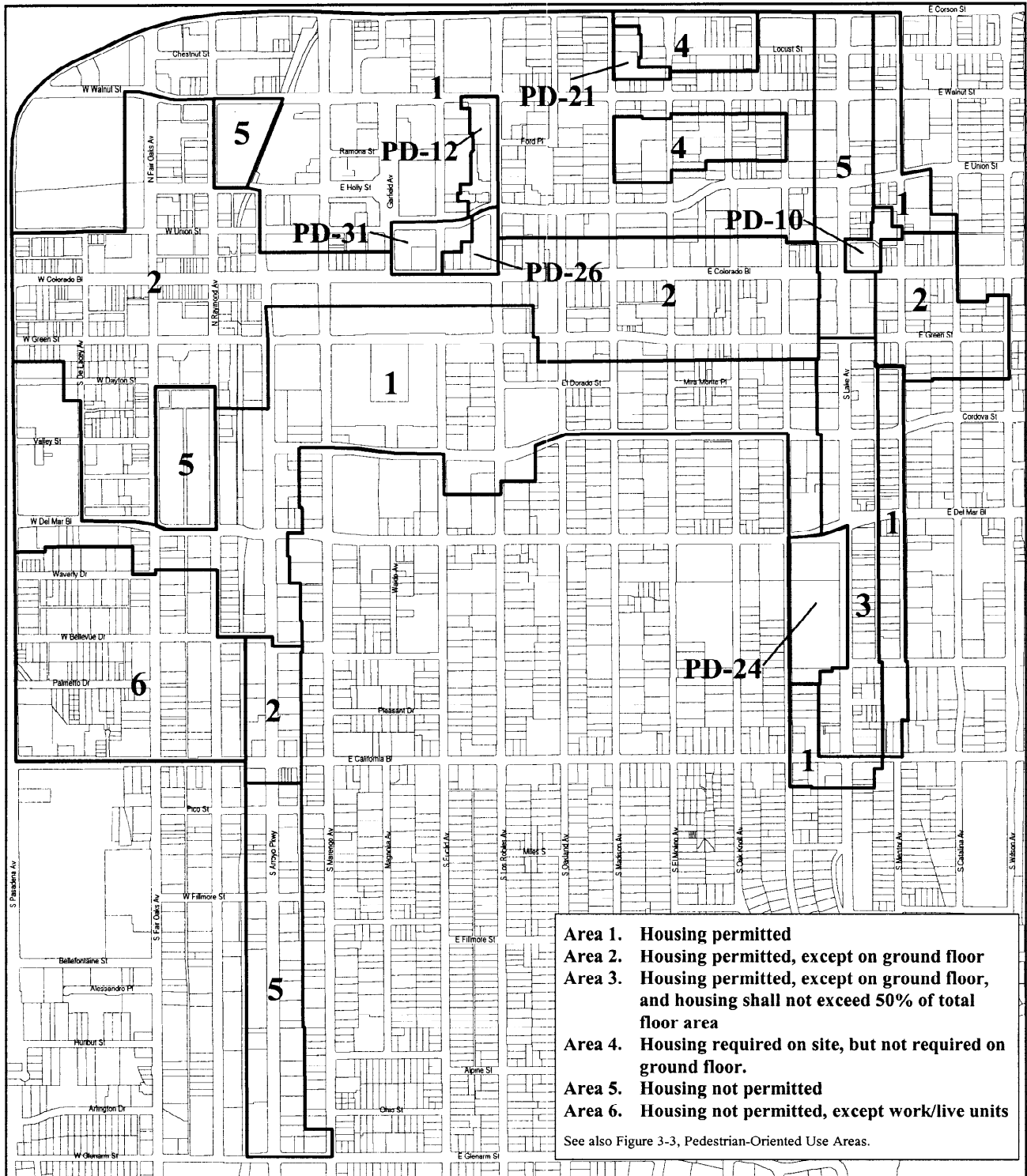


Figure 3-7 – Central District Required Setbacks

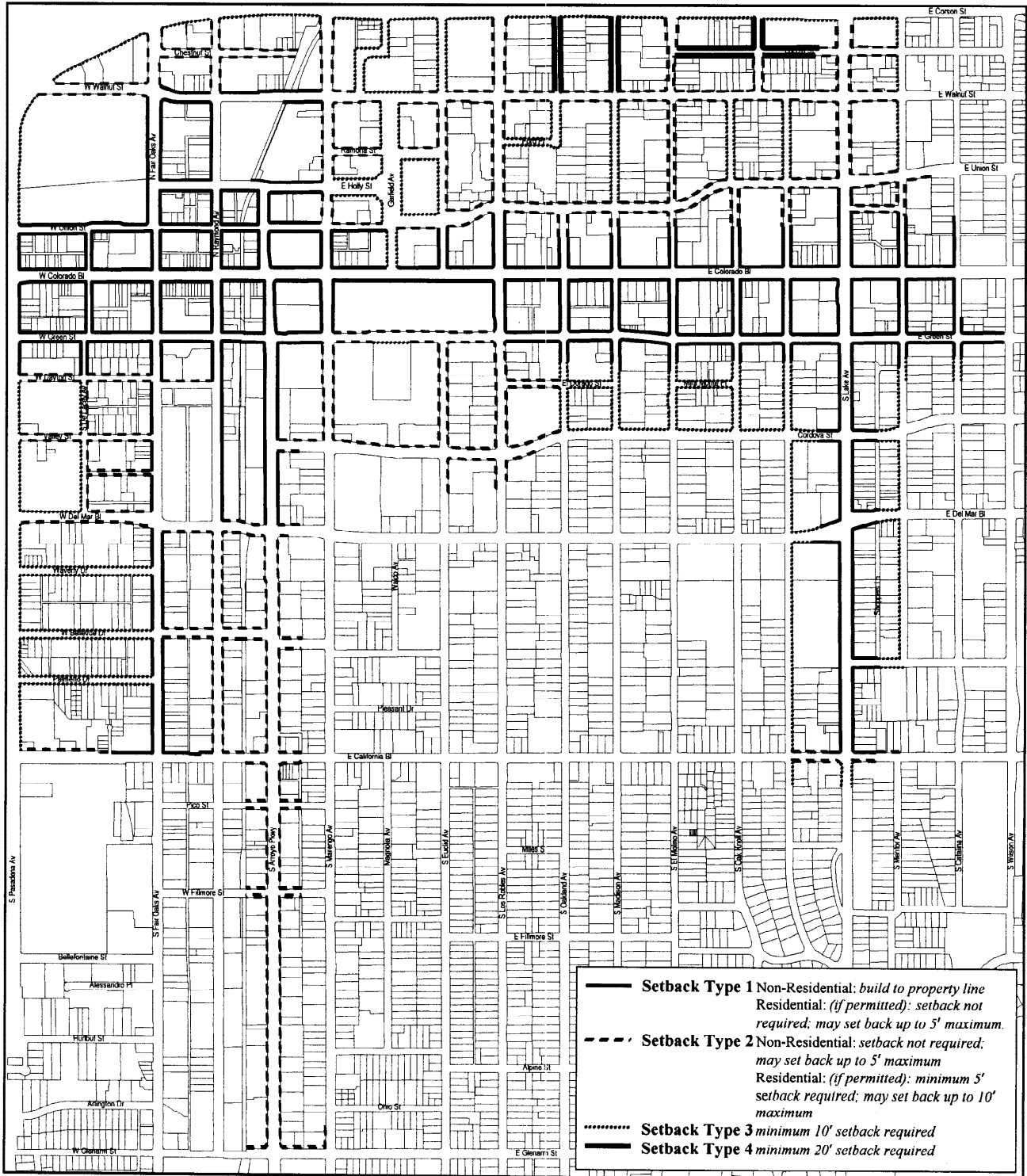
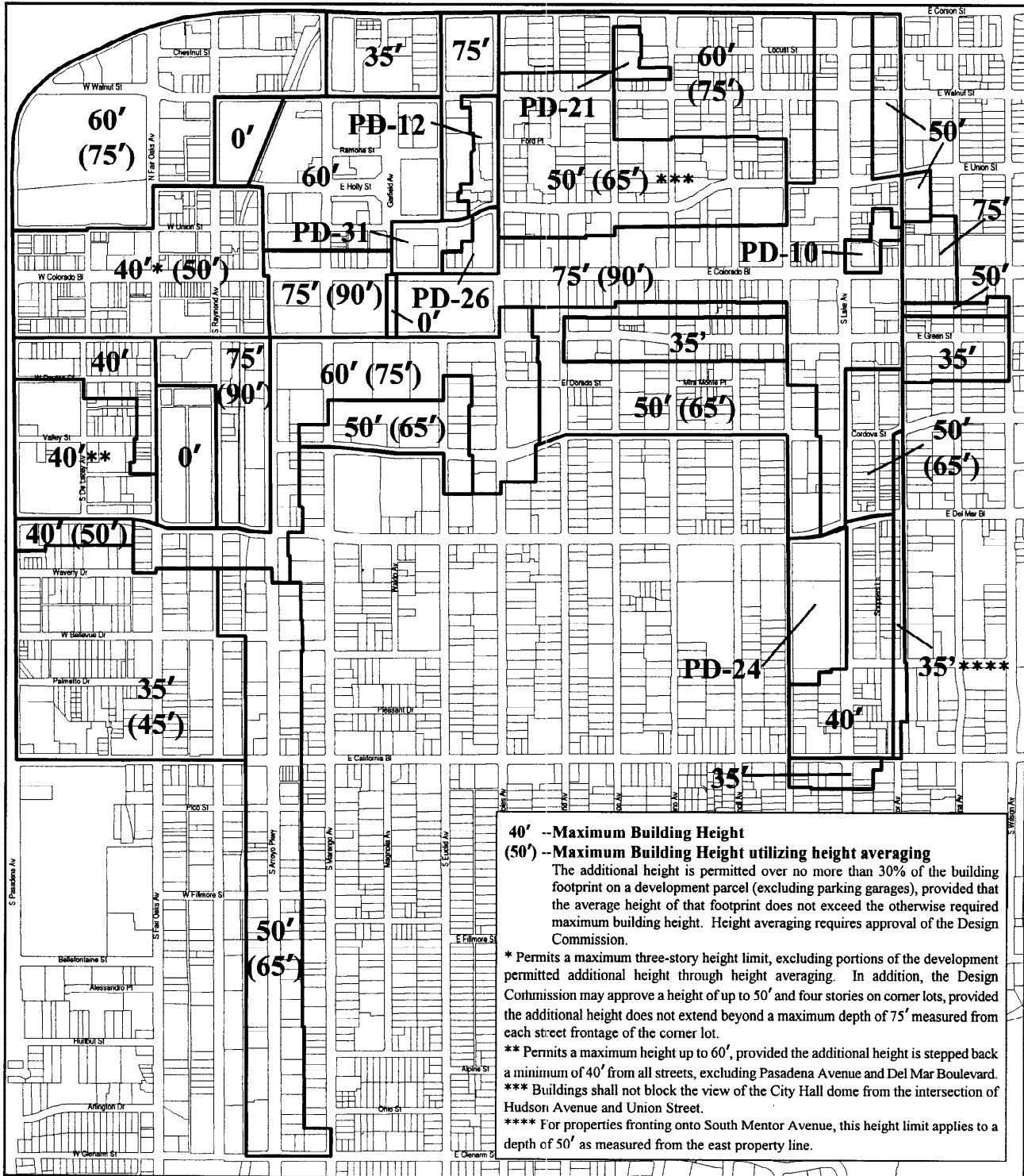


Figure 3-8 – Central District Maximum Height



**TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (7, 8, 9)

Adult Businesses	E (4)	E (4)	—	E (4)	E (4)	E (4)	E (4)	17.50.030
Clubs, lodges, private meeting halls (6)	P	P	MC (5)	P	P	P	—	
Colleges - Nontraditional campus setting	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Colleges - Traditional campus setting	—	C (6)	—	C (6)	C (6)	—	—	
Commercial entertainment	E (4)	E (4)	E (4)	E (4)	E (4)	E (4)	E (4)	17.50.130
Commercial recreation - Indoor	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.130
Commercial recreation - Outdoor	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.130
Cultural institutions	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	
Electronic game centers	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.100
Internet access studio	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.100
Park and recreation facilities	C	C	C	C	C	P	C	
Religious facilities (5, 6)	€	€	€	€	€	€	€	17.50.230
Religious facilities (6)	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	17.50.230
with columbarium	MC	MC	MC	MC	MC	MC	MC	17.50.230
with temporary homeless shelter	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	17.50.230
Schools - Public and private	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	17.50.270
Schools - Specialized education and training	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Street fairs	P	P	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	TUP	TUP	17.50.320

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (7, 8, 9)

Automated teller machines (ATM)	P	P	P	P	P	P	P	17.50.060
Banks and financial services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
with walk-up services	P	P	P	P	P	P	P	17.50.060
Business support services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Offices - Accessory	P	P	P	P	P	P	P	
Offices - Administrative business professional	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Offices - Government	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	
Offices - Medical	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Research and development - Offices	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.240
Work/live units	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.370

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Mixed-use projects and multi-family housing permitted only within 1/4 mile of light rail platform.
- (3) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (4) Conditional Use Permit approval is required for a nonresidential project or nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, and a project that is on the approved capital improvement budget.
- (5) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (6) A use established on a site greater than two acres after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (7) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (8) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per six-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses that expand by more than 30 percent of gross floor.

**TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS
 EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (3, 10)

Automated teller machines (ATM)	—	P	P	P	17.50.060
Banks and financial services	—	P	P	P	
with walk-up services	—	P	P	P	17.50.060
Business support services	—	P (4)	P (4)	P (4)	
Offices - Accessory to primary use	—	P	P	P	
Offices - Administrative business professional	P	P (4)	P (4)	P (4)	
<u>Offices - Administrative business professional</u>	<u>P (4)</u>	<u>P (4)</u>	<u>P (4)</u>	<u>P (4)</u>	
Offices - Governmental	P	P	P	C	
Offices - Medical	P	P (4)	P (4)	P (4)	
Offices - Medical	P (4)	P (4)	P (4)	P (4)	
Research and development - Offices	P	P (4)	P (4)	P (4)	17.50.240
<u>Research and development - Offices</u>	<u>P (4)</u>	<u>P (4)</u>	<u>P (4)</u>	<u>P (4)</u>	<u>17.50.240</u>
Work/live units	—	C	C	C	17.50.370

RETAIL SALES (3, 10, 11)

Alcohol sales - Beer and wine	C	C	C	—	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	—	17.50.040
Animal services - Retail sales	—	—	P (4)	P (4)	
Bars or taverns	—	C (4)	C (4)	C (4)	17.50.040
with live entertainment	—	C	C	C	17.50.130
Building materials and supplies sales	—	—	P (4)	P (4)	
Commercial nurseries	—	C (4)	P (4)	—	17.50.180
Convenience stores	—	C (4)	C (4)	—	
Firearm sales	—	—	—	C (4)	
Food sales	P (4)	P (4)	P (4)	—	
Internet vehicle sales	—	P (4)	P (4)	P (4)	
Liquor stores	—	C (4)	C (4)	—	17.50.040

Notes:

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for a nonresidential project or nonresidential portion of a mixed-use project exceeding 25,000 sq.ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project that is in the City's approved capital improvement budget.
- (5) Auto dismantling is not permitted.
- (6) Limited to accessory facilities of a principal use.
- (7) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.

Exhibit 15 – Zoning Code Corrections

TABLE 3-7 - EAST PASADENA SUBAREA d1 STANDARDS (Continued)

Development feature	d1 SUBAREA REQUIREMENTS			
	CO	CL	CG	IG
Setbacks	<i>Minimum setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>			
Front	20 ft	5 ft	5 ft	5 ft
Sides	10 ft	15 ft and within the encroachment plane (17.40.150) (17.40.160) adjacent to an RS or RM zone; 0 ft required otherwise.		0 ft
Corner side	15 ft	5 ft	5 ft; plus 1 foot of setback for each 10 ft of height or portion thereof over 45 ft.	5 ft
Rear	10 ft	15 ft and within the encroachment plane (17.40.150) adjacent to an RS or RM zone; 0 ft required otherwise.		0 ft
Height limit	<i>Maximum height of main structures. See 17.40.060 for height measurement, and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.150-17.40.160.</i>			
Maximum height	45 ft	36 ft	45 ft	60 ft
Floor area ratio (FAR)	<i>Maximum allowable floor area ratio (FAR), except as provided in 17.32.090.</i>			
Maximum FAR	No maximum.			
Accessory structures	Nonresidential uses shall meet the same standards as the principal structure; for residential uses see Section 17.50.250 (Residential Accessory Uses and Structures)			
Landscaping	See Chapter 17.44 (Landscaping)			
Parking	See Chapter 17.46 (Parking and Loading), and Section 17.32.070			
Signs	See Chapter 17.48 (Signs)			
Other applicable standards	See Chapter 17.40 (General Property Development and Use Standards) Article 5 (Standards for Specific Land Uses)			

Notes:

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.

Exhibit 16 – Zoning Code Corrections

TABLE 3-9 - EAST PASADENA SUBAREA d3 STANDARDS

Development feature	d3 SUBAREA REQUIREMENTS			
	CO - D-3, E-2	CG - E	CG - E-1	CG - F
Minimum lot size (1)	<i>Minimum area and width for new lots.</i>			
Area	7,200 sf	Determined through the subdivision process.		
Width	55 ft			
Residential uses	<i>Standards applicable to residential uses where allowed in nonresidential districts.</i>			
Maximum density	48 units per acre in CO district			
with density bonus	See Chapter 17.42.			
Standards	As required for the RM-48 district			
Setbacks	<i>Minimum setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>			
Front	20 ft	5 ft	5 ft	5 ft
Front setback in specific areas	The following special front yard setbacks apply instead of the setbacks above in the areas noted: Halstead Street and Foothill Blvd - 10 ft			
Sides	10 ft	15 ft and within the encroachment plane (17.40.160) adjacent to an RS or RM zone; 0 ft required otherwise.		
Corner side	15 ft	5 ft	5 ft	5 ft
Rear	10 ft	15 ft and within the encroachment plane (17.40.150) (17.40.160) adjacent to an RS or RM zone; 0 ft required otherwise.		0 ft
Height limit	<i>Maximum height of main structures. See 17.40.060 for height measurement and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.150 17.40.160.</i>			
Maximum height (2)	See height regulations shown in Figure 3-13.			

Notes:

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.
- (2) For buildings fronting on the south side of Foothill Boulevard, height shall be measured from the lowest point of the building adjoining Foothill Boulevard to the highest point of the building adjoining Foothill Boulevard.

**TABLE 3-14 - ALLOWED USES AND PERMIT REQUIREMENTS
 FAIR OAKS/ORANGE GROVE CL, C-2, AND C-3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	FGSP -					
	CL-1a	CL-1b	C-2	C-3a, b, d	C-3c	

RESIDENTIAL USES

Caretaker quarters	—	P	—	P	—	
Dormitories	—	P	—	P	—	
Fraternities, sororities	—	P	—	P	—	
Home occupations	—	P	P	P	—	17.50.110
Mixed-use projects	—	P (3)	—	P (3)	—	17.32.060
Multi-family housing	—	P	—	P	—	
<u>Multi-family housing</u>	—	<u>P</u>	—	<u>— (12)</u>	—	
Residential accessory uses and structures	—	P	—	P	—	17.50.250
Residential care, limited	—	P	—	P	—	
Single-family housing	—	P	—	P	—	
Work/live unit	—	—	C (11)	C (11)	C (11)	17.50.370

Notes:

- (1) See Section 17.80.030 for definitions of the listed land uses.
- (2) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (3) Conditional Use Permit approval is required for a nonresidential project or nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, and a project that is on the approved capital improvement budget.
- (4) Uses on a site greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (5) A club or lodge established prior to September 9, 1996 is a permitted (P) use.
- (6) Alcohol sales is limited to sales for on-site consumption that is accessory to a principal use such as a restaurant. Alcohol sales in conjunction with the following uses is prohibited: nightclubs (commercial entertainment) and billiard parlors (commercial recreation - indoor).
- (7) Vehicle/equipment repair is limited to uses which provide limited services such as oil changes, window tinting, replacement of air filters, installation of car stereos and alarms, and other related services. All repairs shall occur within an enclosed building, overnight parking or storing of vehicles receiving services shall be within an enclosed building.
- (8) An industrial use established prior to December 29, 2002, is a permitted (P) use.
- (9) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per 6-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.
- (11) The residential component of a work/live unit shall be counted as part of the allowable density.
- (12) In C-3d multi-family housing is permitted.

Exhibit 17 - Zoning Code Corrections

Fair Oaks/Orange Grove Zoning Districts

17.33.040

**TABLE 3-14 - ALLOWED USES AND PERMIT REQUIREMENTS
FAIR OAKS/ORANGE GROVE CL, C-2, AND C-3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	FGSP -					
	CL-1a	CL-1b	C-2	C-3a, b, d	C-3c	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (2, 9, 10)

Clubs, lodges, private meeting halls (4, 5)	MC	MC	MC	MC	MC	
Colleges - Nontraditional campus setting	P (3)	P (3)	P (3)	P (3)	P (3)	
Colleges - Traditional campus setting	C (4)	C (4)	C (4)	C (4)	C (4)	
Commercial entertainment	E (3)	E (3)	E (3)	E (3)	E (3)	17.50.130
Commercial recreation - Indoor	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.130
Commercial recreation - Outdoor	C	C	C	C	C	17.50.130
Cultural institutions	P (4)	P (4)	P (4)	P (4)	P (4)	
Electronic game centers	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.100
Internet access studios	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.100
Park and recreation facilities	C	C	C	C	C	
Religious facilities	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.230
with columbarium	MC (4)	MC (4)	MC (4)	MC (4)	MC (4)	17.50.230
with temporary homeless shelter	P	P	P	P	P	17.50.230
Schools - Public and private	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.270
Schools - Specialized education and training	P (3)	P (3)	P (3)	P (3)	P (3)	
Street fairs	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	17.50.320

Notes:

- (1) See Section 17.80.030 for definitions of the listed land uses.
- (2) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (3) Conditional Use Permit approval is required for a nonresidential project or nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, and a project that is on the approved capital improvement budget.
- (4) Uses on a site greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (5) A club or lodge established prior to September 9, 1996 is a permitted (P) use.
- (6) Alcohol sales is limited to sales for on-site consumption that is accessory to a principal use such as a restaurant. Alcohol sales in conjunction with the following uses is prohibited: nightclubs (commercial entertainment) and billiard parlors (commercial recreation - indoor).
- (7) Vehicle/equipment repair is limited to uses which provide limited services such as oil changes, window tinting, replacement of air filters, installation of car stereos and alarms, and other related services. All repairs shall occur within an enclosed building, overnight parking or storing of vehicles receiving services shall be within an enclosed building.
- (8) An industrial use established prior to December 29, 2002, is a permitted (P) use.
- (9) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per 6-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.
- (11) The residential component of a work/live unit shall be counted as part of the allowable density.
- (12) In C-3d multi-family housing is permitted.

**TABLE 3-14 - ALLOWED USES AND PERMIT REQUIREMENTS
 FAIR OAKS/ORANGE GROVE CL, C-2, AND C-3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	FGSP -					
	CL-1a	CL-1b	C-2	C-3a, b, d	C-3c	

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (2, 9, 10)

Automated teller machines (ATM)	P	P	P	P	P	17.50.060
Banks and financial services	P (3)	P (3)	P (3)	P (3)	P (3)	
with walk-up services	P	P	P	P	P	17.50.060
Business support services	P (3)	P (3)	P (3)	P (3)	P (3)	
Offices - Accessory	P	P	P	P	P	
Offices - Administrative business professional	P (3)	P (3)	P (3)	P (3)	P (3)	
Offices - Government	P	P	P	P	P	
Offices - Medical	P (3)	P (3)	P (3)	P (3)	P (3)	
Research and development - Offices	P (3)	P (3)	P (3)	P (3)	P (3)	17.50.240

Notes:

- (1) See Section 17.80.030 for definitions of the listed land uses.
- (2) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (3) Conditional Use Permit approval is required for a nonresidential project or nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, and a project that is on the approved capital improvement budget.
- (4) Uses on a site greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (5) A club or lodge established prior to September 9, 1996 is a permitted (P) use.
- (6) Alcohol sales is limited to sales for on-site consumption that is accessory to a principal use such as a restaurant. Alcohol sales in conjunction with the following uses is prohibited: nightclubs (commercial entertainment) and billiard parlors (commercial recreation - indoor).
- (7) Vehicle/equipment repair is limited to uses which provide limited services such as oil changes, window tinting, replacement of air filters, installation of car stereos and alarms, and other related services. All repairs shall occur within an enclosed building, overnight parking or storing of vehicles receiving services shall be within an enclosed building.
- (8) An industrial use established prior to December 29, 2002, is a permitted (P) use.
- (9) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per 6-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.
- (11) The residential component of a work/live unit shall be counted as part of the allowable density.
- (12) In C-3d multi-family housing is permitted.

**TABLE 3-14 - ALLOWED USES AND PERMIT REQUIREMENTS
 FAIR OAKS/ORANGE GROVE CL, C-2, AND C-3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	FGSP -					
	CL-1a	CL-1b	C-2	C-3a, b, d	C-3c	

RETAIL SALES (2, 9, 10)

Alcohol sales - Beer and wine	C (6)	C (6)	—	C (6)	C (6)	
Alcohol sales - Full alcohol sales	C (6)	C (6)	—	C (6)	C (6)	
Building materials and supplies sales	—	—	—	C (3)	C (3)	
Commercial nurseries	MC (3)	MC (3)	C (3)	C (3)	C (3)	17.50.180
<u>Commercial nurseries</u>	<u>C (3)</u>	<u>C (3)</u>	<u>C (3)</u>	<u>C (3)</u>	<u>C (3)</u>	<u>17.50.180</u>
Convenience stores	C	C	—	C	C	
Food sales	P (3)	P (3)	—	P (3)	P (3)	
Internet vehicle sales	P (3)	P (3)	P (3)	P (3)	P (3)	
Personal property sales	—	—	—	P	P	17.50.200
Restaurants	P (3)	P (3)	—	P (3)	P (3)	17.50.260
with live entertainment	P	P	—	P	P	
Restaurants, fast food	P (3)	P (3)	—	P (3)	P (3)	17.50.260
<u>Restaurants, fast food</u>	<u>C (3)</u>	<u>C (3)</u>	<u>—</u>	<u>C (3)</u>	<u>C (3)</u>	<u>17.50.260</u>
Restaurants, formula fast food	P (3)	P (3)	—	P (3)	P (3)	17.50.260
<u>Restaurants, formula fast food</u>	<u>C (3)</u>	<u>C (3)</u>	<u>—</u>	<u>C (3)</u>	<u>C (3)</u>	<u>17.50.260</u>
Retail sales	P (3)	P (3)	—	P (3)	P (3)	
Seasonal merchandise sales	P	P	P	P	P	17.50.180
Significant tobacco retailers	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.330
Temporary uses	TUP	TUP	TUP	TUP	TUP	
Vehicle services - Service stations (3, 7)	—	—	C	C	C	17.50.290

Notes:

- (1) See Section 17.80.030 for definitions of the listed land uses.
- (2) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (3) Conditional Use Permit approval is required for a nonresidential project or nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, and a project that is on the approved capital improvement budget.
- (4) Uses on a site greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (5) A club or lodge established prior to September 9, 1996 is a permitted (P) use.
- (6) Alcohol sales is limited to sales for on-site consumption that is accessory to a principal use such as a restaurant. Alcohol sales in conjunction with the following uses is prohibited: nightclubs (commercial entertainment) and billiard parlors (commercial recreation - indoor).
- (7) Vehicle/equipment repair is limited to uses which provide limited services such as oil changes, window tinting, replacement of air filters, installation of car stereos and alarms, and other related services. All repairs shall occur within an enclosed building, overnight parking or storing of vehicles receiving services shall be within an enclosed building.
- (8) An industrial use established prior to December 29, 2002, is a permitted (P) use.
- (9) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per 6-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.
- (11) The residential component of a work/live unit shall be counted as part of the allowable density.
- (12) In C-3d multi-family housing is permitted.

**TABLE 3-14 - ALLOWED USES AND PERMIT REQUIREMENTS
 FAIR OAKS/ORANGE GROVE CL, C-2, AND C-3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	FGSP -					
	CL-1a	CL-1b	C-2	C-3a, b, d	C-3c	

SERVICES (2, 9, 10)

Adult day-care, limited	—	P	—	P	—	
<u>Animal services - Boarding</u>	—	—	—	<u>C</u>	<u>C</u>	
Animal services - Grooming	C (3)	C (3)	P (3)	P (3)	P (3)	
Catering services	P (3)	P (3)	P (3)	P (3)	P (3)	
<u>Charitable institution (2, 4)</u>	<u>MC</u>	<u>MC</u>	<u>MC</u>	<u>MC</u>	<u>MC</u>	
<u>Charitable institution (2, 4)</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Child day-care centers	P	P	P	P	P	17.50.080
Child day-care, large care homes, 9 to 14 persons	—	P	—	P	—	17.50.080
Child day-care, small care homes, 1 to 8 persons	—	P	—	P	—	
Drive-through business - nonrestaurants	C	C	C	C	C	17.50.090
Drive-through business - restaurants	C	C	C	C	C	17.50.090
Laboratories	P (3)	P (3)	P (3)	P (3)	P (3)	
Maintenance or repair services	P (3)	P (3)	P (3)	P (3)	P (3)	
Personal improvement services	P (3)	P (3)	P (3)	P (3)	P (3)	
Personal services	P (3)	P (3)	P (3)	P (3)	P (3)	
Personal services - Restricted	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.200
<u>Printing and publishing</u>	<u>MC (3)</u>	<u>MC (3)</u>	<u>P (3)</u>	<u>P (3)</u>	<u>P (3)</u>	
<u>Printing and publishing</u>	<u>C (3)</u>	<u>C (3)</u>	<u>P (3)</u>	<u>P (3)</u>	<u>P (3)</u>	
Printing and publishing, limited	P (3)	P (3)	P (3)	P (3)	P (3)	
Public safety facilities	C(4)	C(4)	C(4)	C(4)	C(4)	
Vehicle services - Washing/detailing, small scale	P	P	P	P	P	17.50.290

Notes:

- (1) See Section 17.80.030 for definitions of the listed land uses.
- (2) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (3) Conditional Use Permit approval is required for a nonresidential project or nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, and a project that is on the approved capital improvement budget.
- (4) Uses on a site greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (5) A club or lodge established prior to September 9, 1996 is a permitted (P) use.
- (6) Alcohol sales is limited to sales for on-site consumption that is accessory to a principal use such as a restaurant. Alcohol sales in conjunction with the following uses is prohibited: nightclubs (commercial entertainment) and billiard parlors (commercial recreation - indoor).
- (7) Vehicle/equipment repair is limited to uses which provide limited services such as oil changes, window tinting, replacement of air filters, installation of car stereos and alarms, and other related services. All repairs shall occur within an enclosed building, overnight parking or storing of vehicles receiving services shall be within an enclosed building.
- (8) An industrial use established prior to December 29, 2002, is a permitted (P) use.
- (9) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per 6-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.
- (11) The residential component of a work/live unit shall be counted as part of the allowable density.
- (12) In C-3d multi-family housing is permitted.

**TABLE 3-14 - ALLOWED USES AND PERMIT REQUIREMENTS
 FAIR OAKS/ORANGE GROVE CL, C-2, AND C-3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	FGSP -					
	CL-1a	CL-1b	C-2	C-3a, b, d	C-3c	

INDUSTRY, MANUFACTURING & PROCESSING USES (2, 9, 10)

Commercial growing grounds	P (3)	P (3)	P (3)	P (3)	P (3)	17.50.180
Industry, restricted (3, 8)	—	—	C	C	C	
Industry, restricted, small scale (3, 8)	P	P	P	P	P	
Industry, standard (3)	—	—	— (8)	—	—	
Recycling - Small collection facility	MC	MC	MC	MC	MC	17.50.220
Research & development - Non-office	C (8)	C (8)	P	C (8)	C (8)	17.50.240
<u>Research & development - Non-office</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>17.50.240</u>
Wholesaling, distribution, & storage (3)	—	—	C	—	—	
Wholesaling, distribution, & storage, small-scale	P	P	P	P	P	

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Accessory antenna array	P	P	P	P	P	
Communications facility (2, 3, 9, 10)	—	—	P	P	P	
Commercial off-street parking (2, 10)	C	C	C	C	C	
Utility, major	C	C	C	C	C	
Utility, minor	P	P	P	P	P	
Wireless telecommunications facilities, major	C	C	C	C	C	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	MC	MC	17.50.310

Notes:

- (1) See Section 17.80.030 for definitions of the listed land uses.
- (2) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (3) Conditional Use Permit approval is required for a nonresidential project or nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, and a project that is on the approved capital improvement budget.
- (4) Uses on a site greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (5) A club or lodge established prior to September 9, 1996 is a permitted (P) use.
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- (7) Vehicle/equipment repair is limited to uses which provide limited services such as oil changes, window tinting, replacement of air filters, installation of car stereos and alarms, and other related services. All repairs shall occur within an enclosed building, overnight parking or storing of vehicles receiving services shall be within an enclosed building.
- (8) An industrial use established prior to December 29, 2002, is a permitted (P) use.
- (9) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per 6-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.
- (11) The residential component of a work/live unit shall be counted as part of the allowable density.
- (12) In B19C-3d multi-family housing is permitted.

Exhibit 18 – Zoning Code Corrections

TABLE 3-15 - FAIR OAKS/ORANGE GROVE DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District			
	FGSP-RM-12	FGSP-RM-16	FGSP-PS	FGSP-OS
Minimum lot size (1)	<i>Minimum area and width for new lots.</i>			
	See Section 17.33.050.A		Determined through the subdivision process	
Setbacks	<i>Minimum setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>			
District 1	Between Montana Street and Washington Boulevard			
Front	As required by 17.22.040, Table 2-3	15 ft	As required by Conditional Use Permit approval	
Sides, corner side, rear		As required by 17.22.060, Table 2-4		
District 2	Between Washington Boulevard and Mountain Street			
Front	As required by 17.22.040, Table 2-3	10 ft	As required by Conditional Use Permit approval	
Sides, corner side, rear		As required by 17.22.060, Table 2-4		
District 3	Between Mountain Street and Maple Street			
Front	As required by 17.22.040, Table 2-3	As required by 17.22.060, Table 2-4	As required by Conditional Use Permit approval	
Sides, corner side, rear		N.A.		
Height limit	<i>Maximum height of main structures. See 17.40.060 for height measurement, and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.150 17.40.160.</i>			
District 1 (see above)	As required by 17.22.040, Table 2-3	As required by 17.22.060, Table 2-4	As required by Conditional Use Permit approval	
District 2				
District 3	32 ft	N.A.		
Accessory structures	Nonresidential uses shall meet the same standards as the principal structure; for residential uses see Section 17.50.250 (Residential Accessory Uses and Structures)			
Landscaping	Chapter 17.44 (Landscaping)			
Parking	Chapter 17.46 (Parking and Loading)			
Signs	Chapter 17.48 (Signs)			
Other applicable standards	Chapter 17.40 (General Property Development and Use Standards) Article 5 (Standards for Specific Land Uses)			

Notes:

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.

Exhibit 18 – Zoning Code Corrections

TABLE 3-15 - FAIR OAKS/ORANGE GROVE DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District			
	FGSP-CL-1a, b	FGSP-C-2	FGSP-C-3a, b, c, d	
Minimum lot size (1)	<i>Minimum area and width for new lots.</i>			
	Determined through the subdivision process, except as provided for a specific zone by Section 17.33.050.A.			
Setbacks	<i>Minimum setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>			
	Front	15 ft for residential in CL-1b; 5 ft in District 1; 15 ft elsewhere for nonresidential	10 ft	5 ft
	Sides, corner side, rear	As required by Section 17.22.060 for residential; 5 ft elsewhere for nonresidential	5 ft	5 ft
Height limit	<i>Maximum height of main structures. See 17.40.060 for height measurement, and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.150 17.40.160.</i>			
	Maximum height (2)	As required by Section 17.22.060 for residential; or residential in a mixed use project ; 36 ft elsewhere for nonresidential and mixed use projects	36 ft	40 ft and 3 stories for office structures in C-3a, b, and c on Fair Oaks Avenue; 36 ft in C-3d
Accessory structures	Non-residential uses shall meet the same standards as the principal structure; for residential uses see Section 17.50.250 (Residential Accessory Uses and Structures)			
Landscaping	Chapter 17.44 (Landscaping)			
Parking	Chapter 17.46 (Parking and Loading)			
Signs	Chapter 17.48 (Signs)			
Other applicable standards	Chapter 17.40 (General Property Development and Use Standards) Article 5 (Standards for Specific Land Uses)			

Notes:

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.
- (2) In subdistrict C-3, the height of buildings with offices - administrative business professional and mixed use projects shall be measured to the top plate.

**TABLE 3-16 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR WGSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	WGSP -1A	WGSP -1B	WGSP -1C	WGSP -2	

RESIDENTIAL USES

Caretaker quarters	P	P	P	P	
Dormitories	C	C	C	—	
Fraternities, sororities	C	C	C	—	
Home occupations	P	P	P	P	17.50.110
Mixed-use project	—	—	P	—	
<u>Mixed-use project</u>	—	—	<u>P</u>	—	<u>17.50.160</u>
Multi-family housing	P	P	P	—	17.50.160
<u>Multi-family housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	—	
Residential accessory uses and structures	P	P	P	C	17.50.250
Residential care, limited	P	P	P	P	
Single-family housing	P	P	—	P	
Single-room occupancy	—	—	—	C	17.50.300

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Charitable institutions	C	C	C	—	
Clubs, lodges, private meeting halls	C	C	C	—	
Colleges - Nontraditional campus setting	C (3)	C (3, 4)	C (3)	C (3)	
Colleges - Traditional campus setting	C	C	C	C	
Commercial entertainment	E (3)	—	—	—	17.50.130
Cultural institutions	P	P	P	C	
Park and recreation facilities	C	C	C	C	
Religious facilities	C	C	C	C	17.50.230
with columbarium	C	C	C	C	17.50.230
with temporary homeless shelter	C	C	C	C	17.50.230
Schools - Public and private	C	C	C	C	17.50.270
Schools - Specialized education and training	C (3)	C (3)	C (3)	C (3)	
Street fairs	P	P	P	P	
Tents	P	P	P	P	17.50.320

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (3) Conditional Use Permit approval is required for a nonresidential project or nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, and a project that is on the approved capital improvement budget.
- (4) Use shall not be located more than 120 feet from the Green Street property line.
- (5) Food sales are limited to the block bounded by Colorado Boulevard, St. John, Green Street, and Terrace Drive.
- (6) Vehicle services - sales and leasing is allowed with Conditional Use Permit approval only in the portion of this subdistrict north of Colorado Boulevard. Vehicle services - vehicle/equipment repair is permitted only when accessory to vehicle/equipment sales and leasing.
- (7) Lodging uses are not allowed south of Colorado Boulevard and east of Terrace Drive.

Exhibit 20 – Zoning Code Corrections

C. Signs allowed in the CD zoning district.

TABLE 4-20 – CD ZONING DISTRICT SIGN STANDARDS

Sign Class	Allowed Types	Sign	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed?	Additional Requirements
1. Business identification:	Wall, projecting, window and awning	Wall, projecting, and awning signs, in any combination of 2 signs max. per ground floor occupancy ⁽¹⁾ . One sign per basement occupancy. Second story, window, or awning signs only. ⁽²⁾	1.5 sq. ft. of sign per foot of building frontage total for any combination of wall and/or projecting signs. 20 sq. ft. max for projecting signs. Window signs, 25% max of each window area.	25 ft. or bottom of lowest second story window whichever is lower.	17.48.110.A, G, K, and L 17.48.110.A, <u>B and C</u>	Yes	See 17.48.100 for sign standards by sign type	
2. Business identification:	Monument	One sign for each 200 feet of property frontage.	0.5 sq. ft. of sign area per foot property frontage, 40 sq. ft. max	8 ft.	17.48.110.C	Yes	See 17.48.110 for sign standards by sign type	
3. Business identification:	Wall	One per property frontage	1 sq. ft. per foot of building frontage	20 ft. or bottom of second story windows: 5 ft. for monument		Yes	Limited to buildings greater than 75 feet in height. Now allowed in CD-1	
4. Business directory: multi-tenant buildings	Wall	One per frontage	8 sq. ft.			Yes	See 17.48.110.L	
5. Residential, public, and semi-public uses, see Table A above.								

⁽¹⁾ The aggregate total of business identification signs is two. Business identification signs include wall, projecting, and awning signs. All other signs (i.e., building identification, window, directory, and temporary signs) are not included in this restriction.

⁽²⁾ Wall signs shall be allowed for second-story occupancies with exterior entrances.

Exhibit 21 - Zoning Code Corrections

PD – 23 – SALVATION ARMY

The following development standards shall apply to the property reclassified as PD – 23:

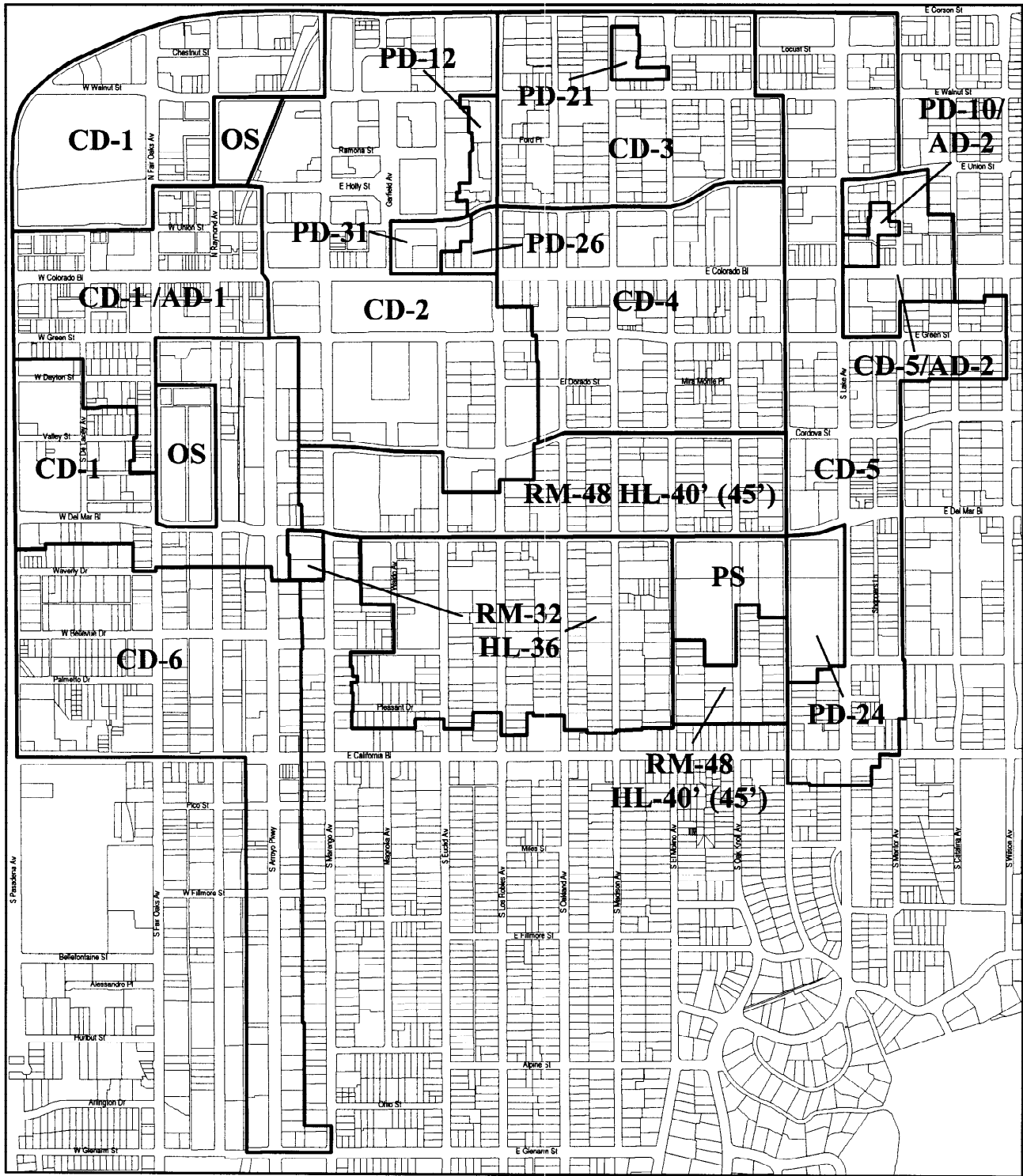
- A. The subject property shall be developed in conformance with the site plan hereto on file with the office of the Zoning Administrator as Exhibit 1 and incorporated herein by this reference. The site shall be limited to residential uses and other accessory uses as determined by the Zoning Administrator.
- B. A maximum of 75-units shall be provided for very low income senior citizens as defined in Pasadena Municipal Code Section 17.12.129 and handicapped senior citizens. The applicant or successor in interest shall submit a covenant in recordable form approved by the City Attorney's office to ensure that these units are made available to very low income senior citizens for thirty (30) years.
- C. Along the Catalina Avenue frontage, a minimum 15-foot front yard shall be established. A minimum side yard of 17 feet shall be provided adjacent to the northern property line of the northernmost lot which was classified RM-48 PK (Multi-family Residential 48 d.u./net acre with Parking Overlay) prior to the passage of this ordinance.
- D. The new building shall have a maximum height of two (2) stories or 24 feet within 55 feet of the Union Street frontage. At a point 55 feet from the Union Street frontage, the new building shall have a maximum height of four (4) stories or 45 feet (to match the height of the existing gymnasium building currently on the property). The total square footage shall not exceed 70,000 net square feet.
- E. Vehicular access to the new parking lot shall be provided solely from Union Street. A minimum of 41 parking spaces shall be provided for the residents on-site and all spaces shall be clearly marked and designated for residents and visitors to the apartment complex. No covered parking shall be required.
- F. A block wall with a maximum height of 6 feet shall be constructed on the northern property line of the northernmost lot which was classified RM-48 PK prior to the passage of this ordinance. The height of said wall shall not exceed 42 inches within 15 feet of Catalina Avenue. A block wall with a maximum height of 42 inches shall also be constructed on the Union Street frontage.
- G. The building frontages on Catalina Avenue shall remain open with no solid walls blocking views into the property. A front door shall be installed on Catalina Avenue to allow for pedestrian ingress and egress.
- H. The applicant or successor in interest shall offer the existing structures located at 147 and 153 North Catalina Avenue (that were determined to be structures of merit by the Cultural Heritage Commission) for relocation to another site. The applicant or successor in interest shall also advertise the availability of the buildings for relocation in a newspaper of widespread local or regional circulation for six (6) weeks; and shall make a concerted effort to find a recipient so that the structures are preserved on another site. If the buildings cannot be relocated, the applicant or successor in interest shall photo-document the buildings according to the requirements of Pasadena Municipal Code Section 2.75.210(D) (2).

Exhibit 21 - Zoning Code Corrections

- I. The applicant or successor in interest shall file an application for a preliminary parcel map to consolidate the existing lots within six months of the issuance of building permits, but prior to receiving a Certificate of Occupancy. The final parcel map shall be recorded within one year of the issuance of the Certificate of Occupancy.
- J. The applicant or successor in interest shall comply with all conditions and requirements imposed by the Public Works and Transportation Department dated May 12, 1992, attached hereto as Exhibit C and incorporated herein by this reference, including requirements pertaining to installation and maintenance of street trees, installation of sewer and drainage systems, street lights, preparation of plans and specifications for public improvements, site maintenance, and construction staging plans, including the payment of deposits for these purposes.
- K. The applicant or successor in interest shall comply with all conditions and requirements of the Department of Water and Power dated May 12, 1992 and attached hereto as Exhibit D and incorporated herein by this reference, including requirements pertaining to installation of water supply lines, and backflow devices.
- L. The applicant or successor in interest shall comply with requirements of all City departments.
- M. The new construction built pursuant to this ordinance need not comply with the requirements of Pasadena Municipal Code Chapter 17.24 (RM – Multi-family Residential Districts), commonly referred to as City of Gardens. Except as expressly provided herein, the new construction shall comply with Pasadena Municipal Code Chapter 17.26 RM-48 Urban Residential standards.
- N. In cases of conflict between the provisions of this Planned Development ordinance and the provisions of Title 17, this ordinance shall control.



Proposed Central District Zoning Districts



April 8, 2005