

Introduced by: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS PROVISIONS OF TITLE 17 (ZONING CODE) OF THE PASADENA MUNICIPAL CODE TO DELETE THE REQUIREMENT THAT NEW PLANNED DEVELOPMENTS ARE CONSISTENT WITH THE ALLOWED LAND USES IN THE EXISTING SPECIFIC PLANS, TO ALLOW INCREASED FAR AND RESIDENTIAL DENSITY IN NEW PLANNED DEVELOPMENTS, AND TO REMOVE REFERENCES TO DEVELOPMENT CAPACITIES IN THE EAST COLORADO SPECIFIC PLAN AND EAST PASADENA SPECIFIC PLAN

The People of the City of Pasadena ordain as follows:

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

“Summary

This proposed ordinance amends various provisions of Title 17 (Zoning) of the Pasadena Municipal Code to delete the requirement that new Planned Developments are consistent with the allowed land uses in the existing Specific Plans, to allow increased FAR and residential density in new Planned Developments, and to remove references to development capacities in the East Colorado Specific Plan and East Pasadena Specific Plan.

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

SECTION 2. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.26, Section 17.26.020 (Purpose and Applicability of Special Purpose Zoning Districts),

Subsection C, (PD (Planned Development) District), Paragraph 3 (Adoption of a PD zoning district and accompanying PD plan), Subparagraph b (Land use regulations) is amended as follows:

“No use other than an existing use as of the effective date of the ordinance enacting this Subsection shall be allowed in a PD zoning district except in compliance with a valid PD plan. Any allowed or conditionally allowed use authorized by this Subsection may be included in an approved PD plan, but only when it is deemed consistent with the General Plan and any applicable specific plan.”

SECTION 3. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.26, Section 17.26.020 (Purpose and Applicability of Special Purpose Zoning Districts), Subsection C, (PD (Planned Development) District), Paragraph 3 (Adoption of a PD zoning district and accompanying PD plan), Subparagraph c (Development standards.) is amended as follows:

“(1) The FAR of a PD shall not exceed the FAR allowed on the Land Use Diagram for the project site unless approved by the City Council, but only as high as 3.0, and only when it can be shown the architectural design of the PD is contextual and of a high-quality.

“(2) The residential density of a PD shall not exceed the residential density allowed on the Land Use Diagram for the project site unless approved by the City Council, but only as high as 87 dwelling units per acre, and only when it can be shown the architectural design of the PD is contextual and of a high-quality. The residential density may also

exceed that of the Land Use Diagram if the project is complying with the Density Bonus provisions of Chapter 17.42 (Affordable Housing Incentives and Requirements).

~~(1) The density of a residential development under a PD plan shall not exceed the density allowed in the Land Use Element of the General Plan, unless the project is complying with the density bonus provisions of Chapter 17.42 (Affordable Housing Incentives and Requirements).~~

~~(2)(3) In the CD district, no PD plan may authorize a greater height than that permitted by Figure 3-8 - Central District Maximum Height.~~

~~(3)(4) The performance standards of Section 17.40.090 shall apply.~~

~~(4)(5) Other development regulations shall be as prescribed by the PD plan."~~

SECTION 4. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.26, Section 17.26.020 (Purpose and Applicability of Special Purpose Zoning Districts), Subsection C, (PD (Planned Development) District), Paragraph 3 (Adoption of a PD zoning district and accompanying PD plan), Subparagraph d (Commission and Council action) is amended as follows:

"(1) The Commission shall consider an application for reclassification to a PD zoning district in compliance with Chapter 17.74 (Amendments) and shall, at the same time, consider the proposed PD plan accompanying the application.

(a) A PD with a proposed increase in the FAR or residential density, as allowed in Section 17.26.020(C)(3)(c), shall be reviewed by the Design Commission prior to consideration by the Commission. The Design Commission shall advise the

Commission as to whether the architectural design of the proposed PD is contextual and of a high-quality.”

SECTION 5. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.31 (East Colorado Specific Plan), Section 17.31.050 (ECSP General Development Standards), Subsection B, (Amount of permitted development), is deleted in its entirety.

~~“Amount of permitted development. New residential and nonresidential development shall not exceed the amount of new, permitted development as specified under the Specific Plan (750 housing units and 316,000 square feet of commercial/institutional floor area). There are no subdistrict limitations on the number of housing units or commercial square footage; new development can occur plan-wide.~~

~~1. Calculation of commercial floor area. Commercial floor area shall be calculated based on net new square footage. Existing commercial floor area that is demolished to facilitate new development will be subtracted from the total floor area built on site.~~

~~2. Substitution of commercial floor area for residential units. In addition to the allocation of new densities provided in this Section, property owners may utilize a conversion factor for new development whereby commercial floor area may substitute for a residential unit at a rate of 1,000 square feet per unit. This conversion factor applies only to convert residential units into commercial square footage and not vice versa. The conversion factor is described within the Specific Plan.”~~

SECTION 6. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.32 (East Pasadena Specific Plan), Section 17.32.090 (Amount of Permitted Development and

Allocation of Density), is deleted in its entirety.

~~"17.32.090—Amount of Permitted Development and Allocation of Density~~

~~Within each subarea established by this Chapter, new residential and nonresidential development, and the permitted density of each development project, shall not exceed the amount of permitted new development specified in the General Plan for the East Pasadena Specific Plan area as shown in Table 3-12 (Amount of New Development Permitted by Subarea).~~

~~A.—The amount of permitted development shall also be governed by interim development limitations, as shown in Table 3-12, during the interim limited development period specified in the East Pasadena Specific Plan.~~

~~B.—In Subarea d-2, special development limitations shall apply during the interim limited development period as shown in Table 3-12.1 (Floor Area Ratios within Subarea d2 during Interim Limited Development Period).~~

~~TABLE 3-12—AMOUNT OF NEW DEVELOPMENT PERMITTED BY SUBAREA~~

Land Use Designation	General Plan		Specific Plan		Interim-Limited Development	
	Sq. Ft.	Units	Sq. Ft.	Unit	Sq. Ft.	Units

~~Subarea d1~~

General Commercial	140,000		140,000		65,800	
Office/R&D	0		70,000		32,900	
Retail	0		70,000		32,900	
Industrial	700,000		700,000		329,000	
Institutional	50,000		50,000		23,500	
Other	0		0		0	

Residential		0		100		47
Subtotal	890,000	0	890,000	100	418,300	47

Subarea d2

General Commercial	600,000		955,065		841,527	
Office/R&D	0		787,572		761,061	
Retail	0		167,493		80,466	
Industrial	500,000		174,205		29,733	
Institutional	75,000		5,630		2,648	
Other	0		0		0	
Residential		400		400		188
Subtotal	1,175,000	400	1,134,900	400	873,908	188

Subarea d3

General Commercial	35,000		75,100		65,247	
Office/R&D	0		15,000		15,000	
Retail	35,000	0	60,100	0	50,247	
Industrial	0		0		0	
Institutional	0		0		0	
Other	0		0		0	
Residential		0		0		0
Subtotal	35,000	0	75,100	0	65,247	0
Total Square Feet/Units	2,100,000	400	2,100,000	500	1,357,455	235

TABLE 3-12.1 FLOOR AREA RATIOS WITHIN SUBAREA d2 DURING INTERIM LIMITED DEVELOPMENT PERIOD

Zoning Designation	Specific Plan Maximum FAR	Interim Limited Development Period FAR
--------------------	---------------------------	--

South of Foothill Boulevard

IG-A	1.20	0.60
------	------	------

CG-B	2.00	1.20
CG-B-1, CG-B-2	2.00	1.50
CG-B-1, CG-B-2 (Transit site/joint- development site only)	1.50	1.50
CG-B-3	2.00	0.77
IG-B-4	1.20	0.77

North of Foothill Boulevard

CO-B-5	1.50	1.00
CG-C	0.40	0.40
CO-D	1.20	0.60
CO-D-1	1.20	0.87
CO-D-2	0.50	0.30
CL-G	1.00	0.44

SECTION 7. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.32 (East Pasadena Specific Plan), Section 17.32.100 (Replacement of Existing Development), is deleted in its entirety.

~~“17.32.100 – Replacement of Existing Development~~

~~In addition to the allocation of permitted development as provided in Section 17.32.090 above, a property owner may replace existing residential dwelling units and nonresidential floor area (measured in square feet) on a one for one basis provided that the existing residential dwelling units and non-residential floor area are in compliance with this Zoning Code. Replacement dwelling units or floor area shall be subtracted from~~

~~the dwelling units and floor area of new buildings in the determination of permitted development for each site."~~

SECTION 8. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 9. This ordinance shall take effect 30 days from its publication.

Signed and approved this _____ day of _____, 2016.

Terry Tornek
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this _____ day of _____ 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky
City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney