

Introduced by Councilmember

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 (THE ZONING CODE) TO CHANGE THE DEVELOPMENT STANDARDS OF THE PLANNED DEVELOPMENT-21 (PD-21, MONTGOMERY ENGINEERING) ZONING DISTRICT.

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 Title 17 (Zoning Code) by replacing in its entirety Planned Development -21 zoning district (Montgomery Engineering) (“PD-21”). The development standards and provisions of PD-21 will remain the same with the exception of the following three changes: (1) administrative uses with ancillary classroom space will be allowed in the existing building, (2) the number of required parking spaces will be adjusted to require a minimum of 68 spaces, (3) a plan with sign standard will be included as part of the development standards.

Ordinance No. _____ shall take effect upon the 30 days from its publication.”

SECTION 2. Planned Development-21 Montgomery Engineering development standards contained in Appendix A of Title 17 is hereby replaced in its entirety with the following development standards:

A. The following development standards apply to the property known as 270-280 North Madison Avenue:

1. The land use allowed in this area is multi-family residential and accessory uses reasonably related to the permitted use as determined by the zoning administrator.
2. The maximum number of dwelling units shall be 48 residential units.
3. The building height of the residential development shall not exceed 60 feet measured from the existing grade to the highest point of roof.
4. The yards shall be in conformance with the attached site plan exhibited at the city council hearing on April 23, 2001.
 - a. North side: 15 feet
 - b. South side: 15 feet
 - c. East side: 15 feet, except at the southeast corner of the building where a 30-foot yard is provided for a length of approximately 47 feet.
 - d. West side: 20 feet to the front building face, 10 feet to the patio and 5 feet to the lowest portion of the front stairway.

A landscape planter or strip of 5 feet in depth at the perimeter of the multi-family residential project shall be provided on the north, south and east side within the required yards. Landscape garden walls shall be limited to a maximum height of 2 feet. Any existing trees on the project site shall be maintained.
5. The project shall comply with the RM Urban Standards of the Pasadena Municipal Code, except as specified herein. Further, the project shall comply with the requirements for design review in Title 17.

6. All mechanical equipment shall be screened in accordance with Title 17.
7. Affordable housing shall be provided as required by Title 17 of the Pasadena Municipal Code in effect when building permits are issued for this project.
8. A solid masonry or concrete wall shall be provided at the common property line of 250 and 280 North Madison Avenue that separates surface parking from the proposed multifamily residential. Perimeter wall heights shall comply with the RM Urban Standards of Pasadena Municipal Code.
9. Parking shall conform to the requirements of Title 17 of the Pasadena Municipal Code and to the requirements of the Public Works and Transportation Department, except as specified herein. A maximum of 16 standard size tandem parking spaces shall be permitted for the residential project. Tandem parking spaces shall be designated to the same unit. All parking spaces shall be double-striped and with wheel stops.
10. The parking, trash enclosure, and loading areas shall conform to the requirements of the zoning ordinance and a plan showing all pertinent dimensions for these areas shall be submitted to the public works and transportation department for review and approval prior to the issuance of a building permit.
11. If gates are planned for the entrance to the parking area, the gates are required to be set in at least 20 feet from the property line so that vehicles will not block the sidewalk.
12. A landscape plan shall be submitted for review and approval by the zoning administrator and the design review commission prior to the issuance of building

permits. This plan shall use a water-saving irrigation system and drought-tolerant plants wherever possible.

13. The developer shall file a tentative map for the creation of 48 air parcels and 1 land parcel within 6 months of a building permit, but prior to receiving a certificate of occupancy.
14. The developer is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by an engineer registered in the State of California. Upon submission of the plans to the public works and transportation department for checking, the applicant will be required to place a deposit with the department to cover the cost of plan checking and construction inspection of the improvements. The amount of deposit will be determined when the plans are submitted and will be based upon the estimated cost to the department for the work.
15. In order to improve pedestrian and traffic safety, the developer shall install a maximum of 1 new street light on or near the frontage of the property at 270-280 North Madison Avenue, including conduits, conductors, electrical services, pull boxes and miscellaneous appurtenant work. The type and hardware shall conform to current policies approved by the city council, and the locations shall be approved by the public works and transportation department.
16. The developer shall repair all damaged curb, gutter and sidewalk along the subject frontage. The developer shall close all unused drive approaches with standard

curb, gutter and sidewalk. Madison Avenue was resurfaced in 1999, therefore; if any excavation is done on the street, the applicant shall restore a wider pavement area.

17. A deposit of up to \$10,000 will be required to be submitted to the public works and transportation department prior to the start of construction or the issuance of a building permit to protect the abutting street improvements and to assure a clean and safe work site.
18. The developer shall submit a grading and drainage plan for review indicating the quantity of storm water runoff and how it will be handled prior to the issuance of a building permit. If the proposed improvement drains to the driveway, the developer shall construct a grate drain in the driveways at the back of the sidewalk. The drain shall discharge to the street in an approved curb outlet.
19. If the developer removes or damages any existing street trees, the developer shall replace the street trees(s) by placing a deposit in an amount determined by the public works director for the city to plant the new tree(s). The developer shall also pay fair market value for the replacement cost for all existing trees removed. The type and location of the new trees shall be approved by the public works and transportation department. In the event additional space is available for street trees, the developer will be required to place a deposit for the city to plant the street tree(s).
20. Prior to the start of construction or the issuance of any permits, the developer shall submit a construction staging plan or plans to the public works and transportation

department for review and approval after the developer meets with the public works and transportation department permit inspector to discuss all construction staging affecting the public right-of-way.

21. The applicant shall remove and dispose of all hazardous materials related to the construction of 270-280 North Madison Avenue in conformance with OSHA, EPA, state and municipal requirements.
22. The use of natural gas and electricity shall be reduced by using energy conserving design materials, to the satisfaction of the city's building official
23. Restrict all noise intensive construction activity to daytime working hours in accordance with the city noise ordinance.
24. Provide noise equipment on the construction site to monitor the noise level to ensure compliance with the city noise ordinance. If the noise standards are exceeded, the project shall be brought immediately into compliance. The noise level during the construction phase shall not exceed the level authorized in the noise ordinance for construction sites.
25. The project shall comply with any conditions adopted as part of any required approval as well as the code requirements from other city departments, including the fire department.

B. The following development standards apply to the property known as 250 North Madison Avenue:

1. The permitted land uses at 250 North Madison Avenue are administrative offices with ancillary classroom space related to the college/university use (Fuller

Theological Seminary), surface parking and loading area. Structural alterations, which add square footage to this building or to the site shall comply with the parking standards in Title 17.

2. A commuter matching service for all employees shall be provided on an annual basis and for all new employees upon hiring.
3. A transportation systems management (TSM) program is required for 250 North Madison Avenue and shall be submitted to the director of public works and transportation department as determined by their requirements and thereafter shall be reviewed and approved annually. The TSM (transportation systems management) program shall include:
 - a. A minimum of 10% of the employee parking spaces shall be reserved for and designated as preferential parking for carpool and vanpool vehicles. Such parking area shall be in a location more convenient to the place of employment than parking spaces for single occupant vehicles, and shall be located as close as practical to the employee entrance.
 - b. Bicycle parking shall be provided on site. In addition, the bicycle parking shall be located near the employee entrance and shall be conveniently accessible from the external circulation system.
 - c. A transportation information display, such as a bulletin board, display case or kiosk, shall be located on the development site, situated so as to be seen by the greatest number of employees. Information displayed shall include without limitation current maps, routes and schedules for public transit

routes serving the development; telephone number of referrals for transportation information including the numbers for the regional ridesharing agency and local transit operators; ridesharing promotional materials; bicycle routes and facility information; and listing on facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the development.

4. No construction shall be permitted that results in the injury or removal of a landmark, native, or specimen tree as defined under Chapter 8.52 unless findings are made pursuant to Chapter 8.52.
5. The creation of a flag-lot subdivision shall not be permitted.
6. A minimum of 68 parking spaces shall be provided in accordance with the parking standards in Title 17 of the Zoning Ordinance.
7. The following development standards shall apply to signage on the subject property:
 - a. One, two-sided monument sign shall be permitted to be placed on El Molino Avenue with a maximum height of five (5) feet and maximum of 40 square feet of sign area.
 - b. A maximum of two (2), wall-mounted signs with a maximum total area of 40 square feet shall be permitted on the Madison Avenue façade of the building. One sign with indirect illumination is permitted.

- c. A maximum of two (2), wall-mounted signs with a maximum total area of 40 square feet shall be permitted on the El Molino Avenue façade of the building. One sign with indirect illumination is permitted.

SECTION 3. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary only.

SECTION 4. This ordinance shall take effect thirty days from its publication.

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 of the City of Pasadena at its _____ meeting held _____, 2005 by the following vote:

AYES:

NOES:

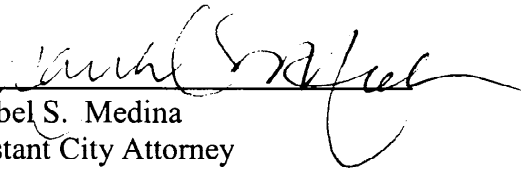
ABSENT:

ABSTAIN:

Published:

Jane L. Rodriguez, CMC
City Clerk

APPROVED AS TO FORM:


Maribel S. Medina
Assistant City Attorney