

Introduced by _____

ORDINANCE NO _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PASADENA ESTABLISHED BY SECTION 17.20.020 OF THE PASADENA MUNICIPAL CODE TO CHANGE THE DESIGNATION FOR THE AREA BOUNDED BY WEST WALNUT STREET, FAIR OAKS AVENUE, WEST UNION STREET, AND NORTH PASADENA AVENUE THAT COMPRISES THE 100 WEST WALNUT PLANNED DEVELOPMENT, AND AMENDING THE ZONING CODE (TITLE 17) TO CREATE PD-34 - 100 WEST WALNUT

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 Pasadena City Charter. The approved summary of this ordinance is as follows:

“SUMMARY

Ordinance No. ____ amends the official zoning map of the City of Pasadena by reclassifying from Central District Specific Plan, Old Pasadena (CD-1) to Planned Development-34 - 100 West Walnut Planned Development (PD-34) zoning as shown on the map entitled “100 West Walnut Planned Development Zone Change.” The ordinance also amends the Zoning Code, Appendix A, to add PD-34 – 100 West Walnut and its development standards. The 100 West Walnut Planned Development site is bounded by West Walnut

Street, Fair Oaks Avenue, West Union Street, and North Pasadena Avenue and consists of two parcels (APNs 5713-002-015 and 5713-003-024). A map showing the zone change is attached to the full text of the ordinance and is on file in the City Clerk's Office.

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

SECTION 2. The official Zoning Map of the City of Pasadena as established by Pasadena Municipal Code Section 17.20.020 is amended by modifying the boundaries of certain zoning districts established therein as follows:

By reclassifying APNs 5713-002-015 and 5713-003-024 from Central District Specific Plan, Old Pasadena (CD-1) to Planned Development-34 (PD-34), the property commonly known as 100 West Walnut Planned Development shown on the map entitled “100 West Walnut Planned Development Zone Change” dated March 2015, attached hereto as Exhibit A and incorporated herein by this reference, and on file in the City Clerk's Office of the City of Pasadena.

SECTION 3. Pasadena Municipal Code, Title 17, Appendix A is amended by adding PD-34 – 100 West Walnut and its development standards to read as set forth in full in Exhibit B, attached hereto, and incorporated herein by reference.

SECTION 4. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 5. This ordinance shall take effect 30 days from its publication.

Signed and approved this _____ day of _____, 2015.

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 _____, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky
City Clerk

APPROVED AS TO FORM:



Theresa E. Fuentes
Assistant City Attorney

Exhibit A
100 West Walnut Planned Development Zone Change

Exhibit A

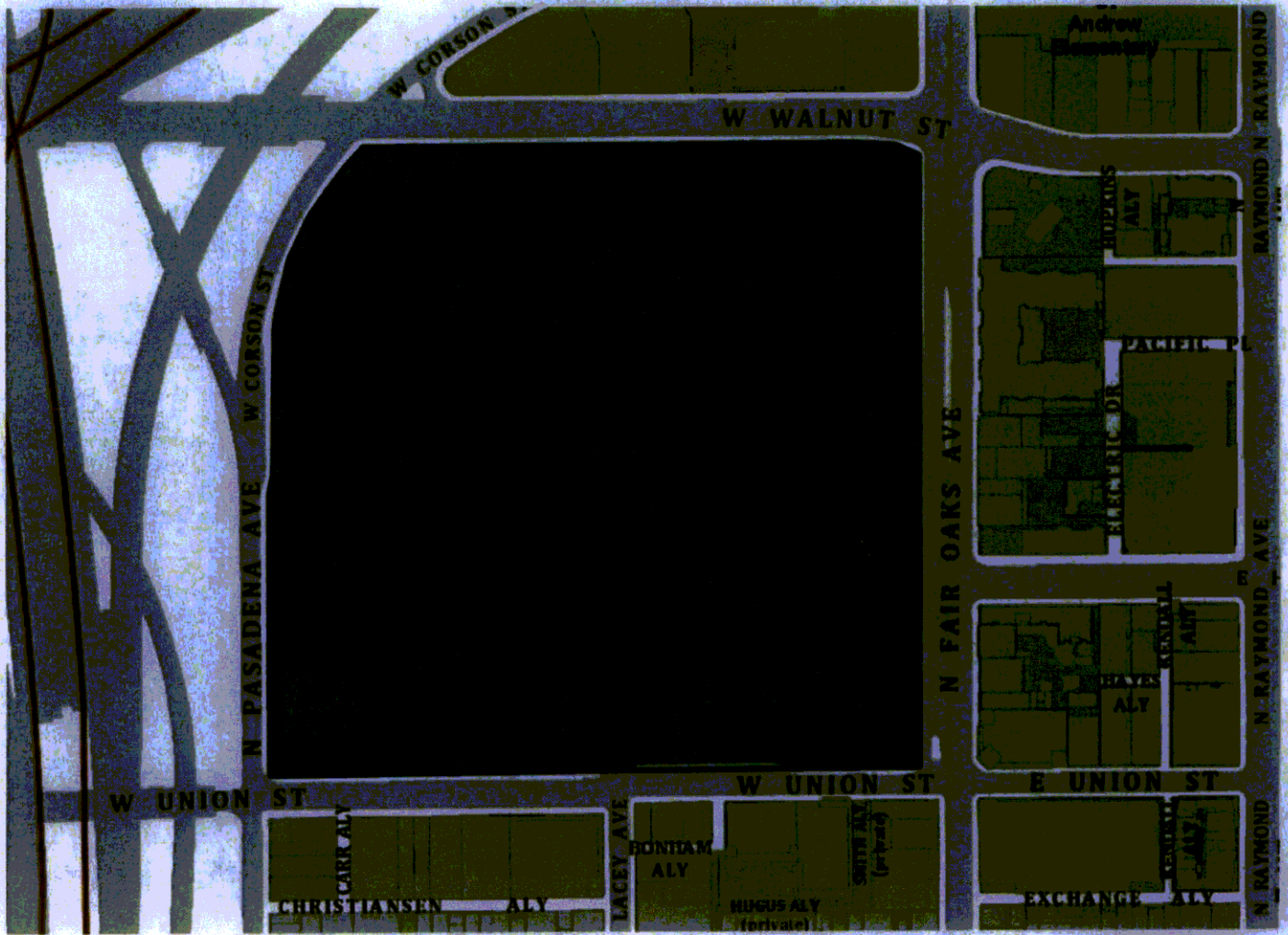


Exhibit B
100 West Walnut Planned Development - Development Standards

PD 34 – 100 West Walnut Planned Development

Planned Development 34 – 100 West Walnut shall comply with Pasadena Municipal Code Chapter 17.30 Central District Specific Plan, the Central District Specific Plan Design Guidelines, and the Citywide Design Guidelines as of April 27, 2015. The following zoning standards shall apply and supersede any inconsistent or different standards established by Pasadena Municipal Code Chapter 17.30 Central District Specific Plan and the Central District Specific Plan Design Guidelines, but only for the development plan referred to in Section _ of Ordinance _____. The special development standards are as follows:

- A. **Development Program.** Planned Development 34's Development Program includes Areas A, B, and C as shown in Exhibit A – Site Plan Areas. The land uses and maximum development areas shall be regulated by Table I Development Program.

**Table I
100 West Walnut Planned Development
Development Program**

| Land Use | Project Total | Development Area | | |
|---|------------------|---------------------|----------------|----------------------|
| | | Area A | Area B | Area C |
| Commercial | | | | |
| Office | 612,500 | — | 210,000 | 402,500 ^b |
| Retail | 15,000 | 15,000 ^a | | |
| Restaurant | 2,500 | — | 2,500 | — |
| Subtotal—Commercial | 630,000 | — | 212,500 | 402,500 |
| Residential and Work/Live | | | | |
| Units(c) | 475 | 475 | — | — |
| Number of Bedrooms | 745 | 745 | — | — |
| Square Footage | 561,000 | 561,000 | — | — |
| Total Square Footage | 1,191,000 | 561,000 | 212,500 | 402,500 |
| ^a Along Fair Oaks Avenue frontage. ^b Up to 22,500 square feet of floor area may be used for retail uses. | | | | |

- B. **Allowable land uses and permit requirements.** Table II Allowable Land Uses and Permit Requirements identifies the land uses allowed in each Planned Development Area, and the land use permit required to establish each use, in compliance with applicable sections in the Pasadena Zoning Code Ordinance #7000 as specified.

| Symbol | Permit Requirement | Procedure is in Section: |
|--------|---|--------------------------|
| P | Permitted use, Code Compliance Certificate required. | 17.61.020 |
| MC | Conditional use, Minor Conditional Use Permit required. | 17.61.050 |
| C | Conditional use, Conditional Use Permit required. | 17.61.050 |
| TUP | Temporary use, Temporary Use Permit required. | 17.61.040 |
| — | Use not allowed. (See Section 17.21.030.A regarding uses not listed.) | |

Standards for specific land uses. Where the last column in the tables ("Specific Use Standards") includes a section number, the regulations in the referenced section apply to the use in addition to all other applicable provisions of this Zoning Code.

**Table II
Allowable Land Uses and Permit Requirements**

| LAND USE | PERMIT REQUIREMENT BY ZONE | | | Specific Use Standards |
|--|----------------------------|-----------|-------------------------------|------------------------|
| | | PD Area A | PD Area B PD Areas C, D, E | |
| RESIDENTIAL USES | | | | |
| Home occupations | P | - | - | <u>17.50.110</u> |
| Multi-family housing/urban housing | P | - | - | <u>17.50.350</u> |
| OFFICE USES | | | | |
| Automated teller machines (ATM) | P | P | P | <u>17.50.060</u> |
| Banks, financial services | P | P | P | |
| with walk up services | P | P | P | <u>17.50.060</u> |
| Business support services | - | P | P | |
| Offices - accessory | - | P | P | |
| Offices - administrative business professional | - | P | P | |
| Offices - government | - | P | P | |

| | | | | |
|--|-------------------------------------|----|-----|------------------|
| Research and development - Offices | - | P | P | <u>17.50.240</u> |
| RETAIL SALES | | | | |
| Alcohol sales - Beer and wine | C | C | C | <u>17.50.040</u> |
| Alcohol sales - Full alcohol sales | C | C | C | <u>17.50.040</u> |
| Bars or taverns | C | C | C | <u>17.50.040</u> |
| with live entertainment | C | C | C | <u>17.50.130</u> |
| Convenience stores (area less than 3,500 GFA) | C | C | C | |
| Food sales | P | P | P | |
| Restaurants | P | P | P | <u>17.50.260</u> |
| Restaurants, fast food | P | P | P | <u>17.50.260</u> |
| Restaurants, formula fast food | P | P | P | <u>17.50.260</u> |
| Restaurants with limited live entertainment* | P | P | P | |
| Retail sales | P | P | P | |
| Temporary uses (includes tents) | TUP (only on Holly Street) | - | TUP | |
| Other Uses | | | | |
| Accessory antenna array | - | P | P | |
| Child day-care centers | - | P | P | <u>17.50.080</u> |
| Personal improvement services (fitness centers, weight control clinics, etc.) | P | P | P | |
| Personal services (hair salons, dry cleaners, etc.) | P | P | P | |
| Printing and publishing | - | - | C | |
| Printing and publishing, limited* | - | P | P | |
| Vehicle services - washing and detailing, small-scale (within a parking structure) | - | P | P | <u>17.50.290</u> |
| Vehicle services - washing and detailing, temporary (within a parking structure) | - | P | P | <u>17.50.290</u> |
| Wireless telecommunication facilities, minor | - | MC | MC | <u>17.50.310</u> |

- A. **Maximum Number of Units.** There shall be a maximum of 475 residential units.
- B. **Maximum Amount of New Commercial Development.** There shall be a maximum of 630,000 square feet of new commercial floor area.
- C. **New Construction.** New construction shall provide for planned development of residential and related retail development in Area A, and commercial development in Areas B and C pursuant to the development areas plan attached as Exhibit A and Table I Development Program.
 - 1. **Floor Area.** New construction shall not exceed 1.191 million square feet of floor area, including 630,000 square feet of commercial uses and 561,000 square feet of residential uses. All new construction documents shall include a totalization sheet tracking square footages and building heights to ensure the project complies with the maximum floor area of this PD and the height averaging requirements of the Pasadena Zoning Code at buildout.
 - 2. **Floor-Area Ratio.** The PD shall not exceed an overall 2.15 maximum FAR.
 - 3. **Maximum Lot Coverage.** The maximum lot coverage shall not exceed 65 percent of the total land area.
 - 4. **Setbacks.** Setbacks shall comply with the following:
 - i. Fair Oaks Avenue, Area A: 0 feet build to property line.
 - ii. Fair Oaks Avenue, Area B: 0 feet build to property line.
 - iii. Walnut Street: 10 feet maximum.
 - iv. Pasadena Avenue: 10 feet maximum.
 - v. Holly Street, Area A: 8 feet maximum.
 - vi. Holly Street, Area C: 10 feet maximum.
 - 5. **Building length and building articulation standards.** Maximum building length and building articulation shall comply with Table III Building Length and Building Articulation Standards subject to the review of the Design Commission.

**Table III
Building Length and Building Articulation Standards**

| Street Frontage | Maximum Building Length | Base (Varies 1-2 Floors) | Middle (Floors located between Base and Top) | Top (Top Floor) |
|--|-------------------------|--|---|--|
| Fair Oaks Avenue Development Area B | 180' | <ul style="list-style-type: none"> <input type="checkbox"/> Minimum projection/depth of articulation: 5' <input type="checkbox"/> Minimum width of articulation: 15' <input type="checkbox"/> Minimum percent building frontage articulated: 20% | <ul style="list-style-type: none"> <input type="checkbox"/> Maximum uninterrupted building façade: 100' <input type="checkbox"/> Minimum projection/depth of articulation: 2' <input type="checkbox"/> Minimum width of articulation: 15' <input type="checkbox"/> Projection may extend into building setback area | <ul style="list-style-type: none"> <input type="checkbox"/> Maximum uninterrupted building façade: 100' <input type="checkbox"/> Minimum percent building frontage articulated: 50% <input type="checkbox"/> Minimum depth of articulation: 5' <input type="checkbox"/> Minimum width of articulation: 15' |
| Development Area A | 450' | <p><u>Private Paseos</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Minimum number of private paseos: 2 <input type="checkbox"/> Minimum distance from Holly Street and Fair Oaks Paseo: 50' <input type="checkbox"/> Minimum distance between private paseos: 100' <input type="checkbox"/> Minimum width: 20' <input type="checkbox"/> Minimum depth of view: No less than the depth of the building or buildings that border the private paseo <input type="checkbox"/> Minimum Height: Equivalent to 2 residential stories <input type="checkbox"/> Gates: Located within 6' of the building edge, minimum 50% open, maximum of 8' in height with an average height of 6'. Materials above 6' in height shall be decorative in nature. <p><u>Building Articulation</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Minimum percent building frontage articulated: 30% <input type="checkbox"/> Minimum depth of articulation: 3' from building setback line <input type="checkbox"/> Articulation area may be used for outdoor private open space | <ul style="list-style-type: none"> <input type="checkbox"/> Maximum uninterrupted building façade: 50' <input type="checkbox"/> Minimum projection/setback: 2' <input type="checkbox"/> Minimum width of projection/setback: 15' <input type="checkbox"/> Projection may extend into building setback area | <ul style="list-style-type: none"> <input type="checkbox"/> Maximum uninterrupted building façade: 50' <input type="checkbox"/> Minimum percent building frontage articulated: 50% <input type="checkbox"/> Minimum depth of articulation: 5' <input type="checkbox"/> Minimum width of articulation: 15' |

| Street Frontage | Maximum Building Length | Base (Varies 1-2 Floors) | Middle (Floors located between Base and Top) | Top (Top Floor) |
|------------------------|--|--|---|---|
| Holly Street | | | | |
| Development Area A | 440' (445' starting 25' above adjacent grade) | <u>Private Paseos</u> Minimum number of private paseos: 1 Minimum distance from Fair Oaks Avenue: 50' Minimum width: 20' Minimum depth of view: No less than the depth of the building or buildings that border the private paseo Minimum Height: Equivalent to 2 residential stories Gates: Located within 6' of the building edge, minimum 50% open, maximum of 8' in height with an average height of 6'. Materials above 6' in height shall be decorative in nature. <u>Building Articulation</u> Minimum percent building frontage articulated: 30% Minimum depth of articulation: 3' from building setback line Articulation area may be used for outdoor private open space | Maximum uninterrupted building façade: 50' Minimum projection/setback: 2' Minimum width of projection/setback: 15' Projection may extend into building setback area | Maximum uninterrupted building façade: 50' Minimum percent building frontage articulated: 50% Minimum depth of articulation: 5' Minimum width of articulation: 15' |
| Development Area C | 310' (315' starting 25' above adjacent grade) | Minimum projection/depth of articulation: 5' Minimum width of articulation: 15' Minimum percent building frontage articulated: 20% | Maximum uninterrupted building façade: 100' Minimum projection/depth of articulation: 2' Minimum width of articulation: 15' Projection may extend into building setback area | Maximum uninterrupted building façade: 100' Minimum percent building frontage articulated: 50% Minimum depth of articulation: 5' Minimum width of articulation: 15' |
| Pasadena Avenue | | | | |
| Development Area C | 450' (455' starting 25' above adjacent grade) | <u>Courtyards</u> Minimum number of courtyards: 2 All courtyards open to the street and open to the sky Minimum width (from property line): 40' Minimum depth (from property line): 40' Minimum distance between courtyards: 100' Minimum distance from building edge: 80' Minimum planting area: 50% <u>Building Articulation</u> Maximum uninterrupted building façade: 150' Minimum projection/depth of articulation: 5' Minimum width of articulation: 15' Projection may extend into building setback area Minimum percent building frontage articulated: 20% | Maximum uninterrupted building façade: 150' Minimum projection/depth of articulation: 2' Minimum width of articulation: 15' Projection may extend into building setback area | Maximum uninterrupted building façade: 150' Minimum projection/depth of articulation: 5' Minimum width of articulation: 15' Projection may extend into building setback area Minimum percent building frontage articulated: 50% |

| Street Frontage Walnut Street | Maximum Building Length | Base (Varies 1-2 Floors) | Middle (Floors located between Base and Top) | Top (Top Floor) |
|----------------------------------|--|--|--|---|
| Development Area C | 210' (215' starting 25' above adjacent grade) | <ul style="list-style-type: none"> Maximum uninterrupted building façade: 150' Minimum projection/depth of articulation: 5' Minimum width of articulation: 15' Minimum percent building frontage articulated: 20% | <ul style="list-style-type: none"> Maximum uninterrupted building façade: 150' Minimum projection/depth of articulation: 5' Minimum width of articulation: 15' Projection may extend into building setback area | <ul style="list-style-type: none"> Maximum uninterrupted building façade: 150' Minimum projection/depth of articulation: 5' Minimum width of articulation: 15' Projection may extend into building setback area Minimum percent building frontage articulated: 50% |
| Development Area B | 395' (400' starting 25' above adjacent grade) | <p><u>Courtyard</u></p> <ul style="list-style-type: none"> Located at corner of Fair Oaks Avenue and Walnut Street Courtyard open to the street Minimum length along Walnut Street: 20' Minimum depth (from property line): 20' Courtyard size: Minimum 1,000 sf Minimum planting area: 10% <p><u>Building Articulation</u></p> <ul style="list-style-type: none"> Maximum uninterrupted building façade: 150' Minimum depth of articulation: 5' Minimum width of articulation: 15' Minimum percent building frontage articulated: 20% | <ul style="list-style-type: none"> Maximum uninterrupted building façade: 150' Minimum projection/depth of articulation: 5' Minimum width of articulation: 2' Minimum width of articulation: 15' Projection may extend into building setback area | <ul style="list-style-type: none"> Maximum uninterrupted building façade: 150' Minimum projection/depth of articulation: 5' Minimum width of articulation: 15' Projection may extend into building setback area Minimum percent building frontage articulated: 50% |

6. **Retail uses along Fair Oaks Avenue frontage.** In order to maintain retail continuity within principal shopping areas, ground floor housing is prohibited along Fair Oaks Avenue. The ground floor along Fair Oaks Avenue shall be limited to pedestrian-oriented uses classified under "Retail Uses" and "Services" that are identified in Table II Allowable Land Uses and Permit Requirements and shall have a minimum depth of 40 feet.
7. **Open Space.** Open space requirements shall be as follows:
 - a. Area A – Residential.
 - i. Minimum of 200 square feet of usable open space per residential unit, of which up to 50 percent, or up to 100 square feet, may be provided as a balcony or similar area only available to the occupant of the residential unit.
 - ii. A minimum of 65 percent of the usable open space, excluding balconies/patios/terraces, would be located outdoors; and courtyards shall comprise a minimum of 25 percent of the total usable open space and each courtyard shall be a minimum of 400 square feet in area with a minimum dimension in any direction of 15 feet, with at least 25 percent of the courtyard area being dedicated to plantings.
 - b. Primary and secondary open space areas.
 - i. Primary – Holly Plaza shall be a minimum of 35,000 square feet in area with a minimum linear frontage of 200 feet along Holly Street and a minimum depth of 50 feet at any location. Twenty percent of the plaza area dedicated to plantings.
 - ii. Secondary open space areas shall be a minimum of 20,000 square feet in area, each area shall be a minimum of 3,000 square feet with a minimum dimension of 50 feet in all directions. Twenty percent of the secondary open space areas dedicated to plantings.
 - c. Paseos.
 - i. Paseo-lined streets. On-site paseo systems connect the primary and secondary open space areas as well as provide paseo-lined streets connecting to Fair Oaks Avenue, Holly Street, Leonard J. Pieroni Street, and Pasadena Avenue. Paseo-lined streets shall include accommodations for pedestrians and have sidewalks with a minimum width of 10 feet for pedestrian use and may have planted areas.
 - ii. Private paseos. Private paseos provide visual access from Fair Oaks Avenue and Holly Street into the residential component located in Area A. A minimum of two private paseos shall be located along Fair Oaks Avenue and a minimum of one private paseo shall be located along Holly Street. All private paseos shall be a minimum of 20 feet in width, have a height equivalent to two residential stories, and have a depth of view that is no less than the depth of the building or buildings that border the private paseo. To spatially distribute the private paseos along the respective street frontages, the private paseos along Fair Oaks Avenue shall be at least 100 feet apart and 50 feet from Holly Street. The private paseos along Holly Street shall be at least 50 feet apart from Fair Oaks Avenue.

8. **Design Review.** New construction shall be subject to Design Review as required by Pasadena Municipal Code Section 17.61.030 Design Review.
9. **Public Art.** New construction shall comply with the Public Art Design Standards of Pasadena Municipal Code Section 17.40.100 Public Art Requirements and Design Standards.
10. **Parking.** Parking for new construction shall be provided as follows:

| Location | Number of Parking Spaces |
|--|---------------------------------|
| Phase 1 | 1,500 |
| Phase 2 | 1,822 |
| Subtotal | 3,322 |
| Existing Parking Beneath Pod Buildings to Remain | 140 |
| Total | 3,462 |

11. **Signage.** A master sign plan shall be prepared and administered in accordance with Pasadena Municipal Code Chapter 17.48 Signs. The Master Sign Plan shall comply with Table IV Signage Regulations.

**Table IV
Signage Regulations**

| Sign Area | Total Permitted Sign Area—All Types (sf) | Maximum Individual Sign Area (sf) | Minimum Distance Between Signs (sf) | Maximum Percent of Building Façade Covered by Signage | Permitted Sign Types (nomenclature per City code) |
|--|---|--|--|--|---|
| Development Area A | | | | | |
| A-1 (along Fair Oaks Avenue) | | | | | |
| General | 450 | 150 | 50 | Maximum 3 signs | Project Identification (1 Sign) and Building Identification (2 Signs) |
| Retail along Fair Oaks Avenue frontage | 50 (maximum per unit) | 50 | N/A | N/A | Tenant Identification |
| A-2 (along Holly Street) | 450 | 150 | 50 | Maximum 3 signs | Project Identification (1 Sign) and Building Identification (2 Signs) |
| Development Area B | | | | | |
| B-1 (along Fair Oaks Avenue) | 340 | 150 | 50 | 2% | <u>Project Identification and/or Tenant Signs</u> : Façade Signs, Monument Signs; Projecting Signs; Storefront Signs; Directory Signs |
| B-2 (along Walnut Street) | 890 | 150 | 50 | 2% | <u>Project Identification and/or Tenant Signs</u> : Façade Signs, Monument Signs; Projecting Signs; Storefront Signs; Directory Signs |

| Development Area | | | | | | |
|-----------------------------|-------|-----|----|----|---|--|
| C | | | | | | |
| C-1 (along Holly Street) | 1,020 | 150 | 50 | 2% | <u>Project Identification and/or Tenant Signs</u> : Façade Signs, Monument Signs; Projecting Signs; Storefront Signs; Directory Signs | |
| C-2 (Along Pasadena Avenue) | 1,460 | 200 | 50 | 2% | | |
| C-3 (Along Walnut Street) | 510 | 200 | 50 | 2% | <u>Project Identification and/or Tenant Signs</u> : Façade Signs, Monument Signs; Projecting Signs; Storefront Signs; Directory Signs | |

- D. **Streetscapes.** Streetscape improvements for Holly Street and Leonard J. Pieroni Drive (formerly North De Lacey Avenue) shall comply with the Old Pasadena Streetscapes and Alley Walkways Refined Concepts Plan (adopted by City Council on July 24, 1995) and the Old Pasadena Streetscapes and Alley Walkways Elements Specifications (adopted by City Council on March 18, 1996).

- E. **Mitigation Measures.** The applicant, or successor in interest, shall meet all mitigation measures identified in the Final approved Mitigation Monitoring Program and will participate in an on-going mitigation monitoring program to ensure the appropriate implementation of the mitigation measures and conditions of approval.

EXHIBIT A
SITE PLAN AREAS

