

FISCAL IMPACT

There will not be an immediate fiscal impact as a result of this amendment to the zoning code.

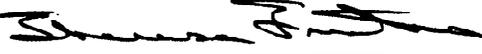
ENVIRONMENTAL DETERMINATION

A Negative Declaration is proposed for adoption by Council, in conformance with the requirements of the California Environmental Quality Act. The ordinance will not be adopted unless the Negative Declaration is first adopted.

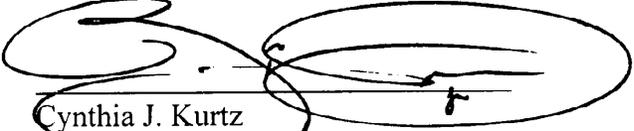
Respectfully submitted,


Michele Beal Bagneris
City Attorney

Prepared by:


Theresa E. Fuentes
Deputy City Attorney

Concurred by:


Cynthia J. Kurtz
City Manager

Introduced by: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 OF THE PASADENA MUNICIPAL CODE (THE ZONING CODE) AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PASADENA ESTABLISHED BY SECTION 17.20.020 OF THE PASADENA MUNICIPAL CODE TO CREATE THE “SPECIALTY SHOP OVERLAY ZONE”

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 by Section 508 of the Pasadena Charter. The approved summary of this ordinance is as follows:

“Summary”

Ordinance No. _____ amends the zoning code to create the “Specialty Shop Overlay Zone,” and also amends the official zoning map of the City of Pasadena as established by Section 17.20.020 by modifying the boundaries of certain zoning districts established therein as follows:

By reclassifying from RS-4 (Single Family Residential District, 4 units per acre) to RS-4 SS (Single Family Residential District, 4 units per acre, with a Specialty Shop Overlay Zone) as shown on the map entitled “Specialty Shop Overlay Zone,” which is incorporated herein. This map is also 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. Pasadena Municipal Code, Title 17, Article 2, Section 17.20.020, Table 2-1- ZONING DISTRICTS is amended by adding the following in the proper alphabetical sequence under the heading of Overlay Districts:

SS	Specialty Shop Overlay District	Residential
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SECTION 3. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.28 is amended by adding a new chapter as follows:

“17.28.115 - SS Specialty Shop Overlay District

A. Purpose. In addition to the general purposes of this article and the purposes of the base district, the specific purpose of the SS overlay district is to allow for the establishment of a business located in an historic resource with a combination of retail and food sales with a restaurant use in specific zoning districts.

B. Applicability. The provisions of this chapter shall apply to certain specific areas designated “SS” on the official zoning map of the city, and shall be combined with the applicable underlying base district.

C. Land use regulations. Land use regulations shall be those of the underlying base district, except that a specialty shop may be permitted subject to approval of a conditional use permit.

D. Definition of specialty shop. A specialty shop is a business located in an historic resource with a combination of retail sales, food sales and a restaurant use. The mix of uses cannot be more than 60 percent retail and food sales and 40 percent restaurant of the floor area being used (including any storage area). The Review Authority may, upon review of the proposed project, modify the percentages of uses.

E. Development standards. The development standards shall be those of the underlying base district except for the following: Hours of operation, signage and lighting shall be set by the conditional use permit. Any modifications to the exterior of the structure shall be subject to review and approval by the Historic Preservation Commission, except for properties owned by the California Department of Transportation (Caltrans) which are subject to oversight by the State Office of Historic Preservation or other applicable review authority.

F. Parking and refuse storage. Parking shall be provided in compliance with Chapter 17.36, (Parking and Loading) except as follows:

1. The number of parking spaces shall be established through the Conditional Use Permit.
2. Parking shall not be allowed in the front setback or corner yard setback area.
3. No loading space shall be required.
4. No refuse storage facility shall be required.”

SECTION 4. The City Council hereby finds and determines, with regard to the Zoning Map and Code amendments:

- 1. The proposed amendments are in conformance with the goals, policies and objectives of the General Plan.**

The zone changes/amendments proposed are consistent with the General Plan. In particular, they further the following General Plan Land Use Element provisions:

Policy 1.6 – Neighborhood Commercial: Encourage the provision of businesses that serve residents within walking distances of homes. The types of business that are

proposed for the Overlay District could serve the adjacent neighborhood as well as individuals from other areas.

Policy 6.3 – Adaptive Reuse: Encourage and promote the adaptive reuse of Pasadena’s historic resources. The proposed overlay district promotes the adaptive reuse of existing historic structures.

2. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. The proposed amendments are to establish an Overlay District that with a conditional use permit allow limited commercial uses within a residential district with specific findings and conditions of approval thereby ensuring that there would be minimal impact on the surrounding residences, and thus will not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

SECTION 5. The official zoning map of the City of Pasadena as established by Section 17.20.020 is amended by modifying the boundaries of certain zoning districts established therein as follows:

By reclassifying from RS-4 (Single Family Residential District, 4 units per acre) to RS-4 SS (Single Family Residential, 4 units per acre, with a Specialty Shop Overlay) as shown on the map entitled “Specialty Shop Overlay Zone” attached hereto as Exhibit A and incorporated herein by this reference as if fully set forth herein, and on file in the City Clerk’s Office of the City of Pasadena.

SECTION 6. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 7. This ordinance shall take effect 30 days from its publication.

Singed and approved this _____ day of _____, 2007.

Bill Bogaard
Mayor of the City of Pasadena

I HERBY 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

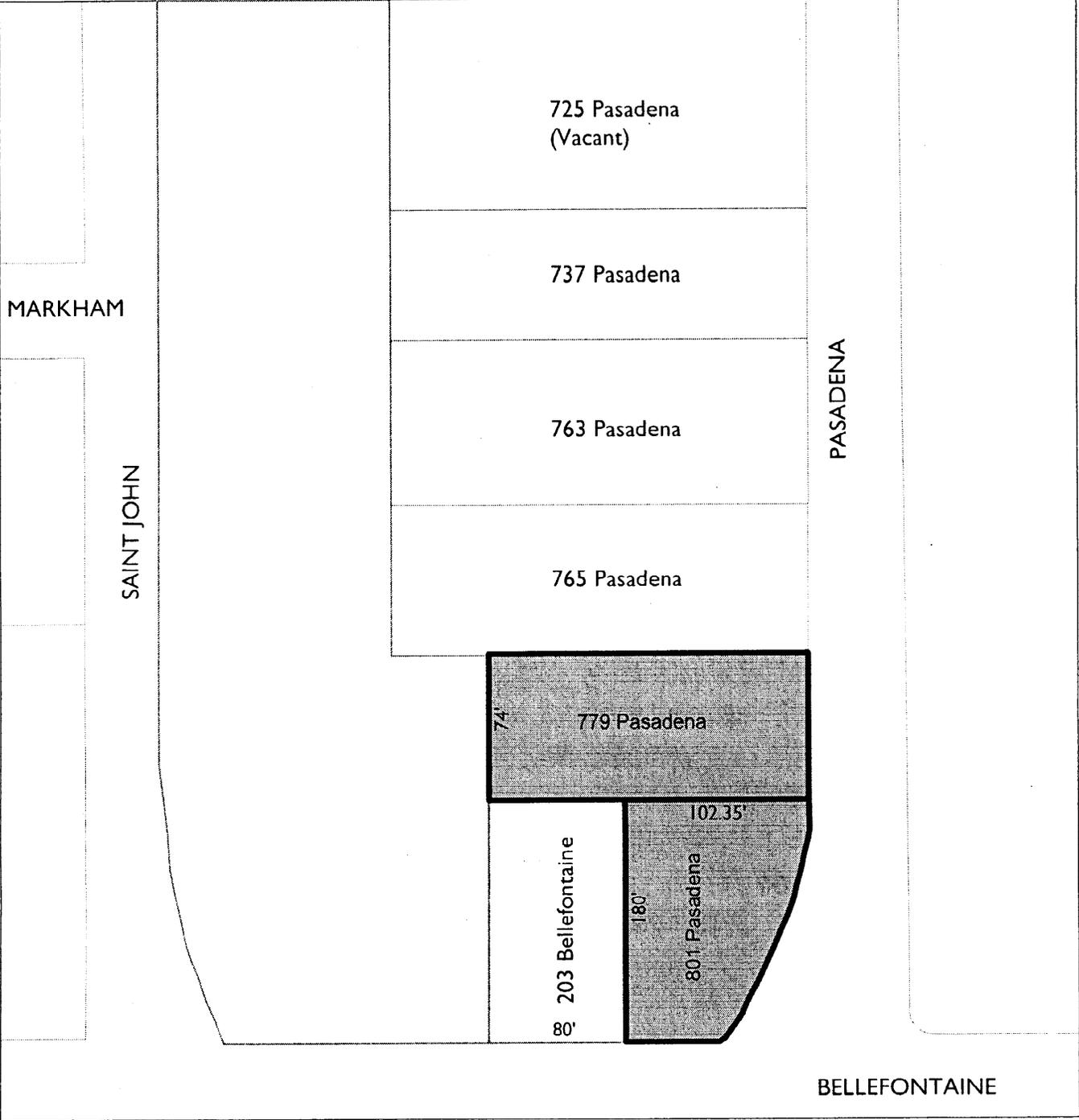
APPROVED AS TO FORM:



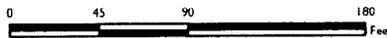
Theresa E. Fuentes
Deputy City Attorney

EXHIBIT A

Specialty Shop Overlay Zone



Prepared By:
 Scott Reimers
 September 17, 2007
 Specialty Shop Overlay.mxd



Legend

- Zone Change
- Parcel



The maps and associated data are provided without warranty of any kind. Any resale of this information is prohibited. Copyright © 2001, City of Pasadena.

Coordinate System
 State Plane California Zone V
 FIPS 405 (Feet), NAD 1983