

Introduced by: \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS PROVISIONS OF TITLE 17 (THE ZONING CODE), INCLUDING CLARIFICATION OF SIGN REQUIREMENTS IN THE CENTRAL DISTRICT; ADDING DISTANCE REQUIREMENTS BETWEEN BOARDING HOUSES; ALLOWING MODIFICATION OF PARKING REQUIREMENTS; AND CODIFYING EXISTING ZONING CODE INTERPRETATIONS**

The People of the City of Pasadena ordain as follows:

**SECTION 1.** This ordinance, due to its length and corresponding cost of publication, will be published by title and summary as permitted in Section 508 of the Pasadena City Charter. The approved summary of this ordinance is as follows:

**“Summary**

“Ordinance No. \_\_\_\_\_ amends various provisions of Title 17 (the Zoning Code) to, among other things: revise sign requirements of the Central District to allow an additional sign for buildings that have more than one frontage; create a 500-foot distance requirement for any new boarding house from existing boarding houses; allow for the modification of the parking requirement for projects subject to the caps under the Transit Oriented Development requirements; allow the Zoning Administrator to modify the parking requirement by up to 10 spaces either above or below the required parking; and codify a number of existing zoning code interpretations. The Ordinance also includes other minor amendments and corrections as “clean ups” to Title 17.

Ordinance No. \_\_\_\_\_ shall take effect 30 days from its publication.”

**SECTION 2.** Pasadena Municipal Code, Title 17, Article 2, Chapter 17.22, Section 17.22.040 is amended as follows:

**“17.22.040 – RS and RM-12 Residential Districts General Development Standards**

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Tables 2-3, in addition those in Section 17.22.050 (RS and RM-12 District Additional Development Standards), and the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards).”

**SECTION 3.** Pasadena Municipal Code, Title 17, Article 2, **TABLE 2-2 - ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS** and **TABLE 2-3 - RS AND RM-12 RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS**, are amended as shown in Exhibits - 1 and 2 respectfully, attached hereto and incorporated by this reference.

**SECTION 4.** Pasadena Municipal Code, Title 17, Article 2, Chapter 17.22 Section 17.22.050, Subsection A, Paragraphs 1, 2 and 3 are amended as follows:

“1. Where 40 percent or more of the lots on a blockface in the same zoning district (excluding corner yards of reversed corner lots) are developed with primary structures (including the existing setback of the proposed development site), the minimum front setback shall be the average of the front setbacks of the developed lots, but not less than 25 feet. In calculating the blockface average, measurement shall be from the front

property line to the primary structure. Building projections and unenclosed porches shall not be used as the reference point for this measurement.

2. Where less than 40 percent of the lots on a blockface within the same zoning district (excluding corner yards or reversed corner lots) are developed with primary structures (including the existing setback of the proposed development site), the minimum front setback shall be 25 feet.

3. For blockfaces with five or fewer lots between two reversed corner lots, the minimum front setback shall be the larger required corner yard of the reversed corner lots. See Section 17.40.160 for allowed projections into front yard setbacks.”

**SECTION 5.** Pasadena Municipal Code, Title 17, Article 2, Chapter 17.22, Section 17.22.070 is amended as follows:

**a. By amending Subsection B, Paragraph 1 as follows:**

“**1. Front setback.** The following front setback requirements are intended to ensure compatibility with the adjacent neighborhood.

a. When 40 percent or more of the lots on a blockface in the same zoning district (excluding corner yards of reversed corner lots) are developed with primary structures (including the existing setback of the proposed development site), the minimum front setback shall be the average of the front setbacks of the developed lots, but not less than 20 feet. In calculating the blockface average, measurement shall be from the front property line to the principal structure. Building projections (such as eaves or bay windows) and unenclosed porches shall not be used as the reference point for this

measurement.

b. Where less than 40 percent of the lots on a blockface within the same zoning district (excluding corner side yards or reversed corner lots) are developed with primary structures (including the existing setback of the proposed development site), the minimum front setback shall be 20 feet. See Section 17.40.160 for allowed projections into front yard setbacks.”

**b. By amending Subsection H as follows:**

“**H. Walls and fences.** Walls and fences that are visible from the street or main garden should be treated as an integral part of the architecture. The materials, colors, and detailing shall be consistent with the buildings they surround and adjoin. Walls and fences shall be in compliance with Section 17.40.180.B.3 (Multi-family projects (City of Gardens standards)).”

**SECTION 6.** Pasadena Municipal Code, Title 17, Article 2, Chapter 17.22, Section 17.22.080, Subsection A, is amended as follows:

**a. By amending Paragraph 6, Subparagraph a as follows:**

“a. The main garden may be at existing grade with no parking structure below. For gardens or parts of gardens at existing grade with no parking structure below, the following requirements apply:” (The remainder of this paragraph remains unchanged.)

**b. By amending Paragraph 6, Subparagraph b as follows:**

“b. The main garden may be at existing grade on two feet minimum of soil over a fully subterranean parking structure. For gardens or parts of gardens over fully subterranean

parking, the following requirements shall be met in addition to the requirements listed above for gardens at existing grade.

(1) Planting shall be at finished grade or in permanent planters. The top of walls of such planters may be no more than 18 inches above the finished grade at the main garden. Planter walls may step up. Where aesthetic considerations warrant an alternative to this requirement, the applicant may request Planning Director approval of this alternative. The review authority may approve up to 25 percent of the garden walls to be up to 28 inches in height to provide better tree growth.” (The remainder of this Subparagraph remains unchanged.)

**c. By amending Subsection 6, Paragraph c as follows:**

“c. The main garden may be up to two feet, eight inches above existing grade over a partially subterranean parking structure. Gardens or parts of gardens over partially subterranean parking shall comply with the following requirements in addition to the requirements listed above for gardens at existing grade and over fully subterranean parking.” (The remainder of this paragraph remains unchanged.)

**SECTION 7.** Pasadena Municipal Code, Title 17, Articles 2 and 3, Tables 2-5, 3-3, 3-5, 3-6, 3-13, 3-14 and 3-16 are amended by revising the land use “Restaurants with take-out window” to read “Restaurants with walk-up window”.

**SECTION 8.** Pasadena Municipal Code, Title 17, Article 2, **Table 2-4-MULTI-FAMILY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS**, is amended by amending notes 1 and 2 as follows:

“(1) See Chapter 17.43 regarding density bonus provisions.

(2) See Section 17.40.030 regarding development on an undeveloped lot and Section 17.40.040 regarding development on a substandard lot.”

**SECTION 9.** Pasadena Municipal Code, Title 17, Article 2, Chapter 17.26, **TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE ZONING DISTRICTS**, are amended as shown in Exhibit - 3, attached hereto and incorporated by this reference.

**SECTION 10.** Pasadena Municipal Code, Title 17, Article 2, Chapter 17.29, Section 17.29.030 is amended as follows:

**a. By amending Subsection A, Paragraphs 1 and 2 as follows:**

**“1. Additions.** The following additions to existing primary structures, when the additions otherwise comply with all other applicable requirements of this Chapter and this Zoning Code.

a. A single-story addition to a dwelling unit that increases the gross floor area by no more than 500 square feet or 20 percent of the existing gross floor area of the primary structure, including an attached garage, whichever is greater.

b. A second or third story addition that increases the gross floor area by no more than 500 square feet; provided it is in compliance with the guidelines in Section 17.29.060.E (View protection).

**2. Accessory structures.** One single-story detached accessory structure that constitutes no more than 20 percent of the gross floor area of the existing gross floor area of the

primary structure (including attached garage).” (The remainder of this subsection remains unchanged.)

**SECTION 11.** Pasadena Municipal Code, Title 17, Article 2, Chapter 17.29, Section 17.29.060 is amended as follows:

**a. By amending Subsection C, Paragraph 4 by adding the following new Subparagraph:**

“c. The color palate may be modified for designated historic properties with a Certificate of Appropriateness approved by the Planning Director.”

**b. By amending Subsection E, Paragraph 2 as follows:**

“2. Mechanical equipment other than vents or solar panels shall be placed on a rooftop or below a deck only if the equipment is not visible from off the site. This equipment shall also comply with the height limits in Subsection B. above.”

**SECTION 12.** Pasadena Municipal Code, Title 17, Article 3, Chapter 17.30, **Figures 3-1, 3-2, 3-3, 3-4, 3-5, 3-6, 3-7, 3-8, 3-9, and 3-10** are amended as shown in Exhibit 4, attached hereto and incorporated by this reference.

**SECTION 13.** Pasadena Municipal Code, Title 17, Article 3, Chapter 17.30, **TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS FOR CD ZONING DISTRICTS** and **TABLE 3-2 CD DISTRICT GENERAL DEVELOPMENT STANDARDS** are amended as shown in Exhibits 5 and 6, attached hereto and incorporated by this reference.

**SECTION 14.** Pasadena Municipal Code, Title 17, Article 3, Chapter 17.31,

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

**ZONING DISTRICTS** is amended as follows:

**a. As shown in Exhibit 7, attached hereto and incorporated by this reference.**

**b. By amending Note #9 (on all pages) as follows:**

“(9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses that expand by more than 30 percent of the gross floor area.”

**SECTION 15.** Pasadena Municipal Code, Title 17, Article 3, Chapter 17.32,

**TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR EAST PASADENA SPECIFIC PLAN (EPSP) D1 DISTRICTS, TABLE 3-6 - ALLOWED USES AND PERMIT REQUIREMENTS FOR EAST PASADENA SPECIFIC PLAN (EPSP) D1 AND D2 DISTRICTS, TABLE 3-8 - EAST PASADENA SUBAREA d2 STANDARDS and TABLE 3-9 - EAST PASADENA SUBAREA D3 STANDARDS** are amended as shown in Exhibits 8, 9, 10 and 11 attached hereto and incorporated by this reference.

**SECTION 16.** Pasadena Municipal Code, Title 17, Article 3, Chapter 17.32,

**TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR EAST PASADENA SPECIFIC PLAN (EPSP) D1 DISTRICTS and TABLE 3-6 - ALLOWED USES AND PERMIT REQUIREMENTS FOR EAST PASADENA SPECIFIC PLAN (EPSP) D1 AND D2 DISTRICTS** are amended by amending Note



#10 as follows:

“(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 that expand by more than 30 percent of the gross floor area.”

**SECTION 17.** Pasadena Municipal Code, Title 17, Article 3, Chapter 17.33, Section 17.32.040 is amended as follows:

“For the purposes of this Chapter, density means the number of new dwelling units, or in the case of nonresidential development projects, the amount of square footage permitted by the allowed floor area ratio, which may be developed in relation to the size of the property to be developed as expressed in dwelling units or square feet, as the case may be.” (The remainder of this section remains unchanged.)

**SECTION 18.** Pasadena Municipal Code, Title 17, Article 3, Chapter 17.33 is amended by amending **TABLE 3-13 - ALLOWED USES AND PERMIT REQUIREMENTS FAIR OAKS/ORANGE GROVE RM-16, RM-12, PS AND OS DISTRICTS, TABLE 3-14 - ALLOWED USES AND PERMIT REQUIREMENTS FAIR OAKS/ORANGE GROVE CL, C-2, AND C-3 DISTRICTS** and **TABLE 3-15 – FAIR OAKS/ORANGE GROVE DEVELOPMENT STANDARDS** as shown in Exhibits 12, 13 and 14 attached hereto and incorporated by this reference.

**SECTION 19.** Pasadena Municipal Code, Title 17, Article 3, Chapter 17.33, Section 17.33.050, Subsection A is amended as follows:

**“A. Residential density and lot size requirements.** Where allowed by Section

17.33.040 (FGSP District Land Uses and Permit Requirements), residential uses shall comply with the following maximum density and minimum lot size requirements except that in the PS zone, maximum density shall be established by the Conditional Use Permit approval required for all residential development, and minimum lot size requirements shall be established by Conditional Use Permit and/or subdivision approval, as applicable.

Development Features	Requirements by General District					
	FGSP- RM-12	FGSP- RM-16	FGSP- CL-19	FGSP- C-3a	FGSP- C-3b	FGSP- C-3d
Maximum density	2 d.u./lot	16 d.u./acre	16 d.u./acre	40 d.u./acre	32 d.u./acre	32 d.u./acre
with density bonus	N.A.	See Chapter 17.43 (Density Bonus, Waivers and Incentives)				
Minimum lot area for new lots	7,200 sf	7,200 sf	7,200 sf	Determined by Subdivision process		10,000 sf
with density bonus	5,400 sf	See Chapter 17.43				See Chapter 17.43
Minimum lot width for new lots	55 ft	55 ft	55 ft			60 ft

**SECTION 20.** Pasadena Municipal Code, Title 17, Article 3, Chapter 17.34, Section 17.34.020 by amending Section 17.34.020 by replacing the term, “work-live” with the term “work/live” wherever it appears in this section.

**SECTION 21.** Pasadena Municipal Code, Title 17, Article 3, Chapter 17.34, Section 17.34.030 is amended as follows:

**a. By amending Subsection A, Paragraph 5 as follows:**

**“5. Additional prohibited uses in SP-1e.** In the Sp-1e subdistrict, single-family residential and multi-family residential uses.”

**b. By amending Subsection B, Paragraph 1, Subparagraph f as follows:**

“f. Vehicle services - vehicle washing/detailing and vehicle washing/detailing, small scale; or”

**SECTION 22.** Pasadena Municipal Code, Title 17, Article 3, Chapter 17.34, Section 17.34.040, **Table 3-15.1 - NORTH LAKE SPECIFIC PLAN**

**DEVELOPMENT STANDARDS** is amended by correcting Note #8 as follows:

“(8) Along the north side of Washington Boulevard west of Prime Court, and along the south side of Washington Boulevard west of Hudson Avenue, the maximum building height is 25 feet for non-residential and 37 feet for mixed-use projects.”

**SECTION 23.** Pasadena Municipal Code, Title 17, Article 3, Chapter 17.34, Section 17.34.050 is amended as follows:

**a. By amending Subsection D, paragraph 1 as follows:**

“1. Within subdistrict SP-1a, the wall and fence requirements shall be that of the RS-6 district for all projects except multi-family projects which shall meet the wall and fence requirements of Section 17.40.180.B.3 (Multi-family projects (City of Gardens standards)).

**b. By adding the following new subsections:**

“J. Floor area ratio. The floor area ratio requirement of the base district shall not be applicable in this specific plan.

K. Commercial frontage and façade standards. Section 17.24.050 (Commercial Frontage and Façade Standards) shall not be applicable.”

**SECTION 24.** Pasadena Municipal Code, Title 17, Article 4, Chapter 17.40. Section 17.40.050, Subsection C, Paragraph 1, Subparagraph b is amended as follows:

“b. Driveways shall meet the minimum requirement of Section 17.29.050.F.1.”

**SECTION 25.** Pasadena Municipal Code, Title 17, Article 4, Chapter 17.40, Section 17.40.100, Subsections D and E are amended as follows:

**“D. Guidelines for compliance.**

1. The Arts and Culture Commission shall recommend and the Council, by resolution, shall adopt guidelines to be used in determining whether there has been compliance with this Section.
2. The Arts and Culture Commission shall be responsible for determining compliance with this Section.

**E. Verification of compliance.** No Certificate of Occupancy shall be issued for a project subject to the requirements of this Section until the Arts and Culture Commission has made a written determination of compliance with this Section.”

**SECTION 26.** Pasadena Municipal Code, Title 17, Article 4, Chapter 17.40. Section 17.40.120, Subsection F is relettered to be Subsection C.

**SECTION 27.** Pasadena Municipal Code, Title 17, Article 4, Chapter 17.40, Section 17.40.180 is amended as follows:

**a. By amending Subsection A, Paragraph 1 as follows:**

**“1. Measured from existing grade.** The height of all walls and fences shall be measured from the existing grade as it existed on March 2, 2009. The height of all walls and fences shall be measured from the existing grade to the top of the wall or fence in order to prevent the artificial raising of the grade in order to allow for a higher wall or fence. Where the existing grade changes (i.e., for a driveway) the fence height shall change with the grade.”

**b. By amending Subsection B, Paragraph 2 as follows:**

**“2. RS and RM-12 zoning districts.** The maximum height of a wall or fence within the RS or RM-12 zoning districts shall be as follows and as illustrated by Figure 4-11 (Fence Height Limits in the RS and RM-12 Zoning Districts) below. (The remainder of this paragraph remains unchanged.)

**c. By amending Subsection B, Paragraph 2 by adding a new subparagraph i as follows:**

**“i. Prohibited materials.** Barbed wire, concertina wire, and razor wire shall not be allowed.”

**d. By amending Subsection B, Paragraph 3 by renumbering this paragraph as number 4 and adding a new Paragraph 3 as follows:**

**“3. Multi-family projects (City of Gardens standards).** Walls and fences may be located along property lines or in setbacks in compliance with the following.

1. The height of a wall or fence along the rear property line or rear yard shall not exceed 10 feet excluding any corner side yard setback.

2. The height of a wall or fence along the side property lines shall not exceed 10 feet for the rear 50 percent of the site and shall not exceed six feet for the remainder of the site, excluding the front or corner side yard setback.
3. Between the front property line and the occupancy frontage, the height of a wall or fence in a front yard or corner yard shall not exceed four feet if it is 50 percent open and two feet if the wall or fences is solid. The wall or fence height shall be measured from existing grade and shall be setback 18 inches from the front property line.
4. The height of a wall or fence separating the main garden from other garden space on the same or an adjacent lot shall meet the same requirements as a wall or fence in the front yard. See Subparagraph 3 above.
5. The height of a wall or fence separating the main garden from a residential building on an adjoining lot with entrances close to the common property line shall meet the same requirements as a wall or fence in the front yard. See Subparagraph 3 above.
6. The height of an interior wall or fence bordering an individual patio area shall not exceed six feet. It is encouraged to be less and to allow at least 50 percent visibility.
7. The height of a wall or fence screening a driveway shall not exceed six feet.
8. The height of a wall or fence screening a parking area shall be at least six feet but shall not exceed 10 feet.”

**SECTION 28.** Pasadena Municipal Code, Title 17, Article 4, Chapter 17.43,

Section 17.43.030 is amended as follows:

**“17.43.030 - Definitions**

All of the terms used in this Chapter are defined in Article 8 (Glossary of Specialized Terms and Land Use Types) under the term "Affordable Housing Definitions."

**SECTION 29.** Pasadena Municipal Code, Title 17, Article 4, Chapter 17.43, Section 17.43.060, Subsection B is amended as follows:

**“B. Application requirements.** An application for a Waiver of a Development Standards Permit shall be filed in compliance with Chapter 17.60 (Application Filing and Processing). The application shall be accompanied by the information identified in the Department handout for Waiver of Development Standards Permit application, including the specific economic information described in the handout.”

**SECTION 30.** Pasadena Municipal Code, Title 17, Article 4, Chapter 17.43, Section 17.43.070, Subsections A and B are amended as follows:

**“A. Floor area bonus or concession for inclusion of child day-care facility.** An application for a development project that complies with the density bonus requirement of this section and that also includes a child day-care center that will be located on the premises of, as part of, or adjacent to, the project may request one additional bonus or concession as follows.” (The remainder of this subsection remains unchanged.)

**“B. Application requirements.** An application for a Child Day-Care Bonus or Concession Permit shall be filed in compliance with Chapter 17.60 (Application Filing and Processing). The application shall be accompanied by the information identified in the Department handout for a Child Day-Care Bonus or Concession Permit application, including the specific economic information described in the handout.”

**SECTION 31.** Pasadena Municipal Code, Title 17, Article 4, Chapter 17.46, Section 17.46.080, Subsection B, Paragraphs 3 is repealed and Paragraph 4 is renumbered to become Paragraph 3.

**SECTION 32.** Pasadena Municipal Code, Title 17, Article 4, Chapter 17.46, Section 17.46.100 by adding a new subsection D as follows:

**“D. Modifications.** For a project with existing parking, the Zoning Administrator may modify the number of parking spaces in an existing parking lot by reducing the number of parking spaces to accommodate handicapped parking.”

**SECTION 33.** Pasadena Municipal Code, Title 17, Article 4, Chapter 17.46, Section 17.46. 140, Subsections D and E is amended as follows:

**“D. Driveway approaches required.** Driveway approaches for all developments shall be required as determined by the Department of Public Works.

**E. Subject to the approval of the Directors of Public Works and Transportation.** All driveway access to a public street or alley is subject to the approval of the Director of Public Works and the Director of Transportation.”

**SECTION 34.** Pasadena Municipal Code, Title 17, Article 4, Chapter 17.46, Section 17.46. 150 is amended as follows:

**a. By amending subsection B as follows:**

**“B. Nonresidential uses.** A driveway serving a nonresidential use (including a mixed-use project) shall comply with the following requirements.” (The remainder of this subsection remains unchanged.)



**b. By amending Subsection D, Paragraph 1 as follows:**

“2. Driveway approaches shall be at least 12 feet wide at the curb and shall taper to the driveway width at the front property line.”

**c. By amending Subsection D, Paragraph 6 as follows:**

“6. The Department of Public Works and the Department of Transportation shall review and approve the proposed drive approaches, the distance between the drive approaches, and the potential traffic impacts that could result from the installation of the circular driveway.”

**SECTION 35.** Pasadena Municipal Code, Title 17, Article 4, Chapter 17.46, Section 17.46. 170, Subsection D is amended as follows:

**“D. Modifications by Directors of Public Works and Transportation.** The Director of Public Works and the Director of Transportation may modify the requirements of this section.”

**SECTION 36.** Pasadena Municipal Code, Title 17, Article 4, Chapter 17.46, Section 17.46. 250, Subsection E is amended as follows:

**“E. CD-1 Old Pasadena parking requirements.** The required number of parking spaces for nonresidential uses in the CD-1 Old Pasadena Historic Core Precinct shall be equal to 75 percent of the number of spaces specified in this Chapter. This parking reduction shall apply only to the nonresidential portion of a mixed-use project. This reduction shall not be combined with other allowed parking reductions except that a parking reduction through the approval of a Minor Conditional Use Permit for shared

parking is allowed. Projects shall comply with the parking caps contained in 17.50.340 (Transit-Oriented Development).”

**SECTION 37.** Pasadena Municipal Code, Title 17, Article 4, Chapter 17.46, Section 17.46. 260, Subsection N is amended as follows:

**“N. Exceptions to Subsection M., above.** The Director of Transportation may allow exception to the prohibition identified in Subsection M. above, only if the Director of Transportation first finds:” (The remainder of this subsection remains unchanged.)

**SECTION 38.** Pasadena Municipal Code, Title 17, Article 4, Chapter 17.46, Section 17.46. 270 is amended by adding a new subsection G as follows:

**“G. Exceptions.** The Director of Transportation may modify the ramp grade requirements.”

**SECTION 39.** Pasadena Municipal Code, Title 17, Article 4, Chapter 17.48, Section 17.48.090, **TABLE 4-19 – CD ZONING DISTRICT SIGN STANDARDS, TABLE 4-20 - CD ZONING DISTRICT SIGN STANDARDS** and **TABLE 4-21 – CL, CG, AND IG ZONING DISTRICT SIGN STANDARDS** are amended as shown in Exhibit - 15 attached hereto and incorporated by this reference.

**SECTION 40.** Pasadena Municipal Code, Title 17, Article 4, Chapter 17.48, Section 17.48.100, is amended as follows:

**a. By amending Subsection F as follows:**

**“F. Measurement of sign height.** The height of a sign shall be measured as the vertical distance from the uppermost point used in measuring the area of the sign to the lowest

elevation of the existing grade immediately below and adjoining the sign. See Figures 4-13 and 4-14.”

**b. By amending Subsection G, Paragraph 1 as follows:**

“1. The surface area of a sign shall be calculated by enclosing the extreme limits of all lettering, background, emblem, logo, corporate banding, representation, or other display within a single continuous perimeter composed of squares or rectangles with no more than eight lines drawn at right angles. See Figure 4-15.”

**SECTION 41.** Pasadena Municipal Code, Title 17, Article 4, Chapter 17.48, Section 17.48.110, is amended as follows:

**a. By amending Subsection C, Paragraphs 1 and 4 as follows:**

“1. Freestanding signs include monument and pylon signs and shall be allowed only for frontages adjoining a public street. See Figures 4-17 and 4-18.”

“4. For corner lots, freestanding signs shall not be located in the required 25-foot vision triangle. On a case-by-cases basis, this requirement may be waived by the Director of Transportation. See Figure 4-19.”

**b. By amending Subsection F as follows:**

“F. **Signs on architectural projections at street level.** The following regulations apply to signs that are located on, attached to, or are an integral part of a projecting architectural feature located not more than 15 feet above street level. See Figure 4-20.” (The remainder of this subsection remains unchanged.)

**c. By amending Subsection G, Paragraphs 2 and 3 as follows:**

“2. The allowable number and area of signs shall be computed for each separate primary or secondary building frontage. Allowances are not transferable from one street frontage to another.”

“3. When a sign is erected on the lot at the intersection of two streets or at the intersection of a primary and secondary building frontages, and the sign is situated at an angle so as to be visible from both streets, the sign shall not exceed the maximum area allowed for the longest of the primary or secondary building frontage. The area of the sign shall be deducted from the total area allowed on the property and the number of signs allowed shall be reduced accordingly.”

**d. By amending Subsection H, Paragraphs 1 and 5 as follows:**

“1. Signs shall be located only on a primary or secondary building frontage and shall not extend above an eave or parapet, or above or below a fascia on which they are located.”

“5. Signs shall be located within the middle 70 percent of the building or occupancy's frontage measured from lease line to lease line. The Zoning Administrator may modify this requirement where it can be clearly demonstrated that it severely limits proper sign placement. See Figure 4-21.”

**e. By amending Subsection J, Paragraph 3 as follows:**

“3. **Business directory signs.** Businesses that occupy spaces accessed only from an alley, arcade, courtyard, or mall or have similar limited visibility may be allowed up to two directory signs with a maximum area of six square feet each. Only external illumination is allowed. See Figures 4-22 and 4-23.”