



Ordinance Fact Sheet

TO: CITY COUNCIL

DATE: DECEMBER 13, 1999

FROM: CITY MANAGER

SUBJECT: Amendments to Title 17 of the Pasadena Municipal Code, the revised Zoning Code ordinance, regarding affordable housing within the PS zoning district.

TITLE OF PROPOSED ORDINANCE:

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17, THE ZONING CODE TO CONDITIONALLY PERMIT AFFORDABLE SENIOR HOUSING WITHIN THE PS (PUBLIC AND SEMI-PUBLIC) ZONING DISTRICT.

PURPOSE OF ORDINANCE:

The purpose of this ordinance is to codify the zoning code amendments related to affordable housing with the PS District that the City Council approved on December 6, 1999. The ordinance will allow affordable senior housing in the PS zoning district. Such housing will have to be within 500 feet of a hospital or medical office use (there are 4 such sites within the City). Senior housing will require a conditional use permit in which staff will review the project to determine if all requirements are being met and to review the overall site design. Projects will be subject to design review by the Planning Director. Parking will be set during the conditional use permit process. Density will be allowed at 48 units per acre with an allowable 50 percent density bonus. There will be minimum standards for the front yard of 20 feet while the rear and side yards will be a minimum of 10 feet.

PROPOSED POLICY CHANGES:

The proposed amendments represent several policy changes. It will conditionally permit affordable senior housing within the PS zoning district. While other forms of housing are conditionally permitted, senior affordable housing is currently not permitted. Such housing will be required to be within 500 feet of a hospital or medical office use. The parking standards, height and overall site design will be reviewed through the conditional use permit process. There will be minimum standards for front yards of 20 feet and minimum side rear and corner yards of 10 feet.

MEETING OF 12/13/99

AGENDA ITEM NO. 9.A.(1)

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The proposed ordinance sets up a new process whereas the City can grant a deviation to the Zoning Code of the development standards (height, yards, etc.) where necessary in order to avoid discrimination against individual with disabilities. The granting of such a permit does not run with the land but is granted only for that particular applicant. The ordinance also makes a minor correction to the land use regulations chart for the CO, CL and CG Districts.

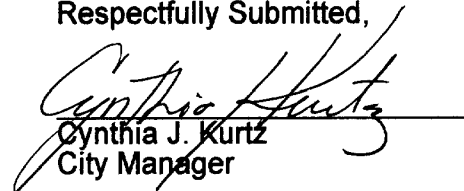
ENVIRONMENTAL ANALYSIS:

An initial environmental study has been prepared for the proposed amendments to the Zoning Code under the provisions of the California Environmental Quality Act. This environmental study analyzed the potential environmental impacts that may result from the proposed zoning code amendments and was adopted by the City Council on December 6, 1999. On the basis of this study, no potential environmental impacts that may result from the code amendments were identified.

FISCAL IMPACT:

The fiscal impact of these code amendments was analyzed back on December 6, 1999. It is not anticipated that this amendment will result in a substantial increase in use permit applications.

Respectfully Submitted,


Cynthia J. Kurtz
City Manager

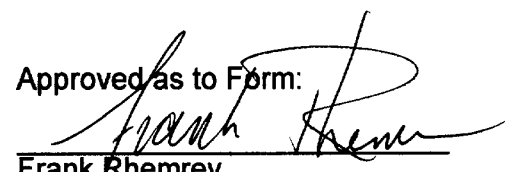
Prepared By:


Denver E. Miller
Principal Planner

Approved By:


Darrell Lewis
Director of Planning and Permitting

Approved as to Form:


Frank Rhemrev
Assistant Deputy City Attorney

Introduced by Councilmember

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17, THE ZONING CODE TO CONDITIONALLY PERMIT AFFORDABLE SENIOR HOUSING WITHIN THE PS (PUBLIC AND SEMI-PUBLIC) ZONING DISTRICT.

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 by Section 508 of the Charter. The approved summary of this ordinance is as follows:

"SUMMARY

Ordinance No. _____ amends various provisions of Title 17, the Revised Zoning Code, by permitting affordable senior housing to be conditionally permitted within the PS zoning district. Such housing will have to be within 500 feet of a hospital or medical office use (there are 4 such sites within the City). Senior housing will require a conditional use permit in which staff will review the project to determine if all requirements are being met and to review the overall site design. Projects will be subject to design review by the Planning Director. Parking will be set during the conditional use permit process. Density will be allowed at 48 units per acre with an allowable 50 percent density bonus. There will be

minimum standards for the front yard of 20 feet while the rear and side yards will be a minimum of 10 feet.

SECTION 2. Subsection B of Section 17.12.020 of Title 17 entitled, "**Rules of construction and definitions**" is amended by adding the following new definition in the proper alphabetical sequence:

"Senior Citizen. A person 55 years of age or older or as the term is defined by any other applicable state or federal law."

SECTION 2. Section 17.16.030 of said code entitled, "**Residential use classifications**" is amended by adding the following new use classification in the proper alphabetical sequence:

"Affordable Senior Housing. Facilities providing one or more dwelling units for senior citizens of low and moderate income as that term is defined in Government Code Section 65915 and by Health and Safety Code Section 33334.2. This use does not include residential care facilities, transitional housing or convalescent facilities."

SECTION 2. Subsection A of Section 17.40.010 of said code entitled, "**Specific purposes**" is amended to read as follows:

"A. Allow the consideration of large public or semi-public uses, including affordable senior housing,

separately from regulations for an underlying base district that may or may not be appropriate in combination with the public or semi-public use."

SECTION 3. Section 17.40.030 of said code is amended to read as shown in Exhibit 1, attached hereto and incorporated by this reference.

(a) By amending the schedule entitled, "**PS DISTRICT: LAND USE REGULATIONS**" as shown in Exhibit 1, attached hereto and incorporated by this reference.

(b) By amending the schedule entitled, "**PS DISTRICT: ADDITIONAL LAND USE REGULATIONS**" by adding the following:

"P) Affordable senior housing shall be located within 500 feet of a medical office or hospital. The medical office or hospital shall be located within the PS District."

SECTION 4. Section 17.40.040 of said code entitled, "**Development standards**" is amended to read as follows:

"A. General. Development standards shall be as specified by a conditional use permit; provided that if the conditional use permit fails to regulate an element regulated by an abutting base district, the regulations of the abutting base district shall apply to each portion of a PS district. Prior to the approval of a conditional use permit or master development plan, the PS district properties shall be subject to the most restrictive

abutting base district. Development consistent with an approved master development plan as prescribed in Chapter 17.98 shall not be subject to conditional use permit review. City construction projects shall meet the public art design standard of Chapter 17.78.

B. Affordable Senior Housing. Affordable senior housing shall meet the following requirements:

1. Density shall not exceed 48 units per acre. A maximum of 50 percent density bonus is permitted. Projects shall meet all other density bonus provisions of Section 17.70.030 and be eligible for incentives under this section.

2. Development standards including the number of parking spaces shall be prescribed and reviewed as part of the conditional use permit except that the front yard shall be a minimum of 20 feet, and the rear, side and corner yards shall be a minimum of 10 feet. Parking may be uncovered and located within a required yard.

3. Each unit shall be occupied by at least one senior citizen."

SECTION 5. Table 17.92.030 entitled, "**CONCEPT AND CONSOLIDATED DESIGN REVIEW THRESHOLDS DECISION-MAKER AND CALL FOR REVIEW**" is amended to read as shown in Exhibit 2, attached hereto and incorporated by this reference.

SECTION 6. This ordinance shall take effect upon the expiration of thirty days from its publication by title and summary.

Signed and approved this _____ day of _____, 1999.

Bill Bogaard
Mayor of the City of Pasadena

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

AYES:

NOES:

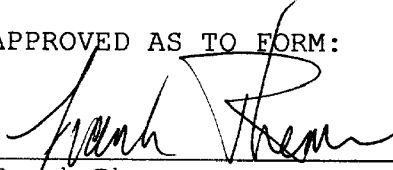
ABSENT:

ABSTAIN:

Published:

Jane L. Rodriguez
City Clerk

APPROVED AS TO FORM:



Frank Rhemrev
Assistant Deputy City Attorney

Exhibit 1 – Ordinance Amending Title 17 (Not-For-Profit Senior Citizen Housing)

PS DISTRICT:		
LAND USE REGULATIONS		
Use Classifications	PS PS-1	Additional Use Regulations
Residential		
Caretaker's Quarters	C	(A)
Dormitories	C	
Family Day Care Home:		
Small	C	(F)
Large	C	(F)
Fraternities/Sororities	C	
<u>Affordable Senior Housing</u>	C	(P)
Multifamily Residential	C	(B)
Single-Family Residential	C	(B)
Public and Semi-Public		
Adult Day Care, General	C	
Clubs and Lodges	C	(B)
Colleges and Universities	C	
Convalescent Facilities	C	
Cultural Institutions	C	
Child Day Care Center	C	(F)
Government Offices	C	
Heliports	C	
Hospitals	C	
Maintenance and Service Facilities	C	(B)
Park and Recreation Facilities	C	
Public Safety Facilities	C	
Religious Assembly	C	(K)
With Columbarium	MC	(L)
With Temporary Homeless Shelter	C	(M)
Residential Care, General	C	
Schools, Public and Private	C	
Transportation Terminals	C	
Utilities, Major	C	
Utilities, Minor	P	
Commercial		
Bars or Taverns	C	(D)
With Live Entertainment	C	(D)
Commercial Filming	C	(H)

Underlined language added.

Exhibit 2 – Ordinance Amending Title 17 (Not-For-Profit Senior Citizen Housing)

Table 17.92.030	
CONCEPT AND CONSOLIDATED DESIGN REVIEW THRESHOLDS DECISION-MAKER AND CALL FOR REVIEW (Continued)	
Type of Project	<u>All Other Districts</u>
Type of Project	Decision-Maker
New construction:	
- Structures over 50,000 sq. ft.	Design commission
- Structures of 25,000—50,000 sq. ft.	Planning director subject to call for review
<u>Affordable senior housing in the PS district</u>	<u>Planning director</u>
New construction and substantial alterations:	
- City of Gardens projects of over 8 units	Planning director subject to call for review
- City of Gardens projects of 8 or fewer units	Planning director
- Service Stations and automobile washing facilities	Planning director subject to call for review
- Mini-Malls	Planning director subject to call for review
Wireless telecommunications antenna facilities on Historically significant structures	Planning director subject to call for review
Wireless telecommunications antenna facilities on Historically insignificant structures and wireless Telecommunications antenna facilities on a support Structure	Planning director

Underlined language added.