

APPENDIX A – PLANNED DEVELOPMENTS

- PD – 1 - EATON CANYON INDUSTRIAL PARK
- PD – 3 - KINNELOA ANNEXATION
- PD – 4 - MOUNTAIN STREET CLASSICS TOWNHOMES
- PD – 5 - ALLESANDRO PLACE/FAIR OAKS
- PD – 6 - EATON WASH RESIDENTIAL
- PD – 7 - SECO STREET
- PD – 8 - SOUTH MARENGO AVENUE
- PD – 9 – EL MIRADOR
- PD – 10 – COLORADO/LAKE
- PD – 11 – FOOTHILL BOULEVEARD, CRAIG AVENUE AND WHITE STREET
- PD – 13 – MARENGO-BELLEVUE
- PD – 15 – HUNTINGTON HOTEL
- PD – 16 – JET PROPULSION LABORATORY (EMPLOYEE PARKING)
- PD – 17 – ROSE TOWNHOMES
- PD – 18 – COLORADO/EL NIDO
- PD – 21 – MONTGOMERY ENGINEERING
- PD – 22 – LINCOLN TRIANGLE TOWNHOUSES
- PD – 24 – SOUTH LAKE AVENUE DEVELOPMENT
- PD – 25 – VISTA DEL ARROYO BUNGALOWS
- PD – 26 - COLORADO - LOS ROBLES
- PD – 27 – KING’S VILLAGE
- PD – 28 – COMMUNITY ARMS
- PD – 29 – ARTISAN SQUARE
- PD – 31 – MONTANA I AND II

PD – 1 - EATON CANYON INDUSTRIAL PARK

- A. Permitted Uses.** The following are permitted uses in PD-1: offices: business and professional; laboratories; industry, standard; and industry, restricted.
- B. Conditional Use Permit Requirement.** A conditional use permit shall be required for the construction of a new building or construction of an addition to an existing building.
- C. Development Standards.**
1. Projects should be in accordance with the plan entitled, "Specific Plan 26.46 Acres of Land, 3100 New York Drive, Pasadena, California," dated November 1977 on file in the office of the city clerk.
 2. The minimum parcel size on the site shall not be less than 2.5 acres.
 3. Vehicle access shall be provided only from Bradley Street or from such access points as existed prior to the adoption of the aforementioned specific plan.
 4. Building coverage on each parcel shall not exceed 35 percent of the total area of each parcel.
 5. Buildings shall be set back a minimum of 40 feet from all street frontages and shall be compatible in appearance with setbacks of adjacent buildings.
 6. No off-site parking shall be permitted.
 7. Signing shall be compatible on all parcels and shall be of high quality. Wall signs and monument ground signs will be permitted.
 8. All parcels will be landscaped a minimum of 20 percent of the total area of each parcel.
 9. The following shall be visually screened from public view:
 - a. Shipping and receiving doors;
 - b. Roof mounted equipment, with the exception of noise suppression equipment for 2900 Bradley Street;
 - c. Storage and trash areas.
 10. No use shall be permitted which will involve odors or other emissions incompatible with the character of the area and which may be detrimental to surrounding properties.
 11. No building shall exceed two stories or 36 feet in height, with the exception of unscreened noise suppression equipment for 2900 Bradley Street.
 12. All structures on the site shall be designed to be architecturally compatible in terms of materials and expense.

PD – 3 - KINNELOA ANNEXATION

A. Conditionally Permitted Uses.

1. All uses permitted in the CG District shall be conditionally permitted except that no commercial development shall be allowed where it would cause an adjacent residential use to have commercial uses on 2 side lines. Hours of operation of commercial uses shall be limited to between 7:00 a.m. and 9:00 p.m. All developments shall abide by residential noise standards as established in Section 9.36 of the Pasadena Municipal Code.
2. **Street Access.** Except for developments which conform with the requirements of the RS District (Chapter 17.20), there shall be no vehicular access to Green Street.
3. **Parking Requirements.** All uncovered parking areas shall be screened according to the provisions of Section 17.68.150. No parking shall be allowed in any required yard.
4. **Building Height Limit.** No building in the PD-3 District shall exceed 1 1/2 stories or 22 feet in height.
5. **Stepbacks.** For every building in the PD-3 District over 20 feet in height above the adjacent finished grade of a contiguous property in an R District, 3 feet of stepback shall be required for each additional 10 feet of vertical height or fraction thereof. No stepback shall be required adjacent to an alley.
6. **Side and Rear Yards.** There shall be no side or rear yard required in the PD-3 District, unless the side or rear line is adjacent to a property with a residential use, in which case a yard of not less than 5 feet shall be provided.
7. **Yards Adjacent to Street.** There shall be a front or side yard abutting every lot line adjacent to a street. Such yards shall be governed by the requirements of Chapter 17.20 (RS District). Every yard in the PD-3 District abutting a street shall include a landscaped area not less than 5 feet wide along the length of the yard. There shall be no yard required along an alley.
8. **Landscaping.** A landscape plan shall be submitted to and approved by the zoning administrator prior to issuance of any conditional use permit. All landscaped areas shall be provided with a permanent underground irrigation system. One hundred percent of all landscaped areas shall be planting areas. The landscape plan shall include plant materials placed so as to grow to screen walls, fences and interior uses.

B. Findings Required. In addition to the findings required by Chapter 17.88 of this title, the following findings shall be made in the affirmative in the action of the hearing officer in granting a conditional use permit in the PD-3 District.

1. That the development will not be detrimental to the residential character of the area.
2. That the development will not “landlock” any residential parcel, as specified in Section A1 of the PD-3 District development standards.

PD – 4 - MOUNTAIN STREET CLASSICS TOWNHOMES

A. Land Use. The following land uses shall be permitted:

1. Residential: Single-Family; Multifamily; Adult Day Care, Limited; Small Family Day Care Home; and Residential Care, Limited;
2. Commercial: Commercial Filming with a filming conditional use permit;
3. Accessory: Home Occupation; and other accessory uses reasonably related to the permitted uses as determined by the Zoning Administrator;
4. Temporary: Commercial Filming, Limited; Personal Property Sales; Street Fairs; and Tents, except that a temporary conditional use permit shall be required if any of the following conditions occur:
 - a. The area covered by tents exceeds 800 square feet;
 - b. Tents are located on the site more than 36 hours;
 - c. Tents are on the site more than twice in a calendar year.

B. Density. The maximum number of units shall be 46 residential units.

C. Development Standards. New construction shall substantially conform to Exhibit C, entitled "Illustrative Site Plan: Mountain Street Classics," dated May 22, 1996 (hereinafter, Exhibit C), and herein incorporated by reference. In addition, the following development standards shall apply:

1. Maximum Lot Coverage. The maximum lot coverage shall be 35 percent for the site classified as PD-4, to include the portion of the site covered by roofs, soffits, or overhangs extending more than 3 feet from a wall and by decks more than 4 feet in height measured from finish grade. Roofs with openings or perforations 50 percent or greater of the surface area of the roof shall not be included in the lot coverage calculations. For the purposes of calculating lot coverage, the lot area includes the area of private streets and driveways.
2. Minimum Yards. The minimum yards shall be as follows:
 - a. A yard with a minimum of 20 feet in depth shall be provided along the Mountain Street and Lincoln Avenue property lines and shall be planted in its entirety between the property line and the occupancy frontage, except for walkways, driveways, and private patios;
 - b. A yard with a minimum of 5 feet in depth shall be provided along all other property lines;
 - c. A yard with a minimum of 5 feet in depth shall be provided along private streets.
3. Yard Encroachments. The permitted encroachments into minimum yards shall be as follows:

- a. A maximum projection of up to 5 feet into the yards along the Mountain Street and Lincoln Avenue property lines may be permitted for the following encroachments:
 - (1) Balconies;
 - (2) Open porches no higher than one story;
 - (3) Bays no greater than 10 feet long and no higher than two stories (with a frequency no greater than one bay per 15 feet of building wall);
 - (4) Uncovered steps, landings, or patios not more than 3 feet in height measured from finish grade;
 - (5) Uninhabitable encroachments such as chimneys and projecting eaves.
 - b. A maximum projection of up to 3 feet into all other yards may be permitted for the following encroachments:
 - (1) Uncovered steps, landings, or patios not more than 1 foot in height measured from finish grade and no more than 10 feet in length measured parallel to the building;
 - (2) Uninhabitable encroachments such as chimneys and projecting eaves.
4. **Building Separation.** The minimum separation between buildings shall be as follows:
- a. **Separation Between Buildings on Adjacent Lots.** A yard of 8 feet between any property line and any portion of building wall which contains doors or windows shall be provided as follows:
 - (1) When any portion of new building wall is within 15 feet or less of a facing wall of any existing (principal or accessory) structure on an adjacent site where either wall contains a window or aggregate of windows 16 square feet in size or more, or a door;
 - (2) When any portion of new building wall is within 10 feet or less of a facing wall of any existing (principal or accessory) structure on an adjacent site where either wall contains a window or aggregate of windows less than 16 square feet in size;
 - (3) In cases where the requirements for separation between buildings on adjacent lots and the minimum yard requirements of paragraph 2 herein conflict, the more stringent requirements govern.
 - b. **Separation between Buildings on the Same Lot.** A minimum separation between buildings shall be provided as follows:
 - (1) A minimum separation of 15 feet between buildings on the same lot shall be provided for any portion of new building wall facing another building wall where either wall contains a window or aggregate of windows 16 square feet in size or more, or a door;

- (2) In all other cases, a minimum separation of 10 feet between buildings on the same lot shall be provided;
 - (3) In cases where the requirements for separation between buildings on the same lot and the landscaped courtyard requirements of paragraph 6 herein conflict, the more stringent requirements govern.
- c. Encroachments into Minimum Separations Between Buildings. Uninhabitable encroachments such as chimneys and projecting eaves may project a maximum of 3 feet into any minimum separation between buildings on either adjacent lots or the same lot.
- 5. Building Orientation.** Buildings shall have individual unit entrances articulated by such architectural elements as stoops, overhangs, ornamental hoods, or porches. In addition, buildings shall be oriented as follows:
- a. Buildings facing Mountain Street and Lincoln Avenue shall have:
 - (1) Individual unit entrances facing or visible from the street;
 - (2) Street facades with windows or an aggregate of windows 16 square feet in size or more, or doors.
 - b. All other buildings. The majority of buildings not facing public streets shall face common open spaces such as landscaped courtyards or recreation areas, as provided for in Exhibit C, and meeting the requirements of paragraph 6 herein. In addition, all buildings shall have:
 - (1) Individual unit entrances facing or visible from a private street or common open spaces;
 - (2) Building facades with windows or an aggregate of windows 16 square feet in size or more, or doors, for any facade facing a private street or common open spaces.
- 6. Common Open Space Areas.** Common open spaces to include but not limited to landscaped courtyards and recreation areas provided as part of the paragraph 5 herein shall be visible from a public or private street and shall have a minimum dimension of 25 feet. At least 50% of landscaped courtyards shall be planted. Encroachments permitted to project for a maximum projection of up to 5 feet into such common open spaces shall be as follows:
- a. Balconies;
 - b. Open porches no higher than one story;
 - c. Bays no greater than 10 feet long and no higher than two stories (with a frequency no greater than one bay per 15 feet of building wall);
 - d. Uncovered steps, landings, or patios not more than 3 feet in height measured from finish grade;
 - e. Uninhabitable encroachments such as chimneys and projecting eaves.

7. **Maximum Height.** The maximum building height shall be 23 feet to the top plate and 36 feet to the highest ridgeline, with height measured from finish grade. Chimneys may exceed the permitted height by no more than 2 feet.
8. **Open Space.** A minimum of 35 percent of the site classified as PD-4 shall be open space, to include but not limited to landscaped areas, recreation areas, private patios, courtyards, and walkways no more than 4 feet in width. All open space areas shall be finished with landscaping or decorative paving.
9. **Paving Standards.** The following paving standards shall apply:
 - a. Concrete may be used for walkways up to 4 feet in width but is not acceptable for area paving unless mandated by the Uniform Building Code;
 - b. Unplanted areas with a minimum dimension of 5 feet or more shall be paved with unit pavers such as brick, tile or concrete setts or covered with decomposed granite or garden gravel.
10. **Landscaping and Maintenance.** Landscaped areas shall be permanently maintained and irrigated with an automatic system in accordance with the provisions of Chapter 17.64. The majority of landscaped areas shall be planted with low water-using plants. Grass shall be excluded from areas difficult to irrigate, such as sidewalk strips, slopes, and planting areas less than 5 feet in width. At least one 24-inch-box tree shall be planted for each residential unit and for each tree removed from the project site. New trees shall be distributed throughout the site. A landscape plan shall be submitted for review and approval by the Planning Director prior to issuance of a building permit and shall contain the specimen or common names of plants, sizes, location on the site, and number of each variety used.
11. **Walls and Fences.** Walls or fences located between a public or private street and any occupancy frontage may be to 6 feet in height provided that the material used for the fence or wall for any portion of the wall above 4 feet has perforations through at least 50 percent of its surface area. Walls or fences along property lines adjacent to any PS district may be up to 10 feet in height. A wall or fence in a landscaped courtyard as described in paragraph 6 herein for common open space areas, or a wall or fence between a public or private street and such landscaped courtyard, shall not exceed 4 feet in height. Walls and fences bordering a private patio or private open space within said landscaped courtyard may be up to 6 feet in height, provided that the material used for the fence or wall for any portion of the wall above 4 feet in height has perforations through at least 50 percent of its surface area. All other interior walls or fences may be up to 6 feet in height without limitation on the material used. Walls or fences near intersecting streets or driveways must comply with the sight distance triangle provisions of Section 12.12.020.
12. **Off-Street Parking.** The applicable standards of the off-street loading and parking regulations of Chapter 17.68 shall apply, except as here modified. A minimum of 2 covered parking spaces shall be provided on site for each unit. All covered parking spaces shall be equipped with automatic garage door openers. A minimum of 9 uncovered parking spaces for guest parking shall also be provided on site.
13. **Accessory Structures.** Accessory structures shall be permitted as follows:
 - a. Accessory structures shall not be constructed prior to the construction of a primary structure;

- b. Accessory structures may be located in a minimum yard, except that such structures shall not be permitted between a public street property line and any occupancy frontage, and in any yard within 100 feet of a street property line. Accessory structures shall maintain a minimum separation of 6 feet from any other structure on the lot.
- c. Accessory structures shall be limited to one story with a maximum height of 18 feet and a maximum top plate height of 12.5 feet. An accessory structure shall be limited to a maximum height of 12 feet in height at the property line and shall not intercept an inclined daylight plane slope inward from a point 12 feet above the property line and rising 2 feet for each foot of distance from the property line. Eaves may project into the inclined daylight plane slope;
- d. Accessory structures shall be limited to uses which are accessory to the main use, including but not limited to, garage or carport, pergola, pool, or hot tub and related equipment, greenhouse, cabana, gazebo or workshop;
- e. Pools, spas, and related equipment shall not be closer than 5 feet from a property line;
- f. No swimming pool or hot tub shall be located closer than 15 feet, measured in a horizontal plane, to any unenclosed balcony, porch, landing or access way which is more than 8 feet above the elevation of the adjoining pool deck or coping, if there is no deck. Windows above the first floor within 15 feet of a swimming pool shall be fixed.

14. Signs. The following sign standards shall apply:

- a. **On-Premise Signs.** No sign shall be located more than eight feet above the finish grade. Signs near intersecting streets or driveways must comply with the sight distance triangle provisions of Section 12.12.020. Illumination of signs shall be permitted as established in Section 17.72.050. The following additional regulations shall apply:
 - (1) Mountain Street and Lincoln Avenue. A maximum of two wall or freestanding signs for project identification along the combined Mountain Street and Lincoln Avenue property lines may be permitted. The maximum sign area shall be 16 square feet of total sign area for the combined Mountain Street and Lincoln Avenue street frontages.
 - (2) Manzanita Avenue. One wall or freestanding sign may be permitted along the Manzanita Street property line, not to exceed 3 square feet of sign area.
- b. **Exempt and Prohibited Signs.** The provisions of Section 17.72.020 and Section 17.72.060 governing exempt signs and prohibited signs, respectively, shall apply.
- c. **Temporary Real Estate Signs.** The following standards for temporary real estate signs shall apply:
 - (1) During construction and prior to the issuance of a certificate of occupancy, there shall be no limitation on the number or size of temporary real estate signs advertising the property for rent, lease, or sale.
 - (2) Following the issuance of a certificate of occupancy, no more than 2 signs advertising the property for rent, lease, or sale shall be permitted for any street frontage. No sign shall exceed 3 square feet in area.

- 15. Screening of Mechanical Equipment.** The provisions of Chapter 17.64 governing the screening of mechanical equipment shall apply, except as modified herein. All exterior mechanical equipment shall be screened from view from public or private streets, driveways, recreation areas, common areas, and walkways. Exterior mechanical equipment may be located in any minimum yard, except no such equipment shall be located between a public street and any building line. The top of exterior mechanical equipment need not be screened from view from above.
- 16. Refuse Storage Areas.** The provisions of Chapter 17.64 governing refuse storage shall apply. The Public Works director shall determine the minimum size of required refuse storage area based on the type of use, the size of the refuse area proposed, and the frequency of refuse collection.
- 17. Performance Standards.** The performance standards in Chapter 17.64 shall apply.
- D. Design Review.** The project shall be subject to Design Review and approval as required by Chapter 17.92. In addition, the Planning Director shall review and approve all new construction or substantial exterior alterations affecting views of the project from the public right-of-way or a significant portion of the site. All other exterior alterations shall be exempt from Design Review.
- E. Public Rights-of-Way.** All unused drive approaches shall be closed with standard concrete curb, gutter, and sidewalk. The driveway access from Mountain Street shall be a minimum of one hundred feet from the 210 Freeway public right-of-way. In addition, the following improvements as specified by the Public Works Director shall be required prior to the issuance of a certificate of occupancy:
1. Mountain Street shall be restriped to allow left-turns to/from the driveway access on Mountain Street;
 2. A minimum of 3 new street lights shall be provided;
 3. A maximum of up to 6 new 24-inch-box street trees shall be installed along the project street frontage.
- F. Lot Consolidation.** A tentative tract map to consolidate the existing lots and for condominium purposes shall be filed within 6 months of the issuance of a building permit and prior to receiving a certificate of occupancy. The tentative tract map shall include any dedicated easements, as required, for sewer, storm drain, public utilities, or ingress/egress purposes in accordance with the requirements and standards of the Public Works Director. If the tentative tract map is approved, the applicant or successor in interest shall record a final tract map within the time period allowed under the Subdivision Map Act of California Government Code Sections 66410 to 66499.58.
- G. Applicability.** Any conditions and mitigation measures adopted as part of any required approval for the project, as well as the code requirements of other City departments, shall remain applicable.

PD – 5 - ALLESANDRO PLACE/FAIR OAKS

- A. Conditionally permitted uses shall be those restricted to and directly supportive of hospital uses. Such uses include medical offices, laboratories, clinics and other such facilities that are medically oriented as well as ancillary automobile parking.

The property facing Hurlbut Street shall specifically be restricted to surface parking.

- B. No new structure shall exceed 50 feet in height excluding mechanical equipment. Parking structures shall be limited to 2 stories above grade. Maximum lot coverage shall be limited to 45 percent.
- C. Front yard setbacks shall be required and shall not be less than 20 feet. Side and rear yard setback shall not be less than 10 feet.
- D. Parking shall be provided in accordance with the requirements of Chapter 17.68 of this title.
- E. Vehicular access from Hurlbut Street shall be limited to ingress only. Vehicular egress shall be prohibited onto Hurlbut Street. Parking on the parcel facing Hurlbut Street shall be restricted to employee parking only.

PD – 6 - EATON WASH RESIDENTIAL

The following zoning standards 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 4 of Ordinance 5595. Except as expressly provided herein, a planned unit development for the area shall comply with all the requirements of the Pasadena Zoning Code that may be applicable to the area. The special development standards are as follows:

- A. Density and Lot Area.** The project density shall not exceed 55 units nor 4.9 dwelling units per gross acre (development site plus half the width of Sierra Madre and Orange Grove Boulevards). No lot shall be less than 4500 square feet.
- B. Building Area.** Building area shall not exceed 50 percent of the total lot area.
- C. Yards and Setbacks.**
 - 1. The depth of the front yard shall be a minimum of 22 feet from the front property line.
 - 2. There shall be a minimum 10 foot side yard along one side lot line of every lot. A second side yard along the other side lot line is optional.
 - 3. Each lot shall have an average 23-foot rear yard setback.
- D. Landscaping.** One 36-inch box tree shall be planted on each interior lot. Two 36-inch box trees shall be planted on corner lots. An automatic irrigation system shall be installed in the front yards, along side yards adjacent to streets and along any common area. Existing Jacaranda trees shall be retained.
- E. Parking.**
 - 1. All driveways shall be paved with concrete.
 - 2. Automatic garage door openers shall be provided for each unit.
- F. Elevations.** There shall be a minimum of two elevations for each floor plan.

PD – 7 - SECO STREET

- A. Conditionally Permitted Uses.**
1. Business services including, but not limited to, printing, duplicating, blue printing, secretarial services, computer services, mailing services, telephone exchange and photographic processing.
 2. Business and professional offices and medical offices.
 3. Other business related uses which are found to be consistent with the intent of the overlay zone. Specifically prohibited are retail sales of any kind, eating establishments, automotive related uses and personal service uses (cleaning, barber shop, laundry, shoe repair, etc.).
- B. Required Setbacks.** The minimum building setback shall be 15 feet from all streets.
- C. Height Limit.** No structure shall exceed the elevation of 30 feet from the datum plane on Seco Street.
- D. Building Coverage.** The maximum coverage of all structures on a lot shall not exceed a maximum of 50 percent.
- E. Sign Limitations.** Signs shall be permitted only in accordance with the sign regulations for the RM-32 District.
- F. Building Design.** All structures shall be residential in character, and shall have exterior surface building materials limited to wood and stucco (no masonry or glass buildings); rooftop mechanical equipment shall be totally screened in accordance with the provisions of Chapter 17.64 of the zoning code.
- G. Required Landscaping.** A minimum of 15 percent of the site area shall be planting area.
- H. Access.** Vehicular access shall be permitted to Seco Street only.

PD – 8 - SOUTH MARENGO AVENUE

In the PD-8 district, the area located south of California Boulevard shall comply with the land use regulations, development standards, and any other underlying regulations of the RM-32 district. The area located north of California Boulevard shall comply with the land use regulations, development standards, and any other underlying regulations of the CD-7A district, except as modified by the provisions of this section. The following standards shall apply to any building in the PD-8 district which is listed on the National Register of Historic Places, which is eligible for listing on the National Register of Historic Places, or which is older than 50 years and retains its architectural integrity:

- A. Subject to a conditional use permit as provided in this code, the building may be used for business and professional offices. Residential uses are permitted. Uses which generate significant volumes of service deliveries or customer contact shall not be permitted. Conditionally permitted uses include, but are not limited to, architect/landscape architect, certified public accountant, graphic arts, attorney, real estate broker/agent and consulting firms. Medical offices are expressly prohibited. Any change in the use classification of the occupant shall require an application for a new conditional use permit.
- B. The hours of operation of any business permitted under this section shall be limited to 7:00 a.m. through 8:00 p.m. No seminars or workshops shall be conducted on the premises.
- C. So long as the permit granted hereunder is in effect, the building shall be maintained in good condition and shall not be demolished; provided, this condition need not be imposed if the owner has granted a facade easement for the building to a nonprofit, tax-exempt organization under Internal Revenue Code Section 501(C)(3) or a successor section. All modifications to the exterior of the building shall conform to the most current version of the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings published by the U.S. Department of the Interior.
- D. Any building over 3,000 square feet in size shall provide 1 residential unit on the premises. Any bungalow court must retain 1 bungalow as a residential unit. Any tenant displaced by a conversion pursuant to a permit under this section shall receive relocation counseling and shall be reimbursed for moving expenses according to the requirements of Chapter 16.46 of this code.
- E. Parking shall be provided as required in this code, except as provided hereunder. A minimum of 2.5 parking spaces shall be provided for each 1,000 square feet of gross floor area. All applications for a permit under this section must include a plan setting forth the number of employees. After approval of the permit, the number of employees may not be increased without approval of a modification of the permit. A percentage of the spaces may be small car spaces as allowed by this code, regardless of the total number of spaces provided. No loading spaces are required.
- F. Parking shall not be allowed in the front yard or the side yard of a corner lot, or in any yard abutting Marengo Avenue (including yards that exceed minimum requirements).
- G. Each project may have 1 sign, not to exceed 8 square feet in size. Such sign may be located on the wall of the building; or may be freestanding, not to exceed 4 feet in height, measured from the existing grade level. Any such freestanding sign must be located within 5 feet of the building. The design and materials of any sign shall be compatible with the building.

- H. Exterior lighting shall be designed to confine emitted light to the property, and the light source shall be visually screened from surrounding properties and streets.
- I. A refuse storage area or areas shall be provided as required by this code.
- J. All mechanical equipment except solar equipment, shall be screened form public view.

PD – 9 – EL MIRADOR

- A. The average lot area (exclusive of the open space lot) shall be not less than 22,586 square feet, and no individual lot area may be less than 15,000 square feet.
- B. Lot width shall be not less than 100 feet at the front building line.
- C. Special construction and site requirements of the HATE District and the required width and grade requirements for driveways of such district shall be strictly followed.
- D. Developments on the lots designated 5, 6 and 12 on revised Tentative Tract Map 41465 shall be subject to building criteria developed by the zoning administrator. The city council shall adopt the building criteria reasonably necessary to implement this development standard at the first quarterly review of this planned unit development.
- E. The “Wabash Knoll” shall not be physically altered.
- F. All cut and fill slopes shall be contoured to meet side slopes with radii of at least 25 feet and to meet upper and lower slopes with radii of at least 10 feet.
- G. The development shall comply with the parking requirements of the HATE District.
- H. The street width shall be 32 feet curb to curb. A 5-foot wide sidewalk within a 10-foot sidewalk and utility easement may be required on one side of the street, and an 18-inch to 3-foot wide carriage walk may be required on the other side of the street.
- I. Street grade shall not exceed 12 percent except that 15 percent segments shall be permitted for limited distances if the zoning administrator determines that the difficult terrain of the site warrants such action.
- J. The zoning administrator shall consult with abutting property owners to determine a mutually acceptable wall design for the periphery of the site adjacent to the existing residences located to the north and east.
- K. The zoning administrator shall review and approve the final landscape plan (per Section 17.48.040(J)) for the slope, common open space and graded areas prior to issuance of any permits. The landscape plan shall include the following:
 - 1. Specific attention shall be given to retaining and enhancing the existing riparian habitat in the upper canyon area. Plant materials used should be appropriate to lower foothill riparian ecosystems.
 - 2. The developer shall consult with a biologist to ensure the debris basins provide maximum benefit to riparian habitat. No fences or other barriers to animal movement shall be placed along these drainages.
 - 3. Maximum effort shall be given to retaining existing trees in place. All trees to be retained in places shall be suitably protected during grading operations. For trees to be removed, emphasis shall be placed on transplanting them on site. For each native tree larger than 4-inch caliper which is removed and not transplanted on site, a replacement tree shall be planted on the site.

For trees in excess of 8-inch caliper, the replacement tree shall be 48-inch box or larger, or a combination of sizes to be approved by the zoning administrator. All trees shall be planted prior to release of the letter of credit described in paragraph N below and shall be maintained by the applicant or his successor(s) in interest until the individual lots are transferred to individual ownership or to a homeowners association.

4. On completion of final grading, the developer shall replant and irrigate cut-and-fill slopes so that revegetation can occur as soon as possible. Consideration shall be given to use of drought adapted, fire-retardant plant materials, especially species native to Southern California foothills.
 5. The developer shall provide a complete irrigation plan. If water requiring species are used for rapid growth, a water injection system shall be installed rather than sprinkling systems. No irrigation system shall be permitted in areas of existing natural vegetation.
 6. To minimize entry of sediment into preserved drainage courses, resulting from construction, consideration should be given to use of rapid developing soil anchoring ground cover and strategic placement of run-off retaining structures.
 7. Landscaping shall screen views of downslope elevations to the extent feasible.
 8. Areas where fuel loads constitute a significant fire threat shall be cleared or thinned of existing plant material to the satisfaction of the fire department.
 9. Topsoil shall be stockpiled during grading and redistributed on appropriate surface areas during the fine grading operation.
 10. Prior to release of the letter of credit, the zoning administrator shall find that the applicant has complied with the landscape plan, and that the ground cover, shrubs and trees on the graded slopes are planted and established.
- L. The zoning administrator shall review and approve a complete grading plan prior to issuance of any permits. The grading plan shall include the following:
1. Hauling route and schedule which provides the least impact to surrounding residents.
 2. Maximum use of passive drainage controls (landscaping, small diversion basins, etc.) as opposed to active control devices (paved swales, belowgrade storm drain systems, etc.).
 3. Phased grading and tree removal plan in order to retain escape routes for native fauna.
 4. Strict conformance to the standards of Municipal Code Chapter 14.05 (Excavation and Grading of Hillsides), including slope gradients.
 5. Minimum 95 percent compacting in the upper 12 inches of all street subgrades.
 6. Excavation and refilling (with compacted fill) in areas of porous, compressible or alluvial soils where buildings are to be located.
 7. Stockpiling for later reuse of topsoil.
 8. During grading operations, the soil shall be watered down to prevent escape of airborne dust.

9. Cut and fill activity shall substantially balance so that earth import or export does not exceed 15,000 cubic yards.
 10. The height of cut slopes shall not exceed 20 feet.
 11. The maximum height of finished cuts for roads, walkways, walks and driveways shall not exceed 8 feet unless such cut is also necessary for the formation of a pad in which case 20 feet is the maximum height.
 12. The height of fill slopes shall not exceed 30 feet.
 13. Debris basins shall be constructed to the Los Angeles County Flood Control District standards.
- M. The developer shall submit a covenant approved by the city attorney's office to ensure that the following standards are met:
1. All homes shall have noncombustible roofs.
 2. Street-facing windows of units shall be constructed with double-paned windows and/or other attenuation measures as needed to reduce interior noise below 45 decibels.
 3. The developer shall make the following recommendations to the purchasers of the lots with respect to crime prevention methods:
 - a. Exterior doors should be metal or solid wood with a 1-inch deadbolt that locks in addition to a key-in-the-knob lock.
 - b. When a door has glass panes or windows within 40 inches of a lock, a double cylinder deadlock is recommended so that a key is required to open the door from either side.
 - c. All ground floor windows should have key operated sashlocks.
 - d. To prevent sliding glass doors from being lifted from the track, it is recommended that 1-1/4 inch pan head sheet metal screws be inserted into the top of the door frame at both ends and the middle so that the door barely clears them when it is operated.
 - e. Sliding glass doors should be fitted with deadlocks which utilize bore pin tumbler cylinders.
 4. No truck traffic to or from the site during initial site grading shall occur during the time period when school busses pick up and drop off children on El Mirador Drive.
 5. All grading, landscaping and irrigation systems and public improvements shall be complete within 18 months of initial grading activity.
 6. Local streets used by trucks and equipment servicing this project during construction shall be washed down daily if necessary. Any damage to public streets as a result of the grading activity shall be repaired at the expense of the developer.
 7. Bylaws for the formation of a homeowners' association.
 8. Homeowners' association conditions, covenants and restrictions (CC&R's) indicating:

- a. The permanent dedication of the open space lot for open space uses. Ownership of the open space lot shall be transferred to the homeowners' association in perpetuity for maintenance and assumption of all liability.
 - b. Continued maintenance program for debris basins, slopes and vacant lots which provides for maintenance by the applicant or his successor(s) in interest until the individual lots are transferred to individual ownership or to a homeowners' association.
 - c. Continued maintenance program for debris basins, slopes and vacant lots which provides for maintenance by individual lot owners, or by a homeowners' association until construction begins on the lots.
 - d. Method of financing for such continued maintenance program.
9. Construction shall be limited to weekdays between 7:00 a.m. and 5:00 p.m.
10. The developer shall notify prospective lot purchasers of Southern California Gas Company's program to provide assistance in selecting the most effective energy conservation techniques for a development.
11. Design and construction methods shall include passive solar water heating and space heating/cooling where practical and incorporation of natural ventilation techniques such as:
- a. South-facing overhangs;
 - b. Shading of windows where practical;
 - c. Heat absorbing window screens;
 - d. Double glazed or other high-STC rated windows for noise abatement and energy savings;
 - e. Insulate hot water heater and pipes;
 - f. Locate water heater as close as possible to areas needing hot water;
 - g. Clock or electronic thermostat controlled space conditioning system to automatically switch off equipment during nonoccupancy hours;
 - h. Place heating/cooling equipment near points of use; and
 - i. Locate thermostats where they will accurately measure temperatures experienced by people.
- N. The developer shall provide a letter of credit approved by the city attorney's office and the planning director to ensure that the grading project (including the construction of drainage and protective devices and any corrective work necessary to remove and eliminate engineering and geological hazards), landscaping, irrigation systems and public improvement requirements contained in the development standards and subsequent conditions of subdivision approval will be completed within 18 months of initial grading activity.
- O. The applicant shall provide a letter of credit approved by the city attorney's office and the planning director to ensure that there is continued maintenance of debris basins, slopes and vacant lots after

the expiration of the 18-month period discussed in paragraph N above. Such maintenance shall continue until the developer has sold 50 percent of the lots at which time the homeowners' association shall assume responsibility for such maintenance.

PD – 10 – COLORADO/LAKE

- A. Permitted uses shall be limited to office and retail uses and the parking required therefor.
- B. The overall height of the office building shall not exceed 161 feet.
- C. Setbacks for the major mass of the 10-story office building shall be 14.5 feet from Colorado Boulevard and 18.5 feet from Lake Avenue, except at the northeast corner of Colorado Boulevard and Lake Avenue where the major mass of the building will be set back 54.5 feet from Colorado Boulevard and 58.5 feet from Lake Avenue.
- D. Applicant may construct a glassed-in entrance lobby within the northeast corner setback described in subsection C above, provided that such lobby does not exceed 40 feet in width by 40 feet in length or 20 feet in height.
- E. The colonnade shall be set back 4.1 feet from Lake Avenue and shall not exceed 20 feet in height. It shall not extend more than 14.5 feet from the major mass of the building except at the northeast corner, where it shall not extend more than 14.5 feet from the glassed-in entrance lobby described in subsection D above.
- F. The office building shall not exceed 200,827 gross square feet, excluding the mechanical penthouse.
- G. The office building shall not exceed 22,367 square feet in lot coverage.
- H. The height of the parking structure shall not exceed 55 feet above the finished grade to the top of the roof wall.
- I. The parking structure shall be set back 6 feet from Boston Court and 67.2 feet from Mentor Avenue.
- J. The parking structure shall not exceed 24,422 square feet in lot coverage and shall contain not less than 674 parking spaces of which 241 may be small car parking spaces.
- K. The parking structure surface shall be treated to reduce tire noise and be designed to accommodate vans. Exhaust fans for underground parking shall be vented to the roof of the parking structure. The parking structure shall be designed to be compatible with the design of the office building. The exterior design of the parking structure shall be reviewed by the city zoning administrator and the design review committee. Architectural elements of the parking structure must be similar to and compatible with the proposed office building, including the use of exterior building materials and color.
- L. Construction activity shall be limited to the hours between 7:00 a.m. and 5:00 p.m. weekdays, with no construction or grading permitted on weekends or holidays.
- M. The Lieberg Building shall be restored in accordance with the United States Secretary of the Interior's Standards for Rehabilitation of Historic Structures, and in accordance with the recommendations of the design review committee.

PD – 11 – Foothill Boulevard, Craig Avenue and White Street

- A. Pursuant to Section 17.44.030, the following development standards shall apply to the area reclassified in Section 1 of Ord. 6138:
1. There shall be no vehicular access on White Street.
 2. There shall be a landscaped berm 10 feet wide along the length of the White Street frontage.
 3. There shall be a 15-foot landscaped setback between the parking lot and the residential uses to the east of the project site.
 4. There shall be no setback between the proposed building shown on Exhibit 2 of Ord. 6138 and the adjacent residential uses to the east.
 5. Any building on the site shall be set back 74 feet from the north property line.
 6. No building located within 166 feet of the north property line shall exceed 23 feet.
 7. Any residential units which the cultural heritage commission determines to be good candidates for relocation shall be made available for relocation free of charge for a period of six months from the effective date of the commission's determination. Such determination will be made using the criteria of Pasadena Municipal Code Section 2.46.010. Any person accepting the offer to relocate a residential unit shall assume responsibility for the cost of relocating such units.
 8. All other regulations of the CG (general commercial) district which are not inconsistent with this Ord. 6138 shall apply.
- B. All construction shall be in conformance with the site plan attached to Ord. 6138 as Exhibit 2 and incorporated herein by this reference.

PD – 12 – WALNUT-LOS ROBLES

The following development standards shall apply to the property reclassified in Section 2 of Ord. 6144:

- A. That portion of the property formerly in Central District 3 (CD-3) shall be used only for visitor accommodation: hotels and motels as defined in Chapter 17.16 or any other use permitted or conditionally permitted in CD-3 by Section 17.33.040. All of the land use regulations, additional use regulations and development standards of CD-3 that are not inconsistent with these development standards shall apply. In cases of conflict, these development standards shall prevail. That portion of the property formerly in Central District 16 (CD-16) shall be used only for the uses authorized in CD-16 by Section 17.33.040 of this code or any other uses authorized in CD-16 by Section 17.33.040. All of the land use regulations, additional use regulations and development standards of the CD-16 which are not inconsistent with these development regulations shall apply. In cases of conflict, these development standards shall prevail.
- B. The total height of the hotel building shall not exceed 145 feet measured from the natural grade to the top of building. The height of the hotel building shall not exceed 130 feet measured from the natural grade to the eave as shown on Exhibit 4 of Ord. 6144. The space between 130 feet and 145 feet shall be devoted to an architectural feature, and may not be occupied for any use other than mechanical equipment. The height of the office building shall not exceed 105 feet measured from the natural grade to the bottom of the eave.

A sloping roof to screen mechanical equipment may extend beyond such limit not more than 15 feet. The other specific heights shown on Exhibit 4 of Ord. 6144 may be increased 5 feet or 5 percent, whichever is greater, provided there is no increase in net rentable space.
- C. There shall be a minimum of 850 parking spaces. Fifty percent of these spaces may have compact car stall dimensions.
- D. The parking provided for the hotel may use tandem parking with an attendant on duty. No more than 15 percent of the parking requirement of condition No. 4 above may be achieved through tandem parking. Within the parking required by condition No. 4, no tandem parking will be included for the office building. Such building shall meet the parking requirements of the Pasadena Municipal Code.
- E. The maximum site coverage for Parcels B, D, E and F shall not exceed 43 percent. The maximum site coverage for parcels B and D together shall not exceed 45 percent.
- F. There shall be substantial compliance with the interior setbacks shown on Exhibit 5 of Ord. 6144, entitled "Walnut-Los Robles PD Setbacks."
- G. The Odd Fellows Temple shall be relocated to another site in the city of Pasadena in accordance with the provisions of the Second Amended Restated Owner Participation Agreement (the "OPA") dated December 28, 1985, and incorporated herein by this reference.
- H. If the cultural heritage commission determines that Hutch's Barbeque Restaurant is capable of being relocated using the criteria of Section 2.46.140 of this code, it shall be made available free of charge to anyone wishing to assume financial responsibility for relocating it. Such relocation must occur within sufficient time so that the applicant may meet its obligations in the schedule of performance in the OPA.

- I. The project shall be submitted to the design review committee for its review and approval. This submittal shall include a signage plan and a landscape plan. The project shall maintain substantial compliance with Exhibits 4 and 5 (Proposed Walnut/Los Robles PD, Height Limits - Site Plan, and Elevations) and the model of the proposed project presented at the planning commission meeting of February 19, 1986.
- J. Prior to the issuance of any building permits, the applicant (Maguire/Thomaz Partners/Pasadena Center Ltd.) shall submit a transportation systems management plan (TSM plan) which contains the following minimum requirements:
 - 1. Promote ride-sharing (i.e. carpools and vanpools) among project employees, including preferential parking for ride-sharing vehicles;
 - 2. Encourage use of mass transit by employees and shoppers;
 - 3. Provide bicycle racks to encourage employees and shoppers to ride bicycles to the center; and
 - 4. Encourage employment of people from the nearby residential neighborhoods. Such plan shall be submitted to the director of public works or his designee for his review and approval. No building permits shall be issued until such plan has been approved.
- K. All reasonable efforts shall be made to:
 - 1. Reduce the consumption of natural gas and electricity; and
 - 2. Use energy-conserving design and construction materials. The applicant shall consult with the city's energy coordinator to achieve to the maximum energy conservation which is feasible.
- L. During the grading period, the construction site shall be watered down at least twice daily to reduce construction-related emissions of dust. Grading shall be ceased during periods of high wind.
- M. The applicant shall assume financial responsibility for assessing the current condition of sewers serving the site and shall pay for any necessary repairs and/or upgrading required to service this project. Such assessment and repairs and/or upgrade shall be to the satisfaction of the department of public works. The cost of any additional repairs and/or upgrade beyond those required to service the project shall not be the responsibility of the applicant.
- N. The applicant shall widen portions of Los Robles Avenue from Union Street to just south of Walnut Street in conformance with the OPA.
- O. Approval of this PD is contingent on the use of parcels E and F as open space to preserve the view corridor to city hall.
- P. There shall be pedestrian access in the East City Hall View Corridor as defined in Section 17.33.080(K).
- Q. All roof-mounted mechanical equipment shall be screened from view.
- R. Construction activities shall take place only from 7:00 a.m. to 7:00 p.m., Monday through Saturday.

- S. The applicant shall screen construction activities from the adjacent land uses with fences.
- T. The parking surfaces in the parking structure shall be treated to reduce noise from vehicle tires.
- U. Exhaust fans in the parking structure shall be vented to the west side of the hotel and office structures but away from All Saints Church and the Maryland Apartments.
- V. If the OPA is terminated, either by the applicant/participant or the Pasadena Community Development Commission in conformance with the provisions of the OPA, the city shall initiate a change of zone to terminate this Walnut-Los Robles Planned Development, reverting to the CD-3 and CD-16 requirements. This action shall occur within 30 days of the termination of the OPA.
- W. The applicant shall comply with the “Affirmative Action Plan” and “Analysis of Internal Work Force” as specified by the OPA.

PD – 13 – MARENGO-BELLEVUE

The following development standards apply to the property reclassified in Section 1 of Ordinance 6168:

- A. A minimum of 270 parking spaces shall be provided on-site.
- B. A minimum of 27 units shall be affordable to persons of low and moderate income to satisfy bond requirements.
- C. Mirrors, speed humps and clearly visible directional signs shall be provided in the subterranean garage.
- D. All spaces in deadend aisles shall be assigned for residential use only.
- E. Any historic structures relocated to this site must be located along the Marengo Avenue frontage.
- F. The applicant may relocate two other architectural and historically significant houses of appropriate quality and scale if he is unable to secure the historic structures identified in the final EIR, without obtaining an additional conditional use permit. These houses shall be approved by the cultural heritage commission and cannot exceed the combined total square footage of the historic structures identified in the EIR and proposed by the applicant to be relocated to this site. The footprint of the alternate structures cannot exceed by 5% the footprint of the approved historically significant structures.
- G. Access to the development is restricted to Marengo Avenue and Waldo Avenue.
- H. A setback of 20 feet along Bellevue Drive and Waldo Avenue shall be provided.
- I. Landscaping and irrigation shall be installed in accordance with a detailed plan to be submitted to and approved by the Zoning Administrator prior to issuance of any building permits. The plan shall include drought-resistant plant materials and low-volume irrigation where practicable. Special attention shall be paid to developing subactivity areas (i.e., play areas, outdoor eating, turf areas etc.). Furthermore, additional perimeter walls and landscaping to screen the project from adjacent properties shall be provided.
- J. All residential units on the site at the time the applicant filed his application for this zone change which are deemed significant by the cultural heritage commission shall be relocated within the city of Pasadena or the city of Altadena.
- K. All roof-mounted mechanical equipment shall be screened so that it is not visible from the public right-of-way.
- L. All construction crew vehicles shall be parked on the construction site. In addition, during the construction of the foundation of the structures the construction crew shall find alternative parking for their vehicles other than the streets immediately adjacent to the project.
- M. All land use regulations, development standards and performance standards of the PD-8 and the CD-7A districts not inconsistent with these development regulations shall apply to the development of this property.