

Agenda Report

DATE: SEPTEMBER 10, 2012

TO: CITY COUNCIL

FROM: PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA ESTABLISHING THE BOUNDARIES AND GUIDELINES FOR A ZONING PARKING CREDIT PROGRAM IN THE SOUTH LAKE AVENUE DISTRICT

RECOMMENDATION:

It is recommended that the City Council:

Adopt a resolution establishing the boundaries for the South Lake Avenue Parking Credit District as contained in Attachment A and the Guidelines in Attachment B for implementing the Zoning Parking Credit Program for this area.

BACKGROUND:

This resolution will implement the Zoning Parking Credit Code Amendments approved by the City Council on June 18, 2012 to expand the Zoning Parking Credit Program to include 371 on-street parking spaces along S. Lake Avenue. It establishes the S. Lake Ave. Parking Credit District boundaries and the Guidelines for the Zoning Parking Credit Program. The first reading of the ordinance amending the Zoning Code for parking credits is being presented under separate cover.

This program is needed to expand the zoning credit parking program into the South Lake District to support investment in existing older buildings. These older buildings generally have limited parking and cannot meet the current parking requirements of the Zoning Code for certain types of businesses. The Zoning Credit Parking program will establish an alternative means (on-street parking) to satisfy the parking requirements in the Zoning Code for parking more intense uses.

Modifications

At the June 18, 2012 public hearing, questions arose as to whether additional uses besides 'fast food restaurants' and 'formula fast food restaurants' should be ineligible for zoning parking credits because they are not consistent with the vision for the S. Lake Ave. area. Staff, working with the S. Lake Business Improvement District, reviewed the eligible uses and determined that additional uses should not be eligible for zoning

parking credits. The proposed ineligible uses are: "clubs, lodges, private meeting halls," "electronic game centers," "medical offices," and "personal improvement services - health or physical fitness clubs." These changes have been added to the guidelines.

Once the guidelines are adopted they may be revised, updated or amended by an administrative act of the Planning Director.

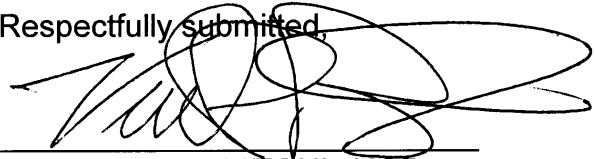
ENVIRONMENTAL DETERMINATION:

On June 18, 2012, the Council adopted a Negative Declaration for this Zoning Code amendment pursuant to the requirements of the California Environmental Quality Act. Adoption of the zoning credit parking program and the amendments to Title 17 involves no potential significant impacts.

FISCAL IMPACT:

Parking credit fees will be collected in the S. Lake area. These funds will be located in an account that will be used for parking-related or streetscape improvements within the district. This will be an amount of \$234 per parking credit per year for a maximum of \$86,814 per year when all parking credits have been sold.

Respectfully submitted,



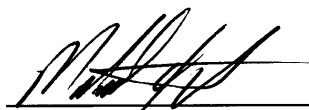
VINCENT P. BERTONI, AICP
Director
Planning & Community Development
Department

Prepared by:



Denver E. Miller
Principal Planner

Approved by:



MICHAEL J. BECK
City Manager

Attachments: (2)

Proposed Resolution

Attachment A - South Lake Avenue Parking Credit District Boundary

Attachment B - S. Lake Avenue Zoning Parking Credit Program Guidelines

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
ESTABLISHING A PARKING DEVELOPMENT SUBFUND, DEVELOPMENT
BOUNDARIES, AND GUIDELINES FOR A ZONING CREDIT PARKING PROGRAM
FOR S. LAKE AVENUE**

WHEREAS, pursuant to the Zoning Code (Pasadena Municipal Code Title 17), Chapter 17.46, the City Council of the City of Pasadena allows for the provision of off-site parking to satisfy required parking provided that certain criteria are met, and the City's existing Zoning Credit Parking Program allows certain projects to utilize public parking spaces in lieu of constructing or acquiring private spaces to meet zoning code requirements; and

WHEREAS, there exists enough underutilized public off-site, on-street parking spaces in the South Lake area of the City to accommodate the parking requirements of the Zoning Code for certain land uses which the Council sees fit to encourage to locate in and revitalize the South Lake area, and accordingly the City desires to establish a S. Lake Ave. Zoning Parking Credit District with the requisite Fund and Guidelines to implement the District.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pasadena hereby:

Section 1. Approves the establishment of a “S. Lake Avenue Parking Credit District Development Subfund” as a division of the Parking Development Fund for the purpose of accounting for contributions made in accordance with Section 17.46.030 of the Pasadena Municipal Code which occurs within a discreet geographic area of the City.

Section 2. Approves and creates the “S. Lake Avenue Parking Credit District Boundaries” as shown on the Map attached hereto as Attachment A for the purpose of establishing the S. Lake Avenue Parking Credit District as a discreet geographic area from which the parking requirements may be provided by means of contracts with the City or the City of Pasadena Parking Authority in accordance with Section 17.46.030 of the Municipal Code.

Section 3. Approves and creates the “S. Lake Avenue Parking Credit District Program Guidelines” as shown in Attachment B for the purpose of establishing guidelines for the eligibility, procedures, and execution of the Zoning Credit Parking

Program for this area. Subsequent to this action, these Guidelines may be revised, updated or amended by an administrative act of the Planning Director.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Jomsky, CMC
City Clerk

APPROVED AS TO FORM



Theresa E. Fuentes
Assistant City Attorney