

# Ordinance Fact Sheet

TO: CITY COUNCIL

DATE: February 29, 2016

FROM: CITY ATTORNEY

SUBJECT: AMENDMENT TO THE SOUTH FAIR OAKS SPECIFIC PLAN AND ZONING CODE TO ALLOW HOSPITAL USES WITH A CONDITIONAL USE PERMIT

## TITLE OF PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS PROVISIONS OF TITLE 17 (ZONING CODE) OF THE PASADENA MUNICIPAL CODE TO ALLOW HOSPITAL USES WITH A CONDITIONAL USE PERMIT WITHIN THE SOUTH FAIR OAKS SPECIFIC PLAN

## PURPOSE OF ORDINANCE

This ordinance implements the direction given by the City Council on January 25, 2016 to amend permitted uses within the South Fair Oaks Specific Plan to allow "Medical Services – Hospital" with an approval of a Conditional Use Permit, and to make corresponding amendments to the Zoning Code.

## REASON WHY LEGISLATION IS NEEDED

Hospital uses are generally not allowed within the South Fair Oaks Specific Plan, and Council observed at its December 15, 2014 meeting (while considering a project that raised this issue) that such a use could be compatible with existing uses in the Specific Plan. After consideration of the consistency with the existing land uses, the Specific Plan, the General Plan Land Use Goals and Policies, and the General Plan Land Use Designations, staff concurred that hospital uses, with a conditional use permit, should be allowed in the Specific Plan.

## PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Planning and Community Development Department will implement this ordinance.

MEETING OF 03/07/2016  
~~02/29/2016~~

AGENDA ITEM NO. 11 14

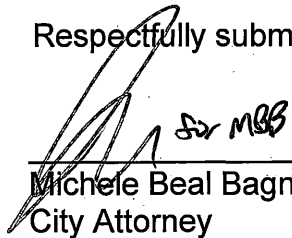
**FISCAL IMPACT**

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

**ENVIRONMENTAL DETERMINATION**

On January 25, 2016, the City Council adopted the Mitigated Negative Declaration under Section 15070 of the California Environmental Quality Act Guidelines, as the Initial Study prepared for the proposed amendment determined that there will not be a significant effect on the environment with the implementation of a mitigation measure related to paleontological resources.

Respectfully submitted,

 *for MBB*  
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