

Introduced by Councilmember

Ordinance No.

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 OF THE PASADENA MUNICIPAL CODE, ESTABLISHING THE SOUTH FAIR OAKS SPECIFIC PLAN OVERLAY DISTRICT, LAND USE REGULATIONS, DEVELOPMENT STANDARDS, AND DEVELOPMENT INCENTIVES FOR THE SOUTH FAIR OAKS SPECIFIC PLAN OVERLAY DISTRICT

The People of the City of Pasadena ordain as follows:

SECTION 1. This ordinance, due to its length and the corresponding cost 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 No. _____ amends various provisions of Title 17, the Revised Zoning Code, by creating the SP-2, the South Fair Oaks Specific Plan Overlay District. Chapter 17.58, including specific purposes, applicability, land use regulations, development standards, and development incentives, is added to Title 17. In a portion of the IG SP-2 (General Industrial, South Fair Oaks Specific Plan Overlay District), certain uses shall be permitted in addition to those permitted in the base district: multifamily residential, convalescent facilities, and residential care, general. In addition, in the IG SP-2 certain uses permitted in the base district shall be conditionally permitted. One additional use permitted in the base district shall be conditionally permitted with a minor conditional use permit:

Vehicle/Equipment Sales, Leasing and Services: Vehicle/Equipment Repair. The following uses that are permitted or conditionally permitted under the base district shall be prohibited: Drive-thru Businesses; Swap Meets; Vehicle/Equipment Sales, Leasing and Services: Automobile Washing; Swap Meets, Nonrecurring. The provisions of the AD-2 Alcohol Density Overlay District continue to apply to a portion of the IG SP-2. Development standards for nonresidential projects for front or corner yards, open space, location of parking and loading, drive entrances, and enlargement of nonconforming structures are modified. Development standards for residential projects shall be those of the Chapter 17.26 RM MULTIFAMILY (URBAN) RESIDENTIAL STANDARDS, with a maximum density of 32 units per acre, maximum height limited to that of the district, and no required front or corner yards. Development incentives are provided for four use classifications: Offices, Business and Professional; Offices, Medical; Laboratories; and Industry, Restricted. Projects greater than 25,000 square feet in one of the four use classifications need not comply with the conditional use permit requirement of Additional Land Use Regulation (T) of Section 17.32.020 of the Pasadena Municipal Code, required of projects exceeding 25,000 square feet. In certain locations, projects in one of the four classifications qualify for a height bonus, to a maximum height not exceeding 56 feet."

Ordinance No. _____ shall take effect upon the expiration of 30 days from its publication by title and summary."

SECTION 2. The chart contained in Subsection C of Section 17.08.030 of said code entitled, "**Applicability of land use regulations and development standards**" is amended by adding a new overlay district as follows:

Overlay District Designator	Overlay District Name	Chapter
SP-2	South Fair Oaks specific plan overlay district	17.58

SECTION 3. Article III of Title 17 of said code entitled "**Overlay District Regulations**" is amended by adding a new chapter as follows:

"Chapter 17.58

SP-2 SOUTH FAIR OAKS SPECIFIC PLAN OVERLAY DISTRICT

Sections:

- 17.58.010 Specific purposes.
- 17.58.020 Applicability.
- 17.58.030 Land use regulations.
- 17.58.040 Development standards.
- 17.58.050 Development incentives.

17.58.010 Specific purposes.

In addition to the purposes listed in the general provisions and the base districts, the specific purposes of the SP-2 South Fair Oaks Specific Plan overlay district,

which implement the goals of the Specific Plan, are to:

A. Create an attractive physical environment for businesses that commercialize emerging technologies;

B. Integrate land use and transportation programs with the light rail station site and Fillmore Street;

C. Support the retention and enhancement of local businesses;

D. Mitigate related traffic impacts in the Specific Plan area and in adjacent residential neighborhoods.

17.58.20 Applicability.

The provisions of this chapter shall apply to the areas designated SP-2 South Fair Oaks overlay district on the official zoning map of the city, and shall be combined with the underlying base zoning and other overlay districts for such area.

17.58.30 Land use regulations.

Except as modified in this chapter, land use regulations shall be those of the underlying base districts.

A. Permitted Uses. In addition to those uses permitted in the base district, the following uses shall be permitted within this overlay district on those properties that are located west of Fair Oaks Avenue and south of Hurlbut Street:

1. Multifamily residential, with a maximum density of

32 units per acre;

2. Convalescent Facilities; and

3. Residential Care, General.

B. Conditionally Permitted Uses. The following uses are permitted under the base district but shall be conditionally permitted in this overlay district:

1. Vehicle/Equipment Sales, Leasing and Services:

Vehicle/Equipment Sales, Leasing, Rentals;

2. Vehicle/Equipment Sales, Leasing and Services:

Vehicle Storage;

3. Secondhand Appliance and Clothing Sales;

4. Warehousing and Storage;

5. Warehousing and Storage: Small Scale;

6. Wholesaling, Distribution and Storage;

7. Wholesaling, Distribution and Storage: Small Scale.

C. Minor Conditionally Permitted Uses. The following use is permitted under the base district but shall be permitted with a minor conditional use permit in this overlay district:

Vehicle/Equipment Sales, Leasing and Services:

Vehicle/Equipment Repair, except that new uses shall not be permitted on parcels within 700 feet, either north or south, from the center line of Fillmore Street.

D. Prohibited Uses. The following uses are permitted

or conditionally permitted under the base district but are prohibited under this overlay district:

1. Drive-thru businesses;

2. Swap meets;

3. Vehicle/Equipment Sales, Leasing and Services:

automobile washing;

4. Swap Meets, Nonrecurring.

E. Existing Uses. If a use (1) was established prior to April 13, 1998, and (2) is classified as a use permitted by right in the IG base district but as a conditionally permitted use or a minor conditionally permitted use in the SP-2 Overlay District, whether or not within 700 feet from Fillmore Street, and (3) if the total site area of the use on April 13, 1998, was less than 20,000 square feet, that use constitutes a permitted use.

17.58.040 Development standards.

The development standards shall be those of the base district except as modified herein.

A. Nonresidential Projects. The development standards for nonresidential structures are as follows:

1. No front or corner yard is required, except for parcels fronting on Fillmore Street. A portion of a new building shall abut the front property line. Recessed pedestrian entries or landscaped areas may be provided. The

minimum front or corner yard for those parcels fronting on Fillmore Street shall be 10 feet, and this yard shall be paved, and no permanent landscaping shall be permitted. Paving material and pattern within the minimum front yard shall be consistent with the material and pattern required by the City for the Fillmore Street sidewalk.

2. The maximum height shall be that of the IG district, unless another maximum height is shown on the City's official zoning map.

3. There shall be an open space area of 300 square feet, which may be located anywhere on the site and may be arranged in a courtyard, small garden space, or other outdoor design. This open space area shall have a minimum dimension of at least 15 feet. It may be covered with a roof structure, but no portion of the required open space area may be enclosed.

4. On-site parking and loading shall be located between the main building and the rear property line. For multi-frontage lots, including corner lots that abut Raymond Avenue or Fair Oaks Avenue, the rear property line shall be that property line perpendicular to Raymond Avenue or Fair Oaks Avenue. For all other multi-frontage lots, the zoning administrator shall determine which is the rear property line.

5. A maximum of one driveway shall be permitted for sites with less than 200 feet of street frontage. There shall be no more than two driveways for sites with 200 feet or more of street frontage.

B. Residential Projects. The development standards for multifamily residential projects shall be those of Chapter 17.26, except as follows:

1. The maximum density shall be 32 dwelling units per acre. In calculating permitted densities, fractional numbers of units are to be rounded up or down to the nearest whole number.

2. The maximum height shall be that of the IG district, unless a different maximum height is shown on the City's official zoning map.

3. No front yard or corner yard is required. A portion of a new building shall abut the front property line. Recessed pedestrian entries or landscaped areas may be provided.

17.58.050 Development incentives.

The following development incentives apply to the following land use classifications only: offices, business and professional; offices, medical; laboratories; and industry, restricted.

A. Projects over 25,000 Square Feet. Projects

exceeding 25,000 square feet of gross floor area need not comply with the conditional use permit requirement of Additional Land Use Regulation (T) of Section 17.32.020.

B. Height Bonus. For parcels that abut Fair Oaks Avenue south of Pico Street but do not abut a residential use, the maximum height shall not exceed 56 feet.

SECTION 4. This ordinance shall take effect upon the expiration of thirty days from its publication.

Signed and approved this _____ day of _____, 1998.

Chris Holden
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 _____, 1998, by the following vote:

Ayes:

Noes:

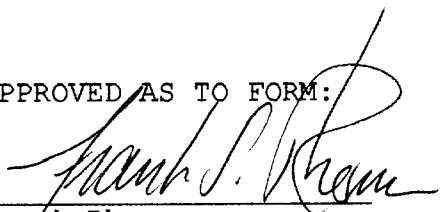
Absent:

Abstain:

Published:

Jane L. Rodriguez
City Clerk

APPROVED AS TO FORM:



Frank Rhemrev
Senior Deputy City Attorney