



Ordinance Fact Sheet

TO: CITY COUNCIL

DATE: MAY 1, 2000

FROM: CITY MANAGER

SUBJECT: CODE AMENDMENTS TO TITLE 17 OF THE PASADENA MUNICIPAL CODE AND AN AMENDMENT TO THE OFFICIAL ZONING MAP TO IMPLEMENT THE WEST GATEWAY SPECIFIC PLAN EXCEPTING THAT PORTION KNOWN AS THE VISTA DEL ARROYO BUNGALOWS.

TITLE OF PROPOSED ORDINANCE:

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17, THE ZONING CODE, ESTABLISHING THE WEST GATEWAY SPECIFIC PLAN ZONING DISTRICT TO IMPLEMENT THE WEST GATEWAY SPECIFIC PLAN EXCEPTING THAT PORTION KNOWN AS THE VISTA DEL ARROYO BUNGALOWS.

PURPOSE OF ORDINANCE:

The purpose of this ordinance is to implement the policies, land use regulations and development standards set forth in the West Gateway Specific Plan. The West Gateway Specific Plan was adopted by City Council on July 13, 1998. The ordinance will allow for the orderly development of property consistent with intent of the West Gateway Specific Plan.

INTRODUCTION:

The proposed ordinance has been revised to reflect the recommendations which the City Council discussed at its April 10, 2000 meeting.

PROPOSED POLICY CHANGES:

There are no changes to City policy in the proposed amendments to Title 17 and to the official zoning map which implement the West Gateway Specific Plan. The proposed amendments will implement the changes in land use regulations and development standards described in the West Gateway Specific Plan. The proposed amendments recommended by staff are consistent with the Specific Plan adopted by the City Council on July 13, 1998. The Planning Commission held a public hearing on the proposed ordinance on March 22, 2000 and unanimously recommended that City Council approve the proposed ordinance.

MEETING OF 5/1/2000

AGENDA ITEM NO. 5.A.

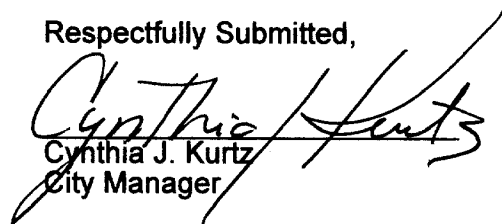
ENVIRONMENTAL ANALYSIS:

The potential environmental impacts of implementing the West Gateway Specific Plan were previously analyzed by the Environmental Impact Report prepared for the West Gateway Specific Plan. The City Council certified the West Gateway Specific Plan Environmental Impact Report on July 13, 1998.

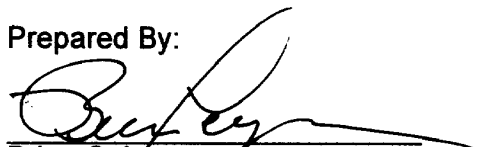
FISCAL IMPACT:

The fiscal impact of these code amendments can not be determined at this time. It is anticipated that this amendment will result in a substantial increase in building permit fees.

Respectfully Submitted,


Cynthia J. Kurtz
City Manager

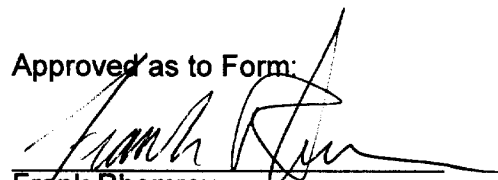
Prepared By:


Brian C. League
Project Planner

Approved By:


Darrell L. Lewis
Director of Planning and Permitting

Approved as to Form:


Frank Rhemrev
Assistant Deputy City Attorney

**EXCERPT OF
REVISIONS WITH
STRIKE-OUTS**

B. Strengthen the city's economic base, and provide employment opportunities close to home for residents of the city and surrounding communities;

C. Create suitable environments for various types of commercial uses, and protect them from the adverse effects of inharmonious uses;

D. Minimize the impact of commercial development on adjacent residential districts;

E. Ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located;

F. Provide opportunities for residential development, including market rate and affordable housing, on the site of commercial development or on separate sites ~~in certain commercial districts~~ throughout the specific plan area;

G. Ensure the provision of adequate off-street parking and loading facilities;

H. Provide sites for public and semi-public uses needed to complement commercial development or compatible with a commercial environment;

I. The additional purposes of each C district are as follows:

1. CO (Commercial Office) District. To provide a landscaped environment for offices of residential scale and for residential development that is protected from the more intense

2. Balance the principles of economic development, historic preservation, and maintenance of local community culture in order to optimize each and thereby achieve the goal of implementing the General Plan in the West Gateway area of Pasadena;

3. Preserve the high quality atmosphere that is the hallmark of this area, through complementary, well-designed landscaping and buildings appropriately scaled to blend with the character of the adjacent areas, yet taking into account the intended character of this area.

4. Provide the flexibility needed to allow new development to respond to market demand;

5. Protect, support, and preserve Old Pasadena by allowing complementary uses while avoiding a westward expansion of Old Pasadena's boundaries;

6. Allow a broad mix of land uses, including retail businesses, (both community-serving and neighborhood-serving), office, hotel/conference center, senior housing, senior continuing care/assistive care, and residential uses including market rate and affordable housing;

7. Encourage and facilitate appropriate development by streamlining the development process in a manner consistent with the West Gateway Specific Plan;

8. Encourage the linking of a new development with adjacent existing features such as Central Park, Old Pasadena and the

17.46.070 Amount of Permitted Development and Allocation of Density.

A. Non-Residential Allocation

New nonresidential development shall not exceed the amount of new permitted development as specified under the specific plan. Each project site located in WGSP-1A, WGSP-1B and WGSP-1C zoning subdistricts shall receive an equal allocation of non-residential development of 17,500 square feet for each acre or pro rata for fraction there of, which is equivalent to a floor area ratio ("FAR") of approximately 0.40 to 1. Such allocation shall be pro-rated for sites that are less than one acre in size. This allocation pertains to new development only.

B. Residential Density Allocation

New development shall meet the minimum requirements and not exceed the allocation of new density as contained in the specific plan. In the WGSP-3 zoning subdistrict, west of Delacey Avenue, any development on properties formerly known as the "East Ambassador Campus" (bounded by Pasadena Avenue on the west, Green Street on the north, Delacey Avenue on the east and Del Mar Boulevard on the south) must include a minimum of 250 housing units upon full build out. ~~between Pasadena Avenue and Delacey Avenue, south of Green Street, any non-residential project must assure that market rate and affordable housing are provided within the development or on another site within the subdistrict until the following minimum number of units are reached.~~ A

~~minimum number of 125 units per block for blocks bounded by Dayton Street, Delacey Avenue, Valley Street and Pasadena Avenue; and Valley Street, Delacey Avenue, Del Mar Boulevard and Pasadena Avenue is required to be built within the South Delacey Corridor at full build out.~~

C. Conversion Factor

Property owners may also replace existing development in accordance with Section 17.46.080 below. The allocation of new dwelling units or new non-residential density may be converted to non-residential development, and the non-residential development may be converted to dwelling units, in accordance with the conversion formula. Allocation of new dwelling units or new non-residential square footage shall take place on the earlier of (a) the property owner's receipt of a valid building permit for the project or (b) approval of a development agreement for the project by the City Council.

17.46.080 Replacement of Existing Development.

In addition to the allocation of new densities provided in Section 17.46.070 above, property owners may replace existing dwelling units or non-residential square footage on a one-for-one basis. Such replacement dwelling units or square footage shall be subtracted from the square footage of the new building in determining the density of new development on the site. Existing dwelling units may be replaced with non-residential square footage, and existing non-residential square footage may be

replaced with dwelling units, in accordance with the Conversation Formula.

17.46.090 Transfer of Development Rights.

With the written consent of both the donor and receiver site owner, any property owner within the specific plan area may transfer development rights ("TDR") from one parcel under its ownership (the "donor site") to any other parcel, whether contiguous or noncontiguous, within the specific plan area (the "Receiver Site"). Non-residential square footage on a donor site may be converted to dwelling units on a receiver site, and dwelling units converted to non-residential square footage, using the conversion formula. TDR applications shall be administratively reviewed and approved by the Zoning Administrator with appeals and calls for review per chapter 17.104 of the Municipal Code if the proposed development for the receiver site, including the TDR, meets the height, yards, and other requirements of this Chapter (except for the maximum density). Any development rights transferred from a donor site shall be deducted from the parcel's additional density otherwise permitted under this Chapter. The Planning and Permitting Department shall maintain records of such transfers and the current density allocations, if any, of all of the properties within the Specific Plan Area. In addition, the owner of donor site shall be required to record a covenant acceptable to the city attorney's office memorializing such transfer of density.

~~17.46.100 Development Agreements.~~

~~In the WGSP-1A, WGSP-1-B and WGSP-3 zoning subdistrict west of Delacey Avenue, all development on properties formerly known as the "Ambassador Campus" (bounded by Orange Grove Boulevard on the west, Green Street on the north, Delacey Avenue on the east and Del Mar Boulevard on the south) shall be in accordance with a development agreement per chapter 17.102 of the Municipal Code which has been approved by the City Council.~~

17.46.1010 Demolition Permits.

Notwithstanding anything to the contrary contained in the Pasadena Municipal Code, property owners within this zoning district may obtain a demolition permit and commence demolition of existing structures without having obtained a building permit for a replacement project on the site, provided that the property owner has entered into a development agreement with the City covering such property.

SECTION 8. Table 17.92.030 entitled, "**CONCEPT AND CONSOLIDATED DESIGN REVIEW THRESHOLDS DECISION-MAKER AND CALL FOR REVIEW**" contained in Chapter 17.92 is amended as shown in Exhibit A-13, attached hereto and incorporated by this reference.

**FULL
ORDINANCE**

Introduced by Councilmember

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 OF THE PASADENA MUNICIPAL CODE, ESTABLISHING THE WEST GATEWAY SPECIFIC PLAN ZONING DISTRICT TO IMPLEMENT THE WEST GATEWAY SPECIFIC PLAN EXCEPTING THAT PORTION KNOWN AS THE VISTA DEL ARROYO BUNGALOWS

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 creating the West Gateway Specific Plan Zoning District; by adding Chapter 17.46, including specific purposes, applicability, definitions, permitted uses, and development procedures, is added to Title 17; and by modifying the boundaries of certain zoning districts established therein as follows:

By amending and reclassifying the following:

- PS (Public and Semi-Public District) and RM 16-1 (multifamily residential, 14 dwelling units/net acre) districts for properties located between St. John Avenue to the east, Orange Grove Boulevard to the west, Green Street to the north and Del Mar Boulevard to the

south to WGSP-1A and WGSP -1B(allowing office, residential, institutional, including senior continuing /assistive care, and accessory uses);

OS/COR (Open Space/Colorado Orange Grove Special District), C-2/COR (Retail Commercial/Colorado-Orange Grove Special District), and RR/COR (Restricted Residence/Colorado-Orange Grove Special District) districts for a portion of properties (excluding the Norton Simon Museum) located between St. John Avenue to the east, Orange Grove Boulevard to the west, Ventura Freeway (134 Freeway) to the north, and Green Street to the south to WGSP-1C (allowing auto sales, institutional uses, office, hotel, senior continuing /assistive care, multifamily residential, and accessory uses.);

PS (Public and Semi-Public) district for a portion of property (approximately 5.5 acres) located between Arroyo Boulevard to the west , Westminster Drive to the south, and the Colorado Street Bridge to the north to WGSP-2(allowing office, institutional, and single-family residential);

CD-11 (Central District - 11) district for properties located between Green Street to the north, Pasadena Avenue to the west and DeLacey Avenue to the east, and midblock before Dayton Street to the south, and for the

north portion of the block bounded by Dayton to the north, DeLacey to the west; CD 1 AD-1 (Central District 1, Alcohol District Overlay District) district for properties located between Green Street to the north, Dayton Street to the south, DeLacey Avenue to the west, and Fair Oaks Avenue to the east; and CD-10 (Central District 10) district for properties located on the west side of Fair Oaks Avenue between Dayton Street and Orange Place to CD-1 AD-1 (allowing multifamily residential, senior housing, senior continuing care/assistive care, retail sales, offices and accessory uses;)

CD-11 (Central District) district for a portion of property located on the south half of the block bounded by Green Street on the north, DeLacey Avenue on the east, Pasadena Avenue on the west and Dayton Street on the south, the portion of the property south of Dayton Street, Pasadena Avenue on the west and Del Mar Boulevard on the south, and CD-10 (Central District - 10) district for properties located on the west side of Fair Oaks Avenue between Orange Place and Del Mar Boulevard to WGSP-3 (allowing multifamily residential, office, incidental retail, institutional uses and accessory uses).

Ordinance No. _____ shall take effect upon the expiration of 30 days from its publication by title and summary."

SECTION 2. The official zoning map of the City of Pasadena as established by Section 17.08.040 of the City of Pasadena Municipal Code is amended by modifying the boundaries of certain zoning districts established therein as follows:

By reclassifying from (a) PS (Public and Semi-Public District) to WGSP-1A; (b) PS (Public and Semi-Public), RM-16-1 (Multifamily Residential, 16 dwelling units/net acre to WGSP-1B; (c) OS/COR (Open Space/Colorado-Orange Grove Special District) to OS; (d) C-2/COR (Retail Commercial/Colorado-Orange Grove Special District) and RR/COR (Restricted Residence/Colorado-Orange Grove Special District) to WGSP-1C; (e) PS (Public and Semi-Public District) to WGSP-2; (f) CD-10 (Central District), CD-1 AD-1, and CD 11 (Central District-11) to WGSP-3; and (g) CD-11 (Central District-11) and CD-10 (Central District-10) to WGSP-3 as shown on the map entitled "West Gateway Specific Plan", attached hereto as Exhibits A-1 and A-2 incorporated herein by this reference.

SECTION 3. The chart contained in Subsection C of Section 17.08.030 of said code entitled, "**Applicability of land use regulations and development standards**" is amended by adding a new base district as follows:

"Base

District

Designator	Base District Name	Chapter
WGSP	West gateway specific plan	17.46"

[The remainder of this chart remains unchanged.]

SECTION 4. Chapter 17.28 entitled, "CO, CL, CG AND COR DISTRICTS" is hereby repealed. Article II of said code is amended by adding a new Chapter 17.28 entitled, "CO, CL AND CG COMMERCIAL DISTRICTS" to read as follows:

- 17.28.010 Specific purposes.
- 17.28.020 CO, CL AND CG districts—Land use regulations.
- 17.28.030 CO, CL AND CG districts—Development standards.

"17.28.010 Specific purposes

In addition to the general purposes listed in Chapter 17.04, the specific purposes of commercial district regulations are to:

A. Provide appropriately located areas consistent with the general plan for a full range of office, retail commercial, and service commercial uses needed by residents of, and visitors to, the city and region;

B. Strengthen the city's economic base, and provide employment opportunities close to home for residents of the city and surrounding communities;

C. Create suitable environments for various types of commercial uses, and protect them from the adverse effects of inharmonious uses;

D. Minimize the impact of commercial development on

adjacent residential districts;

E. Ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located;

F. Provide opportunities for residential development on the site of commercial development or on separate sites throughout the specific plan area;

G. Ensure the provision of adequate off-street parking and loading facilities;

H. Provide sites for public and semi-public uses needed to complement commercial development or compatible with a commercial environment;

I. The additional purposes of each C district are as follows:

1. CO (Commercial Office) District. To provide a landscaped environment for offices of residential scale and for residential development that is protected from the more intense levels of activity associated with retail commercial development,

2. CL (Limited Commercial) District. To provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that prevent significant adverse effects on residential uses within and adjoining a CL district; and provide opportunities for certain limited manufacturing and service uses that have impacts comparable to those of permitted retail uses to occupy space not in demand for

retailing,

3. CG (General Commercial) District. To provide opportunities for the full range of retail and service businesses deemed suitable for location in Pasadena, including businesses not permitted in the CL district because they attract heavy vehicular traffic or traffic not destined for Pasadena residential areas or have certain adverse impacts; and provide opportunities for certain limited manufacturing uses that have impacts comparable to those of permitted retail and service uses to occupy space not in demand for retailing or services.

17.28.020 CO, CL and CG districts: Land use regulations.

In the land use regulations schedule contained in this chapter (CO, CL and CG Districts: Land Use Regulations), the letter "P" designates use classifications permitted in commercial districts; the letter "C" designates use classifications permitted on approval of a conditional use permit, the letter "E" designates use classifications permitted subject to approval of an expressive use permit, the letters "MC" designate use classification permitted on approval of a minor conditional use permit and the letters "TC" designate use classifications permitted subject to approval of a temporary conditional use permit. Where neither "P," "C," "E," "MC" or "TC" is shown for a use, or a use classification is not listed, that classification is not permitted. The letters "P/C" designate use classifications that are permitted on the site of a permitted use, but require a

conditional use permit on the site of a conditional use. Letters in parentheses in the "Additional Use Regulations" column reference regulations following the schedule or located elsewhere in this title. Where letters in parentheses are opposite a use classification heading, referenced regulations shall apply to all use classifications under this heading."

The schedule of Land Use Regulations established herein is contained in Exhibit A-3, entitled, "CO, CL AND CG DISTRICTS: LAND USE REGULATIONS" and Exhibit A-4, entitled, "CO, CL AND CG DISTRICT: ADDITIONAL LAND USE REGULATIONS."

"17.28.030 CO, CL and CG districts Development standards.

The following schedule (CO, CL and CG Districts: Development Standards) prescribes development standards for the CO, CL, CG and COR districts. The first three columns prescribe basic requirements for permitted and conditional uses in each district. Letters in parentheses in the "Additional Development Standards" column reference standards following the schedule or located elsewhere in this title."

The schedule of Development Standards established herein is contained in Exhibit A-5, entitled, "CO, CL AND CG DISTRICTS: DEVEOPMENT STANDARDS" and Exhibit A-6, entitled, "CO, CL AND CG DISTRICTS: ADDITIONAL DEVELOPMENT STANDARDS."

SECTION 5. The CENTRAL DISTRICT (CD) DISTRICT AND SUBDISTRICT MAP and the CENTRAL DISTRICT (CD) HEIGHT DISTRICT MAP

incorporated by reference into Section 17.33.070 are amended as shown in Exhibits A-10 and A-11, attached hereto and incorporated by this reference.

SECTION 6. Table 17.33.080 entitled, "CD CENTRAL DISTRICT ADDITIONAL DEVELOPMENT STANDARDS" is amended by:

1. Amending Subsection B to read as follows:

"(B) Residential Densities. The maximum density for a residential project or the residential portion of a mixed use project shall be 500 square feet of lot area per unit (87 dwelling units per acre). In CD-1, south of Green Street, the maximum density for a residential project or the residential portion of a mixed use project shall be 726 square feet of lot area per unit (60 dwelling units per acre). Unless otherwise specified, this density may be increased up to 25 percent for projects complying with the density bonus provisions of this title." [The remainder of this subsection remains unchanged.]

2. By amending subsection (E) as follows:

"(E) Front and Corner Yards. Projects shall comply with the setbacks shown on the map entitled "Central District (CD) Street Frontage Setback Map" dated March 2000, published herewith and incorporated by this reference (Attachment A-12). Within that portion of CD-1 south of Green Street, the design commission may allow the front yard to be set back from the front property line for landscaping or outdoor dining." [The remainder of this section remains unchanged.]

3. By amending the "Central District (CD) Street Frontage Setback Map" contained in Attachment A-12 and incorporated by this reference.

SECTION 7. Article II of Title 17 of said code entitled "Base District Regulations" is amended by adding a new chapter as follows:

"Chapter 17.46

WEST GATEWAY SPECIFIC PLAN ZONING DISTRICT

Sections:

17.46.010	Specific purposes.	17.46.070	Allocation of density.
17.46.020	Applicability.	17.46.080	Replacement of existing development.
17.46.030	Definitions.	17.46.090	Transfer of development rights.
17.46.040	Establish of zoning sub-districts.	17.46.100	Demolition permits.
17.46.50	Land use regulations.		
17.46.060	Development standards.		

17.46.010 Specific Purposes.

In addition to the general purposes listed in Chapter 17.04, the specific purposes of the West Gateway Specific Plan zoning district are to:

1. Implement the purposes of the West Gateway Specific Plan;
2. Balance the principles of economic development, historic preservation, and maintenance of local community culture in order to optimize each and thereby achieve the goal of implementing the General Plan in the West Gateway area of Pasadena;

3. Preserve the high quality atmosphere that is the hallmark of this area, through complementary, well-designed landscaping and buildings appropriately scaled to blend with the character of the adjacent areas, yet taking into account the intended character of this area.

4. Provide the flexibility needed to allow new development to respond to market demand;

5. Protect, support, and preserve Old Pasadena by allowing complementary uses while avoiding a westward expansion of Old Pasadena's boundaries;

6. Allow a broad mix of land uses, including retail businesses, (both community-serving and neighborhood-serving), office, hotel/conference center, senior housing, senior continuing care/assistive care, and residential uses including market rate and affordable housing;

7. Encourage and facilitate appropriate development by streamlining the development process in a manner consistent with the West Gateway Specific Plan;

8. Encourage the linking of a new development with adjacent existing features such as Central Park, Old Pasadena and the proposed light rail station, and enhance the links between features within the Specific Plan area;

9. Recognize the importance of preserving significant historic structures in the area while promoting the replacement

of existing underutilized or deteriorating structures through redevelopment;

10. Identify areas to preserve and protect;

11. Preserve the significant historic buildings and gardens on the Worldwide Church of God property, including the Ambassador Auditorium;

12. Plan traffic and parking patterns in order to minimize the negative effects on adjacent neighborhoods and existing businesses;

13. Encourage development that supports and capitalizes on transit opportunities, such as the proposed light rail station at Raymond Avenue and Del Mar Boulevard, the ARTS Circulation buses, and all other means of public transportation, including bicycles and pedestrians;

14. Recognize the cultural and educational attributes in this area;

15. Enhance the Orange Grove/Colorado intersection as the symbolic western gateway into Pasadena.

17.46.020 Applicability.

The provisions of this Chapter shall apply to the areas designated West Gateway Specific Plan zoning district on the official zoning map of the city.

17.46.030 Definitions.

The following definitions shall apply in this chapter. Words and phrases not defined shall be as defined in Article I.

1. "Conversion Formula" means the formula for converting new or replacement residential uses to non-residential uses, and vice-versa. Under this formula, one dwelling unit shall be equivalent to 850 square feet of non-residential development and 850 square feet of non-residential development shall be equivalent to one dwelling unit.

2. "Density" means the number of new dwelling units, or in the case of non-residential projects, the amount of square footage, which may be developed in relation to the size of the property to be developed as expressed in dwelling units or square feet per acre, as the case may be; provided, however, that when an existing building is demolished, the number of dwelling units or square footage of the existing building, as the case may be, shall be subtracted from the number of dwelling units or square footage of the new building in determining the total "new" square footage on the site, regardless of use. The density of independent living units within a senior continuing/assistive care use shall mean the number of new dwelling units in relation to size of the property to be developed. The re-use of an existing building without the addition of square footage or dwelling units does not result in "new" square footage or additional density on the site. Parking structures shall be exempt from any building density standards.

3. "Senior continuing/assistive care" shall mean an integrated senior citizens facility that provides accommodations

for, and varying levels of care to, senior citizens, depending on need. Senior continuing/assistive care projects shall contain the following components: (a) independent living units; (b) assisted living units; and (c) continuing care, Alzheimer and related facilities.

"Independent living units" are senior apartment units with their own kitchens. The seniors living in these units have access to medical emergency care, as well as a central facility dining room. These units shall be eligible for a density bonus pursuant to section 17.70.030.

"Assisted living units" are senior living quarters that contain no kitchen facilities. Residents in these units dine in the central facility dining room and can receive medical care and similar assistance.

"Continuing care, Alzheimer and related facilities" are fully-staffed nursing facilities containing two or more beds per room where care is provided on a 24-hour basis.

4. "Specific Plan" means the West Gateway Specific Plan adopted by the City Council on July 13, 1998.

17.46.040 Establishment of Zoning Sub-Districts.

The following new zoning sub-districts are established for the Specific Plan area: WGSP-1A (Ambassador College campus west of St. John Ave.); WGSP-1B (Ambassador College campus east of Orange Grove Blvd.); WGSP-1C (Colorado Blvd. area); WGSP-2 (Army Reserve Training Center site); and WGSP-3 (South DeLacey Corridor Area 2).

Zoning sub-districts WGSP-1A, WGSP-1B, and WGSP-1C comprise the Orange Grove/Colorado Subarea of the Specific Plan, WGSP-2 consists of the Army Reserve Training Center site, and WGSP-3 comprises area 2 of the South DeLacey Corridor Subarea.

17.46.050 Land Use Regulations.

In the land use regulations schedule contained in this chapter (West Gateway Specific Plan Area - Land Use Regulations) the letter "P" designates use classifications permitted within a subdistrict; the letter "C" designates use classifications permitted subject to approval of a conditional use permit; the letter "E" designates use classifications permitted subject to approval of an expressive use permit, the letters "MC" designate use classifications permitted subject to approval of a minor conditional use permit and the letter "TC" designate use classifications permitted subject to approval of a temporary conditional use permit. When neither "P," "C," "E," "MC" or "TC" is shown for a use, or a use classification is not listed, this classification is not permitted. The letters "P/C" designate use classifications that are permitted on the site of a permitted

use, but require a conditional use permit on the site of a conditionally permitted use. Numbers following a use reference additional land use regulations.”

Chapter 17.46 is amended by adding a new schedule entitled, **“West Gateway Specific Plan Area - Land Use Regulations”** contained in Exhibit A-9, attached hereto and incorporated by this reference.

17.46.060 Development Standards.

“The following schedule (West Gateway Specific Plan Area - Development Standards) prescribes the development standards for the West Gateway Specific Plan Area (WGSP). New subdivisions, new land uses and structures, additions to existing land uses and structures, shall be designed and constructed in compliance with the following requirements.”

Chapter 17.46 is amended by adding a new schedule entitled, **“West Gateway Specific Plan Area - Development Standards”** contained in Exhibit A-10, attached hereto and incorporated by this reference.

17.46.070 Amount of Permitted Development and Allocation of Density.

A. Non-Residential Allocation

New nonresidential development shall not exceed the amount of new permitted development as specified under the specific plan. Each project site located in WGSP-1A, WGSP-1B and

WGSP-1C zoning subdistricts shall receive an equal allocation of non-residential development of 17,500 square feet for each acre or pro rata for fraction thereof, which is equivalent to a floor area ratio ("FAR") of approximately 0.40 to 1. Such allocation shall be pro-rated for sites that are less than one acre in size.

This allocation pertains to new development only.

B. Residential Density Allocation

New development shall meet the minimum requirements and not exceed the allocation of new density as contained in the specific plan. In the WGSP-3 zoning subdistrict, west of Delacey Avenue, any development on properties formerly known as the "East Ambassador Campus" (bounded by Pasadena Avenue on the west, Green Street on the north, Delacey Avenue on the east and Del Mar Boulevard on the south) must include a minimum of 250 housing units to be constructed either within its boundaries or within the South Delacey Corridor Sub-area (bounded by Pasadena Avenue on the west, Green Street on the north, Fair Oaks Avenue on the east and Del Mar Boulevard on the south) upon full build out.

C. Conversion Factor

Property owners may also replace existing development in accordance with Section 17.46.080 below. The allocation of new dwelling units or new non-residential density may be converted to non-residential development, and the non-residential development may be converted to dwelling units, in accordance with the conversion formula. Allocation of new dwelling units or

new non-residential square footage shall take place on the earlier of (a) the property owner's receipt of a valid building permit for the project or (b) approval of a development agreement for the project by the City Council.

17.46.080 Replacement of Existing Development.

In addition to the allocation of new densities provided in Section 17.46.070 above, property owners may replace existing dwelling units or non-residential square footage on a one-for-one basis. Such replacement dwelling units or square footage shall be subtracted from the square footage of the new building in determining the density of new development on the site. Existing dwelling units may be replaced with non-residential square footage, and existing non-residential square footage may be replaced with dwelling units, in accordance with the Conversation Formula.

17.46.090 Transfer of Development Rights.

With the written consent of both the donor and receiver site owner, any property owner within the specific plan area may transfer development rights ("TDR") from one parcel under its ownership (the "donor site") to any other parcel, whether contiguous or noncontiguous, within the specific plan area (the "Receiver Site"). Non-residential square footage on a donor site may be converted to dwelling units on a receiver site, and dwelling units converted to non-residential square footage, using the conversion formula. TDR applications shall be

administratively reviewed and approved by the Zoning Administrator with appeals and calls for review per chapter 17.104 of the Municipal Code if the proposed development for the receiver site, including the TDR, meets the height, yards, and other requirements of this Chapter (except for the maximum density). Any development rights transferred from a donor site shall be deducted from the parcel's additional density otherwise permitted under this Chapter. The Planning and Permitting Department shall maintain records of such transfers and the current density allocations, if any, of all of the properties within the Specific Plan Area. In addition, the owner of donor site shall be required to record a covenant acceptable to the city attorney's office memorializing such transfer of density.

17.46.100 Demolition Permits.

Notwithstanding anything to the contrary contained in the Pasadena Municipal Code, property owners within this zoning district may obtain a demolition permit and commence demolition of existing structures without having obtained a building permit for a replacement project on the site, provided that the property owner has entered into a development agreement with the City covering such property.

SECTION 8. Table 17.92.030 entitled, "CONCEPT AND CONSOLIDATED DESIGN REVIEW THRESHOLDS DECISION-MAKER AND CALL FOR

REVIEW" contained in Chapter 17.92 is amended as shown in Exhibit A-13, attached hereto and incorporated by this reference.

SECTION 9. This ordinance shall take effect upon the expiration of thirty days from its publication.

Signed and approved this _____ day of _____, 2000.

Bill Bogaard
Mayor of the City of Pasadena

I HEREBY CERTIFY that the forgoing ordinance was adopted by the City Council of the City of Pasadena at its regular meeting held on _____, 2000, by the following vote:

AYES:

NOES:

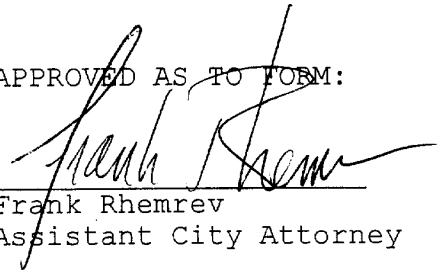
ABSENT:

ABSTAIN:

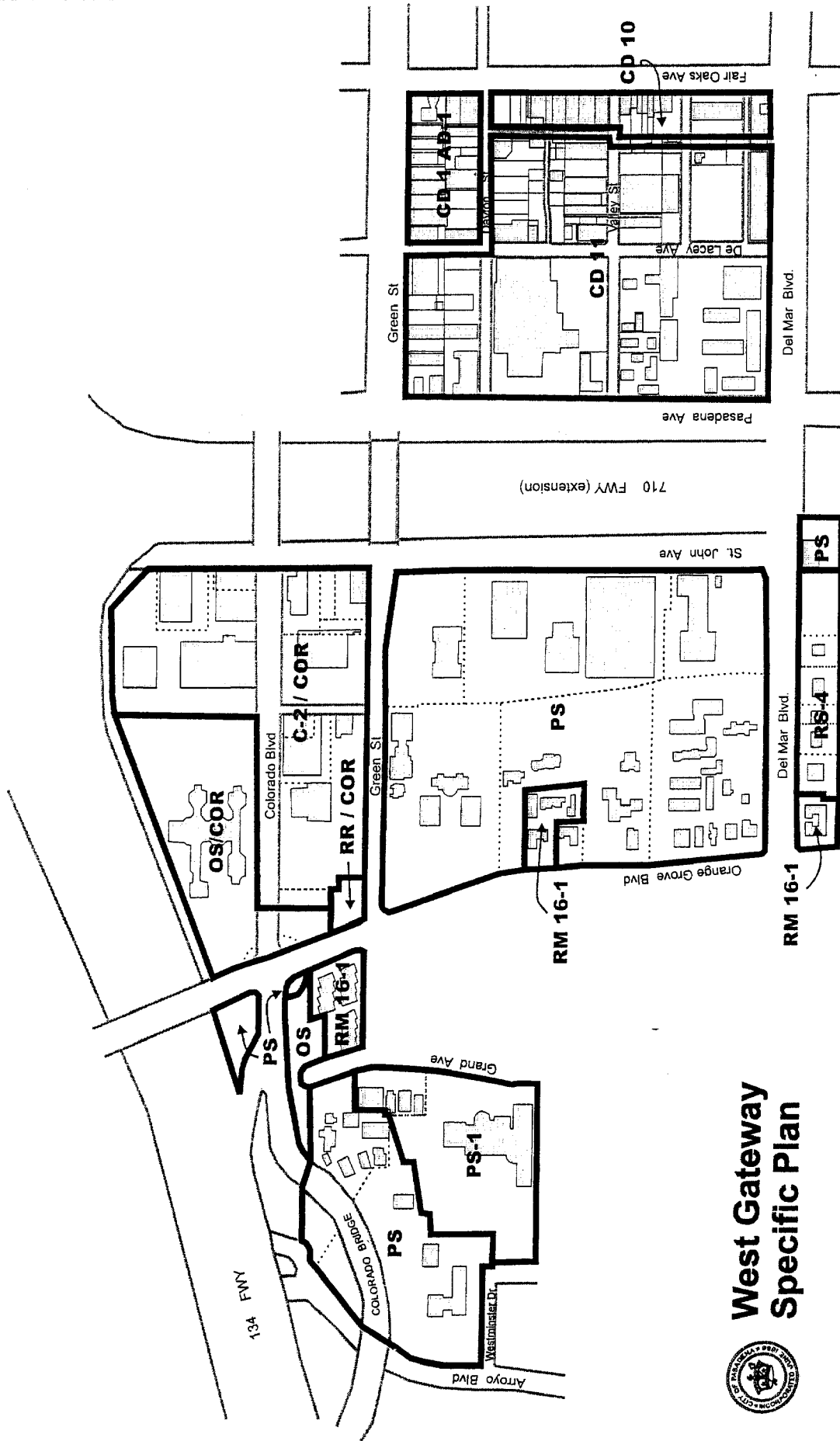
Published:

Jane L. Rodriguez CMC
City Clerk

APPROVED AS TO FORM:



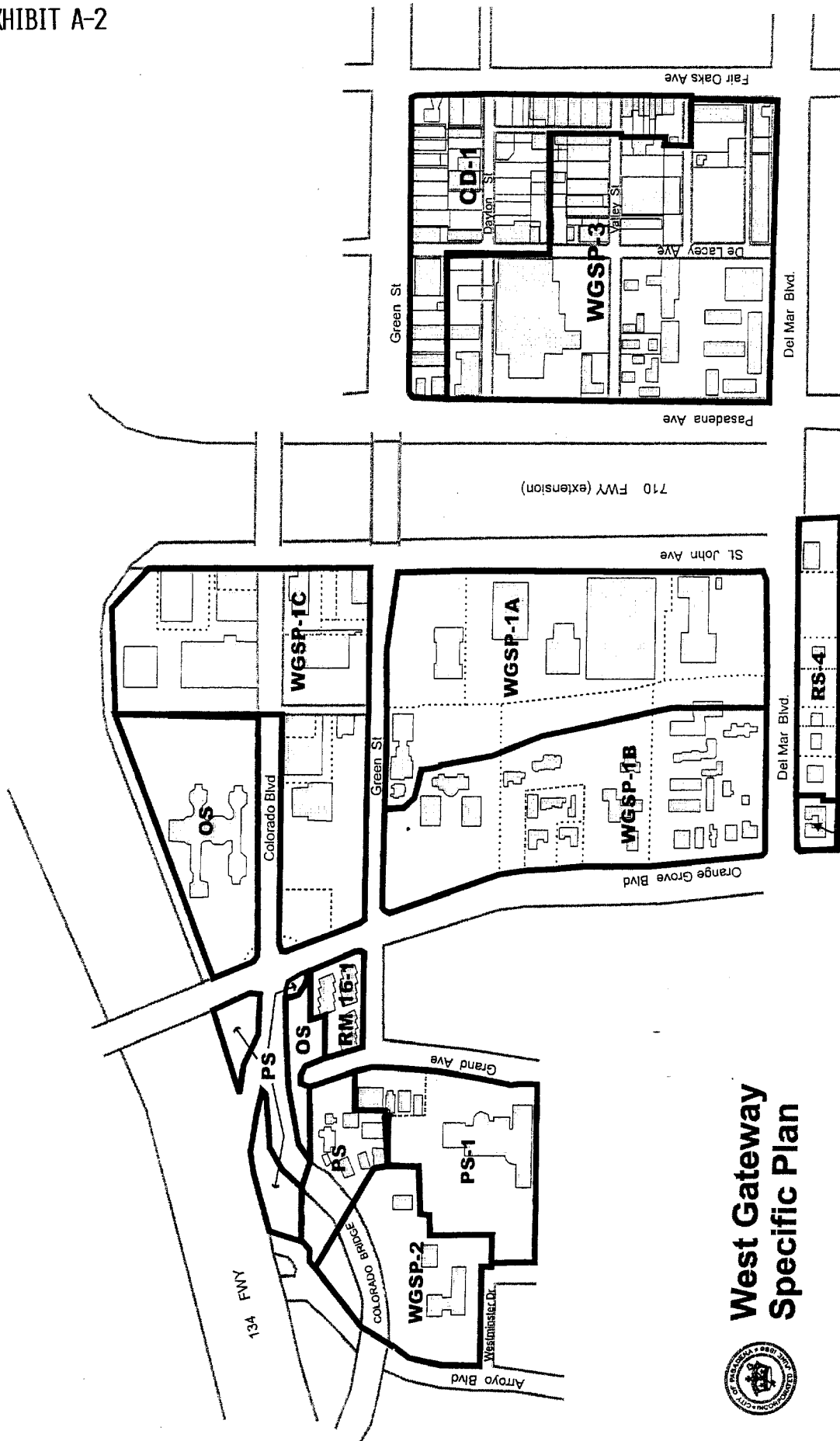
Frank Rhemrev
Assistant City Attorney



**West Gateway
Specific Plan**

Existing Zoning





**West Gateway
Specific Plan**



RM 16-1

Exhibit A-3 - West Gateway Specific Plan

CO, CL AND CG DISTRICTS:					
LAND USE REGULATIONS					
Use Classifications	CO	CL CL-2	CL-1	CG CG-1	Additional Use Regulations
Residential					
Adult Day Care, Limited	P	P	P		
Boarding Houses		P	P		
Caretaker's Quarters	P	P	P	P	(A)
Dormitories		P	P		
Family Day Care Home:					
Small	P	P	P		
Large	P	P	P		(B)
Fraternities/Sororities		P	P		
Multifamily Residential	P	P	P		
Residential Care, Limited	P	P	P		
Single-Family Residential	P	P	P		
Transition Housing	P	P	P		(C)
Public and Semi-Public					
					(D)
Adult Day Care, General	C	C	C	C	(E)
Charitable Institutions	C	C	C	C	(E)
Child Day Care Center	P	P	P	P	(B)
Clubs and Lodges	C	C	C	P	(F)(G)(H)
Colleges and Universities	C	C	C	C	(E)
Convalescent Facilities	C	C			(E)
Cultural Institutions	P	P	P	P	(E)(F)
Governmental Offices	P	P	P	P	(E)
Heliports				C	
Hospitals				C	(E)
Maintenance and Service Facilities				C	
Park and Recreation Facilities	C	C	C	C	
Public Safety Facilities	C	C	C	C	(E)
Religious Assembly	C	P	P	P	(E)
With Columbarium	P	P	P	P	(I)
With Temporary Homeless Shelter	C	P	P	P	(J)
Residential Care, General	C	C	C		(E)
Schools, Public or Private		C	C	C	(E)(K)
Transportation Terminals				C	
Utilities, Major	C	C	C	C	
Utilities, Minor	P	P	P	P	

Exhibit A-3 - West Gateway Specific Plan (Continued)

CO, CL AND CG DISTRICTS: LAND USE REGULATIONS (Continued)					
Use Classifications	CO	CL CL-2	CL-1	CG CG-1	Additional Use Regulations
Commercial					(D)(F)(L)(M)(N)
Adult Businesses				E	(O)(P)
Ambulance Services				P	
Animal Sales and Services:					
Animal Boarding				P	
Animal Grooming		P	C	P	
Animal Hospitals				P	
Animals, Retail Sales		P	C	P	
Auto Washing and Detailing Businesses				C	(Q)(R)
Small-Scale		P	P	P	(R)(S)
Banks and Savings & Loans:		P	P	P	
With Walk-Up Service		P	P	P	(T)
Bars or Taverns		C	C	C	
With Live Entertainment		C	C	C	(U)
Building Materials and Services				P	
Catering Services		P	P	P	(G)
Commercial Entertainment		E	E	E	(P)(U)(V)
Commercial Filming	C	C	C	C	(W)
Commercial Printing		C	C	P	
Commercial Printing, Limited	C	P	P	P	
Commercial Recreation		C	C	C	(U)(V)(X)
Communications Facilities:				P	
Small Scale		P	P	P	
Drive-Thru Businesses		C	C	C	(Y)
Emergency Shelters				MC	
Food Sales:	P	P	P	P	
With Beer and Wine Sales		C	C	C	
With Full Alcohol Sales		C	C	C	
Horticulture:					
Limited		P	P	P	
Laboratories	C	P	P	P	
Maintenance and Repair Services		P	P	P	
Mini-Mall		C	C	C	(Z)
Mortuaries			P	P	
Nurseries		C	C	P	
Offices:					
Business and Professional	P	P	P	P	
Medical	P	P	P	P	
Pawnshops				P	

Exhibit A-3 - West Gateway Specific Plan (Continued)

CO, CL AND CG DISTRICTS: LAND USE REGULATIONS (Continued)					
Use Classifications	CO	CL CL-2	CL-1	CG CG-1	Additional Use Regulations
Personal Improvement Services		P	P	P	
Personal Services		P	P	P	
Professional, Business and Trade					
Schools		P	P	P	
Recycling Centers:					(AA)
Small Collection Facilities	P	P	P	P	
Large Collection Facilities				C	
Restaurants:		P	P	P	(BB)
With Beer and Wine Service		C	C	C	
With Full Alcohol Service		C	C	C	
With Live Entertainment		P	P	P	
Restaurants, Take-Out:		C	C	P	(BB)(CC)
With Beer and Wine Service		C	C	C	
With Full Alcohol Service		C	C	C	
With Live Entertainment		P	P	P	
Retail Sales	C	P	P	P	
Secondhand Clothing and Appliance					
Sales				P	(DD)
Single-Room Occupancy				P	(EE)
Swap Meets				C	
Vehicle/Equipment Sales, Leasing					
and Services:					
Automobile Rentals		C	C	P	
Commercial Off-Street Parking	P	P	P	P	
Service Stations		C	C	C	(Q)(FF)
Vehicle/Equipment Repair				P	(GG)
Vehicle/Equipment Sales,					
Leasing and Rentals				P	(GG)
Vehicle Storage		C	C	C	
Visitor Accommodations:					
Bed and Breakfast Inns	C	P	P	P	(G)
Hotels and Motels				P	(G)(HH)
Warehousing and Storage:			C	C	
Small-Scale		P	P	P	
Wireless Telecommunications					
Antenna Facility:					
Minor	MC	MC	MC	MC	(II)
Major	C	C	C	C	(II)
Industrial					(D)(F)(L)(M)(N)
Industry, Restricted:			C	C	
Small-Scale		P	P	P	

Exhibit A-3 - West Gateway Specific Plan (Continued)

CO, CL AND CG DISTRICTS: LAND USE REGULATIONS (Continued)					
Use Classifications	CO	CL CL-2	CL-1	CG CG-1	Additional Use Regulations
Wholesaling, Distribution, and Storage: Small-Scale		P	C P	C P	
Accessory					
Accessory Uses	P/C	P/C	P/C	P/C	
Accessory Antenna Array	P	P	P	P	
Home Occupations	P	P	P	P	(JJ)
Temporary					
Animal Shows				TC	(KK)
Circuses and Carnivals		TC	TC	TC	(KK)
Commercial Filming, Limited	P	P	P	P	(W)
Farmer's Market	TC	TC	TC	TC	(KK)
Live Entertainment		TC	TC	TC	(KK)
Religious Assembly		TC	TC	TC	(KK)
Retail Sales, Outdoor		TC	TC	TC	(KK)
Seasonal Merchandise Sales		P	P	P	(LL)
Street Fairs	P	P	P	P	(KK)
Swap Meets, Nonrecurring		TC	TC	TC	(KK)
Tents	TC	TC	TC	TC	(KK)
Nonconforming Uses, Structures and Signs					
					(MM)

Exhibit A-4 - West Gateway Specific Plan

CO, CL AND CG DISTRICTS:

ADDITIONAL USE REGULATIONS

- (A) Maximum of 1 dwelling unit per site as caretaker's quarters.
- (B) See Chapter 17.64, Child day care facilities.
- (C) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 square feet.
- (D) New nonresidential projects, and the nonresidential portion of mixed-use projects, which exceed 25,000 square feet of gross floor area, shall obtain a conditional use permit pursuant to Chapter 17.88. Projects with a master development plan approved pursuant to Chapter 17.96, government offices, tenant improvements and projects which are on the approved capital improvement budget, shall be exempt from this requirement.
- (E) Uses which are on sites greater than 2 acres and were established after June 30, 1985 must be zoned PS (Public and Semi-public).
- (F) The hours of operation regulations apply as follows. Commercial uses, Industrial uses, Clubs and Lodges, and Cultural Institutions located on a site that is within 150 feet of an R district may operate between 7 a.m. and 10 p.m. by right; and between 10 p.m. and 7 a.m. subject to a conditional use permit. The following uses are not subject to this restriction:
 - Banks (walk up service only)
 - Emergency Shelters
 - Industry, Restricted Uses: Small Scale
 - Mortuaries
 - Offices with fewer than 15 employees working at one time
 - Personal Improvement Services
 - Personal Services
 - Single Room Occupancy
 - Vehicle/Equipment Repair
 - Vehicle/Equipment Sales, Leasing and Rentals
 - Visitor Accommodations
 - Bed and Breakfast Inns
 - Hotels and Motels
 - (Operation of check-in/check-out and room services only)
- (G) If the proposed use includes the offering of alcoholic beverages for sale or consumption on or off the premises, a separate conditional use permit must be obtained.
- (H) In any CL zoning district, a club or lodge established prior to September 9, 1996 shall constitute a permitted use.
- (I) Columbariums shall meet the following regulations:
 1. The name, address, and telephone number of the individual, owner, board of trustees or designated caretaker responsible for the maintenance of the columbarium shall be kept on record in the office of the religious assembly use.
 2. Upon discontinuance of the religious assembly use, the columbarium shall be relocated in accordance with all State laws.
 3. The religious assembly use shall provide the minimum number of parking spaces required in Chapter 17.68.
 4. The columbarium shall not project beyond the front footage of building occupancy of the religious assembly use.

Exhibit A-4 - West Gateway Specific Plan (Continued)

CO, CL, AND CG DISTRICTS: ADDITIONAL USE REGULATIONS (Continued)

5. In addition to the previous requirements, a columbarium located outside a building shall meet the following regulations:
 - a. The height of the columbarium shall not exceed 8 feet.
 - b. A masonry wall with a minimum height of 6 feet shall screen the columbarium from street and adjacent lots.
 - c. Two square feet of landscaping for each square foot of columbarium area shall be provided.
 - d. The columbarium shall have a minimum 20 foot yard from a property line but have a 100 foot yard from an abutting residential use or RS or RM district.

(J) A religious assembly use may have a temporary homeless shelter if the following regulations are met:

1. In the CO District, the religious assembly use has a conditional use permit to establish such use.
2. No rent or fees of any kind shall be charged for the service offered to homeless persons.
3. The facility that is used to house homeless persons accommodates a maximum of 10 person at any one time.
4. Homeless persons reside at the facility a maximum of 60 days.
5. Occupancy by homeless persons at the facility commences upon the religious assembly use receiving a certificate of occupancy.

The fee for a certificate of occupancy required by Chapters 14.16 and 14.37 shall not be required of a religious assembly use that seeks a certificate of occupancy for the purpose of providing a temporary homeless shelter.

(K) See Chapter 17.64, Regulations for private schools.

(L) No more than 5 large trucks (except trucks associated with vehicle/equipment sales, leasing and rentals) shall be stored on each lot. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor area except that this restriction shall apply to all uses in the Lincoln Corridor, CG-1 District.

(M) The hours of truck operation regulations apply as follows:

The operation of large trucks on sites which are more than 500 feet from a freeway and that are less than 300 feet from a Residential District that is not within 500 feet of a freeway shall not be permitted between the hours of 7 p.m. and 6 a.m. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area.

On any site in the Lincoln Corridor, CG-1 District, which is within 300 feet of an R District measured from the property line, large trucks shall not be permitted between the hours of 7 p.m. and 6 a.m. This restriction applies to all uses, existing as well as proposed.

A property owner may not deviate from the hours restriction on the operation of large trucks unless he or she obtains a conditional use permit authorizing such deviation. The person applying for such permit must submit a noise study from a qualified expert that proves to the reasonable satisfaction of the zoning administrator that the truck activity will not exceed the base ambient noise level found in the vicinity during the time the truck activity is proposed. The base ambient noise level shall not include noise generated from the operation of large trucks within 300 feet of a Residential District.

(N) The number of truck trips shall be as follows:

A commercial or industrial use within 300 feet of an R District shall be limited to 10 one-way truck trips by large trucks per day per 6-day work week. This restriction shall apply to new uses and uses

Exhibit A-4 - West Gateway Specific Plan (Continued)

CO, CL, AND CG DISTRICTS: ADDITIONAL USE REGULATIONS (Continued)

- that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway, however it shall apply to all sites and uses within the Lincoln Corridor, CG-1 District.
- (O) The exterior walls of a new adult business shall be at least 500 feet from the boundaries of a site occupied by a religious assembly, public or private school, general day care, or park and recreation facility use which existed prior to establishment of the adult business, and at least 1,000 feet from the exterior walls of another adult business. An adult business offering live entertainment shall be subject to the requirements of subsection (U) below. No adult business is allowed in the Lincoln Corridor, CG-1 District.
 - (P) See Chapter 17.94: Expressive Use Permits.
 - (Q) See Chapter 17.64, Service stations and auto washing and detailing businesses.
 - (R) Auto washing and detailing businesses shall provide evidence of compliance with the regulations of the Sanitation District of Los Angeles County related to drainage. Discharge into the storm drain system is not permitted without approval from the Los Angeles County Regional Water Quality Control Board.
 - (S) Small-scale auto washing and detailing businesses shall be located within a parking structure that provides parking for a minimum of 500 vehicles.
 - (T) Prior to issuance of a building permit, the department of public works and transportation shall review and approve the location of walk-up service uses to ensure minimal interference with vehicular and pedestrian traffic and to discourage illegal parking on streets. Such review is limited to the location only.
 - (U) See Chapter 17.64, Commercial entertainment, commercial recreation and bars or taverns with live entertainment.
 - (V) If the proposed use includes the offering of alcoholic beverages for sale or consumption on or off the premises, a separate conditional use permit must be obtained.
 - (W) See Chapter 17.90: Film Permits.
 - (X) The exterior walls of a game arcade shall be at least 500 feet from the boundaries of a site occupied by a religious assembly, public or private school, general day care, or park and recreation facility use which existed prior to the establishment of the game arcade and at least 1,000 feet from the exterior walls of another game arcade.
 - (Y) See Chapter 17.64, Drive-thru businesses.
 - (Z) See Chapter 17.64, Mini-malls.
 - (AA) See Chapter 17.64, Recycling centers.
 - (BB) Outdoor dining areas shall be defined by landscaping or other barrier as approved by the zoning administrator.
 - (CC) Take-out restaurants and take-out restaurants with a drive-thru business located on separate sites shall not be closer than 500 feet from the following uses: public or private school, park and recreation facility, take-out restaurant or take-out restaurant with a drive-thru business. Such distance requirement shall be measured from use to use.
 - (DD) Secondhand clothing and appliance sales are not permitted in the Lincoln Corridor, CG-1 District.
 - (EE) See Chapter 17.70, Regulations for Single Room Occupancy.
 - (FF) Full service stations in the CL District shall have a minimum of 8 fueling positions.
 - (GG) Vehicle/Equipment Repair or Vehicle/Equipment Sales, Leasing and Rentals. There shall be an 8-foot-high block wall along any property line abutting an R District or along a street or alley separating such uses from an R District. There shall be no openings facing residential properties.

Exhibit A-4 - West Gateway Specific Plan (Continued)

CO, CL, AND CG DISTRICTS: ADDITIONAL USE REGULATIONS (Continued)

There shall be no outdoor storage of materials, disabled vehicles, damaged or scrap parts unless screened by a solid masonry wall a minimum 6 feet in height. There shall be no parking of vehicles undergoing repairs on public streets.

All exhaust fans shall be directed away from residential properties. All repair operations are to take place within an enclosed building except certain limited preparatory work or final adjustments (this exclusion shall not apply to body and fender repair or paint shops).

This standard shall not apply to auto repair facilities which are located more than 300 feet from the nearest Residential District.

(HH) No more than 60 percent of the guest rooms may contain a kitchen.

(II) See Chapter 17.64, Regulations for wireless telecommunications antenna facilities.

(JJ) See Chapter 17.64, Home Occupations.

(KK) See Chapter 17.88, Temporary conditional use permits.

(LL) Seasonal merchandise sales shall be subject to the following provisions:

1. The maximum duration of seasonal merchandise sales shall be 45 days at one location.
2. Seasonal merchandise sales shall be permitted on a daily basis to operate between 7:00 a.m. and 10:00 p.m.
3. Parking at a ratio of 1 space per 2,000 square feet of lot area used for seasonal merchandise sales is provided.
4. Temporary structures and signs shall be subject to the review and approval of the zoning administrator.

After the seasonal merchandise sales event is completed or 45 days from the initial occupancy of the site, whichever comes first, all associated structures and trash must be removed from the site within 24 hours. A temporary conditional use permit shall be required if any of the above standards are not met.

(MM) See Chapter 17.76: Nonconforming Uses, Structures and Signs.

Exhibit A-5 - West Gateway Specific Plan

CO, CL AND CG DISTRICTS:					
DEVELOPMENT STANDARDS					
Development Standards	CO	CL CL-2	CL-1	CG	Additional Development Standards
Residential Development					(A)
Minimum Lot Area (square feet)	7,200				(B) (C)
Minimum Lot Width (feet)	55				
Minimum Yards:					
Front (ft.)	20	5	5	5	(D)(E)
Side (ft.)	10				(E)(F)(G)
Corner (ft.)	15	5	5	5	(D)(E)
Rear (ft.)	10				(E)(F)(G)
Maximum Height of Main Structures (feet)	45	36	36	45	(H)(I)(J)
Landscaping					(K)(L)
Fences and Walls					(M)(N)
Off-street Parking and Loading					(O)
Accessory Structures					(P)
Satellite Earth Station Antenna					(Q)
Outdoor Facilities and Storage		See Chapter 17.64			
Screening of Mechanical Equipment		See Chapter 17.64			
Refuse Storage Areas		See Chapter 17.64			
Underground Utilities		See Chapter 17.64			
Performance Standards		See Chapter 17.64			
Signs		See Chapter 17.72			
Nonconforming Uses, Structures and Signs		See Chapter 17.76			

Exhibit A-5 - West Gateway Specific Plan (Continued)

CO, CL AND CG DISTRICTS: DEVELOPMENT STANDARDS (Continued)

Public Art Design Standard

See Chapter 17.78

Exhibit A-6 – West Gateway Specific Plan

CO, CL AND CG DISTRICTS:

ADDITIONAL DEVELOPMENT STANDARDS

- (A) In the CO District, residential development shall comply with the RM-48 development standards. Residential development in the CL District shall comply with the RM-32 development standards. Residential densities in the CL-2 district shall not exceed 16 units per acre. All multifamily residential projects in the CL-2 district shall comply with the RM-16 development standards.
- (B) For properties in the CO District: See Chapter 17.64, Development on substandard lots, certificates of compliance and notices of violation.
- (C) See Chapter 17.64, Development on sites divided by district boundaries.
- (D) In the CG District, an additional 1 foot of setback shall be required for every 10 feet of portion thereof over 45 feet in height.
- (E) Building projections may encroach into a yard as follows:
 - 1. Fireplaces or chimneys may project up to 2 feet into a yard for a length of 10 feet measured parallel to the building.
 - 2. Uncovered steps, landings or patios not more than 3 feet in height measured from finished grade may project up to 3 feet into a required yard for a length of 10 feet measured parallel to the building.
 - 3. Eaves may project up to 3 feet into a required yard.
- (F) In the CL and CG districts, there shall be a 15 foot yard along a property line abutting an RS or RM district. Structures shall not be located within an encroachment plane sloping inward at a 45 degree angle, commencing 20 feet above the existing grade at the RS or RM district boundary line (see Appendix A, **ENCROACHMENT PLANE IN CL, CG AND IG DISTRICTS**). When an abutting parking overlay property (PK) is used for parking to serve a property in the CL or CG district, the 15 foot yard and encroachment plane requirements shall not apply.
- (G) Yards visible from the public right-of-way not used for parking shall have a 2-foot planting strip adjoining an interior property line within 50 feet of a street property line.
- (H) See Chapter 17.64, Measurement of height.
- (I) Appurtenances covering not more than 25 percent of a roof may exceed the maximum permitted height limit by 20 feet.
- (J) Special height limits may be applied pursuant to Chapter 17.100, Amendments. The boundaries of the special height limit area shall be designated on the official zoning map by placing in brackets the letters "H.L." followed by the height limit in feet after the land use district designator.
- (K) Landscaping requirements shall be as follows:
 - 1. In the CO district, sites shall comply with the planting area requirements of Section 17.26.030(P): Landscaping.
 - 2. At least 50 percent of each yard shall be planting area. Yards visible from the public right-of-way shall have a 2-foot planting strip along interior property lines within 50 feet of a street property line. This strip shall be counted in determining compliance with the 50 percent planting area requirement. A landscape plan for all required yards shall be submitted to the zoning administrator for approval prior to the issuance of building permits.
- (L) See Chapter 17.64, Maintenance of required planting areas.

Exhibit A-6 - West Gateway Specific Plan (Continued)

CO, CL AND CG DISTRICTS: ADDITIONAL DEVELOPMENT STANDARDS (Continued)

- (M) The maximum height of walls and fences shall be as follows:
 1. In the CO and CL Districts, the maximum height of a fence shall be 8 feet.
 2. In the CG District, the maximum height of a fence or wall within a required setback shall be 8 feet unless otherwise indicated in this code and shall be limited to 12 feet beyond the required setback area.
 3. The requirements of Chapter 12.12 of this code are controlling for fences and walls adjoining street intersections.
- (N) On sites in CL and CG Districts abutting R Districts, the required yards abutting residential districts shall be enclosed by a solid concrete or masonry wall at least 7 feet in height. Notwithstanding the foregoing, the minimum height of such wall within 5 feet of a street property line shall be equivalent to the maximum height for a solid fence or wall in the development standards of the abutting residential district.
- (N) A 7-foot high solid masonry or concrete wall shall adjoin the property line of the site of a new ground floor residential use abutting the site of an existing nonresidential use or the property line of a new nonresidential use abutting the site of an existing ground floor residential use, provided that no wall shall be required where the portion of the site within 10 feet of the property line is occupied by planting area or by a building having no openings except openings opposite a street property line. Such wall within 5 feet of a street property line shall not exceed 4 feet in height.
- (O) See Chapter 17.68: Off-street Parking and Loading Regulations.
- (P) Accessory structures shall comply with all regulations applicable to the main structure on the site.
- (Q) The City's zoning regulations are not applicable to satellite earth station antennas due to preemption by Part 25 of Title 14 of the Code of Federal Regulations.

Exhibit A-7 – West Gateway Specific Plan

West Gateway Specific Plan Area - Land Use Regulations

Use Classification	By Zoning District				
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Residential Uses	WGSP	WGSP	WGSP	WGSP	WGSP	See Additional Regulations In
	-1A	-1B	-1C	-2	-3	
Adult Day Care, Limited	P	P	P		P	
Boarding Houses					P	
Caretaker's Quarters ¹	P	P	P	P		
Dormitories	C	C	C	C	P	
Family Day Care Homes:			P			
Small	P	P	P	P	P	
Large	P	P	P	C	P	Section 17.64.040
Fraternities/Sororities	C	C	C	C	P	
Multifamily Residential	P	P	P	C	P	
Residential Care, Limited	P	P	P	C	P	
Single-family Residential	P	P		C	P	
Transitional Housing ²					P	

Public, Semi-Public	WGSP	WGSP	WGSP	WGSP	WGSP	See Additional Regulations In
	-1A	-1B	-1C	-2	-3	
Adult Day Care, General	C	C	C	C	C	
Charitable Institutions	C	C	C		C	
Child Day Care Center	P	P	P		P	Section 17.64.040
Clubs and Lodges ³	C	C	C		P	
Colleges and Universities	C	C	C	C	C	
Convalescent Facilities	C	C	C		C	
Cultural Institutions	P	P	P	C	P	
Government Offices	P	P	P	C	P	
Heliports						
Maintenance and Service Facilities					C	
Park and Recreation Facilities	C	C	C	C	C	
Public Safety Facility	C	C	C	C	C	
Religious Assembly	C	C	C	C	C	
With Columbarium ⁴	C	C	C	C	C	
With Temporary Homeless Shelter ⁵	C	C	C	C	C	
Residential Care, General					C	
Schools, Public or Private	C	C	C	C	C	
Senior Continuing/Assistive Care	P	P	P	P	P	
Transportation Terminals					C	
Utilities, Major		C	C	C	C	
Utilities, Minor	P	P	P	P	P	

Additional Land Use Regulations:

¹Maximum of 1 dwelling unit per site as caretaker's housing.

²The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 square feet.

³If the proposed use includes alcoholic beverages for sale or consumption on or off site, a separate conditional use permit is required.

⁴Columbariums shall meet additional land use regulation (G) of Section 17.20.020.

⁵A religious assembly use may have a temporary homeless shelter if it has a conditional use permit to establish such use and meet additional land use regulation (J) of Section 17.28.020.

Exhibit A-7 – West Gateway Specific Plan

West Gateway Specific Plan – Land Use Regulations – Continued

Use Classification	By Zoning District					See Additional Regulations In
	WGSP -1A	WGSP -1B	WGSP -1C	WGSP -2	WGSP -3	
Commercial⁶						
Ambulance Services					C	
Auto Washing and Detailing Businesses						
Small-Scale ⁷			P		P	
Banks and Savings & Loans			P		P	
With Walk-Up Service ⁸			P		P	
Catering Services ³					P	
Commercial Entertainment ³	E				E	Section 17.64.120 and Chapter 17.94
Commercial Filming	C	C	C	C	C	Chapter 17.90
Commercial Printing, Limited			P		P	
Communication Facilities:					C	
Small-scale			P		P	
Emergency Shelters					MC	
Food Sales: ^{9,10}			P		P	
With Beer and wine			C		C	
With Full Alcohol Sales			C		C	
Laboratories	C		C		P	
Maintenance and Repair Services					P	
Nurseries					P	
Offices:						
Business and Professional ¹⁰	P	C	P	C	P	
Personal Improvement Services ⁹			P		P	
Personal Services ⁹			P		P	
Professional, Business and Trade School ¹¹	C	C	C	C	P	
Recycling Centers:						
Small Collection Facilities			P		P	Section 17.64.300
Restaurants: ¹²	P		P		P	
With Beer and Wine Service	C		C		C	
With Full Alcohol Service	C		C		C	
With Live Entertainment	P		P		P	

Additional Land Use Regulations:

⁶ In WGSP-1C, new nonresidential projects, and the nonresidential portion of mixed use projects that exceed 25,000 square feet of gross floor area shall obtain a conditional use permit pursuant to Chapter 17.88. Projects with a master development plan approved pursuant to Chapter 17.98, government offices, tenant improvements and projects that are on the approved capital improvement budget shall be exempt from this requirement.

⁷ Small-scale auto washing and detailing businesses shall meet additional land use regulations (P) and (T) of Section 17.28.020.

⁸ The Department of Public Works and transportation shall review the location of the walk-up service to ensure minimal interference with vehicular and pedestrian traffic.

⁹ In WGSP-3, food sales, retail sales, personal improvement services, personal services, restaurants and take-out restaurants are limited to 7,500 square feet of floor area per individual business.

¹⁰ Commercial uses in WGSP-1B shall be no more than 120 feet front the Green Street property line.

¹¹ In WGSP-1B, food sales are limited to the block surrounded by Colorado Boulevard on the north, St. John Avenue on the east, Greet Street on the south and Terrace Drive on the west.

¹² Outdoor dining areas shall be defined by landscaping or other barrier as approved by the zoning administrator.

Exhibit A-7 – West Gateway Specific Plan

West Gateway Specific Plan – Land Use Regulations – Continued

Use Classification	By Zoning District					
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Commercial ⁶	WGSP -1A	WGSP -1B	WGSP -1C	WGSP -2	WGSP -3	See Additional Regulations In
Restaurants, Take-Out: ¹²	P		P		P	
With Beer and Wine Service	C		C		C	
With Full Alcohol Service	C		C		C	
With Live Entertainment	P		P		P	
Retail Sales ⁹					P	
Single-Room Occupancy					P	Section 17.70.020
Vehicle Equipment Sales, Leasing and Services:			C			
Commercial Off-Street Parking	C				C	
Vehicle/Equipment Sales, Leasing and Rentals ^{13, 14}			C			
Visitor Accommodations: ^{10, 15}						
Bed and Breakfast Inns	C	C	C			
Hotels and Motels	C	C	C			
Wireless Telecommunications Antenna Facility:						
Minor	MC	MC	MC		MC	Section 17.64.350
Major	C	C	C		C	Section 17.64.350

Accessory	WGSP -1A	WGSP -1B	WGSP -1C	WGSP -2	WGSP -3	See Additional Regulations In
Accessory	P/C	P/C	P/C	P/C	P/C	
Accessory Antenna Array	P	P	P	P	P	
Home Occupations	P	P	P	P	P	Section 17.64.080

Temporary	WGSP -1A	WGSP -1B	WGSP -1C	WGSP -2	WGSP -3	See Additional Regulations In
Animal Shows					TC	Section 17.88.050
Auto Washing					P	
Circuses and Carnivals					TC	Section 17.88.050
Commercial Filming, Limited	P	P	P	P	P	Chapter 17.90
Farmers' Market	TC		TC		TC	Section 17.88.050
Live Entertainment					TC	Section 17.88.050
Personal Property Sales	P	P	P	P	P	Section 17.64.100
Religious Assembly	TC	TC	TC		TC	Section 17.88.050
Retail Sales, Outdoors	TC		TC		TC	Section 17.88.050
Seasonal Merchandise Sales					P	
Street Fairs	P	P	P	P	P	
Swap Meets, Nonrecurring					TC	Section 17.88.050
Tents ¹⁶	P	P	P	P	P	

Additional Land Use Regulations:

¹³Vehicle/equipment repair is permitted only when accessory to a vehicle/equipment sales, leasing and rentals use.

¹⁴Vehicle/equipment sales, leasing and rentals is conditionally permitted in the portion of this subdistrict north of Colorado Boulevard.

¹⁵In WGSP-1C, visitor accommodations are not permitted in the portion of this subdistrict south of Colorado Boulevard and east of Terrace Drive.

¹⁶In WGSP-1A and WGSP-2, tents are permitted by right unless any of the following conditions occur: 1. The area covered by tents exceeds 800 square feet; 2. The tents are located in a yard adjacent to the street; 3. The tents are located on the site more than 36 hours, or 4. Tents are located on the site more than twice in a calendar year.

Exhibit A- 8 – West Gateway Specific Plan

West Gateway Specific Plan Area – Development Standards

Development Standards	Requirement by Zoning District				
	WGSP-1A	WGSP-1B	WGSP-1C	WGSP-2	WGSP-3
Residential Projects	Comply with the Standards of this Chapter	Comply with the RM-16-1 Standards	Comply with the RM-48 Urban Standards	Comply with the RS-6 Standards	Comply with the Standards of this Chapter
Maximum Residential Density	48 Units Per Acre	14 Units Per Acre	48 Units Per Acre	6 Units Per Acre	60 Units Per Acre
Lot Area per Unit (for multifamily) ¹	910 sq. ft.	3,000 sq. ft.	910 sq. ft.		726 sq. ft.
Density Bonus	See Section 17.70.030				
Lot Coverage				Comply with the RS-6 Standards	
Open Space			See the RM-48 Urban Standards		
Nonresidential Projects	Comply with the CO Standards	Standards shall be set through the CUP Process	Comply with the CL Standards	Standards shall be set through the CUP process	Comply with the Standards of this Chapter
All Projects:					
Replacement of Existing Development	See Section 17.46.080				
Demolition Permits	See Section 17.46.100				
Minimum Yards ²	Comply with the CO Standards	See Chapter 17.24	See map entitled, Height Limit and Yard Requirements in WGSP-1C	See Chapter 17.20	10 feet along Pasadena Ave., Delacey Ave. and Del Mar Blvd.
Maximum Height of Structures	72 ft.	See Chapter 17.24	See map entitled, Height Limit and Yard Requirements in WGSP-1C	32 ft.	See map entitled, Central District Height Limits
Lot Coverage		See Chapter 17.24	-		

Additional Development Standards

¹See Section 17.46.070 – Allocation of Density.

²Within WGSP-3 the minimum yard requirement along Del Mar Blvd, Delacey Avenue and Pasadena Avenue shall be an average.

Exhibit A- 8 – West Gateway Specific Plan

West Gateway Specific Plan Area – Development Standards

Development Standards	Requirement by Zoning District				
	WGSP-1A	WGSP-1B	WGSP-1C	WGSP-2	WGSP-3
Landscaping	A landscape plan shall be reviewed and approved by the Zoning Administrator	See Chapter 17.24	Comply with the CL Standards of Chapter 17.28	See Chapter 17.20	Comply with the Landscaping Standards of Table 17.33.080
Fences and Walls	Comply with the Fence Standards of the CO District	See Chapter 17.24	Comply with the CL Standards of Chapter 17.28	See Chapter 17.20	Comply with the Fence Standards of Table 17.33.080
Off-Street Parking and Loading ^{3,4}	See Chapter 17.68				
Signs	Comply with the CO Standards of Chapter 17.72	Comply with the RM Standards of Chapter 17.72	Comply with the CL Standards of Chapter 17.72	Comply with RS Standards of Chapter 17.72	Comply with the CD sign Standards of Chapter 17.33
Accessory Structures	Comply with the standards for principal structures	See Chapter 17.24	Comply with the CL standards of Chapter 17.28	See Chapter 17.20	Comply with Subsection S of Table 17.33.080
Transfer of Development Rights	See Section 17.46.090				
Outdoor Facilities and Storage	See Section 17.64.220				
Screening of Mechanical Equipment	See Section 17.64.230				
Refuse Storage Areas	See Section 17.64.240				
Underground Utilities	See Section 17.64.250				
Performance Standards	See Section 17.64.260				
Nonconforming Uses, Structures and Signs	See Chapter 17.76				
Public Art Design Standard	See Chapter 17.78				

Additional Development Standards

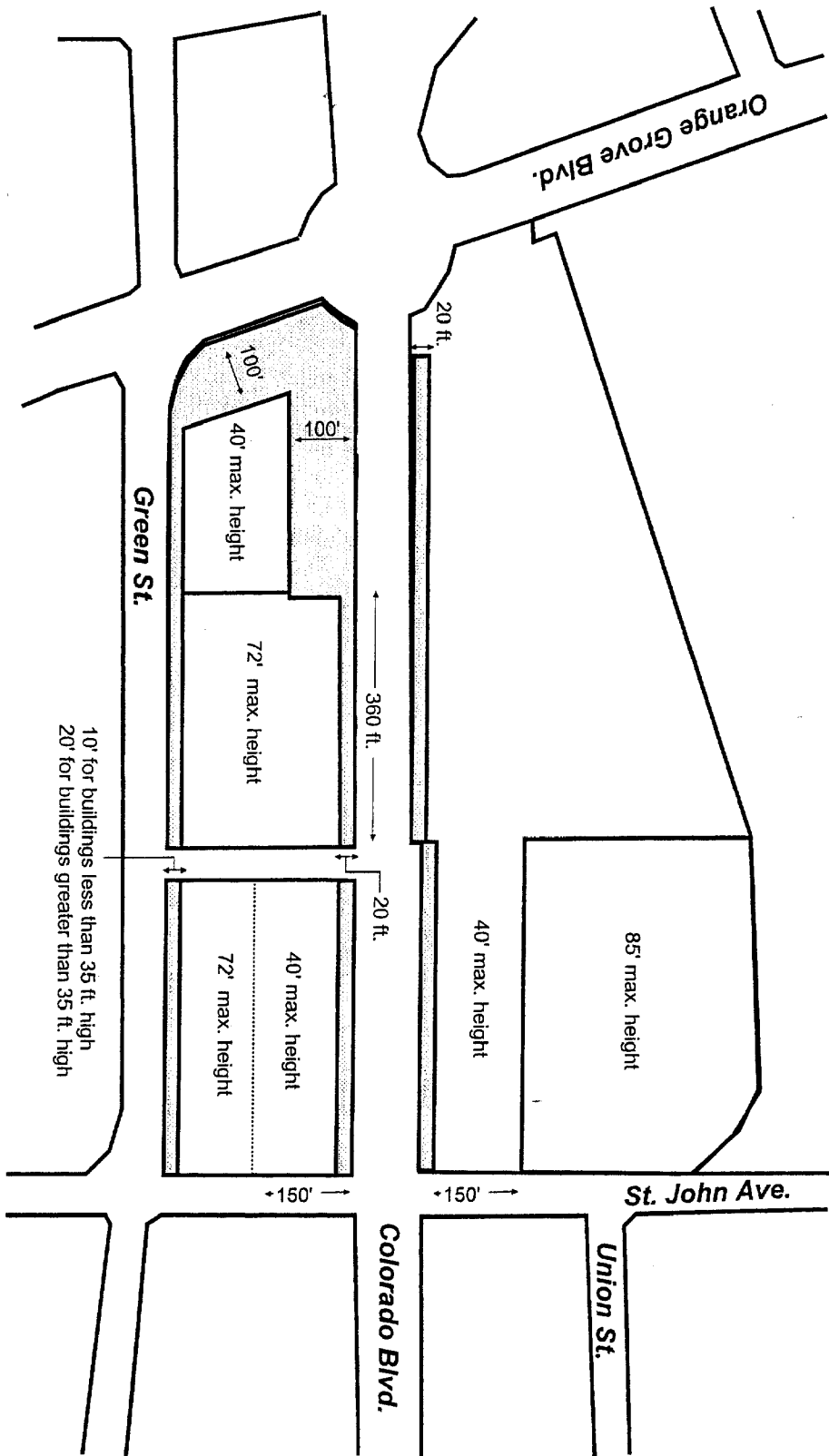
³In WGSP-3, parking shall be 1.5 spaces per unit for residential units over 550 square feet. For units 550 square feet or less, the parking shall be 1 space per unit.

⁴For senior continuing/assistive care the parking requirement shall be 1 space per 3 patient beds, plus 1 per 2 employees.



**West Gateway
Specific Plan**

Area 1-C (Height Limits and Yard Requirements)



Central District Zoning Sub-Districts

MARCH 2000

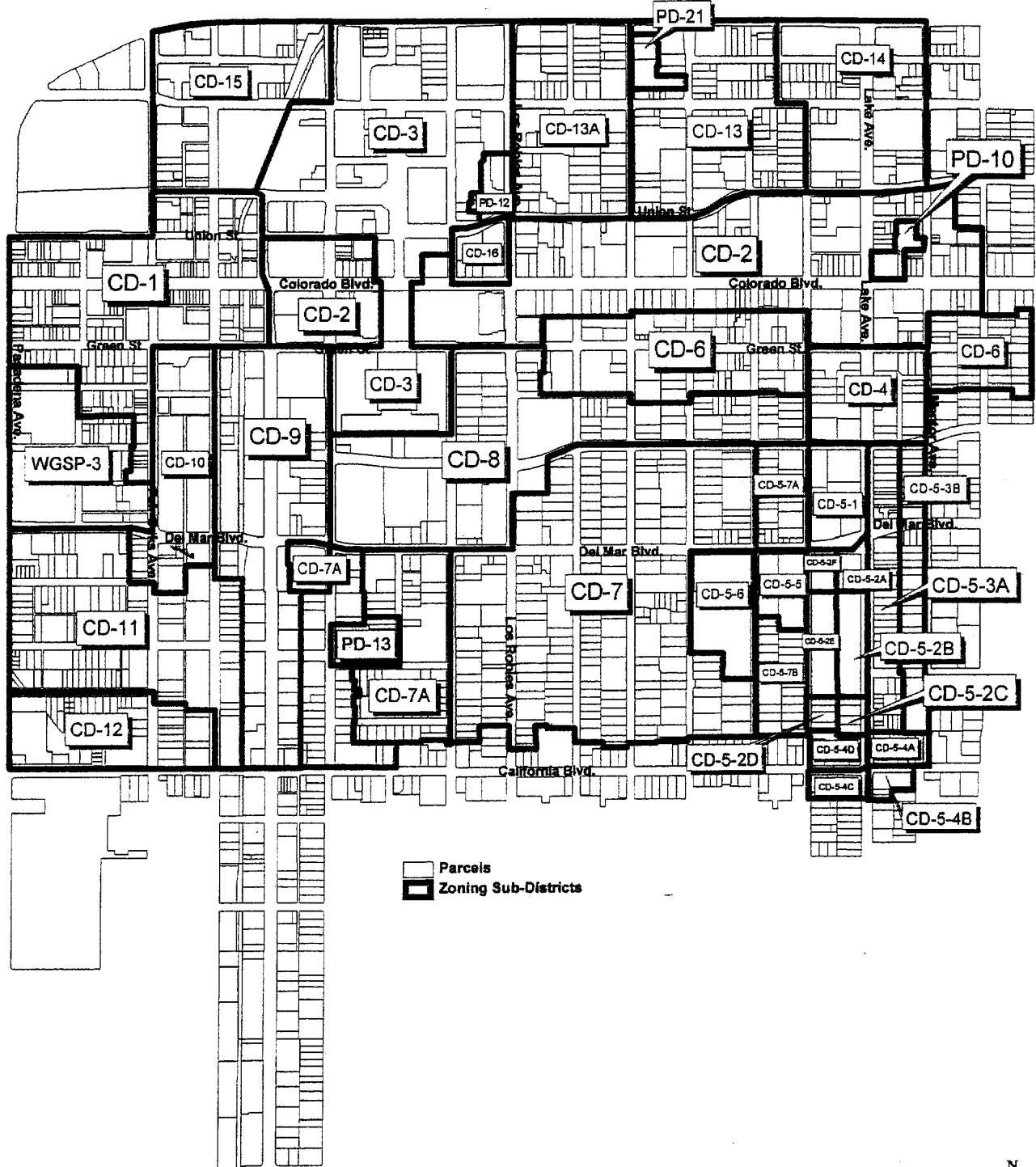
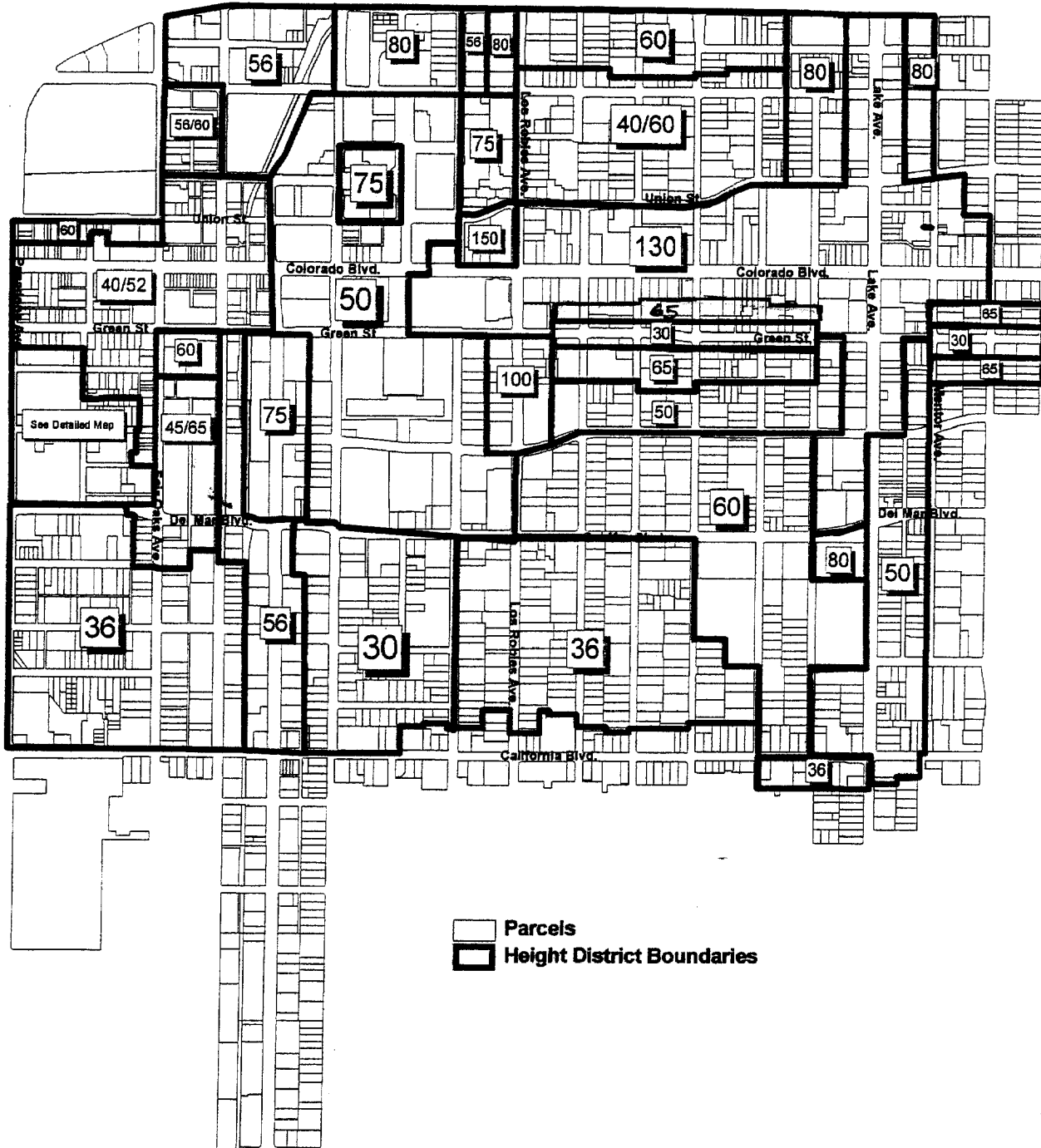


Exhibit A-11

Central District Height Limits

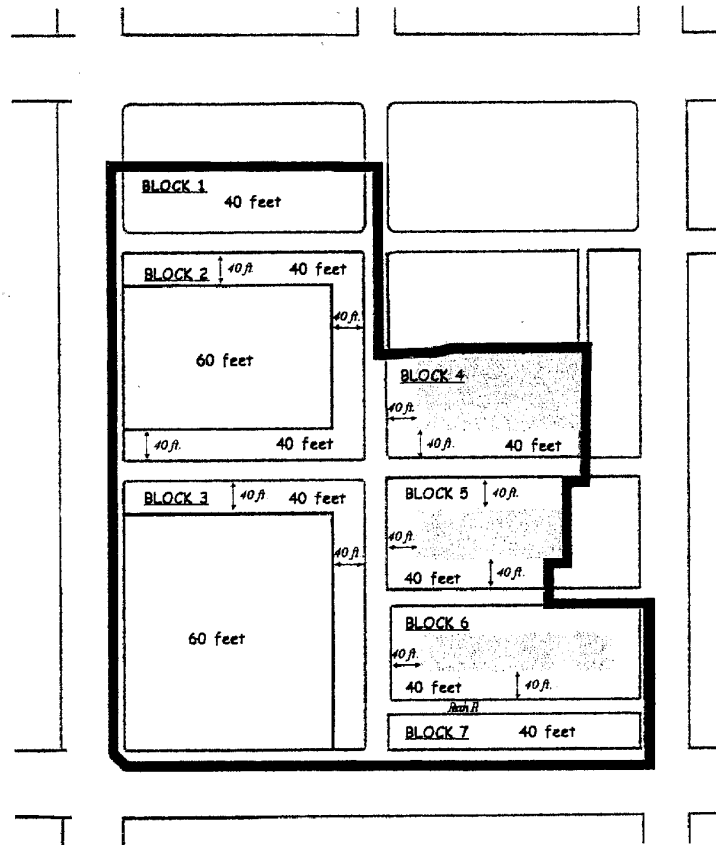
MARCH 2000



In height districts where two heights are listed, such as 40/60, the first number (40) represents the height limit for commercial uses while the second number (60) represents the height limit for residential uses.



Central District Height Limits - West Gateway Specific Plan *MAR 2000*



- The entire area allows heights of up to 40 feet.
- Blocks 2 and 3, allow heights up to 60 feet with a 40 foot step back for the portions over 40 feet in height, from Dayton Street, Valley Street, and DeLacey Avenue.
- Should a residentially-focused urban village be developed on blocks 1, 2, or 3, the developer may opt for a 47-foot height limit throughout the project.
- In blocks 4, 5, and 6, heights of up to 60 feet are allowed with a 40 foot step back from all streets, if the project includes multi-family residential development.

Central District Street Frontage Setback Map

EXHIBIT A-12

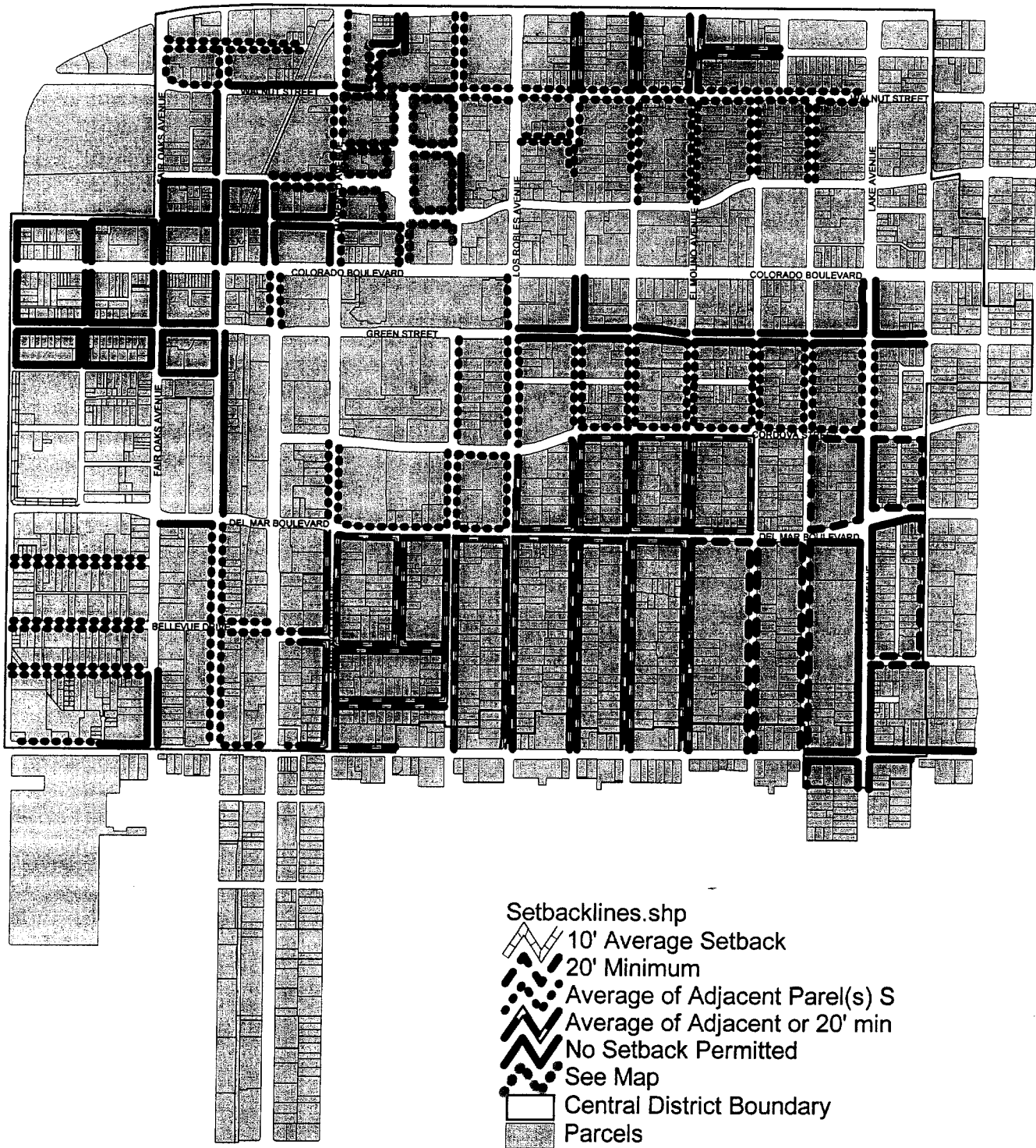


Exhibit A-13 - West Gateway Specific Plan

Table 17.92.030

**CONCEPT AND CONSOLIDATED DESIGN REVIEW THRESHOLDS
DECISION-MAKER AND CALL FOR REVIEW**

Central District—CD-1, 3, 5 and 6 Subdistricts

Type of Project	Decision-Maker
Structures over 10,000 sq. ft., new construction and substantial alterations	Design commission
Structures of 10,000 sq. ft. or less:	
- New construction and substantial alterations of historically insignificant structures	Planning director subject to call for review
- Substantial alterations of historically significant structures	Planning director
Building identity wall signs (not permitted in CD-1)	Planning director subject to call for review
Minor alterations	Planning director
Demolition of historically significant structures in CD-1	Design commission
City of Gardens projects over 8 units	Planning director subject to call for review
City of Gardens projects of 8 or fewer units	Planning director

~~Remainder of Central District and COR District~~

Remainder of Central District and WGSP-1A, WGSP-1B, WGSP- 1C, WGSP -2 and WGSP-3

Type of Project	Decision-Maker
New construction and substantial alterations:	
- Structures over 50,000 sq. ft.	Design commission
- Structures of 10,001—50,000 sq. ft.	Planning director subject to call for review
- Structures of 10,000 sq. ft. or less	Planning director
- Projects subject to City of Gardens over 8 units	Planning director subject to call for review
- Projects subject to City of Gardens 8 or fewer units	Planning director
Building identity wall signs	Planning director subject to call for review
Minor alterations (significant structures only)	Planning director

Overlay Districts

Type of Project	Decision-Maker
SP-1 overlay district: Lake/Washington area.	
—New construction over 50,000 sq. ft.	Design Commission
—New construction (structures of 25,000 - 50,000 sq. ft.)	Planning director subject to call for review
—New construction (structures less than 25,000 sq. ft.) and substantial alterations	Planning director
SP-1 overlay district: Outside Lake/Washington area.	
—New construction over 50,000 sq. ft.	Design Commission
—New construction (structures of 25,001 - 50,000 sq. ft.)	Planning director subject to call for review
—New construction (structures of 10,000 sq. ft - 25,000 sq. ft.)	Planning director
—New construction (structures of 500 sq. ft. - 10,000 sq. ft. if directly facing a street or public right-of-way) and substantial alterations	Planning director (administrative review)