

Ordinance Fact Sheet

TO: CITY COUNCIL

DATE: APRIL 6, 1998

FROM: CITY MANAGER

SUBJECT: AN ORDINANCE OF THE CITY OF PASADENA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PASADENA ESTABLISHED BY SECTION 17.08.040 OF THE PASADENA MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTY IN THE CD-5, AREA 2, SUBAREAS A, B, E AND F TO PD-24 SOUTH LAKE AVENUE RETAIL DEVELOPMENT AND TO AMEND APPENDIX B (PD DISTRICT DEVELOPMENT STANDARDS) OF TITLE 17 OF THE PASADENA MUNICIPAL CODE, THE REVISED ZONING CODE, TO ESTABLISH THE DEVELOPMENT STANDARDS AND LAND USE REGULATIONS FOR PD-24.

PURPOSE OF ORDINANCE

The purpose of the Ordinance is to codify the zoning code amendments related to the South Lake Avenue Retail Development Project.

The first part amends the City's official zoning map with a change of zone from CD-5 (Central District) to PD-24 (Planned Development).

The second part amends Appendix B (PD District Development Standards) of Title 17 of the Pasadena Municipal Code to establish development standards and land use regulations for the new Planned Development. (Attachment A)

As a result of comments received during the review of the project, staff's recommendation was to reduce the square footage of Building C from 9,757 square feet to approximately 6,000 square feet for a total of approximately 149,400 square feet of new development

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and the site plan approved by the City Council reflects that square footage. Also, at the City Council meeting on March 2, 1998, the City Council removed the bulge on the north side of Building B totaling approximately 2,651 square feet.

On March 20, 1998, staff received a letter from Forest City requesting that this deleted square feet be reallocated to the interior portions of Building A and B and thereby returning the amount of square feet for the project to 153,158 square feet, which was the amount of development analyzed and certified by the City Council in the Final Environmental Impact Report. Accompanying the letter was a parking analysis based on the uses planned for the additional square footage, indicating that the amount of parking required would remain effectively unchanged based on this revised plan. Public Works & Transportation staff have reviewed the analysis and concur with the results. (Attachment B).

The proposed amendments implement the South Lake Avenue Retail Development Project PD as approved by the City Council on March 2, 1998 and as modified by the letter dated March 20, 1998.

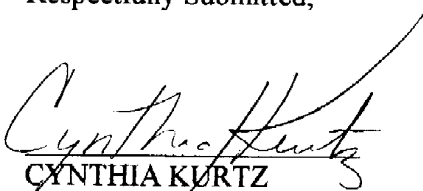
ENVIRONMENTAL ANALYSIS

An Environmental Impact Report was prepared for the South Lake Avenue Retail Development Project covering the amendments to Title 17 and the official zoning map. A Statement of Overriding Considerations was prepared for Council's action on the project.

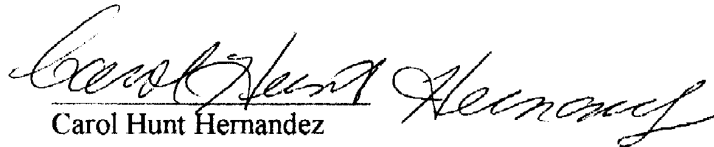
FISCAL IMPACTS

The fiscal impacts of the South Lake Avenue Retail Development project were included in the agenda report prepared by the Housing & Development Department for the project.


Respectfully Submitted,

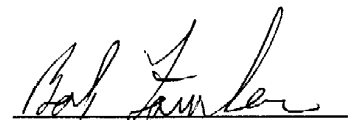

CYNTHIA KURTZ
Acting City Manager

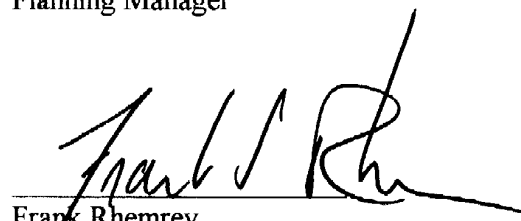
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