

EXHIBIT - 9

**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>   |                          |                              |                              |           |                          |                              |
| <u>Maximum density</u><br><u>Maximum density</u><br><u>(7)</u> | 48 units/<br>acre (3)  | 48<br>units/<br>acre (3) | 60 units/<br>acre (3)<br>(4) | 48/60 units/<br>acre (4) (5) | N.A.      | 48<br>units/<br>acre (3) | 60 units/<br>acre (3)<br>(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 17.40.160 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 shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone unless the adjacent lot is a PK overlay which is used for parking; 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 17.40.160.</i>  |                          |                              |                              |           |                          |                              |
| Maximum height   | 45 ft  | 60 ft                    | 45/60 ft<br>(6)              | 45/60 ft (6)                 | 45 ft     | 45 ft                    | 45/60 ft<br>(6)              |
| Transit-oriented development                                   | N.A.   | N.A.                     | See<br>17.50.340             | See<br>17.50.340             | N.A.      | N.A.                     | See<br>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)  |                          |                              |                              |           |                          |                              |

**EXHIBIT - 9**

|                                   |  |
|-----------------------------------|--|
| <b>Other applicable standards</b> | 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.
- (7) See Chapter 17.43 regarding density bonus provisions.

**EXHIBIT – 10**

**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        |
| <u>with live entertainment</u>                     | —     | <u>P</u> | <u>P</u> | <u>P</u> |                  |
| 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        |
| <u>Restaurants with limited live entertainment</u> | —     | <u>P</u> | <u>P</u> | <u>P</u> |                  |
| <u>Restaurants with take-out window</u>            | —     | <u>C</u> | <u>C</u> | <u>C</u> | <u>17.50.260</u> |
| 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) |           |

**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.

**EXHIBIT – 11**

**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 |                        |

**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                          | —        | <del>P (4)</del> | <del>P (4)</del> | <del>P (4)</del> | <del>P (5)</del> | —     | <del>P (4)</del> |                  |
| 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        |
| <u>Restaurants with limited live entertainment</u> | —        | <u>P (4)</u>     | <u>P (4)</u>     | <u>P (4)</u>     | <u>P (5)</u>     | —     | <u>P (4)</u>     |                  |
| <u>Restaurants with take-out window</u>            | <u>C</u> | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | —     | <u>C</u>         | <u>17.50.260</u> |
| 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) |           |

**Notes:**

- (1) See Chapter Section 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) 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.

**EXHIBIT – 11**

**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 |                        |

**SERVICES - CONTINUED (3, 10)**

|   |        |       |       |       |       |       |       |           |
|---|--------|-------|-------|-------|-------|-------|-------|-----------|
| 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 |
| 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 |

**Notes:**

- (1) See Chapter Section 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) 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.

**EXHIBIT – 11**

**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 |                        |

**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 |
|-------------------------------------|---|---|---|---|---|---|---|-----------|

**Notes:**

- (1) See Chapter Section 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) 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.

**EXHIBIT – 12**

**TABLE 3-7 - EAST PASADENA SUBAREA d1 STANDARDS**

| Development feature  | SUBAREA d1 REQUIREMENTS  |   |   |      |
|----------------------|--|---|---|------|
|                      | CO   | CL                                      | CG  | IG   |
| Minimum lot size (1) | <i>Minimum area and width for new lots.</i>  |   |   |      |
|                      | Area   | 7,200 sf                                | Determined through the subdivision process. |      |
|                      | Width  | 55 ft                                   |   |      |
| Residential uses     | <i>Standards applicable to residential uses where allowed in nonresidential districts.</i> |   |   |      |
|                      | Maximum density  | 48 units per acre                       | 32 units per acre                           | N.A. |
|                      | with density bonus   | <del>See 17.42.</del> <u>See 17.43.</u> | <del>See 17.42.</del> <u>See 17.43.</u>     |      |
|                      | Standards  | Follow standards of the RM-48 district  | Follow standards of the RM-32 district      |      |

**Notes:**

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.

(Remainder of this Table remains unchanged.)

**EXHIBIT – 13**

**TABLE 3-8 - EAST PASADENA SUBAREA d2 STANDARDS**

| Development feature                              | d2 SUBAREA REQUIREMENTS   |             |  |        |                       |                       |             |    |
|--|---|-------------|--|--------|-----------------------|-----------------------|-------------|----|
|  | CO - B-5  | CO - D, D-1 | CO - D-2                                   | CG - C | CG - B, B-1, B-2, B-3 | CL -G                 | IG - A, B-4 | PS |
| <b>Minimum lot size (1)</b>                      | <i>Minimum area and width for new lots.</i>   |             |  |        |                       |                       |             |    |
| Area   | 7,200 sf  |             | Determined through the subdivision process |        |                       |                       |             |    |
| Width  | 55 ft   |             |  |        |                       |                       |             |    |
| <b>Residential uses</b>                          | <i>Standards applicable to residential uses where allowed in nonresidential districts.</i>  |             |  |        |                       |                       |             |    |
| Maximum density                                  | 48 units per acre in CO and CG districts, except that 60 units per acre are permitted within 1/4 mile of a Light Rail Transit Station.  |             |  |        |                       | 32 units per acre     | N.A.        |    |
| with density bonus                               | See Chapter 17.42. See Chapter 17.43.   |             |  |        |                       |                       |             |    |
| Standards  | In the CO and CG districts, as required for RM-48 district; for projects within 1/4 mile of a Light Rail Transit Station, as required in 17.50.350.   |             |  |        |                       | See Chapter 17.22.070 |             |    |
| <b>Setbacks - Residential and nonresidential</b> | <i>Minimum setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>   |             |  |        |                       |                       |             |    |
| Front (3)  | 20 ft   |             | 5 ft                                       |        | 5 ft                  | 5 ft                  | (3)         |    |
| Front setback in specific areas                  | The following special front yard setbacks apply instead of the setbacks above in the areas noted:<br>Halstead Street and Foothill Blvd - 10 ft, except that 0 ft is required in CL;<br>Sierra Madre Villa, east side - 10 ft south of Foothill Blvd, 20 ft north of Foothill. |             |  |        |                       |                       |             |    |
| Sides  | 15 ft. and shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone unless the adjacent lot is a PK overlay which is used for parking; non required otherwise except 10 ft. for the CO zone.   |             |  |        |                       |                       | (3)         |    |

**Notes:**

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.
- (2) Projects shall meet the FAR allowances of ~~Table 3-13~~ Table 3-12.1 during interim limited development period.
- (3) Unless otherwise specified, the development standards shall be set as part of the Conditional Use Permit approval.



**EXHIBIT – 13**

**TABLE 3-8 - EAST PASADENA SUBAREA d2 STANDARDS (Continued)**

| Development feature           | d2 SUBAREA REQUIREMENTS   |             |          |         |                       |   |                   |     |
|-------------------------------|---|-------------|----------|---------|-----------------------|---|-------------------|-----|
|                               | CO - B-5  | CO - D, D-1 | CO - D-2 | CG - C  | CG - B, B-1, B-2, B-3 | CL - G  | IG - A, B-4       | PS  |
| Corner side                   | 15 ft except on a corner side yard on Foothill or Halstead which shall be 10 ft   |             |          | 5 ft    |                       | 5 ft; plus 1 foot of setback for each 10 ft of height or portion thereof over 45 ft | 5 ft              | (3) |
| Rear                          | 15 ft. and shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone unless the adjacent lot is a PK overlay which is used for parking; non required otherwise except 10 ft. for the CO zone. |             |          |         |                       |   |                   | (3) |
| Maximum height (2)            | See height regulations shown in Figure 3-12; also see 17.32.080.C.  |             |          |         |                       |   |                   |     |
| Stepbacks                     | Properties adjacent to Foothill Blvd shall comply with the building stepbacks shown in Figure 3-11.   |             |          |         |                       |   |                   |     |
| <b>Floor area ratio (FAR)</b> | <i>Maximum allowable floor area ratio (FAR), except as provided in 17.32.090.</i>   |             |          |         |                       |   |                   |     |
| Maximum FAR                   | 1.50 (2)  | 1.20 (2)    | .50 (2)  | .40 (2) | 2.00 (2)              | 1.00 (2)  | 1.20 (2)          | (3) |
| FAR bonuses                   | See Section 17.32.060.D   |             |          |         |                       |   |                   |     |
| Accessory structures          | Nonresidential uses shall meet the same standards as the principal structure; for residential uses see Section 17.50.250 (Residential Accessory Uses and Structures)  |             |          |         |                       |   |                   | (3) |
| Landscaping                   | A minimum of 15% of lot area shall be maintained in planting. See also Section 17.32.080, and Chapter 17.44 (Landscaping).  |             |          |         |                       |   | See Chapter 17.44 |     |
| Parking                       | See Section 17.32.080, and Chapter 17.46 (Parking and Loading).   |             |          |         |                       |   |                   |     |
| Signs                         | See Chapter 17.48 (Signs)   |             |          |         |                       |   |                   |     |
| Other applicable standards    | See Chapter 17.40 (General Property Development and Use Standards) Article 5 (Standards for Specific Land Uses)   |             |          |         |                       |   |                   |     |

**Notes:**

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.
- (2) Projects shall meet the FAR allowances of ~~Table 3-13~~ Table 3-12.1 during interim limited development period.
- (3) Unless otherwise specified, the development standards shall be set as part of the conditional use permit approval.

**EXHIBIT – 14**

**TABLE 3-9 - EAST PASADENA SUBAREA d3 STANDARDS**

| Development feature             | d3 SUBAREA REQUIREMENTS   |   |          |        |
|---------------------------------|---|---|----------|--------|
|                                 | CO - D-3, E-2   | CG - E                                      | CG - E-1 | CG - F |
| <b>Minimum lot size (1)</b>     | <i>Minimum area and width for new lots.</i>   |   |          |        |
| Area                            | 7,200 sf  | Determined through the subdivision process. |          |        |
| Width                           | 55 ft   |   |          |        |
| <b>Residential uses</b>         | <i>Standards applicable to residential uses where allowed in nonresidential districts.</i>  |   |          |        |
| Maximum density                 | 48 units per acre in CO district  |   |          |        |
| with density bonus              | See Chapter 17.42. See Chapter 17.43.   |   |          |        |
| Standards                       | As required for the RM-48 district  |   |          |        |
| <b>Setbacks</b>                 | <i>Minimum setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>   |   |          |        |
| Front                           | 20 ft   | 5 ft  | 5 ft     | 5 ft   |
| Front setback in specific areas | The following special front yard setbacks apply instead of the setbacks above in the areas noted:<br>Halstead Street and Foothill Blvd - 10 ft  |   |          |        |
| Sides                           | 15 ft. and shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone unless the adjacent lot is a PK overlay which is used for parking; non required otherwise except 10 ft. for the CO zone. |   |          |        |
| Corner side                     | 15 ft   | 5 ft  | 5 ft     | 5 ft   |
| Rear                            | 15 ft. and shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone unless the adjacent lot is a PK overlay which is used for parking; non required otherwise except 10 ft. for the CO zone. |   |          |        |
| <b>Height limit</b>             | <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 17.40.160.</i>                               |   |          |        |
| Maximum height (2)              | See height regulations shown in Figure 3-13.  |   |          |        |

**Notes:**

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.
- (2) For buildings fronting on the south side of Foothill Boulevard, height shall be measured from the lowest point of the building adjoining Foothill Boulevard to the highest point of the building adjoining Foothill Boulevard.

(Remainder of this table remains unchanged.)

EXHIBIT – 15

TABLE 3-12 - AMOUNT OF NEW DEVELOPMENT PERMITTED BY SUBAREA

| Land Use Designation | General Plan |       | Specific Plan |       | Interim Limited Development |       |
|----------------------|--------------|-------|---------------|-------|-----------------------------|-------|
|                      | Sq. Ft.      | Units | Sq. Ft.       | Units | Sq. Ft.                     | Units |

Subarea d1

|                    |         |   |         |     |         |    |
|--------------------|---------|---|---------|-----|---------|----|
| General Commercial | 140,000 |   | 140,000 |     | 65,800  |    |
| Office/R&D         | 0       |   | 70,000  |     | 32,900  |    |
| Retail             | 0       |   | 70,000  |     | 32,900  |    |
| Industrial         | 700,000 |   | 700,000 |     | 329,000 |    |
| Institutional      | 50,000  |   | 50,000  |     | 23,500  |    |
| Other              | 0       |   | 0       |     | 0       |    |
| Residential        |         | 0 |         | 100 |         | 0  |
| Residential        |         | 0 |         | 100 |         | 47 |
| Subtotal           | 890,000 | 0 | 890,000 | 100 | 418,300 | 0  |
| Subtotal           | 890,000 | 0 | 890,000 | 100 | 418,300 | 47 |

Subarea d2

|                    |           |     |           |     |         |     |
|--------------------|-----------|-----|-----------|-----|---------|-----|
| General Commercial | 600,000   |     | 970,065   |     | 856,527 |     |
| General Commercial | 600,000   |     | 955,065   |     | 841,527 |     |
| Office/R&D         | 0         |     | 802,572   |     | 776,061 |     |
| Office/R&D         | 0         |     | 787,572   |     | 761,061 |     |
| Retail             | 0         |     | 167,493   |     | 80,466  |     |
| Industrial         | 500,000   |     | 174,205   |     | 29,733  |     |
| Institutional      | 75,000    |     | 5,630     |     | 2,648   |     |
| Other              | 0         |     | 0         |     | 0       |     |
| Residential        |           | 400 |           | 400 |         | 188 |
| Subtotal           | 1,175,000 | 400 | 1,149,900 | 400 | 888,908 | 188 |
| Subtotal           | 1,175,000 | 400 | 1,134,900 | 400 | 873,908 | 188 |

Subarea d3

|                    |        |   |        |   |        |  |
|--------------------|--------|---|--------|---|--------|--|
| General Commercial | 35,000 |   | 60,100 |   | 35,000 |  |
| General Commercial | 35,000 |   | 75,100 |   | 65,247 |  |
| Office/R&D         | 0      |   | 0      |   | 0      |  |
| Office/R&D         | 0      |   | 15,000 |   | 15,000 |  |
| Retail             | 35,000 | 0 | 60,100 | 0 | 35,000 |  |
| Retail             | 35,000 | 0 | 60,100 | 0 | 50,247 |  |
| Industrial         | 0      |   | 0      |   | 0      |  |
| Institutional      | 0      |   | 0      |   | 0      |  |
| Other              | 0      |   | 0      |   | 0      |  |

**EXHIBIT – 15**

|                                |                  |            |                  |            |                  |            |
|--------------------------------|------------------|------------|------------------|------------|------------------|------------|
| Residential                    |                  | 0          |                  | 0          |                  | 0          |
| <b>Subtotal</b>                | <b>35,000</b>    | <b>0</b>   | <b>60,100</b>    | <b>0</b>   | <b>35,000</b>    | <b>0</b>   |
| <u>Subtotal</u>                | <u>35,000</u>    | <u>0</u>   | <u>75,100</u>    | <u>0</u>   | <u>65,247</u>    | <u>0</u>   |
| <b>Total Square Feet/Units</b> | <b>2,100,000</b> | <b>400</b> | <b>2,100,000</b> | <b>500</b> | <b>1,342,208</b> | <b>188</b> |
| <u>Total Square Feet/Units</u> | <u>2,100,000</u> | <u>400</u> | <u>2,100,000</u> | <u>500</u> | <u>1,357,455</u> | <u>235</u> |

**EXHIBIT – 16**

**TABLE 3-12 TABLE 3-13 - ALLOWED USES AND PERMIT REQUIREMENTS  
FAIR OAKS/ORANGE GROVE RM-16, RM-12, PS, AND OS DISTRICTS**

| LAND USE (1) | PERMIT REQUIREMENT BY ZONE |       |    |    | Specific Use Standards |
|--------------|----------------------------|-------|----|----|------------------------|
|              | FGSP -                     |       |    |    |                        |
|              | RM-12                      | RM-16 | PS | OS |                        |

**RESIDENTIAL USES**

|   |   |   |       |   |           |
|---|---|---|-------|---|-----------|
| Caretaker quarters                        | — | — | C     | C |           |
| Dormitories                               | — | — | C     | — |           |
| Fraternities, sororities                  | — | — | C     | — |           |
| Home occupations                          | P | P | —     | — | 17.50.110 |
| Multi-family housing                      | P | P | C (3) | — |           |
| Residential accessory uses and structures | P | P | C     | — | 17.50.250 |
| Residential care, limited                 | P | P | C     | — |           |
| Senior affordable housing                 | — | — | C     | — | 17.50.280 |
| Single-family housing                     | P | P | C (3) | — |           |

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES**

|  |        |        |       |     |           |
|--|--------|--------|-------|-----|-----------|
| Clubs, lodges, private meeting halls     | —      | —      | MC    | MC  |           |
| Colleges - Nontraditional campus setting | —      | —      | C     | —   |           |
| Colleges - Traditional campus setting    | —      | —      | C     | —   |           |
| Commercial recreation - Indoor           | —      | —      | —     | C   | 17.50.130 |
| Commercial recreation - Outdoor          | —      | —      | C     | C   | 17.50.130 |
| Conference Centers                       | —      | —      | C (3) | —   |           |
| Cultural institutions                    | C (2)  | C (2)  | C     | C   |           |
| Electronic game centers                  | —      | —      | —     | C   | 17.50.100 |
| Park and recreation facilities           | C      | C      | C     | C   |           |
| Religious facilities                     | C (2)  | C (2)  | C     | —   | 17.50.230 |
| with columbarium                         | MC (2) | MC (2) | MC    | —   | 17.50.230 |
| with temporary homeless shelter          | C (2)  | C (2)  | C     | —   | 17.50.230 |
| Schools - Public and private             | C (2)  | C (2)  | C     | C   | 17.50.270 |
| Stadiums and arenas                      | —      | —      | —     | C   |           |
| Street fairs                             | P      | P      | P     | P   |           |
| Tents                                    | TUP    | TUP    | TUP   | TUP | 17.50.300 |

**OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES**

|  |   |   |       |   |           |
|--|---|---|-------|---|-----------|
| Offices - Administrative business professional | C | C | C (3) | — | 17.50.170 |
| Offices - Government                           | — | — | C     | — |           |
| Offices - Medical                              | — | — | C     | — |           |

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Uses on a site greater than two acres that was established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Limited to accessory facilities of a principal use.
- (4) A horticultural or nursery use shall not replace a park or outdoor commercial recreation use.

**EXHIBIT – 16**

**TABLE 3-12 TABLE 3-13 - ALLOWED USES AND PERMIT REQUIREMENTS  
FAIR OAKS/ORANGE GROVE RM-16, RM-12, PS, AND OS DISTRICTS**

| LAND USE (1) | PERMIT REQUIREMENT BY ZONE |       |    |    | Specific Use Standards |
|--------------|----------------------------|-------|----|----|------------------------|
|              | FGSP -                     |       |    |    |                        |
|              | RM-12                      | RM-16 | PS | OS |                        |

**RETAIL SALES**

|   |     |     |          |          |           |
|---|-----|-----|----------|----------|-----------|
| Alcohol sales - Beer and wine                     | —   | —   | C (3)    | C (3)    |           |
| Alcohol sales - Full alcohol sales                | —   | —   | C (3)    | C (3)    |           |
| Commercial nursery                                | —   | —   | —        | C (4)    | 17.50.180 |
| Personal property sales                           | P   | P   | —        | —        | 17.50.190 |
| Restaurants                                       | —   | —   | C (3)    | C (3)    | 17.50.260 |
| <u>with live entertainment</u>                    | —   | —   | <u>P</u> | <u>P</u> |           |
| Restaurants, fast food                            | —   | —   | C (3)    | C (3)    | 17.50.260 |
| Restaurants, formula fast food                    | —   | —   | C (3)    | C (3)    | 17.50.260 |
| <u>Restaurant with limited live entertainment</u> | —   | —   | <u>P</u> | <u>P</u> |           |
| <u>Restaurant with take-out window</u>            | —   | —   | <u>P</u> | <u>P</u> | 17.50.260 |
| Temporary uses                                    | TUP | TUP | TUP      | TUP      |           |
| Swap meets  | —   | —   | C        | C        |           |

**SERVICES**

|   |       |       |    |   |           |
|---|-------|-------|----|---|-----------|
| Charitable institutions                           | —     | —     | MC | — |           |
| Child day-care centers                            | C     | C     | C  | — | 17.50.080 |
| Child day-care, large care homes, 9 to 14 persons | MC    | MC    | C  | — | 17.50.080 |
| Child day-care, small care homes, 1 to 8 persons  | P     | P     | C  | — | 17.50.080 |
| Filming, long-term                                | C     | C     | C  | C |           |
| Filming, short-term                               | P     | P     | P  | P |           |
| Public safety facilities                          | C (2) | C (2) | C  | C |           |

**INDUSTRY, MANUFACTURING & PROCESSING USES**

|                                       |   |   |    |       |           |
|---------------------------------------|---|---|----|-------|-----------|
| Commercial growing areas              | C | C | —  | C (4) |           |
| Recycling - Small collection facility | — | — | MC | MC    | 17.50.220 |

**TRANSPORTATION, COMMUNICATIONS & UTILITY USES**

|   |      |      |    |   |           |
|---|------|------|----|---|-----------|
| Accessory antenna array                       | —    | —    | —  | P |           |
| Utility, major                                | C(2) | C(2) | C  | C |           |
| Utility, minor                                | P    | P    | P  | P |           |
| Wireless telecommunications facilities, major | —    | —    | C  | — | 17.50.310 |
| Wireless telecommunications facilities, minor | MC   | MC   | MC | — | 17.50.310 |

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Uses on a site greater than two acres that was established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Limited to accessory facilities of a principal use.
- (4) A horticultural or nursery use shall not replace a park or outdoor commercial recreation use.

**TABLE 3-14 - ALLOWED USES AND PERMIT REQUIREMENTS  
FAIR OAKS/ORANGE GROVE CL, C-2, AND C-3 DISTRICTS**

| LAND USE (1) | PERMIT REQUIREMENT BY ZONE |       |     |            |      | Specific Use Standards |
|--------------|----------------------------|-------|-----|------------|------|------------------------|
|              | FGSP -                     |       |     |            |      |                        |
|              | CL-1a                      | CL-1b | C-2 | C-3a, b, d | C-3c |                        |

**RESIDENTIAL USES**

|   |   |             |       |             |       |                    |
|---|---|-------------|-------|-------------|-------|--------------------|
| Caretaker quarters                        | — | P           | —     | P           | —     |                    |
| Dormitories                               | — | P           | —     | P           | —     |                    |
| Fraternities, sororities                  | — | P           | —     | P           | —     |                    |
| Home occupations                          | — | P           | P     | P           | —     | 17.50.110          |
| Mixed-use projects                        | — | <u>P(3)</u> | —     | <u>P(3)</u> | —     | <u>17.32.060</u>   |
| Mixed-use projects                        | — | <u>P(3)</u> | —     | <u>P(3)</u> | —     | <u>17.33.050.E</u> |
| Multi-family housing                      | — | P           | —     | —(12)       | —     |                    |
| Residential accessory uses and structures | — | P           | —     | P           | —     | 17.50.250          |
| Residential care, limited                 | — | P           | —     | P           | —     |                    |
| Single-family housing                     | — | P           | —     | P           | —     |                    |
| Work/live unit                            | — | —           | C(11) | C(11)       | C(11) | 17.50.370          |

**Notes:**

- (1) See Section 17.80.030 for definitions of the listed land uses.
- (2) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (3) 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.
- (4) Uses on a site greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (5) A club or lodge established prior to September 9, 1996 is a permitted (P) use.
- (6) Alcohol sales is limited to sales for on-site consumption that is accessory to a principal use such as a restaurant. Alcohol sales in conjunction with the following uses is prohibited: nightclubs (commercial entertainment) and billiard parlors (commercial recreation - indoor).
- (7) Vehicle/equipment repair is limited to uses which provide limited services such as oil changes, window tinting, replacement of air filters, installation of car stereos and alarms, and other related services. All repairs shall occur within an enclosed building, overnight parking or storing of vehicles receiving services shall be within an enclosed building.
- (8) An industrial use established prior to December 29, 2002, is a permitted (P) use.
- (9) 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 6-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (10) 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 which expand by more than 30 percent of gross floor.
- (11) The residential component of a work/live unit shall be counted as part of the allowable density.
- (12) In C-3d multi-family housing is permitted.
- (13) Fair Oaks Ave: allowed on the west side, south of Orange Grove Bl. and allowed on both sides, north of Orange Grove Bl., Orange Grove Bl.: allowed on both sides, west of Fair Oaks Ave. Incidental maintenance is not allowed.

**EXHIBIT – 17**

**TABLE 3-14 - ALLOWED USES AND PERMIT REQUIREMENTS  
FAIR OAKS/ORANGE GROVE CL, C-2, AND C-3 DISTRICTS**

| LAND USE (1) | PERMIT REQUIREMENT BY ZONE |       |     |            |      | Specific Use Standards |
|--------------|----------------------------|-------|-----|------------|------|------------------------|
|              | FGSP -                     |       |     |            |      |                        |
|              | CL-1a                      | CL-1b | C-2 | C-3a, b, d | C-3c |                        |

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (2, 9, 10)**

|  |        |        |        |        |        |           |
|--|--------|--------|--------|--------|--------|-----------|
| Clubs, lodges, private meeting halls (4, 5)  | MC     | MC     | MC     | MC     | MC     |           |
| Colleges - Nontraditional campus setting     | P (3)  | P (3)  | P (3)  | P (3)  | P (3)  |           |
| Colleges - Traditional campus setting        | C (4)  | C (4)  | C (4)  | C (4)  | C (4)  |           |
| Commercial entertainment                     | E (3)  | E (3)  | E (3)  | E (3)  | E (3)  | 17.50.130 |
| Commercial recreation - Indoor               | C (3)  | C (3)  | C (3)  | C (3)  | C (3)  | 17.50.130 |
| Commercial recreation - Outdoor              | C      | C      | C      | C      | C      | 17.50.130 |
| Cultural institutions                        | P (4)  | P (4)  | P (4)  | P (4)  | P (4)  |           |
| Electronic game centers                      | C (3)  | C (3)  | C (3)  | C (3)  | C (3)  | 17.50.100 |
| Internet access studios                      | C (3)  | C (3)  | C (3)  | C (3)  | C (3)  | 17.50.100 |
| Park and recreation facilities               | C      | C      | C      | C      | C      |           |
| Religious facilities                         | C (4)  | C (4)  | C (4)  | C (4)  | C (4)  | 17.50.230 |
| with columbarium                             | MC (4) | MC (4) | MC (4) | MC (4) | MC (4) | 17.50.230 |
| with temporary homeless shelter              | P      | P      | P      | P      | P      | 17.50.230 |
| Schools - Public and private                 | C (4)  | C (4)  | C (4)  | C (4)  | C (4)  | 17.50.270 |
| Schools - Specialized education and training | P (3)  | P (3)  | P (3)  | P (3)  | P (3)  |           |

**Notes:**

- (1) See Section 17.80.030 for definitions of the listed land uses.
- (2) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
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**TABLE 3-14 - ALLOWED USES AND PERMIT REQUIREMENTS  
FAIR OAKS/ORANGE GROVE CL, C-2, AND C-3 DISTRICTS**

| LAND USE (1) | PERMIT REQUIREMENT BY ZONE |       |     |            |      | Specific Use Standards |
|--------------|----------------------------|-------|-----|------------|------|------------------------|
|              | FGSP -                     |       |     |            |      |                        |
|              | CL-1a                      | CL-1b | C-2 | C-3a, b, d | C-3c |                        |

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (Continued) (2, 9, 10)**

|              |     |     |     |     |     |           |
|--------------|-----|-----|-----|-----|-----|-----------|
| Street fairs | P   | P   | P   | P   | P   |           |
| Tents        | TUP | TUP | TUP | TUP | TUP | 17.50.320 |

**OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (2, 9, 10)**

|  |       |       |       |       |       |           |
|--|-------|-------|-------|-------|-------|-----------|
| Automated teller machines (ATM)                | P     | P     | P     | P     | P     | 17.50.060 |
| Banks and financial services                   | P (3) | P (3) | P (3) | P (3) | P (3) |           |
| With walk-up services                          | P     | P     | P     | P     | P     | 17.50.060 |
| Business support services                      | P (3) | P (3) | P (3) | P (3) | P (3) |           |
| Offices - Accessory                            | P     | P     | P     | P     | P     |           |
| Offices - Administrative business professional | P (3) | P (3) | P (3) | P (3) | P (3) |           |
| Offices - Government                           | P     | P     | P     | P     | P     |           |
| Offices - Medical                              | P (3) | P (3) | P (3) | P (3) | P (3) |           |
| Research and development - Offices             | P (3) | P (3) | P (3) | P (3) | P (3) | 17.50.240 |

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|              | CL-1a                      | CL-1b | C-2 | C-3a, b, d | C-3c |                        |

**RETAIL SALES (2, 9, 10)**

|                                       |              |              |       |              |              |           |
|---------------------------------------|--------------|--------------|-------|--------------|--------------|-----------|
| Alcohol sales - Beer and wine         | C (6)        | C (6)        | —     | C (6)        | C (6)        |           |
| Alcohol sales - Full alcohol sales    | C (6)        | C (6)        | —     | C (6)        | C (6)        |           |
| Building materials and supplies sales | —            | —            | —     | C (3)        | C (3)        |           |
| Commercial nurseries                  | C (3)        | C (3)        | C (3) | C (3)        | C (3)        | 17.50.180 |
| Convenience stores                    | C            | C            | —     | C            | C            |           |
| Food sales                            | P (3)        | P (3)        | —     | P (3)        | P (3)        |           |
| Internet vehicle sales                | P (3)        | P (3)        | P (3) | P (3)        | P (3)        |           |
| Personal property sales               | —            | —            | —     | P            | P            | 17.50.200 |
| Restaurants                           | P (3)        | P (3)        | —     | P (3)        | P (3)        | 17.50.260 |
| <del>with live entertainment</del>    | <del>P</del> | <del>P</del> | —     | <del>P</del> | <del>P</del> |           |
| Restaurants, fast food                | C (3)        | C (3)        | —     | C (3)        | C (3)        | 17.50.260 |

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|--------------|----------------------------|-------|-----|------------|------|------------------------|
|              | FGSP -                     |       |     |            |      |                        |
|              | CL-1a                      | CL-1b | C-2 | C-3a, b, d | C-3c |                        |

**RETAIL SALES (2, 9, 10)**

|  |          |          |          |          |          |                  |
|--|----------|----------|----------|----------|----------|------------------|
| Restaurants, formula fast food                     | C (3)    | C (3)    | —        | C (3)    | C (3)    | 17.50.260        |
| <u>Restaurants with limited live entertainment</u> | <u>P</u> | <u>P</u> | <u>—</u> | <u>P</u> | <u>P</u> |                  |
| <u>Restaurants with take-out window</u>            | <u>C</u> | <u>C</u> | <u>—</u> | <u>C</u> | <u>C</u> | <u>17.50.260</u> |
| Retail sales                                       | P (3)    | P (3)    | —        | P (3)    | P (3)    |                  |
| Seasonal merchandise sales                         | P        | P        | P        | P        | P        | 17.50.180        |
| Significant tobacco retailers                      | C (3)    | C (3)    | C (3)    | C (3)    | C (3)    | 17.50.330        |
| Temporary uses                                     | TUP      | TUP      | TUP      | TUP      | TUP      |                  |
| Vehicle services - Automobile Rental (3)           | —        | —        | C (13)   | C (13)   | C (13)   |                  |
| Vehicle services - Service stations (3, 7)         | —        | —        | C        | C        | C        | 17.50.290        |

**SERVICES (2, 9, 10)**

|                            |       |       |       |       |       |  |
|----------------------------|-------|-------|-------|-------|-------|--|
| Adult day-care, limited    | —     | P     | —     | P     | —     |  |
| Animal services - Boarding | —     | —     | —     | C     | C     |  |
| Animal services - Grooming | C (3) | C (3) | P (3) | P (3) | P (3) |  |
| Catering services          | P (3) | P (3) | P (3) | P (3) | P (3) |  |

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|--------------|----------------------------|-------|-----|------------|------|------------------------|
|              | FGSP-                      |       |     |            |      |                        |
|              | CL-1a                      | CL-1b | C-2 | C-3a, b, d | C-3c |                        |

**SERVICES (Continued) (2, 9, 10)**

|   |       |       |       |       |       |           |
|---|-------|-------|-------|-------|-------|-----------|
| Charitable institution (2, 4)                     | C     | C     | C     | C     | C     |           |
| Child day-care centers                            | P     | P     | P     | P     | P     | 17.50.080 |
| 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     | —     |           |
| Drive-through business - nonrestaurants           | C     | C     | C     | C     | C     | 17.50.090 |
| Drive-through business - restaurants              | C     | C     | C     | C     | C     | 17.50.090 |
| Laboratories                                      | P (3) | P (3) | P (3) | P (3) | P (3) |           |
| Maintenance or repair services                    | P (3) | P (3) | P (3) | P (3) | P (3) |           |
| Personal improvement services                     | P (3) | P (3) | P (3) | P (3) | P (3) |           |
| Personal services                                 | P (3) | P (3) | P (3) | P (3) | P (3) |           |
| Personal services - Restricted                    | C (3) | C (3) | C (3) | C (3) | C (3) | 17.50.200 |
| Printing and publishing                           | C (3) | C (3) | P (3) | P (3) | P (3) |           |
| Printing and publishing, limited                  | P (3) | P (3) | P (3) | P (3) | P (3) |           |
| Public safety facilities                          | C(4)  | C(4)  | C(4)  | C(4)  | C(4)  |           |
| Vehicle services - Washing/detailing, small scale | P     | P     | P     | P     | P     | 17.50.290 |

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|              | CL-1a                      | CL-1b | C-2 | C-3a, b, d | C-3c |                        |

**INDUSTRY, MANUFACTURING & PROCESSING USES (2, 9, 10)**

|   |       |       |       |       |       |           |
|---|-------|-------|-------|-------|-------|-----------|
| Commercial growing grounds                        | P (3) | P (3) | P (3) | P (3) | P (3) | 17.50.180 |
| Industry, restricted (3, 8)                       | —     | —     | C     | C     | C     |           |
| Industry, restricted, small scale (3, 8)          | P     | P     | P     | P     | P     |           |
| Industry, standard (3)                            | —     | —     | —(8)  | —     | —     |           |
| Recycling - Small collection facility             | MC    | MC    | MC    | MC    | MC    | 17.50.220 |
| Research & development - Non-office               | C (8) | C (8) | P     | C (8) | C (8) | 17.50.240 |
| Wholesaling, distribution, & storage (3)          | —     | —     | C     | —     | —     |           |
| Wholesaling, distribution, & storage, small-scale | P     | P     | P     | P     | P     |           |

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**TRANSPORTATION, COMMUNICATIONS & UTILITY USES**

|   |    |    |    |    |    |           |
|---|----|----|----|----|----|-----------|
| Accessory antenna array                       | P  | P  | P  | P  | P  |           |
| Communications facility (2, 3, 9, 10)         | —  | —  | P  | P  | P  |           |
| Commercial off-street parking (2, 10)         | C  | C  | C  | C  | C  |           |
| Utility, major                                | C  | C  | C  | C  | C  |           |
| Utility, minor                                | P  | P  | P  | P  | P  |           |
| Wireless telecommunications facilities, major | C  | C  | C  | C  | C  | 17.50.310 |
| Wireless telecommunications facilities, minor | MC | MC | MC | MC | MC | 17.50.310 |

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