

Redline Version of Existing Transit-Oriented Development (TOD) Ordinance (Section 17.50.340 of the Zoning Code)

Additions are indicated in red, and the deletions are shown with ~~strikeout text~~.

17.50.340 – Transit-Oriented Development (TOD)**A. Applicability.**

1. The standards of this Section provide for a mixture of commercial, high-density residential, mixed-use, public, and semi-public uses in close proximity to light rail stations, encouraging transit usage in conjunction with a safe and pleasant pedestrian-oriented environment.
2. These standards emphasize intensification of development and reduced reliance on motor vehicles.
3. These standards shall apply to new Projects located within a ~~designated~~ **designated TOD area of a radius of 1,320 feet (1/4 mile) of from a light-rail station platform. Within the Central District, these standards shall **also** apply to the area identified on Figure 3-5 - Central District Transit-Oriented Area. **A Project shall be subject to provisions of this Section if any portion of the Project's property boundary is within the specified distance indicated in this Section.****
4. **When there is an overlap between TOD Areas, the more restrictive standards of the respective TOD Areas shall apply.**
5. **Optional Half-Mile TOD Area.**
 - a. **Projects located between 1,320 feet (quarter-mile) and 2,640 feet (half-mile) of a light-rail station platform may voluntarily make use of applicable TOD standards provided in this Section, unless as follows:**
 - (1) **The proposed project is one of the prohibited land uses listed in Section 17.50.340.B.**
 - (2) **The proposed project is located between 1,320 feet (quarter-mile) and 2,640 feet (half-mile) of the Sierra Madre Villa station, where the optional half-mile TOD Area shall not apply.**
 - b. **If TOD standards are utilized, the project must comply with all standards listed in this Section.**

B. Prohibited land uses.

1. The following nontransit-oriented land uses, as these land uses are defined in Article 8 (Glossary of Technical Terms and Land Use Types), are prohibited **within the designated TOD area as specified in Section 17.50.340.A.3:**
 - a. Drive-through businesses;
 - b. Large recycling facilities;

- c. Vehicle services - sales and leasing; (except for sales and leasing - limited);
- d. Vehicle services - service stations;
- e. Vehicle services - washing and detailing; (except washing and detailing, small-scale);
- f. Vehicle storage; and
- g. Wholesaling, distribution, and storage (including commercial and small-scale).

C. Permit requirements. A Minor Conditional Use Permit shall be required for any proposed commercial and industrial development projects ~~with over~~ **exceeding** 15,000 square feet but less than 25,000 square feet of gross floor area. A Conditional Use Permit shall be required for any proposed commercial and industrial development projects with 25,000 square feet of gross floor area or more pursuant to Section 17.61.050.J.2 (Major Construction), notwithstanding any other provisions of the Zoning Code. ~~When a Conditional Use Permit is required per Section 17.61.050.J.2 (Major Construction), a proposed project located within the TOD area shall be reviewed accordingly.~~

1. **Issues for review.** Minor Conditional Use Permit ~~and Conditional Use Permit~~ review shall consider the site plan of the proposed project to ensure that findings can be made that the use is compatible with transit.
2. **Required findings.** Minor Conditional Use Permit ~~and Conditional Use Permit~~ approval shall require that the review authority first make the following findings in addition to the findings required by Section 17.61.050:
 - a. The project consists of a use, or mix of uses, that encourage transit use and is oriented toward the transit user.
 - b. The project is designed to enhance pedestrian access and/or other non-motor vehicle modes of transportation to public transit.
 - c. The project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces dependency on motor vehicles.

D. Parking requirements.

1. ~~Parking reductions for n-~~ **Nonresidential development projects.**

a. **Sierra Madre Villa Station TOD Area**

- (1) **Office uses.** For the uses Offices – Administrative, Business, Professional and Offices - Governmental, the minimum number of required off-street parking spaces shall be reduced by 25 percent, and this reduction shall be the maximum allowed number of parking spaces.
- (2) **All other nonresidential uses.** For all other nonresidential uses, the minimum number of required off-street parking spaces shall be reduced by 10 percent, and this reduction shall be the maximum allowed number of parking spaces.

b. Allen, Lake, Memorial Park, Del Mar, and Fillmore Station TOD Areas and Central District Transit Oriented Area

(1) Office uses. For the uses offices - administrative business professional and offices - governmental, the minimum number of required off-street parking shall be reduced by 25 percent, with an optional reduction up to 35 percent, and this reduction shall be the maximum allowed number of parking spaces.

(2) All other nonresidential uses. For all other nonresidential uses the minimum amount of required off-street parking shall be reduced by 10 percent, with an optional reduction up to 20 percent, and this reduction shall be the maximum allowed number of parking spaces.

c. Further reduction with study. The parking requirements may be further reduced through a parking demand study and approval of a Minor Conditional Use Permit.

2. Exceeding allowable parking requirements. A project site may exceed the maximum allowable parking requirements in compliance with the following conditions.

a. Commercial Off-Street Parking. If the parking is intended to serve as Commercial Off-Street Parking, subject to the following conditions:

- (1) Approval of this parking shall require the granting of a Minor Conditional Use Permit in compliance with Section 17.61.050;
- (2) All parking spaces in excess of the maximum allowable parking must be for public parking;
- (3) The site shall provide a minimum of 25 public parking spaces;
- (4) The site shall include pedestrian and automotive-oriented signs to advertise the availability and location of the public parking spaces on the property;
- (5) Public parking may not be located on more than two levels, and must be located in a contiguous manner starting on the ground floor;
- (6) Each public parking space shall have a sign noting that the parking space is available for public parking;
- (7) Parking facilities shall be designed to allow for automated operations unless a parking attendant can be assigned during public parking hours;
- (8) City shall be provided with monthly reports on monthly and transient usage.
- (9) The public parking spaces shall comply with section 17.40.070. At a minimum, the spaces shall be available from 7:00 a.m. to 10 p.m., Monday through Sunday;
- (10) If monthly passes are sold for the public parking spaces, sales shall not exceed 50 percent of the total public parking spaces;

- (11) Hourly, daily, monthly rates for the public spaces may not exceed the City's Old Pasadena public parking structures rates by more than 150 percent;
- (12) The parking area shall be managed to limit the use of public parking by tenants;
- (13) The City may post wayfinding signs directing motorists to the commercial public parking on the site; and
- (14) The City of other business districts may advertise the commercial public parking on site in written publications or on its website.

b. Shared parking. A site may exceed the maximum allowable number of parking spaces if the parking is approved to serve as shared parking in compliance with Section 17.46.050.

c. Joint parking. A site may exceed the maximum allowed number of parking spaces if the parking is approved to serve as joint parking.

(1) Joint parking is a type of parking that is designed to serve uses on at least two different sites.

(2) The joint parking provided shall not exceed the maximum required parking for the combined total parking requirements of the different individual sites.

d. Sierra Madre Villa TOD Area. The maximum allowed parking requirements in Section 17.50.340.D may be increased through a parking demand study and approval of a Minor Conditional Use Permit, up to an amount that is consistent with the standards applicable to other areas outside of the TOD areas as specified by the Section 17.46.040.

e. Existing Off-Street Parking Spaces. If a Project results in a condition where the number of existing off-street parking spaces is greater than the requirements for such development or uses established by this Section, the number of existing spaces in excess of the prescribed maximums may be maintained, but shall not be further exceeded except as allowed by the Section 17.50.340.D.2.d.

3. **Residential development projects.** The following requirements apply to multi-family residential and mixed-use development projects proposing at least 48 dwelling units per acre.

~~a. Residential parking shall be a minimum of:~~

~~(1) 1 space for each unit for units less than 650 square feet to a maximum of 1.25 spaces per unit; and~~

~~(2) 1.5 spaces for each unit for units 650 square feet or more to a maximum of 1.75 spaces per unit.~~

a. Sierra Madre Villa Station TOD Area

- (1) **Units less than 650 square feet.** A minimum of 1 space for each unit shall be required for each unit, and this minimum shall be the maximum allowed number of parking space; and
- (2) **Units 650 square feet or more.** A minimum of 1.5 spaces for each unit to a maximum of 2 spaces per unit.

b. Allen, Lake, Memorial Park, Del Mar, and Fillmore Station TOD Areas and Central District Transit Oriented Area

- (1) **Units less than 650 square feet.** A minimum of 1 parking space shall be required for each unit and this minimum shall be the maximum allowed number of parking space; and
- (2) **Units 650 square feet or more.** A minimum of 1.5 parking spaces shall be required for each unit to a maximum of 1.75 spaces per unit.

b.c. The parking requirements may be further reduced through a parking demand study and approval of a Minor Conditional Use Permit in compliance with Section 17.61.050.

~~c. The cap includes the minimum parking requirement as well as the requirement for guest parking.~~

d. City Permits for overnight parking shall not be allowed.

- (1) City Permits for overnight parking on City streets shall not be issued for residential development projects built in compliance with these regulations.
- (2) Residential tenants shall be advised of the unavailability of on-street overnight parking permits.

e. Guest parking shall be provided as required by Table 4-6 (Off-Street Parking Space Requirements) of the Section 17.46.040. The number of guest parking spaces provided shall not exceed the minimum number of parking spaces required by Table 4-6 of the Section 17.46.040.

4. **Modification.** The Zoning Administrator may modify the required parking in a parking garage (including below grade and at or above grade garages) by allowing the total parking requirement to exceed or be reduced by five percent but not more than 10 spaces, only if it can be shown to the satisfaction of the Zoning Administrator that such modification is necessary to alleviate on-site limitations resulting from, but not limited to, the configuration of the parking garage and/or vehicle circulation.

F.E. Development projects within the CG zoning district.

1. **1/4 mile of the Allen Street Station.** For development projects located within 1/4 mile of the Allen Street Station, multi-family uses are conditionally permitted, shall contain a minimum of 50 dwelling units, and shall have a maximum allowable density of 48 units per acre. The Conditional Use Permit shall also establish the appropriate setbacks.

2. **Between 1/4 and 1/2 mile of the Allen Street Station.** For development projects that are located between 1/4 of a mile and 1/2 mile of the Allen Street Station, and require a Conditional Use Permit for a project over 25,000 square feet of gross floor area, the additional findings identified in ~~Subsection C~~ **Section 17.50.340.C.2.**, ~~above~~, shall not be required, but shall be used to guide the review of the project and the development of appropriate conditions.
3. **Further reductions.** The parking requirements may be further reduced through a parking demand study and the issuance of a Minor Conditional Use Permit in compliance with Section 17.61.050.