

Ordinance Fact Sheet

TO: CITY COUNCIL **DATE:** February 23, 2004

FROM: CITY ATTORNEY

SUBJECT: AN ORDINANCE OF THE CITY OF PASADENA TO CREATE THE
 HOSPITALITY HOME USE CLASSIFICATION AND THE HOSPITALITY
 HOME OVERLAY DISTRICT

TITLE OF PROPOSED ORDINANCE:

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 OF THE PASADENA MUNICIPAL CODE, THE REVISED ZONING CODE, TO CREATE THE HOSPITALITY HOME USE CLASSIFICATION AND THE HOSPITALITY HOME OVERLAY DISTRICT, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PASADENA ESTABLISHED BY SECTION 17.08.040 OF THE PASADENA MUNICIPAL CODE

PURPOSE OF THIS ORDINANCE:

The purpose of this ordinance is to create an overlay district in the City's Zoning Code, to be known as "Hospitality Home Overlay District." This ordinance will also create a new classification in the Zoning Code known as "hospitality home."

REASON WHY THIS LEGISLATION IS NEEDED:

A zone change study was undertaken for the west side of South Pasadena Avenue. The purpose of the study was to determine the appropriate zoning to permit a non-profit organization to provide temporary housing for patients and families of patients staying at local hospitals within the study area. The proposed ordinance will create a new use classification as part of the Zoning Code, to be known as "Hospitality Home." The ordinance will also create an overlay district which will permit hospitality homes in the designated overlay district, pursuant to a Minor

MEETING OF _____ 02/23/2004
AGENDA ITEM NO. _____ 9.A.(3)

Conditional Use Permit. The City Council considered whether to approve preparation of this ordinance during a public hearing at its meeting on this date.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED:

The Planning and Development Department, patients and family members of those being treated at nearby hospitals will be affected by this ordinance.

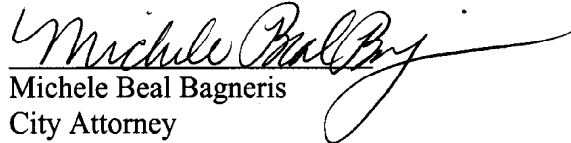
FISCAL IMPLICATIONS:

No fiscal impact.

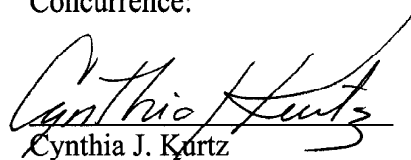
ENVIRONMENTAL REVIEW:

An Initial Study and Negative Declaration have been prepared for the proposed Ordinance. The Initial Study and Negative Declaration were circulated for a 30-day review period. The study concluded that the proposed zone change will not have any potential significant impacts on the physical environment.

Respectfully submitted,


Michele Beal Bagneris
City Attorney

Concurrence:


Cynthia J. Kurtz
City Manager

Prepared by:


Maribel S. Medina
Asst. City Attorney

Introduced by Council Member _____

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 OF THE PASADENA MUNICIPAL CODE, THE REVISED ZONING CODE, TO CREATE THE HOSPITALITY HOME USE CLASSIFICATION AND THE HOSPITALITY HOME OVERLAY DISTRICT, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PASADENA ESTABLISHED BY SECTION 17.08.040 OF THE PASADENA MUNICIPAL CODE

The People of the City of Pasadena ordain as follows:

SECTION 1. This ordinance, due to its length and the 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

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

By reclassifying from RS-4 (Single Family Residential District, 4 units per acre) to RS-4 HH (Single Family Residential District, 4 units per acre, with a Hospitality Home Overlay) as shown on the map entitled "Hospitality Home Overlay Zone" on file in the City Clerk's Office of the City of Pasadena. The legal description is on file in the City Clerk's Office of the City of Pasadena.

Ordinance No. _____ shall take effect 30 days from its publications by title and summary.”

SECTION 2. Subsection C of section 17.08.030 of the Pasadena Municipal Code entitled, "Applicability of land use regulations and development standards" is amended by adding the following:

"HH Hospitality Home overlay district 17.63"

SECTION 3. Section 17.16.050 of said code entitled, "Commercial use classifications " is amended by adding a new use classification in the proper alphabetical location as follows:

"Hospitality Home. A facility owned or operated by a nonprofit organization intended to be used solely for the temporary occupancy of patients being treated at a local hospital or outpatient clinic or family members of patients being treated at a local hospital or outpatient clinic. This facility may include the provision of food service to the occupants only."

SECTION 4. Article III of said code entitled, "Overlay District Regulations" is amended by adding a new chapter as follows:

"Chapter 17.63

HH HOSPITALITY HOME OVERLAY DISTRICT

Sections:

17.63.010 Specific Purposes.

17.63.020 Applicability.

17.63.030 Land Use Regulations.

17.63.040 Development Standards.

17.63.010 Specific Purposes.

In addition to the general purposes of this article and the purposes of the base district, the specific purposes of the HH hospitality home overlay district are to:

- A. Allow for the establishment of hospitality homes in specific zoning districts;
- B. Ensure that proper review of a hospitality home occurs to minimize any potential impacts that may result from the hospitality home .

17.63.020 Applicability.

The provisions of this chapter shall apply to certain specific areas designated "HH" on the

official zoning map of the city, and shall be combined with the applicable underlying base district.

17.63.030 Land Use Regulations.

Land use regulations shall be those of the underlying base district, except that a hospitality home may be permitted subject to approval of a minor conditional use permit.

17.63.040 Development Standards.

The development standards shall be those of the underlying base district. Parking standards shall be as specified by the minor conditional use permit.

SECTION 5. Schedule A of Section 17.68.030 of said code entitled, “**OFF-STREET PARKING AND LOADING SPACES REQUIRED**” is amended as shown in A-1, attached hereto and incorporated by this reference.

SECTION 6. The official map of the City of Pasadena as established by Section 17.08.040 is amended by modifying the boundaries of certain zoning districts established therein as follows:

By reclassifying from RS-4 (Single Family Residential District, 4 units per acre) to RS-4 HH (Single Family Residential District, 4 units per acre, with a Hospitality Home Overlay) as shown on the map entitled "Hospitality Home Overlay Zone" attached hereto as Exhibit B and incorporated herein by this reference as if fully set forth herein, and on file in the City Clerk's Office of the City of Pasadena. The legal description is attached hereto as Exhibit A, also on file in the City Clerk's Office of the City of Pasadena.

SECTION 7. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 7. This ordinance shall take effect upon the expiration of 30 days from its publication.

Signed and approved this _____ day of _____, 2004.

Bill Bogaard
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its _____ meeting held _____ day of _____, 2004, by the following vote:

AYES:

NOES:

ABSENT:

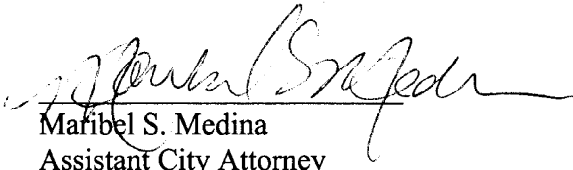
ABSTAIN:

Date Published:

Published:

Jane L. Rodriguez, CMC
City Clerk

APPROVED AS TO FORM:



Mafibel S. Medina
Assistant City Attorney

EXHIBIT "A"

Legal Description

HOSPITALITY HOME OVERLAY ZONE

That portion of Lot 9 of H. H. Markham Tract in the City of Pasadena, County of Los Angeles, State of California, map recorded in Book 10, Page 96 of Record Maps in the office of the County Recorder of said county, described as follows:

Beginning at the southwest corner of said Lot 9;

thence North 00°00'00" East, 396.00 feet along the west line of said Lot to a line that is parallel with and 90.00 feet south of the north line of said Lot 9;

thence along said parallel line, North 90°00'00" East, 239.75 feet to a line that is parallel with and 10.00 feet west of the east line of said Lot;

thence South 00°00'00" East, 396.00 feet along said parallel line to the south line of said Lot 9;

thence North 90°00'00" West, 239.75 feet along said south line to the Point of Beginning

Exhibit A-1

OFF-STREET PARKING AND LOADING SPACES REQUIRED		
Use Classification:	Schedule A: Off-Street Parking Spaces	Schedule B Group Number: Off-Street Loading Spaces
Food Sales	4 per 1,000 sq. ft.	1
<u>Hospitality Home</u>	<u>As specified by Conditional Use Permit</u>	
Horticulture	1 per 2 acres; plus 1 per commercial vehicle.	1
Horticulture, Limited	1 per 2 acres; plus 1 per commercial vehicle.	1
Laboratories	2 per 1,000 sq. ft., or 1 per 2 employees, whichever is greater; plus 1 per commercial vehicle.	1
Maintenance and Repair Services	2 per 1,000 sq. ft., or 1 per 2 employees, whichever is greater; plus 1 per commercial vehicle.	1
Mini-Malls	4 per 1,000 sq. ft. gross floor area, excluding any restaurants or bars or taverns which shall be governed by Section 17.68.030.	1
Mortuaries	1 per 5 fixed seats in main assembly area, or 28.57 per 1,000 sq. ft. seating area if there are no fixed seats.	1
Nurseries	2.5 per 1,000 sq. ft. gross floor area; plus 1 per 2 employees.	1
Offices:		
Business and Professional	3 per 1,000 sq. ft.	2
Medical	3 per 1,000 sq. ft.	2
Pawnshops	2.5 per 1,000 sq. ft.	1
Personal Improvement Services	2.5 per 1,000 sq. ft.; plus 1 per 2 employees.	

Underlined Language Added.



CALIFORNIA BLVD.

7
H. H. MARKHAM
TRACT

100'

8

100'

NW COR LOT 9

M.R. 10-96

N90°00'00"E
239.75'

90'

486.00'

N00°00'00"E
396.00'

9

396.00'

S00°00'00"E

PASADENA AVENUE

EAST LINE OF LOT 9

10'

P.O.B.

SW COR LOT 9

239.75'
249.75'
N 90°00'00"W

40'

40'

P:\P\PDAX0073\PLAT.DGN



**DAVID EVANS
AND ASSOCIATES INC**

800 North Haven Avenue, Suite 300
Ontario California 91764
Phone: 909.481.5750

EXHIBIT
"B"

HOSPITALITY HOME
OVERLAY ZONE

IN THE CITY OF PASADENA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

SHEET NO.	10F 1
JOB NO.	PDAX0073
DRAWN BY:	TLK
DATE	1/29/04
SCALE	1"=100'