

RESOLUTION NO: _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA AMENDING ALL EIGHT SPECIFIC PLANS TO ALLOW RESIDENTIAL CARE FACILITIES WITH SIX OR FEWER PERSONS, SUPPORTIVE HOUSING, AND TRANSITIONAL HOUSING IN AREAS WHERE HOUSING IS PERMITTED

WHEREAS, in recent years, the State of California Legislature has passed legislation to encourage and facilitate the provision of housing for people with unique housing needs; and

WHEREAS, California Health and Safety Code requires that licensed residential care facilities with six or fewer persons be considered as a residential use of property, subject only to the restrictions that apply to other dwellings of the same residential type in the same zoning district; and

WHEREAS, Senate Bill (SB) 2 (effective January 1, 2008) modified State Housing Element Law to require local planning and zoning regulations to recognize transitional and supportive housing as a residential use, subject to only those restrictions that apply to other residential uses of the same type in the same zoning district; and

WHEREAS, the City's 2014-2021 Housing Element Program Objectives #19.3 and #22.2 commits the City to review and amend its Zoning Code to ensure compliance with the State Law regarding residential care facilities with six or fewer persons, transitional housing, and supportive housing; and

WHEREAS, based on the review of the City's Zoning Code and all other applicable documents, the City finds it necessary to also amend all eight existing specific plans (Central District Specific Plan, East Colorado Specific Plan, East Pasadena Specific Plan, Fair Oaks Orange Grove Specific Plan, Lincoln Avenue Specific Plan, North Lake Specific Plan, South Fair Oaks Specific Plan, and West Gateway Specific Plan) in order to comply with the State Law regarding residential care facilities with six or fewer persons, transitional housing, and supportive housing; and

WHEREAS, the proposed amendments to the Zoning Code and the specific plans are categorically exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to State CEQA guidelines Section 15601(b)(3) in that it can be seen with certainty that there is no possibility that the proposed amendments may have a significant effect on the environment since the proposed amendments are technical changes only, do not entitle any development, and are required by state law; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the proposed amendment to the City's Zoning Code and specific plans on December 14, 2016, at which time all persons wishing to testify in connection with the proposed amendments were heard and said proposal was fully studied; and

WHEREAS, the Planning Commission recommended that the City Council approve the proposed amendments; and

WHEREAS, the City Council held a duly noticed public hearing on January 30, 2017, at which time all persons wishing to testify in connection with the proposed amendments to the Zoning Code and specific plans were heard and said proposal was fully studied.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PASADENA RESOLVES AS FOLLOWS:

SECTION 1. In light of the whole record, the proposed amendments to the specific plans will not have a significant effect on the environment and staff is directed to file a Notice of Exemption.

SECTION 2. As required by the Pasadena Municipal Code, Title 17 (Zoning Code), Chapter 17.68, Section 17.68.070.A, the City Council hereby finds the following:

1. The proposed amendments to the specific plans are in conformance with the goals, policies and objectives of the General Plan, and other adopted goals and policies of the City as follows:

General Plan

Land Use Element

- Policy 21.1 (Adequate and Affordable Housing). Provide a variety of housing types (i.e. small subdivisions, row housing, and condominiums), styles, densities, and affordability levels that are accessible to and meet preferences for different neighborhood types (e.g. mixed use pedestrian environments and traditional suburban neighborhoods), physical abilities and income levels, pursuant to the Housing Element.

Housing Element

- Goal HE-4. Adequate housing opportunities and support services for seniors, people with disabilities, families with children, college students, and people in need of emergency, transitional, or supportive housing.
- Policy HE-4.3 (People with Disabilities). Support the development of permanent, affordable, and accessible housing that allows people with disabilities to live independent lives; assist residents in maintaining and repairing their homes.
- Policy HE-4.4 (Service-Enriched Housing). Support and assist organizations in the provision of support services and service-enriched housing for special needs groups, such as seniors, families, disabled people, homeless people, and those with medical conditions.

The proposed amendments include technical changes to all specific plans in order to comply with the State Law regarding residential care facilities with six or fewer persons, transitional housing, and supportive housing. The proposed amendment consists of adding supportive housing as a defined land use in the specific plans, which is a type of housing that is designed to assist persons with low income who have one or more disabilities such as mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act ("Target Population") by providing services that are vital in promoting independent living (e.g. health and employment assistance programs). In addition, the proposed amendments encourage and facilitate the provision of housing for persons with special needs, including homeless persons and persons with disabilities, as it will allow all three uses in zoning districts where other residential uses are permitted. For these reasons, the proposed amendment is consistent with Land Use Element Policy 21.1, as well as Housing Element Goal HE-4 and Policies HE-4.3 and 4.4. In addition, the proposed amendments are mandated by the 2014-2021 Housing Element Implementation Program (#19 and #22).

Specific Plans

All eight specific plans (Central District Specific Plan, East Colorado Specific Plan, East Pasadena Specific Plan, Fair Oaks/Orange Grove Specific Plan, Lincoln Avenue Specific Plan, North Lake Specific Plan, South Fair Oaks Specific Plan, and West Gateway Specific Plan) consist of goals, policies, and objectives that encourage integration of different land uses and/or provision of different housing

options and affordable housing. Allowing residential care facilities with six or fewer persons, transitional housing, and supportive housing in specific plans areas where other residential uses are permitted supports these goals, policies, and objectives of all specific plans as it encourages and facilitates the provision of housing for people with special housing needs. Therefore, the proposed amendments are compatible with the overall intent of all eight specific plans and will ensure that the specific plans remain consistent with the general plan, including the housing element.

SECTION 3. Central District Specific Plan Section 11, **TABLE 4: RECOMMENDED LAND USE CLASSIFICATIONS A** is amended in part as shown in Exhibit 1, attached hereto and incorporated by this reference.

SECTION 4. East Colorado Specific Plan Chapter 5, Section B, **LAND USE REGULATIONS TABLE** is amended in part as shown in Exhibit 2, attached hereto and incorporated by this reference.

SECTION 5. East Pasadena Specific Plan Section 6.2, **TABLE 6.2: EXISTING LAND USE CLASSIFICATIONS PER ZONE AND SPECIFIC PLAN LAND USE REGULATIONS BY SUBAREA** is amended in part as shown in Exhibit 3, attached hereto and incorporated by this reference.

SECTION 6. Fair Oaks/Orange Grove Specific Plan Chapter 4, **TABLE 4.2: SPECIFIC PLAN PERMITTED LAND USES BY ZONING DISTRICTS AND SPECIFIC PLAN DISTRICT** is amended in part as shown in Exhibit 4, attached hereto and incorporated by this reference.

SECTION 7. Lincoln Avenue Specific Plan Chapter 5, **TABLE 5.2: ALLOWED USES IN RESIDENTIAL ZONING DISTRICTS** is amended in part as shown in Exhibit 5, attached hereto and incorporated by this reference.

SECTION 8. Lincoln Avenue Specific Plan Chapter 5, **TABLE 5.3: ALLOWED USES IN COMMERCIAL AND PUBLIC/SEMI-PUBLIC ZONING DISTRICTS** is amended in part as shown in Exhibit 6, attached hereto and incorporated by this reference.

SECTION 9. North Lake Specific Plan Chapter E, **ALLOWED USES AND PERMIT REQUIREMENTS FOR NORTH LAKE SPECIFIC PLAN DISTRICTS** is amended in part as shown in Exhibit 7, attached hereto and incorporated by this reference.

SECTION 10. South Fair Oaks Specific Plan Section 4, **TABLE 4-2: IG**

DISTRICT LAND USE REGULATIONS is amended in part as shown in Exhibit 8, attached hereto and incorporated by this reference.

SECTION 11. West Gateway Specific Plan Chapter IV, Section 1.a. of Strategies & Recommendations Section for former Ambassador College Property is amended in part as follows:

- 1) Land Use and Development Standards – To provide the flexibility needed to allow new development to respond to market demand, while protecting adjacent neighborhoods:
 - a. Allow office (business & professional, government), residential (including residential care, limited, supportive housing, and transitional housing), senior housing and senior continuing care / assistive care (defined as convalescent care facilities and residential care, general in the zoning code), hotel (visitor accommodations), institutional (cultural institution, school) and corporate center uses on the Worldwide Church of God campus, at a smaller scale on the Orange Grove and Del Mar Boulevard frontages and at a larger scale on the Green Street and St. John Avenue frontages.

SECTION 12. West Gateway Specific Plan Chapter IV, Section 1.a., 1.b., and 1.c of Strategies & Recommendations Section for West Colorado Boulevard is amended in part as follows:

1. Land Use and Development Standards – To provide the flexibility needed to allow new development to respond to market demand, while protecting adjacent neighborhoods:
 - a. Allow auto sales, institutional (cultural institutional, school), office (business and professional, government), hotel (visitor accommodations), senior housing and senior continuing care / assistive care (defined as convalescent care facilities and residential care, general in the zoning code), residential care, limited, supportive housing, transitional housing, and multi-family residential (up to 48 dwelling units per acre) uses on the Rusnak auto dealer site and the other Norton Simon Art Foundation property, and the Norton Simon Museum parking lot.
 - b. Allow institutional (cultural institution, school), office (business and professional, government), hotel (visitor accommodations), senior housing and senior continuing care / assistive care (defined as

convalescent care facilities and residential care, general in the zoning code), residential care, limited, supportive housing, transitional housing, and multi-family residential (up to 48 dwelling units per acre) uses on the Elks Club Lodge property.

- c. Allow office (business & professional, government), senior housing and senior continuing care / assistive care (defined as convalescent care facilities and residential care, general in the zoning code), residential care, limited, supportive housing, transitional housing, and residential-serving retail uses (including food sales and personal services) on the Hughes block.

SECTION 13. West Gateway Specific Plan Chapter IV, Section 1.c of Strategies & Recommendations Section for Area 1 of South DeLacey Corridor is amended in part as follows:

1. Land Use and Development Standards – Follow the zoning standards of CD 1 – Old Pasadena which include:
 - a. Limit building heights to three stories or 40 feet;
 - b. Require buildings to be placed at the front property line; and
 - c. Permit land uses such as multi-family residential, senior housing and senior continuing care / assistive care (defined as convalescent care facilities and residential care, general in the zoning code), residential care, limited, supportive housing, transitional housing, retail sales, and offices.

SECTION 14. West Gateway Specific Plan Chapter IV, Section 1.a of Strategies & Recommendations Section for Area 2 of South DeLacey Corridor is amended in part as follows:

1. Land Use and Development Standards – The overall land use strategy for Area 2 is to provide flexibility by allowing residential, office (business & professional, government, corporate center, incidental retail, and institutional (cultural institution, school) uses.
 - a. Allow multi-family residential (32-60 dwelling units per net acre), senior housing and senior continuing care / assistive care (defined as convalescent care facilities and residential care, general in the zoning

code), residential care, limited, supportive housing, transitional housing, offices (business & professional, government) and corporate center uses.

Allow institutional uses, which could include the current support functions on the property owned by the Worldwide Church of God campus, or a school, church (religious institution) or other similar uses.

Allow small-scale, incidental retails development (including food sales and person services).

SECTION 15. West Gateway Specific Plan Chapter IV, Section 1 of Recommendations Section for Vista del Arroyo Bungalows is amended in part as follows:

1. Recommended Land Uses – Allow only the following uses on site:

- Offices (government and professional)
- Cultural institutions
- Schools and colleges
- Religious assembly
- Specialized uses which are residential in character such as residential care facilities, supportive housing, and transitional housing, extended stay lodging (hotel), bed-and-breakfast, and mixed use (residential and office)
- Senior housing and senior continuing care / assistive care (defined as convalescent care facilities and residential care, general in the zoning code)
- Single-family residential
- Multi-family residential

Adopted at the regular meeting of the City Council on the ____ day of _____,

2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Jomsky, CMC
CITY CLERK

APPROVED AS TO FORM:



Theresa E. Fuentes
ASSISTANT CITY ATTORNEY

Central District Specific Plan

Section 11, Table 4: Recommended Land Use Classifications A

- P Permitted Use
- C Conditionally Permitted Use
- MC Conditionally Permitted Use (Minor CUP)
- NP Non-Permitted Use
- EC Expressive Use Permit Required
- TUP Temporary Use Permit Required

Note: Reference District-wide Map 12: Housing / Ground Floor Concept for Additional locational restrictions on

LAND USE	CD-1 (Old Pasadena)	CD-2 (Civic Center)	CD-3 (Urban Housing)	CD-4 (Pasadena Playhouse)	CD-5 (Lake Avenue)	CD-6 (Arroyo Corridor / Fair Oaks)
Residential Uses						
Boarding houses	P	P	P	P	P	P
Caretaker's quarters	P	P	P	P	P	P
Dormitories	C	C	C (1)	C	C	C
Fraternities / sororities	C	C	C (1)	C	C	C
Home occupations	P	P	P	P	P	P
Mixed-use projects	P	P	P	P	P (9)	NP (3)
Multi-family housing / urban housing	P	P	P	P	P (9)	NP (3)
Residential accessory uses and structures	P	P	P	P	P (9)	NP (3)
Residential care, general	C	C	C	C	C	C
Residential care, limited	NP (5) <u>P</u>	NP <u>P</u>	P	NP (2) <u>P</u>	NP <u>P</u>	NP <u>P</u>
Single-family housing	NP (5)	NP	P	NP (2)	NP	NP
Single room occupancy	C	C	C (7)	C	C	C
Supportive housing	P	P	P	P	P	P
Transitional housing	P	P	P	P	P	P
Recreation, Education & Public Assembly Uses						
Adult businesses	NP	NP	NP	NP	NP	NP
Clubs, lodges, private meeting halls	C	C	C (7)	C	C	C
Colleges - traditional campus setting	C	C	C (7)	C	C	C
Colleges - non-traditional campus setting	P	P	C (7)	P	P	P
Commercial entertainment *	E	E	NP	E	E	E
Commercial recreation, indoor *	C	C	C (7)	C	C	C
Commercial recreation, outdoor	C	C	NP	C	C	C
Conference centers	C	C	NP	C	C	C
Cultural institutions *	P	P	C	P	C	P
Electronic game centers	C	C	NP	C	C	C
Internet access studios	C	C	NP	C	C	C
Park and recreation facilities	C	C	C	C	C	C
Religious facilities	P	P	MC	MC	MC	MC
Religious facilities w/ columbarium	P	P	MC	MC	MC	MC
Religious facilities w/ temporary homeless shelter	P	P	MC	MC	MC	MC
Schools, public and private	C	C	C	C	C	C
Schools - specialized education and training	P	P	C (7)	P	P	P
Street fairs	P	P	P	P	P	P
Tents	P	P	P	P	P	P

*qualifies as a pedestrian-oriented use

- (1) Permitted within the Ford Place / Fuller Seminary Precinct
- (2) Permitted within the Playhouse South / Green Street Precinct
- (3) Permitted within the Arroyo Corridor Transition Area
- (4) Conditionally Permitted within 350 feet from the south curb line of Corson St
- (5) Conditionally Permitted within the West Downtown Transit Village Precinct
- (6) Conditionally Permitted within the Civic Center Core Precinct
- (7) Not Permitted 140 feet north of Walnut Street
- (8) Not Permitted within the Arroyo Entrance Corridor Precinct
- (9) Reference District-wide Map 12 Housing / Ground Floor Concept for additional restrictions on residential use

Scored language deleted, underlined language added

East Colorado Specific Plan

Chapter 5, Section B, LAND USE REGULATIONS TABLE

EAST COLORADO BOULEVARD								Additional Use Regulations
LAND USE REGULATIONS								
Use Classifications	Mid-City	College District	Gold Line	Gold Line	Route 66	Lamanda Park	Chihuahuita	
			CL	CG				Existing RM-32 zoning will not be modified, all properties within the Gold Line sub-area that are currently zoned RM- 32 will remain under City of Gardens Zoning
Residential								
Adult Day Care, Limited		P	P			C		
Boarding Houses			P					
Caretaker's Quarters	P	P	P	P	P	P	P	
Dormitories			P					
Family Day Care Homes			P					
Small			P					
Large			P					
Fraternities/Sororities			P					
Multi-Family Residential	P(1)	P(1)	P	P(1)(2)		P(1)	P(1)(2)	(1) Residential development allowed in mixed-use format only. (2) Residential development only allowed within 1/4 mile of light rail station
Residential Care, Limited	P(1)	P(1)	P	P(1)(2)			P(1)(2)	(1) Residential development allowed in mixed-use format only. (2) Residential development only allowed within 1/4 mile of light rail station.
Single-Family Residential			P					
Supportive Housing	P(1)	P(1)	P	P(1)(2)			P(1)(2)	(1) Residential development allowed in mixed-use format only. (2) Residential development only allowed within 1/4 mile of light rail station.
Transitional Housing	P(1)	P(1)	P	P(1)(2)			P(1)(2)	(1) Residential development allowed in mixed-use format only. (2) Residential development only allowed within 1/4 mile of light rail station.
Public and Semi-Public								
Adult Day Care, General			C			C		
Charitable Institutions	C	C	C	C	C	C	C	
Child Day Care Center	P			P	P	P		
Clubs and Lodges	P	P	C	P	P	P		
Colleges and Universities		C		C	C			
Convalescent Facilities			C			C		
Cultural Institutions	P	P	P	P	P	P	P	
Detention Facilities								
Government Offices	P	P	P	P	P	P	P	
Helpouts	C							
Hospitals	C	C		C	C	C	C	
Maintenance and Service Facilities							C	
Park and Recreation Facilities	C	C	C	C	C	P	C	
Public Safety Facilities	C	C	C	C	C	C	C	
Religious Assembly	C	C	C	C	C	C	C	
With Columbarium	C	C	C	C	C	C	C	
With Temporary Homeless Shelter	C	C	C	C	C	C	C	

Scored language deleted, underlined language added

East Pasadena Specific Plan

Section 6.2, Table 6.2: Existing Land Use Classifications per Zone and Specific Plan Land Use Regulations by Subarea

Table 6.2
Existing Land Use Classifications per zone and specific plan use land use regulations by subarea

Use Classification	Existing Zoning					Subarea d1			Subarea d2						Subarea d3	
	IG	CG	CL	CO	PS	IG	CG	CL	IG	CG ¹	CG ²	CL	CO	PS	CG	CO
Residential																
Adult Day Care, Limited	--	--	P	P	--	--	--	P	--	--	--	P	P	--	--	P
Boarding Houses	--	--	P	--	--	--	--	P	--	--	--	P	--	--	--	--
Caretaker's Quarters	MC	P	P	P	C	MC	P	P	MC	P	P	P	P	C	P	P
Dormitories	--	--	P	--	C	--	--	P	--	--	--	P	--	C	--	--
Family Day Care Home:																
Small	--	--	P	P	C	--	--	P	--	--	--	P	P	C	--	P
Large	--	--	P	P	C	--	--	P	--	--	--	P	P	C	--	P
Fraternities/Sororities	--	--	P	--	C	--	--	P	--	--	--	P	--	C	--	--
Multifamily Residential ³	--	--	P	P	C	--	P	P	--	P	P	P	P	C	P	P
Residential Care, Limited	--	--	P	P	--	--	<u>P</u>	P	--	<u>P</u>	<u>P</u>	P	P	<u>C</u>	<u>P</u>	P
Single-Family Residential	--	--	P	P	C	--	--	P	--	--	--	P	P	C	--	P
<u>Supportive Housing</u>						<u>--</u>	<u>P</u>	<u>P</u>	<u>--</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>P</u>
<u>Transitional Housing</u>						<u>--</u>	<u>P</u>	<u>P</u>	<u>--</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>P</u>
Public & Semi-Public																
Adult Day Care, General	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Charitable Institutions	C	C	C	C	--	C	C	C	C	C	C	C	C	--	C	C
Clubs and Lodges	C	P	C	C	C	C	P	C	C	P	P	C	C	C	P	C
Colleges & Universities	--	C	C	C	C	--	C	C	--	C	C	C	C	C	C	C
Convalescent Facilities	--	--	C	C	C	--	--	C	--	--	--	C	C	C	--	C
Cultural Institutions	C	P	P	P	C	C	P	C	C	P	P	P	P	C	P	P
Child Day Care Center	C	P	P	P	C	C	P	P	(P)	P	P	P	P	C	P	P
* Detention Facilities	C	--	--	--	--	C	--	--	(--)	--	--	--	--	--	--	--
* Government Offices	C	P	P	P	C	C	P	P	C	P	P	P	P	C	P	P

¹ South of Foothill Boulevard
² North of Foothill Boulevard
³ Multifamily Residential permitted for 32-48 dwelling units per acre
⁴ As an accessory use only
⁵ No auto dismantling is permitted

⁶ CUP until completion of the City-wide Revised Zoning Code, the Zoning Administrator and Building Official will apply appropriate conditions for development until development Standards are prepared for this use

Scored language deleted, underlined language added

Fair Oaks/Orange Grove Specific Plan

Chapter 4, Table 4.2: Specific Plan Permitted Land Uses by Zoning Districts and Specific Plan District

Table 4-2 SPECIFIC PLAN PERMITTED LAND USES BY ZONING DISTRICT AND SPECIFIC PLAN DISTRICT							
Use Classification	Proposed Land Uses						
	Commercial Districts			PS Districts	OS Districts	RM16 District	RM12 District
	CL, La Pintoresca Commercial Nodes ¹	Light Industrial/ Commercial sites, Robinson Park District	Renaissance Commercial Districts				
Residential							
Adult Day Care, Limited	P ¹	(--)*	P ⁵	(--)	(--)	(--)*	(--)*
Boarding Houses	(--)*	(--)*	(--)*	(--)	(--)	(--)	(--)
Caretaker's Quarters	P ¹	(--)*	P ⁵	C	C	(--)	(--)
Dormitories	P ¹	(--)*	P ⁵	C	(--)	(--)	(--)
Family Day Care Home							
Small (<8 children)	P ¹	(--)*	P ⁵	C	(--)	P	P
Large (9-14 children)	P ¹	(--)*	P ⁵	C	(--)	MC	MC*
Fraternities/Sororities	P ¹	(--)*	P ⁵	C	(--)	(--)	(--)
Residential Care, Limited	P ¹	(--)*	P ⁵	C	(--)	P	P
Multi-Family Residential	P ¹	(--)*	P ⁵	C	(--)	P	P
Single-Family Residential	P ¹	(--)*	P ⁵	C	(--)	P	P
<u>Supportive Housing</u>	<u>P¹</u>	<u>(--)</u>	<u>P⁵</u>	<u>C</u>	<u>(--)</u>	<u>P</u>	<u>P</u>
<u>Transitional Housing</u>	<u>(--)* P¹</u>	<u>(--)*</u>	<u>(--)* P⁵</u>	<u>(--)* C</u>	<u>(--)</u>	<u>(--)* P</u>	<u>(--)* P</u>

- (--)
P
C
MC
TC
E
*
P/C
- Use is not permitted
- Use is permitted
- Use is conditionally permitted
- Use is conditionally permitted with a Minor Conditional Permit
- Use is conditionally permitted with a Temporary Conditional Use Permit
- Use is permitted with an Expressive Use Permit
- Change of status from existing Zoning
- Accessory use subject to land use regulations of principal use

- 1 No housing units or Residential uses shall be allowed in CL district at Montana and at Washington. However, residential uses shall be allowed in the CL district at Tremont and at Howard. No variance on land use can be granted.
- 2 Research & Development, Office – Defined as Facilities that are primarily office uses for scientific research, may include activities such as the design, development and testing of chemical, magnetic, biological, optical and/or mechanical components in advance of product manufacturing and do not involve mass manufacture, fabrication or processing of products.
- 3 New "big box retail," defined as retail or wholesale store of over 75,000 square feet in area with centralized cashiering facilities, shall be prohibited in the Fair Oaks/Orange Grove Specific Plan area.
- 4 Research & Development, Non-Office – Defined as Laboratory facilities that are primarily used for non-office scientific research, may include activities such as the design, development and testing of chemical, biological, electrical, magnetic, optical and/or mechanical components in advance of product manufacturing and do not involve the mass manufacture, fabrication, processing of products.
- 5 Housing or other residential uses are not permitted at the property in the southwest corner of Fair Oaks Avenue and Orange Grove Boulevard, which is currently developed with the Renaissance Plaza.
- 6 Until the completion of the city-wide revision of the Zoning Code, Work/Live use shall be subject to approval of a Conditional Use Permit. The Zoning Administrator and the Building Official shall apply appropriate conditions of approval until development standards are formulated for this use.

Scored language deleted, underlined language added

Lincoln Avenue Specific Plan

Chapter 5, Table 5.2: Allowed Uses in Residential Zoning Districts

Allowed Uses Key:		LASP- RS-6	LASP- RM- 16	Specific Regulations
P	Permitted Use			
MC	Minor Conditional Use Permit Required			
C	Conditional Use Permit Required			
E	Expressive Use Permit Required			
--	Use Not Permitted			
TUP	Temporary Use			
Residential Uses				
Home occupations		P	P	Zoning Code §17.50.110
Multi-family residential		--	P	Must comply with Section 5.5.
Residential accessory uses and structures		P	P	Zoning Code §17.50.210 Zoning Code §17.50.250
Residential care, limited		P	P	
Second dwelling unit (as defined by §17.50.275)		P	--	Zoning Code §17.50.275
Single-family residential		P	P	Allowed in the RS-6 zone subject to the development standards of the RS-6 district Zoning Code §17.22.040, except as shown in Table 5-3. In the LASP-RM-16 zone, two separate units on a lot shall comply with the development standards of the RM-12 district, Zoning Code §17.22.040, except as shown in Table 5-3.
<u>Supportive housing</u>		<u>P</u>	<u>P</u>	
Transitional housing		— <u>P</u>	P	The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
Recreation, Education, and Public Assembly Uses				
Cultural institutions		C	C	
Park and recreation facilities		C	C	
Religious facilities		C	C	Zoning Code §17.50.230
with columbarium		MC	MC	Zoning Code §17.50.230
with temporary homeless shelter		C	C	Zoning Code §17.50.230
Schools – public and private		--	C	Zoning Code §17.50.270
Street fairs		P	P	
Tents		TUP	TUP	Zoning Code §17.50.320
Retail Sales				
Personal property sales		P	P	Zoning Code §17.50.190
Temporary uses		TUP	TUP	Zoning Code §17.61.040
Services				
Adult day care, limited		P	P	
Child day care centers		C	C	Zoning Code §17.50.080
Large family day care home, 9-14 persons		P	P	Zoning Code §17.50.080
Small family day care home, 1-8 persons		P	P	
Filming, long-term		C	C	
Filming, short-term		P	P	
Neighborhood garden		MC	MC	
Public safety facilities		C	C	
Transportation, Communications, and Utility Uses				
Utility, major		C	C	
Utility, minor		P	P	

Scored language deleted, underlined language added

Lincoln Avenue Specific Plan

Chapter 5, Table 5.3: Allowed Uses in Commercial and Public/Semi-Public Zoning Districts

Allowed Uses Key:		LASP- CL	LASP- CG1	LASP- CG2	LASP- PS	Specific Regulations
P	Permitted Use					
MC	Minor Conditional Use Permit Required					
C	Conditional Use Permit Required					
E	Expressive Use Permit Required					
--	Use Not Permitted					
TUP	Temporary Use					
Residential Uses						
Caretaker quarters		P	P	P	--	
Home occupations		P	--	--	--	Zoning Code §17.50.110
Mixed-use projects		P	--	--	--	Must comply with Section 5.5
Multi-family residential		P	--	--	--	Must comply with Section 5.5
Residential accessory uses and structures		P	--	--	--	Zoning Code §17.50.210 Zoning Code §17.50.250
Residential care, limited		P	--	--	--	
Single-family residential		P	--	--	--	Allowed subject to the development standards of the RS-6 district Zoning Code §17.22.040, except as shown in Table 5-3. Two separate units on a lot shall comply with the development standards of the RM-12 district, Zoning Code §17.22.040, except as shown in Table 5-3.
<u>Supportive housing</u>		<u>P</u>	--	--	--	
<u>Transitional housing</u>		<u>P</u>	--	--	--	
Work/Live Units		P	MC	MC	--	Zoning Code §17.50.370
Recreation, Education, and Public Assembly Uses						
Clubs, lodges, private meeting halls		C	C	C	C	A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
Commercial entertainment		E	E	E	--	Zoning Code §17.50.130
Commercial recreation – Indoor		--	C	C	C	Zoning Code §17.50.130
Commercial recreation – Outdoor		--	C	C	C	Zoning Code §17.50.130
Cultural Institutions		P	P	P	C	
Park and recreation facilities (private and public)		C	C	C	C	
Religious facilities		C	C	C	C	Zoning Code §17.50.230
with columbarium		MC	MC	MC	MC	Zoning Code §17.50.230
with temporary homeless shelter		C	C	C	C	Zoning Code §17.50.230
Schools – specialized education and training		--	MC	--	C	
Schools – public and private		--	MC	--	C	Zoning Code §17.350.270
Street fairs		P	P	P	P	
Tents		TUP	TUP	TUP	TUP	Zoning Code §17.50.320

Scored language deleted, underlined language added

North Lake Specific Plan

Chapter E, Allowed Uses and Permit Requirements for North Lake Specific Plan Districts

ALLOWED USES AND PERMIT REQUIREMENTS FOR NORTH LAKE SPECIFIC PLAN DISTRICTS

LAND USE (1)	PERMIT REQUIREMENT BY ZONE	
	CO	CL (2)
RESIDENTIAL USES		
Boarding houses	-	P
Caretaker quarters	P	P
Dormitories	-	P
Fraternity/sorority housing	-	P
Home occupations	P	P
Mixed-use projects	P (8,9)	P (8,9)
Multi-family housing	P	P
Residential accessory uses and structures	P	P
Residential care facilities, general	C (3)	C (3)
Residential care facilities, limited	P	P
Single-family housing	P (4)	P (4)
<u>Supportive housing</u>	<u>P</u>	<u>P</u>
<u>Transitional housing</u>	<u>P-(5)</u>	<u>P-(5)</u>

Scored language deleted, underlined language added

South Fair Oaks Specific Plan

Section 4, Table 4-2: IG District Land Use Regulations

Use Classifications	Existing IG	Specific Plan IG
Residential		
Caretaker's Quarters	MC	MC
◆ Group Residential		P*
◆ Multifamily Residential		P*
<u>Residential Care, General</u>		<u>P*</u>
<u>Residential Care, Limited</u>		<u>P*</u>
<u>Supportive Housing</u>		<u>P*</u>
<u>Transitional Housing</u>		<u>P*</u>
Public and Semi-Public		
Adult Day Care, General	C	C
Charitable Institutions	C	C
Child Day Care Center	C	C
Clubs and Lodges		C
◆ Convalescent Facilities		P*
Cultural Institutions	C	C
◆ Detention Facilities	C	C
Government Offices	C	C
Heliports	C	C
Maintenance and Service Facilities	C	C
Park and Recreation Facilities	C	C
Public Safety Facilities	C	C
◆ Residential Care, General		<u>P*</u>
Transportation Terminals	C	C
Utilities, Major	C	C
Utilities, Minor	P	P*

Notes:

- ◆ Indicates change of status from existing IG to proposed Specific Plan IG.
- * Indicates west side of Fair Oaks Avenue south of Hurlbut Street only.
- ** Indicates use is conditionally permitted only as accessory use.
- o Targeted land use classifications; see Section 3.3.3-C.1.4 and Section 4.4.

- P Indicates use is permitted
- C Indicates use is conditionally permitted
- MC Indicates use is conditionally permitted with a Minor Conditional Use Permit
- P/C Indicates accessory use is subject to land use regulations of principal use

Scored language deleted, underlined language added