

Attachment H

Central District Specific Plan Key Concepts

The Draft Central District Specific Plan was conceptually approved by the City Council in December 2003.

The Central District Specific Plan is organized around the following vision statement:

The Central District will function as Pasadena's vibrant urban core, providing a diversity of economic, residential, and cultural opportunities. Downtown will be a place to work, shop, live, and play, with convenient access by foot, bicycle, and transit, as well as by car. Physical and economic growth will support this role and respect the numerous resources of historical and cultural significance that contribute to Downtown's unique identity.

All development in the Central District must fit into the existing built environment. The Plan protects neighborhoods by focusing the highest intensity of development onto Colorado Boulevard and Lake Avenue and around light rail stations. Heights and densities are lower on the edges nearest the neighborhoods surrounding the Central District.

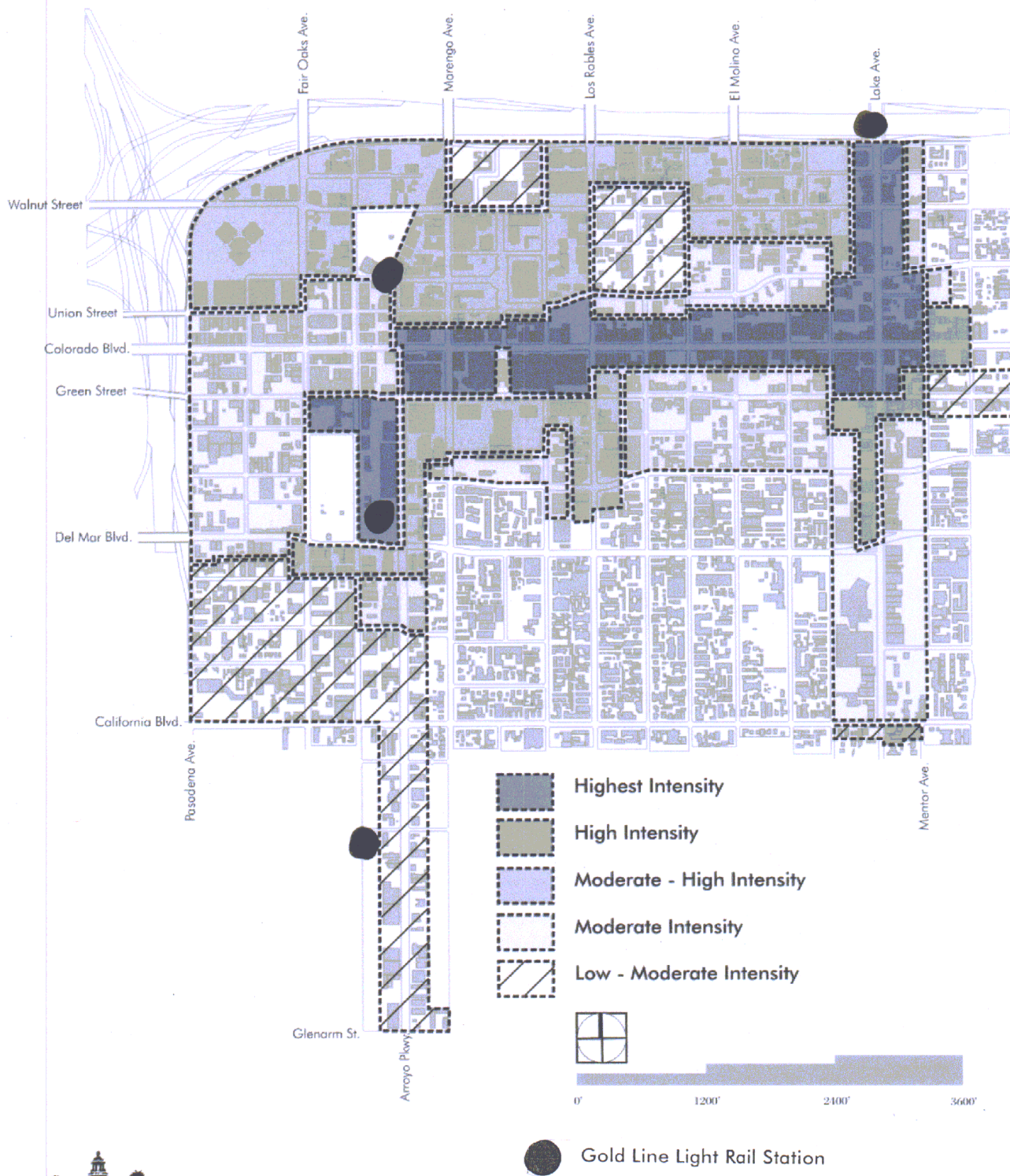
The Central District Specific Plan lowers height limits in many areas. It adds a floor area ratio (FAR) for each parcel to ensure that development is allocated more fairly and not on a first-come-first-served basis. It increases sidewalk widths and setback requirements in many areas to ensure that the sidewalks are attractive to pedestrians. Mixed-use development is encouraged, but commercial development is required on the ground floor in many areas to ensure an active commercial environment. New design guidelines are established for the Central District as a whole as well as separate guidelines for many sub districts

The attached set of graphics and maps outlines the key concepts in the Central District Specific Plan.

- Development Intensity Concept
- Graphic - How the Plan Works
- Sub-district Concept
- Zoning Precincts
- Maximum Height
- Floor Area Ratio
- Maximum Residential Density
- Required Setbacks
- Sidewalk Width Requirements
- Housing Concept
- Pedestrian-Oriented Use Areas
- Transit Oriented Area
- Zoning Districts
- Tables of allowed land uses

Section 4 DISTRICT-WIDE LAND USE CONCEPT

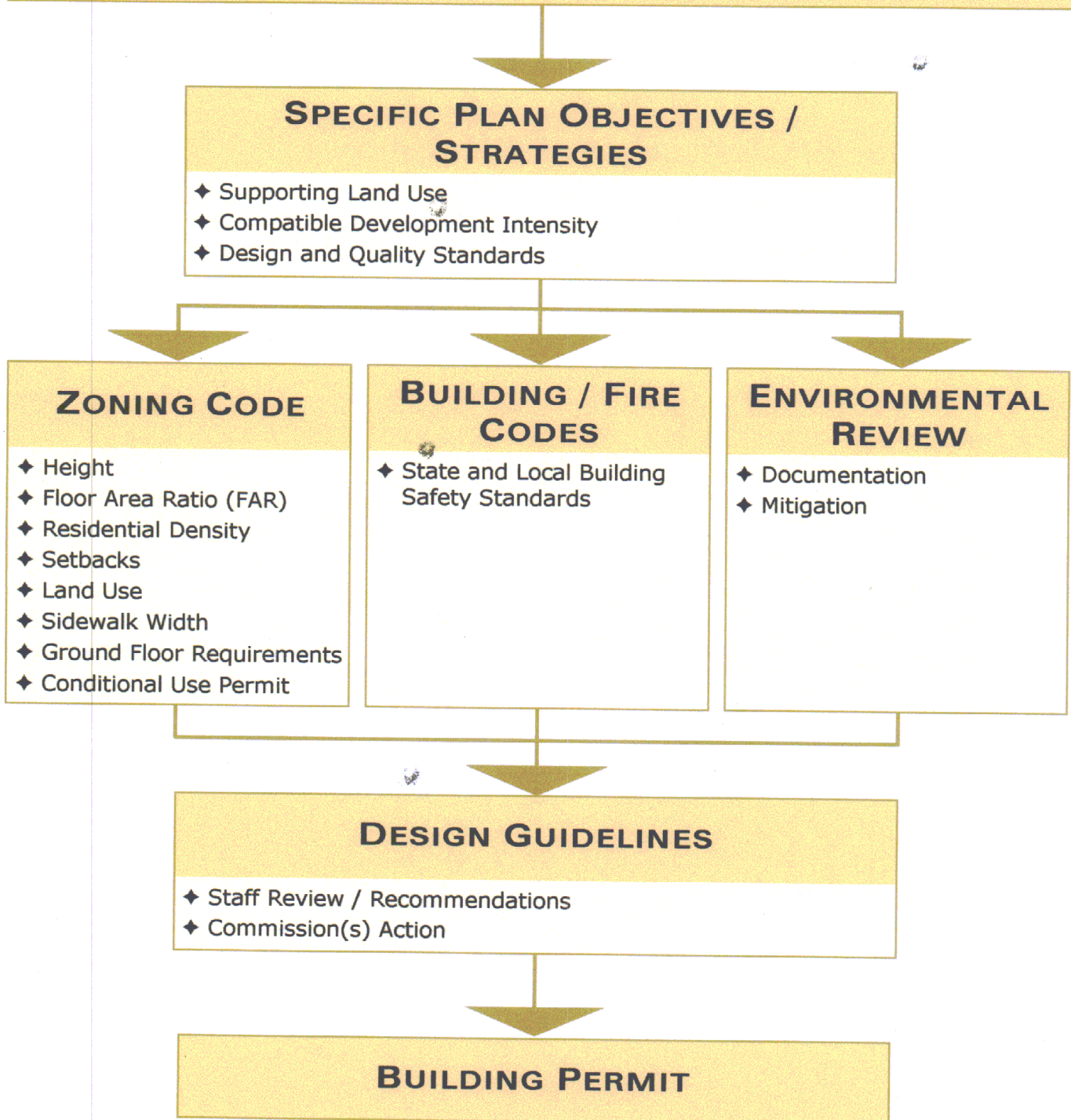
District-wide Map 13: Development Intensity Concept



CENTRAL DISTRICT SPECIFIC PLAN

HOW THE PLAN WORKS TO ACHIEVE OUR GOALS

GENERAL PLAN GUIDING PRINCIPLES



Section 4 DISTRICT WIDE LAND USE CONCEPT

District-wide Map 9: Sub-district Concept

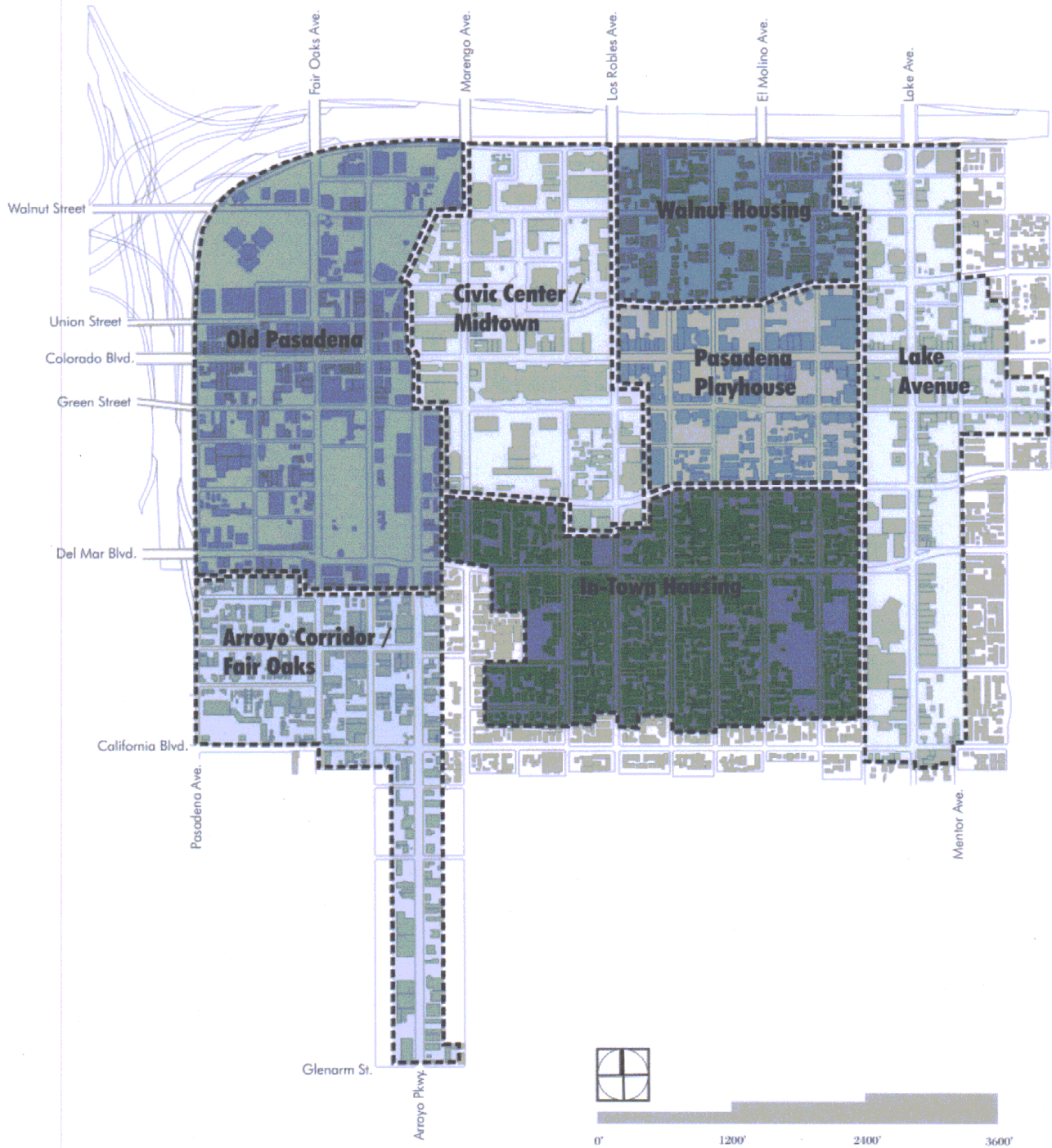


Figure 3-8 – Central District Maximum Height

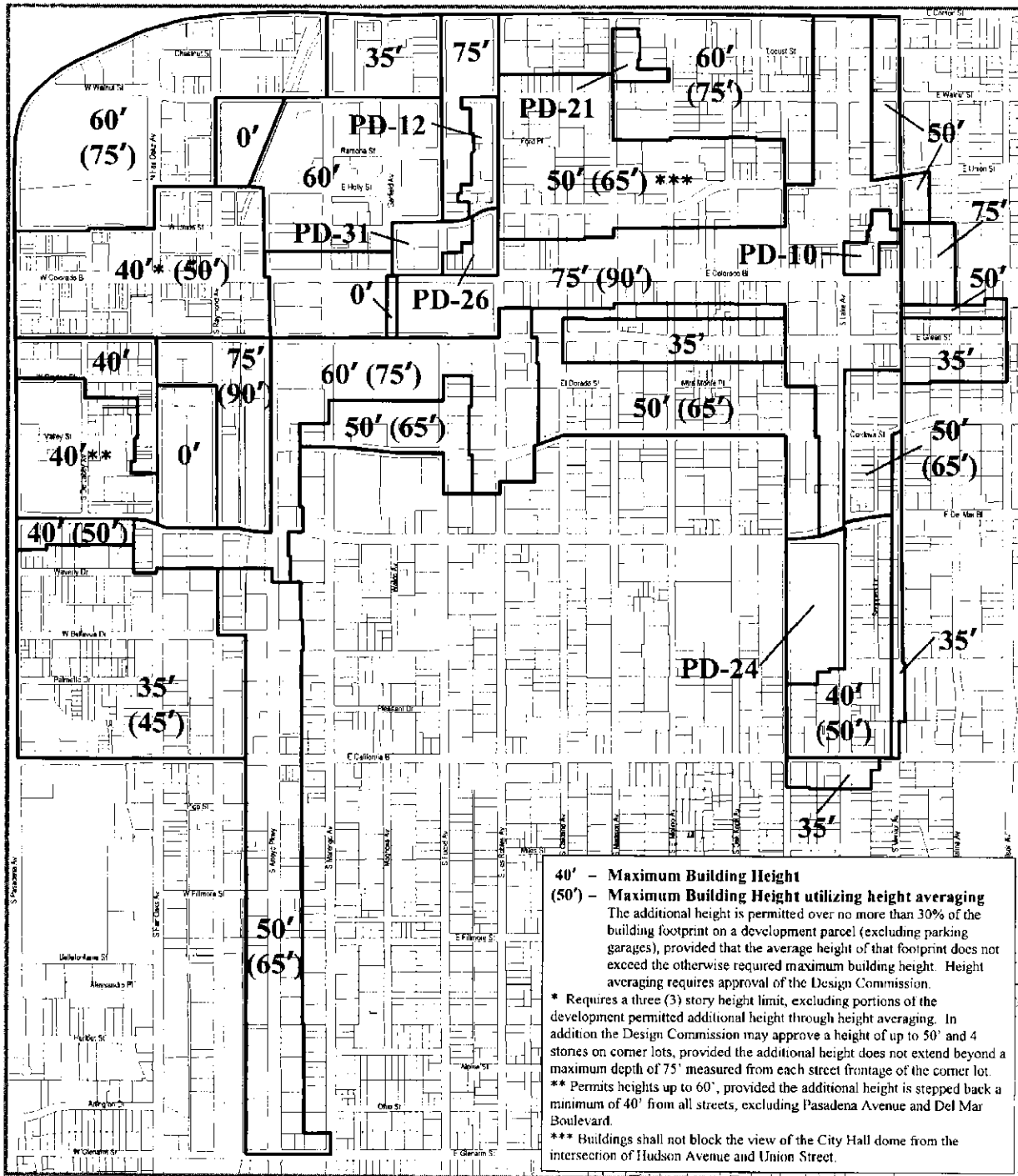


Figure 3-7 – Central District Required Setbacks

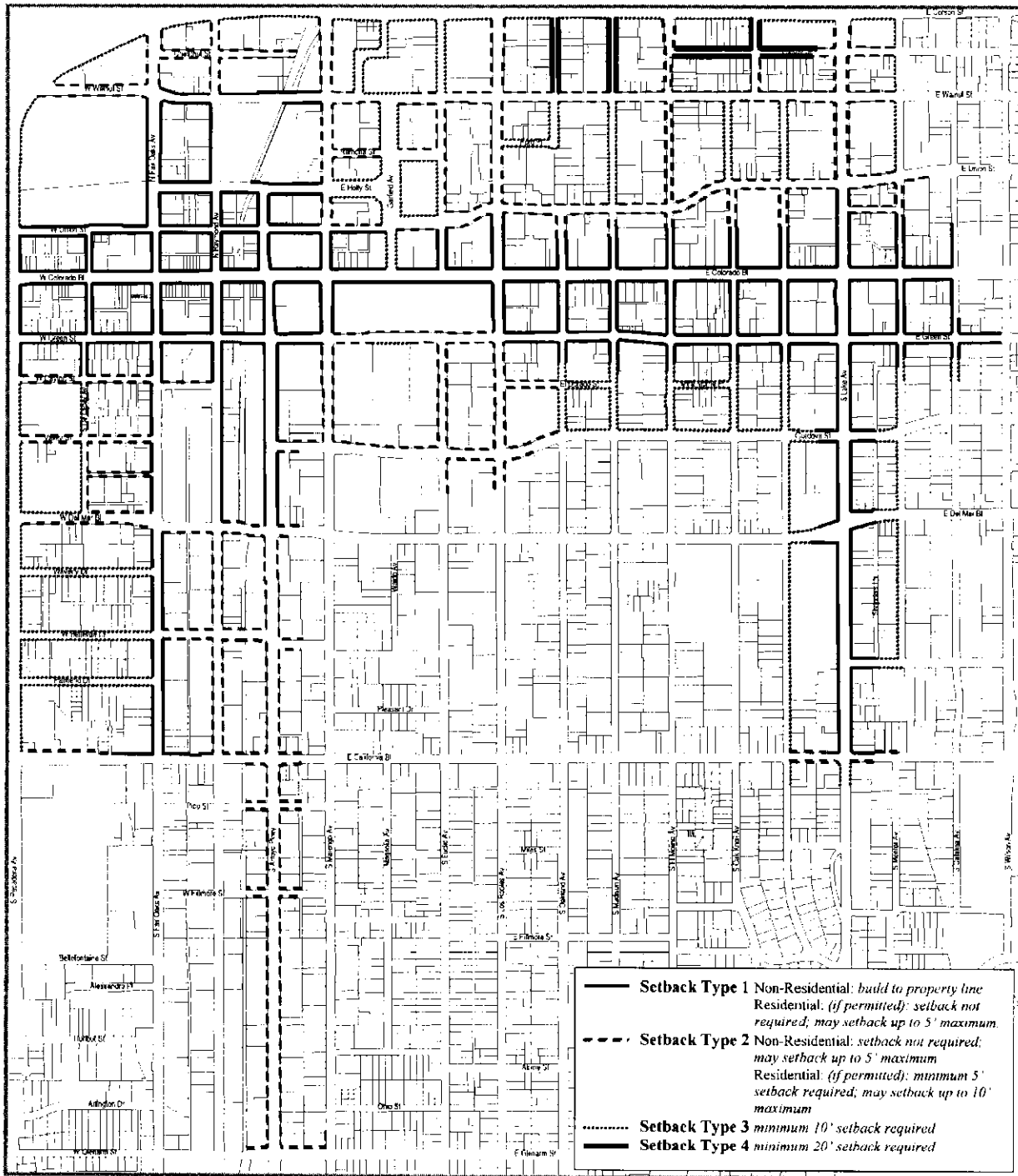


Figure 3-10 – Central District Sidewalk Width Requirements

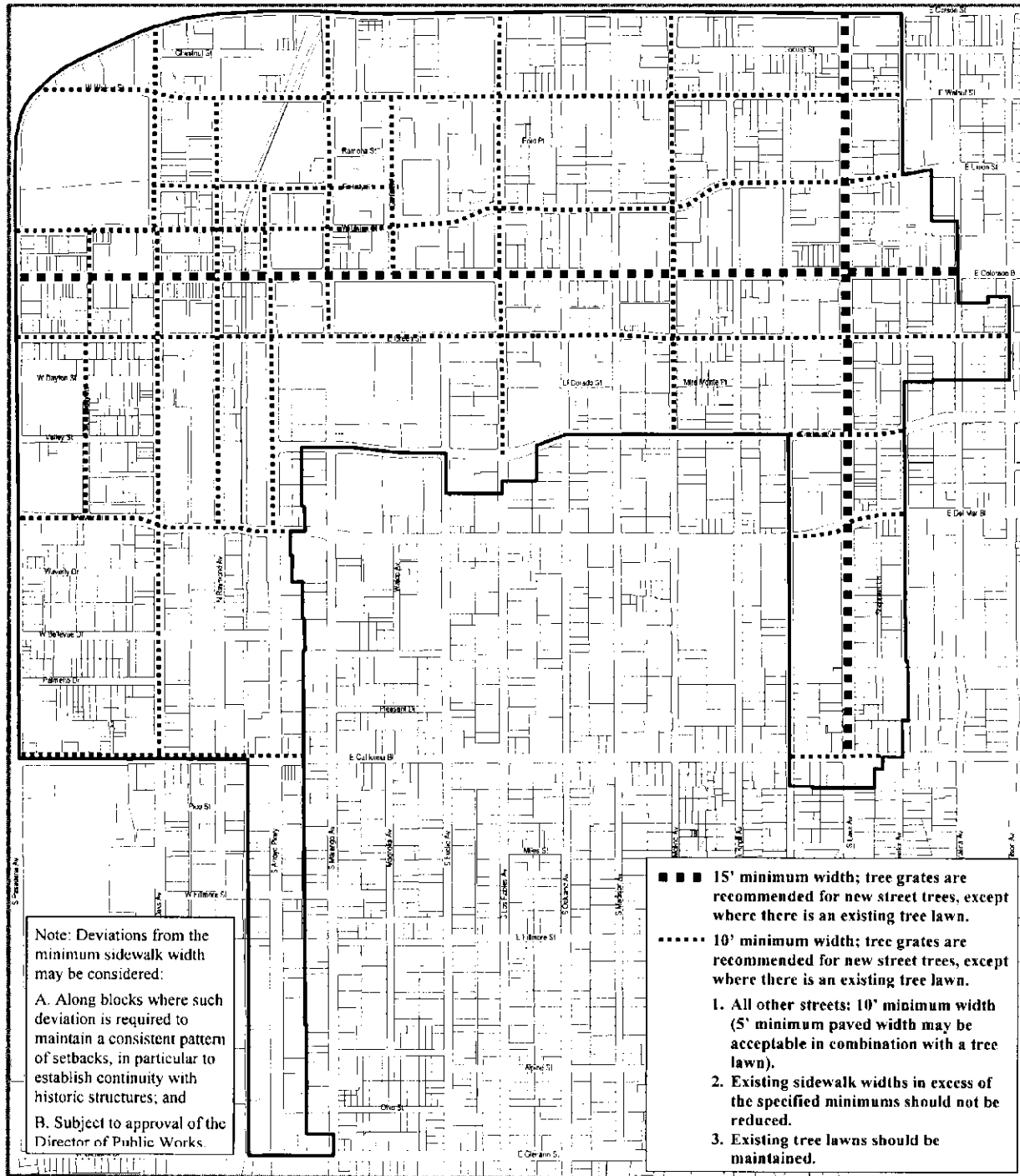


Figure 3-4 – Housing Concept

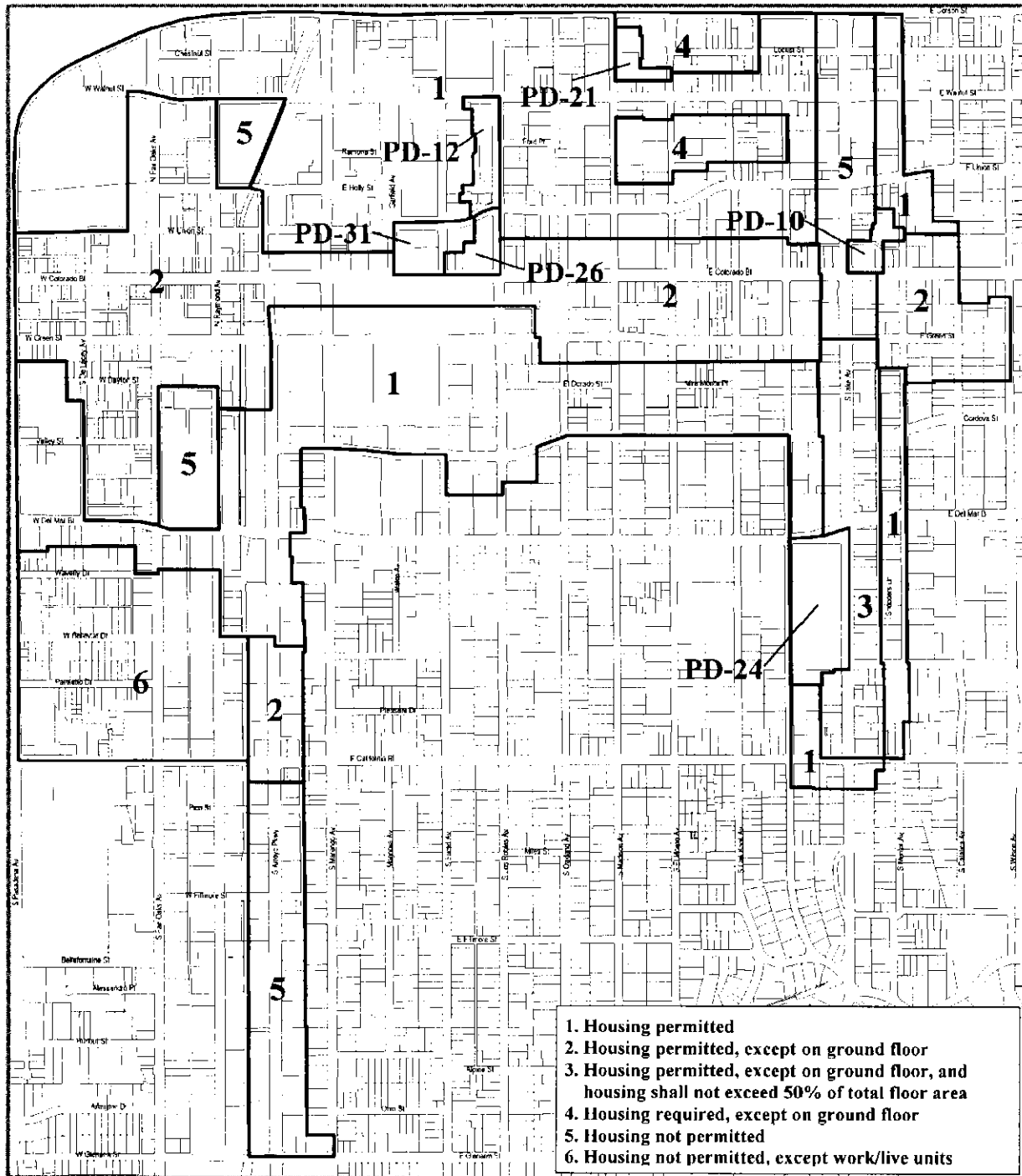
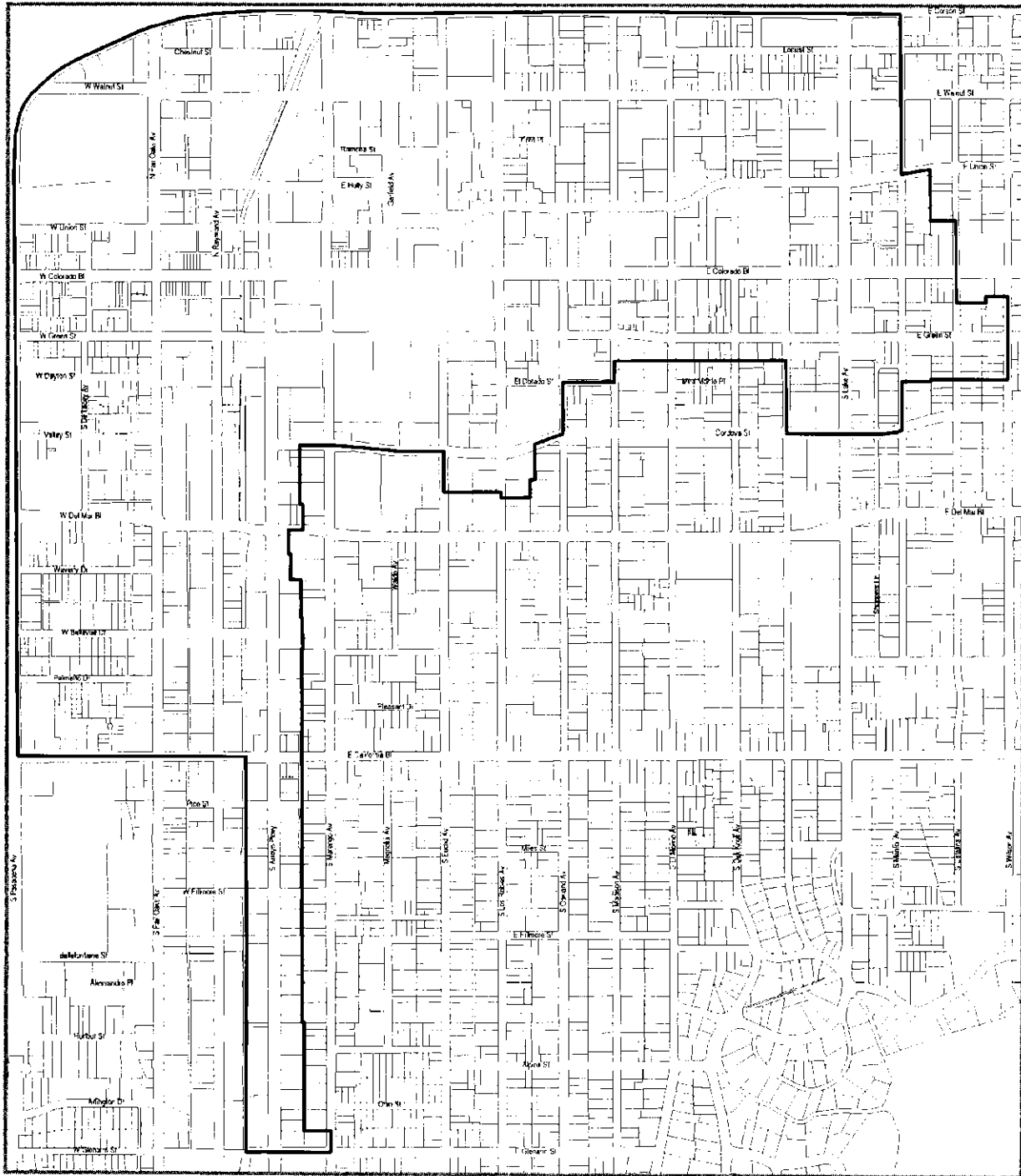


Figure 3-5 – Central District Transit Oriented Area



**TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR CD ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE						Specific Use Standards
	CD-1	CD-2	CD-3	CD-4	CD-5	CD-6	
RESIDENTIAL USES							
Boarding houses	P	P	P	P	P	P	
Caretaker quarters	P	P	P	P	P	P	
Dormitories	C	C	C (2)	C	C	C	
Fraternities, sororities	C	C	C (2)	C	C	C	
Home occupations	P	P	P	P	P	P	17.50.110
Mixed-use projects (13)	P (3, 13)	P (3)	P (3)	P (3)	P (3)	—	17.50.160
Multi-family housing/urban housing	P (3)	P (3)	P (3)	P (3)	P (3)	— (3)(4)	17.50.350
Residential accessory uses and structures	P	P	P	P	P	— (4)	17.50.250
Residential care, general	C	C	C	C	C	C	
Residential care, limited	— (6)	—	P	— (8)	—	—	
Single-family housing	— (6)	—	P	— (8)	—	—	
Single-room occupancy	C	C	C (11)	C	C	C	17.50.300
Transition housing	P (12)	P (12)	P (12)	P (12)	P (12)	P (12)	

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Permitted within the Ford Place/Fuller Seminary Precinct.
- (3) See District-wide Map 12: Housing Concept.
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- (5) Conditionally Permitted within 350 feet from the south curb line of Corson Street.
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- (10) Not Permitted within the Arroyo Entrance Corridor Precinct.
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- (12) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (13) Conditional Use Permit approval required for new nonresidential projects and nonresidential portions of mixed use projects exceeding 25,000 sq. ft. of gross floor area. Projects within the Central District Transit Oriented Area (Figure 3-5) shall meet the requirements of 17.50.230. This requirement does not apply to a project with an approved master development plan, government offices, tenant improvements, or projects in the City's approved capital improvement budget.
- * Qualifies as a pedestrian oriented use.

**TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR CD ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE						Specific Use Standards
	CD-1	CD-2	CD-3	CD-4	CD-5	CD-6	
RECREATION, EDUCATION, & PUBLIC ASSEMBLY USES							
Clubs, lodges, private meeting halls	C	C	C (11)	C	C	C	
Colleges - traditional campus setting	C	C	C (11)	C	C	C	
Colleges - non-traditional campus setting (13)	P	P	C (11)	P	P	P	
Commercial entertainment*	E (13)	E (13)	—	E (13)	E (13)	E (13)	17.50.130
Commercial recreation - indoor*	C	C	C (11)	C	C	C	17.50.130
Commercial recreation - outdoor	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.130
Conference centers	C (13)	C (13)	—	C (13)	C (13)	C (13)	
Cultural institutions*	P (13)	P (13)	C (13)	P (13)	C (13)	P (13)	
Electronic game centers	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.100
Internet access studios	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.100
Park and recreation facilities	C	C	C	C	C	C	
Religious facilities	P	P	MC	MC	MC	MC	17.50.230
with columbarium	P	P	MC	MC	MC	MC	17.50.230
with temporary homeless shelter	P	P	MC	MC	MC	MC	17.50.230
Schools - public and private	C	C	C	C	C	C	17.50.270
Schools - specialized education and training (13)	P	P	C (11)	P	P	P	
Street Fairs	P	P	P	P	P	P	
Tents	P	P	P	P	P	P	17.50.320

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FOR CD ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE						Specific Use Standards
	CD-1	CD-2	CD-3	CD-4	CD-5	CD-6	
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES							
Automated teller machines (ATM)*	P	P	P (11)	P	P	P	17.50.050
Banks, financial services*	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
with walk up services*	P	P	P	P	P	P	17.50.050
Business support services	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Offices - accessory	P	P	P	P	P	P	
Offices - administrative business professional	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Offices - government (13)	P	P	P (11)	P	P	P	
Offices - medical (13)	P	P	P (11)	P	P	P	
Research and development - offices	P (13)	P (13)	C (13)	P (13)	P (13)	P (13)	17.50.230
Work/live units (13)	P	P	MC	P	MC	P (8)	17.50.350

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LAND USE (1)	PERMIT REQUIREMENT BY ZONE						Specific Use Standards
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RETAIL SALES							
Alcohol sales - beer and wine	C	C	C (11)	C	C	C	17.50.040
Alcohol sales - full alcohol sales	C	C	C (11)	C	C	C	17.50.040
Animal services - retail sales* (13)	P	P	P (11)	P	P	P	
Bars or taverns* (13)	C	C	C (11)	C	C	C	17.50.040
with live entertainment*	C	C	C (11)	C	C	C	17.50.130
Commercial nurseries	--	--	--	--	--	P (13)	
Convenience stores*	C	C	C (11)	C	C	C	
Food sales	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Internet vehicle sales	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Liquor stores* (13)	C	C	C (11)	C	C	C	
Pawnshops*	C (13)	C (13)	--	C (13)	C (13)	C (13)	17.50.200
Restaurants* (13)	P	P	P (11)	P	P	P	17.50.260
Restaurants w/live entertainment* (13)	P	P	P (11)	P	P	P	
Restaurants, fast food* (13)	P	P	P (11)	P	P	P	17.50.260
Restaurants, formula fast food* (13)	P	P	P (11)	P	P	P	17.50.250
Retail sales * (13)	P	P	P (11)	P	P	P	
Seasonal merchandise sales	P	P	P (11)	P	P	P	17.50.180
Significant tobacco retailers* (13)	C	C	C (11)	C	C	C	17.50.330
Swap meets	--	--	--	--	--	C (13)	
Temporary uses	TUP	TUP	TUP	TUP	TUP	TUP	
Vehicle services - automobile rental	C (13)	C (13)	--	C (13)	C (13)	C (13)	
Vehicle services - sales and leasing - limited*	MC	MC	--	MC	MC	MC	

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LAND USE (1)	PERMIT REQUIREMENT BY ZONE						Specific Use Standards
	CD-1	CD-2	CD-3	CD-4	CD-5	CD-6	
SERVICES							
Adult day care, general	C	C	C	C	C	C	
Adult day care, limited	P	P	P	P	P	P	
Ambulance services (13)	C	C	—	C	C	P	
Animal services - boarding (13)	—	—	—	—	—	C	
Animal services - grooming (13)	P	P	P (11)	P	P	P	
Animal services - hospitals (13)	—	—	—	—	—	C	17.50.050
Catering services (13)	P	P	P (11)	P	P	P	
Charitable institutions	C	C	C (11)	C	C	C	
Child day care centers	P	P	C (2)	P	P	P	17.50.080
Child day care, large care homes, 9 to 14 persons	P	P	P	P	P	P	17.50.080
Child day care, small care homes, 1 to 8 persons	P	P	P	P	P	P	
Detention facilities	—	(7)	—	—	—	C	
Emergency shelters	MC	MC	MC (11)	MC	MC	MC	
Filming, long-term	C	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	P	

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SERVICES (Continued)							
Laboratories (13)	P	P	P (11)	P	P	P	
Life/care facilities	C	C	C	C	C	C	17.50.120
Lodging - bed and breakfast inns	P (13)	C (13)	C (13)	P (13)	C (13)	P (13)	17.50.140
Lodging - hotels, motels (13)	C	C	C (11)	C	C	C	17.50.150
Maintenance or repair services	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Medical services - hospital	—	—	—	—	—	C	
Mortuaries, funeral homes	—	—	—	—	—	C (13)	
Personal improvement services*	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Personal services *	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Personal services restricted	C (13)	—	—	C (13)	—	C (13)	17.50.200
Printing and publishing	C (13)	C (13)	—	C (13)	—	P (13)	
Printing and publishing, limited*	P	P	P (11)	P	P	P	
Public safety facilities	C	C	C	C	C	C	
Vehicle services - washing and detailing, small-scale	P	P	P (11)	P	P	P	17.50.290
Vehicle services - washing and detailing, temporary	P	P	P (11)	P	P	P	17.50.290

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INDUSTRY, MANUFACTURING AND PROCESSING USES

Industry, restricted	C (13)	C (13)	—	C (13)	—	C (13)	
Industry, restricted, small scale	P	P	—	P	—	P	
Industry, standard	—	—	—	—	—	C (13)	
Recycling - small collection facilities	MC	MC	MC (11)	MC	MC	MC	17.50.220
Research and development - non-offices (13)	P	P	C (11)	P	P	P	17.50.240
Wholesaling, distribution and storage, small scale	P	—	—	P	—	P	

TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES

Alternative fuel/recharging facilities	C	C	C (11)	C	C	C	
Accessory antenna array	P	P	P	P	P	P	
Communications facility (13)	P	P	C (11)	P	P	P	
Commercial off-street parking	MC	MC	MC (11)	MC	MC	MC	
Heliport	—	C (5)	—	—	C (5)	—	
Transit terminal	C	C	C (11)	C	C	C	
Utility, major	C	C	C	C	C	P	
Utility, minor	P	P	P	P	P	P	
Wireless telecommunication facilities, minor	MC	MC	MC	MC	MC	MC	17.50.310

TRANSIT-ORIENTED DEVELOPMENT

Transit-oriented development	P	P	P	P	P	P	17.50.340
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Attachment I
Comments on Central District Specific Plan

On September 23, 2004, the City Council received comments on the Land Use Element, Mobility Element, Revised Zoning Code and Central District Specific Plan. Since then, the Planning and Development staff has organized the comments received on the draft Central District Specific Plan by chapter and made recommendations for changes based on those comments. The attached matrix provides the comments received and the associated response.