

# Ordinance Fact Sheet

**TO:** CITY COUNCIL

**DATE:** JULY 14, 2008

**FROM:** CITY ATTORNEY

**SUBJECT: AN ORDINANCE AMENDING TITLE 17 TO ADD DORMITORIES AND COLLEGES TO ALLOWED USES IN THE SOUTH FAIR OAKS SPECIFIC PLAN, AND TO CORRECT TYPOGRAPHICAL ERROR**

## TITLE OF PROPOSED ORDINANCE

**AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 (THE ZONING CODE) OF THE PASADENA MUNICIPAL CODE, REGARDING COLLEGES AND DORMITORIES IN THE SOUTH FAIR OAKS SPECIFIC PLAN OVERLAY DISTRICT AND CORRECTING A TYPOGRAPHICAL ERROR IN THE MESSAGE ORDINANCE**

## PURPOSE OF ORDINANCE

This ordinance implements the direction given by Council at its regular meeting on April 14, 2008, to bring the Zoning Code into consistency with the South Fair Oaks Specific Plan.

## REASON WHY LEGISLATION IS NEEDED

This legislation is necessary to implement the January 2006 South Fair Oaks Specific Plan amendments by making parallel changes to the text of the Zoning Code. These amendments will allow colleges and dormitories, not only on those parts of South Raymond Avenue carrying a zoning designation of Public and Semi-public (PS), but also on the rest of Raymond Avenue, and allow colleges on the Glenarm Power Plant site. This legislation also corrects error in the message ordinance in that an incorrect table was attached to the version adopted by Council.

07/21/2008

MEETING OF 07/14/2008

AGENDA ITEM NO. 9.B.1.  
10.A.1.-

**PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED**

The Planning and Development Department will implement the ordinance.

**FISCAL IMPACT**

There will not be an immediate fiscal impact as a result of this ordinance.

**ENVIRONMENTAL DETERMINATION**

On January 30, 2006, Council adopted a mitigated negative declaration pursuant to the California Environmental Quality Act which analyzed the environmental effects associated with the South Fair Oaks Specific Plan amendments herein.

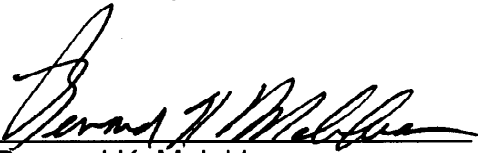
Respectfully submitted,

  
Michele Beal Bagneris  
City Attorney

Prepared by:

  
Theresa E. Fuentes  
Assistant City Attorney

Concurred by:

  
Bernard K. Melekian  
City Manager

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 (THE ZONING CODE) OF THE PASADENA MUNICIPAL CODE, REGARDING COLLEGES AND DORMITORIES IN THE SOUTH FAIR OAKS SPECIFIC PLAN OVERLAY DISTRICT AND CORRECTING A TYPOGRAPHICAL ERROR IN THE MESSAGE ORDINANCE**

The People of the City of Pasadena ordain as follows:

**SECTION 1.** Pasadena Municipal Code, Title 17, Article 3, Chapter 17.31, **TABLE 3-3**

**- ALLOWED USES AND PERMIT REQUIREMENTS FOR ECSP ZONING DISTRICTS**

is amended as shown in Exhibit - 1, attached hereto and incorporated herein by this reference.

**SECTION 2.** Pasadena Municipal Code, Title 17, Article 3, Chapter 17.35, Section 17.35.030, Subsection B, is amended as follows:

**“B. Conditional Use Permit uses.**

1. The following uses that are permitted under the base districts shall require Conditional Use Permit approval in this overlay district:

- a. Retail sales: Secondhand Appliance and Clothing Sales;
- b. Vehicle Services - Sales and Leasing; including Vehicle Services - Sales and Leasing – Limited;
- c. Vehicle Services - Vehicle Storage;
- d. Wholesaling, Distribution and Storage; and
- e. Wholesaling, Distribution and Storage - Small-Scale.

2. The following uses that are not allowed under the base district are allowed and shall require Conditional Use Permit approval in this overlay district:

- a. In the IG SP-2 HL-56 District, Colleges – Traditional Campus Setting; and

b. In the IG SP-2 HL-56 District, north of Glenarm Street, Dormitories.

**SECTION 4.** This ordinance shall take effect 30 days from its publication.

Signed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Bill Bogaard  
Mayor of 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 this \_\_\_\_\_ day of \_\_\_\_\_ 2008, by the following vote:

AYES:

NOES:

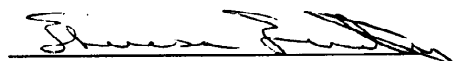
ABSENT:

ABSTAIN

Date Published:

\_\_\_\_\_  
Jane L. Rodriguez, CMC  
City Clerk

Approved as to form:

  
\_\_\_\_\_  
Theresa Fuentes  
Assistant City Attorney

**EXHIBIT - 1**

**TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS  
FOR ECSP ZONING DISTRICTS**

| LAND USE (1)                                      | PERMIT REQUIREMENT BY ZONE |              |           |              |              |              |              | Specific Use Standards |
|---|----------------------------|--------------|-----------|--------------|--------------|--------------|--------------|------------------------|
|   | ECSP CG-1                  | ECSP CG-2    | ECSP CL-3 | ECSP CG-3    | ECSP CG-4    | ECSP CG-5    | ECSP CG-6    |                        |
| <b>SERVICES - CONTINUED (7, 8, 9)</b>             |                            |              |           |              |              |              |              |                        |
| Drive-through business - Nonrestaurants           | —                          | —            | —         | C            | C            | —            | C            | 17.50.090              |
| Drive-through business - Restaurants              | —                          | —            | —         | C            | C            | —            | C            | 17.50.090              |
| Emergency shelters                                | MC                         | MC           | —         | MC           | MC           | MC           | MC           |                        |
| Filming, long-term                                | C                          | C            | C         | C            | C            | C            | C            |                        |
| Filming, short-term                               | P                          | P            | P         | P            | P            | P            | P            |                        |
| Laboratories                                      | P (4)                      | P (4)        | P (4)     | P (4)        | P (4)        | P (4)        | P (4)        |                        |
| Life/care facilities                              | C                          | C            | C         | C            | C            | C            | C            | 17.50.120              |
| Lodging - Bed and breakfast inns                  | —                          | —            | C         | —            | —            | —            | —            | 17.50.140              |
| Lodging - Hotels, motels                          | C (4)                      | C (4)        | —         | C (4)        | C (4)        | C (4)        | C (4)        | 17.50.150              |
| Maintenance or repair services                    | P (4)                      | P (4)        | P (4)     | P (4)        | P (4)        | P (4)        | P (4)        |                        |
| <u>Massage establishments</u>                     | <u>C (4)</u>               | <u>C (4)</u> | <u>—</u>  | <u>C (4)</u> | <u>C (4)</u> | <u>C (4)</u> | <u>C (4)</u> | <u>17.50.155</u>       |
| Medical services - Extended care                  | —                          | —            | C (6)     | —            | —            | C (6)        | —            |                        |
| Medical services - Hospitals                      | C (6)                      | C (6)        | —         | C (6)        | C (6)        | C (6)        | C (6)        |                        |
| Mortuaries, funeral homes                         | —                          | —            | —         | P (4)        | P (4)        | —            | P (4)        |                        |
| Personal improvement services                     | P (4)                      | P (4)        | P (4)     | P (4)        | P (4)        | P (4)        | P (4)        |                        |
| Personal services                                 | P (4)                      | P (4)        | P (4)     | P (4)        | P (4)        | P (4)        | P (4)        |                        |
| Personal services, restricted                     | C (4)                      | C (4)        | —         | C (4)        | C (4)        | C (4)        | C (4)        | 17.50.200              |
| Printing and publishing                           | P (4)                      | P (4)        | C (4)     | P (4)        | P (4)        | P (4)        | P (4)        |                        |
| Printing and publishing, limited                  | P (4)                      | P (4)        | P (4)     | P (4)        | P (4)        | P (4)        | P (4)        |                        |
| Public safety facilities                          | C (6)                      | C (6)        | C (6)     | C (6)        | C (6)        | C (6)        | C (6)        |                        |
| Sexually oriented businesses                      | P                          | P            | —         | P            | P            | P            | P            | 17.50.295              |
| Vehicle services - Vehicle/equipment repair       | C (4)                      | —            | —         | C (4)        | C (4)        | —            | C (4)        | 17.50.360              |
| Vehicle services - Washing and detailing          | —                          | —            | —         | C (4)        | C (4)        | —            | C (4)        | 17.50.290              |
| Vehicle services - Washing/detailing, small-scale | —                          | —            | P         | P            | P            | —            | P            | 17.50.290              |

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Mixed-use projects and multi-family housing permitted only within 1/4 mile of light rail platform.
- (3) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (4) Conditional Use Permit approval is required for a nonresidential project or nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, and a project that is on the approved capital improvement budget.
- (5) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (6) A use established on a site greater than two acres after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (7) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (8) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per six-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses that expand by more than 30 percent of gross floor.

**Underlined language added.**