

**AGENDA - PUBLIC HEARING**

SUBJECT: ZONING CODE AMENDMENT TO PROHIBIT AUTO DISMANTLING WITHIN  
THE SP-2 SOUTH FAIR OAKS SPECIFIC PLAN.

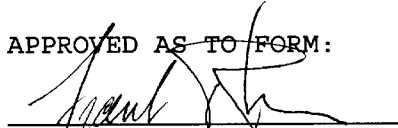
DATE: March 22, 1999 8:00 p.m.

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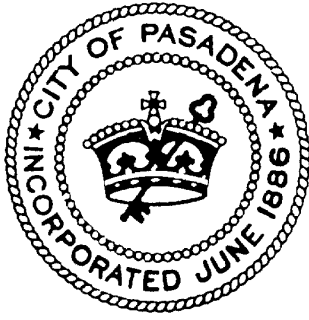
**MAYOR HOLDEN:** "This is the time and place for the public hearing of the City Council of the City of Pasadena on approval of a zoning code amendment to prohibit auto dismantling within the SP-2 South Fair Oaks Specific Plan."

1. Clerk reports on publication of hearing notice.
2. Hear staff presentation.
3. Hear from those in favor of the recommendations.
4. Hear from those opposed to the recommendations.
5. Motion to close public hearing.
6. At the close of the Public Hearing, the Council may:
  - A. Acknowledge certification of the South Fair Oaks Specific Plan Environmental Impact Report and its adequacy for the implementing ordinances; adopt a finding of consistency with the policies of the General Plan and the purposes of Title 17; adopt the proposed amendment to Title 17 of the Pasadena Municipal Code prohibiting auto dismantling, which is listed in the *Industry, Standard* use classification, within the SP-2 South Fair Oaks Specific Plan area; adopt AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 OF THE PASADENA MUNICIPAL CODE, PROHIBITING AUTO DISMANTLING UNDER THE SP-2 SOUTH FAIR OAKS SPECIFIC PLAN OVERLAY DISTRICT; and direct the City Clerk to file a Notice of Determination and a Certificate of Fee Exemption for the California Department of Fish and Game with the Los Angeles County Recorder (Staff Recommendations); or
  - B. Approve all related staff recommendations with revisions based on public testimony received at this hearing; or
  - C. Not approve the staff recommendations.

APPROVED AS TO FORM:

  
FRANK RHEMREV  
SR, DEPUTY CITY ATTORNEY

03/22/99  
6.A. (8:00 P.M.)



# Agenda Report

**TO: CITY COUNCIL**                      **DATE: MARCH 22, 1999**  
**FROM: CITY MANAGER**  
**SUBJECT: ZONING CODE AMENDMENT TO PROHIBIT AUTO DISMANTLING  
WITHIN THE SP-2 SOUTH FAIR OAKS SPECIFIC PLAN AREA**

## **RECOMMENDATION**

It is recommended that the City Council, following a public hearing:

1. Acknowledge certification of the South Fair Oaks Specific Plan Environmental Impact Report and its adequacy for the implementing ordinances;
2. Adopt a finding that the proposed amendment is consistent with the policies of the General Plan and the purposes of Title 17;
3. Adopt the proposed amendment to Title 17 of the Pasadena Municipal Code prohibiting auto dismantling, which is listed in the *Industry, Standard use* classification, within the SP-2 South Fair Oaks Specific Plan area;
4. Adopt AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 OF THE PASADENA MUNICIPAL CODE, PROHIBITING AUTO DISMANTLING UNDER THE SP-2 SOUTH FAIR OAKS SPECIFIC PLAN OVERLAY DISTRICT;
5. Direct the City Clerk to file a Notice of Determination and a Certificate of Fee Exemption for the California Department of Fish and Game with the Los Angeles County Recorder.

## **BACKGROUND**

The City Council approved the South Fair Oaks Specific Plan and adopted an ordinance establishing the SP-2 South Fair Oaks Specific Plan Overlay District on April 13, 1998. An Environmental Impact Report for the Specific Plan and its implementing ordinances was certified at that time, with a Statement of Overriding Considerations. The Specific Plan and Ordinance No. 6749, which follow the direction provided by the City's General Plan Land Use Element, provide land use regulations and development standards to facilitate the transition of the area to technology-based industries while also protecting the businesses that existed on April 13, 1998.

### Planning Commission Recommendation

On January 13, 1999, the Planning Commission initiated an amendment to the SP-2 land use regulations to prohibit auto dismantling within the Overlay District. On January 27, 1999, the Commission recommended that the City Council adopt the amendment after acknowledging the adequacy of the South Fair Specific Plan Environmental Impact Report, previously certified by the City Council, and adopting a finding that the proposed amendment is consistent with the General Plan and the purposes of Title 17 of the Pasadena Municipal Code.

### Analysis

The South Fair Oaks Specific Plan places restrictions on several uses that would inhibit the transition to technology-based industries. The restrictions apply to uses such as those that fall into one of the use classifications grouped as *Vehicle/Equipment Sales, Leasing and Services*.

Not all uses involving automobiles, however, are included in one of the use classifications grouped together as *Vehicle/Equipment Sales, Leasing and Services*. In particular, *Ambulance Services, Retail Sales* of automotive parts and accessories (excluding service and installation), and *Industry, Standard* involving auto dismantling are not grouped with the *Vehicle/Equipment Sales, Leasing and Services* uses but are allowed in SP-2 Overlay District.

The *Industry, Standard* classification is an especially inclusive one, encompassing uses such as power generation, food processing and packaging, laundry and dry cleaning plants greater than 5,000 square feet in size, and auto dismantling, among others.

Normally staff does not recommend that particular uses listed together in a use classification be treated differently from each other and did not make that recommendation to the Council earlier for auto dismantling, because such treatment complicates public use of the Code. The effects of auto dismantling, however, suggest an exception should be made now. The Planning Commission concurred.

Auto dismantling has more in common with the *Vehicle/Equipment Sales, Leasing and Services* uses that are restricted under the Specific Plan implementing ordinance than with other uses in the *Industry, Standard* classification, where it is currently listed. Like *Vehicle Storage*, which requires a conditional use permit, it involves the storage of inoperative vehicles; like *Vehicle/Equipment Repair*, which requires a minor conditional use permit, it involves disassembly of vehicles. (New *Vehicle/Equipment Repair* uses are not allowed within seven hundred feet from the center line of Fillmore Street, thus separating such uses from the Blue Line station site.) Unlike these classifications, however, auto dismantling serves only inoperable vehicles.

During the upcoming revision of the City's Zoning Code classifications, the *Industry, Standard* classification will be reviewed and significant changes will be recommended. In the meantime, auto dismantling should be considered in the context of the specific purposes of the SP-2 South Fair Oaks Specific Plan Overlay District.

Auto dismantling is not consistent with either the overall General Plan directions for the Specific Plan area or with the specific purposes given in the Specific Plan and implementing Zoning Code chapter (PMC 17.58). The General Plan Land Use Element states, "This Specific Plan will be prepared to facilitate the transition of this area to become a center for biomedical and research facilities." (Page 50) The first of the purposes given for the Overlay District in Chapter 17.58 of

the Zoning Code is: "Create an attractive physical environment for businesses that commercialize emerging technologies." That purpose supports the direction given in the Specific Plan to "[c]reate an attractive physical environment for businesses which commercialize emerging technology, particularly related to biomedical." (Page 6) The Specific Plan continues, "The Specific Plan envisions a district for biomedical and technology-based companies which can prosper alongside an energetic mix of community serving retail, medical facilities and support services." (Page 7) The aesthetic impacts of auto dismantling are not consistent with that purpose and the Specific Plan direction. The Specific Plan explicitly restricts vehicle/equipment service uses. The proposed code amendment will align the code more closely with the intent of the Specific Plan.

An existing auto dismantling use, which was established after adoption of the SP-2 Overlay District, could continue to operate as a nonconforming use.

Staff recommends that land use regulations for the SP-2 South Fair Oaks Specific Plan Overlay District be amended to prohibit auto dismantling under the Overlay District. Other uses in the *Industry, Standard* classification would not be affected by the amendment. More specifically, the list of uses that are permitted or conditionally permitted in the base IG (Industrial) district *but that are prohibited under the SP-2 Overlay District (PMC 17.58.030 D)* should include auto dismantling.

An ordinance and ordinance fact sheet for this amendment have been prepared for first reading.

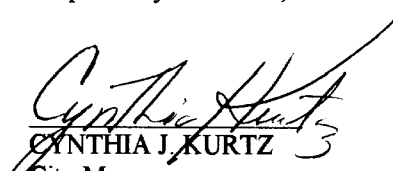
#### Environmental Review

The project description for the South Fair Oaks Specific Plan Environmental Impact Report ("EIR") includes the implementing ordinances, such as the ordinance that establishes the land use regulations for the area. On April 13, 1998, the City Council affirmed its certification of the EIR and the Statement of Overriding Considerations. This zoning code amendment to the land use regulations is consistent with the project description, though auto dismantling is not discussed specifically in the Specific Plan. As noted above, the activities involved in the auto dismantling use are comparable to certain *Vehicle/Equipment Sales, Leasing and Services* uses that are restricted in the Specific Plan. The South Fair Oaks Specific Plan EIR provided the environmental review for this zoning code amendment.

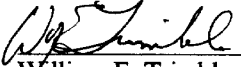
#### **FISCAL AND WORKLOAD IMPACT**

Implementation of the ordinance will not increase the workload of the Planning and Permitting Department. No additional funding is necessary.

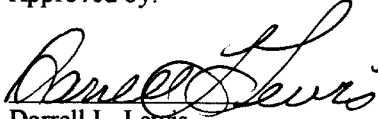
Respectfully submitted,

  
CYNTHIA J. KURTZ  
City Manager

Prepared by:

  
William E. Trimble  
Planner

Approved by:

  
Darrell L. Lewis  
Director, Planning and Permitting

Attachment 1: Map of SP-2 South Fair Oaks Specific Plan Overlay District