



Ordinance Fact Sheet

July 20, 2026

TO: Honorable Mayor and City Council

FROM: City Attorney/City Prosecutor Department

SUBJECT: AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS SECTIONS OF TITLE 17 (ZONING CODE) OF THE CITY OF PASADENA MUNICIPAL CODE TO IMPLEMENT THE 2025 NORTH LAKE SPECIFIC PLAN IN CHAPTER 17.34 (NORTH LAKE SPECIFIC PLAN) AND AMEND THE OFFICIAL ZONING MAP TO MODIFY THE BOUNDARIES OF THE NORTH LAKE SPECIFIC PLAN, REDESIGNATE ZONES WITHIN THE NORTH LAKE SPECIFIC PLAN AREA AND AT 60 S. VIRGINIA AVENUE, 701 AND 709 N. MENTOR AVENUE, AND 1311 AND 1321 N. MENTOR AVENUE IN CHAPTER 17.20 (ZONING DISTRICTS, ALLOWABLE LAND USES, AND ZONE-SPECIFIC STANDARDS), SECTION 17.20.20 (ZONING MAP AND ZONING DISTRICTS), AND AMENDING ZONING CODE SECTIONS 17.30.030 (2023 CENTRAL DISTRICT SPECIFIC PLAN - ALLOWABLE LAND USES) AND 17.30.080 (2023 CENTRAL DISTRICT SPECIFIC PLAN - OPEN SPACE) FOR CONSISTENCY

TITLE OF PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS SECTIONS OF TITLE 17 (ZONING CODE) OF THE CITY OF PASADENA MUNICIPAL CODE TO IMPLEMENT THE 2025 NORTH LAKE SPECIFIC PLAN IN CHAPTER 17.34 (NORTH LAKE SPECIFIC PLAN) AND AMEND THE OFFICIAL ZONING MAP TO MODIFY THE BOUNDARIES OF THE NORTH LAKE SPECIFIC PLAN, REDESIGNATE ZONES WITHIN THE NORTH LAKE SPECIFIC PLAN AREA AND AT 60 S. VIRGINIA AVENUE, 701 AND 709 N. MENTOR AVENUE, AND 1311 AND 1321 N. MENTOR AVENUE IN CHAPTER

MEETING OF 07/20/2026

AGENDA ITEM NO. 16

17.20 (ZONING DISTRICTS, ALLOWABLE LAND USES, AND ZONE-SPECIFIC STANDARDS), SECTION 17.20.20 (ZONING MAP AND ZONING DISTRICTS), AND AMENDING ZONING CODE SECTIONS 17.30.030 (2023 CENTRAL DISTRICT SPECIFIC PLAN - ALLOWABLE LAND USES) AND 17.30.080 (2023 CENTRAL DISTRICT SPECIFIC PLAN - OPEN SPACE) FOR CONSISTENCY

PURPOSE OF THE ORDINANCE

As directed by the City Council on November 24, 2025, this ordinance adopts the North Lake Specific Plan into the City's Zoning Code, updates the boundaries of the Specific Plan and zoning designations, and makes minor amendments to the Central District Specific Plan for consistency.

The City Council directed that drive-through businesses shall be added to the list of nonconforming uses that are prohibited from expanding or rebuilding. Staff was also directed to return with options to allow the limited remodeling of drive-through businesses with an entitlement application.

The proposed ordinance would allow, through a Minor CUP, limited remodeling to relocate a drive-through lane to improve site circulation and other improvements to address operational impacts to health, safety, or general welfare of persons residing or working in the neighborhood. Prohibited improvements include increasing the number of queuing lanes and/or positions, adding service windows and adding or expanding the size of outdoor dining areas.

REASONS WHY LEGISLATION IS NEEDED

This ordinance is required to effectuate the direction given by Council.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Planning and Community Development Department will implement this ordinance.

ENVIRONMENTAL DETERMINATION

On November 24, 2025, the City Council adopted an Addendum to the 2015 Pasadena General Plan Environmental Impact Report (EIR) and found that the Addendum properly discloses only minor technical changes or additions to the EIR that did not trigger a subsequent or supplemental EIR. The whole of this action is

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FISCAL IMPACT

There is no fiscal impact as a result of this ordinance amendment.

Respectfully submitted,



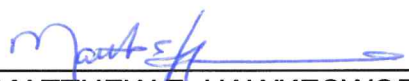
Michele Beal Bagneris
City Attorney

Prepared by:



Caroline K. Monrey
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Concurred by:



MATTHEW E. HAWKESWORTH
Interim City Manager

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