

Introduced by: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING SECTIONS 17.30.030, 17.50.300, AND 17.80.020 OF TITLE 17 (ZONING CODE) OF THE PASADENA MUNICIPAL CODE TO MAKE SINGLE-ROOM OCCUPANCY A PERMITTED USE IN ALL CD ZONING DISTRICTS AND INCREASE THE MAXIMUM UNIT SIZE TO 375 SQUARE FEET

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 sections 17.30.030, 17.50.300, and 17.80.020 of Title 17 (Zoning Code) of the Pasadena Municipal Code to make single-room occupancy a permitted use in all CD zoning districts and to increase the maximum unit size of single-room occupancy uses to 375 square feet.

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

SECTION 2. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.30, Section 17.30.030, **TABLE 3-1 – ALLOWED USES AND PERMIT REQUIREMENTS FOR CD ZONING DISTRICTS** is amended as shown in Exhibit 1, attached hereto and incorporated by reference.

SECTION 3. Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, Section 17.50.300, **SINGLE ROOM OCCUPANCY (SRO) FACILITIES** is amended as

shown in Exhibit 2, attached hereto and incorporated by this reference.

SECTION 4. Pasadena Municipal Code, Title 17, Article 8, Chapter 17.80, Section 17.80.020 is amended by revising Subsection S. Definitions, “S” of Section 17.80.020 entitled, **Definitions** is amended to read as follows:

“Definitions, S.

Single-Room Occupancy (land use).

A facility providing dwelling units where each unit has a minimum floor area of 150 square feet and a maximum floor area of 375 square feet. These dwelling units may have kitchen or bathroom facilities and shall be offered on a monthly basis or longer.”

SECTION 5. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 6. This ordinance shall take effect 30 days from its publication.

Signed and approved this _____ day of _____, 2020.

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 _____ 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky
City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney

17.30.030 – Table 3-1 – Allowed Uses and Permit Requirements for CD Zoning Districts

TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS FOR CD ZONING DISTRICTS							
LAND USE (1)	PERMIT REQUIREMENT BY ZONE						Specific Use Standards
	CD-1	CD-2	CD-3	CD-4	CD-5	CD-6	
RESIDENTIAL USES							
Accessory dwelling unit	P	—	P	P	—	—	17.50.275
Boarding houses	P	P	P	P	P	P	
Caretakers quarters	P	P	P	P	P	P	
Dormitories	C	C	C (2)	C	C	C	
Fraternity/sorority housing	C	C	C (2)	C	C	C	
Home occupations	P	P	P	P	P	P	17.50.110
Mixed-use projects	P (3)	P (3)	P (3)	P (3)	P (3)	— (3)(4)	17.50.160
Multi-family housing/urban housing	P (3)	P (3)	P (3)	P (3)	P (3)	— (3)(4)	17.50.350
Residential accessory uses and structures	P (3)	P(3)	P (3)	P (3)	P (3)	— (3)(4)	17.50.210, 250
Residential care facilities, general	C	C	C	C	C	C	
Residential care facilities, limited	P (12)	P (12)	P (12)	P (12)	P (12)	P (12)	
Single-family housing	— (6)	—	P	— (8)	—	—	
Single-room occupancy	P	P	P (11)	P	P	P	17.50.300
Supportive housing	P (12)	P (12)	P (12)	P (12)	P (12)	P (12)	
Transitional housing	P (12)	P (12)	P (12)	P (12)	P (12)	P (12)	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES							
Clubs, lodges, private	C	C	C	C	C	C	

meeting halls			(11)				
Colleges - traditional campus setting	C	C	C (11)	C	C	C	
Colleges - nontraditional campus setting (13)	P	P	C (11)	P	P	P	
Commercial entertainment *	E (13)	E (13)	—	E (13)	E (13)	E (13)	17.50.130
Commercial recreation - indoor *	C	C	C (11)	C	C	C	17.50.130
Commercial recreation - outdoor	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.130
Conference centers	C (13)	C (13)	—	C (13)	C (13)	C (13)	
Cultural institutions *	P (13)	P (13)	C (13)	P (13)	C (13)	P (13)	
Electronic game centers	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.100
Internet access studios	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.100
Park and recreation facilities	C	C	C	C	C	C	
Religious facilities	P	P	MC	MC	MC	MC	17.50.230
with columbarium	P	P	MC	MC	MC	MC	17.50.230
with temporary homeless shelter	P	P	MC	MC	MC	MC	17.50.230
Schools - public and private	C	C	C	C	C	C	17.50.270
Schools - specialized education and training (13)	P	P	C (11)	P	P	P	
Street Fairs	P	P	P	P	P	P	
Tents	P	P	P	P	P	P	17.50.320
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES							
Automated teller machines (ATM) *	P	P	P (11)	P	P	P	17.50.060

Banks, financial services * (13)	P	P	P (14)	P	P	P	
with walk up services *	P	P	P	P	P	P	17.50.060
Business support services	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Offices - accessory	P	P	P (14)	P	P	P	
Offices - administrative business professional (13)	P	P	P (14)	P	P	P	
Offices - government (13)	P	P	P (11)	P	P	P	
Offices - medical (13)	P	P	P (11)	P	P	P	
Research and development - offices	P (13)	P (13)	C (13)	P (13)	P (13)	P (13)	17.50.240
Work/live units (13)	P	P	MC	P	MC	P (10)	17.50.370
RETAIL SALES							
Alcohol sales - beer and wine	C	C	C (11)	C	C	C	17.50.040
Alcohol sales - full alcohol sales	C	C	C (11)	C	C	C	17.50.040
Animal services - retail sales * (13)	P	P	P (11)	P	P	P	
Bars or taverns * (13)	C	C	C (11)	C	C	C	17.50.040
with live entertainment *	C	C	C (11)	C	C	C	17.50.130
Commercial nurseries	—	—	—	—	—	P (13)	
Convenience stores *	C	C	C (11)	C	C	C	
Food sales	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Internet vehicle sales	P	P	P	P	P	P (13)	

	(13)	(13)	(13)	(13)	(13)		
Liquor stores * (13)	C	C	C (11)	C	C	C	
Pawnshops *	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.200
Restaurants * (13)	P	P	P (11)	P	P	P	17.50.260
Restaurants, fast food * (13)	P	P	P (11)	P	P	P	17.50.260
Restaurants, formula fast food * (13)	P	P	P (11)	P	P	P	17.50.260
Restaurants with limited live entertainment * (13)	P	P	P (11)	P	P	P	
Restaurants with walk-up window *	C	C	C (11)	C	C	C	17.50.260
Retail sales * (13)	P	P	P (14)	P	P	P	
Seasonal merchandise sales	P	P	P (11)	P	P	P	17.50.180
Significant tobacco retailers * (13)	C	C	C (11)	C	C	C	17.50.330
Swap meets	—	—	—	—	—	C (13)	
Temporary uses	TUP	TUP	TUP	TUP	TUP	TUP	
Vehicle services - automobile rental	C (13)	C (13)	—	C (13)	C (13)	C (13)	
Vehicle services - sales and leasing - limited *	MC	MC	—	MC	MC	MC	
SERVICES							
Adult day-care, general	C	C	C	C	C	C	
Adult day-care, limited	P	P	P	P	P	P	
Ambulance services (13)	C	C	—	C	C	P	
Animal services - boarding (13)	—	—	—	—	—	C	

Animal services - grooming (13)	P	P	P (11)	P	P	P	
Animal services - hospitals (13)	—	—	—	—	—	C	17.50.050
Animal shelters	C (15)	—	—	—	—	C	
Catering services (13)	P	P	P (11)	P	P	P	
Charitable institutions	C	C	C (11)	C	C	C	
Child day-care centers	P	P	C (2)	P	P	P	17.50.080
Child day-care, large care homes, 9 to 14 persons	P	P	P	P	P	P	17.50.080
Child day-care, small care homes, 1 to 8 persons	P	P	P	P	P	P	
Detention facilities	—	— (7)	—	—	—	C	
Emergency shelters	MC	MC	MC (11)	MC	MC	MC	
Filming, long-term	C	C	C	C	C	C	
Emergency shelters, limited	—	—	—	—	—	P	17.50.105
Filming, short-term	P	P	P	P	P	P	
Laboratories (13)	P	P	P (11)	P	P	P	
Life/care facilities	C	C	C	C	C	C	17.50.120
Lodging - bed and breakfast inns	P (13)	C (13)	C (13)	P (13)	C (13)	P (13)	17.50.140
Lodging - hotels, motels (13)	C	C	C (11)	C	C	C	17.50.150
Maintenance or repair services	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Massage establishments	C (13)	—	—	C (13)	—	C (13)	17.50.155

Medical services - hospital	—	—	—	—	—	C	
Mortuaries, funeral homes	—	—	—	—	—	C (13)	
Personal improvement services *	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Personal services *	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Personal services restricted	C (13)	—	—	C (13)	—	C (13)	17.50.200
Printing and publishing	C (13)	C (13)	—	C (13)	—	P (13)	
Printing and publishing, limited *	P	P	P (11)	P	P	P	
Public safety facilities	C	C	C	C	C	C	
Vehicle services - washing and detailing, small-scale	P	P	P (11)	P	P	P	17.50.290
Vehicle services - washing and detailing, temporary	P	P	P (11)	P	P	P	17.50.290
INDUSTRY, MANUFACTURING AND PROCESSING USES							
Industry, restricted	C (13)	C (13)	—	C (13)	—	C (13)	
Industry, restricted, small scale	P	P	—	P	—	P	
Industry, standard	—	—	—	—	—	C (13)	
Recycling - small collection facilities	C	C	C (11)	C	C	C	17.50.220
Research and development - non-offices (13)	P	P	C (11)	P	P	P	17.50.240
TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES							
Alternative fuel/recharging facilities	C	C	C (11)	C	C	C	
Accessory antenna array	P	P	P	P	P	P	
Communications facility (13)	P	P	C (11)	P	P	P	

Commercial off-street parking	MC	MC	MC (11)	MC	MC	MC	
Heliport	—	C (5)	—	—	C (5)	—	
Transit terminal	C	C	C (11)	C	C	C	
Utility, major	C	C	C	C	C	P	
Utility, minor	P	P	P	P	P	P	
Wireless telecommunication facilities, minor	MC	MC	MC	MC	MC	MC	17.50.310

TRANSIT-ORIENTED DEVELOPMENT

Transit-oriented development	P	P	P	P	P	P	17.50.340
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Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Permitted within the Ford Place/Fuller Seminary Precinct.
- (3) See Figure 3-4 - Central District Housing/Ground Floor Map for additional restrictions on residential uses.
- (4) Permitted within the Arroyo Corridor Transition Precinct.
- (5) Conditionally Permitted within 350 feet from the south curb line of Corson Street.
- (6) Conditionally Permitted within the West Downtown Transit Village Precinct.
- (7) Conditionally Permitted within the Civic Center Core Precinct.
- (8) Permitted within the Playhouse South/Green Street Precinct.
- (9) Conditionally Permitted within the Arroyo Entrance Corridor Precinct.
- (10) Not Permitted within the Arroyo Entrance Corridor Precinct.
- (11) In the Walnut Street Urban Village Precinct, this use is permitted only when within 140 feet north or south of Walnut Street.
- (12) Not allowed in areas where residential uses are restricted per Figure 3-4 - Central District Housing/Ground Floor Map.
- (13) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements. Projects within the Central District Transit-Oriented Development Area (Figure 3-5) shall meet the requirements of 17.50.340.
- (14) Allowed only as part of a mixed-use project when 140 feet south or north of Walnut Street.
- (15) Allowed only south of Green Street and west of Arroyo Parkway.

17.50.300 – Single Room Occupancy (SRO) Facilities

- A. **Limited Commercial (CL) district.** Notwithstanding the provisions of Section 17.76.030, existing nonconforming single-room occupancy residential in the Limited Commercial (CL) zoning district may be altered to comply with the following single-room occupancy residential development standards without obtaining a Conditional Use Permit.
- B. **Site area per unit.** Site area per unit standards shall not apply to single-room occupancy facilities.
- C. **Unit size and occupancy.** The minimum size of a unit shall be 150 square feet and the maximum size shall be 375 square feet which may include bathroom and/or kitchen facilities.
- D. **Common area.** A minimum of 10 square feet for each unit or 250 square feet, whichever is greater, shall be provided for a common area. All common area shall be within the structure. Dining rooms, meeting rooms, recreational rooms, or other similar areas approved by the Zoning Administrator may be considered common areas. Shared bathrooms and kitchens shall not be considered as common areas.
- E. **Management.** A single-room occupancy management plan shall be submitted to, reviewed, approved and enforced by the Housing Administrator of the Housing and Development Department. The management plan shall be approved before issuance of a Certificate of Occupancy. The management plan shall be comprehensive and contain management policies and operations, rental procedures and rates, maintenance plans, residency and guest rules and procedures, security procedures and staffing needs including job descriptions. The approved management plan shall be in recordable form as approved by the City Attorney and recorded before issuance of a Certificate of Occupancy. A 24-hour resident manager shall be provided for any single-room occupancy use with 12 or more units.
- F. **Development regulations.** Each single-room occupancy facility shall comply with all applicable commercial development standards for the applicable zoning district.
- G. **Parking.** See Chapter 17.46 (Parking and Loading).
- H. **Kitchen facilities.** Each unit shall be provided a kitchen sink serviced with hot and cold water with a garbage disposal and a counter top measuring a minimum of 18 inches wide by 24 inches deep. A complete kitchen facility available for residents shall be provided on each floor of the structure, if each individual unit is not provided with a minimum of a refrigerator and a microwave oven.

- I. **Bathroom facilities.** For each unit a private toilet in an enclosed compartment with a door shall be provided. This compartment shall be a minimum of 15 square feet. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided at a ratio of one for every seven units or fraction thereof. The shared shower or bathtub facility shall be on the same floor as the units it is intended to serve and shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.