



Notice of Public Hearing

Planning Commission

1. Notice of Intent to Adopt a Negative Declaration and 2. Notice of Public Hearing for Zoning Code Amendments – Series IV

PROJECT DESCRIPTION: The Series IV Zoning Code amendments include the following changes: establish limitations for continuances of public hearings without re-noticing, change the Personal Property Sales requirements to prohibit the display of merchandise on fences, walls, and in the public right of way; change the reference to “Northwest Enterprise Zone” to “EZBDA” or “Enterprise Zone Business Development Area”; allow park and recreation facilities in the PS District through a conditional use permit requirement; change the title Neighborhood Services Administrator to Code Compliance Manager; and amend the Density Bonus provisions to reflect recent minor changes to State Density Bonus law.

A number of minor corrections are proposed as well as codification of Zoning Administrator interpretations. The minor amendments include small corrections including references, spellings, and typographical errors. It includes the following specific amendments: correct the references to specific parts of the code as it relates to the hours of operation, correct the East Colorado Specific Plan development table to show the correct height for the CL and CG zones; clarify the note in the Central District regarding the 140 ft. north/south of Walnut Street Urban Village Precinct, and correct the term public maintenance & service facilities to maintenance & service facilities. A correction will be made to the sexually oriented businesses ordinance.

Interpretations that will be codified as part of this set of amendments include: an interpretation regarding the land use definition of Affordable senior housing (the interpretation clarifies that the intent for this use is that all the Affordable senior housing be affordable); codify an interpretation that enlargement means a change in gross square footage or a change in lot coverage; codify interpretation that all environmental decisions are subject to the 10 day appeal period; codify interpretation that the approval time for a Master Plan includes all entitlements that were approved as part of the Master Plans. Corrections and definitions that will be codified include: animal shelters definition, bicycle parking standards application, building frontage (in regards to signage); expiration, amendments, and subsequent review of Master Plans; definition of single housekeeping unit; definition of single-family residential; and correct Table 3-5 in regard to Public maintenance & service facilities.

APPROVALS NEEDED: The Planning Commission will conduct a public hearing and consider recommendation of the proposed amendments and the Negative Declaration on May 13, 2009. The City Council will consider adoption of the Negative Declaration concurrent with consideration of approval of the Zoning Code Amendments. The date for the City Council adoption of the Negative Declaration and project approvals has not been set.

ENVIRONMENTAL DETERMINATION: An initial environmental study prepared for the project determined that there will be less than significant impacts on the environment. Therefore, a Negative Declaration has been prepared. The Planning Commission will take comment on the proposed Negative Declaration at the hearing and will forward a recommendation to the City Council.

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a public hearing to receive testimony, oral and written, on the above proposed Zoning Code Amendments and receive comment on the recommended Negative Declaration. The hearing is scheduled for:

Date: May 13, 2009
Time: 6:15 p.m.
Place: Pasadena City Hall
Council Chambers, Room S249
100 North Garfield Avenue

PUBLIC REVIEW PERIOD: Comments on the Initial Study and Negative Declaration may be received in writing between April 22, 2009 until May 13, 2009 and orally at public hearings or meetings considering these documents. Written documents should be sent to Jacqueline Ellis, Associate Planner, Permit Center, 175 N. Garfield Ave., Pasadena, 91109-7215 (626) 744-6709, jellis@cityofpasadena.net. If you wish to challenge this matter in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the hearing body, at or prior to the public hearing. Website: www.cityofpasadena.net/planning

ADA: In compliance with the American with Disabilities Act (ADA) of 1990, listening assistive devices are available with a 48-hour advance notice. Please call (626) 744-4009 or (626) 744-4371 (TDD) to request use of a listening device. Language translation services may be requested with 48-hour advance notice.

Publish: April 22, 2009, April 29, 2009 and May 8, 2009