

NORTH LAKE SPECIFIC PLAN UPDATE

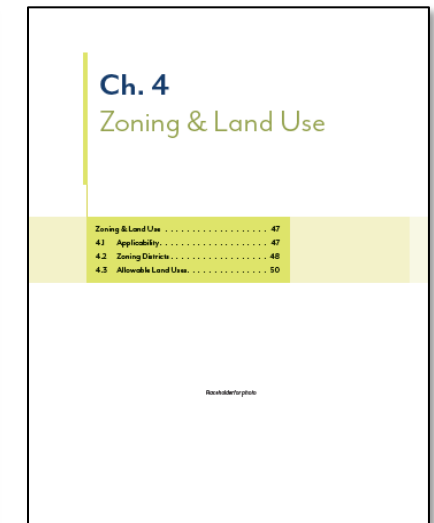
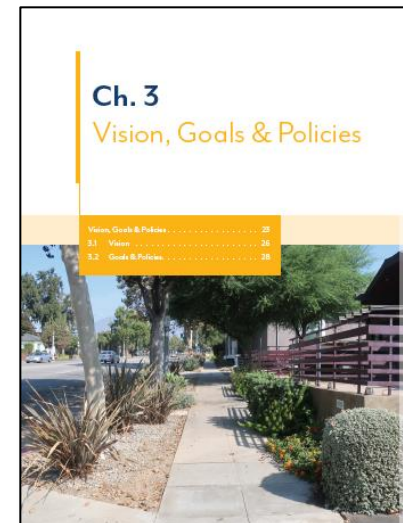
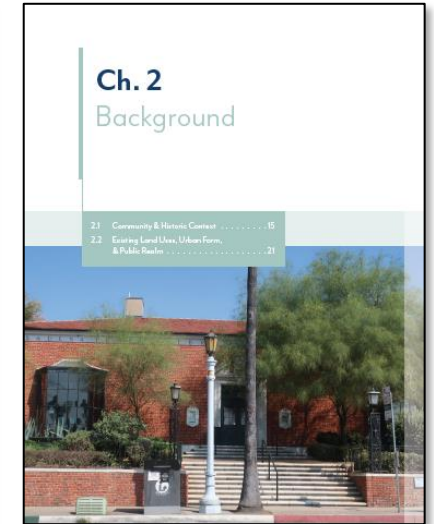
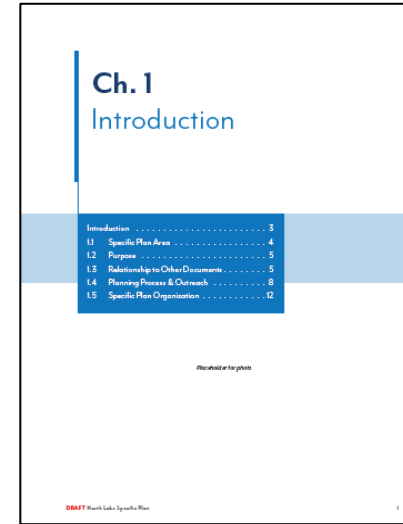
*Planning Commission Study Session
April 10, 2024*



OUR PASADENA
PUTTING THE PLAN IN MOTION

North Lake Specific Plan Study Session #3

- Study Sessions #1 and #2
 - Discussion on the Plan boundary, vision, subarea concepts, land use regulations, & preliminary development standards
- Presented the following Plan chapters:
 - Chapter 1 – Introduction (planning process & outreach)
 - Chapter 2 – Background (context & existing conditions)
 - Chapter 3 – Vision, Goals & Policies (desired outcomes of NLSP)
 - Chapter 4 – Zoning & Land Use (regulations to guide development)
- Study Session #2
 - General comments included:
 - Drive-Through Restaurants
 - Residential Density at Washington & Lake
 - Introduce housing between Mountain St & Orange Grove Blvd
 - Street Trees & Landscaping
 - Streetscape Improvements
 - Pedestrian/Bicycle Safety
 - Effective Implementation

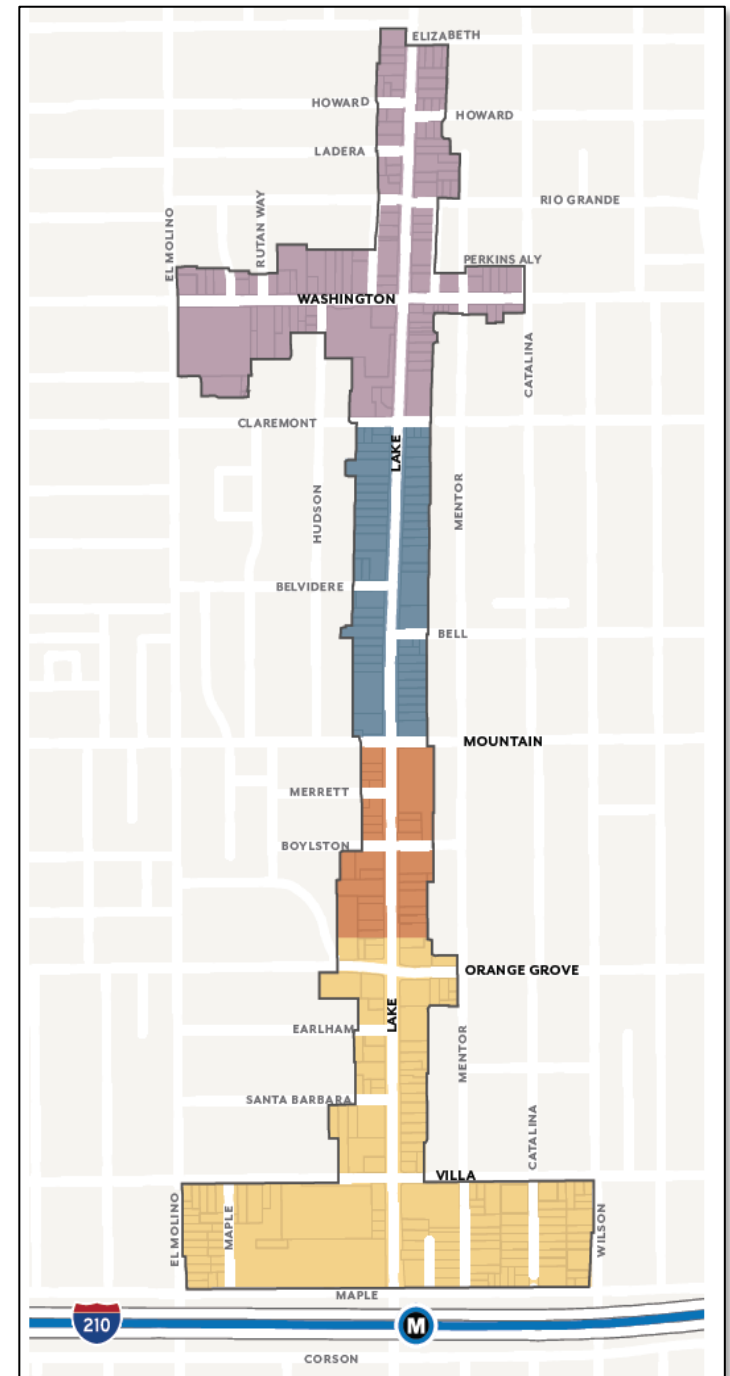


Study Session: Tonight

- Topics for Discussion
 - Drive-Through Businesses
 - Introduce housing between Mountain St & Orange Grove Blvd
 - Residential density at Lake Ave & Washington Blvd

Next Steps

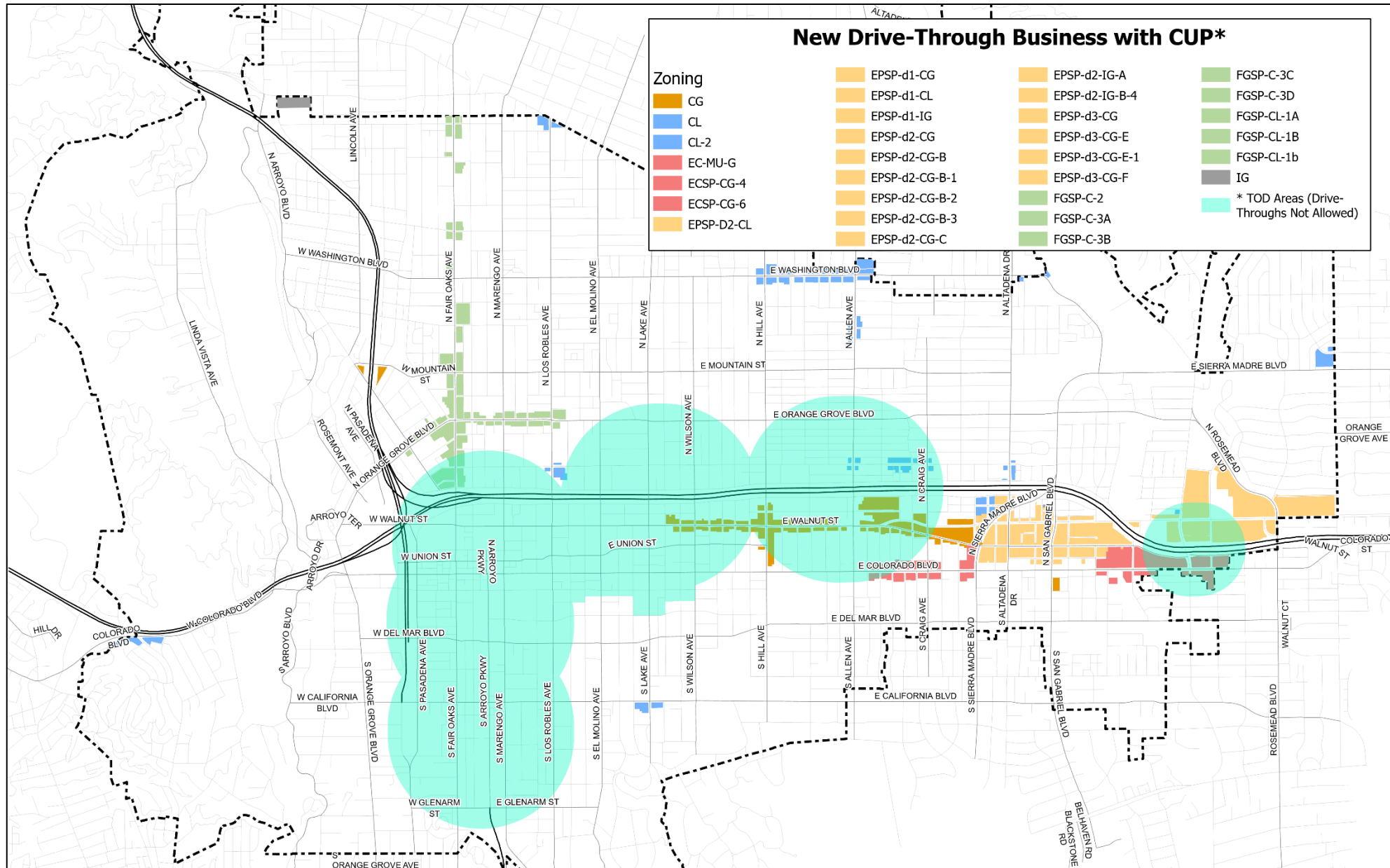
- Planning Commission Study Session (May 8)
 - Public Realm Presentation & Discussion
 - Public Works Department
 - Department of Transportation
- Planning Commission Public Hearing (TBD)
 - Review Proposed NLSP update
- City Council Public Hearing (TBD)



Drive-Through Businesses



Drive-Through Businesses (Restaurants/Non-Restaurants)



17.50.090 - Drive-Through Businesses

- **Separation**

- New drive-through restaurant cannot be closer than 500 feet from existing parks, schools, & other drive-through restaurants

- **Additional requirements**

- Site plan must include driveway locations, placement of audible equipment, landscaping, light standards, sign locations, & trash enclosures
- Business name must be printed on all disposable containers & napkins
- Design & construction of the drive-through facilities shall minimize the number of driveway cuts

- **Findings required for approval**

- Parking & circulation plan provides adequate area for safe queuing & maneuvering of vehicles
- Site design provides adequate buffering of the use from adjoining land uses

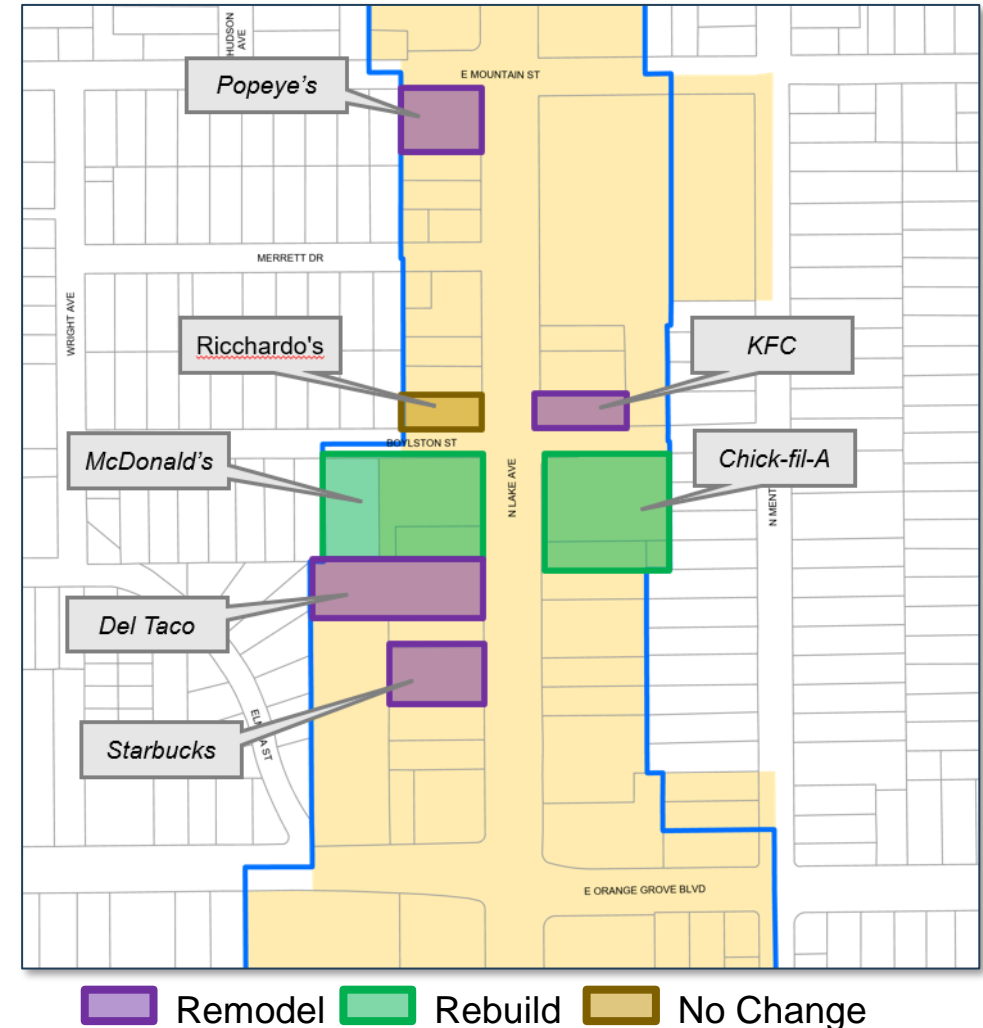
Non-conforming Drive-Throughs: Citywide vs NLSP

- **Citywide regulations**

- 'Legal, non-conforming uses' can only be altered or enlarged with Minor CUP
- Demolition/rebuilding of existing drive-through not permitted

- **Current NLSP regulations**

- New drive-through businesses (restaurant/non-restaurant) not allowed (1997)
- NLSP 17.34.030.C: Drive-through businesses (2007)
 - Number of queuing positions or service windows may be increased (CUP)
 - Building size shall not be increased
 - Existing drive-throughs can be demolished & rebuilt (CUP)
 - Cannot exceed original size of building
- 7 existing drive-through businesses (restaurants)
 - Located between Mountain and Orange Grove
 - Rebuilt: McDonald's, Chick-fil-A
 - Remodeled: Popeye's, KFC, Del Taco, Starbucks
 - No change: Ricchardo's The Total Vegetarian



Non-conforming Drive-Throughs: NLSP

- **Planning Commission Questions (January Study Session)**
 - How likely are drive-through restaurants to be redeveloped?
 - Significant funds have been expended rebuilding or remodeling existing restaurants
 - High demand for existing drive-through restaurants, especially since COVID
 - Financial benefit needed to redevelop site as another use
 - Limited opportunities to construct another use on top of existing restaurant (e.g., would pose significant engineering & site plan challenges)
 - How likely are drive-through restaurants to remove drive-through lane?
 - 60% to 80% of gross sales come from drive-throughs
 - Newer drive-through restaurants are typically designed with double drive-through lanes, larger kitchens & smaller indoor dining areas
 - Can drive-through businesses in NLSP be amortized?
 - State law allows amortization of nonconforming uses, where a use ceases operation after a period of time
 - Comprehensive economic study needed to identify the amortization period that a court would find is reasonable and commensurate with the investment involved
 - City Council would need to approve a separate ordinance

Non-conforming Drive-Throughs: NLSP

- **Options**

1. Continue to allow demolish/rebuild with CUP – no change
2. Regulate as other legal, non-conforming uses citywide
 - Alter/expand with a Minor CUP
3. Add to list of uses that cannot be expanded in NLSP
 - Vehicle Services (except Automobile Rental)
 - Vehicle Services, Automobile Showrooms
 - Vehicle Services, Sales/Leasing
 - Vehicle Services, Vehicle Equipment Repair
 - Vehicle Services, Washing and Detailing
 - Commercial Off-Street Parking

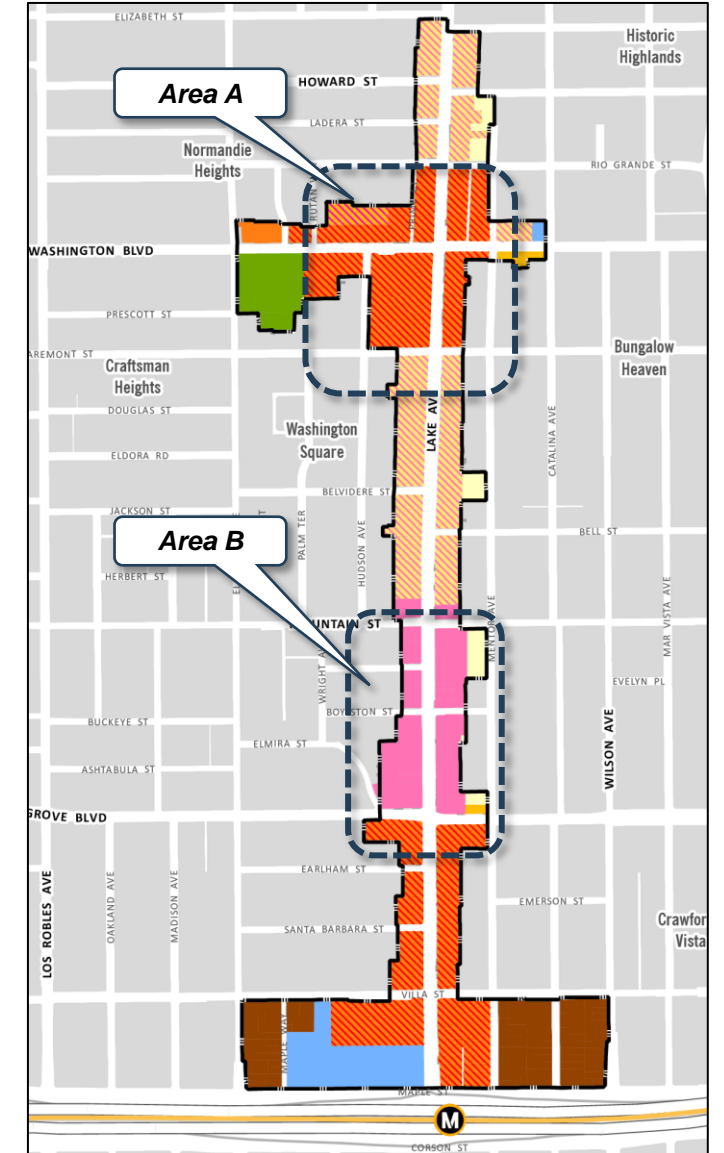
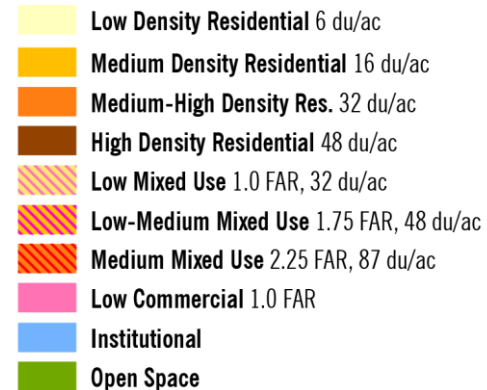
Residential Density



General Plan: Allowable Density

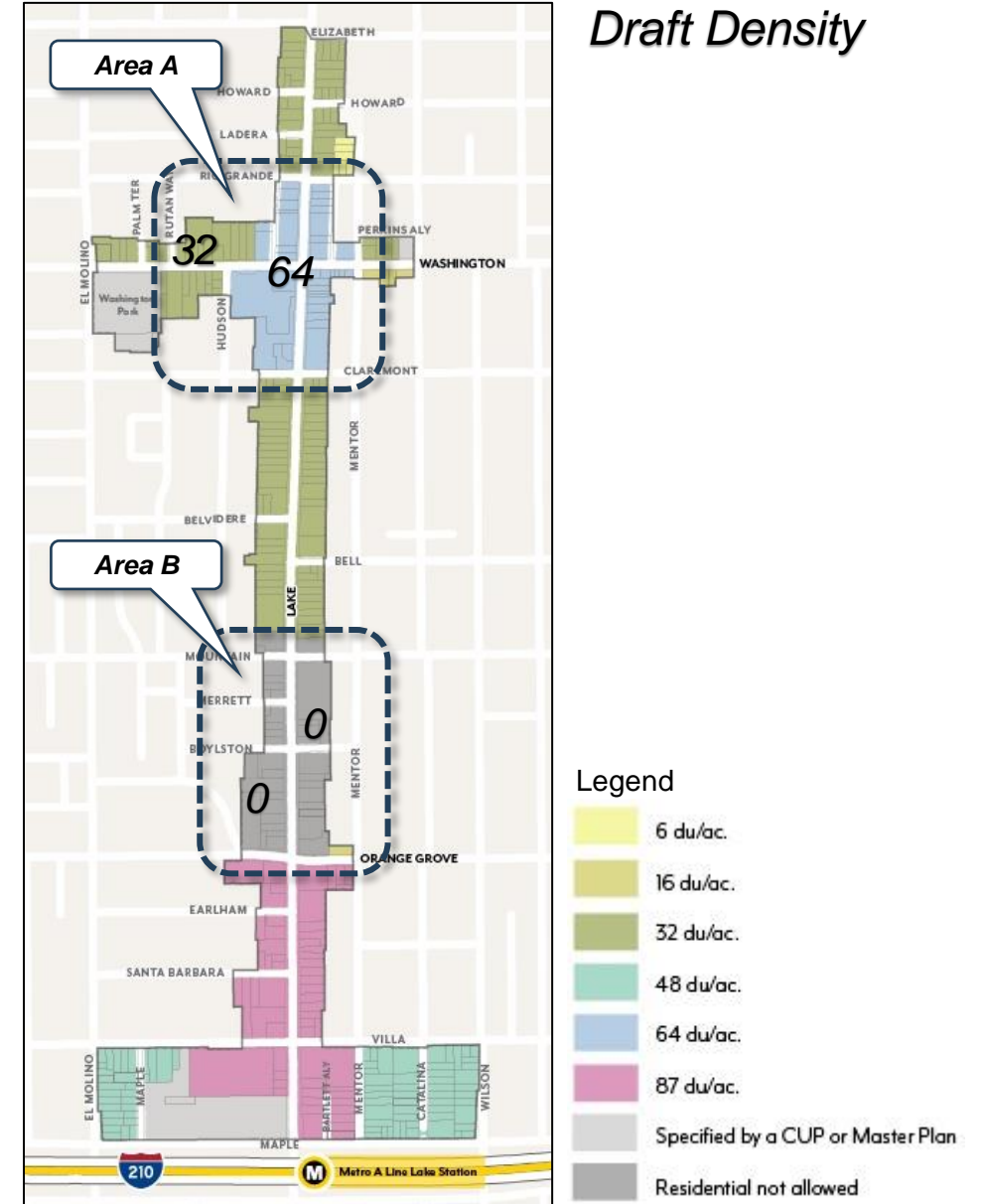
- **Planning Commission (Study Session #2)**
 - Washington Blvd & Lake Ave (Area A)
 - Between Mountain St & Orange Grove Blvd (Area B)

Land Use Diagram



Residential Density: Draft Density

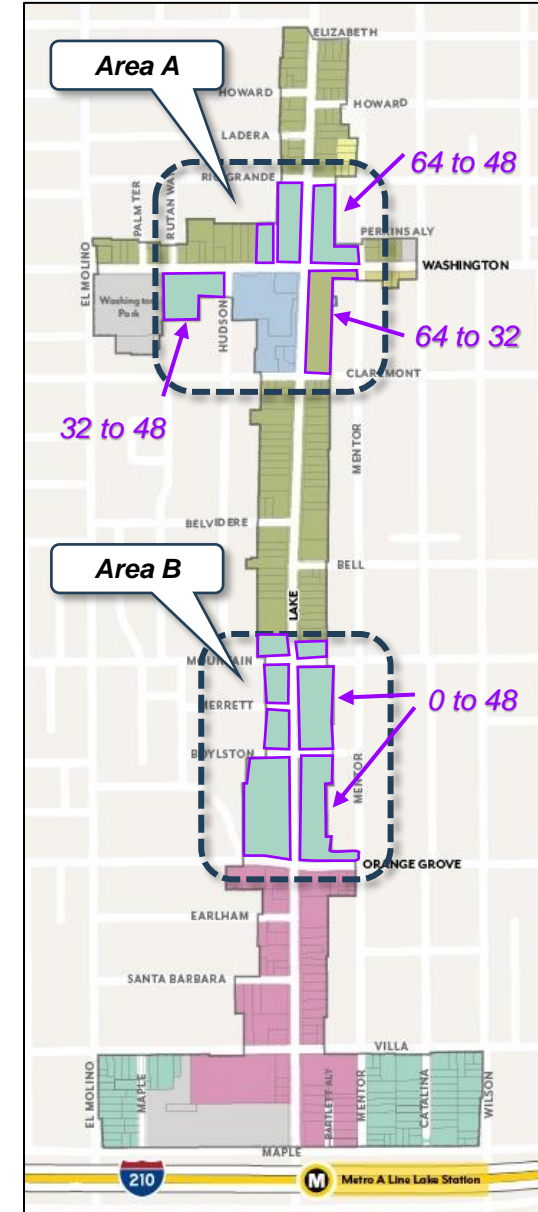
- **Study Session #2 (January)**
 - Comments
 - Density of 64 du/ac too high at Washington Blvd & Lake Ave (Area A)
 - Interest in allowing housing between Mountain St & Orange Grove Blvd (Area B)



Residential Density: Alternative Options

- **Proposed Densities**

- Redistributing density
 - Per state law, any redistribution of density cannot result in an overall reduction of residential capacity
- Option #1
 - Area A – Adjust densities to 32, 48, and 64 du/ac at Lake/Washington
 - Area B – Allow residential at 48 du/ac along Lake between Orange Grove & Mountain



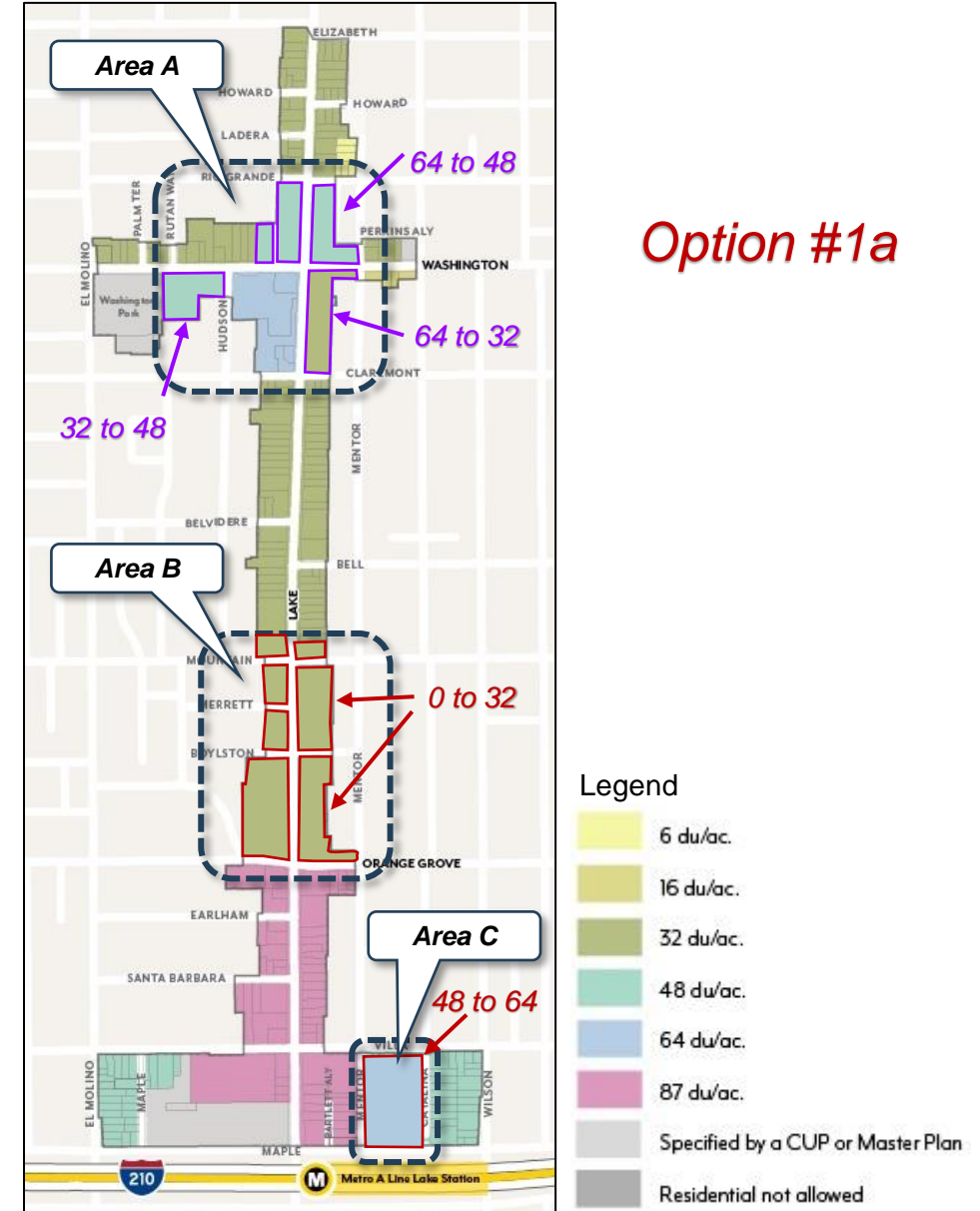
Option #1

Legend

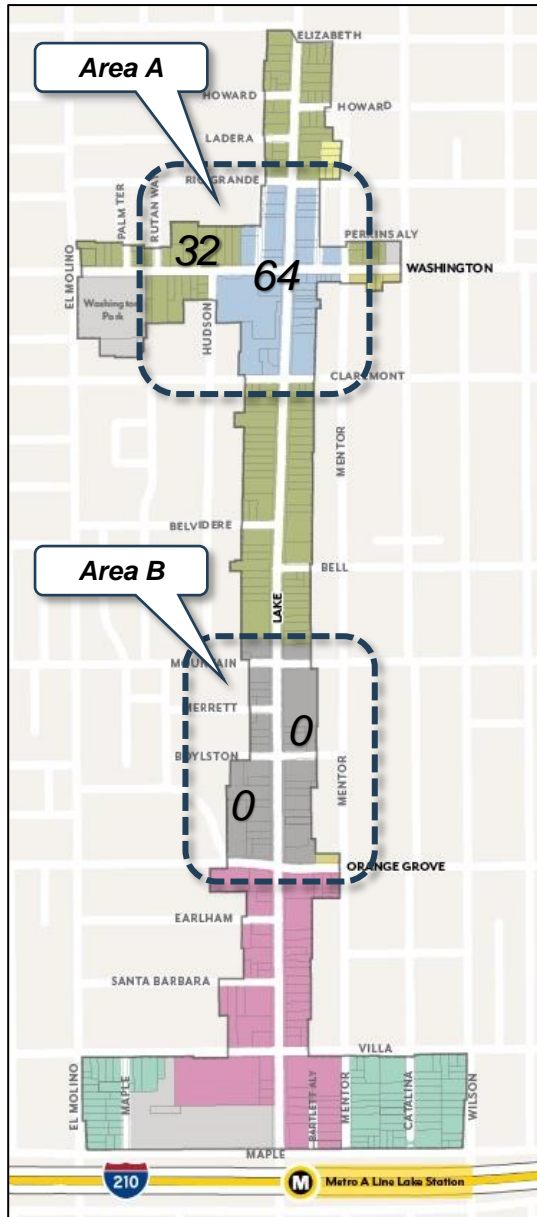
- 6 du/ac.
- 16 du/ac.
- 32 du/ac.
- 48 du/ac.
- 64 du/ac.
- 87 du/ac.
- Specified by a CUP or Master Plan
- Residential not allowed

Residential Density: Alternative Options

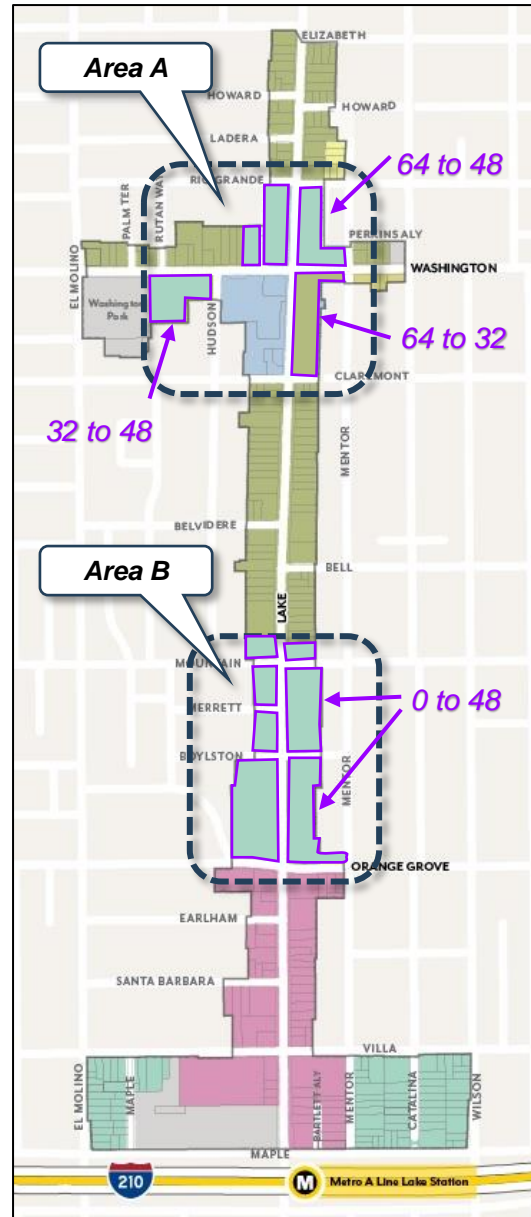
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 - Option #1
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 - Area B – Allow residential at 48 du/ac along Lake between Orange Grove & Mountain
 - Option #1a
 - Area A – Maintain changes
 - Area B – Allow residential at 32 du/ac along Lake between Orange Grove & Mountain
 - Area C – Increase density to 64 du/ac in area bounded by Mentor, Villa, Catalina & Maple
- **General Plan (Land Use Element) Amendment to raise/lower densities**



Residential Density: Comparison (Draft, Option #1, Option #1a)

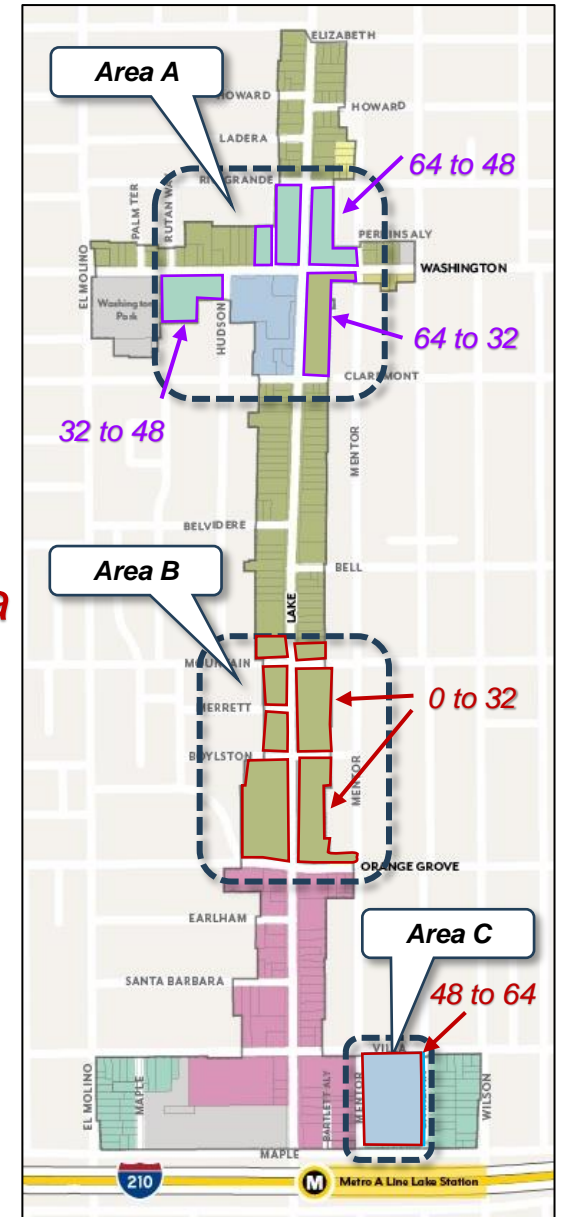


Draft Density



Option #1

Option #1a



Area A

Area B

Area C

Key Questions & Next Steps



Key Questions & Next Steps

- Key questions

- 1 Drive-through Businesses

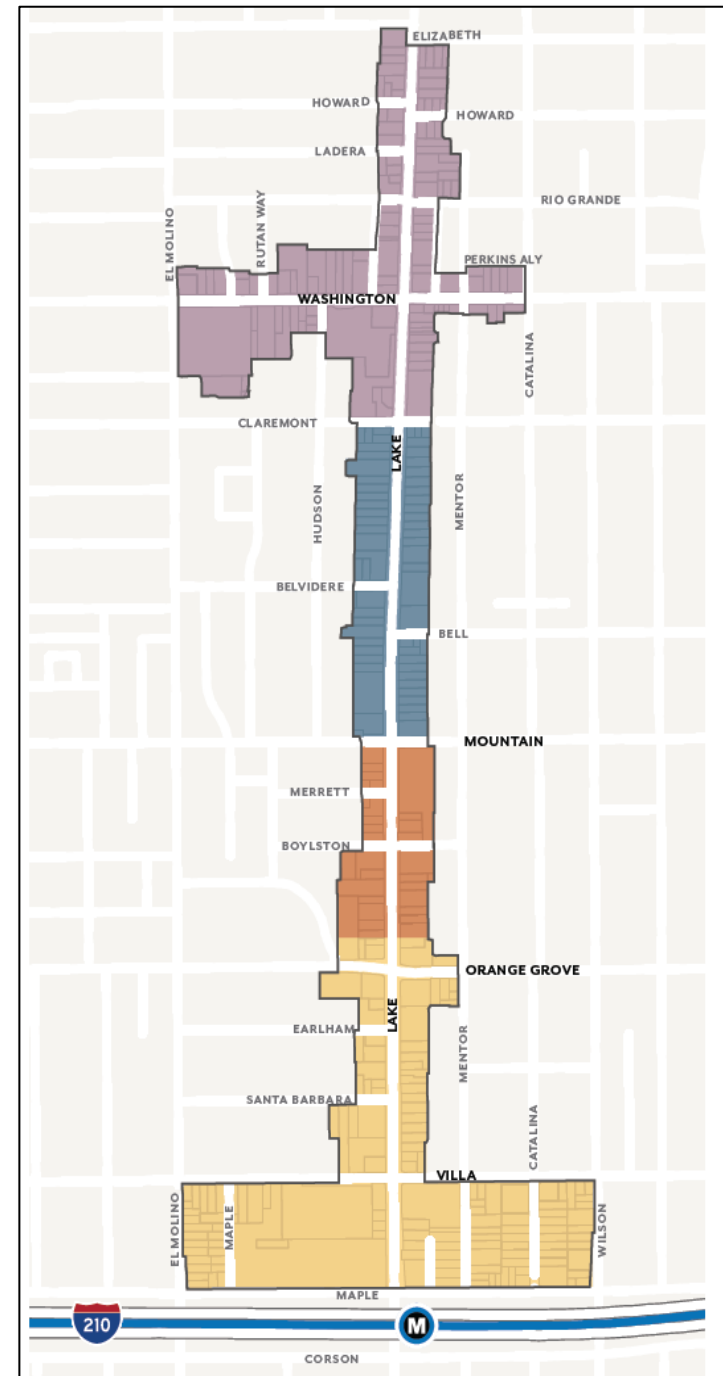
- Allow new ones?
 - Continue to allow demolition/rebuild with CUP (maintain existing square footage)?
 - Allow alteration/expansion like all other legal non-conforming uses, with a Minor CUP?
 - Do not allow existing to expand/demo/remodel?

- 2 Housing and Density

- Should density be lowered at Washington Blvd & Lake Ave?
 - If so, where should density be redistributed?
 - Should housing be allowed between Mountain St & Orange Grove Blvd?

- Next Steps

- Planning Commission Study Session (May 8)
 - Public Realm Presentation and Discussion
 - Public Works Department (Urban Forestry)
 - Department of Transportation
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Thank you

