

# Agenda Report

**TO:** CITY COUNCIL **DATE:** JANUARY 27, 2002  
**FROM:** CITY MANAGER  
**SUBJECT:** REVISIONS TO THE ZONING CODE — CONDITIONAL USE PERMIT THRESHOLD FOR TRANSIT-ORIENTED DEVELOPMENT

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## **CITY MANAGER'S RECOMMENDATION:**

It is recommended that the City Council:

1. Adopt a finding that the proposed amendments to the Zoning Code are consistent with the General Plan as outlined in this report; and
2. Approve the proposed amendments to the Zoning Code to require a minor conditional use permit for commercial and industrial projects within a quarter mile of a light rail station when such projects are greater than 15,000 square feet.

## **PLANNING COMMISSION'S RECOMMENDATION:**

The Planning Commission reviewed these amendments on October 23<sup>rd</sup> and recommended unanimously to approve proposed amendments.

## **TRANSPORTATION ADVISORY COMMISSION RECOMMENDATION:**

The Transportation Advisory Commission (TAC) reviewed the proposed amendment on December 6<sup>th</sup>, 2002. They voted unanimously in support of requiring a minor conditional use permit for commercial and industrial projects over 15,000 square feet that are within quarter mile of a light rail station.

## **BACKGROUND:**

On November 25<sup>th</sup>, the City Council reviewed the proposed amendments regarding transit-oriented development. Staff's recommendation was for a requirement to obtain a minor conditional use permit for commercial and industrial projects within a quarter mile of light rail stations. This use permit requirement was intended to provide an opportunity to review projects to ensure that they are oriented towards pedestrians and encourage the use of the light rail line.

The initial recommendation to the Transportation Advisory Commission (TAC) was to require a minor conditional use permit for projects that are greater than 5,000 square feet. The change in the threshold to 15,000 square feet was a result of discussion with the development community and other interested parties that considered the threshold too small. Staff considered their recommendation and reviewed several commercial and industrial projects and concluded that the threshold was too low and that review of projects that are less than 15,000 square feet would be more effectively implemented through the design review process rather than through a minor conditional use permit.

The City Council directed staff to have the threshold reviewed by TAC. They reviewed the item on December 6<sup>th</sup> and voted unanimously in support of the 15,000 square foot threshold. If approved, the revised threshold will be included in the final draft of the Zoning Code and will return to the Council for final review and approval upon completion of the environmental impact report.

#### **ENVIRONMENTAL DETERMINATION:**

An Environmental Impact Report is being prepared for the revisions of the entire Zoning Code as part of a larger project. The City Council will review the entire revised Zoning Code and Environmental Impact Report later.

#### **CONSISTENCY WITH THE GENERAL PLAN:**

The proposed amendments are consistent with the General Plan's land use objectives and policies as follows. Generally, the Mobility Element calls for the City to focus development around light-rail stations and to develop programs that encourage the use of other types of transportation than the automobile. It calls for mandating maximums for parking and to develop reductions in maximum parking linked to increases in transit/rideshare uses.

**TARGETED DEVELOPMENT:** Direct higher density development away from Pasadena's residential neighborhoods and into targeted areas, thereby creating an exciting urban core with diverse economic, housing, cultural and entertainment opportunities.

**Policy 1.3 - Transit-Oriented and Pedestrian-Oriented Development:** Within targeted development areas, cluster development near light rail stations and along major transportation corridors thereby creating transit-oriented development "nodes" and encouraging pedestrian access.

**Policy 1.5 Urban Villages:** Authorize and encourage Urban Villages where appropriate and feasible in the urban core.

#### **Mobility Element - Objectives and Policies**

- Develop Strategies to Maximize Use of Light Rail
- Decrease Reliance on Automobiles
- Increase the Use of Bicycling and Walking
- Develop Parking Supply Programs
- Modify Parking Code to mandate maximum on-site supply over time, linked to increases in transit/rideshare use.

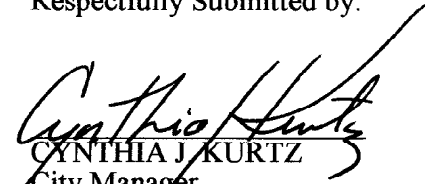
**CHILDREN, YOUTH AND FAMILY IMPACT:**

The proposed amendment will not have an impact on children, youth and families as it only establishes a threshold for minor conditional use permit review of projects within a quarter mile of a light rail station.

**FISCAL IMPACT:**

There will be no fiscal impacts associated with the proposed code amendment since these amendments will be reviewed as part of the plan check or entitlement process. Fees are collected to cover the costs associated with a plan check and an entitlement process.

Respectfully Submitted by:



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Approved by:



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