

Introduced by Councilmember

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

**AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17, THE ZONING CODE TO CONDITIONALLY PERMIT AFFORDABLE SENIOR HOUSING WITHIN THE PS (PUBLIC AND SEMI-PUBLIC) ZONING DISTRICT.**

The people of the City of Pasadena ordain as follows:

**SECTION 1.** This ordinance, due to its length and 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 permitting affordable senior housing to be conditionally permitted within the PS zoning district. Such housing will have to be within 500 feet of a hospital or medical office use (there are 4 such sites within the City). Senior housing will require a conditional use permit in which staff will review the project to determine if all requirements are being met and to review the overall site design. Projects will be subject to design review by the Planning Director. Parking will be set during the conditional use permit process. Density will be allowed at 48 units per acre with an allowable 50 percent density bonus. There will be

minimum standards for the front yard of 20 feet while the rear and side yards will be a minimum of 10 feet.

**SECTION 2.** Subsection B of Section 17.12.020 of Title 17 entitled, "**Rules of construction and definitions**" is amended by adding the following new definition in the proper alphabetical sequence:

"Senior Citizen. A person 55 years of age or older or as the term is defined by any other applicable state or federal law."

**SECTION 2.** Section 17.16.030 of said code entitled, "**Residential use classifications**" is amended by adding the following new use classification in the proper alphabetical sequence:

"Affordable Senior Housing. Facilities providing one or more dwelling units for senior citizens of low and moderate income as that term is defined in Government Code Section 65915 and by Health and Safety Code Section 33334.2. This use does not include residential care facilities, transitional housing or convalescent facilities."

**SECTION 2.** Subsection A of Section 17.40.010 of said code entitled, "**Specific purposes**" is amended to read as follows:

"A. Allow the consideration of large public or semi-public uses, including affordable senior housing,

separately from regulations for an underlying base district that may or may not be appropriate in combination with the public or semi-public use."

**SECTION 3.** Section 17.40.030 of said code is amended to read as shown in Exhibit 1, attached hereto and incorporated by this reference.

(a) By amending the schedule entitled, "**PS DISTRICT: LAND USE REGULATIONS**" as shown in Exhibit 1, attached hereto and incorporated by this reference.

(b) By amending the schedule entitled, "**PS DISTRICT: ADDITIONAL LAND USE REGULATIONS**" by adding the following:

"P) Affordable senior housing shall be located within 500 feet of a medical office or hospital. The medical office or hospital shall be located within the PS District."

**SECTION 4.** Section 17.40.040 of said code entitled, "**Development standards**" is amended to read as follows:

"A. General. Development standards shall be as specified by a conditional use permit; provided that if the conditional use permit fails to regulate an element regulated by an abutting base district, the regulations of the abutting base district shall apply to each portion of a PS district. Prior to the approval of a conditional use permit or master development plan, the PS district properties shall be subject to the most restrictive

abutting base district. Development consistent with an approved master development plan as prescribed in Chapter 17.98 shall not be subject to conditional use permit review. City construction projects shall meet the public art design standard of Chapter 17.78.

B. Affordable Senior Housing. Affordable senior housing shall meet the following requirements:

1. Density shall not exceed 48 units per acre. A maximum of 50 percent density bonus is permitted. Projects shall meet all other density bonus provisions of Section 17.70.030 and be eligible for incentives under this section.

2. Development standards including the number of parking spaces shall be prescribed and reviewed as part of the conditional use permit except that the front yard shall be a minimum of 20 feet, and the rear, side and corner yards shall be a minimum of 10 feet. Parking may be uncovered and located within a required yard.

3. Each unit shall be occupied by at least one senior citizen."

**SECTION 5.** Table 17.92.030 entitled, "**CONCEPT AND CONSOLIDATED DESIGN REVIEW THRESHOLDS DECISION-MAKER AND CALL FOR REVIEW**" is amended to read as shown in Exhibit 2, attached hereto and incorporated by this reference.

**SECTION 6.** This ordinance shall take effect upon the expiration of thirty days from its publication by title and summary.

Signed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

\_\_\_\_\_  
Bill Bogaard  
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council on the City of Pasadena at its regular meeting held on \_\_\_\_\_, 1999, by the following vote:

AYES:

NOES:

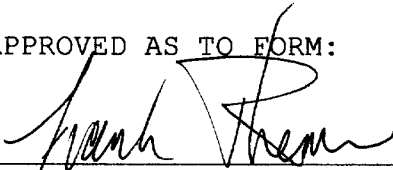
ABSENT:

ABSTAIN:

Published:

\_\_\_\_\_  
Jane L. Rodriguez  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Frank Rhemrev  
Assistant Deputy City Attorney

**Exhibit 1 – Ordinance Amending Title 17 (Not-For-Profit Senior Citizen Housing)**

<b>PS DISTRICT:</b>		
<b>LAND USE REGULATIONS</b>		
<b>Use Classifications</b>	<b>PS PS-1</b>	<b>Additional Use Regulations</b>
<b>Residential</b>		
Caretaker's Quarters	C	(A)
Dormitories	C	
Family Day Care Home:		
Small	C	(F)
Large	C	(F)
Fraternities/Sororities	C	
<u>Affordable Senior Housing</u>	C	(P)
Multifamily Residential	C	(B)
Single-Family Residential	C	(B)
<b>Public and Semi-Public</b>		
Adult Day Care, General	C	
Clubs and Lodges	C	(B)
Colleges and Universities	C	
Convalescent Facilities	C	
Cultural Institutions	C	
Child Day Care Center	C	(F)
Government Offices	C	
Heliports	C	
Hospitals	C	
Maintenance and Service Facilities	C	(B)
Park and Recreation Facilities	C	
Public Safety Facilities	C	
Religious Assembly	C	(K)
With Columbarium	MC	(L)
With Temporary Homeless Shelter	C	(M)
Residential Care, General	C	
Schools, Public and Private	C	
Transportation Terminals	C	
Utilities, Major	C	
Utilities, Minor	P	
<b>Commercial</b>		
Bars or Taverns	C	(D)
With Live Entertainment	C	(D)
Commercial Filming	C	(H)

Underlined language added.

**Exhibit 2 – Ordinance Amending Title 17 (Not-For-Profit Senior Citizen Housing)**

<b>Table 17.92.030</b>		
<b>CONCEPT AND CONSOLIDATED DESIGN REVIEW THRESHOLDS DECISION-MAKER AND CALL FOR REVIEW (Continued)</b>		
<b>Type of Project</b>	<b><u>All Other Districts</u></b>	<b>Decision-Maker</b>
New construction:		
- Structures over 50,000 sq. ft.		Design commission
- Structures of 25,000—50,000 sq. ft.		Planning director subject to call for review
<u>Affordable senior housing in the PS district</u>		<u>Planning director</u>
New construction and substantial alterations:		
- City of Gardens projects of over 8 units		Planning director subject to call for review
- City of Gardens projects of 8 or fewer units		Planning director
- Service Stations and automobile washing facilities		Planning director subject to call for review
- Mini-Malls		Planning director subject to call for review
Wireless telecommunications antenna facilities on Historically significant structures		Planning director subject to call for review
Wireless telecommunications antenna facilities on Historically insignificant structures and wireless Telecommunications antenna facilities on a support Structure		Planning director

Underlined language added.