

## **PD – 24 – SOUTH LAKE AVENUE DEVELOPMENT**

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- A. Land Use.** All of the land use regulations and additional use regulations of CD-5, Area 2 Subarea B District that are not inconsistent with this planned development shall apply. In cases of conflict, this ordinance shall prevail.
- 1. Permitted Uses.** The following land uses shall be permitted: any use permitted in CD-5, Area 2, subarea B, but cinemas will be prohibited. No conditional use permit shall be required for a project over 25,000 square feet that is consistent with the approved plans for this PD.
  - 2. Conditionally Permitted Uses.** The following land uses shall be conditionally permitted: and conditionally permitted use (including the sale of alcohol) in CD-5 Area 2, subarea B including commercial entertainment (except cinemas which are prohibited).
- B. Development Standards.** All of the development standards and additional development standards of the CD-5, Area 2, subarea B district that are not inconsistent with this planned development shall apply. In cases of conflict, this planned development shall prevail.
- 1. New Construction.** New construction shall substantially conform to the site plan entitled, “Illustrative Site Plan: South Lake Avenue Retail Development Project,” dated March 2, 1998 attached hereto as Exhibit 4 and incorporated by reference.
  - 2. Floor Area.** New construction shall not exceed 150,216 square feet of gross floor area (excluding outdoor dining) and shall substantially conform to the “Illustrative Site Plan: South Lake Avenue Retail Development Project.” In addition, a minimum of 1,197 parking spaces shall be provided in accordance with the approved shared parking analysis for the project. The new construction shall be in compliance with the approved share parking analysis for the project and with the Final Environmental Impact Report trip generation totals (AM and PM peaks, and average daily trips) as determined by the City’s zoning administrator and transportation administrator. Restaurant uses shall not exceed 27,000 square feet.
  - 3. Height.** The total height of each of the buildings shall be as follows:
    - a. Building A as shown in the “Illustrative Site Plan: South Lake Avenue Retail Development Project” shall not exceed 50 feet in height.
    - b. Building B as shown in the “Illustrative Site Plan: South Lake Avenue Retail Development Project” shall not exceed 48 feet in height.
    - c. The buildings marked as C (boutiques) as shown in the “Illustrative Site Plan: South Lake Avenue Retail Development Project” shall not be designed as low as possible. The building parapet height at its northern end shall not exceed the existing parapet height of the terrace/walkway wall, and the roof elevation of the boutiques shall be no higher than the walkway. It is understood that to accommodate this requirement, no pedestrian rooftop access will be provided on the new building. It is also understood that the actual height of Building C will vary as it continues south from its northernmost point. Mechanical equipment will be concealed from view and project above the roof level.

- d. Appurtenances may exceed the height limit per subsection (I) of Table 17.33.080 except, that no appurtenances are allowed on Building C.
  - e. Each of the three kiosks shall not exceed 200 square feet. The principal kiosk structures will be “counter height” and no taller than 54 inches or four and one half feet from ground level. Displayed merchandise will be at or below such counter height. Any weather protection or “roof” structures will be as minimal as possible, will be easily removable, and will be designed to minimize any obstruction of views of the Macy’s building. The kiosks shall not be used for the sale of T-shirts, discount novelty items or cigarettes. The location of the kiosks shall be generally as shown on the Illustrative Site Plan.
4. **Yards.** The yards for the site shall be as follows:
- a. The corner yard along Hudson Avenue shall be a minimum of 7 feet and a maximum of 10 feet.
  - b. The front yard along East Del Mar Boulevard shall be 0 feet except that the parking structure shall have a yard of 10 feet.
  - c. The corner yard along South Lake Avenue may be a maximum of 5 feet.
5. **Floor-Area-Ratio.** The maximum floor area ratio for the site shall be 1.2 to 1 (excluding the building at 475 S. Lake Avenue).
6. **Design Review.** New construction and alterations to existing structures and to the site shall be submitted to the Design Commission or to the planning director for review and approval in accordance with the procedures and design review thresholds in Chapter 17.92 that apply to the CD-5 sub-district.
7. **Public Art.** New construction shall meet the Public Art Design Standard of Chapter 17.78.
8. **Parking.** The proposed new construction shall comply with the following:
- a. There shall be a minimum of 1,197 parking spaces located on the site of the development and the surface lot at 950 San Pasqual Street. The amount of new compact spaces provided shall be in accordance with 17.68.100.
  - b. A parking structure at the southeast corner of East Del Mar Boulevard and South Hudson Avenue shall be permitted in accordance with the site plan entitled, “Illustrative Site Plan: South Lake Avenue Retail Development Project.”
  - c. A shared parking arrangement is permitted without a minor conditional use permit.
  - d. The parking lot at 950 San Pasqual Street shall meet the current adopted CD-5 parking landscape requirements to the extent that such landscaping will not reduce the amount of parking presently provided. A landscape and irrigation plan shall be reviewed and approved by the zoning administrator prior to issuance of a building permit for new construction under this PD. The landscaping improvements shall be installed prior to the final Certificate of Occupancy for the new construction.

- e. New parking and loading areas shall conform to the requirements of the Zoning Code and shall be reviewed by the director of Public Works and Transportation Department prior to issuance of a building permit for new construction.
- 9. **Additional Requirements.** The applicant or successor in interest shall meet the requirements of the Public Works and Transportation Department set forth in the revised memo titled South Lake - Forest City Development Revised Conditions Environmental Impact Report and Planned Development dated, February 6, 1998.
- 10. **Mitigation Measures.** The applicant or successor in interest shall meet all mitigation measures identified in the Final approved Mitigation Monitoring Program and will participate in an on-going mitigation monitoring program to ensure the appropriate implementation of the mitigation measures and conditions of approval.

## **PD – 25 – VISTA DEL ARROYO BUNGALOWS**

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- A. The land use regulations and additional use regulations of the RM 16-1 zoning district as contained in Chapter 17.24, that are not inconsistent with this Planned Development shall apply. In cases of conflict, this Planned Development shall prevail.
- B. The following land uses shall be permitted: multifamily residential; family day care home: small; family day care home: large; adult day care, limited; home occupations [subject to Chapter 17.64.080 (home occupations)]; personal property sales; utilities, minor; filming, short-term, and; accessory uses.
- C. The following land use shall be conditionally permitted: filming, long-term. The following land use shall be permitted with a Temporary Conditional Use Permit except as permitted under Chapter 17.24: tents.
- D. No Conditional Use Permit (CUP) is required for elevations in grade.
- E. All of the development standards and additional development standards of the RM Multifamily Residential Districts – RM 16-1 as contained in Chapter 17.24, that are not inconsistent with this Planned Development shall apply. In cases of conflict, this Planned Development shall prevail.
  - 1. New construction and alteration to the existing bungalows shall substantially conform to Exhibit 1, except as stipulated by the California State Historic Preservation Officer (SHPO) and/or in this ordinance. The Design Commission may approve minor deviations to this plan following reviews of the project by the SHPO.
    - a. All substantial alterations to the site, including to the existing bungalows (referred to as 3 South Grand Avenue, 7 South Grand Avenue, 11 South Grand Avenue, 17 South Grand Avenue, 21 South Grand Avenue, 25 South Grand Avenue, 45 South Grand Avenue, and 49 South Grand Avenue), shall only be permitted in conjunction with design review approval pursuant to Chapter 17.92. Such work shall be in conformance with the Secretary of the Interior’s “Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings” and the Secretary’s “Standards for the Treatment of Historic Properties.” The director shall determine whether or not a proposed alteration is substantial.
    - b. The project shall be subject to an advisory review by the Cultural Heritage Commission, before concept design review. Recommendations from the Cultural Heritage Commission shall be forwarded to the Design Commission for its consideration during design review.
    - c. The SHPO shall be consulted regarding any work substantially altering the site or on-site development. Approval shall be required from the SHPO for any physical or structural changes or changes of color or surfacing made to the exterior of the existing structures and architecturally or historically significant interior features of the existing structures.
    - d. Placement of the driveway accessing Grand Avenue may deviate from the site plan if approved by the director and the Director of Public Works & Transportation, consistent

with Section 4, Paragraph 10 of this Ordinance. Minor changes to the site plan resulting from placement of the driveway shall be approved by the director.

2. New construction shall not exceed 29 dwelling units. In no case shall new development exceed ten dwelling units per acre; total on-site development shall not exceed 45 dwelling units.
3. The maximum lot coverage for the site shall be 35 percent.
4. Separations between buildings and maximum façade lengths for all new construction shall substantially conform to the site plan, except as stipulated in this ordinance. The Design Commission may approve minor deviations to this plan following reviews of the project by the SHPO.
5. Parking facility design shall be in accordance with Chapter 17.68, except that minimum driveway and parking ramp widths shall be 18 feet. A minimum of two spaces per unit and one guest space per 10 units shall be provided.
6. The maximum height of all new structures shall be as follows:
  - a. Heights shall be measured from finished grade to the ridgeline. Building heights in lower portions of the site between the existing bungalows and the western property line and the Colorado Street Bridge shall not exceed 35 feet. Building heights north of the Colorado Street Bridge shall not exceed 25 feet in height, except that 20 percent of the building footprint may exceed 25 feet to a maximum of 35 feet. No story shall exceed 12.5 feet in height, measured from floor to floor.
  - b. Buildings adjacent to South Grand Avenue shall not exceed two stories.
  - c. Subterranean, partially subterranean, or at grade parking structures shall not be counted towards the total number of stories in each building. Only subterranean parking shall be permitted on Grand Avenue.
  - d. The project shall meet the appurtenance requirements of Chapter 17.24, except that no appurtenances, enclosed or trellised roof decks, or structures shall be on top of any new two-story building adjacent to the Maxwell House.
7. All yards shall substantially conform with the site plan, and shall be as follows:
  - a. The front yard on South Grand Avenue shall be a minimum of ten feet. Buildings along South Grand Avenue shall not extend easterly past a straight line extending northward from the front façade of the Maxwell House. The front yard on Arroyo Drive shall be an average of 15 feet with a minimum dimension of ten feet. Side yards shall be a minimum of five feet wide, except that no side yard shall be required adjacent to the existing bungalows and the new structure immediately adjacent to Defender's Park and South Grand Avenue at the northeast corner of the site. The side yard adjacent to the Maxwell House shall be as stipulated in this ordinance. Additional articulation, setbacks, and massing standards for buildings adjacent to front and side yards may be required through design review.

- b. Only patios, chimneys, uncovered porches or decks, uncovered steps or landings, underground utilities, parking ramps, or driveways may encroach into the required side yard, subject to review by the Design Commission.
8. The site shall include at least one main garden or landscaped court for each cluster of buildings, except as stipulated in this ordinance and further stipulated through design review. Garden standards for new construction shall meet the requirements of Chapter 17.24, except as modified by this ordinance.
- a. The size, location, and dimensions of the main garden rectangles shall substantially conform to the site plan.
  - b. Tree wells over parking structures need not extend down to natural soil, but shall be of adequate size to support the trees when mature, as determined by the director.
  - c. Garden height requirements measured from finished or natural grade shall not apply, but shall be determined through the design review process.
9. No structures, facilities, or other development (with the exception of driveways, parking lots, and signs) shall be located within the 60-foot wide easement for the Colorado Street Bridge. Any driveways, parking lots, or signs within the easement shall be reviewed by the Public Works & Transportation Department.
10. A landscaped garden area shall be created and maintained north of the Maxwell House. The garden area shall be accessible to the owners, tenants, and visitors of the Maxwell House from 7 A.M. to 9 P.M. by right. Between 9 P.M. and 7 A.M., the garden area may be accessible to the owners, tenants, and visitors of the Maxwell House if agreed to by both tenants and property owners of both the subject property and the Maxwell House.
- a. Buildings shall be located at a minimum 30 feet north of the southern property line measured at a point 25 feet west of the front, northeast corner of the Maxwell House, and extending at a minimum 50 feet west from the northeast corner of the Maxwell House and to the public right-of-way at South Grand Avenue.
  - b. No garden walls exceeding three feet in height, property line walls or fences, buildings, or other above ground structures shall be located in this garden area unless agreed to in writing by property owners and tenants of both the subject site and the Maxwell House.
  - c. No driveways or parking ramps shall be located in this garden area.
11. The applicant or successor in interest shall meet all mitigation measures identified in the approved Mitigated Negative Declaration and Initial Study and Conditions of Approval and will participate in an on-going mitigation monitoring program to ensure the appropriate implementation of the mitigation measures and conditions of approval.
12. The applicant or successor in interest shall meet all other City requirements, including those from the Public Works & Transportation Department and the Building Division. Prior to issuance of grading permits, a Construction Staging Plan shall be prepared and submitted to the Department of Public Works & Transportation for review and approval.

## PD – 26 - COLORADO - LOS ROBLES

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- A. Land use.** That portion of the property formerly identified as Central District 16 (CD-16) by the Pasadena Municipal Code 1991 shall be used only for the uses identified in Appendix 'A'.
1. **Permitted Uses.** Land uses identified in *Attachment A* to this ordinance shall be permitted. A conditional use permit for a nonresidential project having more than 25,000 square feet shall not be required for a project that is consistent with the provisions of this PD ordinance.
  2. **Conditionally Permitted Uses.** Conditionally permitted land uses shall be as identified in Appendix 'A'. A conditional use permit shall be required for any use proposing to offer alcoholic beverages for sale for consumption on premises only.
- B. Development standards.** All of the development standards and development additional standards of the CD Central District – CD-16 formerly identified in Chapter 17.33 by the Pasadena Municipal Code that are not inconsistent with this Planned Development shall apply. In cases of conflict, this Planned Development shall prevail.
1. **Floor Area.** New construction shall not exceed 270,000 square feet of gross floor area (excluding outdoor dining areas) and shall substantially conform to the site plan entitled *Exhibit 1*.
  2. **Maximum Building Area.** The maximum building coverage on the project site shall not exceed 50 percent.
  3. **Building Height.** The maximum height of all new structures shall be as follows:
    - a. The building shall not exceed 78 feet in height to the top roof parapet of the building, with height measured from the existing grade.
    - b. The tallest portion of the building shall be concentrated at the intersection of Colorado Boulevard and Los Robles and from there must step down in height to the west and north. Massing and elevational treatments of the building shall complement and not dominate the surrounding buildings.
  4. **Appurtenances.** Building appurtenances shall not exceed 20 feet above the building height limit set forth in the PD and shall cover no more than 30 percent of the total roof area of the building.
  5. **Setbacks.** There shall be no setbacks required along the street frontages of the project. The Los Robles elevation, however, shall include architectural treatments to express the importance of the Pacific Asia Museum on the east side of the street.
  6. **Fenestration.** The building shall have multiple entrances and windows along the streets. The main entrance lobby shall allow for direct physical access from the street to well designated semi-public open space within the project.

7. Arcades. Pedestrian arcades shall be located along the Los Robles Avenue frontage and will continue to a terminus at the pedestrian promenade entrance on Colorado Boulevard.
8. Active Uses. A minimum of 35 percent of the gross floor area of the ground floor of the building shall be devoted to active, non-financial, pedestrian-oriented uses such as eating and drinking establishments and retail sales.
9. Pedestrian Activity/Landscaping. To encourage pedestrian activity, the project shall include walkways and plazas which promote pedestrian linkage within the Civic Center District as follows:
  - a. Walkways/Paseos. The project shall include pedestrian entrance walkways leading from Colorado Boulevard, Euclid Avenue and Union Street into the semi-public, open space area of the project.
  - b. Landscaping. A central garden area shall be incorporated into the project to include landscaping materials and site amenities. The landscaped area at the southwest corner of Los Robles and Union Street, adjacent to the loading dock, shall be designed to encourage pedestrian movement into the project, provide a visual connection to the central garden area, and include landscaping that relates thematically to the Pacific Asia Museum.
  - c. The paseo/promenade areas of the project, including the arcade area between the loading dock and the building at the north end of the project, shall be open for pedestrian access at all times.
  - d. No construction shall be permitted that results in the injury or removal of a landmark, native, or specimen tree as defined under Chapter 8.52 of the Pasadena Municipal Code, unless findings are made pursuant to Chapter 8.52.
10. Fences/Walls. The maximum height of fences and walls shall be eight feet, and shall be constructed of solid material where they abut the interior property line of the project.
11. Parking. The standards for parking shall be as follows:
  - a. Required parking for the project will be accommodated in a subterranean parking structure. The location of driveways leading to subterranean parking shall be limited to Union Street and Euclid Avenue only. There shall be no vehicular access to parking from Colorado Boulevard or Los Robles Avenue.
  - b. A minimum of 772 parking spaces shall be provided on site for the project with full time parking attendant as follows: a minimum of 104 customer/visitor spaces; 16 ADA Handicapped spaces; 375 employee spaces and 277 compact parking spaces. A maximum of 50 percent of required employee parking may be achieved utilizing compact car stall dimensions.
  - c. Shared parking is permitted for this project without a minor conditional use permit, pursuant to thresholds identified in the shared parking analysis in the Project's Final Environmental Impact Report. Future land-use deviations not consistent with the shared parking thresholds will require reanalysis of traffic impacts on the project site, which may result in the need for a minor conditional use permit.



- d. Pedestrian access to and from the parking structure shall be achieved by means of vertical transportation from the central garden/open space area of the Project. Direct access from the parking garage to the office building shall not be permitted.
  - e. The ramp leading to the subterranean parking shall be a minimum of 75 feet in length and have a maximum ramp grade not to exceed 16 percent, with the first and last 10 feet of the ramp not to exceed eight percent grade. The slope of all parking areas, excluding ramps shall not exceed five percent grade. Minimum lane width for a one-way ramp shall be 10'-10".
  - f. Tandem parking spaces shall be allowed on-site with the following minimum dimensions: (1) full size employee: 8.5 feet by 34 feet; (2) full size customer and visitor: 9 feet by 34 feet; and (3) compact sized customer and visitor: 7.5 feet x 30 feet.
  - g. No more than 85 percent of total parking for the project shall be provided in a tandem parking configuration. A full-time attendant will be on duty during business hours for on-site uses.
  - h. The driving surface of the subterranean parking levels shall be treated to reduce noise from vehicle tires.
  - i. Security gates or grilles shall be provided at the subterranean parking garage entry and at the loading dock and shall be open during all hours of operation.
  - j. Provisions for valet parking may be permitted within the subterranean parking garage of the building.
  - k. Valet parking for the restaurant uses may be permitted with the approval of the Public Works and Transportation Department.
12. Loading. The standards for loading shall be as follows:
- a. Shared loading shall be permitted without a minor conditional use permit. Two loading docks shall be permitted in conjunction with this project.
  - b. Vehicular ingress/egress and access to the loading dock area of the project shall be via Union Street. Loading spaces shall have adequate ingress and egress and shall be designed and maintained to ensure safe maneuvering, loading and unloading of vehicles. Additional on-street loading areas may be permitted with the approval of Public Works and Transportation Department. Final location(s), configuration and hours of operation for all loading areas shall be approved by the Zoning Administrator and the Public Works and Transportation Department.
  - c. Loading dock size shall be a minimum width of 26 feet and a minimum length of 45 feet to the Union Street property line. The loading dock shall have a minimum vertical clearance of 14 feet and may be open to the sky.
  - d. Loading areas or spaces visible from the street shall be screened from view on three sides by a fence or wall at least six feet in height or through the use of landscaping material.

13. **Refuse Storage Areas.** A trash compactor shall be incorporated into the project and located in the loading dock area of the project site. The location and size of the trash compactor shall be reviewed and approved by the Public Works and Transportation Department.
14. **Recycling.** A recycling area shall be provided in the subterranean garage for the project. A separate bin for each type of recyclable material collected shall be provided and clearly marked with the types of recyclable materials. A list of materials for which the bin is provided shall be attached to the bin. The location and size of the recycling area/bins shall be reviewed and approved by the Public Works and Transportation Department.
15. **Construction and Demolition Waste Management Recycling Plan.** The applicant, under voluntary condition, shall consider utilizing the construction and demolition waste management recycling plan for the project. This plan shall allow for the following measures to be incorporated by the applicant:
  - a. Energy design shall indicate that the project will meet an energy budget which is 20 percent less than that prescribed by the current California Energy Regulations which are being enforced by the City of Pasadena.
  - b. The developer shall advertise the availability of salvageable materials and make them available to interested individuals or groups either by auction or the taking prior to dismantling existing buildings.
  - c. The developer shall use deconstruction techniques rather than demolition to remove existing buildings that are not being retained or rehabilitated in the new development.
  - d. The developer shall provide a waste assessment plan to indicate what materials may or can be reused or recycled.
  - e. The developer shall provide a summary report and documentation of all materials reused or recycled at the close of construction and prior to the certificate of occupancy.
  - f. The developer shall strive to reuse and incorporate materials from the existing buildings into the new construction whenever feasible. The developer shall strive to incorporate materials containing recycled content materials in the new construction whenever feasible.
16. **Signage.** A master sign program for the project shall be submitted for review and approval by the Zoning Administrator. The signage plan shall provide guidelines for the design of on-premise project identification, retail/commercial tenant signs and directional signage. Wall signs shall be limited to 1.5 square feet of sign per linear foot of street frontage.
17. **Lighting.** A lighting plan shall be prepared for the project to provide for the safe movement of people and vehicles throughout the project site. The lighting plan shall be submitted for review and approval of the Zoning Administrator.

**D. Project modifications.** Any modifications to approved plans shall be submitted for review and approval to the Director of Planning and Development, for compliance with all applicable guidelines.

- E. **Mitigation measures and conditions of approval.** The applicant, or successor in interest, shall comply with all Mitigation Measures identified in the approved Environmental Impact Report, and Conditions of Approval identified by all applicable City Departments for the Project. The applicant shall participate in an on-going Mitigation Monitoring Program to ensure the appropriate implementation of the mitigation measures and conditions of approval for the project.
  
- F. **Other city requirements.** The applicant, or successor in interest, shall meet all other City requirements, including those from the Public Works & Transportation Department and the Building Division. Prior to issuance of excavation and/or grading permits, a Construction Staging Plan shall be prepared and submitted to the Department of Public Works & Transportation for review and approval.

## **PD – 27 – KING’S VILLAGE**

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### **A. Permitted Uses in PD-27.**

1. Multi-family and single-family residential, including senior housing.
2. Accessory buildings and uses limited to those reasonably related to the multi-family uses as determined by the Zoning Administrator.
3. Certain community facilities uses such as child day care, learning and skills training intended for the residents of the PD, and for the general public shall be conditionally permitted.
4. An amendment to the Planned Development (PD) shall be required if any increase in existing number of units, or reconfiguration of parcels would create one or more new development sites, or substantially modify parcel boundary lines. An amendment to the PD should take into consideration the merits of the project and compatibility with the surrounding zoning districts.

### **B. Development Standards in PD-27.** Development standards for the existing single-family residential developments and multi-family residential development are as follows:

1. **Single-Family Sites.** Any renovation, rehabilitation, addition, or demolition and reconstruction of existing single family residential units shall be governed by the development standards of Single-Family Residential, 6 units per acre (RS-6) district.
2. **Multi-Family Sites.**
  - a. **Existing Dwellings.** Any floor area additions to existing dwelling units or accessory structures shall be permitted subject to the following development standards:
    - (1) Height Limit – No building shall exceed thirty-six (36) feet in height.
    - (2) Building Area – The building area shall not exceed fifty percent (50 percent) of the total area of any corner lot nor forty-five percent (45 percent) of the total area of any other lot where structures having two or more dwelling units are involved.
    - (3) Number of Dwelling Units Per Building – There shall be no more than twelve (12) dwelling units in any one building.
    - (4) Front Yard Setback Lines – The average depth of the front yard shall be at least twenty (20) feet. Up to fifty percent (50 percent) of the building frontage may project in front of the twenty (20) foot average setback line a maximum of five (5) feet, so long as a matching amount of building frontage remains behind said setback line an equal distance. Eaves may project into said front yard for a distance not to exceed thirty-six (36) inches where southerly and westerly exposure occur.
    - (5) Lots facing on Washington Boulevard and Fair Oaks Avenue shall have a front yard with an average depth of not less than twenty-five (25) feet. Up to fifty percent (50 percent) of the building frontage may project in front of the twenty-five (25) foot average setback line a maximum of five (5) feet, so long as a matching amount of frontage remains behind said setback line in equal distance.
    - (6) Side Yard Setback Lines – The required side yard shall be ten (10) feet. For buildings not over two (2) stories in height and where living room windows do not face a side yard, the side yard may be reduced to five (5) feet.

- (7) Rear Yard Setback Lines – There shall be a rear yard on every lot including double frontage lots. The depth of such rear yard shall not be less than fifteen (15) feet.
  - (8) Distance Between Dwellings and Width of Courts – The distance between dwellings on the same lot and the width of courts shall not be less than twenty (20) feet with the following exceptions:
    - Where a one or two-story dwelling faces an un-fenestrated dwelling wall, the distance may be reduced to sixteen (16) feet.
    - Where a dwelling faces a wall of an accessory building, the minimum distance shall not be less than ten (10) feet.
- b. New Construction.** Any new construction shall be subject to the following additional development standard:
- (1) A minimum of 2,750 square feet lot area per dwelling unit shall be provided in a multi-family residential development.
  - (2) Single-family lots shall have a minimum of 7,200 square feet in area.

## **PD – 28 – COMMUNITY ARMS**

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### **A. Permitted Uses in PD-28.**

1. Multi-family residential development not exceeding a total of 133 units, as presently existing on the site.
2. Accessory buildings and uses limited to those reasonably related to the multi-family residential use as determined by the Zoning Administrator.
3. Certain community facilities, such as child day care and learning or skills training, intended for the Community Arms residents and the general public, subject to approval of a Conditional Use Permit.

### **B. Development Standards in PD-28.** Any additional floor area or construction of an accessory use structure shall be subject to the development standards of the City of Gardens for Multi-Family Residential development in RM-32 districts, except for certain requirements relating to:

1. Parking location;
2. Entrances of dwelling units accessible to the main garden;
3. Length of buildings at the street; and
4. Air separation between a building on-site and the building in the adjacent properties.

The building layout and configuration of the existing development calls for the elements listed above to be exempt from the City of Gardens requirements. These elements will be allowed to remain as existing; however, no alteration of reconstruction shall increase their non-conforming status.

## **PD – 29 – ARTISAN SQUARE**

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- A. The site plan to be submitted for building permits shall substantially conform to the site plan dated August 8, 2002 submitted with this application except as modified herein if applicable. Courtyards shall not be smaller than depicted on the site plan.
- B. The following land uses are permitted at 435 North Altadena Drive: adult day care, limited; multi-family residential; residential care, limited; and small family day care home. The following commercial use is conditionally permitted: commercial filming. The following accessory uses are permitted: home occupation; and other accessory uses reasonably related to the permitted uses as determined by the zoning administrator. The following temporary uses are permitted: commercial filming, short term; personal property sales; and street fairs.
- C. The maximum number of dwelling units shall not exceed 52 units.
- D. The front yard setback along all street frontages shall be a minimum of 20 feet measured from the street property line to the leading edge of the building, except that a minimum of 5 feet shall be allowed at the southwest portion of the building at the end of the cul-de-sac on Wagner Street. No encroachments are permitted into the front yard, except for those identified in item 6, below. All other interior setbacks shall be established as shown on Exhibit 1, entitled “Artisan Square” dated August 8, 2002. The front yard setback along all street frontages shall be landscaped. A yard with a minimum of 10 feet in depth shall be provided along interior property lines.
- E. A minimum separation of 10 feet between buildings on the property shall be provided.
- F. Yard encroachments shall be as follows:
  - 1. Open porches no deeper than 10 feet and no higher than one story may project into the front yard.
  - 2. Bays no greater than 3 feet deep and 10 feet long and no higher than two stories may project into the front yard. The maximum frequency of such bays is one bay per 15 feet of lot width at the front property line.
  - 3. Balconies with a maximum depth of 10 feet may project into the front yard.
  - 4. Uncovered steps, landings or patios not more than 3 feet in height measured from finished grade may project 3 feet into a required yard for a length of 10 feet measured parallel to the building.
  - 5. Eaves may project up to 3 feet into a required yard.
- G. Changes in a wall plane are an important feature to prevent a procession of blank, flat wall planes and should be provided. Final wall plane modulation shall be reviewed and approved during design review of the project.
- H. In general, windows visible from public streets, courtyards, or main garden areas should be detailed as primary windows and recessed a minimum of 3-inches behind the wall plane of a

building (not flush with the wall plane) to create shadow lines and to impart a three-dimensional design feature.

- I. Street facades of all residential buildings shall contain major windows of at least 16 square feet in window area.
- J. Street facades of all residential buildings shall have entrances to individual units.
- K. The majority of entrances to the units should be accessed from the street or from the courtyard/garden area. Additional entrances may serve units from additional open spaces.
- L. Transitional spaces in the form of stoops, overhangs and porches between public areas and entrances to units are an important element of Pasadena's architecture. New residential buildings shall provide the element for each unit or group of units.
- M. The building height of the multi-family residential development shall not exceed thirty-six feet measured from the finished grade to the highest point of roof.
- N. The following exceptions to the height limits are permitted: appurtenances and other similar structures covering not more than 25 percent of a building's roof to which the appurtenance is attached may exceed the maximum permitted height limits by not more than 10 feet.
- O. The three large open courtyard areas shall be the primary landscaped open space for the project. This space may take the form of a garden or landscape court, but in either case it shall be a well defined, coherent area that is an essential component of the project's design, not merely space left over after the building is placed. The courtyard must make a visual contribution to the neighborhood as a whole and can in some cases be used to ameliorate damage by unsympathetic earlier development. The courtyard area is intended to be a usable open space for the project, a garden to be occupied as well as a garden to be seen. Seating and other elements encouraging use and occupation by project residents should be included in its design and it should form an integral part of the circulation pattern within the project.
- P. At least 50 percent of the courtyard area shall be planted. In the courtyard areas, a minimum of six (6) 36-inch box canopy/shade trees shall be provided to shade the common outdoor open space area. Landscaped areas shall be permanently maintained and irrigated with an automatic system in accordance with the provisions of Chapter 17.64 of the Pasadena Municipal Code. The majority of landscaped areas shall be planted with water efficient plants. Grass shall be excluded from areas difficult to irrigate such as slopes and planting areas less than 5 feet in width. At least a 24-inch box tree shall be planted for each residential unit and for each tree removed from the site. A landscape plan shall be submitted for review and approved by the Planning and Development Director prior to issuance of a building permit and shall contain the specimen or common names of plants, sizes, location on the site and number of each variety used. A full landscape plan shall be submitted to the Design Commission for final design review.
- Q. Concrete may be used for walkways up to 4 feet in width, but is not acceptable for area paving unless mandated by the Uniform Building Code. Unplanted areas with a minimum dimension of 5 feet or more shall be paved with unit pavers such as brick, tile or concrete setts or covered with decomposed granite or gravel.
- R. Driveways located adjacent to a courtyard area shall be screened by linear landscape elements such as hedges or rows of trees or by architectural elements such as low walls or trellises.



- S. Each building or courtyard shall incorporate at least one feature as a conspicuous component of its architecture such as iron gates, tile fountains, cast terra cotta, wood work, stenciled ornament or other devices which demonstrate craftsmanship.
- T. Each of the new buildings constructed for this project shall incorporate at least two of the following elements. Substitution of elements not on this list may be made if approved by the planning director.
1. Upper floor loggias or pergolas.
  2. Roofed balconies supported by brackets or by columns at the ground floor.
  3. Exterior wooden or masonry stairs with closed stairs.
  4. Tile or masonry fountains.
- U. Materials for the project should be good quality, durable masonry, stucco or wood.
1. In order to ensure that new buildings appear substantial and integral, changes of exterior color, texture or material shall be accompanied by changes in plane. An exception is the articulation of the base of a building.
  2. Material or color changes at the outside corners of buildings give an impression of thinness and artificiality and are not allowed.
  3. Buildings in this project should have consistent materials and details throughout. Detailing of doors, windows and eaves and the type and quality of materials should be similar on all sides of the buildings.
  4. The new buildings in this project should support regional traditions. This means that careful decisions must be made concerning the choice, application and detailing of material so that new construction is appropriate to its context. The list provided below this project contains several materials or combinations that shall be avoided. It is meant to be illustrative rather than inclusive. Final approval of materials, material combinations and detailing will be determined by the design commission.
    - a. Flush nail-on aluminum windows should not be used.
    - b. Spanish Colonial style buildings should not have window frames flush with the outside plane of the wall.
    - c. Stucco surfaces should not be detailed with crisp metal corner beads. Rounded bull nose corners are more appropriate.
    - d. Plywood siding, light, transparent, "Driftwood" stains, and thin layers of stone or unit masonry which appeal veneer-like should be avoided.
- V. Both concept plans and final design plans shall be submitted for review and approval to the design review commission, prior to issuance of any building permits.

- W. Electronic gate or similar mechanism shall be installed on both ends of the western driveway.
- X. All driveway entrances shall be paved with enhanced concrete.
- Y. Two covered parking spaces shall be provided for each residential unit for residents of the site. The covered parking may be provided as tandem parking spaces. All covered parking spaces shall be equipped with automatic garage door openers. A minimum of seven guest-parking spaces shall be provided for the project. All guest parking spaces shall be full-sized as provided by Chapter 17.68 of the Pasadena Municipal Code. All guest parking spaces shall be double-striped and with wheel stops.
- Z. All mechanical equipment shall not be closer than 5 feet from a property line. The screening of mechanical equipment, refuse storage areas and other applicable sections of Chapter 17.64 of the Pasadena Municipal Code shall be provided in accordance with the requirements of said chapter. All exhaust vents, related ductwork, etc, shall be directed through-the-wall and routed through the roof. Venting and mechanical equipment shall not be visible from public view.
- AA. The project shall comply with Chapter 17.71 of the Pasadena Municipal Code regarding provision of affordable housing.
- BB. A solid masonry or concrete wall shall be provided at the common property line on the west side, which separates the driveway access off of Villa Street and Wagner Street from the residential dwelling units and fire station to the west. Perimeter walls shall comply with the City of Gardens Standards of Title 17 of the Pasadena Municipal Code. That there will be a buffer including a landscape of trees along the westerly border.
- CC. The developer shall comply with the City's Tree ordinance. Existing trees, if they are to be retained on-site, including parkway trees shall be protected during the construction process. The property owner shall coordinate with the Public Works, Parks and Natural Resources Section.
- DD. Courtyards and gardens shall not be gated.
- EE. The developer shall file a tentative tract map no later than six (6) months after the issuance of a building permit, but prior to receiving a Certificate of Occupancy.
- FF. If project construction is to be phased, areas that are not under construction shall be free of debris and landscaped, if construction does not commence within six (6) months of the prior phase completion.
- GG. Prior to the start of construction or the issuance of any permits, the applicant shall meet with the Public Works and Transportation Department Inspector for review and approval of all construction staging, parking, delivery and storage of materials, and any of the specifics that will affect the public right-of-way.
- HH. A deposit will be required to be submitted to the Public Works and Transportation Department prior to the issuance of a building or grading permit. This deposit is subject to refund or additional billing, and is a guarantee that the developer will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged, either directly or indirectly, by the construction of this site.

- II. The applicant shall connect to the public sewer by a method approved by the Public Works and Transportation Department. All sewer connection shall be 6-inch diameter vitrified clay pipe.
- JJ. The applicant shall maintain the existing 10-foot wide easement for public sewer that runs from Wagner Street to Altadena Drive (in Wagner Street).
- KK. The applicant shall submit a grading and drainage plan for review and approval indicating the quantity of storm water runoff and how it will be handled prior to the issuance of a building permit. All on-site water must be carried into the catch basin on Wagner Street or on Altadena Drive.
- LL. The development is subject to the requirements of the City's Storm Water and Urban Runoff Control Regulation Ordinance, which implements the requirements of the Regional Water Quality Control Board's Standard Urban Storm Water Mitigation Plan (SUSMP). Prior to the issuance of any demolition, grading or construction permits for this project, the developer shall submit a detailed plan indicating the method of SUSMP compliance.
- MM. The applicant shall close all unused drive approaches with standard concrete curb, gutter and sidewalk and shall repair any existing or newly damaged curb, gutter and sidewalk, avoiding any damage to existing street trees and using the City's Tree Protection Standards available from the Parks and Natural Resources Division, along the subject frontage(s) prior to the issuance of a Certificate of Occupancy.
- NN. The applicant shall construct any new drive approach at a minimum of 12 feet in width and in accordance with Standard Drawing No. S-403.
- OO. To provide for disabled persons, the applicant shall construct a standard wheelchair ramp at the northwest corner of Altadena Drive and Maple Street per Standard Drawing No. S-403.
- PP. The parking, trash, and recycling areas shall conform to the requirements of the Zoning Ordinance and a plan showing all pertinent dimensions for these areas shall be submitted to the Public Works and Transportation Department for review and approval prior to the issuance of a building permit. Applicant shall submit a refuse and recycling plan and obtain final approval from the Director of Public Works.
- QQ. A detailed plan showing dimensions and locations of all driveways, parking stalls, aisle widths, etc. shall be provided for review and approval. The plan shall be drawn up to a 1"=20' or 1"=40' scale.
- RR. A traffic impact analysis, including a circulation plan for ingress and egress and recommended striping at points of ingress/egress (specifically on Villa Street), must be supplied. The plan shall be drawn to a 1"=20' or 1"=40' scale.
- SS. If the driveways are to have gates at the entrance, the gates have to be set back at least 20 feet from the property line.
- TT. The applicant shall submit a C & D Recycling & Waste Assessment Plan prior to issuance of the grading permit. A list of Construction and Demolition Recyclers in Los Angeles County can be

obtained from the Street Maintenance and Integrated Waste Management Division of the Public Works and Transportation Department.

- UU. Developer shall record a covenant (this covenant shall be part of the units sale contract) which provides that an enclosed area in the garage of each unit shall be provided for refuse and recycling containers, approximately ten square feet. The size of the containers shall be appropriate for the number of occupants of the individual units. The homeowner association shall contract with a non-exclusive franchise hauler holding a valid franchise agreement with the City of Pasadena.
- VV. The applicant shall strive to incorporate recycled content materials whenever possible in the new construction.
- WW. The existing street lighting system along Wagner Street is substandard (or non-existent). In order to improve pedestrian and traffic safety, the applicant shall install a maximum of two (2) new street lights on or near the frontage of the property, including conduits, conductors, electrical service, pull boxes, and miscellaneous appurtenant work. The type and hardware shall conform to current policies approved by the City Council, and the locations shall be as approved by the Public Works and Transportation Department.
- XX. The applicant is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by an engineer registered in the State of California. Upon submission of improvement plans to the Public Works and Transportation Department, the applicant will be required to place a deposit with the Department to cover cost of plan checking and construction inspection of the improvements.
- YY. The applicant shall plant and maintain, for a period of three years, the officially designated street tree(s) per the City approved master street tree plan on the subject frontage. Locations will be finalized in the field by Parks and Natural Resources staff. Tree(s) must meet the City's tree stock standards and be planted according to the detail provided by the Parks and Natural Resources Division. The trees shall be approved by the Forestry Supervisor prior to the issuance of a Certificate of Occupancy.
- ZZ. If the applicant removes or damages any existing street tree, the applicant shall pay at a minimum, the fair market value of tree(s) using the most recent edition of the International Society of Arboriculture Tree Evaluation Guide (ISA). The applicant shall also replace and maintain at their expense for a minimum of three years a new 36-inch box street tree for each tree affected based on the current ISA standards. The type, quality and location of the new trees shall be approved by the Public Works and Transportation Department.
- AAA. Plans must be submitted to the Parks and Natural Resources Division for approval showing any structures, irrigation, footings, grading, or plantings, that impact City street trees. The plans must conform to the Tree Protection Standards, which specifically require showing locations of all existing trees, their diameters and actual canopies as well as any trees to be planted with their canopy at mature size.
- BBB. All construction designs and plans shall be submitted to and approved by the fire department prior to the issuance of any building permits.
- CCC. There are existing power pole lines along the west property line. The applicant must maintain 12-foot clearance between the proposed building and the existing power overhead lines, and a 5-foot

clearance to the existing power poles. The applicant shall maintain ingress/egress access for these existing wires and power poles.

DDD. The project shall comply with all other City department requirements.

EEE. Prior to issuance of any building permits, the developer shall submit and record a covenant (this covenant shall be part of the units sale contract), approved by the city attorney's office which ensures the following:

1. The homeowners' association conditions, covenants, and restrictions (CC&RS) shall contain a provision to the satisfaction of the city attorney's office, to inform the owner of each unit of the project, that all-night parking permits for more than seven (7) days (Pasadena Municipal Code 10.44.020) will not be available to any of the units.
2. The homeowners' association CC&RS shall contain a provision prohibiting parking anytime on all driveways including driveways at the individual units in the project.
3. The homeowners' association CC&RS shall contain a provision prohibiting residents of the project from parking in designated guest parking spaces. A sign to that effect shall be posted on all guest parking spaces.

## PD – 31 – MONTANA I AND II

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- A. **Land Use.** Shall be those allowed by the underlying Central District subdistricts, as of the effective date of the PD.
- B. **Development Standards.**
1. **Floor-Area Ratio:** The FAR for the entire Planned Development site shall not exceed 3.1. Parking and parking related area, defined as the area for valet, drop off and entrance is not included in the floor area of FAR.
  2. **Residential Density:** The number of residential units shall not exceed 50.
- C. **General provisions**
1. **Parking Structure.** Demolish the westerly approximately 12 feet of the existing parking structure so as to widen the pedestrian walkway on the west side of Montana I and maximize the north-south view corridor of the City Hall dome from Colorado Boulevard prior to occupancy of Montana I. Demolition shall not be required for that portion of the parking structure that is north of the current elevator/stairway/utility vault.
  2. **Project Modifications.** Any modifications to approved plans shall be submitted for review and approval to the Director of Planning and Development, for compliance with all applicable development standards.
  3. **Mitigation Measures and Conditions of Approval.** The applicant, or successor in interest, shall comply with all Mitigation Measures identified in the adopted Mitigated Negative Declaration and Conditions of Approval identified by all applicable City Departments. The applicant shall participate in an on-going Mitigation Monitoring Program to ensure the appropriate implementation of the mitigation measures and conditions of approval.
  4. **Construction and Demolition Waste Management Recycling Plan.** The applicant shall comply with the provisions of the Pasadena Municipal Code Chapter 8.62.
  5. **Lighting.** A lighting plan shall be prepared for the project to provide for the safe movement of people and vehicles throughout the project site. The lighting plan shall be submitted for review and approval of the Zoning Administrator. The Design Commission shall review and approve the lighting design.
  6. **Design Guidelines.** In addition to the standards of the Planned Development, all development, including the design of the Montana I and II, shall be subject to citywide design principles and to the design guidelines for the Central District, adopted by the City Council on October 21, 2002.
  7. **Other City requirements.** The applicant, or successor in interest, shall meet all other City requirements including those from the Public Works Department, the Transportation

Department, and the Building Division. Prior to issuance of excavation and/or grading permits, a Construction Staging Plan shall be prepared and submitted to the Public Works Department for review and approval.

**Montana I**

1. **Floor Area and Coverage.** Lot coverage shall not exceed 72.8 percent of the parcels on the Montana I block. The Development shall include at least 7,000 square feet of retail use fronting on Colorado Boulevard, with a minimum depth of 30 feet from the property line.
2. **Height.** The maximum height of new structures shall be as follows:
  - a. The building shall not exceed 80 feet and 6 stories in height to the top roof parapet of the building, with height measured from the existing grade.
  - b. The height shall not exceed 68 feet for a distance of 10 feet from the property lines on Colorado Boulevard and Euclid Avenue and shall step back a distance of 10 feet above 68 feet on four sides.
  - c. Height limits do not include appurtenances and screening, as permitted by the Zoning Code.
3. **Setbacks.** At sidewalk on Colorado Boulevard and Euclid Avenue with 5 foot setback in central section of Colorado frontage. Building massing above the ground floor shall have at least one significant modulation in the Colorado Boulevard frontage and also in the Euclid Avenue frontage.
4. **Fenestration and Entrances.** The building shall have multiple entrances and windows along the streets, including separate entrances for different uses. There shall be a main pedestrian entrance on Colorado Boulevard to the residential units.
5. **Pedestrian Activity/Landscaping.** To encourage pedestrian activity and access to City Hall, the project shall include a pedestrian walkway and landscaped areas as follows:
  - a. **Pedestrian Walkway.** A landscaped pedestrian walkway of at least 28 feet in width shall extend from Colorado Boulevard between the existing office building and the new structure, connecting to the corner plaza at Garfield Avenue and Union Street.
  - b. **Courtyard.** A landscaped courtyard with a width of 24 feet or greater shall separate the new structure from the existing parking structure and shall be visible from Euclid Avenue and the pedestrian walkway.
6. **Parking access,** Neither a parking structure nor access to parking is permitted on Colorado Boulevard. Ingress and egress shall be limited to two drive entrances on Euclid Avenue.
7. **Parking Use on the Ground Floor.** Parking and parking related uses shall not exceed 50 percent of ground floor area.
8. **Driveway Visibility.** Pedestrian and vehicle street visibility for a distance of 50 feet from each exit shall be maintained.

9. **Parking Spaces.** There shall be at least 1.5 spaces per residential unit, and parking for other uses shall meet the requirements of the Zoning Code, unless otherwise specified in the PD. One tandem space (9 feet by 34 feet) may be substituted for one parking space required for a residential unit.
10. **Parking Ramps.** The maximum grade of ramps that serve parking exclusively dedicated to the residential units shall be 16 percent. Ramps shall not exceed 2 percent for a distance of 10 feet from an entrance at the property line.
11. **Loading.** One off-street space with dimensions of 10 feet X 20 feet X 10 feet shall be provided.

**Montana II**

1. **Floor Area and Coverage.** Lot coverage shall not exceed 64 percent. Development will have approximately 96,300 square feet and shall include at least 2,500 square feet of commercial use on the ground floor.
  2. **Height.** The maximum height of a new structure shall not exceed 66 feet to the top roof parapet, measured from the existing grade, stepping down to 55 feet. The height limit does not include appurtenances and screening, as permitted by the Zoning Code.
  3. **Setbacks.** The building shall be set back at least 10 feet from the Union Street property line and shall include at least one significant modulation of the Union Street building facade. No setback on the ground level is permitted along the Euclid Street frontage.
  4. **Fenestration and Entrances.** The building shall have multiple entrances and windows along the streets, including separate entrances for different uses.
  5. **Pedestrian Activity/Landscaping.** To encourage pedestrian activity, the area along the Union Street frontage shall be landscaped.
  6. **Parking on the ground floor.** Parking and parking related uses shall not exceed 50 percent of ground floor area.
  7. **Parking Access.** Ingress and egress shall be limited to two drive entrances on Euclid Avenue.
  8. **Driveway visibility.** Pedestrian and vehicle street visibility for a distance of 50 feet from each exit shall be maintained.
  9. **Parking spaces.** There shall be at least 1.5 spaces per residential unit, and parking for other uses shall meet the requirements of Title 17, unless otherwise specified in the Planned Development. One tandem space (9 feet by 34 feet) may be substituted for one parking space required for a residential unit.
  10. **Loading.** One off-street space with dimensions of 10 feet X 20 feet X 10 feet shall be provided for retail area.
- D. The land use regulations, additional land use regulations, development standards, and additional development standards of the Central District subdistrict that are consistent with the provisions



below shall apply. After the 2004 revision of the City's Zoning Code, Zoning Code provisions that are consistent with the provision below shall apply. In cases of conflict, this Planned Development shall control.