

# ATTACHMENT B

Introduced by Councilmember Crowfoot

ORDINANCE NO. 6592

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 (ZONING) OF THE PASADENA MUNICIPAL CODE AS TO HOURS OF OPERATION; REVIEW AND APPROVAL PROCEDURES; RELOCATED BUILDINGS; OUTDOOR FACILITIES AND STORAGE; AND OFF-SITE PARKING LEASES (ZONING AMENDMENTS SET IX, PART 1).

The People of the City of Pasadena ordain as follows:

SECTION 1. This ordinance, due to its length and the corresponding costs of publication, will be published by title and summary as permitted by Section 508 of the Charter. The approved summary of this ordinance is as follows:

## "SUMMARY

Ordinance 6592 amends various provisions of Title 17, Zoning, regarding the following subject areas: hours of operation in CO, CL, CG, and IG districts; review and approval procedures, including without limitation increasing the length of effectiveness of discretionary permits from one year to two years; building relocations; outdoor facilities and storage; and off-site parking leases.

Ordinance No. 6592 shall take effect 30 days following its publication by title and summary."

## HOURS OF OPERATION

SECTION 2.A. The first page of the chart entitled "CO, CL, CG AND COR DISTRICTS: LAND USE REGULATIONS" found in Section 17.28.020 of said code [at page 720-69] is amended, as shown on Exhibit 1, attached hereto and incorporated herein by reference.

SECTION 2.B. Paragraph 1 of Subsection (F) of the table entitled "**CO, CL, AND CG DISTRICTS: ADDITIONAL USE REGULATIONS**" found in Section 17.28.020 of the Pasadena Municipal Code is amended to read:

"(F) 1. Hours of Operation. Commercial uses, Industrial uses, Clubs and Lodges, and Cultural Institutions located on a site that is within 150 feet of an R district may operate between 7 a.m. and 10 p.m. by right; and between 10 p.m. and 7 a.m. subject to a conditional use permit. The following uses are not subject to this restriction:" [The remainder of the table is unchanged.]

SECTION 2.C. The first page of the chart entitled "**IG DISTRICT: LAND USE REGULATIONS**" found in Section 17.32.020 of said code [at page 720-80] is amended, as shown on Exhibit 2, attached hereto and incorporated herein by reference.

SECTION 2.D. Paragraph 1 of Subsection (E) of the table entitled "**IG DISTRICT: ADDITIONAL USE REGULATIONS**" found in Section 17.32.020 of said code is amended to read:

"(E) 1. Hours of Operation. Commercial uses, Industrial uses, Clubs and Lodges, and Cultural Institutions located on a site that is within 150 feet of an R district may operate between 7 a.m. and 10 p.m. by right; and between 10 p.m. and 7 a.m. subject to a conditional use permit. The following uses are not subject to this restriction:" [The remainder of the table is unchanged.]

SECTION 2.E. The third paragraph of Section 17.64.015 of said code is amended to read (scored words deleted):

"No more than 50 percent of the net floor area of any mini-mall shall be used for eating and drinking establishments and/or ~~limited takeout service~~. No eating and drinking establishment with drive-up service is permitted." ~~A mini-mall within 150 feet of a residential district shall have hours of operation limited from 7:00 a.m. to 10:00 p.m.~~

REVIEW AND APPROVAL PROCEDURES

SECTION 3.A. The title of Chapter 17.88 is amended to read:

**"DISCRETIONARY PERMITS"**

SECTION 3.B. Section 17.88.010 of said code is amended to read (scored words deleted):

"This chapter provides the flexibility in application of land use and development regulations necessary to achieve the purposes of this title by establishing procedures for approval, conditional approval, or disapproval of various discretionary permits.

Conditional use permits are required for use classifications typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area."

~~Growth management conditional use permits are required for all major development projects (projects which require a growth management allocation) as defined in paragraph 7 of Ordinance No. 6315.~~

[The remainder of the section is unchanged.]

SECTION 3.C. Subsection A of 17.88.090 of said code is amended to read:

✓ "A. Lapse of Approval. A conditional use permit, minor conditional use permit, variance, minor variance, or sign exception is void 2 years after the effective date unless:"  
[The remainder of the section is unchanged.]

✓ SECTION 3.D. The first part of Section 17.108.060 of said code is amended to read:

"Discretionary permits issued under the provisions of this title may be revoked in accordance with the following procedures:

A. Duties of the Zoning Administrator. Upon determination by the zoning administrator that there are reasonable grounds for revocation of a discretionary permit approved pursuant to this title, a revocation hearing shall be set by the zoning administrator before whichever body approved the permit.

B. Notice and Public Hearing. Notice shall be given in the same manner required for a public hearing on the permit application. If no notice is required for the application, none shall be required for the revocation hearing; provided, notice shall be mailed to the owner of the use or structure for which the permit was granted at least 14 days prior to the hearing.

Contents of the notice shall be as prescribed in Chapter 17.88." [The remainder of the section is unchanged.]

Chapter 17.80

RELOCATED BUILDINGS

SECTION 4.A. Subsection (A) of the table entitled "RS-1, RS-2, RS-4 AND RS-6 DISTRICTS: ADDITIONAL LAND USE REGULATIONS" found in Section 17.20.020 of said code is amended to read:

"(A) See Section 17.64.020: Relocated buildings."

SECTION 4.B. Subsection (A) of the table entitled "RM-12, RM-16, RM-16-1, and RM-16-2 DISTRICTS: ADDITIONAL LAND USE REGULATIONS" found in Section 17.24.020 of said code [at page 720-33] is amended to read:

"(A) See Section 17.64.020: Relocated buildings."

SECTION 4.C. Subsection (A) of the table entitled "RM-32 DISTRICT: ADDITIONAL USE REGULATIONS" found in Section 17.24.020 of said code [at page 720-41] is amended to read:

"(A) See Section 17.64.020: Relocated buildings."

SECTION 4.D. Subsection (A) of the table entitled "RM-48 DISTRICT: ADDITIONAL USE REGULATIONS" found in Section 17.24.020 of said code [at page 720-47] is amended to read:

"(A) See Section 17.64.020: Relocated buildings."

SECTION 4.E. Subsection (W) of table entitled "RM DISTRICTS: ADDITIONAL DEVELOPMENT STANDARDS (Continued)" found in Section 17.24.030 of said code [at page 720-66/720-66b] is amended to read:

"(W) Not used."

SECTION 4.F. Subsection (A) of the table entitled "CL, CO, CG and COR DISTRICTS: ADDITIONAL LAND USE REGULATIONS" found in Section 17.28.020 of said code is amended to read:

"(A) See Section 17.64.020: Relocated buildings."

SECTION 4.G. Subsection (A) of the table entitled "IG DISTRICT: ADDITIONAL USE REGULATIONS" found in Section 17.32.020 of said code is amended to read:

"(A) See Section 17.64.020: Relocated buildings."

SECTION 4.H. Subsection (A) of Table 17.33.050 entitled "CD CENTRAL DISTRICT: ADDITIONAL LAND USE REGULATIONS" is amended to read:

✍ "(A) See Section 17.64.020: Relocated buildings."

SECTION 4.I. Section 17.64.020 of said code is amended to read:

✓ "Relocated buildings.

- A. In all districts buildings may be relocated onto a different lot subject to the following conditions:
1. Prior to the building's relocation to the lot, the applicant shall submit to the zoning administrator a certificate of deposit, for the benefit of the city, the amount of which must be approved by the zoning administrator, to cover the cost of completion of the relocation project. The deposit shall be returned to the applicant upon completion of the project as determined by the zoning administrator, less any amount drawn upon by the zoning administrator to complete the project if the applicant fails to do so.
  2. The building shall be secured immediately upon relocation and shall be placed on its foundation within 30 days of its relocation.

3. All exterior work on the building and any required landscaping shall be substantially completed within 360 days or less, pursuant to a schedule approved by the zoning administrator prior to issuance of a building permit.

B. A minor conditional use permit is required for relocation of a building onto a lot subject to the RS or the RM-12 development standards."

OUTDOOR FACILITIES AND STORAGE

✓ SECTION 5. Subsection A of Section 17.64.220 of said code is amended to read:

"A. Where Permitted. In the OS and PS districts, outdoor storage and display of merchandise, materials, or equipment is permitted only pursuant to a conditional use permit. In the CL, CG, and CD districts, such use is permitted by right, subject to the following conditions:" [Paragraphs 1 through 4 of the Section are unchanged.]

OFF-SITE PARKING LEASES

SECTION 6. The second paragraph of Subsection F of Section 17.68.020 of said code is amended to read:


"Required parking may be located off-site from the use which it serves, subject to approval by the zoning administrator of a lease agreement providing that the off-site parking is available when the use commences, and continuing so long as the use is in effect. The lease shall contain a provision requiring that the zoning administrator be notified in writing at least 30 days prior to termination of the lease.

No certificate of occupancy for the use shall be issued until such lease has been recorded with the county recorder, and a copy filed with the zoning administrator."

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

SECTION 7. This ordinance shall take effect thirty days following its publication by title and summary.

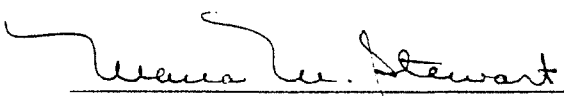
Signed and approved this 25th day of April, 1994.

  
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Rick Cole  
Mayor of the City of Pasadena

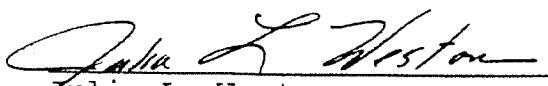
I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held April 25, 1994, by the following vote:

AYES: Councilmembers Crowfoot, Holden, Paparian, Thomson, Nack, Cole  
NOES: None  
ABSENT: Councilmember Richard  
ABSTAIN: None

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Pasadena Star News

  
\_\_\_\_\_  
Maria M. Stewart, City Clerk

APPROVED AS TO FORM:

  
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Julia L. Weston  
Deputy City Attorney



**EXHIBIT 1**

Ordinance Amending Title 17 (Zoning Amendments Set IX, Part 1)

**CO, CL, CG AND COR DISTRICTS:**

**LAND USE REGULATIONS**

<b>Use Classifications</b>	<b>CO</b>	<b>CL</b>	<b>CG</b>	<b>COR</b>	<b>Additional Use Regulations</b>
<b>Residential</b>					(A)(GG)
Adult Day Care, Limited	P	P			
Caretaker's Housing	P	P	P		(B)
Family Day Care Homes, Large	P	P			(E)
Family Day Care Homes, Small	P	P			(E)
Group Residential		P			
Multifamily Residential	P	P			
Residential Care, Limited	P	P			
Single-Family Residential	P	P			
Single-Room Occupancy Residential			P		(KK)
<b>Public and Semi-Public</b>					(A)(CC)(GG)
Adult Day Care, General	C	C	C		(C)
Charitable Institutions	C	C	C		(C)
<del>Clubs and Lodges</del>	<del>C</del>	<del>P</del>	<del>P</del>		<del>(EE)</del>
<i>Clubs and Lodges</i>	<i>C</i>	<i>P</i>	<i>P</i>		<i>(F)(EE)</i>
Colleges and Universities	C	C	C		(C)
Convalescent Facilities	C	C			(C)(D)
<del>Cultural Institutions</del>	<del>P</del>	<del>P</del>	<del>P</del>		<del>(G)</del>
<i>Cultural Institutions</i>	<i>P</i>	<i>P</i>	<i>P</i>		<i>(C)(F)</i>
Day Care Center	P	P	P		(E)
Government Offices	P	P	P		(C)
Heliports			C		
Hospitals			C		(C)
Maintenance and Service Facilities			C		
Park and Recreation Facilities	C	C	C		(C)
Public Safety Facilities	C	C	C		(C)
Religious Assembly	C	P	P		(C)
Residential Care, General	C	C			(C)
Schools, Public or Private		C	C		(C)
Transportation Terminals			C		
Utilities, Major	C	C	C		
Utilities, Minor	P	P	P		

720-69

*Deleted language scored; language added italicized.*

**EXHIBIT 2**

Ordinance Amending Title 17 (Zoning Amendments Set IX, Part 1)

<b>IG DISTRICT:</b>		
<b>LAND USE REGULATIONS</b>		
<b>Use Classifications</b>	<b>IG</b>	<b>Additional Use Regulations</b>
<b>Residential</b>		<b>(A)</b>
Caretaker's Housing	C/MC	<b>(B)</b>
<b>Public and Semi-Public</b>		<b>(A)(T)</b>
Adult Day Care, General	C	<b>(C)</b>
Charitable Institutions	C	<b>(C)</b>
<del>Clubs and Lodges</del>	<del>C</del>	<del><b>(P)</b></del>
<i>Clubs and Lodges</i>	C	<b><i>(E)(P)</i></b>
<del>Cultural Institutions</del>	<del>C</del>	<del><b>(C)</b></del>
<i>Cultural Institutions</i>	C	<b><i>(C)(E)</i></b>
Day Care Center	C	<b>(D)</b>
Detention Facilities	C	<b>(C)</b>
Government Offices	C	<b>(C)</b>
Heliports	C	
Maintenance and Service Facilities	C	
Park and Recreation Facilities	C	<b>(C)</b>
Public Safety Facilities	C	<b>(C)</b>
Transportation Terminals	C	
Utilities, Major	C	
Utilities, Minor	P	
<b>Commercial</b>		<b>(A)(E)(F)(T)</b>
Ambulance Services	P	
Animal Sales and Services:		
Animal Boarding	P	
Animal Grooming	P	
Animal Hospitals	P	
Animals, Retail Sales	P	
Banks and Savings and Loans:		
With Drive-Up Service	C/MC	<b>(O)</b>
With Walk-Up Service	P	<b>(G)</b>
Building Materials and Services	P	
Catering Services	P	<b>(P)</b>
Commercial Filming	C	
Commercial Printing	P	
Commercial Recreation and Entertainment	C	<b>(H)(I)(P)</b>

720-80

*Deleted language scored; language added italicized.*