

Introduced by: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS SECTIONS OF TITLE 17 (ZONING CODE) OF THE PASADENA MUNICIPAL CODE RELATED TO STATE LICENSED RESIDENTIAL CARE FACILITIES WITH SIX OR FEWER PERSONS, TRANSITIONAL HOUSING, AND SUPPORTIVE HOUSING

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 sections of Title 17 (Zoning Code) of the Pasadena Municipal Code to bring the City’s Zoning Code into compliance with the State Law related to residential care facilities with six or fewer persons (State licensed), transitional housing, and supportive housing. The proposed changes include technical changes to land use regulations, definitions, and parking requirements associated with these uses.

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

SECTION 2. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.22, Section 17.22.030, **TABLE 2-2: Allowed Uses and Permit Requirements for Residential Zoning Districts** is amended as shown in Exhibit 1, attached hereto and

incorporated by this reference.

SECTION 3. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.24, Section 17.24.030, **TABLE 2-5: Allowed Uses and Permit Requirements for Commercial and Industrial Zoning Districts** is amended as shown in Exhibit 2, attached hereto and incorporated by this reference.

SECTION 4. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.26, Section 17.26.030, **TABLE 2-7: Allowed Uses and Permit Requirements for Special Purpose Zoning Districts** is amended as shown in Exhibit 3, attached hereto and incorporated by this reference.

SECTION 5. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.30, Section 17.30.030, **TABLE 3-1: Allowed Uses and Permit Requirements for CD Zoning Districts** is amended as shown in Exhibit 4, attached hereto and incorporated by this reference.

SECTION 6. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.31, Section 17.31.040, **TABLE 3-3: Allowed Uses and Permit Requirements for ECSP Zoning Districts** is amended as shown in Exhibit 5, attached hereto and incorporated by this reference.

SECTION 7. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.32, Section 17.32.050, **TABLE 3-5: Allowed Uses and Permit Requirements for East Pasadena Specific Plan (EPSP) Subarea D1 Districts** is amended as shown in Exhibit 6, attached hereto and incorporated by this reference.

SECTION 7. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.32, Section 17.32.050, **TABLE 3-6: Allowed Uses and Permit Requirements for East Pasadena Specific Plan (EPSP) Subarea D2 and D3 Districts** is amended as shown in Exhibit 7, attached hereto and incorporated by this reference.

SECTION 8. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.33, Section 17.33.040, **TABLE 3-13: Allowed Uses and Permit Requirements for Fair Oaks/Orange Grove RM-16, RM-12, and OS Districts** is amended as shown in Exhibit 8, attached hereto and incorporated by this reference.

SECTION 9. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.33, Section 17.33.040, **TABLE 3-14: Allowed Uses and Permit Requirements for Fair Oaks/Orange Grove CL, C-2, and C-3 Districts** is amended in part as shown in Exhibit 9, attached hereto and incorporated by this reference.

SECTION 9. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.34, Section 17.34.030.A.4 is amended as follows:

- “4. Additional Prohibited Uses in SP-1d.** In the SP-1d subdistrict, the following uses are prohibited:
- a. Single-family residential;
 - b. Multi-family residential;
 - c. Boarding houses;
 - d. Caretaker quarters;
 - e. Dormitories;

- f. Fraternity/sorority housing;
- g. Mixed-use projects;
- h. Residential care facilities, general;
- i. Residential care facilities, limited;
- j. Single-room occupancy;
- k. Supportive housing;
- ~~k-l.~~ Transitional housing; or
- ~~l-m.~~ Work/live”

SECTION 10. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.35,

Section 17.35.030.A. is amended as follows:

“A. Permitted uses. In addition to the uses permitted in the base district, the following uses shall be permitted within this overlay district on properties located west of Fair Oaks Avenue and south of Hurlbut Street:

1. Life/care facilities;
2. Medical services - extended care;
3. Multifamily residential, with a maximum density of 32 units per acre;
4. Residential care, general;
5. Residential care, limited;
6. Supportive housing;
7. Transitional housing; and

5-8. Emergency shelters, limited. See Section 17.50.105 for specific use standards.”

SECTION 11. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.36, Section 17.36.050, **TABLE 3-16: Allowed Uses and Permit Requirements for WGSP Zoning Districts** is amended as shown in Exhibit 10, attached hereto and incorporated by this reference.

SECTION 12. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.37, Section 17.37.040, **TABLE 3-18: Allowed Uses and Permit Requirements for LASP Zoning Districts** is amended as shown in Exhibit 11, attached hereto and incorporated by this reference.

SECTION 13. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.46, Section 17.46.040, **TABLE 4-6: Off-Street Parking Space Requirement** is amended in part as shown in Exhibit 12, attached hereto and incorporated by this reference.

SECTION 14. Pasadena Municipal Code, Title 17, Article 8, Chapter 17.80, Section 17.80.020 is amended in part by revising Subsections R, S, and T. Definitions, “R”, “S”, and “T” of Section 17.80.020 entitled, **Definitions** to read as follows:

“Definitions, R.

Residential Care Facilities.

1. Residential Care, General (land use). ~~Any State licensed facility, place, or structure~~ family home, group care facility, or similar facility that is maintained and operated to provide 24-hour nonmedical residential care, ~~day treatment, or foster~~

~~agency services for seven or more adults, children, or adults and children as defined in Article 1 of Chapter 3 of the California Health and Safety Code, Section 1500 et seq. in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or the protection of the individual. This use includes the administration of limited medical assistance (e.g., dispensing of prescribed medications).~~

2. Residential Care, Limited (land use). ~~Any State licensed facility, place, or structure family home, group care facility, or similar facility that is maintained and operated to provide 24-hour nonmedical residential care, day treatment, or foster agency services for six or fewer adults, children, or adults and children as defined in Article 1 of Chapter 3 of the California Health and Safety Code, Section 1500 et seq. in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or the protection of the individual and which is required by state law to be treated as a single housekeeping unit for zoning purposes. This use includes the administration of limited medical assistance (e.g., dispensing of prescribed medications).~~

Definitions, S.

Supportive Housing (land use). Housing with no limit on length of stay, that is occupied by the target population as defined by the state Government Code Section 65582, and that is linked to an on-site or off-site service that assists the supportive

housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Definitions, T.

Transitional Housing (land use). ~~A facility that provides housing at no cost for individuals in immediate need of housing in which residents stay longer than overnight. This housing may include support services (e.g., emergency medical care, employment and housing counseling).~~ Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.”

SECTION 15. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 16. This ordinance shall take effect 30 days from its publication.

Signed and approved this _____ day of _____, 2017.

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 _____ 2017, by

the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky
City Clerk

Approved as to form:



for Theresa E. Fuentes
Assistant City Attorney

TEF/Ordinances/MCFILYK40ETE4/REDLINE