

PD – 3200 E. Foothill Blvd. Planned Development

Planned Development 36 – 3200 E. Foothill Blvd. Planned Development shall apply and supersede any inconsistent or different standards established by Title 17 of the Pasadena Municipal Code, but only for the development plan referred to in Section One of Ordinance No. _____. Except as expressly provided in PD-36, PD-36 shall comply with all the requirements established by Title 17 of the Pasadena Municipal Code (PMC). The special development standards are as follows:

- A. **Development Program.** PD 36’s Development Program includes both commercial and residential uses. The land uses shall be regulated by Table I Development Program.

**Table I
3200 E. Foothill Blvd Planned Development
Development Program**

Land Use	Project Total
Commercial	
Retail	5,800 sf
Restaurant	4,000 sf
Subtotal- Commercial	9,800 sf
Residential and Work/Live	
Units	550 units
Square Footage	545,107 sf
Total Square Footage	554,907 sf

- B. **Permitted Uses.** The following land uses shall be permitted, in addition to uses permitted in the EPSP-d2-IG-B-4, with the exception of Industry, Manufacturing and Processing uses:

1. Multi-family housing/urban housing;
2. Home occupations;
3. Work/Live units;
4. Offices- accessory;
5. Convenience stores;
6. Food Sales;
7. Restaurants;
8. Restaurants, fast food;
9. Restaurants, formula fast food;

- 10. Retail sales; and
- 11. Personal services (hair salons, dry cleaners, etc.).
- C. **Maximum Residential Density.** There shall be a maximum residential density of 55.2 dwelling units per acre or 460 units.
 - A. The provision of 46 low-income units entitles the project to a 20% Density Bonus.
 - B. After the Density Bonus, there shall be a maximum of 550 residential units.
- D. **Maximum Amount of Retail/Restaurant Development.** There shall be a maximum of 9,800 square feet of new retail/restaurant floor area.
- E. **New Construction.** New construction shall provide for planned development of residential and related commercial development pursuant to the approved site plan.
- F. **Floor Area.** New construction shall not exceed 554,907 square feet of floor area.
- G. **Floor Area Ratio.** The PD shall not exceed an overall 1.53 maximum FAR, calculated on the site area prior to any dedications.
- H. **Maximum Lot Coverage.** The maximum lot coverage shall not exceed 49% of the total land area.
- I. **Setbacks.** Setbacks shall comply with the following:
 - 1. Foothill Blvd. – 10’ minimum
 - 2. Kinneloa Ave.– 5’ minimum
- J. **Building Height.** The maximum building height shall not exceed 60’ measured from existing grade at the Foothill Boulevard Property line. Appurtenances attached to or located on the structure shall be subject to the height limit exceptions in Pasadena Municipal Code Section 17.40.060.D.
- K. **Community Space.** Community Space/Open Space for the PD shall be provided consistent with PMC Section 17.50.160 at the rate 150 square feet of Community Space for each Dwelling Unit.
- L. **Design Review.** New construction shall be subject to Design Review as required by PMC Section 17.61.030 Design Review.
- M. **Public Art.** New construction shall comply with the Public Art Design Standards of PMC Section 17.40.100 Public Art Requirements and Design Standards.
- N. **Parking.** Parking for new construction shall be provided in the above-grade parking structure and subterranean parking structure as follows. Any deviation from this table shall comply with the parking requirements of PMC 17.46 and the mandatory reductions in PMC 17.50.340.

Use	Total Stalls
Commercial/Retail	51
Residential	788

- O. **Signage.** An individual master sign plan shall be prepared and administered in accordance with Pasadena Municipal Code [Chapter 17.48](#) (Signs).
- P. **Alcohol Sales.** Alcohol sales (beer and wine) or alcohol sales (full alcohol sales) shall require issuance of a Conditional Use Permit and compliance with specific use standards in Pasadena Municipal Code Section 17.50.040.
- F. **Mitigation Measures.** The applicant, or successor in interest, shall meet all mitigation measures identified in the Final Mitigation Monitoring and Reporting Program and will participate in an on-going mitigation monitoring program for the applicable duration to ensure the appropriate implementation of the mitigation measure and conditions of approval.