

Introduced by: \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF PASADENA AMENDING SECTION 17.46.250 OF TITLE 17 (ZONING CODE) OF THE PASADENA MUNICIPAL CODE TO REDUCE MINIMUM PARKING REQUIREMENTS FOR CERTAIN USES IN THE CD-4 ZONING DISTRICT**

**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 section 17.46.250 of Title 17 (Zoning Code) of the Pasadena Municipal Code to reduce minimum parking requirements for certain uses in the CD-4 Zoning District.

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

**SECTION 2.** Pasadena Municipal Code, Title 17, Article 3, Chapter 17.46, Section 17.46.250 – **CENTRAL DISTRICT ADDITIONAL STANDARDS FOR PARKING** is amended as shown in Exhibit 1, attached hereto and incorporated by reference.

**SECTION 3.** The amendments to the Zoning Code enacted by this ordinance shall be placed on a City Council agenda for discussion upon the establishment of a total of 40,000 square feet of any combination of the uses subject to the amendments, whether by new construction or conversion of existing commercial square footage, or as

soon as feasible thereafter. During its discussion, the City Council shall consider whether or not the amendments shall be modified, and direct staff accordingly.

**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 \_\_\_\_\_, 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

17.46.250 – Central District Additional Standards for Parking

Parking within the CD zoning district shall comply with the following requirements.

**A. Off-street parking facilities.**

1. All development projects within the CD zoning district shall comply with this Chapter, unless indicated otherwise within this Section.
2. At grade or above ground off-street parking facilities shall not front on Colorado Boulevard, Garfield Avenue, Green Street, Holly Street, Lake Avenue, or any public street bordering City Hall, Memorial Park or Central Park although access to parking facilities shall be allowed where no other feasible alternative is available, or where access currently exists, as determined by the Zoning Administrator.

**B. Parking structure heights.**

1. Parking structures are allowed within the CD zoning district, provided they do not exceed the height of the main structure(s) they serve. The review authority may modify this requirement.
2. Parking structures shall not qualify for the additional height permitted under the height averaging provisions.

**C. Parking lot standards.** Surface parking lots are allowed within the CD zoning district, provided they meet the following standards, unless indicated otherwise in Subsection D. below.

1. Surface parking shall not be located between a public street and the structures(s) it serves.
2. Surface parking lots shall be located to the rear of structures in relation to the street. Through the Design Review process, the parking may be located to the side of the structure.
3. The parking of vehicles within a surface parking lot shall not function as the main land use on a corner lot.
4. The review authority may modify the requirements of this Subparagraph if the review authority finds that the modification would result in an improved parking lot layout and overall design.
5. Development projects greater than one acre devoted to above-ground parking facilities shall not exceed 75 percent of the maximum allowable building floor area. Required parking in excess of this amount shall be located in subterranean facilities.

- D. **Parking structure requirements.** Parking structures located on streets identified as Setback Type 1 in Figure 3-7 (Central District Required Setbacks) shall provide commercial uses along the ground floor street frontage. Parking structures located on those streets identified in Figure 3-3 (Central District - Pedestrian-Oriented Uses) shall provide pedestrian-oriented uses identified in the land use charts. The depth of this commercial space shall be a minimum of 50 feet.
- E. **CD-1 Old Pasadena parking requirements.** The required number of parking spaces for nonresidential uses in the CD-1 Old Pasadena Historic Core Precinct shall be equal to 75 percent of the number of spaces specified in this Chapter. This parking reduction shall apply only to the nonresidential portion of a mixed-use project. This reduction shall not be combined with other allowed parking reductions except that a parking reduction through the approval of a Minor Conditional Use Permit for shared parking is allowed. Projects shall comply with the parking caps contained in 17.50.340 (Transit-Oriented Development).
- F. **CD-4 Pasadena Playhouse parking requirements.** The total required number of off-street parking spaces for the uses listed below shall be 3 spaces per 1,000 square feet if any portion of such use is located within the the CD-4 Pasadena Playhouse Zoning District.
1. Restaurants, including any outdoor dining area not located in the public right-of-way (e.g. sidewalk).
  2. Restaurants, Fast Food, regardless of the gross floor area of the use, and including any outdoor dining area not located in the public right-of-way (e.g. sidewalk).
  3. Bars or Taverns.
  4. Nightclubs or Comedy Clubs, regardless of the presence or number of fixed seats or dance floor area.
  5. Live Performance Facilities, regardless of the presence or number of fixed seats.