

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 17.43.							
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 and corner side setback setbacks in specific areas	The following special front and corner side yard setbacks apply instead of the setbacks above in the areas noted: Halstead Street and Foothill Blvd - 10 ft, except that 0 ft is required in CL; 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 3-12.1 during interim limited development period.
- (3) Unless otherwise specified, the development standards shall be set as part of the Conditional Use Permit approval.
- (4) 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.

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, <u>except no stepback is required for projects with an approved development agreement.</u>							
Floor area ratio (FAR)	<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 exceptions	See Section <del>17.32.060.D</del> 17.32.080.C							
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 3-12.1 during interim limited development period.
- (3) Unless otherwise specified, the development standards shall be set as part of the conditional use permit approval.
- (4) For lots fronting on the south side of Foothill Boulevard, the building height shall only be measured from the Foothill property line.

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 17.43.			
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: 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.~~

TABLE 3-9 - EAST PASADENA SUBAREA d3 STANDARDS (Continued)

Development feature	d3 SUBAREA REQUIREMENTS			
	CO - D-3, E-2	CG - E	CG - E-1	CG - F
Floor area ratio (FAR)	<i>Maximum allowable floor area ratio (FAR), except as provided in 17.32.090.</i>			
Maximum FAR	CO - D-3 - 0.50 CO - E-2 - 0.70	0.40 <del>See 17.32.070.D</del> <u>17.32.080.C</u>	0.40	0.50
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).			
Landscaping	A minimum of 15% of lot area shall be maintained in planting. See also Section 17.32.070, and Chapter 17.44 (Landscaping).			See 17.44
Parking	See Section 17.32.070, 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) ~~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.~~

**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
<del>Multi-family housing</del>	<del>P</del>	<del>P</del>	<del>C(3)</del>	—	
<u>Multi-family housing</u>	<u>P(5)</u>	<u>P(5)</u>	<u>C(3)</u>	—	
Residential accessory uses and structures	P	P	C	—	17.50.250
Residential care, limited	P	P	C	—	
Senior affordable housing	—	—	C	—	17.50.280
<del>Single-family housing</del>	<del>P</del>	<del>P</del>	<del>C(3)</del>	—	
<u>Single-family housing</u>	<u>P(6)</u>	<u>P(6)</u>	<u>C(3)</u>	—	

**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	

**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.
- (5) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040, except as shown in Table 3-15.
- (6) A single-family use shall meet the development standards of the RS-6 district, Section 17.22.040, except as shown in Table 3-15.
- (7) Limited to buildings designated as a landmark or listed individually in the National Register of Historic Places.

**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	

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (Continued)**

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	
<del>Tents</del>	<del>TUP</del>	<del>TUP</del>	<del>TUP</del>	<del>TUP</del>	<del>17.50.300</del>
<del>Tents</del>	<del>TUP</del>	<del>TUP</del>	<del>TUP</del>	<del>TUP</del>	<del>17.50.320</del>

**OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES**

<del>Offices - Administrative business professional</del>	<del>C</del>	<del>C</del>	<del>C (3)</del>	<del>—</del>	<del>17.50.170</del>
<del>Offices - Administrative business professional</del>	<del>MC (7)</del>	<del>MC (7)</del>	<del>C (3)</del>	<del>—</del>	<del>17.50.170</del>
Offices - Government	—	—	C	—	
Offices - Medical	—	—	C	—	

**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
Restaurants, fast food	—	—	C (3)	C (3)	17.50.260
Restaurants, formula fast food	—	—	C (3)	C (3)	17.50.260
Restaurant with limited live entertainment	—	—	P	P	
Restaurant with walk-up window	—	—	P	P	17.50.260
Temporary uses	TUP	TUP	TUP	TUP	
Swap meets	—	—	C	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.
- (5) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040, except as shown in Table 3-15.
- (6) A single-family use shall meet the development standards of the RS-6 district, Section 17.22.040, except as shown in Table 3-15.
- (7) Limited to buildings designated as a landmark or listed individually in the National Register of Historic Places.

**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	

**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:**

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- (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.
- (5) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040, except as shown in Table 3-15.
- (6) A single-family use shall meet the development standards of the RS-6 district, Section 17.22.040, except as shown in Table 3-15.
- (7) Limited to buildings designated as a landmark or listed individually in the National Register of Historic Places.

**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	—	P (3)	—	P (3)	—	17.33.050.E
Multi-family housing	—	P	—	—(12)	—	
Multi-family housing (14)	—	P	—	—(12)	—	
Residential accessory uses and structures	—	P	—	P	—	17.50.250
Residential care, limited	—	P	—	P	—	
Single-family housing	—	P	—	P	—	
Single-family housing (15)	—	P (14)	—	P	—	
Work/live unit	—	—	C (11)	C (11)	C (11)	17.50.370

**Notes:**

- (1) See Section ~~17.80.030~~ 17.80.020 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 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 the gross floor area.
- (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.
- (14) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040, except as shown in Table 3-15.
- (15) A single-family use shall meet the development standards of the RS-6 district, Section 17.22.040, except as shown in Table 3-15.



**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~~ 17.80.020 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 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 the gross floor area.
- (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.
- (14) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040, except as shown in Table 3-15.
- (15) A single-family use shall meet the development standards of the RS-6 district, Section 17.22.040, except as shown in Table 3-15.

**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)**

Land Use	CL-1a	CL-1b	C-2	C-3a, b, d	C-3c	Specific Use Standards
Street fairs	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	17.50.320

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

Land Use	CL-1a	CL-1b	C-2	C-3a, b, d	C-3c	Specific Use Standards
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

**Notes:**

- (1) See Section ~~17.80.030~~ 17.80.020 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).
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- (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 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 the gross floor area.
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- (14) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040, except as shown in Table 3-15.
- (15) A single-family use shall meet the development standards of the RS-6 district, Section 17.22.040, except as shown in Table 3-15.

**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	

**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)	
<del>Personal property sales</del>	—	—	—	P	P	<del>17.50.200</del>
<u>Personal property sales</u>	—	—	—	<u>P</u>	<u>P</u>	<u>17.50.190</u>
Restaurants	P (3)	P (3)	—	P (3)	P (3)	17.50.260
Restaurants, fast food	C (3)	C (3)	—	C (3)	C (3)	17.50.260

**Notes:**

- (1) See Section ~~17.80.030~~ 17.80.020 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.
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- (14) A single-family use shall meet the development standards of the RS-6 district, Section 17.22.040, except as shown in Table 3-15.
- (15) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040, except as shown in Table 3-15.

**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	

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

Restaurants, formula fast food	C (3)	C (3)	—	C (3)	C (3)	17.50.260
Restaurants with limited live entertainment	P	P	—	P	P	
Restaurants with walk-up window	C	C	—	C	C	17.50.260
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)	

**Notes:**

- (1) See Section ~~17.80.030~~ 17.80.020 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).
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- (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.
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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	

**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)	
Massage establishments	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.155
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)	

**Notes:**

- (1) See Section ~~17.80.030~~ 17.80.020 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).
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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	

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

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

**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	

**Notes:**

- (1) See Section ~~17.80.030~~ 17.80.020 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.
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LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	FGSP -					
	CL-1a	CL-1b	C-2	C-3a, b, d	C-3c	

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

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	

**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

**Notes:**

- (1) See Section ~~17.80.030~~ 17.80.020 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.
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- (15) A single-family use shall meet the development standards of the RS-6 district, Section 17.22.040, except as shown in Table 3-15.

**TABLE 3-15 - FAIR OAKS/ORANGE GROVE DEVELOPMENT STANDARDS**

Development feature	Requirement by Zoning District			
	FGSP-RM-12	FGSP-RM-16	FGSP-PS	FGSP-OS
Minimum lot size (1)	<i>Minimum area and width for new lots.</i>			
	See Section 17.33.050.A		Determined through the subdivision process	
Setbacks	<i>Minimum setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>			
District 1	Between Montana Street and Washington Boulevard			
Front	As required by 17.22.040, Table 2-3 <u>N.A.</u>	15 ft	As required by Conditional Use Permit approval	
Sides, corner side, rear		As required by 17.22.060, Table 2-4		
District 2	Between Washington Boulevard and Mountain Street			
Front	As required by 17.22.040, Table 2-3 <u>N.A.</u>	10 ft	As required by Conditional Use Permit approval	
Sides, corner side, rear		As required by 17.22.060, Table 2-4		
District 3	Between Mountain Street and Maple Street			
Front	As required by 17.22.040, Table 2-3	N.A.	As required by Conditional Use Permit approval	
Sides, corner side, rear				
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>			
District 1 (see above)	As required by 17.22.040, Table 2-3	As required by 17.22.060, Table 2-4	As required by Conditional Use Permit approval	
District 2				
District 3		32 ft		
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)			
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) 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) In subdistrict C-3, the height of buildings with offices – administrative business professional and mixed use projects shall be measured to the top plate.

(The remainder of this table remains unchanged.)



B. Signs allowed in the CO zoning district.

TABLE 4-19 – CO ZONING DISTRICT SIGN STANDARDS

Sign Class	Allowed Sign Types	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed?	Additional Requirements
1. Business identification: Primary building frontage	Wall or monument	One per property frontage <sup>(1)</sup>	1 sq. ft. per foot of <u>primary</u> building frontage	Below edge of roof: 5 ft. monument		Yes	
2. Business identification: Secondary building frontage	Wall or monument	One per property frontage <sup>(1)</sup>	1 sq. ft. per foot of <u>secondary</u> building frontage	Below edge of roof: 5 ft. monument		Yes	
3. Building or project identification: multi-tenant sites	Wall or monument	One per property frontage <sup>(1)</sup>	1 sq. ft. per foot of <u>primary or secondary</u> building frontage	20 ft. or bottom of second story windows: 5 ft. for monument		Yes	
4. Tenant directory: multi-tenant buildings	Wall	One per property frontage <sup>(1)</sup>	1 sq. ft. per foot of <u>primary or secondary</u> building frontage. 8 sq. ft. max per sign			Yes	
5. Single-family and Multi-family uses shall use the sign standards for RS and RM Districts of Subsection A., above.							

<sup>(1)</sup> A sign on an awning valance shall be exempt from the maximum number requirements if the sign meets the requirements of 17.48.110.A.

C. Signs allowed in the CD zoning district.

TABLE 4-20 - CD ZONING DISTRICT SIGN STANDARDS

Sign Class	Allowed Sign Types	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed?	Additional Requirements
1. Business identification:	Wall, projecting, window and awning	Wall, projecting, and awning signs, in any combination of 2 signs max. per ground floor occupancy <sup>(1)(3)</sup> . One sign per basement occupancy. Second story, window, or awning signs only. <sup>(2)(3)</sup>	1.5 sq. ft. of sign per foot of primary building frontage total for any combination of wall and/or projecting signs. 20 sq. ft. max for projecting signs. Window signs, 25% max of each window area.	25 ft. or bottom of lowest second story window whichever is lower.	17.48.110.A, B, E, F and G	Yes	See <del>17.48.100</del> 17.48.110 for sign standards by sign type
2. Business identification: (additional sign for multi-frontage occupancy)	Wall, projecting, window and awning	Wall, projecting, and awning sign, 1 additional sign for multi-frontage ground floor occupancy. <sup>(3)</sup> Limited to two signs per frontage.	1 sq. ft. of sign per foot of secondary building frontage. 20 sq. ft. max for projecting signs.	25 ft. or bottom of lowest second story window whichever is lower.	17.48.110.A, B, E, F and G	Yes	Limited to multi-frontage occupancy
2. 3. Business identification: (monument or freestanding)	Monument	One sign for each 200 feet of property frontage.	0.5 sq. ft. of sign area per foot property frontage, 40 sq. ft. max	8 ft.	17.48.110.C	Yes	See 17.48.110 for sign standards by sign type
3. 4. Building identification: (buildings greater than 75 feet in height)	Wall	One per wall plane. 4 signs max	1 sq. ft. of sign area per foot of primary or secondary building frontage at sign location. 100 sq. ft. max per sign	Below edge of roof.		Yes	Limited to buildings greater than 75 feet in height. Not allowed in CD-1
4. 5. Business directory: multi-tenant buildings	Wall	One per frontage	8 sq. ft.			Yes	See <del>17.48.110.B</del> 17.48.110.J
5. 6. Single-family and Multi-family uses shall use the sign standards for RS and RM Districts of Subsection A., above.							

(1) The aggregate total of business identification signs is two. Business identification signs include wall, projecting, and awning signs. All other signs (i.e., building identification, window, directory, and temporary signs) are not included in this restriction.

(2) Wall signs shall be allowed for second-story occupancies with exterior entrances.

(3) A sign on an awning valance shall be exempt from the maximum number requirements if the sign meets the requirements of 17.48.110.A.

D. Signs allowed in the CL, CG, IG zoning district.

TABLE 4-21 – CL, CG, AND IG ZONING DISTRICT SIGN STANDARDS

Sign Class	Allowed Types	Sign	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed?	Additional Requirements
1. Business identification:	Wall, projecting, window and awning	Wall, projecting, and awning signs, in any combination of 2 signs max. per ground floor occupancy per frontage <sup>(1)</sup> . Second story window, or awning signs only. <sup>(2)(3)</sup>		1.5 sq. ft. of sign area per foot of primary or secondary building frontage total for any combination of wall and/or projecting signs. 20 sq. ft. max for projecting signs. Window signs, 25% max of each window area.	25 ft. or bottom of lowest second story window, whichever is lower.	17.48.110	Yes	See 17.48.100 for sign standards by sign type
2. Business identification:	Freestanding (pylon and monument)	One sign for each 250 feet of property frontage.		1.0 sq. ft. of sign area per linear foot of property frontage, 150 sq. ft. max per sign.	If lot width is less than 100 ft. max sign height = 8 ft. 101 ft. to 200 ft. = 15 ft. max height Over 200 ft. = 20 ft. max height.	17.48.110	Yes	See 17.48.110 for sign standards by sign type
3. Building identification:	Wall	One per wall plane 4 signs max.		1.5 sq. ft. of sign area per foot of primary or secondary building frontage at sign location.	Below edge of roof.		Yes	Limited to buildings greater than 75 feet in height.
4. Business directory: multi-tenant buildings	Wall	One per property frontage		8 sq. ft.	6 ft.		Yes	
5. Single-family and Multi-family uses shall use the sign standards for RS and RM Districts of Subsection A, above.								

(1) The aggregate total of business identification signs is two. Business identification signs include wall, projecting, and awning signs. All other signs (i.e., building identification, window, directory, and temporary signs) are not included in this restriction.

(2) Wall signs shall be allowed for second-story occupancies with exterior entrances.

(3) A sign on an awning valance shall be exempt from the maximum number requirements if the sign meets the requirements of 17.48.110.A.

**TABLE 6-1 - REVIEW AUTHORITY**

Type of Decision	Role of Review Authority (1)				
	See Section	Director/Zoning Administrator/ Hearing Officer	DC (2)	BZA/Planning Commission (2)	City Council

**Administrative and Amendments**

General Plan amendments	17.74			Recommend	Decision
Interpretations	<del>17.02</del> 17.12	Decision (3)		(BZA) Appeal	CFR
Master Plans	17.61.050			Recommend	Decision
Planned Developments	<del>17.61.110</del> 17.74			Recommend	Decision
Specific Plans	17.68			Recommend	Decision
Zoning Code amendments	17.74			Recommend	Decision
Zoning Map amendments	17.74			Recommend	Decision

**Land Use Permits and other Development Approvals**

Adjustment Permits	17.61.070			Recommend	Decision
Certificate of Appropriateness	17.62.090	Decision (4)			Appeal/ CFR
Central District – Floor Area Increase	17.30.050			Decision	Appeal/ CFR
Central District – Height Averaging	17.30.050		Decision		Appeal/ CFR
Code Compliance Certificates	17.61.020	Issued by Director			
Conditional Use Permits	17.61.050	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Creative Sign Permits	17.48.070	Decision	Appeal		Appeal/ CFR
Density Bonus – Concessions and other Incentives	17.43.050	(HO) Decision		(BZA) Appeal	Appeal/CFR (5)
Density Bonus – Waiver of Development Standards	17.43.060	(HO) Decision		(BZA) Appeal	Appeal/CFR (5)
Design Review (See Tables 6-2 & 6-3)	17.61.030	Decision	Decision/ Appeal		Appeal/ CFR

Type of Decision	Role of Review Authority (1)				
	See Section	Director/Zoning Administrator/Hearing Officer	DC (2)	BZA/Planning Commission (2)	City Council

**Land Use Permits and other Development Approvals (Continued)**

Development Agreements	17.66			Recommend	Decision
Expressive Use Permits	17.61.060	(HO) Decision (3)			Appeal/CFR
Long-term Film Permits	17.61.090	(HO) Decision		(BZA) Appeal	Appeal/CFR
Hillside Development Permit	17.29.010	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Lot Line Adjustments	Title 16	Advisory Agency (HO) Decisions		(BZA) Appeal	Appeal
Master Sign Plans	17.48.060	Decision	Appeal		Appeal/CFR
Minor Conditional Use Permits	17.61.050	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Minor Variances	17.61.080	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Modifications for Persons with Disabilities	17.61.080	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
<u>Public Art Requirement</u>	<u>17.61.100</u>	<u>(AC) Decision (2)</u>			<u>Appeal/CFR</u>
<u>Sexually Oriented Business Hardship Extension</u>	<u>17.50.295.D</u>	<u>(HO) Decision</u>		<u>(BZA) Appeal</u>	<u>Appeal/CFR (5)</u>
Sign Exceptions	17.48.050	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Temporary Use Permits	17.61.040	(ZA) Decision (3)		(BZA) Appeal	CFR
Tentative Tract and Parcel Maps (Including Vesting Maps)	Title 16	Advisory Agency (HO) Decision		(BZA) Appeal	Appeal/CFR
Variances	17.61.080	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)

**Notes:**

- (1) "Recommend" means that the review authority makes a recommendation to a higher decision-making body; "Decision" means that the review authority makes the final decision on the matter; "Appeal" means that the review authority may consider and decide upon appeals to the decision of an earlier decision-making body, in compliance with Chapter 17.72 (Appeals); and "CFR" means Call for Review, in compliance with Chapter 17.72 (Appeals).
- (2) "DC" means the Design Commission, and "BZA" means Board of Zoning Appeals and "AC" means Arts and Culture Commission.

- (3) The Hearing Officer may defer action on permit applications and refer the items to the Board of Zoning Appeals (BZA) for the final decision.
- (4) The Director's decision to issue a Certificate of Appropriateness may first be appealed to the Historic Preservation Commission (HPC) and then to the Council.
- (5) Any CEQA document or decision may be appealed to the Council.

**TABLE 6-2 - THRESHOLDS FOR DESIGN REVIEW AND DEMOLITION REVIEW IN THE CENTRAL DISTRICT**

Project Type	Review Authority
<b>1. New Construction.</b>	
Structures up to 5,000 sq. ft.* or residential projects with nine or fewer dwelling units.	Director
Structures 5,000 sq. ft.* or more or residential projects with 10 or more dwelling units.	Design Commission
<b>2. Existing Structures: Major Rehabilitation and Substantial Alterations.</b>	
<b>Arroyo Corridor, Civic Center, Lake Avenue, Old Pasadena, Playhouse District, and Urban Housing.</b>	
Structures up to 10,000 sq. ft.*	Director
Structures 10,000 sq. ft.* or more.	Design Commission
<b>3. Existing Structures: Minor Rehabilitation and Minor Alterations.</b>	
<b>A. Civic Center, Lake Avenue, Old Pasadena, and Playhouse District.</b>	
All structures.	Director
<b>B. Arroyo Corridor and Urban Housing.</b>	
Historic resources.	Director
All other structures.	No Review
<b>4. New Storefronts and Alterations to Existing Storefronts.</b>	
All structures.	Director
<b>5. Signs.</b>	
New signs and awnings, replacement of existing building identity signs in existing locations (copy/logo change only).	Director
New building identity wall signs.	Design Commission
<b>6. Demolition Reviews; Relief from Replacement Building Permit.</b>	
Structures ineligible for historic designation	Director
Historic resources	Design Commission
<b>7. Public Projects.</b>	
New construction of structures up to 5,000 sq. ft.* (for projects open to public view) and major rehabilitation or substantial alterations to existing buildings up to 10,000 <del>square feet</del> sq. ft.* Minor projects, as defined in <del>§17.80.020(H)</del> <u>Section 17.80.020.H</u> , affecting historic resources.	Director
New construction of structures 5,000 sq. ft.* or more and major rehabilitation or substantial alterations to existing buildings 10,000 <del>square feet</del> sq. ft.* or more. Minor projects, as defined in <del>§17.80.020(H)</del> <u>Section 17.80.020.H</u> , affecting historic resources.	Design Commission Design Commission (With advisory review by Historic Preservation Commission for projects affecting historic resources)

\*Sq. ft. means total amount of gross floor area expressed in square feet.

**TABLE 6-3 - THRESHOLDS FOR DESIGN REVIEW  
OUTSIDE THE CENTRAL DISTRICT AND ALL OTHER DISTRICTS**

Project Type	Review Authority
<b>I. New Construction</b>	
<b>A. Major Corridors.</b>	
Structures 5,000 sq. ft., up to and including 25,000 sq. ft.* (with street frontage).	Director
Structures over 25,000 sq. ft.* (with or without street frontage).	Design Commission
<b>B. Areas with Specific Plans.</b>	
<b>East Colorado, East Pasadena, Fair Oaks-Orange Grove, North Lake Specific Plan and So. Fair Oaks.</b>	
Structures 5,000 sq. ft., up to and including 25,000 sq. ft.* (with street frontage).	Director
Structures over 25,000 sq. ft.* (with or without street frontage).	Design Commission
<b>West Gateway.</b>	
Structures up to and including 25,000 sq. ft.*	Director
Structures over 25,000 sq. ft.* (with or without street frontage).	Design Commission
<b>North Lake.</b>	
Additions up to and including 500 sq. ft. except on street-facing elevation.	Director
All other projects.	Design Commission
<b>C. City of Gardens Standards and Senior Housing in PS District.</b>	
Nine or fewer dwelling units.	Director
Ten or more dwelling units.	Design Commission
All projects in a designated landmark or historic district outside of the Central District.	Historic Preservation Commission
<b>D. Elsewhere – Citywide.</b>	
Structures 5,000 sq. ft., up to and including 25,000 sq. ft.* (with street frontage).	Director
Structures over 25,000 sq. ft.* (with or without street frontage).	Design Commission

\*Sq. ft. means total amount of gross floor area expressed in square feet.

**2. Existing Structures: Major Rehabilitation and Substantial Alterations**

<b>A. Major Corridors.</b>	
Structures up to and including 25,000 sq. ft.* (with street frontage).	Director
Structures over 25,000 sq. ft.*	Design Commission

\*Sq. ft. means total amount of gross floor area expressed in square feet.



**TABLE 6-3 - THRESHOLDS FOR DESIGN REVIEW  
OUTSIDE THE CENTRAL DISTRICT AND ALL OTHER DISTRICTS (Continued)**

Project Type	Review Authority
<b>2. Existing Structures: Major Rehabilitation and Substantial Alterations</b>	
<b>A. Major Corridors.</b>	
Structures up to and including 25,000 sq. ft.* (with street frontage).	
Structures over 25,000 sq. ft.*	Design Commission
<b>B. North Lake Specific Plan.</b>	
Structures up to and including 25,000 sq. ft.* (with street frontage).	
Structures over 25,000 sq. ft.*	Design Commission
<b>3. Existing Structures: Minor Rehabilitation and Minor Alterations.</b>	
<b>West Gateway Specific Plan.</b>	
Qualifying historic structures, designated or eligible for designation.	Director
All other structures.	No Review
<b>4. Signs.</b>	
New signs and awnings (for all projects requiring Design Review only).	Director or Design Commission
<b>5. Service Stations and Vehicle-washing Facilities.</b>	
Minor rehabilitation and minor alterations.	No Review
Major rehabilitation of an existing facility.	Director
New construction of a new facility.	Design Commission
<b>6. Public Projects.</b>	
New construction of structures up to 5,000 sq. ft.* (for projects open to public view) and major rehabilitation or substantial alterations to existing buildings up to 10,000 <del>square feet</del> sq. ft.* Minor projects, as defined in <del>§17.80.020(H)</del> <u>Section 17.80.020.H</u> , affecting historic resources.	Director
New construction of structures 5,000 sq. ft.* or more and major rehabilitation or substantial alterations to existing buildings 10,000 <del>square feet</del> sq. ft.* or more. Minor projects, as defined in <del>§17.80.020(H)</del> <u>Section 17.80.020.H</u> , affecting historic resources.	Design Commission (With advisory review by Historic Preservation Commission for projects affecting historic resources)

\*Sq. ft. means total amount of gross floor area expressed in square feet.

**TABLE 6-5  
REVIEW AUTHORITIES - POWERS AND DUTIES**

Review Authority	Powers and Duties
Director	<p>Approve/disapprove applications for Certificates of Appropriateness for minor projects affecting designated historic resources and approve/delay major projects (except demolition) affecting historic resources eligible for designation; approve/disapprove applications for relief from the replacement Building Permit requirement of insignificant buildings. Conduct preliminary reviews of applications for designation of a historic monument, landmark, landmark tree, or historic sign.</p> <p>Determine if a property is contributing or non-contributing to a historic or landmark district or to a district eligible for designation.</p> <p>For public projects, review minor projects affecting historic resources.</p>
Historic Preservation Commission	<p>Review applications for designations of monuments, landmarks, historic signs, and landmark trees and either forward a recommendation to the Council to approve the applications or deny the applications.</p> <p>Review applications for designations of landmark districts and either forward a recommendation of approval to the Commission and Council or deny the applications.</p> <p>Outside of the CD zoning district, approve/disapprove, applications for Certificates of Appropriateness for major projects affecting historic resources and demolition projects affecting historic resources eligible for designation.</p> <p>For public projects, forward recommendations to the Design Commission/Council on proposals for major projects affecting historic resources.</p> <p>Review appeals of decisions of the Director.</p> <p>Approve/disapprove applications for relief from the replacement Building Permit requirement for historic resources, outside the CD zoning district.</p> <p>Act as decision-making body on applications for an economic hardship variance outside the CD zoning district. Approve requests to exceed allowable height for accessory structures in compliance with <del>Section 17.52.250</del> <u>Section 17.50.250</u>.</p> <p>Review appeals of penalties for demolition without required approvals.</p>
Design Commission	<p>In the CD zoning district, approve/disapprove Design Review applications for major projects affecting designated historic resources and approve/disapprove relief from the replacement Building Permit requirement for designated and eligible historic resources.</p> <p>Act as decision-making body on applications for an economic hardship variance in the CD zoning district.</p> <p>As specified in Table 6-2 and Table 6-3, review public projects affecting historic resources (after consulting with and receiving advice from the Historic Preservation Commission).</p>
Planning Commission	<p>Recommend to Council approval/disapproval of landmark district zoning map overlays.</p>
Council	<p>Approve/disapprove designations of landmarks, historic monuments, historic signs, landmark trees, and landmark districts.</p> <p>Call for review/appeals of decision of the Director, Historic Preservation Commission, and Design Commission.</p>