

ATTACHMENT C:
Project Characteristics

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Zoning Designation	
EPSP-d1-IG (East Pasadena Specific Plan, subarea d1, General Industrial district) ECSP-CG-6 (East Colorado Specific Plan, the Chihuahuita subarea)	
General Plan Land Use Designation	
Low Mixed-Use (0.0 – 1.0 FAR; 0–32 du/ac) R&D Flex Space (0.0 – 1.25 FAR)	
Lot Size	
220,063 sf	
Density	
<i>Maximum Permitted</i>	<i>Proposed</i>
EPSP-d1-IG – Not permitted	None
ECSP-CG-6 – 60 du/ac	None
Floor Area Ratio (FAR)	
<i>Maximum Permitted</i>	<i>Proposed</i>
EPSP-d1-IG – No maximum	0.45
ECSP-CG-6 – No maximum	
Maximum Floor Space (Vehicle Sales and Repair Services)	
<i>Maximum Permitted</i>	<i>Proposed</i>
40 percent of the lot area dedicated to vehicle repair	Not enough information to determine actual requirement and/or compliance
Parking Requirements	
<i>Required</i>	<i>Proposed</i>
1 space per 1,000 square feet	Not enough information to determine actual requirement and/or compliance
Building Height	
<i>Maximum Permitted</i>	<i>Proposed</i>
EPSP-d1-IG – 60' ECSP-CG-6 – 45'/60'	32'6"
Setback Requirements	
<i>Required</i>	<i>Proposed</i>
EPSP-d1-IG Front: 5' (fixed) Sides: None required Corner Side: 5' (fixed) Rear: None required	EPSP-d1-IG Front: Not applicable Sides: 50' Corner Side: 54'6" Rear: 52'2"
ECSP-CG-6 Front: Fixed setback of 5 feet (landscaped); additional front or corner yard setbacks are allowed only to create space for street side plazas, patios, and building entrances Corner Side: Fixed setback of 5 feet (landscaped); additional front or corner yard setbacks are allowed only to create space for street side plazas, patios, and building entrances Side or Rear: None required	ECSP-CG-6 Front: 178'1" Corner Side: 54'6" Side: 50' Rear: 52'2"