

Introduced by Councilmember

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 16 (THE SUBDIVISIONS CODE) AND TITLE 17 (THE ZONING CODE) TO ALLOW FLAG-LOT SUBDIVISIONS ONLY IN THE HILLSIDE DEVELOPMENT (HS) OVERLAY DISTRICT, AND THE ADOPTION OF DEVELOPMENT STANDARDS FOR FLAG-LOT SUBDIVISIONS.

SECTION 1. This ordinance, due to its length and the corresponding costs of publication, will be published by title and summary as permitted by Section 508 of the Charter. The approved summary of this ordinance reads as follows:

"Summary

This purpose of this ordinance is to permit the creation of a flag-lot only on single-family (RS) zoned property of the Hillside Development Overlay District (HD), and shall not be allowed in any other zones of the City, including the HD-1 Overlay District. Further, a flag-lot will require approval of a conditional use permit reviewed by the Subdivision Committee, and only when a traditional subdivision is first possible. Thus, if no reasonable alternative exists due to extreme topographic conditions or other physical conditions would a flag-lot subdivision be permitted. Additionally, this ordinance will prohibit the creation of flag-lots through a Lot Line Adjustment process and will only allow creation of a flag-lot through a Parcel Map or Tentative Tract Map. Lastly, this ordinance will adopt design and development standards for the creation of flag-lots."

SECTION 2. The title of Section 16.18.040 entitled, "Variance Authority" is amended as follows:

"16.18.040 Variance and Conditional Use Permit Authority."

Section 3. Section 16.18.040 is amended by adding a new paragraph, immediately after the existing paragraph, that reads as follows:

"The subdivision Committee shall have the authority to grant conditional use permits, which conditional use permits are required pursuant to a tentative map or tentative parcel map application when the creation of a flag-lot is proposed. Conditional use permits applications shall not be accepted for the creation of a flag-lot pursuant to applications for lot line adjustments and certificates of compliance. Conditional use permits shall be reviewed pursuant to the standards contained in Section 17.64.370 (Flag-Lot Regulations) of the Zoning Code."

SECTION 4. The definition of "Lot, flag or corridor" contained in Section 17.12.020 entitled, "Rules of construction and definitions" of Title 17, is amended to read as follows:

"Lot, Flag or Corridor. 'Flag or corridor lot' means a lot in the approximate configuration of a flag pole or sign post, with the pole or post functioning primarily as an access way to the main body of the lot from the street of access."

SECTION 5. Section 17.20.030 is amended as follows:

A. By amending the schedule entitled, "**RS-1, RS-2, RS-4 AND RS-6 DISTRICTS: DEVELOPMENT STANDARDS**" as shown in Exhibit 1, attached hereto and incorporated by this reference.

B. By amending the schedule entitled, "**RS-1, RS-2, RS-4 AND RS-6 DISTRICTS: ADDITIONAL DEVELOPMENT STANDARDS**" by adding the following:

"(U) Subdivisions where a flag-lot is proposed, or where development of an addition or new residence on a flag-lot is proposed, shall comply with 'Flag-Lot Regulations' contained in Chapter 17.64."

SECTION 6. Section 17.22.030 is amended as follows:

A. By amending the schedule entitled, "**RM-12 DISTRICT: DEVELOPMENT STANDARDS**" as shown in Exhibit 2, attached hereto and incorporated by this reference.

B. By amending the schedule entitled, "**RM-12 DISTRICT: ADDITIONAL DEVELOPMENT STANDARDS**" by adding the following:

"(Y) The creation of a flag-lot shall not be allowed."

SECTION 7. Section 17.24.030 is amended as follows:

A. By amending the schedule entitled, "**RM-16, RM-32 AND RM-48 DISTRICTS: DEVELOPMENT STANDARDS**" as shown in Exhibit 3, attached hereto and incorporated by this reference.

B. By amending the schedule entitled, "**RM-16, RM-32 AND RM-48 DISTRICTS: ADDITIONAL DEVELOPMENT STANDARDS**" by adding the following:

"(DD) The creation of a flag-lot shall not be allowed."

SECTION 8. Section 17.28.030 is amended as follows:

A. By amending the schedule entitled, "**CO, CL AND CG DISTRICTS: DEVELOPMENT STANDARDS**" as shown in Exhibit 4, attached hereto and incorporated by this reference.

B. By amending the schedule entitled, "**CO, CL AND CG DISTRICTS: ADDITIONAL DEVELOPMENT STANDARDS**" by adding the following:

"(S) The creation of a flag-lot shall not be allowed."

SECTION 9. Section 17.32.030 is amended as follows:

A. By amending the schedule entitled, "**IG DISTRICT: DEVELOPMENT STANDARDS**" as shown in Exhibit 5, attached hereto and incorporated by this reference.

B. By amending the schedule entitled, "**IG DISTRICT: ADDITIONAL DEVELOPMENT STANDARDS**" by adding the following:

"(P) The creation of a flag-lot shall not be allowed."

SECTION 10. Section 17.33.070 is amended as follows:

A. By amending the schedule entitled, "**CD District Development Standards**" as shown in Exhibit 6, attached hereto and incorporated by this reference.

B. By amending the schedule entitled "**CD District Additional Development Standards**" by adding the following:

"(V) The creation of a flag-lot shall not be allowed."

SECTION 11. Section 17.36.040 entitled "**Development standards**" is amended by adding a new paragraph, immediately after the existing paragraph, that reads as follows:

"The creation of a flag-lot shall not be permitted."

SECTION 12. Section 17.40.040 entitled, "**Development Standards**" is amended by adding a new subsection "E" to read as follows:

"E. The creation of a flag-lot shall not be permitted."

SECTION 13. Section 17.46.060 of said code entitled, "**Development Standards**" is amended as shown in Exhibit 7, attached hereto and incorporated by this reference.

SECTION 14. Section 17.47.080 is amended as follows:

A. By amending the schedule entitled, "**East Pasadena Specific Plan District Development Standards**" as shown in Exhibit 8, attached hereto and incorporated by this reference.

B. By amending the schedule entitled, "**East Pasadena Specific Plan District Additional Development Standards**" by adding the following:

"EE. The creation of a flag-lot shall not be permitted."

SECTION 15. Section 17.48.050 of said code entitled, "**Hillside subdivision**" is amended by adding a new subsection "D" to read as follows:

"D. Flag-Lots. Subdivisions where a flag-lot is proposed by tentative map or parcel map, or where an addition is proposed to a residence on a flag lot, or where the development of a new residence is proposed on a flag-lot, compliance with the 'Flag-Lot Regulations' contained in Chapter 17.64. shall be required."

SECTION 16. Chapter 17.64 of said code entitled, "**Site Regulations**" is amended by adding a new section "17.64.370 Flag-Lot Regulations" to read as follows:

"17.64.370 Flag-Lot Regulations

The following regulations are applicable to Subdivisions where a flag-lot is proposed, or where development of an addition or new residence on a flag-lot is proposed:

A. General Provisions.

1. Flag-lots shall only be permitted on single-family (RS) zoned property of the Hillside Development Overlay District (HD). Flag-lots shall not be allowed in any other zones of the City, including the HD-1 Overlay District.

2. Flag-lots shall be permitted only if there is no reasonable alternative due to extreme topographic conditions or other physical conditions, as determined by the subdivision committee. In considering new flag lots, a traditional subdivision would first have to be possible; however, only when extreme physical constraints and circumstances are inherent would a flag-lot subdivision be permitted.

3. A Parcel Map or Tract Map shall only create flag lots. A Lot Line Adjustment cannot be used to create a flag lot.

4. A geotechnical report shall be submitted for review and approval by the Building and Safety Division attesting to the stability of the site, prior to subdivision committee review.

5. Flag lots shall require approval of a conditional use permit, approved by the Subdivision Committee.

6. All other lots resulting from a flag lot subdivision shall comply with the minimum standards of Title 17.

7. Compliance with all other requirements from other City Departments or Divisions shall be required, including the Public Works and Transportation Department, Fire Department, and the Building Division.

B. Flag-Lot Standards. The applicable design standards for the creation of a flag-lot shall be as follows:

1. Pole configuration and street frontage shall be as follows:

a. Flag-lots shall maintain a "pole" that functions primarily as an access way from the street to the main body ("flag" portion) of the lot. Private access easements shall not be allowed.

b. A minimum twenty (20) feet, and a maximum twenty-five (25) feet of frontage and width shall be maintained throughout the length of the pole.

c. A minimum 12-foot wide paved driveway shall be maintained throughout the entire length of the pole.

- d. The pole portion shall be deemed to end, and the flag portion of said lot shall be deemed to commence, at the extension of the front property line.
2. Front property line shall be as follows:
 - a. The front property line shall be that property line which most nearly parallels the public or private street of access and which abuts the pole, not including the pole.
 - b. If the pole is not at a 90-degree angle to the front property line, the front property line shall be calculated as if the front property line continued by drawing an imaginary line to the pole (see diagram A).
3. Side and rear property line shall be as follows:
 - a. The rear property line shall be that property line opposite the front property line.
 - b. The side property line shall be any property line that does not abut a public or private right-of-way and which is not a front or rear property line, exclusive of the pole portion of the property.
4. Lot depth shall be as follows:
 - a. Lot depth shall be measured at the mid-points of the front property line (as defined above) and rear property line of the main body ("flag" portion) of the lot.
 - b. For purposes of measuring the lot depth of a flag lot, the calculation shall not include the pole of the flag lot.
5. Lot width shall be as follows:
 - a. The width of the main body ("flag" portion) of the lot shall comply with the minimum standards of the appropriate residential base zoning district.
 - b. Lot width shall be measured by a line connecting two points on opposite side yard property lines, that will result in a line parallel to the front property line (as defined above).
 - c. For purposes of measuring the lot width of a flag lot, the calculation shall not include the pole of the flag lot.
6. Minimum lot area for a flag lot shall be as follows:
 - a. For purposes of measuring the lot area, only the main body ("flag" portion) shall be considered.
 - b. The main body ("flag" portion) of a flag lot shall maintain a minimum area and dimensions that comply with the minimum standards for the appropriate residential base zoning district.
 - c. The main body ("flag" portion) of a flag lot shall not include the pole ("stem") portion, or any other portion of the lot where the lot width is less than the minimum requirement for the appropriate residential base zoning district. Where the pole is not at a 90-degree angle to the front property line that abuts the pole, the front property line shall be calculated as if the front property line continued by drawing an imaginary line, which will also illustrate the boundary of the main body of the lot (see diagram A).
7. Total number of lots in a flag lot subdivision shall be based upon the following:
 - a. Where the average slope of a site is 15 percent or less, the total maximum allowable number of lots shall be determined by the residential base zoning district.

b. Where the average slope of a site exceeds 15 percent, the total maximum allowable number of lots shall be determined pursuant to Section 17.48.050(B) of the Zoning Code.

c. Where the average slope of a site exceeds 50 percent, the total maximum allowable number of lots shall be determined pursuant to Section 17.48.050(C) of the Zoning Code.

C. Multiple Flag-Lots. Where a subdivision proposes more than one flag lot, the following standards shall apply:

1. Not more than two flag lot poles may be contiguous to each other. The poles of two flag lots that are contiguous shall have a maximum width of 40 feet.

2. No wall, fence, hedge or other obstruction, as determined by the Fire Department, shall be constructed or planted within the width of the pole area of the flag lots.

3. Private access easements shall not be allowed.

4. Where a total of three or more lots are created, and two are flag lots with poles that are contiguous to each other, the driveway to the non-flag lot(s) shall be separated from the contiguous poles by a minimum 5-foot wide landscaped planter.

D. Development Standards for Flag-Lots. Where an addition to a residence on a flag lot is proposed, or where a new residence is proposed on a flag-lot, the following standards shall apply:

1. Construction and development of a single-family residence and related accessory structures on a flag lot shall only occur in the main body ("flag" portion) of the lot (as defined above).

2. The maximum gross floor area ratio shall be based upon the area of the main body ("flag" portion) of the lot (as defined above).

3. Buildings located on flag lots shall be oriented to provide the maximum privacy to surrounding existing and future residential structures. To protect the privacy of yard areas on neighboring properties, large windows and decks on the second floor of a residence on a flag lot shall orient to on-site yard areas, not to surrounding properties. Other methods may include, but shall not be limited to, using translucent material in (upper floor) windows, eliminating windows, reducing and/or relocating balconies or eliminating balconies.

4. All other development standards and requirements of Title 17, including hillside development standards and the appropriate residential base zoning district shall apply to the development of the property.

5. The property address of the flag lot shall be placed in a conspicuous location within the pole of the lot that is easily visible from the street.

E. Conditional Use Permits for Flag-Lots. If an application for a tentative map or parcel map is proposed, special findings requirements are imposed as follows:

1. Findings. In addition to the regular conditional use permit findings of Subsection 17.88.020.C, the following additional

findings must be made by the Subdivision Committee prior to approval of a conditional use permit to allow a flag lot in a subdivision:

a. The proposed flag lot subdivision is the only reasonable subdivision design due to extreme topographic conditions, or other physical and natural constraints of the subject property, such as protected trees, natural drainage course or streams; and,

b. The design of the proposed flag lot subdivision complies with the Flag Lot Design Standards; and,

c. The lots created from the proposed flag lot subdivision do not adversely impact the established neighborhood character nor deviate from the established neighborhood character, which shall consider the scale of the existing lot sizes and lot configurations in the surrounding area. For purposes of this finding, the surrounding area shall mean all properties within a 1,000-foot radius of the subject property's boundary (before subdivision)."

SECTION 17. PD-1 EATON CANYON INDUSTRIAL PARK contained in **APPENDIX B** is amended by adding the following:

"14. The creation of a flag-lot subdivision shall not be permitted."

SECTION 18. PD-2 - VILLA PARKE contained in Appendix B is amended by adding the following:

"V. The creation of a flag-lot subdivision shall not be permitted."

SECTION 19. PD-3 - KINNELOA ANNEXATION contained in Appendix B is amended by adding the following:

"10. The creation of a flag-lot subdivision shall not be permitted."

SECTION 20. PD-4 - MOUNTAIN STREET CLASSICS TOWNHOUSES contained in **Appendix B** is amended by adding the following:

"I. The creation of a flag-lot subdivision shall not be permitted."

SECTION 21. PD-5 - ALLESANDRO PLACE/FAIR OAKS contained in **Appendix B** is amended by adding the following:

"G. The creation of a flag-lot subdivision shall not be permitted."

SECTION 22. PD-6 - EATON WASH contained in **APPENDIX B** is amended by adding the following:

"H. The creation of a flag-lot subdivision shall not be permitted."

SECTION 23. PD-7 - SECO STREET contained in **APPENDIX B** is amended by adding the following:

"J. The creation of a flag-lot subdivision shall not be permitted."

SECTION 24. PD-8 - MARENGO AVENUE contained in **APPENDIX B** is amended by adding the following:

"L. The creation of a flag-lot subdivision shall not be permitted."

SECTION 25. PD-9 - EL MIRADOR contained in **APPENDIX B** is amended by adding the following:

"Q. The creation of a flag-lot subdivision shall not be permitted."

SECTION 26. PD-10 - COLORADO/LAKE contained in **APPENDIX B** is amended by adding the following:

"O. The creation of a flag-lot subdivision shall not be permitted."

SECTION 27. PD-11 - FOOTHILL BOULEVARD, CRAIG AVENUE AND WHITE STREET contained in **APPENDIX B** is amended by adding the following:

"D. The creation of a flag-lot subdivision shall not be permitted."

SECTION 28. PD-12 - WALNUT-LOS ROBLES contained in **APPENDIX B** is amended by adding the following:

"Y. The creation of a flag-lot subdivision shall not be permitted."

SECTION 29. PD-13 - MARENGO-BELLEVUE contained in **APPENDIX B** is amended by adding the following:

"T. The creation of a flag-lot subdivision shall not be permitted."

SECTION 30. PD-15 - HUNTINGTON HOTEL contained in **APPENDIX B** is amended by adding the following:

"37. The creation of a flag-lot subdivision shall not be permitted."

SECTION 31. PD-16 (JET PROPULSION LABORATORY-employee parking) contained in **APPENDIX B** is amended by adding the following:

"I. The creation of a flag-lot subdivision shall not be permitted."

SECTION 32. PD-17 ROSE TOWNHOMES contained in **APPENDIX B** is amended by adding the following:

"LL. The creation of a flag-lot subdivision shall not be permitted."

SECTION 33. PD-18 - COLORADO/EL NIDO contained in **APPENDIX B** is amended by adding the following:

"N. The creation of a flag-lot subdivision shall not be permitted."

SECTION 34. PD-21 - MONTGOMERY ENGINEERING contained in **APPENDIX B** is amended by adding the following:

"30. The creation of a flag-lot subdivision shall not be permitted."

SECTION 35. PD-22 - LINCOLN TRIANGLE TOWNHOUSES contained in **APPENDIX B** is amended by adding the following:

"14. The creation of a flag-lot subdivision shall not be permitted."

SECTION 36. PD-24 - SOUTH LAKE AVENUE RETAIL DEVELOPMENT contained in **APPENDIX B** is amended by adding the following:

"12. The creation of a flag-lot subdivision shall not be permitted."

SECTION 37. PD-25 - VISTA DEL ARROYO BUNGALOWS contained in **APPENDIX B** is amended by adding the following:

"14. The creation of a flag-lot subdivision shall not be permitted."

SECTION 38. This ordinance shall be effective immediately upon its publication by title and summary.

Signed and approved this _____ day of _____, 2002.

Bill Bogaard
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its regular meeting held on _____, 2002, by the following vote:

AYES:

NOES:

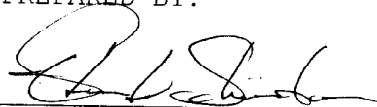
ABSENT:

ABSTAIN:

Published:

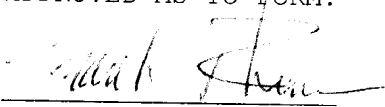
Jane L. Rodriguez
City Clerk

PREPARED BY:



Eduardo Schonborn, AICP
Associate Planner

APPROVED AS TO FORM:



Frank Rhemrev
Assistant City Attorney

Exhibit 1 – Ordinance Amending the Zoning Code – Flag Lot Ordinance

RS-1, RS-2, RS-4, AND RS-6 DISTRICTS: DEVELOPMENT STANDARDS (Continued)

Development Standards	RS-1	RS-2	RS-4	RS-6	Additional Development Standards
Landmark, Native or Specimen Tree					(W)
<u>Flag-Lot(s)</u>					(T)
Off-Street Parking	See Chapter 17.68				
Outdoor Facilities and Storage	See Chapter 17.64				
Screening of Mechanical Equipment	See Chapter 17.64				
Underground Utilities	See Chapter 17.64				
Performance Standards	See Chapter 17.64				
Signs	See Chapter 17.72				
Nonconforming Uses, Structures and Signs	See Chapter 17.76				

RS-1, RS-2, RS-4 AND RS-6 DISTRICTS:

ADDITIONAL DEVELOPMENT STANDARDS

- (A) Minimum Lot Area.
In calculating densities, fractional numbers of units shall be rounded down.
- (B) See Chapter 17.64, Development on substandard lots, certificates of compliance and notices of violation.
- (C) See Chapter 17.64, Development on lots divided by district boundaries.
- (D) See Chapter 17.70, Density bonus provisions for affordable housing.
- (E) Building projections may encroach into a yard or encroachment plane as follows:
 1. Fireplaces or chimneys may project up to 2 feet into a yard or encroachment plane for a length of 10 feet measured parallel to the building.
 2. Uncovered steps, landings or patios not more than 3 feet in height measured from finished grade may project up to 3 feet into a required yard for a length of 10 feet measured parallel to the building.
 3. Eaves may project up to 3 feet into a required yard or encroachment plane.
 4. Bays may project up to 2 feet in a required front or rear yard for a linear distance not to exceed 10 feet for any one bay, nor a total of 15 feet for all bays into each yard.
 5. A freestanding trellis up to 12 feet in height that is at least 50 percent open on top and on all sides, may be located in a front or corner yard provided it does not occupy more than 5 percent of the yard in which it is located (see Appendix A, **TRELLIS AND PORCH ENCROACHMENTS IN FRONT YARDS IN RS AND RM-12 DISTRICTS**). In addition, the requirements of Chapter 12.12 of the Pasadena Municipal Code relating to the obstruction of views at street intersections shall apply.

Exhibit 2 – Ordinance Amending the Zoning Code – Flag Lot Ordinance

RM-12 DISTRICT:		
Development Standards	RM-12	Additional Development Standards
Maximum lot coverage for lots over 7,200 sq. ft.	35%	(K)
Maximum Gross Floor Area	[35% of lot size plus 500 square feet per unit]	(L)
Fences and Walls		(M)
Landscaping		(O)
Driveway and Paving Standards		(P)(Q)
Exterior Materials		(R)
Porches in Front Yards		(S)(T)
Accessory Structures		(U)
Garage and Carport Design		(U)(V)
Satellite Earth Station Antenna		(W)
Landmark, Native or Specimen Tree		(X)
<u>Flag-Lot(s)</u>		<u>(Y)</u>
Relocated Buildings	See Chapter 17.64	
Outdoor Facilities and Storage	See Chapter 17.64	
Screening of Mechanical Equipment	See Chapter 17.64	
Underground Utilities	See Chapter 17.64	
Performance Standards	See Chapter 17.64	
Off-Street Parking	See Chapter 17.68	
Signs	See Chapter 17.72	
Nonconforming Uses, Structures and Signs	See Chapter 17.76	

Exhibit 3 – Ordinance Amending the Zoning Code – Flag Lot Ordinance

RM-16, RM-32, RM-48 DISTRICTS: DEVELOPMENT STANDARDS (Continued)

Development Standards	RM-16 RM-16-2	RM-16-1	RM-32	RM-48	Additional Development Standards
Landmark, Native or Specimen Tree					(CC)
<u>Flag-Lot(s)</u>					<u>(DD)</u>
Relocated Buildings					See Chapter 17.64
Outdoor Facilities and Storage					See Chapter 17.64
Screening of Mechanical Equipment					See Chapter 17.64
Refuse Storage Areas					See Chapter 17.64
Underground Utilities					See Chapter 17.64
Performance Standards					See Chapter 17.64
Signs					See Chapter 17.72
Nonconforming Uses, Structures and Signs					See Chapter 17.76

Exhibit 4 - Ordinance Amending the Zoning Code -- Flag Lot Ordinance

CO, CL AND CG DISTRICTS:					
DEVELOPMENT STANDARDS					
Development Standards	CO	CL CL-2	CL-1	CG	Additional Development Standards
Residential Development					(A)
Minimum Lot Area (square feet)	7,200				(B) (C)
Minimum Lot Width (feet)	55				
Minimum Yards:					
Front (ft.)	20	5	5	5	(D)(E)
Side (ft.)	10				(E)(F)(G)
Corner (ft.)	15	5	5	5	(D)(E)
Rear (ft.)	10				(E)(F)(G)
Maximum Height of Main Structures (feet)	45	36	36	45	(H)(I)(J)
Landscaping					(K)(L)
Fences and Walls					(M)(N)
Off-street Parking and Loading					(O)
Accessory Structures					(P)
Satellite Earth Station Antenna					(Q)
Landmark, Native or Specimen Trees					(R)
<u>Flag-Lot(s)</u>					<u>(S)</u>
Outdoor Facilities and Storage		See Chapter 17.64			
Screening of Mechanical Equipment		See Chapter 17.64			
Refuse Storage Areas		See Chapter 17.64			
Underground Utilities		See Chapter 17.64			
Performance Standards		See Chapter 17.64			
Signs		See Chapter 17.72			
Nonconforming Uses, Structures and Signs		See Chapter 17.76			

Exhibit 5 – Ordinance Amending the Zoning Code – Flag Lot Ordinance

IG DISTRICT		
DEVELOPMENT STANDARDS		
Development Standards	IG	Development Standards
Lot Divided by District Boundary		(A)
Minimum Yards:		
Front (ft.)	5	(B)(C)
Side (ft.)		(C)(D)
Corner (ft.)	5	(B)(C)
Rear (ft.)		(C)(D)(G)
Maximum height of Main Structures	45	(E)(F)(G)
Landscaping		(H)(I)
Fences and Walls		(J)(K)
Off-Street Parking and Loading		(M)
Accessory Structures		(N)
Satellite Earth Station Antenna		(L)
Landmark, Native and Specimen Trees		(O)
<u>Flag-Lot(s)</u>		<u>(P)</u>
Relocated Buildings	See Chapter 17.64	
Outdoor Facilities and Storage	See Chapter 17.64	
Screening of Mechanical Equipment	See Chapter 17.64	
Refuse Storage Areas	See Chapter 17.64	
Underground Utilities	See Chapter 17.64	
Performance Standards	See Chapter 17.64	
Signs	See Chapter 17.72	
Nonconforming Uses, Structures and Signs	See Chapter 17.76	
Public Art Design Standard	See Chapter 17.78	

Exhibit 6 – Ordinance Amending the Zoning Code – Flag-Lot Ordinance

**CD DISTRICT: DEVELOPMENT STANDARDS
PART I (Continued)**

Development Standards	(5)																ADDT.LAND USE REG.	
	1	2			3			4			5			6				7
		A	B	C	D	E	F	A	B	A	B	C	D	A	B	C		
Fences and Walls																		(N)
Off-Street Parking and Loading																		(O)
Signs																		(P)
Accessory Structures																		(S)
Satellite Earth Station Antenna																		(T)
Landmark, Native and Specimen Trees																		(U)
Flag-Lot(s)																		(V)
Screening of Mechanical Equipment																		
Refuse Storage Area																		
Underground Utilities																		
Nonconforming Uses, Structures and Signs																		
Design Review (refer to guidelines)																		(Q)
Public Art Design Standard																		

OLD PASADENA CIVIC CENTER LAKE/CORDOVA SOUTH LAKE AVENUE

P.1

(See Section 17.64.230)

(See Section 17.64.240)

(See Section 17.64.250)

(See Chapter 17.76)

(See Chapter 17.78)

Exhibit 6 – Ordinance Amending the Zoning Code – Flag-Lot Ordinance

CD DISTRICT: DEVELOPMENT STANDARDS PART II (Continued)	
Development Standards	(6) (7) (7A) (8) (9) (10) (11) (12) (13) (13A) (14) (15) (16)
	GREEN STREET PASADENA PLASANT LOS ROBLES- CORDOVA ARROYO PARKWAY CENTRAL PARK WEST DOWNTOWN CALIFORNIA- FAIR OAKS WALNUT STREET NORTH OAKLAND NORTH LAKE AVENUE MEMORIAL PARK COLORADO- LOS ROBLES ADDT'L LAND USE REGS.
Fences and Walls	(N)
Off-Street Parking and Loading	(O)
Signs	(P)
Accessory Structures	(S)
Satellite Earth Station Antenna	(T)
Landmark, Native and Specimen Trees	(U)
Flag-Lot(s)	(V)
Screening of Mechanical Equipment	(See Section 17.64.230)
Refuse Storage Area	(See Section 17.64.240)
Underground Utilities	(See Section 17.64.250)
Nonconforming Uses, Structures and Signs	(See Chapter 17.76)
Design Review (Refer to guidelines)	(See Chapter 17.78)
Public Art Design Standard	

Underlined language added.

Exhibit 7 - Ordinance Amending the Zoning Code – Flag Lot Ordinance

West Gateway Specific Plan Area – Development Standards (Continued)

Development Standards	Requirement by Zoning District				
	WGSP-1A	WGSP-1B	WGSP-1C	WGSP-2	WGSP-3
Landscaping	A landscape plan shall be reviewed and approved by the Zoning Administrator	See Chapter 17.24	Comply with the CL Standards of Chapter 17.28	See Chapter 17.20	Comply with the Landscaping Standards of Table 17.33.080
Fences and Walls	Comply with the Fence Standards of the CO District	See Chapter 17.24	Comply with the CL Standards of Chapter 17.28	See Chapter 17.20	Comply with the Fence Standards of Table 17.33.080
Off-Street Parking and Loading ^{3,4}	See Chapter 17.68				
Signs	Comply with the CO Standards of Chapter 17.72	Comply with the RM Standards of Chapter 17.72	Comply with the CL Standards of Chapter 17.72	Comply with RS Standards of Chapter 17.72	Comply with the CD sign Standards of Chapter 17.33
Accessory Structures	Comply with the standards for principal structures	See Chapter 17.24	Comply with the CL standards of Chapter 17.28	See Chapter 17.20	Comply with Subsection S of Table 17.33.080
Transfer of Development Rights	See Section 17.46.090				
Outdoor Facilities and Storage	See Section 17.64.220				
Screening of Mechanical Equipment	See Section 17.64.230				
Refuse Storage Areas	See Section 17.64.240				
Underground Utilities	See Section 17.64.250				
Performance Standards	See Section 17.64.260				
Nonconforming Uses, Structures and Signs	See Chapter 17.76				
Public Art Design Standard	See Chapter 17.78				
Landmark, Native and Specimen Trees ⁵					
Flag Lot(s) ⁶					

Additional Development Standards

³In WGSP-3, parking shall be 1.5 spaces per unit for residential units over 550 square feet. For units 550 square feet or less, the parking shall be 1 space per unit.

⁴For senior continuing/assistive care the parking requirement shall be 1 space per 3 patient beds, plus 1 per 2 employees.

⁵No construction shall be permitted that results in the injury or removal of a landmark, native, or specimen tree as defined under Chapter 8.52 unless findings are made pursuant to Chapter 8.52.

⁶The creation of a flag lot shall not be permitted.

Exhibit 8 - Ordinance Amending the Zoning Code – Flag Lot Ordinance

EAST PASADENA SPECIFIC PLAN DISTRICT DEVELOPMENT STANDARDS SUB-AREA d1					
Development Standards	EPSP Zoning Sub-districts				Additional Standards
	CO	CL	CG	IG	
Permitted Land uses	See Permitted Land Uses (Exhibit B)				
Maximum floor area ratio	none				
Residential Uses					(A)
Minimum Lot Area (square feet)	7,200				(B) (C)
Minimum Lot Width (feet)	55				
Minimum Yards * Front (ft.) Side (ft.) Corner (ft.) Rear (ft.)	20 10 15 10	5 5	5 5	5 5	(D) (E) (E) (F) (G) (D) (E) (E) (F) (G)
Maximum Building Heights *	45'	36'	45	60'	(H) (I)
Landscaping					(J) (K)
Fences and Walls					(L) (M) (N) (O)
Off-Street Parking and Loading	See Chapter 17.68 (shall conform to corresponding zoning district outside of East Pasadena Specific Plan Area)				(A) (X)
Screening of parking lots, vehicle storage	See Chapter 17.68	Landscaping shall be provided along the perimeter of any surface parking abutting a public right-of-way except at pedestrian or vehicle entrances. Landscaping, or masonry wall or other device with landscaping in front shall partially or fully screen vehicles from public view. The elimination of such screening shall require the approval of a MCUP.			(X)

* See Exhibit C-3, Height and Building Setback Map

Exhibit 8 - Ordinance Amending the Zoning Code – Flag Lot Ordinance

EXHIBIT C-1 EAST PASADENA SPECIFIC PLAN DEVELOPMENT STANDARDS SUB-AREA d1 (continued)					
Development Standards	EPSP Zoning Sub-districts				Additional Standards
	CO	CL	CG	IG	
	See Chapter 17.68	New vehicle repair facilities shall be entirely within an enclosed building			
Walnut Street Special Provisions	New permanent structures, including parking structures, within the abandoned railroad right-of-way adjacent to Walnut Street must be approved by the Planning Director. Submittals to the Planning Director shall include a site plan and Walnut Street elevations for the entire block in which the development project is located. The site plan shall indicate the use, location of structures, proposed curb cuts, the location and species of trees and shrubs, and the relationship of the project to proposed street improvements.				(P)
Parking Lot Landscaping					(X)
Signs	See Chapter 17.72 (shall conform to corresponding zoning district outside of East Pasadena Specific Plan Area)				
Landmark, Native and Specimen Trees					(DD)
<u>Flag Lot(s)</u>					<u>(EE)</u>

Exhibit 8 - Ordinance Amending the Zoning Code – Flag Lot Ordinance

EAST PASADENA SPECIFIC PLAN DEVELOPMENT STANDARDS SUB-AREA d2					
Development Standards	EPSP Zoning Sub-districts and Parcels				Additional Standards
	IG _{A, B-4}	CG _{B, B-1, B-2, B-3}	CO _{B-5}	CG _C	
Permitted Land Uses	See Permitted Land Use Table (Table B)				
Maximum Floor Area Ratios	1.20	2.00	1.5	0.40	(R) (V) (BB)
Floor Area Bonuses					(T)
Minimum Lot Area (square feet)			7,200		B,C
Minimum Lot Width			55		
Minimum Yards *					
Front (ft.)	5	5	20	5	(D) (E) (U)
Side (ft.)			10		(E) (F) (G) (U)
Corner (ft.)	5	5	15	5	(D) (E) (U)
Rear (ft.)			10		(E) (F) (G)
Maximum Building Height *	60'	60'	56'	40'	(R) (H) (I) (CC)
Transit Oriented Development	Conceptual site plan and cross-sections approval required before application for building permit		NA		Ref to additional use standard in ord.
Residential Development Standards	See Chapter 17.26				(A)
Residential Density	32 to 48 dwelling units per acre				(V)
Landscaping	Minimum 15% of lot area to be maintained in planting				(J) (K) (W)
Fences and Walls					(L) (M) (N) (O)
Off-Street Parking and Loading	See Chapter 17.68 (shall conform to corresponding zoning district outside of East Pasadena Specific Plan Area)				(A) (X)
* See Exhibit C-3, Height and Building Setback Map					

Exhibit 8 - Ordinance Amending the Zoning Code – Flag Lot Ordinance

EXHIBIT C-1 EAST PASADENA SPECIFIC PLAN DISTRICT DEVELOPMENT STANDARDS SUB-AREA d2 (continued)					
Development Standards	EPSP Zoning Sub-districts and Parcels				Additional Standards
	IG _{A, B-4}	CG _{B, B-1, B-2, B-3}	CO _{B-5}	CG _C	
Screening of parking lots, vehicle storage			See Chapter 17.68		(O)
Vehicular/Equipment Repair		NA	NA	NA	
Parking lot landscaping	See Chapter 17. 68				(X)
Signs	See Chapter 17.22 (shall conform to corresponding zoning district outside of East Pasadena Specific plan Area)				
Landmark, Native, and Specimen Trees					(DD)
<u>Flag Lot(s)</u>					<u>(EE)</u>

Exhibit 8 - Ordinance Amending the Zoning Code – Flag Lot Ordinance

EXHIBIT C-1 EAST PASADENA SPECIFIC PLAN DEVELOPMENT STANDARDS SUB-AREA d3						
Development Standards	EPSP Zoning Sub-districts and Parcels					Additional Standards
	CG _F	CG _{E-1}	CO _{E-2}	CO _{D-3}	CG _E	
Permitted Land Uses	See Permitted Land Use Table (Table B)					
Residential Uses						(A)
Floor Area Bonuses						(T)
Minimum Lot Area (square feet)			7,200			(B) (C)
Minimum Yards *						
Front (ft.)	5	5	20	20	5	(D) (E) (U)
Side (ft.)			10	10		(E) (F) (G) (U)
Corner (ft.)	5	5	15	15	5	(D) (E) (U)
Rear (ft.)			10	10		(E) (F) (G)
Maximum Building Height *	45'	40'	40'	32'	32-40'	(H) (I) (AA)
Residential Development Standards	See Chapter 17.26					(A)
Residential Density	32 to 48 Dwelling units per acre					
Landscaping	Minimum 15% of lot area to be maintained in planting					(J) (K) (W)
Fences and Walls						(L) (M) (N) (O)
Off Street Parking and Loading	See Chapter 17.68 (shall conform to corresponding zoning district outside of East Pasadena Specific Plan Area)					(A) (X) (Y) (Z)
Parking lot landscaping and screening	See Chapter 17.68					(X) (Z)
Parking Structures						(Y)
Signs	See Chapter 17.22 (shall conform to corresponding zoning district outside of East Pasadena Specific Plan Area)					
Landmark, Native and Specimen Trees						(DD)
Flag Lot(s)						<u>(EE)</u>
* See Exhibit C-3, Height and Building Setback Map						

DIAGRAM A

