

# Ordinance Fact Sheet

**TO:** CITY COUNCIL

**DATE:** MARCH 27, 2006

**FROM:** CITY ATTORNEY

**SUBJECT: AN ORDINANCE AMENDING TITLE 17 AND THE OFFICIAL ZONING MAP OF THE CITY OF PASADENA TO ESTABLISH A HEIGHT OVERLAY DISTRICT, LIMIT MAXIMUM BUILDING HEIGHTS, AND LOWER ENCROACHMENT PLANES**

## TITLE OF PROPOSED ORDINANCE

**AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 (THE ZONING CODE), ARTICLE 2 (ZONING MAP) TO ESTABLISH A HEIGHT OVERLAY DISTRICT (HL-28) ON CERTAIN PARCELS ALONG NORTH ALLEN AVENUE AND AMENDING THE DEVELOPMENT STANDARDS OF THE COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS TO LIMIT THE MAXIMUM HEIGHT AND LOWER THE ENCROACHMENT PLANE REQUIREMENTS WHEN ABUTTING RESIDENTIAL DISTRICTS.**

## PURPOSE OF ORDINANCE

This ordinance implements and codifies the Zoning Code and Zoning Map amendments approved by the City Council on November 21, 2005, to reduce the allowed height in commercial and industrial districts for those buildings that abut low-density residential zones, including those within Specific Plan areas. This ordinance follows up on the September 12, 2005 moratorium on the issuance of building permits for structures three stories or taller within any zone (except Specific Plan areas) abutting residential single-family zones, which was effective until October 27, 2005. The moratorium will be replaced by this ordinance. The time to process this ordinance at the staff level was extended by the complexity of the related graphics, the necessity for a survey regarding the correct height for the area on North Allen Avenue, and to allow for meetings with neighborhood associations, to receive input on the proposed height limit.

MEETING OF 03/27/2006

AGENDA ITEM NO. 9.A.2.

**REASON WHY LEGISLATION IS NEEDED**

This legislation is needed to further the City’s General Plan goal “to preserve the character, scale and quality of established residential neighborhoods.” This legislation would eliminate the conflict between the height of new development in commercial and industrial districts, and abutting single-family zones.

**PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED**

The Planning and Development Department will implement the proposed ordinance through modifications to the Zoning Code and Zoning Map and processing of subsequent building requests on the affected properties.

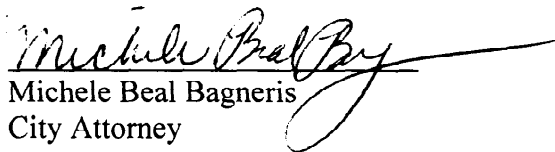
**FISCAL IMPACT**

There will not be an immediate fiscal impact as a result of this amendment to the Zoning Code. Permitting fees will be collected from any future development proposed on the properties impacted.

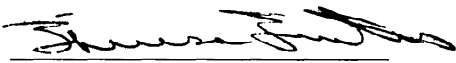
**ENVIRONMENTAL DETERMINATION**

A Negative Declaration was prepared and approved for the project in conformance with the requirements of the California Environmental Quality Act.

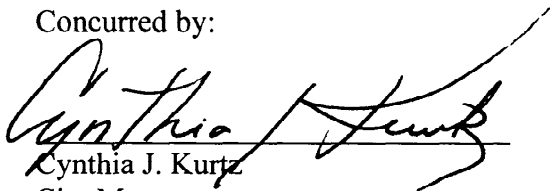
Respectfully submitted,

  
Michele Beal Bagneris  
City Attorney

Prepared by:

  
Theresa E. Fuentes  
Deputy City Attorney

Concurred by:

  
Cynthia J. Kurtz  
City Manager

Introduced by Council Member: \_\_\_\_\_

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

**AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 (THE ZONING CODE), ARTICLE 2 (ZONING MAP) TO ESTABLISH A HEIGHT OVERLAY DISTRICT (HL-28) ON CERTAIN PARCELS ALONG NORTH ALLEN AVENUE AND AMENDING THE DEVELOPMENT STANDARDS OF THE COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS TO LIMIT THE MAXIMUM HEIGHT AND LOWER THE ENCROACHMENT PLANE REQUIREMENTS WHEN ABUTTING RESIDENTIAL DISTRICTS.**

The People of the City of Pasadena ordain as follows:

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

“Summary

Ordinance No. \_\_\_\_\_ amends Title 17 (Zoning Code) and Zoning Map. Title 17 is amended by revising Table 2-6 – Commercial and Industrial District General Development Standards; changing footnote three to limit new development in all commercial and industrial zones to 36 feet in height and two stories when abutting low-density residential; replacing in its entirety Section 17.40.160 Setback and Encroachment Plane Requirements and Exceptions, Subsection B. and D.; and Tables 3-4, 3-7, 3-8, 3-9, 3-17 and Article 3 Section 17.34.040 pertaining to Specific Plan Areas. The development standards will remain the same with the exception of the following four changes: (1) exempt properties that abut parking (PK) overlay districts from the setback and encroachment plane standards; (2) include the CO district in the regulation; (3) create a different standard for properties that abut low-density residential districts that reduces the encroachment plane measurement point from 20 feet to six feet; and (4) incorporate the existing encroachment plane standards from Specific Plans into the Title 17. The

official Zoning Map of the City of Pasadena is amended to establish a Height Overlay District (HL-28) for certain properties designated as CL (Limited Commercial) along North Allen Avenue. A map showing this amendment is attached to the full text of the ordinance and is on file in the City Clerk's Office.

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

**SECTION 2.** The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published in summary.

**SECTION 3.** This ordinance shall take effect 30 days from its publication.

Signed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
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 meeting held \_\_\_\_\_ day of \_\_\_\_\_ 2006, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date Published:

\_\_\_\_\_  
Jane L. Rodriguez, CMC  
City Clerk

Approved as to form:



\_\_\_\_\_  
Theresa E. Fuentes  
Deputy City Attorney

Introduced by Council Member: \_\_\_\_\_

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

**AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 (THE ZONING CODE), ARTICLE 2 (ZONING MAP) TO ESTABLISH A HEIGHT OVERLAY DISTRICT (HL-28) ON CERTAIN PARCELS ALONG NORTH ALLEN AVENUE AND AMENDING THE DEVELOPMENT STANDARDS OF THE COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS TO LIMIT THE MAXIMUM HEIGHT AND LOWER THE ENCROACHMENT PLANE REQUIREMENTS WHEN ABUTTING RESIDENTIAL DISTRICTS.**

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“Summary

Ordinance No. \_\_\_\_\_ amends Title 17 (Zoning Code) and Zoning Map. Title 17 is amended by revising Table 2-6 – Commercial and Industrial District General Development Standards; changing footnote three (3) to limit new development in all commercial and industrial zones to 36 feet in height and two (2) stories when abutting low-density residential; replacing in its entirety Section 17.40.160 Setback and Encroachment Plane Requirements and Exceptions, Subsection B. and D.; and Tables 3-4, 3-7, 3-8, 3-9, 3-17 and Article 3 Section 17.34.040 pertaining to Specific Plan Areas. The development standards will remain the same with the exception of the following four changes: (1) exempt properties that abut parking (PK) overlay districts from the setback and encroachment plane standards; (2) include the CO district in the regulation; (3) create a different standard for properties that abut low-density residential districts that reduces the encroachment plane measurement point from 20 feet to six (6) feet; and (4) incorporate the existing encroachment plane standards from Specific Plans into the Title 17. The

official Zoning Map of the City of Pasadena is amended to establish a Height Overlay District (HL-28) for certain properties designated as CL (Limited Commercial) along North Allen Avenue. A map showing this amendment is attached to the full text of the ordinance and is on file in the City Clerk's Office

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

**SECTION 2.** The official Zoning Map of the City of Pasadena as established by Section 17.20.20, is amended by establishing a Height Overlay District as follows:

By reclassifying from CL (Limited Commercial) to CL HD-28 (Limited Commercial, 28 foot maximum height limit) parcels along Allen Avenue at the intersections of Brigden Road, Queensbury Road, Whitefield Road, Casa Grande Street shown in Exhibit 1-A, attached hereto and incorporated by this reference. The subject properties are also described by the assessor parcel numbers and addresses contained in Exhibit 1-B, attached hereto, and incorporated herein by reference.

**SECTION 3.** Title 17, Article 2, Chapter 17.24, **Table 2-6 – COMMERCIAL AND INDUSTRIAL DISTRICT GENERAL DEVELOPMENT STANDARDS** is amended as shown in Exhibit 2, attached hereto and incorporated by this reference.

**SECTION 4.** Title 17, Article 3, Chapter 17.31, **TABLE 3-4 – EAST COLORADO SPECIFIC PLAN DEVELOPMENT STANDARDS** is amended as shown in Exhibit 3, attached hereto and incorporated by this reference.

**SECTION 5.** Title 17, Article 3, Chapter 17.32, **TABLE 3-7 – EAST PASADENA SPECIFIC SUBAREA d1 STANDARDS, TABLE 3-8 – EAST PASADENA SUBAREA d2 STANDARDS, and TABLE 3-9 – EAST PASADENA SUBAREA d3 STANDARDS** are amended as shown in Exhibits 4, 5 and 6 attached hereto and incorporated by this reference.

**SECTION 6.** Title 17, Article 3, Chapter 17.33, **TABLE 3-15 – FAIR OAKS/ORANGE GROVE DEVELOPMENT STANDARDS** is amended as shown in Exhibit 7 attached hereto and incorporated by this reference.

**SECTION 7.** Title 17, Article 3, Section 17.34.040, entitled, “**SP-1 General Development Standards**” is amended as follows:

a. By renumbering Subparagraphs c and d of Paragraph 1 of Subsection B to Subparagraphs d and e.

b. By adding a new Subparagraph c of Paragraph 1 of Subsection B to read as follows:

“c. **Rear.** A rear yard setback of 15 feet shall be provided.”

**SECTION 8.** Title 17, Article 3, Section 17.35.040, Subsection B, Paragraph 1, is amended as follows:

**“1. Setbacks.** No front or corner yard setbacks are required, except for parcels fronting on Fillmore Street. A portion of a new building shall abut the front property line. Recessed pedestrian entries or landscaped areas may be provided. The minimum front or corner yard for parcels fronting on Fillmore Street shall be ten feet, and this yard shall be paved, and no permanent landscaping shall be permitted. Paving material and pattern within the minimum front yard shall be consistent with the material and pattern required by the City for the Fillmore Street sidewalk. Rear or side yards abutting an RS or RM district shall comply with the setback and encroachment plane requirements of 17.40.160.D.3.”

**SECTION 9.** Title 17, Article 3, Chapter 17.36.060, “**Table 3-17- WEST GATEWAY SPECIFIC PLAN DEVELOPMENT STANDARDS**” is amended as shown in Exhibit 7, attached hereto and incorporated by this reference.

**SECTION 10.** Title 17, Article 4, Section 17.40.160, Subsection B, Paragraph 2, is amended as follows:

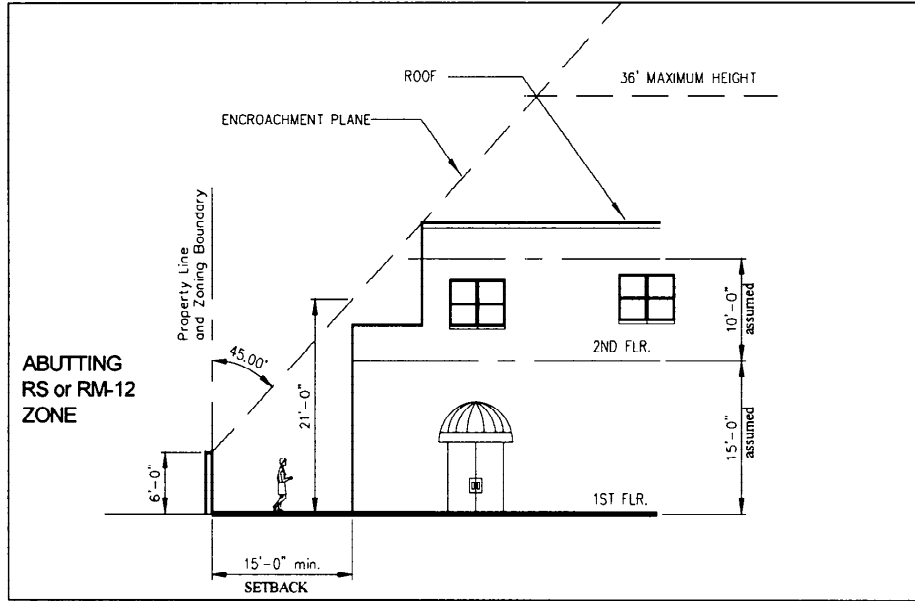
**“2. Commercial and industrial districts abutting residential zoning districts.** In the commercial and industrial zoning districts, except for the CD district, a 15-foot side and/or rear setback shall be provided adjacent to any abutting residential zoning district. This setback requirement shall not apply along a property line that abuts a parking overlay property (PK) that is used for parking. Single-family residential projects shall meet the rear setback requirements of the RS-6 district, two units on a lot shall meet the requirements of the RM-12 district and three or more units shall meet the setback requirements for multi-family districts (City of Gardens requirements - 17.22.060).”

**SECTION 11.** Title 17, Article 4, Section 17.40.160, Subsection D, is amended as follows:

a. Paragraph 2 is amended and a new figure is added as follows:

**“2. Nonresidential structures abutting RS or RM-12 districts ~~CG, CL, and IG zoning districts~~.** Principal and accessory structures ~~within the CG, CL, and IG zoning districts~~ shall not be located within an encroachment plane sloping upward and inward to the site at a 45-degree angle, commencing ~~20~~ six feet above the existing grade at the property line of the abutting residential zoning district. (See Figure ~~4-9~~ 4-8.1.) This encroachment plane requirement shall not apply along a property line that abuts a parking overlay property (PK) that is used for parking.





**Figure 4.8.1 – Encroachment plane requirements for projects abutting RS and RM-12 districts**

b. A new Paragraph 3 is added above Figure 4-9 as follows:

**“3. Nonresidential structures abutting RM-16, RM-32, and RM-48 zoning districts.**

Principal and accessory structures shall not be located within an encroachment plane sloping upward and inward to the site at a 45-degree angle, commencing 20 feet above the existing grade at the property line of the abutting residential zoning district. This encroachment plane requirement shall not apply along a property line that abuts a parking overlay property (PK) that is used for parking. (See Figure 4-9.)”

*Title 17,  
Art 4,  
Section 17.40.160 b*

**SECTION 12.** Figure 4-9 is retitled to read:

**“Figure 4-9 – Encroachment plane requirements for projects abutting an RM-16, RM-32 and RM-48 districts ~~the CL, CG, and IG~~”**

**SECTION 13.** The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published in summary.

**SECTION 14.** This ordinance shall take effect 30 days from its publication.

Signed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

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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 meeting held \_\_\_\_\_ day of \_\_\_\_\_ 2006, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date Published:

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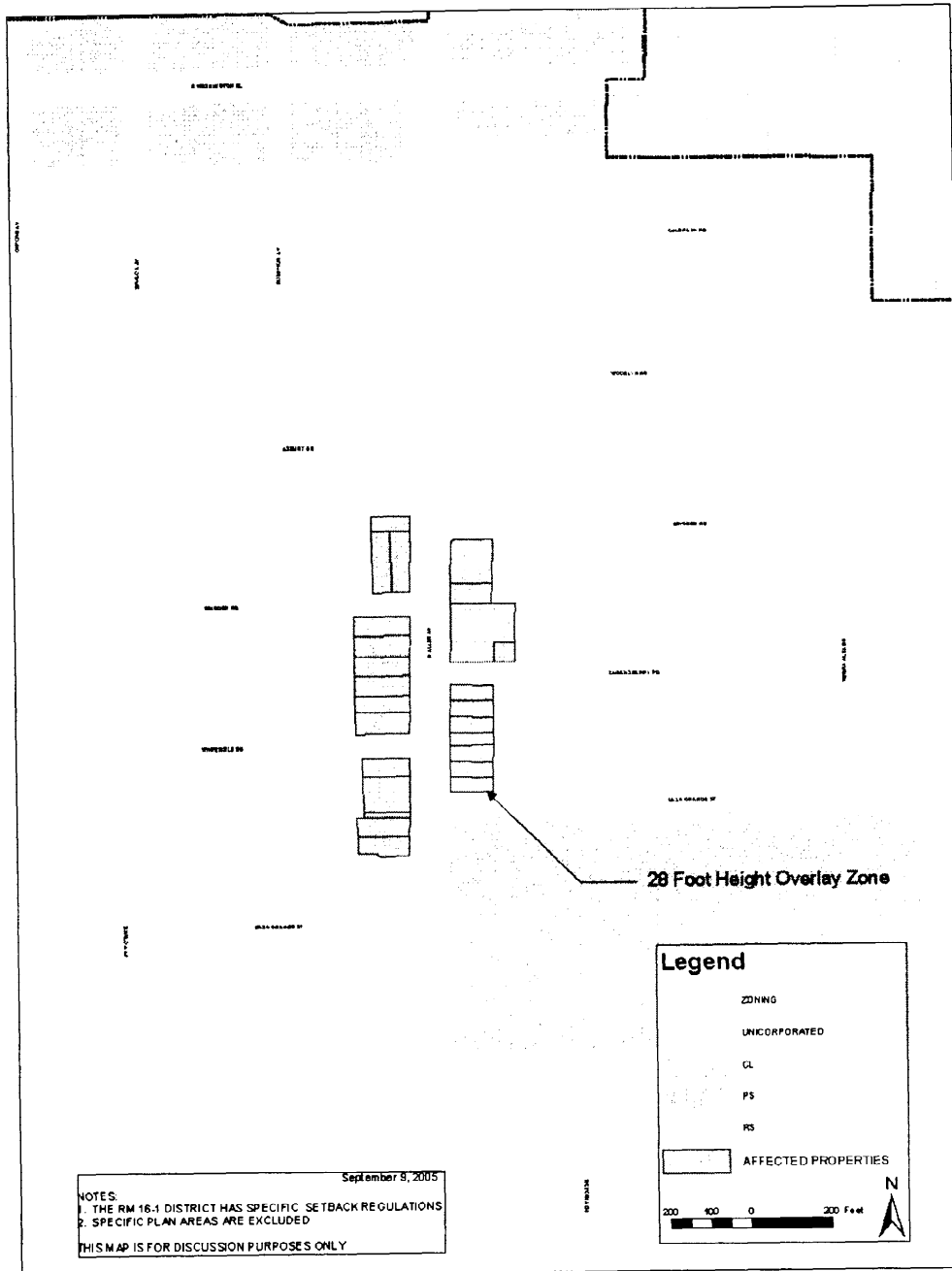
Jane L. Rodriquez, CMC  
City Clerk

Approved as to form:



Theresa E. Fuentes  
Deputy City Attorney

**EXHIBIT 1-A**



**EXHIBIT 1-B**

Assessor Parcel Number	Address
5742-009-013	1795 Brigden Road
5742-009-014	1805 Brigden Road
5742-009-015	1159 Allen Avenue
5742-012-013	1123 Allen Avenue
5742-012-014	1109 Allen Avenue
5742-012-015	1101 Allen Avenue
5742-012-018	1085 Allen Avenue
5742-012-019	1075 Allen Avenue
5742-012-032	1095 Allen Avenue
5742-013-018	1150 Allen Avenue
5742-013-019	1128 Allen Avenue
5742-013-022	1843 Queensberry Road
5742-013-041	1118 Allen Avenue
5742-014-018	1082 Allen Avenue
5742-014-019	1088 Allen Avenue
5742-014-020	1076 Allen Avenue
5742-014-021	1072 Allen Avenue
5742-014-022	1068 Allen Avenue
5742-014-023	1060 Allen Avenue
5742-014-024	1058 Allen Avenue
5742-015-012	1055 Allen Avenue
5742-015-013	1047 Allen Avenue
5742-015-014	1043 Allen Avenue
5742-015-031	1037 Allen Avenue
5742-015-033	1029 Allen Avenue

**TABLE 2-6 - COMMERCIAL AND INDUSTRIAL DISTRICT  
GENERAL DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District			
	CO	CL	CG	IG
<b>Minimum lot size (1)</b>	<i>Minimum area and width for new parcels.</i>			
Minimum area	7,200 sf	Determined through subdivision process		
Width	55 ft			
<b>Residential uses</b>	<i>Standards applicable to residential uses where allowed in nonresidential districts.</i>			
Maximum density	As required for RM-48 district	16 units/acre in CL-2, per RM-32 elsewhere	Not applicable	
Standards (2)		As required for RM-16 in CL-2, per RM-32 elsewhere		
<b>Setbacks</b>	<i>Minimum and maximum setbacks required. See Section <del>17.40.150</del> 17.40.160 for setback measurement, allowed projections into setbacks, and exceptions to setbacks.</i>			
Front	20 ft	5 ft (4) (5)	5 ft (4) (5)	
Sides (each)	10 ft	<del>15 ft and within the encroachment plane (17.40.150) adjacent to an RS or RM zone without a PK overlay; none required otherwise.</del>		
<u>Sides (each)</u>	<u>15 ft and shall not project within the encroachment plane (17.40.160.D.2) when adjacent to an RS or RM-12 zone or the encroachment plane (17.40.160.D.3) when adjacent to an RM-16, RM-32, or RM-48 zone unless the adjacent lot is a PK overlay which is used for parking; none required otherwise except 10 ft for the CO zone.</u>			
Corner	15 ft	5 ft (4) (5)	5 ft (4) (5)	
Rear	10 ft	<del>15 ft and within the encroachment plane (17.40.150) adjacent to an RS or RM zone without a PK overlay; none required otherwise.</del>		
<u>Rear</u>	<u>15 ft and shall not project within the encroachment plane (17.40.160.D.2) when adjacent to an RS or RM-12 zone or the encroachment plane (17.40.160.D.3) when adjacent to an RM-16, RM-32, or RM-48 zone unless the adjacent lot is a PK overlay which is used for parking; none required otherwise except 10 ft for the CO zone.</u>			
<b>Height limit</b>	45 ft	36 ft (3)	45 ft	45 ft
<b>Height limit</b>	45 ft (3)	36 ft (3)	45 ft (3)	45 ft (3)
<b>Floor area ratio (FAR)</b>	0.80	0.70	0.80	0.90
<b>Landscaping</b>	As required by Chapter 17.44 (Landscaping)			
<b>Lighting</b>	As required by Section 17.40.080			
<b>Parking</b>	Parking shall comply with Chapter 17.46 (Parking and Loading), provided that no parking area shall be located between a building and a street, but shall be to the side or rear of the buildings on the site.			
<b>Signs</b>	As required by Chapter 17.48 (Signs)			

**Notes:**

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.
- (2) Single-family residences shall meet the requirements of the RS-6 district (17.22.040); two units on a lot shall meet the requirements of the RM-12 district (17.22.040).
- ~~(3) Limited to two stories. If housing is included, a third story may be added to accommodate housing only.~~
- (3) Limited to 36 feet in height and two stories if abutting an RS or RM-12 district. In the CL district, a third story may be allowed to accommodate only housing if not abutting an RS or RM-12 District.
- (4) A building proposed as an infill project may be allowed no setback through the Design Review process if the review authority determines that a reduced front and/or corner setback would allow the proposed structure to match the established building placement pattern of the block.
- (5) The setback requirements for a project with more than 25,000 square feet of floor area shall be determined as part of the Conditional Use Permit approval for the project.

**Scored language deleted, underlined language added.**

TABLE 3-4 - EAST COLORADO SPECIFIC PLAN DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District						
	ECSP-CG-1	ECSP-CG-2	ECSP-CG-3	ECSP-CL-3	ECSP-CG-4	ECSP-CG-5	ECSP-CG-6
Minimum lot size	<i>Minimum area and width for new lots.</i>						
	Determined through the subdivision process.						
Residential density	<i>Maximum number of dwelling units per acre of site area.</i>						
	48 units/acre (3)	48 units/acre (3)	60 units/acre (3) (4)	48/60 units/acre (4) (5)	N.A.	48 units/acre (3)	60 units/acre (3) (4)
Residential standards	Mixed-use projects shall comply with the standards of Section 17.50.160; in CL-3, single-family uses shall comply with the RS-6 standards, multi-family projects shall comply with those of the RM-48 district, except that two units on a lot shall comply with the RM-12 standards; all other districts follow the urban housing standards of 17.50.350.						
Setbacks	<i>Fixed setbacks required. See Section <del>17.40.150</del> 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>						
	Front	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (2)	5 ft (1) 5 ft (2)
	Corner side	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (2)	5 ft (1) 5 ft (2)
	Side or rear	15 ft. and comply with the encroachment plane (17.40.150) when adjacent to an RS or RM zone without a PK overlay; none required otherwise. 15 ft. and shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone unless the adjacent lot is a PK overlay which is used for parking; none required otherwise.					
Height limit	<i>Maximum height of main structures. See 17.40.060 for height measurement and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of <del>17.40.150</del> 17.40.160.</i>						
	Maximum height	45 ft	60 ft	45/60 ft (6)	45/60 ft (6)	45 ft	45 ft 45/60 ft (6)
Transit-oriented development	N.A.	N.A.	See 17.50.340	See 17.50.340	N.A.	N.A.	See 17.50.340
Driveway access	For parcels less than 200 feet in width (street frontage), only one driveway shall be permitted. To lessen the number of curb cuts and sloped depressions in the sidewalk, driveways shall be shared with adjacent properties wherever possible						
Building entries	For parcels with frontage on Colorado Boulevard, a building or storefront entry shall be oriented to Colorado Boulevard. A minimum of 50% percent of the street façade to a height of eight feet must be visually transparent window display. The Director may waive these requirements if they result in practical difficulties.						
Landscaping	Chapter 17.44 (Landscaping)						
Parking	Chapter 17.46 (Parking and Loading)						
Signs	Chapter 17.48 (Signs)						
Other applicable standards	Chapter 17.40 (General Property Development and Use Standards)						

**Notes:**

- (1) The required five-foot setback shall be used for expanded sidewalk treatment and/or pedestrian area (hardscape). Additional front or corner yard setbacks are allowed only to create space for streetside plazas, patios, and building entrances.
- (2) The required five-foot setback shall be landscaped. Additional front or corner yard setbacks are allowed only to create space for streetside plazas, patios, and building entrances.
- (3) Residential units are permitted only as part of a mixed-use project in which the residential and commercial uses are combined in a single building. The residential uses may be above the commercial uses or behind the commercial uses in compliance with 17.50.160.
- (4) Within ¼ mile of the Allen Avenue and Sierra Madre Villa Light Rail platforms, the maximum residential density for mixed-use projects shall be 60 units per acre.
- (5) The maximum density for multi-family residential uses (excluding mixed-use projects) shall be 48 units/acre. The applicable development standards shall be the urban housing provisions in Section 17.50.350 and maximum allowable height shall be 45 feet.
- (6) Within ¼ mile of the Allen Avenue and Sierra Madre Villa Light Rail Station Platforms the maximum height limit shall be 60 feet. For multi-family residential uses (excluding mixed-use projects), the maximum height limit shall be 45 feet.

**Scored language deleted, underlined language added.**



**TABLE 3-7 - EAST PASADENA SUBAREA d1 STANDARDS (Continued)**

Development feature	d1 SUBAREA REQUIREMENTS			
	CO	CL	CG	IG
<b>Setbacks</b>	<i>Minimum setbacks required. See Section <del>17.40.150</del> 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>			
Front	20 ft	5 ft	5 ft	5 ft
Sides	10 ft	15 ft and within the encroachment plane (17.40.160) adjacent to an RS or RM zone; 0 ft required otherwise.		0 ft
Sides	<u>15 ft. and shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone unless the adjacent lot is a PK overlay which is used for parking; none required otherwise except 10 ft for the CO zone.</u>			
Corner side	15 ft	5 ft	5 ft; plus 1 foot of setback for each 10 ft of height or portion thereof over 45 ft.	5 ft
Rear	10 ft	15 ft and within the encroachment plane (17.40.160) adjacent to an RS or RM zone; 0 ft required otherwise.		0 ft
<u>Rear</u>	<u>15 ft. and shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone unless the adjacent lot is a PK overlay which is used for parking; none required otherwise except 10 ft for the CO zone.</u>			
<b>Height limit</b>	<i>Maximum height of main structures. See 17.40.060 for height measurement, and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.160.</i>			
Maximum height	45 ft	36 ft	45 ft	60 ft
<b>Floor area ratio (FAR)</b>	<i>Maximum allowable floor area ratio (FAR), except as provided in 17.32.090.</i>			
Maximum FAR	No maximum.			
<b>Accessory structures</b>	Nonresidential uses shall meet the same standards as the principal structure; for residential uses see Section 17.50.250 (Residential Accessory Uses and Structures)			
<b>Landscaping</b>	See Chapter 17.44 (Landscaping)			
<b>Parking</b>	See Chapter 17.46 (Parking and Loading), and Section 17.32.070			
<b>Signs</b>	See Chapter 17.48 (Signs)			
<b>Other applicable standards</b>	See Chapter 17.40 (General Property Development and Use Standards) Article 5 (Standards for Specific Land Uses)			

**Notes:**

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.

**Scored language deleted, underlined language added.**

TABLE 3-8 - EAST PASADENA SUBAREA d2 STANDARDS

Development feature	d2 SUBAREA REQUIREMENTS							
	CO - B-5	CO - D, D-1	CO - D-2	CG - C	CG - B, B-1, B-2, B-3	CL -G	IG - A, B-4	PS
<b>Minimum lot size (1)</b>	<i>Minimum area and width for new lots.</i>							
Area	7,200 sf		Determined through the subdivision process					
Width	55 ft							
<b>Residential uses</b>	<i>Standards applicable to residential uses where allowed in nonresidential districts.</i>							
Maximum density	48 units per acre in CO and CG districts, except that 60 units per acre are permitted within 1/4 mile of a Light Rail Transit Station.				32 units per acre		N.A.	
with density bonus	See Chapter 17.42.							
Standards	In the CO and CG districts, as required for RM-48 district; for projects within 1/4 mile of a Light Rail Transit Station, as required in 17.50.350.				See Chapter 17.22.070			
<b>Setbacks - Residential and nonresidential</b>	<i>Minimum setbacks required. See <del>Section 17.40.150</del> Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>							
Front (3)	20 ft		5 ft		5 ft		5 ft (3)	
Front setback in specific areas	The following special front yard setbacks apply instead of the setbacks above in the areas noted: Halstead Street and Foothill Blvd - 10 ft, except that 0 ft is required in CL; Sierra Madre Villa, east side - 10 ft south of Foothill Blvd, 20 ft north of Foothill.							
Sides	10 ft		15 ft and within the encroachment plane (17.40.160) adjacent to an RS or RM zone; 0 ft required otherwise.			0 ft		(3)
<u>Sides</u>	15 ft. and shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone unless the adjacent lot is a PK overlay which is used for parking; none required otherwise except 10 ft for the CO zone.							(3)

**Notes:**

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.
- (2) Projects shall meet the FAR allowances of ~~Table 3-11~~ Table 3-13 during interim limited development period.
- (3) Unless otherwise specified, the development standards shall be set as part of the Conditional Use Permit approval.

**Scored language deleted, underlined language added.**

TABLE 3-8 - EAST PASADENA SUBAREA d2 STANDARDS (Continued)

Development feature	d2 SUBAREA REQUIREMENTS							
	CO - B-5	CO - D, D-1	CO - D-2	CG - C CG - B, B-1, B-2, B-3		CL -G	IG - A, B-4	PS
Corner side	15 ft except on a corner side yard on Foothill or Halstead which shall be 10 ft			5 ft		5 ft; plus 1 foot of setback for each 10 ft of height or portion thereof over 45 ft	5 ft	(3)
Rear	10 ft			15 ft and within the encroachment plane (17.40.160) adjacent to an RS or RM zone; 0 ft required otherwise.			0 ft	(3)
Rear	<u>15 ft. and shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone unless the adjacent lot is a PK overlay which is used for parking; none required otherwise. Except 10 ft. for the CO zone.</u>							
Maximum height (2)	See height regulations shown in Figure 3-12; also see 17.32.080.C.							
Stepbacks	Properties adjacent to Foothill Blvd shall comply with the building stepbacks shown in Figure 3-11.							
Floor area ratio (FAR)	<i>Maximum allowable floor area ratio (FAR), except as provided in 17.32.090.</i>							
Maximum FAR	1.50 (2)	1.20 (2)	.50 (2)	.40 (2)	2.00 (2)	1.00 (2)	1.20 (2)	(3)
FAR bonuses	See Section 17.32.060.D							
Accessory structures	Nonresidential uses shall meet the same standards as the principal structure; for residential uses see Section 17.50.250 (Residential Accessory Uses and Structures)							(3)
Landscaping	A minimum of 15% of lot area shall be maintained in planting. See also Section 17.32.080, and Chapter 17.44 (Landscaping).						See 17.44	
Parking	See Section 17.32.080, and Chapter 17.46 (Parking and Loading).							
Signs	See Chapter 17.48 (Signs)							
Other applicable standards	See Chapter 17.40 (General Property Development and Use Standards) Article 5 (Standards for Specific Land Uses)							

Notes:

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.
- (2) Projects shall meet the FAR allowances of ~~Table 3-11~~ Table 3-13 during interim limited development period.
- (3) Unless otherwise specified, the development standards shall be set as part of the conditional use permit approval.

**Scored language deleted, underlined language added.**

TABLE 3-9 - EAST PASADENA SUBAREA d3 STANDARDS

Development feature	D3 SUBAREA REQUIREMENTS			
	CO - D-3, E-2	CG – E	CG - E-1	CG – F
<b>Minimum lot size (1)</b>	<i>Minimum area and width for new lots.</i>			
Area	7,200 sf	Determined through the subdivision process.		
Width	55 ft			
<b>Residential uses</b>	<i>Standards applicable to residential uses where allowed in nonresidential districts.</i>			
Maximum density	48 units per acre in CO district			
with density bonus	See Chapter 17.42.			
Standards	As required for the RM-48 district			
<b>Setbacks</b>	<i>Minimum setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>			
Front	20 ft	5 ft	5 ft	5 ft
Front setback in specific areas	The following special front yard setbacks apply instead of the setbacks above in the areas noted: Halstead Street and Foothill Blvd - 10 ft			
Sides	10 ft	<del>15 ft and within the encroachment plane (17.40.160) adjacent to an RS or RM zone; 0 ft required otherwise.</del>		
Sides	<u>15 ft. and shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone unless the adjacent lot is a PK overlay which is used for parking; none required otherwise except 10 ft for the CO zone.</u>			
Corner side	15 ft	5 ft	5 ft	5 ft
Rear	10 ft	<del>15 ft and within the encroachment plane (17.40.160) adjacent to an RS or RM zone; 0 ft required otherwise.</del>		0 ft
<u>Rear</u>	<u>15 ft. and shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone unless the adjacent lot is a PK overlay which is used for parking; none required otherwise except 10 ft for the CO zone.</u>			
<b>Height limit</b>	<i>Maximum height of main structures. See 17.40.060 for height measurement and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.160.</i>			
Maximum height (2)	See height regulations shown in Figure 3-13.			

Notes:

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.
- (2) For buildings fronting on the south side of Foothill Boulevard, height shall be measured from the lowest point of the building adjoining Foothill Boulevard to the highest point of the building adjoining Foothill Boulevard.

Scored language deleted, underlined language added.

**TABLE 3-15 - FAIR OAKS/ORANGE GROVE DEVELOPMENT STANDARDS**

Development feature	Requirement by Zoning District		
	FGSP-CL-1a, b	FGSP-C-2	FGSP-C-3a, b, c, d
Minimum lot size (1)	<i>Minimum area and width for new lots.</i> Determined through the subdivision process, except as provided for a specific zone by Section 17.33.050.A.		
Setbacks	<i>Minimum setbacks required. See Section 17.40.150 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>		
Front	15 ft for residential in CL-1b; 5 ft for nonresidential	10 ft	5 ft
Sides, corner side, rear	As required by Section 17.22.060 for residential; 5 ft for nonresidential	5 ft	5 ft
Corner Side	As required by Section 17.22.060 for residential; 5 ft for nonresidential.		
Side or Rear	<u>15 ft. and shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone unless the adjacent lot is a PK overlay which is used for parking; none required otherwise.</u>		
Height limit	<i>Maximum height of main structures. See 17.40.060 for height measurement, and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.160.</i>		
Maximum height (2)	As required by Section 17.22.060 for residential; 36 ft for nonresidential and mixed use projects	36 ft	40 ft and 3 stories for office structures in C-3a, b, and c on Fair Oaks Avenue; 36 ft elsewhere
Accessory structures	Non-residential uses shall meet the same standards as the principal structure; for residential uses see Section 17.50.250 (Residential Accessory Uses and Structures)		
Landscaping	Chapter 17.44 (Landscaping)		
Parking	Chapter 17.46 (Parking and Loading)		
Signs	Chapter 17.48 (Signs)		
Other applicable standards	Chapter 17.40 (General Property Development and Use Standards) Article 5 (Standards for Specific Land Uses)		

**Notes:**

- (1) See Section 17.40.030 regarding development on an undeveloped lot and Section 17.40.040 regarding development on a substandard lot.
- (2) In subdistrict C-3, the height of buildings with offices – administrative business professional and mixed use projects shall be measured to the top plate.

**Scored language deleted, underlined language added.**

TABLE 3-17 - WEST GATEWAY SPECIFIC PLAN DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District			
	WGSP-1A	WGSP-1B	WGSP-1C	WGSP-2
<b>3. STANDARDS FOR ALL PROJECTS</b>				
Minimum lot size (1)	<i>Minimum area and width for new lots.</i>			
	As required by CO zone (17.24.040)	As required by RM-16-1 (17.22.060)	Determined through subdivision process	As required by RS-6 (17.22.040)
Setbacks	<i>Minimum setbacks required. See Section <del>17.40.150</del> 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>			
	As required by CO zone (17.24.040)	As required by RM-16-1 (17.22.060)	As determined by Figure 3-14 (WGSP Height Limit and Yard Requirements Map).	As required by RS-6 (17.22.040)
Minimum setbacks	As required by CO zone (17.24.040) except rear and side yards shall be 15 ft. and shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone; 10 ft required otherwise.	As required by RM-16-1 (17.22.060)	As determined by Figure 3-14 (WGSP Height Limit and Yard Requirements Map).	As required by RS-6 (17.22.040)
Site coverage	<i>Maximum percentage of gross site area that may be covered by all structures on the site.</i>			
	N.A.	As required by RM-16-1 (17.22.060)	N.A.	As required by RS-6 (17.22.040)
Height limit	<i>Maximum height of main structures. See 17.40.060 for height measurement, and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of <del>17.40.150</del> 17.40.160.</i>			
	72 ft.	As required by RM-16-1 (17.22.060)	As determined by Figure 3-14 (WGSP Height Limit and Yard Requirements Map).	32 ft.
Accessory structures	See Section 17.50.250 (Residential Accessory Uses and Structures)			
Landscaping	Chapter 17.44 (Landscaping)			
Parking	As required by Chapter 17.46 (Parking and Loading).			
Signs	Chapter 17.48 (Signs)			
Other applicable standards	Chapter 17.40 (General Property Development and Use Standards)			

**Notes:**

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.