

Ordinance Fact Sheet

TO: CITY COUNCIL

DATE: June 15, 2009

FROM: CITY ATTORNEY

SUBJECT: SERIES IV ZONING CODE AMENDMENTS

TITLE OF PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS PROVISIONS OF TITLE 17 (THE ZONING CODE), INCLUDING LIMITING CONTINUANCES OF PUBLIC HEARINGS AND REQUIRING RENOTICING THEREOF; REGULATING MERCHANDISE DISPLAYS ASSOCIATED WITH PERSONAL PROPERTY SALES; CHANGING THE TITLE OF THE NORTHWEST ENTERPRISE ZONE; ALLOWING PARK AND RECREATION FACILITIES IN THE PS DISTRICT WITH A CONDITIONAL USE PERMIT; AND A SERIES OF OTHER MINOR AMENDMENTS

PURPOSE OF ORDINANCE

This ordinance amends provisions of the Zoning Code related to, among others: (1) limiting continuances of public hearings and identifying when re-noticing of public hearings is required (Ord. § 25); (2) prohibiting the outdoor display of merchandise for sale on fences (Ord. § 20); (3) changing the name of the Northwest Enterprise Zone to the Enterprise Zone Business Development Area (EZBDA) (Ord. § 12); (4) correcting the zoning code land use tables to re-establish that parks and recreation uses are allowed uses in the PS District with a conditional use permit (Ord. § 5), and other minor amendments that are driven by state law (in the case of density bonus regulations, see Ord. §§ 14, 15) or are necessary as "clean up" to the Zoning Code.

REASON WHY LEGISLATION IS NEEDED

This is the fourth in a series of smaller correction and clean up changes under the new Zoning Code which was adopted in February of 2005. This update includes policy changes as well as minor amendments, corrections and codification of interpretations.

06/22/2009
MEETING OF ~~06/15/2009~~
8.B.1.
AGENDA ITEM NO. ~~8.A.1.~~

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Planning and Development Department will implement the proposed ordinance.

FISCAL IMPACT

This ordinance is likely not to have any fiscal impacts.

ENVIRONMENTAL DETERMINATION

On June 15, 2009, Council will be asked to consider adoption of an Initial Study and Negative Declaration for this ordinance, pursuant to the California Environmental Quality Act.

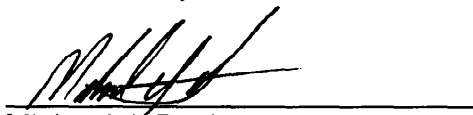
Respectfully submitted,


Michele Beal Bagneris
City Attorney

Prepared by:


Theresa E. Fuentes
Assistant City Attorney

Concurred by:


Michael J. Beck
City Manager

000069127C031

Introduced by: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS PROVISIONS OF TITLE 17 (THE ZONING CODE), INCLUDING LIMITING CONTINUANCES OF PUBLIC HEARINGS AND REQUIRING RENOTICING THEREOF; REGULATING MERCHANDISE DISPLAYS ASSOCIATED WITH PERSONAL PROPERTY SALES; CHANGING THE TITLE OF THE NORTHWEST ENTERPRISE ZONE; ALLOWING PARK AND RECREATION FACILITIES IN THE PS DISTRICT WITH A CONDITIONAL USE PERMIT; AND A SERIES OF OTHER MINOR AMENDMENTS

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 in Section 508 of the Pasadena City Charter. The approved summary of this ordinance is as follows:

“Summary

“Ordinance No. _____ amends various provisions of Title 17 (the Zoning Code) to, among other things: limit continuances of public hearings and require notice upon certain continuations; regulate merchandise displays associated with personal property sales; change the title of the Northwest Enterprise Zone; allow park and recreation facilities in the PS district with a conditional use permit; and makes a series of other minor amendments, corrections and codification of zoning code interpretations, practices and definitions.

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

SECTION 2. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.22,

Section 17.22.040 is amended to read as follows:

“Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Table 2-3, in addition those in Section 17.22.050 (RS and RM-12 District Additional Development Standards), and the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards).”

SECTION 3. Pasadena Municipal Code, Title 17, Article 2, Section 17.22.030, TABLE 2-2 - ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS is amended:

- a. As shown in Exhibit - 1 attached hereto and incorporated by this reference.
- b. By adding Note #5 on all pages to read as follows: “5. Not used.”

SECTION 4. Pasadena Municipal Code, Title 17, Article 2, Section 17.22.080, Subsection C is amended as follows:

“C. Incentives for the preservation of historic resources. In developments that preserve historic resources and structures with a California Historical Resources Status Code of 6L (determined ineligible for local listings or designation through local government review process; may warrant special consideration in local planning) or Status Codes of 1 – 5 (properties with a historic designation or eligible for historic designation), a decision may be made through the Design Review process to waive development standards or accept alternative solutions to assist in the preservation of these

structures. The decisionmaker may waive or grant up to a 50 percent reduction to the main garden (and thereby accordingly reduce the total garden requirement), waive some or all of the required architectural elements and modulation requirements, if such action is reasonably necessary to accommodate such preservation. The total garden requirement may not be reduced by more than the amount of square footage reduction of the main garden.”

SECTION 5. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.26, TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE DISTRICTS as shown in Exhibit - 2, attached here to and incorporated by this reference.

SECTION 6. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.30, Figure 3-3, is amended as shown in Exhibit - 3 attached hereto and incorporated by this reference.

SECTION 7. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.30, TABLE 3 -1 - ALLOWED USES AND PERMIT REQUIREMENTS FOR CD ZONING DISTRICTS, Note #11 is amended as follows:

“(11) In the Walnut Street Urban Village Precinct, this use is permitted only when within 140 feet north or south of Walnut Street.”

SECTION 8. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.31, TABLE 3-4 - EAST COLORADO SPECIFIC PLAN DEVELOPMENT STANDARDS is amended as shown in Exhibit - 4 attached hereto and incorporated by this reference.

SECTION 9. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.32, Section 17.32.050, TABLE 3-6 - ALLOWED USES AND PERMIT REQUIREMENTS FOR EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 AND D2 DISTRICTS is amended as shown in Exhibit - 5 attached hereto and incorporated by this reference.

SECTION 10. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.32, TABLE 3-8 - EAST PASADENA SUBAREA d2 STANDARDS as shown in Exhibit - 6 attached hereto and incorporated by this reference.

SECTION 11. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.40, Section 17.40.070, Subsection A, Paragraph 1 is amended:
“1. The limited hours of operation regulations shall apply as contained on the Land Use Tables in Article 2 - Zoning Districts, Allowable Land Uses, and Zone-Specific Standards and Article 3 - Specific Plan Standards.”

SECTION 12. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.40, Section 17.40.100, Subsection C, Paragraph 2 is amended as follows:
“2. Within the Enterprise Zone Business Development Area (EZBDA) as that zone may be amended from time to time;”

SECTION 13. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.40, Section 17.40.180, Subsection B, Paragraph 3 is amended by changing each subparagraph from a numerical listing (in that 1, 2, 3, etc.) to read in an alphabetical sequence (a, b, c, etc.).

SECTION 14. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.43, Section 17.43.060 is amended as follows:

a. By amending Subsection A as follows:

“A. Waiver of development standards. If compliance with a development standard would physically preclude construction of a residential or mixed-use project utilizing a density bonus, and concession or incentive, in compliance with this Chapter, the applicant may submit a proposal for waiver or reduction of the development standard.”

b. By amending Subsection D, Paragraph 3 as follows:

“3. The waiver or reduction in a development standard is necessary because application of the development standards would physically preclude construction of a project utilizing a density bonus, concession or incentive.”

SECTION 15. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.43, Section 17.43.080, Subsection B is amended:

a. By amending Paragraph 1 as follows:

“1. The applicant shall donate and transfer the land no later than the date of approval of the final tract or parcel map, or application for the construction of residential units.”

b. By adding the following new Paragraph:

“7. A bonus shall not be granted unless a source of funding for the very low income units has been identified not later than the date of approval of the final parcel or tract map, or application for the construction of residential units.”

SECTION 16. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.46, Section 17.46.150, Subsection C, Paragraph 2 as follows:

2. Driveway approaches shall be at least 12 feet wide at the curb and shall taper to driveway width at the front property line.

SECTION 17. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.46, Section 17.46.320, subsection A as follows:

"A. Applicability. Bicycle parking facilities shall be provided for any new structure, or an addition to any existing structure that exceeds 15,000 square feet in gross floor area."

SECTION 18. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.48, Section 17.48.170 is amended by changing the following definition:

"Primary building frontage. That building elevation that abuts a street, alley, or driveway, parking area, pedestrian plaza, courtyard or arcade on the same site. There shall only be one primary building frontage."

SECTION 19. Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, Section 17.50.080, Subsection A, Paragraph 6 is amended to read as follows:

"6. Signs. Signs shall comply with the requirements of Chapter 17.48 (Signs)."

SECTION 20. Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, Section 17.50.190, Subsection C is amended by adding the following new paragraph:

"5. Display of merchandise. Merchandise shall not be displayed on fences, walls or the public right-of-way.

SECTION 21. Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, Section 17.50.340, Subsection D is amended by adding the following new paragraph as follows:

“4. Modification. The Zoning Administrator may modify the required parking in a parking garage (including below grade and at or above grade garages) by allowing the total parking requirement to exceed or be reduced by five percent but not more than 10 spaces.”

SECTION 22. Pasadena Municipal Code, Title 17, Article 6, Chapter 17.60, Section 17.60.040 is amended:

a. By amending Subsection C, Paragraph 2, Subparagraph b as follows:

“b. Optional review. The predevelopment plan review shall be conducted if requested by an applicant for a project that would require a discretionary land use entitlement or a Zoning Map amendment.”

b. By amending Subsection C, Paragraph 3, Subparagraph a as follows:

“a. Scheduling. A predevelopment plan review shall be conducted before deeming an application complete, in compliance with Section 17.60.060 (Initial Application Review), below. However, the Director may authorize subsequent phases of a predevelopment plan review to be conducted after the application is deemed complete.”

SECTION 23. Pasadena Municipal Code, Title 17, Article 6, Chapter 17.61, Section 17.61.050, Subsection I, Paragraph 5, Subparagraph A is amended as follows:

“a. Expiration. A Master Plan and any other entitlement that were approved as part of the Master Plan shall expire on the date designated by the applicable review authority only if no building permits have been issued or the Master Plan has not been renewed.”

SECTION 24. Pasadena Municipal Code, Title 17, Article 7, Section 17.76, Section 17.76.040, Subsection C and D are amended as follows:

“C. Continuances. If a hearing cannot be completed on the scheduled date, the presiding review authority, before the adjournment or recess of the hearing, may continue the hearing by publicly announcing the date, time, and place to which the hearing will be continued. A hearing may be continued two times in a 90-period. After two continuances or a 90 day period, the hearing shall be renoticed in accordance with Chapter 17.76 (Public Notice). Upon renoticing, a case may be continued two times in a 90-day period before renoticing is required again.

D. Additional notice not required. Additional notice for the continued hearing shall not be required.”

SECTION 25. Pasadena Municipal Code, Title 17, Article 7, Chapter 17.78, Section 17.78.040, Subsection A is amended as follows:

“A. Designated City official. The Code Compliance Manager shall be responsible for enforcing all provisions of this Zoning Code.”

SECTION 26. Pasadena Municipal Code, Title 17, Article 7, Chapter 17.78, Section 17.78.100 is amended as follows:

“This Section describes the procedures for initiating enforcement action in cases where the Zoning Administrator and the Code Compliance Manager have determined that real property within the City is being used, maintained, or allowed to exist in violation of the provisions of this Zoning Code and any conditions of land use permit or subdivision approval. It is the objective of these provisions to encourage the voluntary cooperation of responsible parties in the prompt correction of violations, so that the other enforcement measures provided by this Chapter may be avoided. For purposes of this Section, whenever the term “Code Compliance Manager” is used, it should be understood that the term also includes the "Zoning Administrator."

A. Notice of Violation. The Code Compliance Manager shall provide the record owner of the subject site and any person in possession or control of the site with a written Notice of Violation, which shall include the following information:

1. A description of the violation(s), and citations of applicable Zoning Code provisions being violated;
2. A time limit for correcting the violation(s) in compliance with Subsection B, below;
3. A statement that the City intends to charge the property owner for all administrative costs associated with the abatement of the violation(s) in compliance with Chapter 1.30 of the Municipal Code and/or initiate legal action as described in Section 17.78.110 (Legal Remedies), below;
4. A statement that the property owner may request and be provided a meeting with the

Code Compliance Manager to discuss possible methods and time limits for the correction of the violation(s).

B. Time limit for correction.

1. The Notice of Violation shall state that the violation(s) shall be corrected within 30 days from the date of the notice to avoid further enforcement action by the City, unless the responsible party contacts the Code Compliance Manager within that time to arrange for a longer period for correction.

2. The 30-day time limit may be extended by the Code Compliance Manager upon determining that the responsible party would likely correct the violation(s) within a reasonable time.

3. The Code Compliance Manager may also require through the Notice of Violation that the correction occur within less than 30 days if the Code Compliance Manager determines that the violation(s) constitutes a hazard to public health or safety.

C. Use of other enforcement procedures. The enforcement procedures of Section 17.78.110 (Legal Remedies), below may be employed by the Code Compliance Manager after or instead of the provisions of this Section where the Code Compliance Manager determines that this Section would be ineffective in securing the correction of the violation(s) within a reasonable time.”

SECTION 27. Pasadena Municipal Code, Title 17, Article 8, Chapter 17.80,

Section 17.80.020 is amended by:

a. By amending the following definitions as follows:

“Animal Shelter (land use). A facility operated by for the purposes of impounding, harboring, selling, placing and retrieving seized, strayed, distressed, homeless, abandoned or unwanted animals. May include incidental activities including vaccination, training classes, spay/neuter services, and boarding services.”

“Personal Services (land use). An establishment providing nonmedical services to individuals as a primary use. Examples of these uses include:

- | | |
|--|---|
| barber shops | home electronics and small appliance repair |
| beauty shops | laundromats (self-service laundries) |
| Clothing rental | nail salons |
| Day/health spa | spas and hot tubs for rent |
| Dry cleaning pick-up stores | shoe repair shops |
| For <u>Fortunetellers</u> , psychics, and similar services | tanning salons |
| hair salons | Tailors |

These uses may also include the accessory retail sales of products related to the services provided.”

“Senior Affordable Housing (land use). Facilities providing dwelling units in which all units are for senior citizens of low and moderate income as that term is defined in Government Code Section 65915 and by Health and Safety Code Section 33334.2.

This use does not include residential care facilities, transition housing, medical services - extended care, and life/care facilities.”

“Single Housekeeping Unit. The functional equivalent of a traditional family; whose members are a nontransient interactive group of persons jointly occupying a single dwelling unit, including the joint use of common areas and sharing household activities

and responsibilities (e.g., meals, chores, and expenses). This does not include a boarding house.”

b. By amending paragraph g of subdefinition number 20, “Project (Major)” of the definition “Historic Preservation” as follows:

“g. Any addition of a height greater than that of the existing building, if the addition is visible from the street.”

c. By amending paragraphs i - j of subdefinition number 21, “Project (Minor)” under the definition of “Historic Preservation” as follows:

j. Any undertaking determined minor by the Director.

“i. Side yard fences and walls and driveway gates in a historic or landmark district (excluding retaining walls).”

d. By adding the following new subdefinition in the proper alphabetical sequence to the definition of Telecommunications Facilities:

“Accessory Antenna Array. An accessory antenna array means an antenna array that is mounted on an existing building and is intended to provide wireless telecommunications services solely for the occupants of that building.”

“Enlargement. An increase in the gross floor area or lot coverage on a site.”

SECTION 28. This ordinance shall take effect 30 days from its publication.

Signed and approved this _____ day of _____, 2009.

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 this _____ day of _____ 2009, by the following vote:

AYES:

NOES:

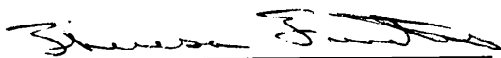
ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky
City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney

**TABLE 2-2 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	RS (2)	RM-12	RM-16 (3)	RM-32	RM-48	
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES						
Offices - Administrative business professional	—	—	MC (10)	MC (10)	MC (10)	17.50.170
RETAIL SALES						
Personal property sales	P	P	P	P	P	17.50.190
Temporary uses	TUP	TUP	TUP	TUP	TUP	
SERVICES						
Adult day care, general	C (4)	C (4)	C (4)	C (4)	C (4)	
Adult day care, limited	P	P	P	P	P	
Lodging - Bed and breakfast inns	—	—	MC	MC	MC	17.50.140
<u>Lodging - Bed and breakfast inns</u>	<u>—</u>	<u>—</u>	<u>MC (10)</u>	<u>MC (10)</u>	<u>MC (10)</u>	<u>17.50.140</u>
Child day-care centers	C	C	C	C	C	17.50.080
Child day care, large, 9 to 14 persons	P	P	P	P	P	17.50.080
Child day care, small, 1 to 8 persons	P	P	P	P	P	
Filming, long-term	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	
Medical services - Extended care	—	—	—	C (4)	C (4)	
Neighborhood garden	MC	MC	MC	MC	MC	
Public safety facilities	C (4)	C (4)	C (4)	C (4)	C (4)	
INDUSTRY, MANUFACTURING & PROCESSING USES						
Commercial growing area	C	C	C	C	C	17.50.180
TRANSPORTATION, COMMUNICATIONS & UTILITY USES						
Utility, major	C (4)	C (4)	C (4)	C (4)	C (4)	
Utility, minor	P	P	P	P	P	

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the RS district with all suffixes (e.g., RS-1 through RS-6).
- (3) Includes the RM-16 districts with all suffixes (e.g., RM-16, RM-16-1).
- (4) Uses established after June 30, 1985, on sites greater than two acres shall require a zone change to PS (Put and Semi-Public).
- (5) Not used.
- (6) Allowed subject to the development standards of the RS-6 district, section 17.22.040.
- (7) Two units on a lot shall meet the development standards of the RM-12 district, section 17.22.040.
- (8) A lot with a single-family residence may rent a maximum of two bedrooms.
- (9) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (10) Limited to buildings designated as a landmark or listed individually in the National Register of Historic Places.

Underlined language added, scored language deleted.

**TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR SPECIAL PURPOSE ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE		Specific Use Standards
	OS	PS, PS-1	

RESIDENTIAL USES

Caretaker quarters	C (2)	C (2)	
Dormitories	—	C	
Fraternity/sorority housing	—	C	
Home occupations	—	P	17.50.110
Multi-family housing	—	C (2)	
Residential accessory uses and structures	C	C	17.50.210, 250
Residential care, general	—	C	
Senior affordable housing	—	C	17.50.280
Single-family housing	—	C (2)	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Clubs, lodges, private meeting halls	C (3)	C (2)	
Colleges - Nontraditional campus setting	—	C	
Colleges - Traditional campus setting	—	C	
Commercial entertainment	E	—	17.50.130
Commercial recreation - Indoor	C	—	17.50.130
Commercial recreation - Outdoor	C	C	17.50.130
Conference centers	—	C (2)	
Cultural institutions	C (3)	C	
Electronic game centers	C	—	17.50.100
<u>Park and recreation facilities</u>	<u>C</u>	<u>—</u>	
<u>Park and recreation facilities</u>	<u>C</u>	<u>C</u>	
Religious facilities	—	C	17.50.230
With columbarium	—	MC	17.50.230
With temporary homeless shelter	—	C	17.50.230
Schools - Public and private	—	C	17.50.270
Stadiums and arenas	C	—	
Tents	TUP	TUP	17.50.320

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Limited to accessory facilities of a principal use.
- (3) Limited to facilities accessory to an open space. An accessory use shall not occupy more than 5% of the open area.
- (4) Horticultural or nursery uses shall not replace a park, golf course, or recreational use.
- (5) Permanent structures prohibited.

Underlined language added, scored language deleted.

Figure 3-3 – Central District Pedestrian-Oriented Use Areas

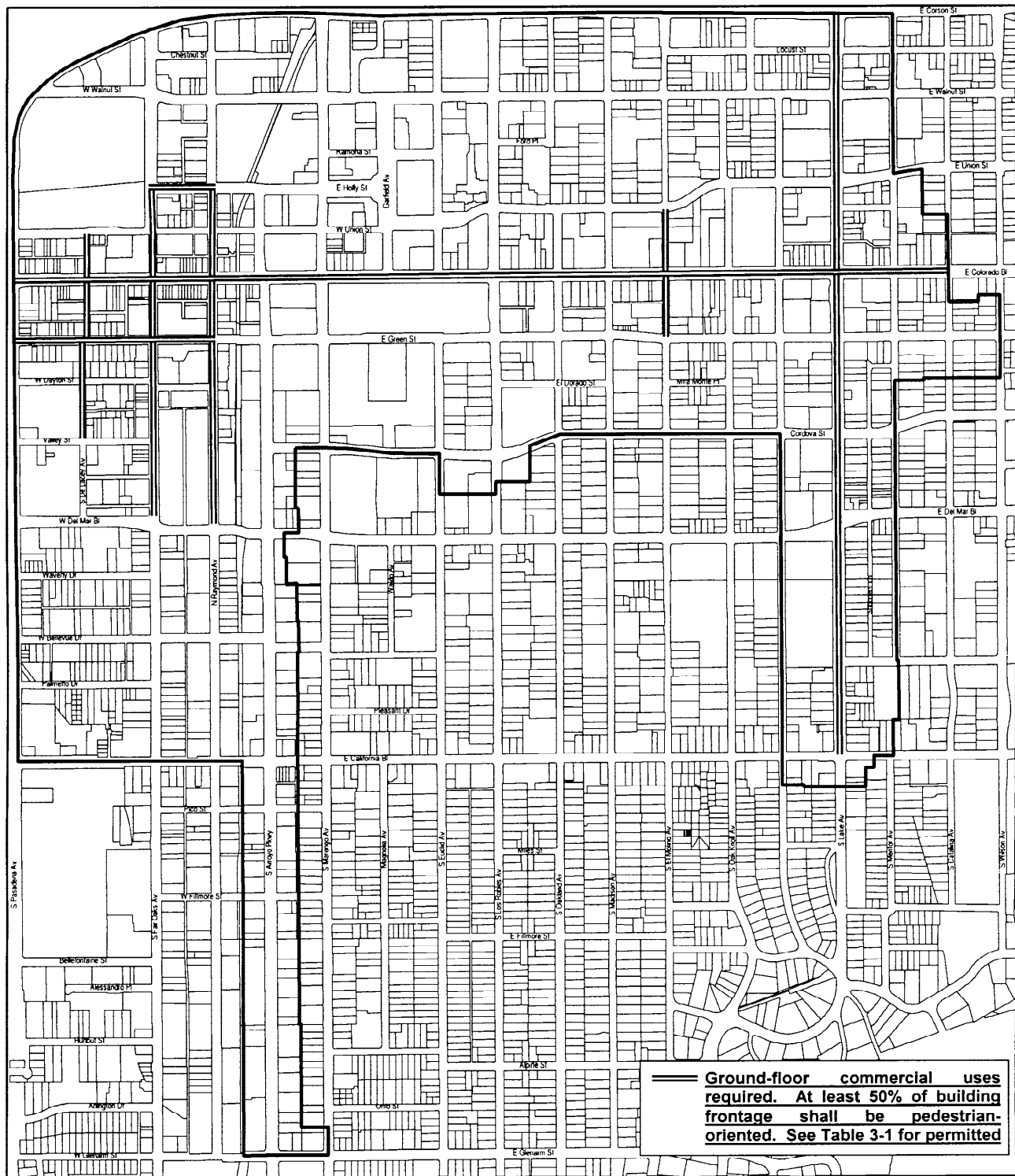


TABLE 3-4 - EAST COLORADO SPECIFIC PLAN DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District						
	ECSP-CG-1	ECSP-CG-2	ECSP-CG-3	ECSP-CL-3	ECSP-CG-4	ECSP-CG-5	ECSP-CG-6
Minimum lot size	<i>Minimum area and width for new lots.</i> Determined through the subdivision process.						
Residential density	<i>Maximum number of dwelling units per acre of site area.</i>						
Maximum density (7)	48 units/acre (3)	48 units/acre (3)	60 units/acre (3) (4)	48/60 units/acre (4) (5)	N.A.	48 units/acre (3)	60 units/acre (3) (4)
Residential standards	Mixed-use projects shall comply with the standards of Section 17.50.160; in CL-3, single-family uses shall comply with the RS-6 standards, multi-family projects shall comply with those of the RM-48 district, except that two units on a lot shall comply with the RM-12 standards; all other districts follow the urban housing standards of 17.50.350.						
Setbacks	<i>Fixed setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>						
Front	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (2)	5 ft (1)	5 ft (2)
Corner side	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (2)	5 ft (1)	5 ft (2)
Side or rear	15 ft. and shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone unless the adjacent lot is a PK overlay which is used for parking; none required otherwise.						
Height limit	<i>Maximum height of main structures. See 17.40.060 for height measurement and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.160.</i>						
Maximum height	45 ft	60 ft	45/60 ft (6)	45/60 ft (6)	45 ft	45 ft	45/60 ft (6)
Maximum height	60 ft	45 ft	45/60 ft (6)	45/60 ft (6)	45 ft	45 ft	45/60 ft (6)
Transit-oriented development	N.A.	N.A.	See 17.50.340	See 17.50.340	N.A.	N.A.	See 17.50.340
Driveway access	For parcels less than 200 feet in width (street frontage), only one driveway shall be permitted. To lessen the number of curb cuts and sloped depressions in the sidewalk, driveways shall be shared with adjacent properties wherever possible						
Building entries	For parcels with frontage on Colorado Boulevard, a building or storefront entry shall be oriented to Colorado Boulevard. A minimum of 50% percent of the street façade to a height of eight feet must be visually transparent window display. The Director may waive these requirements if they result in practical difficulties.						
Landscaping	Chapter 17.44 (Landscaping)						

(The remainder of this table remains unchanged)

Underlined language added, scored language deleted.

EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D2 AND D3 DISTRICTS

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	Subarea d2					Subarea d3		
	CO	CL	CG	IG	PS	CO	CG	

SERVICES - CONTINUED (3, 10)

Drive-through business - Non-restaurants	—	C	C	C	—	—	C	17.50.090
Drive-through business - Restaurant	—	C	C	C	—	—	C	17.50.090
Emergency shelters	—	—	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)	—	C (4)	P (4)	
Life/care facilities	—	C	C	C	—	—	C	17.50.120
Lodging - Bed and breakfast inns	C (4)	C (4)	—	—	—	C (4)	—	17.50.140
Lodging - Hotels, motels	—	—	C (4)	C (4)	—	—	C (4)	17.50.150
Massage establishments	—	—	C (4)	C (4)	—	—	C (4)	17.50.155
Medical services - Extended care	C (2)	C (2)	—	—	C	C (2)	—	
Medical services - Hospitals	—	—	C (2)	—	C	—	C (2)	
Mortuaries, funeral homes	—	P	C (4)	—	—	—	C (4)	
Personal improvement services	MC (4)	P (4)	P (4)	P (4)	—	—	P (4)	
Personal services	MC (4)	P (4)	P (4)	P (4)	—	—	P (4)	
Personal services - restricted	—	—	C (4)	C (4)	—	—	C (4)	17.50.200
Printing and publishing	—	P (4)	P (4)	P (4)	—	—	P (4)	
Printing and publishing - Limited	C	P	P	—	—	—	P	
Public maintenance & service facilities	C	P	P	—	C (5)	—	P	
Public safety facilities	C (2)	C (2)	C (2)	C (2)	C (2)	C (2)	C (2)	
Sexually oriented businesses	—	—	P	—	—	—	—	17.50.295
Sexually oriented businesses	—	—	P	—	—	—	P	17.50.295
Vehicle services - Washing/detailing	—	C (4)	C (4)	C (4)	—	—	—	17.50.290
Vehicle services - Washing/detailing, small scale	—	P	P	P	P	—	P	17.50.290

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for a nonresidential project or nonresidential portion of a mixed-use exceeding 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, ten improvements, or a project that is in the City's approved capital improvement budget.
- (5) Limited to accessory facilities of a principal use.
- (6) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed
- (7) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (8) A Minor Conditional Use Permit is required to establish a new use. An existing use is a permitted (P) use.
- (9) Limited to sites south of Foothill Boulevard.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross
- (11) Auto dismantling is not permitted.

Underlined language added, scored language deleted.

TABLE 3-8 - EAST PASADENA SUBAREA d2 STANDARDS (Continued)

Development feature	d2 SUBAREA REQUIREMENTS							
	CO - B-5	CO - D, D-1	CO - D-2	CG - C	CG - B, B-1, B-2, B-3	CL -G	IG - A, B-4	PS
Corner side	15 ft except on a corner side yard on Foothill or Halstead which shall be 10 ft			5 ft		5 ft; plus 1 foot of setback for each 10 ft of height or portion thereof over 45 ft	5 ft	(3)
Rear	15 ft. and shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone unless the adjacent lot is a PK overlay which is used for parking; non required otherwise except 10 ft. for the CO zone.							(3)
Maximum height (2) (4)	See height regulations shown in Figure 3-12; also see 17.32.080.C.							
Stepbacks	Properties adjacent to Foothill Blvd shall comply with the building stepbacks shown in Figure 3-11, except no stepback is required for projects with an approved development agreement.							
Floor area ratio (FAR)	<i>Maximum allowable floor area ratio (FAR), except as provided in 17.32.090.</i>							
Maximum FAR	1.50 (2)	1.20 (2)	.50 (2)	.40 (2)	2.00 (2)	1.00 (2)	1.20 (2)	(3)
FAR exceptions	See Section 17.32.080.C							
Accessory structures	Nonresidential uses shall meet the same standards as the principal structure; for residential uses see Section 17.50.250 (Residential Accessory Uses and Structures)							(3)
Landscaping	A minimum of 15% of lot area shall be maintained in planting. See also Section 17.32.080, and Chapter 17.44 (Landscaping).						See Chapter 17.44	
Parking	See Section 17.32.080, and Chapter 17.46 (Parking and Loading).							
Signs	See Chapter 17.48 (Signs)							
Other applicable standards	See Chapter 17.40 (General Property Development and Use Standards) Article 5 (Standards for Specific Land Uses)							

Notes:

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.
- (2) Projects shall meet the FAR allowances of Table 3-12.1 during interim limited development period.
- (3) Unless otherwise specified, the development standards shall be set as part of the conditional use permit approval.
- (4) For lots fronting on the south side of Foothill Boulevard, the building height shall only be measured from the Foothill property line.

Underlined language added, scored language deleted.