

Ordinance Fact Sheet

TO: CITY COUNCIL

DATE: January 10, 2005

FROM: CITY ATTORNEY

SUBJECT: Ordinance amending the Pasadena Municipal Code by deleting Title 17 in its entirety and replacing Title 17 with a Revised Zoning Code to remain Title 17

TITLE OF THE PROPOSED ORDINANCE:

AN ORDINANCE OF THE CITY OF PASADENA AMENDING THE MUNICIPAL CODE BY REPEALING THE CURRENT TITLE 17 AND ADOPTING A REVISED TITLE 17 (ZONING CODE)

PURPOSE OF ORDINANCE:

The Revised Zoning Code incorporates amendments and corrections that have been reviewed by various City commissions and the City Council over a two-year period. The City Council held public hearings on the proposed amendments and revisions on August 5, 2002, October 21, 2002, November 25, 2002, January 27, 2003, September 27, 2004, October 4, 2004, October 25, 2004 and November 1, 2004. At the November 1, 2004 City Council meeting, the City Council adopted the Resolution approving the Central District Specific Plan and conceptually approving the various revisions to the Zoning Code. At the November 1, 2004 meeting, the City Council directed the City Attorney to prepare the Ordinance repealing the existing Zoning Code and adopting the Revised Zoning Code, which includes the development standards for the Central District Specific Plan.

The following are the major changes included in the Revised Zoning Code:

1. Mixed Use

The Revised Zoning Code will require that mixed-use projects have a minimum depth of 50 feet for the commercial space. Additionally, mixed-use projects will be required to have a community space requirement which is intended to provide the residents with amenities such as balconies, courtyards, or an indoor recreation room.

2. Transit-Oriented Development (TOD)

The Revised Zoning Code will have new provisions that require the City to review projects to determine that they will promote the use of the new light rail line. This provision limits the types of allowed uses and limits the number of parking spaces allowed for projects within a quarter mile of light rail stations.

Parking for residential will be one space for units 550 square feet or less to a maximum of 1.25 spaces and 1.5 spaces for units greater than 550 square feet to a maximum of 1.75 spaces. Parking for offices, administrative business professional (low turnover use) will be reduced by 25 percent and the parking capped at this reduction. However, all other uses (high turnover) will be required to reduce their parking by 10 percent.

3. Urban Housing

The revisions to these standards addresses issues such as location of parking, pedestrian orientation, and open space and courtyards. Following is a summary of the changes:

- There will be an open space requirement of 30 percent of net floor area for all buildings. Rooftop gardens and any front or corner yard setback area above the required setback will be counted toward the 30 percent;
- The new standards will allow for three types of parking: fully subterranean, partially subterranean and parking with dwelling over; the ground floor units will be required to have a room 12 foot in depth along a street frontage;
- Require a rear and side yard setback of 10 feet. Reduction will be allowed if it results in a larger courtyard;
- Require a courtyard with a 20 foot minimum dimension; and
- Require driveway to be located near the edge of property line.

4. Central District Specific Plan

The Revised Zoning Code implements the adopted Central District Specific Plan. This plan established new FAR requirements, and revised height and setback requirements. The Central District Specific Plan adds provisions that limit the type of uses that can be on the ground floor of buildings along specified streets.

5. Parking for Medical Office

The Parking for Medical Office Uses will be changed from 3 spaces per 1,000 sq. ft. to 4 spaces per 1,000 sq. ft.

6. Fences

In single-family districts, fences in front yards will be required to be setback from the front property line a minimum of 18 inches and be a minimum of 50 percent open. Concrete block fences will be required to have a stucco finish.

7. Accessory Structures

In single-family districts the accessory structure provisions have been modified to require a minimum two-foot setback from the property line. The height of accessory structures will be reduced from 17 feet to 15 feet and the top plate height have been reduced from 12 feet to 9 feet.

8. New Uses

The Revised Zoning Code implements the new General Plan by creating a series of new uses. These new uses include among others, Work/Live, which is a commercial use that has an accessory dwelling component, Life/Care Facilities that is a continuum of care for seniors. Life/Care facilities include: independent living, assisted care, and Alzheimer's care.

9. Parking Requirements

The parking provisions will be changed to eliminate compact parking spaces. For multi-family residential uses tandem parking will be permitted by right with a set maximum.

10. Landscape Requirements

The Revised Zoning Code will have a new landscape chapter that is intended to centralize the City's landscape requirements.

11. Planned Developments

Appendix B in the Current Zoning Code titled "PD District Development Standard" will be moved in its entirety to Appendix A in the Revised Zoning Code.

REASON WHY LEGISLATION IS NEEDED:

This ordinance is necessary in order to implement the development standards for the Central District Specific Plan and to repeal the existing Title 17 and adopt the Revised Zoning Code in the revised Title 17.

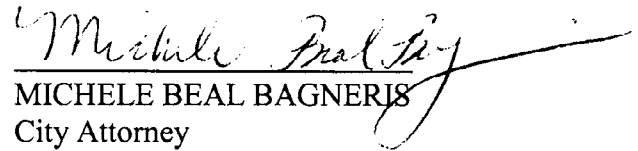
FISCAL IMPLICATIONS:

There are no fiscal implications.

ENVIRONMENTAL IMPACT:

After various public hearings before City Commissions and the City Council, the City Council on November 1, 2004 certified the Final Environmental Impact Report prepared for the 2004 Land Use and Mobility Elements, the Zoning Code Revisions and the Central District Specific Plan.


Respectfully submitted,


MICHELE BEAL BAGNERIS
City Attorney

Prepared by:


MARIBEL S. MEDINA
Assistant City Attorney

Concurrence:


CYNTHIA J. KURTZ
City Manager

Introduced by Councilmember

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING THE MUNICIPAL CODE BY REPEALING THE CURRENT TITLE 17 AND ADOPTING A REVISED TITLE 17 (ZONING CODE)

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, the Pasadena Municipal Code by repealing Title 17 in its entirety and adopting a Revised Zoning Code which will remain Title 17. The major changes of the Revised Zoning Code are as follows:

- 1. Planned Developments** - Appendix B in the current Zoning Code titled “PD District Development Standard” will be moved in its entirety to Appendix A in the Revised Zoning Code.
- 2. Specific Plans** - will be consolidated in a new Article 3 in Title 17.
- 3. Mixed Use** - the Revised Zoning Code will require that mixed use projects have a minimum depth of 50 feet for the commercial space. Additionally, mixed use projects will have a community space requirement which is intended to provide the residents with amenities such as balconies, courtyards, or indoor recreation room.

4. Transit-Oriented Development (TOD) - the Revised Zoning Code will have new provisions that require the City to review projects to determine that they will promote the use of the new light rail line. This provision will limit the types of allowed uses and limit the number of parking spaces allowed for projects within a quarter mile of light rail stations.

5. Urban Housing - the revisions to these standards address issues such as location of parking, pedestrian orientation, and open space and courtyards.

6. Central District Specific Plan - the Revised Zoning Code implements the adopted Central District Specific Plan. This plan established new floor area ratio (FAR) requirements, and revised height and setback requirements. The Central District Specific Plan adds provisions that limit the type of uses that can be on the ground floor of buildings along specified streets.

7. Parking for Medical Office - the Parking for Medical Office Uses will be changed from 3 spaces per 1,000 sq. ft. to 4 spaces per 1,000 sq. ft.

8. Fences in Single Family Districts - fences in front yards will be required to be setback from the front property line a minimum of 18 inches and be a minimum of 50 percent open. Concrete block fences will be required to have a stucco finish. Height will be measured from existing grade rather than finished grade.

9. Accessory Structures in Single Family Districts - the accessory structure provisions will be modified to require a minimum two foot setback from a property line. The height of accessory structures will be reduced from 17 feet to 15 feet and the top plate height will be reduced from 12 feet to 9 feet.

10. New Uses - the Revised Zoning Code will implement the new General Plan by creating a series of new uses. These new uses will include, among others: Work/Live which is a

commercial use that has an accessory dwelling component; and Life/Care Facilities which is a continuum of care for seniors, that includes: independent living, assisted care, and Alzheimer's care.

11. Parking Requirements - the parking provisions will be changed to eliminate compact parking spaces. For multi-family residential uses tandem parking will be permitted by right for a set maximum.

12. Landscape Requirements- the Revised Zoning Code will have a new landscape chapter that is intended to centralize the City's landscape requirements.

The official zoning map of the City of Pasadena as established by Section 17.08 (17.20 under Revised Zoning Code) of the City of Pasadena Municipal Code is amended by changing the boundaries of certain zoning districts as shown on the map entitled "Proposed Central District Zoning Districts" incorporated here as if fully set out here and on file at the City Clerk's office in the City of Pasadena.

Ordinance No. _____ shall take effect 30 days after its publication by title and summary."

SECTION 2. The official zoning map of the City of Pasadena as established by Section 17.08 (17.20 under Revised Zoning Code) of the City of Pasadena Municipal Code is amended by changing the boundaries of certain zoning districts as shown on the map entitled "Proposed Central District Zoning Districts" attached hereto and incorporated by this reference as if fully set out here, and on file at the City Clerk's office of the City of Pasadena.

SECTION 3. The Pasadena Municipal Code is amended by moving Appendix B of the current Code titled “PD District Development Standards” to Appendix A of the Revised Municipal Code.

SECTION 4. The Pasadena Municipal Code is amended by deleting in its entirety Title 17, and replacing Title 17 with the Revised Zoning Code, attached to this ordinance, and incorporated by this reference as if fully set out here. A copy of the Revised Zoning Code is on file at the City Clerk’s office of the City of Pasadena, and titled “City of Pasadena Zoning Code” dated January 2005.

SECTION 5. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 6. This ordinance shall take effect 30 days after its publication by title and summary.

Signed and approved this _____ day of _____, 2005.

Bill Bogaard
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council on the City of Pasadena at its regular meeting held on _____, 2005, by the following vote:

AYES:

NOES:


ABSENT:

ABSTAIN:

Published:

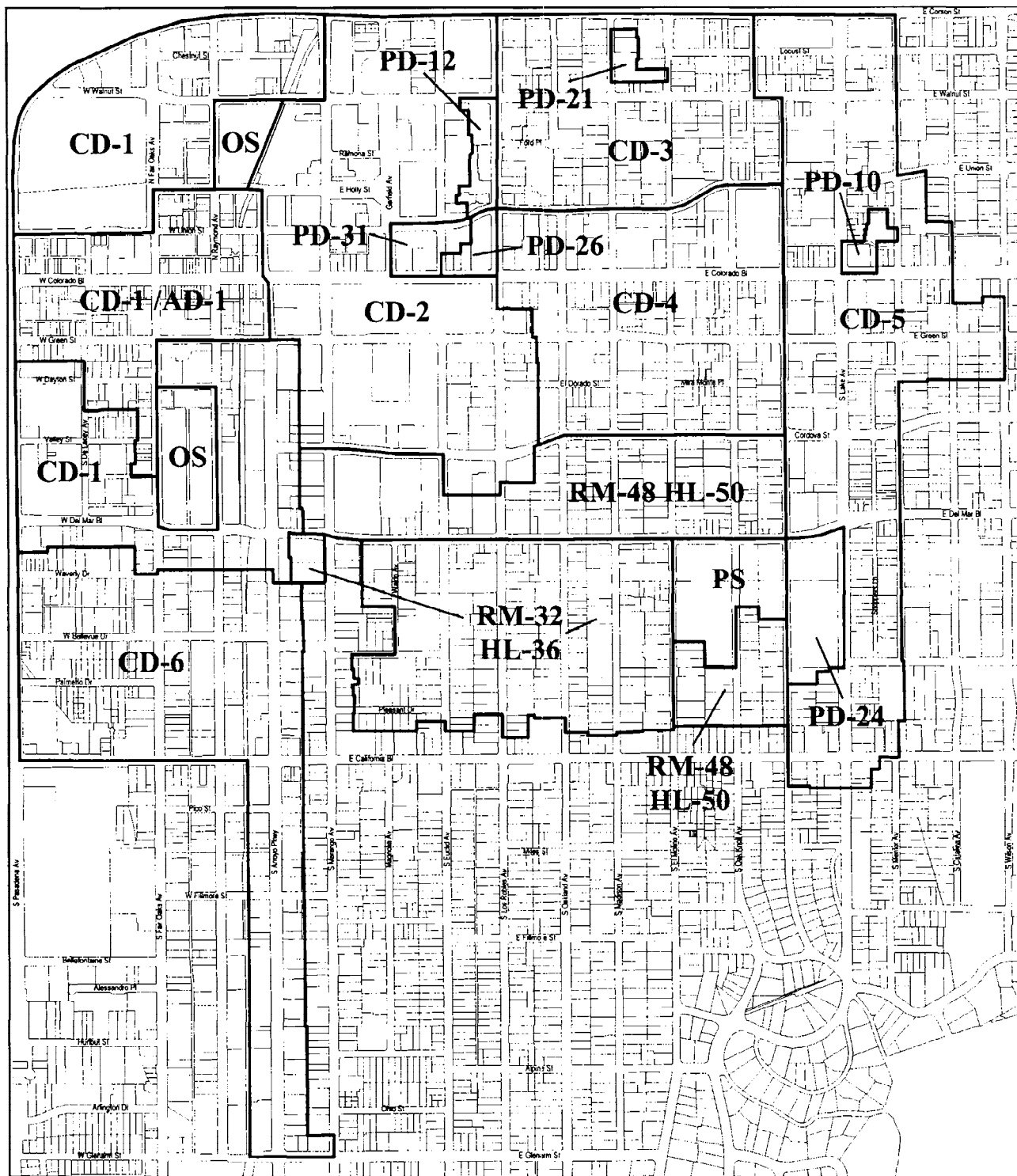
Jane L. Rodriguez, CMC
City Clerk

APPROVED AS TO FORM:


Maribel S. Medina
Assistant City Attorney



Proposed Central District Zoning Districts



September 8, 2004

Central District Residential Units 1994 to Present

The table below summarizes residential development in the Central District under the Intensity Standard established in the 1994 Land Use Element and approved in the 2004 Land Use Element Update. The table includes development during the period from July 1994 through December 2004.

General Plan Intensity Standard for Net New Units (Not Including Affordable Units)	Net New Residential Units – July 1994 through December 2004	Net New Residential Units with Building Permits (i.e., Under Construction)	Remaining Net Residential Units	Residential Units with Design Review Approval (Including Affordable Units)
5,095	1,947 plus 202 affordable	865 plus 43 affordable	2,283 plus affordable	665 including affordable

Three lists follow:

- New Central District Residential Units, Completed July 1994 through December 2004
- New Central District Residential Units, Under Construction (Building Permits), December 31, 2004
- New Central District Residential Units, Design Review Approval Prior to Building Permit, December 31, 2004

New Central District Residential Units
Completed July 1994 through December 2004

Address	Date Completed	Net New Units
278 E. Colorado Blvd.	July 2002	387
325 Cordova St.	April 2002	135
160 E. Corson St.	October 2002	143
50 W. Dayton St.	June 2002	17
65 W. Dayton St.	September 2004	42
108 S. El Molino Ave.	April 2004	12
22 W. Green St.	March 2003	32
385 E. Green St.	September 2002	4
160 S. Hudson Ave	April 2004	72
290 N. Hudson Ave.	March 2003	140
175 S. Lake Ave.	April 2004	21
742 Locust St.	September 2002	13
174 N. Madison Ave.	December 2000	6
186 N. Madison Ave.	December 2000	7
216 S. Madison Ave.	September 2001	19
286 N. Madison Ave.	October 2003	48
173 N. Oak Knoll Ave.	March 2003	1
25 S. Oak Knoll Ave.	February 2004	120
478 S. Oakland Ave.	April 2004	2
155 N. Raymond Ave.	December 2002	18

490 E. Union St.	March 2003	1
775 E. Union St.	April 2004	98
600 E. Walnut St.	December 2000	25
712 E. Walnut St.	September 2004	28
801 E. Walnut St.	June 2001	214

January 2000 through December 2004	1,605
July 1994 through December 1999	544
Total	2,149 Units (Including 202 Affordable)

New Central District Residential Units
Under Construction (Building Permits)
December 31, 2004

Address	Number of Net New Units
265 S. Arroyo Pkwy.	347
621 E. Colorado Blvd.	304
169 W. Green St.	38
22 W. Green St.	16
840 E. Green St.	102
141 S. Hudson	9
128 N. Oak Knoll Ave.	53
448 S. Oakland Ave.	6
35 N. Raymond Ave.	33
Total Net Units	908 (Including 43 Affordable Units)

New Central District Residential Units
Design Review Approval Prior to Building Permit
December 31, 2004

Address	Number of Units (Including Affordable Units)
31 N. Arroyo Pkwy.	14
155 E. Cordova St.	30
250 S. De Lacey St.	34
175 E. Del Mar Blvd.	4
100 W. Green St.	61
220 N. Lake Ave.	99
255 N. Madison Ave. (Fuller Seminary)	179
215 S. Marengo Ave.	38
77 N. Oak Knoll Ave.	31
121 N. Raymond Ave.	49
950 San Pasqual St.	72
260 S. Arroyo Pkwy.	54*
Total	665 (Including Affordable Units)

* Indicates Possible Call-Up Pending

City of Pasadena

Zoning Code

January 2005

City of Pasadena
Planning and Development Department
175 North Garfield Avenue
Pasadena, CA 91109-7215

CITY OF PASADENA

ZONING CODE

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