

**ATTACHMENT A:**  
**Minor Proposed Amendments and**  
**Areas Analyzed but not Included in the Amendments**

**Minor Proposed Amendments:**

**6) Unenclosed Areas (RS, RM-12, HD, HD-1 and ND)**

The Zoning Code does not count unenclosed areas toward the total floor area of a property, which is considered a reasonable exception. However, the definitions for 'floor area' and 'unenclosed' states that only one side of the porch or patio would need to be 80 percent open, and the other sides could be fully closed. This could increase the mass and bulk of the house, since a porch or patio could visually appear to be 'enclosed', even though it would meet the definition of being 'unenclosed'.

Therefore, staff recommends modifying the definitions to apply to all sides that do not abut a structure that counts towards floor area. If there is only one side that meets that criteria, that side would need to be a minimum 80 percent open. If there is more than one side that meets that criteria, each side would need to be a minimum 60 percent open.

**7) Attics (RS, RM-12 and ND)**

The Zoning Code does not count habitable attic space in the total floor area of a property, provided it occupies less than 60 percent of the building footprint and the attic does not have a top plate greater than three feet. In most cases, staff finds this a reasonable exception and has a positive impact on bulk and mass by discouraging a full second story. However, staff finds when the attic is constructed to the maximum, it can have a negative impact on bulk and mass. In these cases, the attic functions and appears like a full second story without counting as floor area.

Therefore, staff recommends limiting the top plate height to a maximum of 18 inches, limiting the combined width of the proposed dormers to no more than 40 percent of the width of the roofline and prohibiting adjacent rooftop decks, patio attachments and exterior staircases. If a property owner constructed an attic that did not comply with these standards, the attic would count toward the maximum floor area.

The HD overlay already includes habitable attic space in the total floor area of a property. Therefore, the proposed changes would not apply to that overlay. The HD-1 overlay does not use floor area ratios in calculating maximum floor area, so the proposed changes would not be applicable.

#### 8) Additional Covered Parking (RS, RM-12 and ND)

Only the two required parking spaces are counted towards floor area in the above-noted zoning districts and overlay; any additional parking does not count. This was meant to encourage property owners to construct additional covered parking. However, this square footage still adds to the bulk and mass of the house and in many cases, the additional parking has been used for storage uses. Therefore, staff recommends eliminating this exception from the Zoning Code and count all covered parking as floor area.

#### 9) Lots Greater Than 32,670 Square Feet (RS and ND)

Lots with an area greater than 32,670 square feet are permitted an additional 500 square feet of floor area in the above noted zoning district and overlay (so the maximum permitted floor area would be 30 percent of the lot area plus 1,000 square feet). Staff recommends eliminating this exception from the Zoning Code.

#### 10) Private Streets and Flag Lots (RS, RM-12 and ND)

Private streets and the pole portion of a flag lot are included as part of the lot size when calculating maximum floor area in the above-noted zoning districts and overlay. Staff recommends no longer including those areas in calculating the maximum floor area.

The HD overlay already excludes items 8 through 10, so the proposed changes would not be applicable. The HD-1 overlay does not use floor area ratios in calculating maximum floor area, so items 8 through 10 would not be applicable.

#### 11) Front Yard Setback (RS, RM-12, HD-1 and ND)

The Zoning Code currently has a front yard setback exception for the above-noted zoning districts and overlays if the block has five or fewer interior lots between two reverse corner lots. Instead of requiring the average front yard setback for the interior lots, the minimum front yard setback is the larger required corner yard of the two corner lots. While this is not a common occurrence, this exception allows the front yard to be reduced from the standard 25 feet to as low as ten feet.

This can have a negative impact on bulk and mass, because it allows multiple houses to be built close to the front property line. Therefore, staff recommends the exception be limited to blocks that have two or fewer interior lots. In all other cases, the front yard setback would be a minimum 25 feet.

#### **Areas Analyzed but not Included in the Amendments:**

Staff also analyzed several other issues raised. However, in each case, it was determined that the issue raised was either outside the scope of the Code Amendment,

was not needed or would have a unintended negative impact. These included the following:

- a) Require step backs for second story additions along the front or side yard setback – This type of standard is already in place in the HD-1 and ND overlays, where a majority of the houses are of a consistent ranch style. While this type of standard can be effective in reducing the bulk and mass of a house, it may not be appropriate for some architectural styles. Therefore, staff finds it would have a negative impact on preserving and encouraging Pasadena’s diverse architecture.
- b) Establish a front yard encroachment plane – This type of standard is already in place in the HD-1 overlay, where a majority of the houses are of a consistent ranch style. However, like with second story step backs, this standard would have a negative impact on preserving and encouraging Pasadena’s diverse architecture.
- c) Require house entrances face the street – This standard would require entrances to include porches and face the street. While this type of standard may foster a neighborhood feel, front entrances are not typical for some architectural styles. Therefore, staff finds it would have a negative impact on preserving and encouraging Pasadena’s diverse architecture. In addition, it would not allow flexibility in floor plan design.
- d) Limit second story additions – This would limit the number of second story additions in neighborhoods which are primarily developed with single-story houses. However, staff finds this may also have a negative impact on Pasadena’s diverse architecture.
- e) Reduce rear yard setbacks – This would reduce the rear yard setback for single-story additions and may encourage additions to remain single-story. However, the rear yard setback is important in single-family neighborhoods as a green space for trees and other landscaping.
- f) Reduce top plate height – This would reduce the top plate height to 20 feet. However, staff found that a 23 foot high top plate may be necessary to allow some architectural styles. In addition, the encroachment plane standards already require top plates over 20 feet in height to have additional side yard setbacks.
- g) Include basements as floor area – At their April 22, 2009 meeting, the Planning Commission motioned that the City Council instruct staff to return to the Commission on a later date to discuss adding the square footage of basements to floor area. Currently, basement areas are exempt from floor area. The Commission was concerned that the square footage of habitable basements can impact neighborhoods by increasing population and traffic congestion. However, the focus of the amendments is on bulk and mass, and since the basement is primarily below grade, its impact is minimal.

Prior to 2005, basements were defined as the portion of a house below grade or partly below and an average of six feet above existing grade. This allowed people to construct basements that had significant areas visibly above grade with a negative impact on bulk and mass. However, in 2005, the definition of basements was strengthened to that portion of a house below grade or partly below grade with no portion more than three feet above existing grade. This significantly reduces any bulk or mass impacts.

Furthermore, the lower overall height standards proposed as part of the amendments make it less possible for a house to have a large basement with portions above existing grade.

**ATTACHMENT B:  
Table Summarizing Main and Minor Amendments**

<b>Main Items</b>	<b>Current Zoning Code</b>	<b>Proposed Code Amendment</b>
1) Matching Non-conforming Setback (RS, RM-12, HD, HD-1 and ND)	<ul style="list-style-type: none"> <li>• 4 ft. for single-story additions. Unlimited length.</li> </ul>	<ul style="list-style-type: none"> <li>• 4 ft. with a maximum length of 20 ft. Portions exceeding 20 ft. would need to meet side yard requirements.</li> </ul>
2) Encroachment Plan projection for non-conforming Setback (RS, RM-12 and HD)	<ul style="list-style-type: none"> <li>• Additions to existing second story or new second story.</li> <li>• Unlimited height.</li> <li>• Maximum length of 40 ft.</li> <li>• Must match first story setback.</li> <li>• Minimum setback of 5 ft.</li> <li>• First story legally construction prior to 1991.</li> </ul>	<ul style="list-style-type: none"> <li>• Must be an addition to existing second story.</li> <li>• Cannot exceed projection of existing second story.</li> <li>• Maximum length of 20 ft.</li> <li>• Minimum setback of 5 ft.</li> <li>• First story legally construction prior to 1991.</li> </ul>
3) Height Limit (RS and RM-12)	<ul style="list-style-type: none"> <li>• 32 ft. for lots under 20,000 sf (96% of lots)</li> <li>• 36 ft. for lots 20,000 sf and greater</li> </ul>	<ul style="list-style-type: none"> <li>• 28 ft. for lots less than 75 ft wide (80% of lots)</li> <li>• 32 ft for lots 75 ft wide and greater (20% of lots)</li> <li>• Exception to match existing height would require a Minor Conditional Use Permit</li> </ul>
4) Maximum lot coverage (RS, RM-12 and ND)	<ul style="list-style-type: none"> <li>• No limit – lots 7,200 sf or less</li> <li>• 35% for all other lots</li> </ul>	<ul style="list-style-type: none"> <li>• No limit – lots less than 7,200 sf (31% of lots)</li> <li>• 40% for lots 7,200 sf to 11,999 sf (52% of lots)</li> <li>• 35% or 4,800 sf (whichever is greater) for lots 12,000 sf and greater (17% of lots)</li> </ul>
5) Floor Area Ratios (RS and ND)	<ul style="list-style-type: none"> <li>• 30% of lot + 500 sf</li> </ul>	<ul style="list-style-type: none"> <li>• 30% of lot + 500 sf for lots less than 12,000 sf (83% of lots)</li> <li>• 30% of lot + 500 sf for first 12,000 sf of lot + 20% of lot for all sf over 12,000 sf (17% of lots)</li> </ul>
6) Unenclosed areas (RS, RM-12, HD, HD-1 and ND)	<ul style="list-style-type: none"> <li>• Unenclosed covered porches/patios, that are 80% open on one or more side are not counted towards floor area.</li> </ul>	<ul style="list-style-type: none"> <li>• Unenclosed covered porches/patios do not count towards floor area if there is only one side not adjacent to floor area and that side is open by a minimum 80%; or if there are more than one side not adjacent to floor area and the sides are open by a minimum 60%.</li> </ul>

Minor Items	Current Zoning Code	Proposed Code Amendment
7) Attics (RS, RM-12 and ND)	<ul style="list-style-type: none"> <li>• Attics do not count towards floor area, provided:               <ul style="list-style-type: none"> <li>○ They occupy less than 60% of the building footprint.</li> <li>○ Top plate does not exceed 3 ft.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Attics do not count towards floor area, provided:               <ul style="list-style-type: none"> <li>○ They occupy less than 60% of the building footprint.</li> <li>○ Top plate does not exceed 18 in.</li> <li>○ Dormers do not extend more than 40% of the width of the roofline.</li> </ul> </li> </ul>
8) Additional Covered Parking (RS, RM-12 and HD)	<ul style="list-style-type: none"> <li>• Parking in addition to the required two covered spaces do not count towards floor area.</li> </ul>	<ul style="list-style-type: none"> <li>• All covered parking counts towards floor area.</li> </ul>
9) Additional floor area for lots greater than 32,670 sf (RS and ND)	<ul style="list-style-type: none"> <li>• Lot greater than 32,670 sf receive an additional 500 sf of floor area.</li> </ul>	<ul style="list-style-type: none"> <li>• Remove exception from Zoning Code.</li> </ul>
10) Private Streets and Pole Portion of Flag Lots (RS, RM-12 and ND)	<ul style="list-style-type: none"> <li>• Private streets and pole portion of flag lot are included in calculating maximum floor area.</li> </ul>	<ul style="list-style-type: none"> <li>• Remove private streets and pole portion of flag lot when calculating maximum floor area.</li> </ul>
11) Front yard setback exception (RS, RM-12, HD-1 and ND)	<ul style="list-style-type: none"> <li>• For blocks that have five or fewer interior lots between two corner lots.</li> <li>• Front yard setback reduced to the larger required corner yard setback (10 feet to 25 feet)</li> </ul>	<ul style="list-style-type: none"> <li>• Exception limited to blocks that have two or fewer interior lots between two corner lots.</li> </ul>