

Ordinance Fact Sheet

TO: CITY COUNCIL

DATE: December 3, 2007

FROM: CITY ATTORNEY

**SUBJECT: AN ORDINANCE AMENDING THE NORTH LAKE SPECIFIC PLAN
OVERLAY DISTRICT**

TITLE OF PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 (THE ZONING CODE) OF THE PASADENA MUNICIPAL CODE, AMENDING THE NORTH LAKE SPECIFIC PLAN OVERLAY DISTRICT

PURPOSE OF ORDINANCE

This ordinance implements the direction given by Council at its regular meeting on June 25, 2007. Staff required extra time to complete this ordinance due to the complexity of the changes directed.

REASON WHY LEGISLATION IS NEEDED

This legislation is needed to implement periodic five-year updates to the North Lake Specific Plan overlay district that are necessary to further the General Plan and Specific Plan's goals and objectives, given "changing conditions" since the last Specific Plan update and review. The changes primarily serve to protect the existing residential character of nearby neighborhoods, provide for appropriate commercial uses to serve existing neighborhoods, and further promote development that is oriented to use of the light-rail station at Lake Avenue.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Planning and Development Department will implement the ordinance.

FISCAL IMPACT

There will not be an immediate fiscal impact as a result of this ordinance.

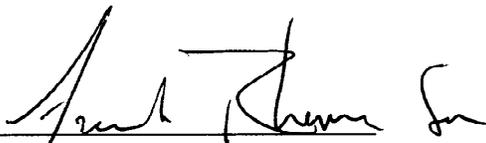
MEETING OF 12/03/2007

AGENDA ITEM NO. 9.A.1.

ENVIRONMENTAL DETERMINATION

A Negative Declaration for the ordinance was adopted by Council on June 25, 2007, pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.).

Respectfully submitted,



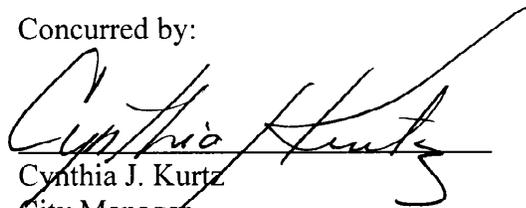
Michele Beal Bagneris
City Attorney

Prepared by:



Theresa E. Fuentes
Assistant City Attorney

Concurred by:



Cynthia J. Kurtz
City Manager

Introduced by: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 (THE ZONING CODE) OF THE PASADENA MUNICIPAL CODE, AMENDING THE NORTH LAKE SPECIFIC PLAN OVERLAY DISTRICT

The People of the City of Pasadena ordain as follows:

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

“SUMMARY

Ordinance No. _____ amends various provisions of Title 17, the Zoning Code, and the Zoning Map established pursuant to Section 17.20.020, by replacing the North Lake Specific Plan Overlay District, by changing the boundaries and designation of certain zoning districts, and by amending the designations of certain overlay districts, as follows:

1. By reclassifying certain properties along east Washington Boulevard from CL SP-1A (Commercial Limited District, Specific Plan 1A) to RM-32 (Multi family Residential, 32 units per acre), and from CO SP – 1A (Commercial Office District, Specific Plan 1A) to RM-16 (Multi-family Residential, 16 units per acre).
2. For the three parcels at the northwest corner of Orange Grove Boulevard and Mentor Avenue, by reclassifying from CL SP-1A (Commercial Limited

District, Specific Plan 1A) to RS-6 (Single family Residential) and RM-16 (Multi-family Residential, 16 units per acre).

3. By reclassifying certain properties from CO SP 1B (Commercial Office, Specific Plan, 1B) to CO SP 1a (Commercial Office, Specific Plan, Subdistrict 1a); from CL SP 1A (Commercial Limited, Specific Plan 1A) to CL SP 1b (Commercial Limited, Specific Plan, Subdistrict 1b); from CO SP 1A (Commercial Office, Specific Plan, 1a) to CO SP 1c (Commercial Office, Specific Plan, Subdistrict 1c); from CL SP 1A (Commercial Limited, Specific Plan 1A) to CL SP 1d (Commercial Limited, Specific Plan, Subdistrict 1d); from CL SP 1A (Commercial Limited, Specific Plan 1A) to (Commercial Limited, Specific Plan, Subdistrict 1e); from RM-48 HL-36 SP1 (Multi-family Residential, 48 units per acre, Height Limit 36 feet, Specific Plan 1) to RM-48 HL-36 (Multi-family Residential, 48 units per acre, Height Limit 36 feet); and from PS SP-1 (Public and Semi-Public, Specific Plan 1) to PS (Public and Semi-Public).

All of these changes are shown on the map entitled “Proposed Zoning District Map” within the “North Lake Specific Plan” area dated November 7, 2007, attached to the ordinance as Exhibit A and incorporated herein, and on file in the City Clerk’s Office of the City of Pasadena.

Ordinance No. _____ shall take effect 30 days from its publication.”

SECTION 2. The official map of the City of Pasadena as established by Section 17.20.020 of the City of Pasadena Municipal Code is amended by the reclassifying certain zoning districts and sub-districts as follows:

1. By reclassifying certain properties along east Washington Boulevard from CL SP-1A (Commercial Limited District, Specific Plan 1A) to RM-32 (Multi family Residential, 32 units per acre), and from CO SP – 1A (Commercial Office District, Specific Plan 1A) to RM-16 (Multi-family Residential, 16 units per acre).

2. For the three parcels at the northwest corner of Orange Grove Boulevard and Mentor Avenue, by reclassifying from CL SP-1A (Commercial Limited District, Specific Plan 1A) to RS-6 (Single family Residential) and RM-16 (Multi-family Residential, 16 units per acre).

3. By reclassifying certain properties from CO SP 1B (Commercial Office, Specific Plan, 1B) to CO SP 1a (Commercial Office, Specific Plan, Subdistrict 1a); from CL SP 1A (Commercial Limited, Specific Plan 1A) to CL SP 1b (Commercial Limited, Specific Plan, Subdistrict 1b); from CO SP 1A (Commercial Office, Specific Plan, 1a) to CO SP 1c (Commercial Office, Specific Plan, Subdistrict 1c); from CL SP 1A (Commercial Limited, Specific Plan 1A) to C L SP 1d (Commercial Limited, Specific Plan, Subdistrict 1d); from CL SP 1A (Commercial Limited, Specific Plan 1A) to (Commercial Limited, Specific Plan, Subdistrict 1e); from RM-48 HL-36 SP1 (Multi-family Residential, 48 units per acre, Height Limit 36 feet, Specific Plan 1) to RM-48 HL-36 (Multi-family Residential, 48 units per acre, Height Limit 36 feet); and from PS SP-1 (Public and Semi-Public, Specific Plan 1) to PS (Public and Semi-Public).

All of these changes are shown on the map entitled “Proposed Zoning District Map” within the “North Lake Specific Plan” area dated November 7, 2007, attached to this ordinance as Exhibit A and incorporated herein, and on file in the City Clerk’s Office of the City of Pasadena.

SECTION 3. Title 17, Article 3, Chapter 17.34, North Lake Specific Plan Overlay District is hereby repealed in its entirety, and a new chapter 17.34 is created as set forth in **Exhibit B**, which is incorporated herein.

SECTION 4. Title 17, Article 6, Chapter 17.61, **Table 6-3 - THRESHOLDS FOR DESIGN REVIEW OUTSIDE THE CENTRAL DISTRICT AND ALL OTHER DISTRICTS**, is hereby amended as set forth in **Exhibit C**.

SECTION 5. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 6. This ordinance shall take effect 30 days from its publication.

Signed and approved this _____ day of _____, 2007.

Bill Bogaard
Mayor of 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 this _____ day of _____, 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN

Date Published:

Jane L. Rodriguez, CMC
City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney