

Introduced by Councilmember _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE
17, "THE ZONING CODE," OF THE PASADENA MUNICIPAL CODE,
ESTABLISHING THE EAST PASADENA SPECIFIC PLAN ZONING
DISTRICT AND SUBDISTRICTS TO IMPLEMENT THE EAST
PASADENA SPECIFIC PLAN

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 Zoning Code," by creating the East Pasadena Specific Plan zoning district; by adding Chapter 17.47 including specific purposes, applicability, definitions, permitted uses, and development standards, including building heights and setbacks; by amending certain other chapters to implement the East Pasadena Specific Plan zoning district; and by changing the boundaries of certain zoning districts established herein as follows:

By reclassifying certain properties from (a) CG (General commercial district), IG (General industrial district) and CO (Commercial office district) to EPSP-CL (East Pasadena Specific Plan Limited commercial district); (b) CG (General commercial district) to EPSP-CG (East Pasadena Specific Plan General commercial district); (c) CG

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(General commercial district) and IG (General industrial district) to EPSP-IG (East Pasadena Specific Plan General industrial district); (d) CO (Commercial office district), CG (General commercial district) and IG (General industrial district) to EPSP-CO (East Pasadena Specific Plan Commercial office district); and (e) PS (Public and semi-public district) to EPSP-PS (East Pasadena Specific Plan Public and semi-public district) as shown on the map entitled "Changes to Zoning district boundaries within the East Pasadena Specific Plan Area," dated July, 2001.

SECTION 2. The official zoning map of the City of Pasadena as established by Section 17.08 of the City of Pasadena Municipal Code is amended by changing the boundaries of certain zoning districts as shown on the map entitled "Changes to Zoning District Boundaries within the East Pasadena Specific Plan Area" dated July, 2001.

SECTION 3. Section 17.16.050 of the City of Pasadena Municipal Code entitled "Commercial use classifications" is amended by adding the following definitions:

"live-work business" means a use which is primarily a business and which includes a single dwelling unit which is designed as an adjunct component of the business use within a single structure. Said residential use shall be occupied only by the owner of the live-work business.

"mixed use development" means any combination, within a single development project, of commercial and residential uses which, individually, are legally permitted on the development site.

"Research and development - Office" means facilities that are primarily office uses for scientific research, may include activities such as the design, development and testing of chemical, electrical, magnetic, biological, optical and/or mechanical components in advance of product manufacturing and do not involve the mass manufacture, fabrication, or processing of products.

"Research and development - Non- Office" means laboratory facilities that are primarily used for non-office scientific research, may include activities such as the design, development and testing of chemical, biological, electrical, magnetic, optical and/or mechanical components in advance of product manufacturing and do not involve the mass manufacture, fabrication, processing of products.

SECTION 4. Subsection B of Section 17.16.060 entitled, "Industrial use classifications" is amended to read as follows:

"Industry, Restricted. Manufacturing of finished parts or products, primarily from previously prepared materials; and provision of industrial services within an enclosed building. This classification includes but is not limited to commercial bakeries and uses that are involved in processing, fabricating, assembly and treatment but excludes basic industrial processing from raw materials, food processing, and vehicle/equipment services as defined in subsection A of this section. Commercial bakeries that provide seating for on-site consumption shall be classified as take-out restaurants.

Small-Scale. Limited to a maximum gross floor area of 5,000 square feet."

SECTION 5. 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
EPSP	East Pasadena Specific Plan district	17.47

SECTION 6. Article II of Title 17 of said code entitled "Base District Regulations" is amended by adding a new chapter as follows:

Chapter 17.47

EAST PASADENA SPECIFIC PLAN DISTRICT

Sections:

- 17.47.010 Specific Purposes.
- 17.47.020 Applicability
- 17.47.030 Definitions
- 17.47.040 District Sub-areas and Parcel Identification Numbers
- 17.47.050 Zoning Sub-district Designators
- 17.47.060 Land use regulations
- 17.47.070 Additional Land Use Regulations
- 17.47.080 Development Standards
- 17.47.090 Amount of Permitted Development
- 17.47.100 Replacement of Existing Development

17.47.010 Specific Purposes.

In addition to the general purposes listed in Chapter 17.04 of this code, the specific purposes of the of the East Pasadena Specific Plan district, are to:

1. Ensure the future development of East Pasadena that balances the community needs of residents with the needs of businesses and commercial property owners.
2. Preserve the quality of life in terms of air quality, traffic, safety, and sense of community or place that exists today for all people who live and work in the East Pasadena area.

3. Allow sufficient expansion opportunities for businesses to grow and to maintain quality job opportunities that are needed to sustain a high quality of life for all residents of Pasadena.

4. Strengthen the City's tax and employment base by supporting and protecting existing industrial uses and providing opportunities for the start-up of new industrial and office uses, including biomedical, research and development and technology-based industries.

5. Sustain and create business development opportunities which will thrive on the synergy of relationships with the California Institute of Technology, the Jet Propulsion Laboratory, the Huntington Hospital and other technology-based industries within Pasadena and the East Pasadena area.

6. Establish a vital business center consisting primarily of employment activities with some retail and entertainment uses serving the residential and business community of East Pasadena and the City as a whole.

7. Strengthen the City's tax and employment base and the linkage of commercial districts to residential neighborhoods by continuing to support retail uses which serve the needs of local residents.

8. Provide a framework which will unify private development with development in the public realm providing a distinct and attractive identity for the East Pasadena area.

9. Provide a mechanism which regulates the pace of development in order to accommodate the capacity of the district to a reasonable level of additional activity and traffic.

10. Protect the City's historic resources by providing incentives to preserve historically and architecturally significant structures.

11. Develop a more transit-oriented community.

12. Strengthen the future ridership of the mass transit rail system by creating linkages to adjacent and nearby land uses by providing for transit-oriented development opportunities including housing and office uses within walking distance of the transit site.

13. Protect against the harm and inconvenience caused by unreasonable traffic congestion by providing for interim development limits until planned permanent traffic improvements can be implemented.

In addition to the above the following are specific purposes to be achieved within the designated Sub-areas:

1. Sub-area d1

a. Encourage the sub-area's continued use as an industrial district with moderate amounts of additional office and commercial development .

b. Support the sub-area's existing industrial base and encourage new research and development uses.

c. Facilitate transit-oriented development near the proposed light rail station at Sierra Madre Villa and the 210 freeway.

2. Sub-area d2

a. Encourage additional industrial and office development with a limited amount of supporting retail/commercial development.

b. Encourage the development of child care facilities.

c. Create innovation in the development of housing within the district by encouraging mixed use development and live/work projects.

d. Create housing opportunities within the district by providing for live/work housing and mixed use development in appropriate areas.

3. Sub-area d3

a. Continue use of the area as a retail center that serves the needs of the local community and increases the competitive advantage of existing businesses through the improved quality of the environment.

17.47.020 Applicability

The provisions of this chapter shall apply to the area designated East Pasadena Specific Plan district and its land use sub-districts as shown on the official zoning map of the city.

17.47.030 Definitions

The following definitions shall apply in this chapter. Words and phrases not defined in this chapter shall be as defined in Section 17.12 "Definitions" of this code.

"big box retail" shall mean a retail or wholesale store of over 75,000 square feet in area with centralized cashiering facilities.

"Density" means the number of new dwelling units, or in the case of non-residential development projects, the amount of square footage permitted by the allowed floor area ratio, which may be developed in relation to the size of the property to be developed as expressed in dwelling units or square feet, as the case may be. It is further provided, however, that when an existing building is demolished, the number of dwelling units or square footage of any existing building, as the case may be, shall be subtracted from the number of dwelling units or square footage of any new building in determining the total additional "new" square footage on the site, regardless of use. The re-use of an existing building without the addition of new square footage or dwelling units does not result in additional "new" square footage or additional density on the site. Parking structures shall be exempt from any building density standards.

"transit-oriented development (TOD)" means a development project that is located within, or partially within, a one-quarter mile radius from a rail transit boarding

area and is therefore subject to mandatory review in accordance with Section 17.84 (Predevelopment Plan Review of this Code. The conditions of approval of projects that are located within, or partially within, a radius from one-quarter mile to one-half mile from a rail transit boarding and which are subject to a discretionary review process shall be guided by the findings for approval of transit oriented development as contained in the above reference Section as shall be deemed appropriate by the applicable decision making body.

17.47.040 District Sub-areas and Parcel Identification Designators

District sub-areas and parcel identification designators are established as shown in **Exhibit A**, "East Pasadena Specific Plan district sub-areas and parcel identification numbers designators," as contained herein. Land use regulations and development standards are applicable to any specific property according to the property's parcel and sub-area designation in addition to the zoning sub-district designator described in Section 17.47.050 below.

17.47.050 Zoning Sub-district Designators

The following zoning sub-districts are hereby established within the East Pasadena Specific Plan district. Land use regulations and development standards applicable to specific sites within the East Pasadena Specific Plan district shall be designated on the zoning map by zoning sub-districts as follows:

Sub-District

Designator	Sub-district Name
EPSP-d1-CL	East Pasadena Specific Plan sub-area d1 limited commercial district
EPSP-d1-CG	East Pasadena Specific Plan sub-area d1 general commercial district
EPSP-d1-IG	East Pasadena Specific Plan sub-area d1 general industrial district
EPSP-d2-CO	East Pasadena Specific Plan sub-area d2 commercial office district

EPSP-d2-CL	East Pasadena Specific Plan sub-area d2 limited commercial district
EPSP-d2-CG	East Pasadena Specific Plan sub-area d2 general commercial district
EPSP d2-IG	East Pasadena Specific Plan sub-area d2 general industrial district
EPSP-d2-PS	East Pasadena Specific Plan sub-area d2 public/semi-public district
EPSP-d3-CO	East Pasadena Specific Plan sub-area d3 commercial office district
EPSP-d3-CG	East Pasadena Specific Plan sub-area d3 general commercial district

17.47.060 Land Use Regulations

Land use regulations within zoning sub-districts shall be those as shown in **Exhibit B**, "East Pasadena Specific Plan district - Land Use Regulations," as contained in this chapter. The letter "P" designates use classifications permitted within a sub-district; 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 letters "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. Letters following a use reference additional land use regulations.

17.47.070 Additional land use regulations

In addition to those regulations designated in **Exhibit "B"** referenced above, the following additional regulations shall also apply as indicated:

1. "Big box" retail and wholesale uses shall be prohibited within Sub-area d2 of the EPSP East Pasadena specific Plan district

2. All new transit oriented development projects of any size located within a one-quarter mile radius of a rail transit boarding area shall be subject to mandatory review in accordance with the predevelopment plan review process as described in chapter 17.84. The following findings must be made prior to the approval of a transit oriented development:

a. the development project consists of a use, or mix of uses, that encourages transit use and is oriented toward the transit rider.

b. The development project is designed to enhance pedestrian access to public transit.

c. The development project encourages pedestrian activity and reduces dependency on automobiles.

17.47.080 Development Standards

The development standards for each zoning sub-district shall be those as shown in **“Exhibit C-1”** entitled “East Pasadena Specific Plan district Development Standards” and **“Exhibit C-2”** entitled “East Pasadena Specific Plan Additional Development Standards.” New subdivisions, land uses and development projects and additions to existing land uses and development projects shall be designed and constructed in compliance with these standards. Development standards for any design element not contained in this chapter shall be as described in Chapters 17.24, 17.26, 17.28 and 17.32 for the corresponding zoning district outside of the East Pasadena Specific Plan district and shall be required in addition to the standards contained in this chapter.

17.47.090 Amount of Permitted Development and Allocation of Density.

Within each sub-area new residential and nonresidential development and permitted density of development projects shall not exceed the amount of permitted new development as specified in the General Plan of the City of Pasadena for the East Pasadena Specific Plan area as shown in **Exhibit D-1** entitled “Amount of New

Development Permitted by Sub-area," contained herein. The amount of permitted development shall also be governed by interim development limitations, as shown in said exhibit, during the interim limited development period specified in the East Pasadena Specific Plan. In sub-area d-2 special development limitations shall apply during the interim limited development period as shown in **Exhibit D-2** entitled "Floor-area Ratios within Sub-area d2 During Interim Limited Development Period."

17.47.100 Replacement of Existing Development

In addition to the allocation of permitted development as provided in 17.47.090 above, property owners may replace existing residential dwelling units and nonresidential square footage on a one-for-one basis provided said existing residential dwelling units and non-residential square footage are in conformance with this code. Such replacement dwelling units or square footage shall be subtracted from the dwelling units and square footage of new building in the determination of permitted development for each site.

SECTION 7. This ordinance shall take effect upon the expiration of thirty days from its publication.

Signed and approved this _____ day of _____, 2001.

Bill Bogaard

Mayor, 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 _____, 2001, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Published:

Jane L. Rodriguez CMC

City Clerk

Approved as to form:

A handwritten signature in black ink, appearing to read "Frank A. ...", is written over a horizontal line.

City Attorney