

Introduced by Councilmember

Ordinance No. _____

**AN ORDINANCE OF THE CITY OF PASADENA RESCINDING
ORDINANCE NO. 6747 AND AMENDING THE OFFICIAL ZONING
MAP OF THE CITY OF PASADENA ESTABLISHED BY SECTION
17.08.040 OF THE PASADENA MUNICIPAL CODE TO RECLASSIFY
CERTAIN PROPERTY IN THE CD-5, AREA 2, SUBAREAS A, B, E & F
TO PD-24 SOUTH LAKE AVENUE RETAIL DEVELOPMENT AND TO
AMEND APPENDIX B (PD DISTRICT DEVELOPMENT STANDARDS)
OF TITLE 17 OF THE PASADENA MUNICIPAL CODE, THE REVISED
ZONING CODE, TO ESTABLISH THE DEVELOPMENT STANDARDS
AND LAND USE REGULATIONS FOR PD-24.**

The People of the City of Pasadena ordain as follows:

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

"SUMMARY

Ordinance No. _____ rescinds Ordinance No. 6747, and amends the official zoning map of the City of Pasadena modifying the boundaries of certain districts by reclassifying properties on a portion of South Lake Avenue from CD-5 Area 2 Subareas A, B, E, and F to PD-24 (Planned Development District 24); and amends Title 17, the revised Zoning Code, to establish land use regulations and development standards to allow a 150,216 square foot expansion that includes retail sales, restaurants, food sales and a parking structure.

SECTION 2. Ordinance No. 6747 is rescinded and repealed in its entirety.

SECTION 3. Section 17.08.040 of the Pasadena Municipal Code is amended by reclassifying the property shown on the Map entitled "**South Lake Avenue Retail Development**" dated February 1998, (Exhibit 1), and incorporated herein by this reference, from CD-5 (Area 2, Subareas A, B, E, & F) to PD-24 (South Lake Avenue Retail Development). The

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9.B.(1)

property has the legal description attached as Exhibit 2 and incorporated herein by this reference.

SECTION 4. The table contained in Section 17.33.040 of said code entitled, "**CD DISTRICT: LAND USE REGULATIONS PART I AND PART II**" is amended as shown in Exhibit 3, attached hereto and incorporated by this reference.

SECTION 5. Area 2 of Subsection E of Table 17.33.060 of said code entitled, "**ADDITIONAL LAND USE REGULATIONS SPECIFIC TO EACH SUBDISTRICT**" is amended to read as follows:

"Area 2

B, C (1) Residential and commercial uses are not permitted unless retail sales are provided at street level of the same building.

B, C (2) No new parking or new access to parking shall be located on the Lake Avenue frontage. However, access to parking may be permitted if there is no other feasible alternative."

[The remainder of this subsection remains unchanged.]

SECTION 6. Appendix B of Title 17 entitled, "**PD DISTRICT DEVELOPMENT STANDARDS**" is amended by adding the following new PD:

"PD-24 -- SOUTH LAKE AVENUE RETAIL DEVELOPMENT

A. Land Use. All of the land use regulations and additional use regulations of the CD-5, Area 2 Subarea B District that are not inconsistent with this planned development shall apply. In cases of conflict, this ordinance shall prevail.

1. Permitted Uses. The following land uses shall be permitted: any use permitted in CD-5, Area 2, subarea B, but cinemas will be prohibited. No conditional use permit shall be required for a project over 25,000 square feet that is consistent with the approved plans for this PD.

2. Conditionally Permitted Uses. The following land uses shall be conditionally permitted: any conditionally permitted use (including the sale of alcohol) in CD-5, Area 2, subarea B including commercial entertainment (except cinemas which are prohibited).

B. Development Standards. All of the development standards and additional development standards of the CD-5, Area 2 Subarea B District that are not inconsistent with this planned development shall apply. In cases of conflict, this planned development shall prevail.

1. New Construction. New construction shall substantially conform to the site plan entitled, "Illustrative Site Plan: South Lake Avenue Retail Development Project," dated March 2, 1998, attached hereto as Exhibit 4 and incorporated by reference.

2. Floor Area. New construction shall not exceed 150,216 square feet of gross floor area (excluding outdoor dining) and shall substantially conform to the "Illustrative Site Plan: South Lake Avenue Retail Development Project." In addition, a minimum of 1,197 parking spaces shall be provided in accordance with the approved shared parking analysis for the project. The new construction shall be in compliance with the approved shared parking analysis for the project and with the Final Environmental Impact Report trip generation totals (AM and PM peaks, and Average Daily Trips) as determined by the City's Zoning Administrator and Transportation Administrator. Restaurant uses shall not exceed 27,000 square feet.

3. Height. The total height of each of the buildings shall be as follows:

a. Building A as shown in the "Illustrative Site Plan: South Lake Avenue Retail Development Project" shall not exceed 50 feet in height.

b. Building B as shown in the "Illustrative Site Plan: South Lake Avenue Retail Development Project" shall not exceed 48 feet in height.

c. The buildings marked as C (boutiques) as shown in the "Illustrative Site Plan: South Lake Avenue Retail Development Project" shall be designed as low as possible. The building parapet height at its northern end shall not exceed the existing parapet height of the terrace/walkway wall, and the roof elevation of the boutiques shall be no higher than the walkway. It is understood that to accommodate this requirement, no pedestrian roof top access will be provided on the new building. It is also understood that the actual height of Building C will vary as it continues south from its northernmost point. Mechanical equipment will be concealed from view and not project above the roof level.

d. Appurtenances may exceed the height limit per subsection (I) of Table 17.33.080 except, that no appurtenances are allowed on Building C.

e. Each of the three kiosks shall not exceed 200 square feet. The principal kiosk structures will be "counter height" and no taller than 54 inches or four and one half feet from ground level. Displayed merchandise will be at or below such counter height. Any weather protection or "roof" structures will be as minimal as possible, will be easily removable, and will be designed to minimize any obstruction of views of the Macy's building. The kiosks shall not be used for the sale of T-shirts, discount novelty items or cigarettes. The location of the kiosks shall be generally as shown on the Illustrative Site Plan.

4. Yards. The yards for the site shall be as follows:

a. The corner yard along Hudson Avenue shall be a minimum of 7 feet and a maximum of 10 feet.

b. The front yard along East Del Mar Boulevard shall be 0 feet except that the parking structure shall have a yard of 10 feet.

c. The corner yard along South Lake Avenue may be a maximum of 5 feet.

5. **Floor-Area-Ratio.** The maximum floor area ratio for the site shall be 1.2 to 1 (excluding the building at 475 S. Lake Avenue).

6. **Design Review.** New construction and alterations to existing structures and to the site shall be submitted to the Design Commission or to the planning director for review and approval in accordance with the procedures and design review thresholds in Chapter 17.92 that apply to the CD-5 sub-district

7. **Public Art.** New construction shall meet the Public Art Design Standard of Chapter 17.78

8. **Parking.** The proposed new construction shall comply with the following:

a. There shall be a minimum of 1,197 parking spaces located on the site of the development and the surface lot at 950 San Pasqual Street. The amount of new compact spaces provided shall be in accordance with 17.68.100.

b. A parking structure at the southeast corner of East Del Mar Boulevard and South Hudson Avenue shall be permitted in accordance with the site plan entitled, "Illustrative Site Plan: South Lake Avenue Retail Development Project."

c. A shared parking arrangement is permitted without a minor conditional use permit.

d. The parking lot at 950 San Pasqual Street shall meet the current adopted CD-5 parking landscape requirements to the extent that such landscaping will not reduce the amount of parking presently provided. A landscape and irrigation plan shall be reviewed and approved by the zoning administrator prior to issuance of a building permit for new construction under this PD. The landscaping improvements shall be installed prior to the final Certificate of Occupancy for the new construction.

e. New parking and loading areas shall conform to the requirements of the Zoning Code and shall be reviewed by the director of Public Works and Transportation Department prior to issuance of a building permit for new construction.

9. Additional Requirements. The applicant or successor in interest shall meet the requirements of the Public Works and Transportation Department set forth in the revised memo titled South Lake - Forest City Development Revised Conditions Environmental Impact Report and Planned Development dated, February 6, 1998.

10. Mitigation Measures. The applicant or successor in interest shall meet all mitigation measures identified in the Final approved Mitigation Monitoring Program and will participate in an on-going mitigation monitoring program to ensure the appropriate implementation of the mitigation measures and conditions of approval.

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SECTION 7. This ordinance shall take effect 30 days from its publication.

Signed and approved this _____ day of _____ 1999.

Chris Holden
Mayor of the City of Pasadena

I HEREBY CERTIFY that the following ordinance was adopted by the City Council of
the City of Pasadena at its _____
meeting held _____, 1999, by the following vote:

AYES:

NOES:

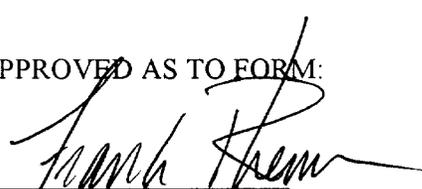
ABSENT:

ABSTAIN:

Published:

Jane Rodriguez
City Clerk

APPROVED AS TO FORM:



Frank Rhemrev
Senior Deputy City Attorney