

CHAPTER 17.31 - EAST COLORADO SPECIFIC PLAN

Sections:

- 17.31.010 - Purpose of Chapter
- 17.31.020 - Purposes of ECSP Zoning Districts
- 17.31.030 - Applicability
- 17.31.040 - ECSP District Land Uses and Permit Requirements
- 17.31.050 - ECSP General Development Standards

17.31.010 - Purpose of Chapter

This Chapter lists the land uses that may be allowed within the zoning districts established by the East Colorado Specific Plan (ECSP), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

17.31.020 - Purposes of ECSP Zoning Districts

The purpose of the ECSP zoning districts is to implement the East Colorado Specific Plan by balancing and optimizing economic development, historic preservation, and the maintenance of local community culture, and to:

- A. Promote a vibrant mix of land uses, a unified streetscape, and a series of distinctive "places" along the Boulevard.
- B. Improve the appearance, function, and urban ambiance of East Colorado Boulevard.
- C. Identify areas of East Colorado Boulevard, which are appropriate locations for developing mixed-use and housing projects, and areas where commercial development should be concentrated.
- D. Retain the eclectic mix of uses and protect the vitality of small, independent businesses. Uphold Colorado Boulevard as a location for specialty and niche retail businesses.
- E. Beautify the streetscape through installation of street trees, street and median landscaping to soften the urban edge, and a consistent selection of urban furnishings.
- F. Create a pedestrian-friendly environment that balances the needs of pedestrians and vehicular traffic, recognizing the heavy local and regional use of Colorado Boulevard.
- G. Protect historic resources and honor the past of Colorado Boulevard and its surrounding communities through subarea identification and remembrance of Colorado Boulevard as Route 66.
- H. Effectively plan for the utilization of the light rail stations at Allen Avenue and Sierra Madre Villa at the 210 Freeway through the establishment of special development standards in these light rail "nodes".

17.31.030 - Applicability

The standards of the ECSP zoning districts apply to proposed development and new land uses in the following areas, as shown on the Zoning Map.

- A. **ECSP-CG-1.** The Mid-City area.
- B. **ECSP-CG-2.** The College District area.
- C. **ECSP-CG-3.** The Gold Line-General Commercial area.
- D. **ECSP-CL-3.** The Gold Line-Limited Commercial area.
- E. **ECSP-CG-4.** The Route 66 area.
- F. **ECSP-CG-5.** The Lamanda Park area.
- G. **ECSP-CG-6.** The Chihuahuita area.

17.31.040 - ECSP District Land Uses and Permit Requirements

- A. **Allowable land uses and permit requirements.** Table 3-3 identifies the uses of land allowed by this Zoning Code in each residential zoning district, and the land use permit required to establish each use, in compliance with Section 17.21.030 (Allowable Land Uses and Permit Requirements). The land use permit requirements established by Table 3-3 are as follows.

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Code Compliance Certificate required.	17.61.020
MC	Conditional use, Minor Conditional Use Permit required.	17.61.050
C	Conditional use, Conditional Use Permit required.	17.61.050
E	Conditional use, Expressive Use Permit required.	17.61.060
TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	Use not allowed. (See Section 17.21.030.A regarding uses not listed.)	

Note: the right column in the tables ("Specific Use Standards") will show a section number for regulations that apply to the particular use listed in addition to the other general standards of this Zoning Code.

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

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

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Mixed-use projects and multi-family housing permitted only within 1/4 mile of light rail platform.
- (3) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (4) Conditional Use Permit approval is required for a nonresidential project or nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, and a project that is on the approved capital improvement budget.
- (5) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (6) A use established on a site greater than two acres after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (7) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (8) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per six-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses that expand by more than 30 percent of gross floor.

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	CG-1	CG-2	CL-3	CG-3	CG-4	CG-5	CG-6	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (7, 8, 9)

Adult Businesses	E (4)	E (4)	—	E (4)	E (4)	E (4)	E (4)	17.50.030
Clubs, lodges, private meeting halls (6)	P	P	MC (5)	P	P	P	—	
Colleges - Nontraditional campus setting	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Colleges - Traditional campus setting	—	C (6)	—	C (6)	C (6)	—	—	
Commercial entertainment	E (4)	E (4)	E (4)	E (4)	E (4)	E (4)	E (4)	17.50.130
Commercial recreation - Indoor	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.130
Commercial recreation - Outdoor	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.130
Cultural institutions	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	
Electronic game centers	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.100
Internet access studio	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.100
Park and recreation facilities	C	C	C	C	C	P	C	
Religious facilities (5, 6)	C	C	C	C	C	C	C	17.50.230
with columbarium	MC	MC	MC	MC	MC	MC	MC	17.50.230
with temporary homeless shelter	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	17.50.230
Schools - Public and private	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	17.50.270
Schools - Specialized education and training	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Street fairs	P	P	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	TUP	TUP	17.50.320

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (7, 8, 9)

Automated teller machines (ATM)	P	P	P	P	P	P	P	17.50.060
Banks and financial services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
with walk-up services	P	P	P	P	P	P	P	17.50.060
Business support services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Offices - Accessory	P	P	P	P	P	P	P	
Offices - Administrative business professional	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Offices - Government	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	
Offices - Medical	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Research and development - Offices	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.240
Work/live units	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.370

Notes:

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- (4) Conditional Use Permit approval is required for a nonresidential project or nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, and a project that is on the approved capital improvement budget.
- (5) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (6) A use established on a site greater than two acres after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (7) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (8) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per six-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
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	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
RETAIL SALES (7, 8, 9)								
Alcohol sales - Beer and wine	C	C	C	C	C	C	C	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	C	C	C	C	17.50.040
Animal services - Retail sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Bars or taverns	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.040
with live entertainment	C	C	C	C	C	C	C	17.50.130
Building materials and supplies sales	—	—	P (4)	—	—	—	P (4)	
Commercial nurseries	—	—	C (4)	P (4)	P (4)	P (4)	P (4)	17.50.180
Convenience stores	C	C	C	C	C	C	C	
Food sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Internet vehicle sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Liquor stores	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.040
Pawnshops	C (4)	C (4)	C (4)	—	C (4)	C (4)	C (4)	17.50.200
Personal property sales	—	—	P	—	—	—	—	17.50.190
Restaurants	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.260
with live entertainment	P	P	P	P	P	P	P	
Restaurants, fast food	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.260
Restaurants, formula fast food	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.260

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RETAIL SALES CONTINUED (7, 8, 9)

Retail sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Seasonal merchandise sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.180
Significant tobacco retailers	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.330
Swap meets	—	C (4)	—	—	—	C (4)	C (4)	
Temporary uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
Vehicle services - Automobile rental	—	—	—	P (4)	P (4)	—	P (4)	
Vehicle services - Sales and leasing	C (4)	C (4)	—	C (4)	C (4)	—	C (4)	17.50.360
Vehicle services - Sales and leasing - limited	P	P	—	P	P	P	P	17.50.360
Vehicle services - Service stations	—	—	—	C (4)	C (4)	—	C (4)	17.50.290

SERVICES (7, 8, 9)

Adult day-care - General	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Adult day-care - Limited	—	P	P	—	—	C	—	
Ambulance services	—	—	—	P (4)	P (4)	—	P (4)	
Animal services - Grooming	—	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Animal services - Hospitals	—	—	—	P (4)	P (4)	—	P (4)	17.50.050
Catering services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Charitable institutions	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Child day-care centers	P	—	—	P	P	P	—	17.50.080
Child day-care - Large care home, 9 to 14 persons	—	—	P	—	—	—	—	17.50.080
Child day-care - Small care home, 1 to 8 persons	—	—	P	—	—	—	—	
Drive-through business - Nonrestaurants	—	—	—	C	C	—	C	17.50.090
Drive-through business - Restaurants	—	—	—	C	C	—	C	17.50.090
Emergency shelters	MC	MC	—	MC	MC	MC	MC	

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SERVICES - CONTINUED (7, 8, 9)								
Filming, long-term	C	C	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	P	P	
Laboratories	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Life/care facilities	C	C	C	C	C	C	C	17.50.120
Lodging - Bed and breakfast inns	—	—	C	—	—	—	—	17.50.140
Lodging - Hotels, motels	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.150
Maintenance or repair services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Medical services - Extended care	—	—	C (6)	—	—	C (6)	—	
Medical services - Hospitals	C (6)	C (6)	—	C (6)	C (6)	C (6)	C (6)	
Mortuaries, funeral homes	—	—	—	P (4)	P (4)	—	P (4)	
Personal improvement services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Personal services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Personal services, restricted	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.200
Printing and publishing	P (4)	P (4)	C (4)	P (4)	P (4)	P (4)	P (4)	
Printing and publishing, limited	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Public safety facilities	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Vehicle services - Vehicle/equipment repair	C (4)	—	—	C (4)	C (4)	—	C (4)	17.50.360
Vehicle services - Washing and detailing	—	—	—	C (4)	C (4)	—	C (4)	17.50.290
Vehicle services - Washing/detailing, small-scale	—	—	P	P	P	—	P	17.50.290

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INDUSTRY, MANUFACTURING & PROCESSING USES (7, 8, 9)

Industry, restricted	—	—	—	C (4)	C (4)	—	C (4)	
Industry, restricted, small-scale	—	—	—	C	C	C	C	
Recycling - Small collection facility	—	MC	MC	MC	MC	MC	MC	17.50.220
Research and development - Non-offices	—	C (4)	C (4)	P (4)	P (4)	C (4)	P (4)	17.50.240
Wholesaling, distribution and storage	—	—	—	—	—	—	C (4)	
Wholesaling, distribution and storage, small scale	—	—	—	—	—	—	C	

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Alternative fuel/recharging facilities (4, 7, 8, 9)	C	C	C	C	C	C	C	
Accessory antenna arrays	P	P	P	P	P	P	P	
Communications facilities (4, 7, 8, 9)	C	C	—	C	C	C	C	
Commercial off-street parking (7, 9)	MC	MC	MC	MC	MC	MC	MC	
Heliports	C	—	—	—	—	—	—	
Transportation terminals	—	—	C	—	—	—	C	
Utility, major	C	C	C	C	C	C	C	
Utility, minor	P	P	P	P	P	P	P	
Vehicle storage (4, 7, 8)	—	—	—	—	—	—	C	
Wireless telecommunications facilities - Minor	MC	MC	MC	MC	MC	MC	MC	17.50.310
Wireless telecommunications facilities - Major	C	C	C	C	C	C	C	17.50.310

TRANSIT-ORIENTED DEVELOPMENT

Transit-oriented development (4, 7)	—	—	P	—	—	—	P	17.50.340
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- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses that expand by more than 30 percent of gross floor.

17.31.050 - ECSP General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements of this Section, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 4 (Site Planning and General Development Standards) and 5 (Standards for Specific Land Uses). Principal and accessory structures shall meet the same development standards unless otherwise modified in this Zoning Ordinance.

- A. **Table 3-4 standards.** The standards in Table 3-4 apply to residential projects, nonresidential projects and all projects, as noted, within a ECSP zoning district.
- B. **Amount of permitted development.** New residential and nonresidential development shall not exceed the amount of new, permitted development as specified under the Specific Plan (750 housing units and 316,000 square feet of commercial/institutional floor area). There are no subdistrict limitations on the number of housing units or commercial square footage; new development can occur plan-wide.
 - 1. **Calculation of commercial floor area.** Commercial floor area shall be calculated based on net new square footage. Existing commercial floor area that is demolished to facilitate new development will be subtracted from the total floor area built on site.
 - 2. **Substitution of commercial floor area for residential units.** In addition to the allocation of new densities provided in this Section, property owners may utilize a conversion factor for new development whereby commercial floor area may substitute for a residential unit at a rate of 1,000 square feet per unit. This conversion factor applies only to convert residential units into commercial square footage and not vice versa. The conversion factor is described within the Specific Plan.

TABLE 3-4 - EAST COLORADO SPECIFIC PLAN DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District						
	ECSP-CG-1	ECSP-CG-2	ECSP-CG-3	ECSP-CL-3	ECSP-CG-4	ECSP-CG-5	ECSP-CG-6
Minimum lot size	<i>Minimum area and width for new lots.</i>						
	Determined through the subdivision process.						
Residential density	<i>Maximum number of dwelling units per acre of site area.</i>						
Maximum density	48 units/acre (3)	48 units/acre (3)	60 units/acre (3) (4)	48/60 units/acre (4) (5)	N.A.	48 units/acre (3)	60 units/acre (3) (4)
Residential standards	Mixed-use projects shall comply with the standards of Section 17.50.160; in CL-3, single-family uses shall comply with the RS-6 standards, multi-family projects shall comply with those of the RM-48 district, except that two units on a lot shall comply with the RM-12 standards; all other districts follow the urban housing standards of 17.50.350.						
Setbacks	<i>Fixed setbacks required. See Section 17.40.150 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>						
Front	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (2)	5 ft (1)	5 ft (2)
Corner side	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (2)	5 ft (1)	5 ft (2)
Side or rear	15 ft. and comply with the encroachment plane (17.40.150) when adjacent to an RS or RM zone without a PK overlay; none required otherwise.						
Height limit	<i>Maximum height of main structures. See 17.40.060 for height measurement and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.150.</i>						
Maximum height	45 ft	60 ft	45/60 ft (6)	45/60 ft (6)	45 ft	45 ft	45/60 ft (6)
Transit-oriented development	N.A.	N.A.	See 17.50.340	See 17.50.340	N.A.	N.A.	See 17.50.340
Driveway access	For parcels less than 200 feet in width (street frontage), only one driveway shall be permitted. To lessen the number of curb cuts and sloped depressions in the sidewalk, driveways shall be shared with adjacent properties wherever possible						
Building entries	For parcels with frontage on Colorado Boulevard, a building or storefront entry shall be oriented to Colorado Boulevard. A minimum of 50% percent of the street façade to a height of eight feet must be visually transparent window display. The Director may waive these requirements if they result in practical difficulties.						
Landscaping	Chapter 17.44 (Landscaping)						
Parking	Chapter 17.46 (Parking and Loading)						
Signs	Chapter 17.48 (Signs)						
Other applicable standards	Chapter 17.40 (General Property Development and Use Standards)						

Notes:

- (1) The required five-foot setback shall be used for expanded sidewalk treatment and/or pedestrian area (hardscape). Additional front or corner yard setbacks are allowed only to create space for streetside plazas, patios, and building entrances.
- (2) The required five-foot setback shall be landscaped. Additional front or corner yard setbacks are allowed only to create space for streetside plazas, patios, and building entrances.
- (3) Residential units are permitted only as part of a mixed-use project in which the residential and commercial uses are combined in a single building. The residential uses may be above the commercial uses or behind the commercial uses in compliance with 17.50.160.
- (4) Within ¼ mile of the Allen Avenue and Sierra Madre Villa Light Rail platforms, the maximum residential density for mixed-use projects shall be 60 units per acre.
- (5) The maximum density for multi-family residential uses (excluding mixed-use projects) shall be 48 units/acre. The applicable development standards shall be the urban housing provisions in Section 17.50.350 and maximum allowable height shall be 45 feet.
- (6) Within ¼ mile of the Allen Avenue and Sierra Madre Villa Light Rail Station Platforms the maximum height limit shall be 60 feet. For multi-family residential uses (excluding mixed-use projects), the maximum height limit shall be 45 feet.

CHAPTER 17.32 - EAST PASADENA SPECIFIC PLAN

Sections:

- 17.32.010 - Purpose of Chapter
- 17.32.020 - Purposes of EPSP Zoning Districts
- 17.32.030 - Applicability
- 17.32.040 - Definition of Density
- 17.32.050 - EPSP District Land Uses and Permit Requirements
- 17.32.060 - EPSP Additional Land Use Regulations
- 17.32.070 - EPSP Development Standards
- 17.32.080 - EPSP Additional Development Standards
- 17.32.100 - Replacement of Existing Development

17.32.010 - Purpose of Chapter

This Chapter lists the land uses that may be allowed within the zoning districts established by the East Pasadena Specific Plan (EPSP), determines the type of land use permit/approval required for each use, and provides standards for site layout and building size.

17.32.020 - Purposes of EPSP Zoning Districts

The purposes of the EPSP zoning districts are to implement the East Pasadena Specific Plan by ensuring that the future development of East Pasadena balances the community needs of residents with the needs of businesses and commercial property owners, and preserves the quality of life in the area in terms of existing air quality, traffic, safety, and sense of community or place, and to:

- A. Ensure the future development of East Pasadena that balances the community needs of residents with the needs of businesses and commercial property owners;
- B. Preserve the quality of life in terms of air quality, traffic, safety, and sense of community or place that exists today for all people who live and work in the East Pasadena area;
- C. Allow sufficient expansion opportunities for businesses to grow and to maintain quality job opportunities that are needed to sustain a high quality of life for all residents of Pasadena;
- D. Strengthen the City's tax and employment base by supporting and protecting existing industrial uses and providing opportunities for the start-up of new industrial and office uses, including biomedical, research and development and technology-based industries;
- E. Sustain and create business development opportunities which will thrive on the synergy of relationships with the California Institute of Technology, the Jet Propulsion Laboratory, the Huntington Hospital and other technology-based industries within Pasadena and the East Pasadena area;
- F. Establish a vital business center consisting primarily of employment activities with some retail and entertainment uses serving the residential and business community of East Pasadena and the City as a whole;

- G. Strengthen the City's tax and employment base and the linkage of commercial districts to residential neighborhoods by continuing to support retail uses which serve the needs of local residents;
- H. Provide a framework which will unify private development with development in the public realm providing a distinct and attractive identity for the East Pasadena area;
- I. Provide a mechanism which regulates the pace of development in order to accommodate the capacity of the district to a reasonable level of additional activity and traffic;
- J. Protect the City's historic resources by providing incentives to preserve historically and architecturally significant structures;
- K. Develop a more transit-oriented community;
- L. Strengthen the future ridership of the mass-transit rail system by creating linkages to adjacent and nearby land uses by providing for transit-oriented development opportunities including housing and office uses within walking distance of the transit site;
- M. Protect against the harm and inconvenience caused by unreasonable traffic congestion by providing for interim development limits until planned permanent traffic improvements can be implemented;
- N. In Subarea d1:
 - 1. Encourage the subarea's continued use as an industrial district with moderate amounts of additional office and commercial development;
 - 2. Support the subarea's existing industrial base and encourage new research and development uses; and
 - 3. Facilitate transit-oriented development near the proposed light rail station at Sierra Madre Villa and the 210 freeway;
- O. In Subarea d2:
 - 1. Encourage additional industrial and office development with a limited amount of supporting retail/commercial development;
 - 2. Encourage the development of child care facilities;
 - 3. Create innovation in the development of housing within the district by encouraging mixed-use development and live/work projects; and
 - 4. Create housing opportunities within the district by providing for live/work housing and mixed-use development in appropriate areas;

- P. In Subarea d3: Continue use of the area as a retail center that serves the needs of the local community and increases the competitive advantage of existing businesses through the improved quality of the environment.

17.32.030 - Applicability

- A. **Zoning designations.** The standards of the EPSP zoning districts apply to proposed development and new land uses in the CO, CL, CG, IG, and PS zoning districts established by Section 17.20.030 (Zoning Map and Zoning Districts), as applied to property within the specific plan area.
1. **EPSP-d1-CL.** East Pasadena Specific Plan subarea d1 limited commercial district.
 2. **EPSP-d1-CG.** East Pasadena Specific Plan subarea d1 general commercial district.
 3. **EPSP-d1-IG.** East Pasadena Specific Plan subarea d1 general industrial district.
 4. **EPSP-d1-CO.** East Pasadena Specific Plan subarea d1 commercial office district.
 5. **EPSP-d2-CO.** East Pasadena Specific Plan subarea d2 commercial office district.
 6. **EPSP-d2-CL.** East Pasadena Specific Plan subarea d2 limited commercial district.
 7. **EPSP-d2-CG.** East Pasadena Specific Plan subarea d2 general commercial district.
 8. **EPSP-d2-IG.** East Pasadena Specific Plan subarea d2 general industrial district.
 9. **EPSP-d2-PS.** East Pasadena Specific Plan subarea d2 public/semi-public district.
 10. **EPSP-d3-CO.** East Pasadena Specific Plan subarea d3 commercial office district.
 11. **EPSP-d3-CG.** East Pasadena Specific Plan subarea d3 general commercial district.
- B. **Subzone designations.** The provisions of the CO, CL, CG, IG, and PS zoning districts are modified by this Chapter through their application in the D1, D2, and D3 subzones that are hereby established, and shown on the Zoning Map.
- C. **Specific parcel designations.** The requirements of CO, CL, CG, IG, and PS zoning districts as applied in the subzones established by Subsection A., are also modified by Chapter as to how they are applied to specific parcels, which are identified in this Chapter as A, B, B-1, B-2, B-3, B-4, B-5, C, D-3, E, E-1, E-2, and F, and are shown on the Zoning Map.

17.32.040 - Definition of Density

For the purposes of this Chapter, density means the number of new dwelling units, or in the case of nonresidential development projects, the amount of square footage permitted by the allowed floor area ratio, which may be development in relation to the size of the property to be developed as expressed in dwelling units or square feet, as the case may be. It is further provided, however, that when an

existing building is demolished, the number of dwelling units or floor area of any existing building, as the case may be, shall be subtracted from the number of dwelling units or floor area of any new building in determining the total additional "new" floor area on the site, regardless of use. The reuse of an existing building without the addition of new square footage or dwelling units does not result in additional "new" floor area or additional density on the site. Parking structures shall be exempt from any building density standards.

17.32.050 - EPSP District Land Uses and Permit Requirements

A. Allowable land uses and permit requirements. Tables 3-5 and 3-6 identify the uses of land allowed by this Zoning Code in each EPSP zoning district, and the land use permit required to establish each use, in compliance with Section 17.21.030 (Allowable Land Uses and Permit Requirements). The land use permit requirements established by Tables 3-5 and 3-6 are as follows.

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Code Compliance Certificate required.	17.61.020
MC	Conditional use, Minor Conditional Use Permit required.	17.61.050
C	Conditional use, Conditional Use Permit required.	17.61.050
E	Conditional use, Expressive Use Permit required.	17.61.070
TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	Use not allowed. (See Section 17.21.030.A regarding uses not listed.)	

B. Standards for specific land uses. Where the last column in the tables ("Specific Use Standards") includes a section number, the regulations in the referenced section apply to the use, in addition to all other applicable provisions of this Zoning Code.

**TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	
Boarding houses	—	P	—	—	
Caretaker quarters	P	P	P	MC	
Dormitories	—	P	—	—	
Fraternities, sororities	—	P	—	—	
Home occupations	—	P	P	P	17.50.110
Mixed-use projects (3, 4)	—	P	—	—	17.50.160
Multi-family housing	P	P	P	—	17.50.350
Residential accessory uses and structures	P	P	P	—	17.50.240
Residential care - general	C (2)	C (2)	—	—	
Residential care - limited	P	P	—	—	
Single-family housing	P	P	—	—	
Single room occupancy	—	—	P	—	
Transition housing	P	P (7)	—	—	

Notes:

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for a nonresidential project or nonresidential portion of a mixed-use project exceeding 25,000 sq.ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project that is in the City's approved capital improvement budget.
- (5) Auto dismantling is not permitted.
- (6) Limited to accessory facilities of a principal use.
- (7) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.

**TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (3, 10)					
Adult businesses	—	—	E	—	17.50.030
Clubs, lodges, private meeting halls	C (2)	C (2) (8)	P (2)	C(2)	
Colleges - Nontraditional campus setting	C (4)	P (4)	P (4)	P (4)	
Colleges - Traditional campus setting	C (2)	C (2)	C (2)	—	
Commercial entertainment (3, 4)	—	—	E	—	17.50.130
Commercial recreation - Indoor	—	C (4)	C (4)	—	17.50.130
Commercial recreation - Outdoor	—	C (4)	C (4)	—	17.50.130
Cultural institutions (2, 3)	C (2)	C (2)	P (2)	C (2)	
Electronic game centers	—	C (4)	C (4)	—	17.50.100
Internet access studios	—	C (4)	C (4)	—	17.50.100
Park and recreation facilities	C	C	C	C	
Religious facilities (2, 9)	C	MC	MC	—	17.50.230
with columbarium	P	P	P	—	17.50.230
with temporary homeless shelter	C	P	P	—	17.50.230
Schools - Public and private	—	C (2)	C (2)	—	17.50.270
Schools - Specialized education and training (3, 4)	—	P (10, 11)	P (10, 11)	P (10, 11)	
Street fairs	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	17.50.320

Notes:

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for a nonresidential project or nonresidential portion of a mixed-use project exceeding 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project that is in the City's approved capital improvement budget.
- (5) Auto dismantling is not permitted.
- (6) Limited to accessory facilities of a principal use.
- (7) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.

**TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (3, 10)

Automated teller machines (ATM)	—	P	P	P	17.50.060
Banks and financial services	—	P	P	P	
with walk-up services	—	P	P	P	17.50.060
Business support services	—	P (4)	P (4)	P (4)	
Offices - Accessory to primary use	—	P	P	P	
Offices - Administrative business professional	P	P (4)	P (4)	P (4)	
Offices - Governmental	P	P	P	C	
Offices - Medical	P	P (4)	P (4)	P (4)	
Research and development - Offices	P	P (4)	P (4)	P (4)	17.50.240
Work/live units	—	C	C	C	17.50.370

RETAIL SALES (3, 10, 11)

Alcohol sales - Beer and wine	C	C	C	—	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	—	17.50.040
Animal services - Retail sales	—	—	P (4)	P (4)	
Bars or taverns	—	C (4)	C (4)	C (4)	17.50.040
with live entertainment	—	C	C	C	17.50.130
Building materials and supplies sales	—	—	P (4)	P (4)	
Commercial nurseries	—	C (4)	P (4)	—	17.50.180
Convenience stores	—	C (4)	C (4)	—	
Firearm sales	—	—	—	C (4)	
Food sales	P (4)	P (4)	P (4)	—	
Internet vehicle sales	—	P (4)	P (4)	P (4)	
Liquor stores	—	C (4)	C (4)	—	17.50.040

Notes:

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for a nonresidential project or nonresidential portion of a mixed-use project exceeding 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project that is in the City's approved capital improvement budget.
- (5) Auto dismantling is not permitted.
- (6) Limited to accessory facilities of a principal use.
- (7) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.

**TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	

RETAIL SALES - CONTINUED (3, 10)

Pawnshops	—	—	C (4)	—	17.50.200
Restaurants	—	P (4)	P (4)	C (4)	17.50.260
with live entertainment	—	P	P	P	
Restaurants, fast food	—	P (4)	P (4)	P (4)	17.50.260
Restaurants - Formula fast food	—	P (4)	P (4)	P (4)	17.50.260
Retail sales	C (4)	P (4)	P (4)	P (6)	17.31.050
Seasonal merchandise sales	P	P	P	P	17.50.180
Significant tobacco retailers	—	—	C (4)	C (4)	17.50.330
Swap meets	—	—	C (4)	C (4)	
Temporary uses	TUP	TUP	TUP	TUP	
Vehicle services - Automobile rentals	—	C (4)	C (4)	P (4)	
Vehicle services - Sales and leasing	—	—	P (4)	C (4)	17.50.360
Vehicle services - Sales and leasing - limited	—	C	C	P	17.50.360
Vehicle services - Service stations	—	C (4)	C (4)	C (4)	17.50.290

SERVICES (3, 10)

Adult day care - General	C (2)	C(2)	C(2)	C(2)	
Adult day care - Limited	P	P	—	—	
Ambulance services	—	—	P (4)	P (4)	
Animal services - Boarding	—	—	P (4)	P (4)	
Animal services - Grooming	—	P (4)	P (4)	P (4)	
Animal services - Hospitals	—	—	P (4)	P (4)	17.50.050
Catering services	—	P (4)	P (4)	P (4)	
Charitable institutions	C (2)	C(2)	C(2)	C(2)	
Child day-care centers	P	P	P	C	17.50.080

Notes:

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for a nonresidential project or nonresidential portion of a mixed-use project exceeding 25,000 sq.ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project that is in the City's approved capital improvement budget.
- (5) Auto dismantling is not permitted.
- (6) Limited to accessory facilities of a principal use.
- (7) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.

**TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	
SERVICES - CONTINUED (3, 10)					
Child day-care, large care homes, 9 to 14 persons	P	P	—	—	17.50.080
Child day-care, small care homes, 1 to 8 persons	P	P	—	—	
Detention facilities	—	—	—	C (2)	
Drive-through business - Non-restaurants	—	C	C	C	17.50.090
Drive-through business - Restaurants	—	C	C	C	17.50.090
Emergency shelters	—	—	MC	MC	
Filming, long-term	C	C	C	C	
Filming, short term	P	P	P	P	
Laboratories	C (4)	P (4)	P (4)	P (4)	
Life/care facilities	C	C	C	—	17.50.120
Lodging - Hotel, motel	—	—	C (4)	—	17.50.150
Maintenance and repair services	—	—	C (4)	C (4)	
Medical services - Extended care	—	C (2)	—	—	
Medical services - Hospitals	—	—	C (2)	—	
Mortuaries, funeral homes	—	P	P (4)	P (4)	
Personal improvement services	—	P (4)	P (4)	P (4)	
Personal services	—	P (4)	P (4)	P (4)	
Personal services - Restricted	—	—	C (4)	—	17.50.200
Printing and publishing	—	C (2)	P (4)	P (4)	
Printing and publishing - Limited	C	P	P	—	
Public maintenance & service facilities	—	—	C (4)	C (4)	
Public safety facilities	C	C (2)	C (2)	C (2)	
Vehicle services - Vehicle/equipment repair	—	C (4)	C (4)	C (4)	
Vehicle services - Washing/detailing	—	—	C (4)	C (4)	17.50.290
Vehicle services - Washing/detailing, small scale	—	P	P	P	17.50.200

Notes:

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for a nonresidential project or nonresidential portion of a mixed-use project exceeding 25,000 sq.ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project that is in the City's approved capital improvement budget.
- (5) Auto dismantling is not permitted.
- (6) Limited to accessory facilities of a principal use.
- (7) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.

**TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	

INDUSTRY, MANUFACTURING & PROCESSING USES (3, 10)

Commercial growing area	—	—	—	P	
Industry, restricted (4, 5)	—	—	C	P	
Industry, restricted, small-scale	—	P (5)	P (5)	P (5)	
Industry, standard (4, 5)	—	—	—	P	
Recycling - Small collection facilities	MC	MC	MC	MC	17.50.220
Recycling - Large collection facilities	—	—	C (4)	C (4)	17.50.220
Research & development - Non-office	C (4)	C (4)	P (4)	P (4)	17.50.240
Wholesaling, distribution, & storage	—	—	C (4)	P (4)	
Wholesaling, distribution, & storage, small-scale	—	—	P	P	

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Accessory antenna array	P	P	P	P	
Alternative fuel/recharging facilities (3, 4, 10)	—	C	C	C	
Commercial off-street parking (3)	C	C	C	C	
Communications facilities (3, 4, 10)	—	—	P	P	
Heliports	—	—	C	C	
Transportation terminals	—	—	C	C	
Utility major	C	C	C	C	
Utility minor	P	P	P	P	
Vehicle storage (3, 4, 10)	—	—	C	C	
Wireless telecommunications facilities, major	C	C	C	C	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	MC	17.50.310

Notes:

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for a nonresidential project or nonresidential portion of a mixed-use project exceeding 25,000 sq.ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project that is in the City's approved capital improvement budget.
- (5) Auto dismantling is not permitted.
- (6) Limited to accessory facilities of a principal use.
- (7) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.

**TABLE 3-6 - ALLOWED USES AND PERMIT REQUIREMENTS
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D2 AND D3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	Subarea d2					Subarea d3		
	CO	CL	CG	IG	PS	CO	CG	
RESIDENTIAL USES								
Boarding houses	—	P	—	—	—	—	—	
Caretaker quarters	P	P	P	MC	C	P	P	
Dormitories	—	P	—	—	C (5)	—	—	
Fraternities, sororities	—	P	—	—	C	—	—	
Home occupations	P	P	P	—	—	P	P	17.50.110
Mixed-use projects (3, 4)	—	P	—	—	—	—	—	
Multi-family housing	P	P	P	—	C (5)	P	P	
Residential accessory uses and structures	P	P	P	—	MC	P	P	17.50.250
Residential care, general	C (2)	C (2)	—	—	C	C (2)	—	
Residential care, limited	P	P	—	—	—	P	—	
Senior affordable housing	—	—	—	—	C	—	—	17.50.280
Single-family housing	P	P	—	—	C (5)	—	—	
Single-room occupancy	—	—	P	—	—	—	P	17.50.300
Transition housing	P (6)	P (6)	—	—	—	—	P (6)	

Notes:

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- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
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- (5) Limited to accessory facilities of a principal use.
- (6) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (7) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (8) A Minor Conditional Use Permit is required to establish a new use. An existing use is a permitted (P) use.
- (9) Limited to sites south of Foothill Boulevard.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.
- (11) Auto dismantling is not permitted.

**TABLE 3-6 - ALLOWED USES AND PERMIT REQUIREMENTS
EAST PASADENA SPECIFIC PLAN (EPS) SUBAREA D2 AND D3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	Subarea d2					Subarea d3		
	CO	CL	CG	IG	PS	CO	CG	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (3, 10)

Adult businesses	—	—	E (4)	—	—	—	E (4)	17.50.030
Clubs, lodges, private meeting halls	C (2)	C (2, 7)	P (2)	C (2)	C	C (2)	P (2)	
Colleges - Nontraditional campus setting	P (4)	P (4)	P (4)	P (4)	C	P (4)	P (4)	
Colleges - Traditional campus setting	C (2)	C (2)	C (2)	—	C	C (2)	C (2)	
Commercial entertainment	—	E (4)	E (4)	E (4)	—	—	E (4)	17.50.130
Commercial recreation - Indoor	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.130
Commercial recreation - Outdoor		C (4)	C (4)	C (4)			C (4)	17.50.130
Cultural institutions	P (2)	P (2)	P (2)	C (2)	C	P (2)	P (2)	
Electronic game centers	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.100
Internet access studios	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.100
Park and recreation facilities	C	C	C	C	C	C	C	
Religious facilities (2)	C	MC (8)	MC (8)	—	C	C	MC (8)	17.50.230
with columbarium	C (2)	P (2)	P (2)	—	MC	P (2)	P (2)	17.50.230
with temporary homeless shelter	C (2)	P (2)	P (2)	—	C	C (2)	P (2)	17.50.230
Schools - Public and private	—	C (2)	C (2)	—	C	—	C (2)	17.50.270
Schools - Specialized education and training	MC (4)	P (4)	P (4)	P (4)	—	—	P (4)	
Street fairs	P	P	P	P	—	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	TUP	TUP	17.50.320

Notes:

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- (6) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (7) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
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- (9) Limited to sites south of Foothill Boulevard.
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**TABLE 3-6 - ALLOWED USES AND PERMIT REQUIREMENTS
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D2 AND D3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	Subarea d2					Subarea d3		
	CO	CL	CG	IG	PS	CO	CG	

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (3, 10)

Automated teller machines (ATM)	P	P	P	P	—	P	P	17.50.060
Banks and financial services	C (4)	P (4)	P (4)	P (4)	—	C (4)	P (4)	
with walk-up services	C	P	P	P	—	C	P	17.50.060
Business support services	C (4)	P (4)	P (4)	P (4)	—	—	P (4)	
Offices - Accessory to primary use	P	P	P	P	P	P	P	
Offices - Administrative business professional	P (4)	P (4)	P (4)	P (4)	C (5)	P (4)	P (4)	
Offices - Governmental	P	P	P	C	C	P	P	
Offices - Medical	P (4)	P (4)	P (4)	P (4)	C	P (4)	P (4)	
Research and development - Offices	P (4)	P (4)	P (4)	P (4)	—	P (4)	P (4)	17.50.240
Work/live units	—	—	C	C	—	—	C	17.50.370

RETAIL SALES (3, 10)

Alcohol sales - Beer and wine	C	C	C	—	—	C	C	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	—	—	C	C	17.50.040
Animal services - retail sales	—	P (4)	P (4)	P (4)	—	—	P (4)	
Bars or taverns	—	C (4)	C (4)	C (4)	C (5)	—	C (4)	17.50.040
with live entertainment	—	C	C	C	C	—	C	17.50.120
Building materials and supplies sales (3, 4)	—	—	P (9)	P	—	—	—	
Commercial nurseries	—	P (4)	P (4)	P (4)	—	—	P (4)	
Convenience stores	—	C	C	C	—	—	C	
Firearm sales	—	—	—	C (4)	—	—	—	
Food sales	P (4)	P (4)	P (4)	—	—	P (4)	P (4)	
Internet vehicle sales	C (4)	C (4)	C (4)	C (4)	—	C (4)	C (4)	
Liquor stores	C (4)	C (4)	C (4)	—	—	C (4)	C (4)	17.50.040

Notes:

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EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D2 AND D3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	Subarea d2					Subarea d3		
	CO	CL	CG	IG	PS	CO	CG	

RETAIL SALES - CONTINUED (3, 10)

Pawnshops	—	—	C (4)	—	—	—	C (4)	17.50.200
Restaurants	C (4)	P (4)	P (4)	P (4)	C (5)	—	P (4)	17.50.260
with live entertainment	—	P (4)	P (4)	P (4)	P (5)	—	P (4)	
Restaurants, fast food	—	P (4)	P (4)	P (4)	C (5)	—	P (4)	17.50.260
Restaurants, formula fast food	—	P (4)	P (4)	P (4)	C (5)	—	P (4)	17.50.260
Retail sales	C (4)	P (4)	P (4)	P (4)	P (5)	C (4)	C (4)	
Seasonal merchandise sales	P	P	P	P	—	P	P	17.50.180
Significant tobacco retailers	—	—	C (4)	C (4)	—	—	C (4)	17.50.330
Swap meets	—	—	C (4)	C (4)	—	—	C (4)	
Temporary uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
Vehicle services - Automobile rental	—	C (4)	C (4)	C (4)	—	—	C (4)	
Vehicle services - Sales and leasing	—	—	—	C (4)	—	—	—	17.50.360
Vehicle services - Sales and leasing - limited	—	—	—	C (4)	—	—	—	17.50.360
Vehicle services - Service station	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.290

SERVICES (3, 10)

Adult day-care - General	C(2)	C(2)	C(2)	C(2)	C(2)	C(2)	C(2)	
Adult day-care - Limited	P	P	—	—	—	P	—	
Ambulance services	—	—	P (4)	P (4)	—	—	P (4)	
Animal services - Boarding	—	—	—	P	—	—	—	
Animal services - Grooming	—	P (4)	P (4)	P (4)	—	—	P (4)	
Animal services - Hospitals	—	—	—	P (4)	—	—	—	17.50.050
Catering services	—	P (4)	P (4)	P (4)	—	—	P (4)	
Charitable institutions	C(2)	C(2)	C(2)	C(2)	—	C(2)	C(2)	
Child day-care centers	P	P	P	P	C	P	P	17.50.080
Child day-care, large care homes, 9 to 14 persons	P	P	—	—	C	P	—	17.50.080

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- (7) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (8) A Minor Conditional Use Permit is required to establish a new use. An existing use is a permitted (P) use.
- (9) Limited to sites south of Foothill Boulevard.
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EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D2 AND D3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	Subarea d2					Subarea d3		
	CO	CL	CG	IG	PS	CO	CG	
SERVICES - CONTINUED (3, 10)								
Child day-care, small care homes, 1 to 8 persons	P	P	—	—	C	P	—	
Drive-through business - Non-restaurants	—	C	C	C	—	—	C	17.50.090
Drive-through business - Restaurant	—	C	C	C	—	—	C	17.50.090
Emergency shelters	—	—	MC	MC	—	—	MC	
Filming, long-term	C	C	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	P	P	
Laboratories	P (4)	P (4)	P (4)	P (4)	—	C (4)	P (4)	
Life/care facilities	—	C	C	C	—	—	C	17.50.130
Lodging - Bed and breakfast inns	C (4)	C (4)	—	—	—	C (4)	—	17.50.140
Lodging - Hotels, motels	—	—	C (4)	C (4)	—	—	C (4)	17.50.150
Medical services - Extended care	C (2)	C (2)	—	—	C	C (2)	—	
Medical services - Hospitals	—	—	C (2)	—	C	—	C (2)	
Mortuaries, funeral homes	—	P	C (4)	—	—	—	C (4)	
Personal improvement services	MC (4)	P (4)	P (4)	P (4)	—	—	P (4)	
Personal services	MC (4)	P (4)	P (4)	P (4)	—	—	P (4)	
Personal services - restricted	—	—	C (4)	C (4)	—	—	C (4)	17.50.200
Printing and publishing	—	P (4)	P (4)	P (4)	—	—	P (4)	
Printing and publishing - Limited	C	P	P	—	—	—	P	
Public maintenance & service facilities	C	P	P	—	C (5)	—	P	
Public safety facilities	C (2)	C (2)	C (2)	C (2)	C (2)	C (2)	C (2)	
Vehicle services - Washing/detailing	—	C (4)	C (4)	C (4)	—	—	—	17.50.290
Vehicle services - Washing/detailing, small scale	—	P	P	P	P	—	P	17.50.290

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- (7) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (8) A Minor Conditional Use Permit is required to establish a new use. An existing use is a permitted (P) use.
- (9) Limited to sites south of Foothill Boulevard.
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EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D2 AND D3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	Subarea d2					Subarea d3		
	CO	CL	CG	IG	PS	CO	CG	

INDUSTRY, MANUFACTURING & PROCESSING USES (3, 10)

Commercial growing area	—	P	P	P	—	—	P	
Industry, restricted	—	—	C (4)	P (4)	—	—	C (4)	
Industry, restricted, small-scale	—	P	P	P	—	—	—	
Industry, standard	—	—	—	P (11)	—	—	—	
Recycling - Small collection facilities	MC	MC	MC	MC	—	MC	MC	17.50.220
Recycling - Large collection facilities	—	—	C (4)	C (4)	—	—	—	17.50.220
Research & development - Non-office	C (4)	C (4)	P (4)	P (4)	—	C (4)	—	17.50.240
Wholesaling, distribution & storage	—	—	C (4)	P (4)	—	—	C (4)	
Wholesaling, distribution & storage, small-scale	—	—	C	P	—	—	C	

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Accessory antenna array	P	P	P	P	—	P	P	
Alternative fuel/recharging facilities (3, 4, 10)	—	C	C	C	—	—	C	
Accessory antenna array	P	P	P	P	—	P	P	
Communications facilities (3, 4, 10)	—	—	P	P	—	—	P	
Commercial off-street parking	C (3)	C (3)	C (3)	C (3)	—	C (3)	C (3)	
Heliports	—	—	C	C	C	—	C	
Transportation terminals	—	—	C (9)	C	C	—	C	
Utility, major	C	C	C	C	C	C	C	
Utility, minor	P	P	P	—	P	P	P	
Vehicle storage (3, 4, 10)	—	—	C	C	—	—	—	
Wireless telecommunications facilities, major	C	C	C	C	C	C	C	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	MC	MC	MC	MC	17.50.310

TRANSIT-ORIENTED DEVELOPMENT

Transit-oriented development (3, 4)	P	P	P	P	—	P	P	17.50.340
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- (5) Limited to accessory facilities of a principal use.
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- (7) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (8) A Minor Conditional Use Permit is required to establish a new use. An existing use is a permitted (P) use.
- (9) Limited to sites south of Foothill Boulevard.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.
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