

Ordinance Fact Sheet

TO: CITY COUNCIL

DATE: FEBRUARY 22, 1998

FROM: CITY MANAGER

SUBJECT: Amendments to Title 17 of the Pasadena Municipal Code, the revised Zoning Code ordinance, regarding Fair Housing Zoning Code amendments and a resolution to amend the fee schedule to create a fee for modifications to the zoning code for persons with disabilities.

TITLE OF PROPOSED ORDINANCE :

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 OF THE PASADENA MUNICIPAL CODE, THE REVISED ZONING CODE, TO IMPLEMENT ZONING CODE AMENDMENTS RELATED TO THE FAIR HOUSING ACT.

TITLE OF RESOLUTION:

A RESOLUTION OF THE CITY OF PASADENA AMENDING THE FEE SCHEDULE BY SETTING APPLICATION FEES FOR MODIFICATIONS FOR INDIVIDUALS WITH DISABILITIES.

PURPOSE OF ORDINANCE:

The purpose of this ordinance is to codify the zoning code amendments related to the Fair Housing Act. The ordinance adopts changes to Zoning Code to enact changes adopted by the City Council on March 17, 1997 and revised on November 30, 1998. These changes include provisions to redefine the definition of charitable institutions so that it does not include housing uses, adds new definitions of several housing types including: transitional housing, boarding houses, dormitories, fraternities/sororities and homeless shelters and prescribes in which zoning districts these uses are permitted. The zoning code is revised to include a new process to permit a request for a deviation from the zoning code in order to avoid discrimination against individuals with disabilities and eliminates conflicts with the State Housing Code. The amendments incorporate changes approved by the City Council on November 30, 1998 including, permitting transitional housing in all multifamily districts, requiring a minor conditional use permit for,

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emergency shelters, and exempting single-room occupancy and emergency shelters from the hours of operation requirements.

PURPOSE OF FEE RESOLUTION:

The purpose of the fee resolution is to establish a fee for applicants that desire to apply for a modification to the zoning code for persons with disabilities.

PROPOSED POLICY CHANGES:

The proposed amendments represent several policy changes. It replaces the current uses "group residential" and "residential hotels" with more precise definitions of "boarding houses," "Dormitories," and "fraternities/sororities." The proposed amendment creates new use classifications for "transitional housing" and "emergency shelters." Transitional housing is to be permitted in multifamily residential districts while emergency shelters requires a minor conditional use permit in the CG, IG zoning districts and specific subdistricts of the Central District. Transitional housing has a limitation that allows for support services to be no more than 250 square feet in size.

The proposed ordinance sets up a new process whereas the City can grant a deviation to the Zoning Code of the development standards (height, yards, etc.) where necessary in order to avoid discrimination against individual with disabilities. The granting of such a permit does not run with the land but is granted only for that particular applicant. The ordinance also makes a minor correction to the land use regulations chart for the CO, CL and CG Districts.

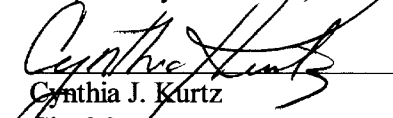
ENVIRONMENTAL ANALYSIS:

An initial environmental study has been prepared for the proposed amendments to the Zoning Code under the provisions of the California Environmental Quality Act. This environmental study analyzed the potential environmental impacts that may result from the proposed zoning code amendments and was adopted by the City Council on March 17, 1997. On the basis of this study, no potential environmental impacts that may result from the code amendments were identified.

FISCAL IMPACT:

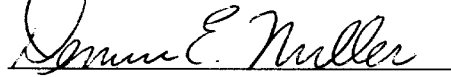
The fiscal impact of these code amendments was analyzed back on March 17, 1997. It is not anticipated that these amendments will result in a substantial increase in use permit applications. However, the ordinance does create a new procedure that allows for modifications to the Zoning Code for persons with disabilities. This fee will be the same as a variance. A fee resolution has been included as part of this ordinance fact sheet.

Respectfully Submitted,


Cynthia J. Kurtz
City Manager

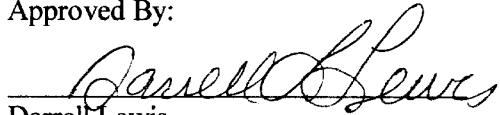
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Prepared By:



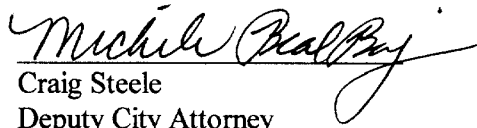
Denver E. Miller
Principal Planner

Approved By:



Darrell Lewis
Director of Planning and Permitting

Approved By:



Craig Steele
Deputy City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF PASADENA AMENDING THE FEE SCHEDULE BY SETTING APPLICATION FEES FOR MODIFICATIONS FOR INDIVIDUALS WITH DISABILITIES

The People of the City of Pasadena resolve as follows:

WHEREAS, Municipal code 17.110.010, provides that the city council shall by resolution establish application fees for all actions specified in Title 17 and that such fees "shall not exceed the reasonable estimated costs of the city expended . . . processing the application"; and

WHEREAS, the city council finds and determines that the current application fee for a variance, as established by resolution of the city council, does not exceed the reasonable estimated cost of the city expended in processing an application for a modification for individuals with disabilities because both types of permits require application, determination of completeness of application, investigation and adoption of written findings after a noticed public hearing;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Pasadena that the fee for a modification for individuals with a disability shall be the same fee as a variance.

Adopted at the meeting of the City Council on the _____ day of _____, 1999 by the following vote:

AYES:

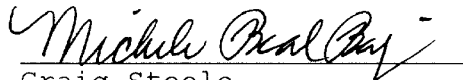
NOES:

ABSENT:

ABSTAIN:

JANE RODRIGUEZ, CITY CLERK

APPROVED AS TO FORM:



Craig Steele
Assistant City Attorney