

Introduced by: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS PROVISIONS OF TITLE 17 (ZONING CODE) OF THE PASADENA MUNICIPAL CODE TO DELETE THE REQUIREMENT THAT NEW PLANNED DEVELOPMENTS ARE CONSISTENT WITH THE ALLOWED LAND USES IN THE EXISTING SPECIFIC PLANS, TO ALLOW INCREASED FAR AND RESIDENTIAL DENSITY IN NEW PLANNED DEVELOPMENTS, AND TO REMOVE REFERENCES TO DEVELOPMENT CAPACITIES IN THE EAST COLORADO SPECIFIC PLAN AND EAST PASADENA SPECIFIC PLAN

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

This proposed ordinance amends various provisions of Title 17 (Zoning) of the Pasadena Municipal Code to delete the requirement that new Planned Developments are consistent with the allowed land uses in the existing Specific Plans, to allow increased FAR and residential density in new Planned Developments, and to remove references to development capacities in the East Colorado Specific Plan and East Pasadena Specific Plan.

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

SECTION 2. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.26, Section 17.26.020 (Purpose and Applicability of Special Purpose Zoning Districts),

Subsection C, (PD (Planned Development) District), Paragraph 3 (Adoption of a PD zoning district and accompanying PD plan), Subparagraph b (Land use regulations) is amended as follows:

“No use other than an existing use as of the effective date of the ordinance enacting this Subsection shall be allowed in a PD zoning district except in compliance with a valid PD plan. Any allowed or conditionally allowed use authorized by this Subsection may be included in an approved PD plan, but only when it is deemed consistent with the General Plan.”

SECTION 3. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.26, Section 17.26.020 (Purpose and Applicability of Special Purpose Zoning Districts), Subsection C, (PD (Planned Development) District), Paragraph 3 (Adoption of a PD zoning district and accompanying PD plan), Subparagraph c (Development standards.) is amended as follows:

“(1) The FAR of a PD shall not exceed the FAR allowed on the Land Use Diagram for the project site unless approved by the City Council, but only as high as 3.0, and only when it can be shown the architectural design of the PD is contextual and of a high-quality.

(2) The residential density of a PD shall not exceed the residential density allowed on the Land Use Diagram for the project site unless approved by the City Council, but only as high as 87 dwelling units per acre, and only when it can be shown the architectural design of the PD is contextual and of a high-quality. The residential density may also

exceed that of the Land Use Diagram if the project is complying with the Density Bonus provisions of Chapter 17.42 (Affordable Housing Incentives and Requirements).

(3) In the CD district, no PD plan may authorize a greater height than that permitted by Figure 3-8 - Central District Maximum Height.

(4) The performance standards of Section 17.40.090 shall apply.

(5) Other development regulations shall be as prescribed by the PD plan.”

SECTION 4. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.26, Section 17.26.020 (Purpose and Applicability of Special Purpose Zoning Districts), Subsection C, (PD (Planned Development) District), Paragraph 3 (Adoption of a PD zoning district and accompanying PD plan), Subparagraph d (Commission and Council action) is amended as follows:

“(1) The Commission shall consider an application for reclassification to a PD zoning district in compliance with Chapter 17.74 (Amendments) and shall, at the same time, consider the proposed PD plan accompanying the application.

(a) A PD with a proposed increase in the FAR or residential density, as allowed in Section 17.26.020(C)(3)(c), shall be reviewed by the Design Commission prior to consideration by the Commission. The Design Commission shall advise the Commission as to whether the architectural design of the proposed PD is contextual and of a high-quality.”

SECTION 5. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.31 (East Colorado Specific Plan), Section 17.31.050 (ECSP General Development Standards),

Subsection B, (Amount of permitted development), is deleted in its entirety.

SECTION 6. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.32 (East Pasadena Specific Plan), Section 17.32.090 (Amount of Permitted Development and Allocation of Density), is deleted in its entirety.

SECTION 7. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.32 (East Pasadena Specific Plan), Section 17.32.100 (Replacement of Existing Development), is deleted in its entirety.

SECTION 8. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 9. This ordinance shall take effect 30 days from its publication.

Signed and approved this _____ day of _____, 2016.

Terry Tornek
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 _____ 2016, by the following vote:

AYES:

NOES:

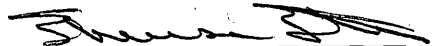
ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky
City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney