

GROWTH AND DEVELOPMENT IN PASADENA



City Council

April 9, 2018



STUDY SESSION OVERVIEW

- I. **Managed Growth and Development Tools**
- II. **Historical Growth Trends**
- III. **Recent Development Activity**
- IV. **Impact of State Housing Laws on Local Development**

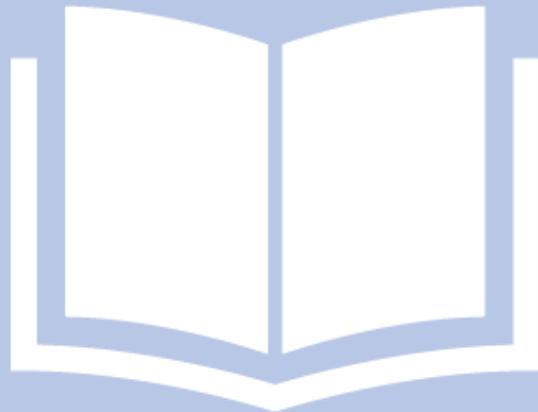


Managed Growth and Development Tools



REGULATING DEVELOPMENT

GENERAL PLAN



Sets forth a comprehensive, long-term vision and plan for development of the entire City

IMPLEMENTATION

SPECIFIC PLANS



Implementation tool in specific geographic areas with more detailed planning

ZONING CODE



Detailed regulations for use of land, structures, and standards for development

REGULATING DEVELOPMENT

GENERAL PLAN

Sets forth a comprehensive, long-term vision and plan for development of the entire City



Elements

Land Use

Mobility

Housing

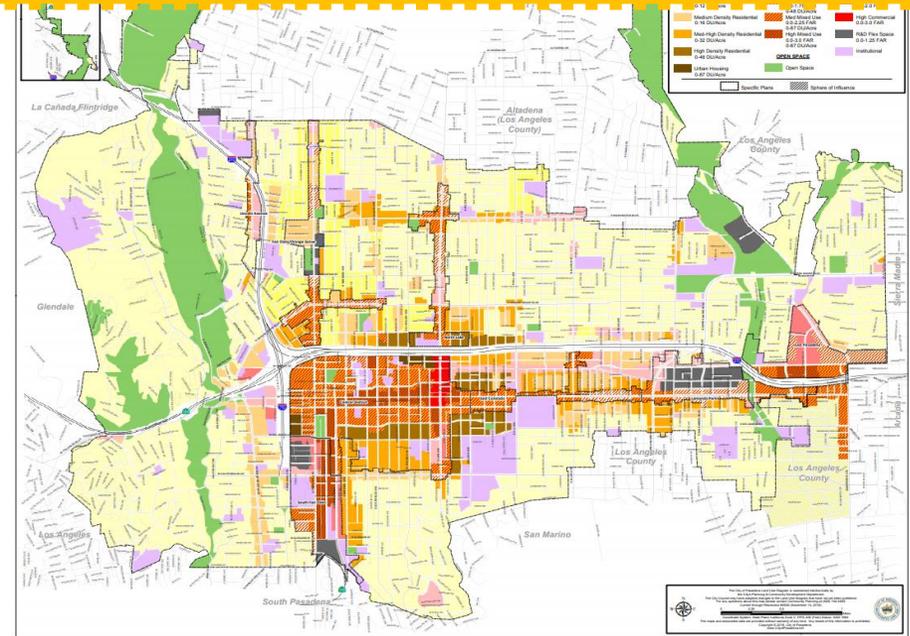
Noise

Open Space and Conservation

Safety

Green Space, Recreation and Parks

Land Use Diagram

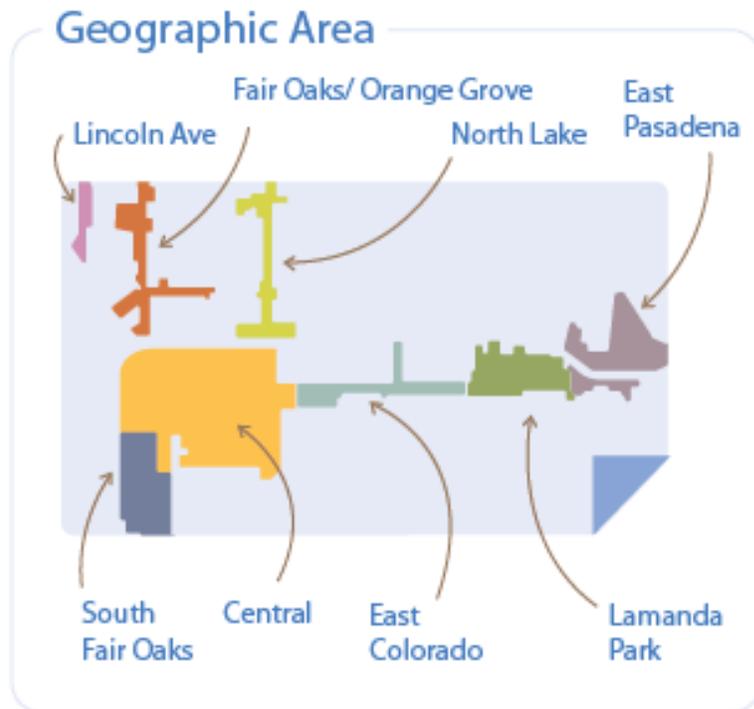


Development CAPs

“Policy 1.3 *Development Capacities*. Regulate building intensity and population density consistently with the designations established by the Land Use Diagram.”

REGULATING DEVELOPMENT

SPECIFIC PLANS



- An optional tool to implement the General Plan
- Provides more place-specific land use policies
- Pasadena has eight Specific Plans

ZONING CODE

Building Type



Use Type



Parking Requirements



- Set of local laws governing the specific standards for various land uses and for development of structures.
- Includes standards for things such as setbacks, height, and density

Historical Growth Trends



Historical Growth Trends: Pre- 1994

GROWTH MANAGEMENT INITIATIVE (GMI)

Approved in 1989

Pre 1994 General Plan

WHAT IT WAS

ANNUAL DEVELOPMENT LIMITS

Limited the amount of residential and non-residential development

DEVELOPMENT ALLOCATION

Projects had to compete with other projects to obtain a development allocation

LAWSUIT AGAINST GMI

Argued that GMI conflicted with CA Redevelopment Law and CEQA

Out-of-court settlement approved in 1991 required the following:

- GMI be placed on the November 1992 ballot for possible repeal, and
- The City revise the Land Use and Circulation Elements to more specifically guide development

This led to the 1994 General Plan Update

Historical Growth Trends: 1994

1994 GENERAL PLAN

*Direct response to
growth management
issues that developed
throughout the 1980s*

GUIDING PRINCIPLES

Informed by community outreach that determined major themes of importance



Target growth
to enhance
quality of life



Preserve historic
resources



Promote
economic
vitality



Promote a
healthy family
community



Make car-free
circulation
possible



Be a leader in
the region



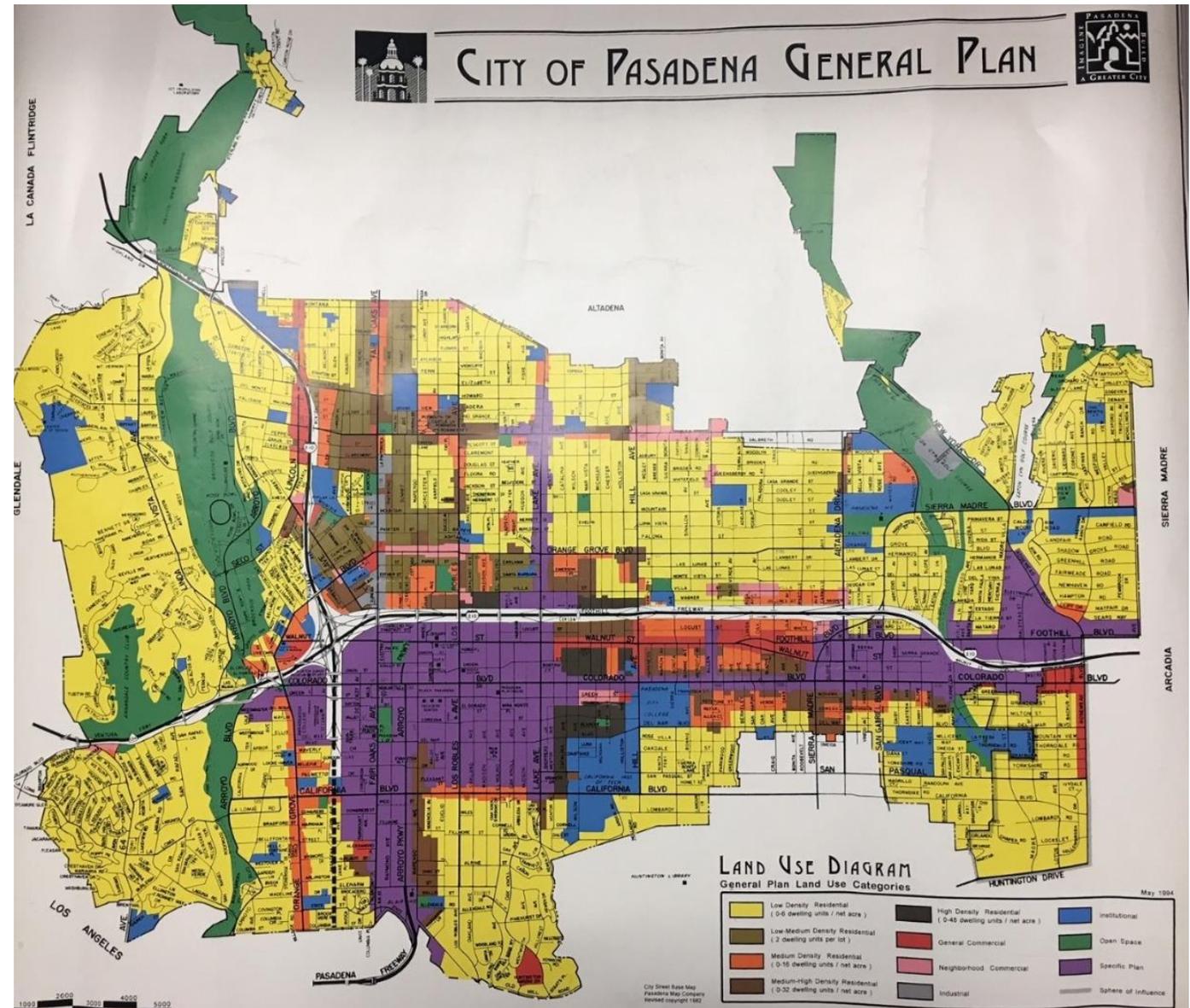
Welcome
community
participation

Historical Growth Trends: 1994

1994 GENERAL PLAN LAND USE DIAGRAM

Land Use Designations:

- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- General Commercial
- Neighborhood Commercial
- Industrial
- Institutional
- Open Space
- Specific Plan



Historical Growth Trends: 1994

1994

GENERAL PLAN DEVELOPMENT CAPACITIES

1994 Development caps represented a significant reduction compared to previous General Plan limits.

Specific Plans

Appropriate locations to target residential and non-residential growth in order to preserve established single-family neighborhoods.

Specific Plan	Residential CAP	Non-residential CAP
Central District	5,095 units	6,217,000 sq. ft.
South Fair Oaks	300 units	1,550,000 sq. ft.
West Gateway	700 units	268,750 sq. ft.
East Pasadena	500 units	2,100,000 sq. ft.
East Colorado	750 units	650,000 sq. ft.
North Lake	500 units	175,000 sq. ft.
Fair Oaks/ Orange Grove	550 units	612,733 sq. ft.
TOTAL	8,395 units	11,573,483 sq. ft.

Historical Growth Trends: 2004

2004 GENERAL PLAN

Updated the 1994 Land Use Element with minor changes and more up-to-date information.

KEY POINTS

- Development potential in the City had been reduced since 1994
- 1994 rezoning was designed to target Specific Plan Areas as the preferred location for future growth in order to preserve single-family neighborhoods

GUIDING PRINCIPLES REMAIN UNCHANGED



Target growth
to enhance
quality of life



Preserve historic
resources



Promote
economic
vitality



Promote a
healthy family
community



Make car-free
circulation
possible



Be a leader in
the region



Welcome
community
participation

Historical Growth Trends: 2004

2004 GENERAL PLAN DEVELOPMENT CAPACITIES

*Carried over from 1994
to manage growth in
Specific Plan areas*

Development Capacities and Utilization

Specific Plan	Residential	Non-residential
Central District	<u>1,700 units used</u> 5,095 units cap	<u>975,000 sq. ft. used</u> 6,217,000 sq. ft. cap
South Fair Oaks	<u>0 units used</u> 300 units cap	<u>260,000 sq. ft. used</u> 1,550,000 sq. ft. cap
West Gateway	<u>0 units used</u> 700 units cap	<u>0 sq. ft. used</u> 268,750 sq. ft. cap
East Pasadena	<u>0 units used</u> 500 units cap	<u>115,000 sq. ft. used</u> 2,100,000 sq. ft. cap
East Colorado	<u>5 units used</u> 750 units cap	<u>335,000 sq. ft. used</u> 650,000 sq. ft. cap
North Lake	<u>15 units used</u> 500 units cap	<u>30,000 sq. ft. used</u> 175,000 sq. ft. cap
Fair Oaks/ Orange Grove	<u>15 units used</u> 550 units cap	<u>75,000 sq. ft. used</u> 612,733 sq. ft. cap

Historical Growth Trends: 2004

2004 GENERAL PLAN

Development Capacities

Carried over from 1994 to manage growth in Specific Plan areas

Land Use Map

Land Use Designations remained generally unchanged from 1994

Land Use designations consists of:

- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- General Commercial
- Neighborhood Commercial
- Industrial
- Institutional
- Open Space
- Specific Plan

Recent Development Activity



Current Growth Trends – 2015

2015

GENERAL PLAN

Updated initiated in 2009

Similar to the 1994/2004 Land Use Elements, the current Land Use Element includes objectives and policies designed to respond to the updated Guiding Principles.

GUIDING PRINCIPLES INCLUDES ONE NEW PRINCIPLE



Target growth
to enhance
quality of life



Preserve historic
resources



Promote
economic
vitality



Promote a
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community



Make car-free
circulation
possible



Be a leader in
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Welcome
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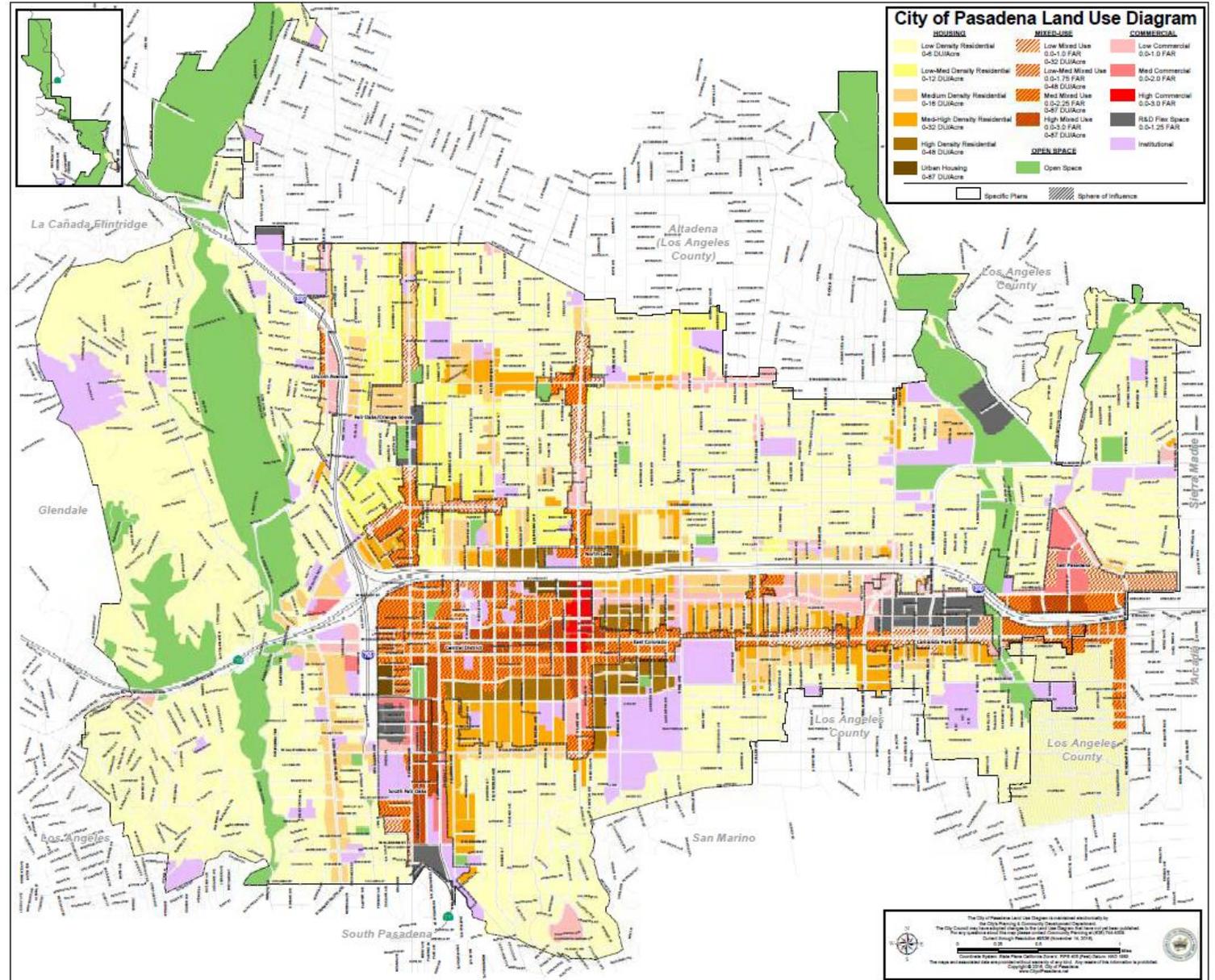
Commit to
diverse
education

Current Growth Trends– 2015

2015 GENERAL PLAN LAND USE DIAGRAM

New map includes:

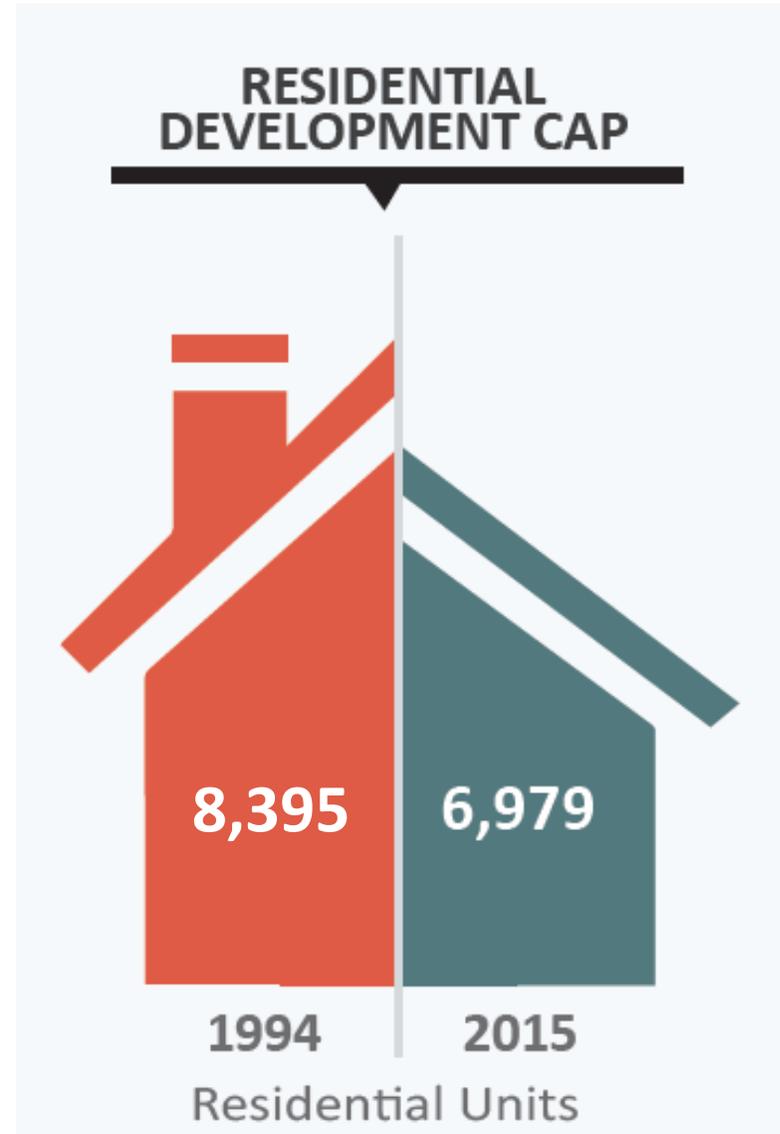
- FAR and Density for all GP LU designations
- Introduction of Mixed-Use and R&D Flex Space designations
- Specific Plans now have LU designations, consistent with other areas of the City
- Previous LU Maps only indicated “SP” for Specific Plans. LU information was contained in each Specific Plan.



Historical vs. Current Development Capacities

2015 GENERAL PLAN DEVELOPMENT CAPACITIES

The adopted development caps in the 2015 General Plan that govern development for the next 20 years (up to 2035) allow for less development, as compared to previous years.



Historical vs. Current Development Capacities

From the 1994 development caps, the percent of actual construction is lower than the maximum limits.

1994
RESIDENTIAL CAP



5,386 units built

8,395 units cap

1994
NON-RESIDENTIAL CAP



5,030,998 sq. ft. built

11,573,483 sq. ft. cap

Current Growth Trends -2015

2015

**GENERAL PLAN
REMAINING
DEVELOPMENT
CAPACITIES**

*(Accounts for projects
with issued permits
and those in the
pipeline)*

**REMAINING
RESIDENTIAL CAP**



3,929 units left

6,979 units cap

**REMAINING
NON-RESIDENTIAL CAP**



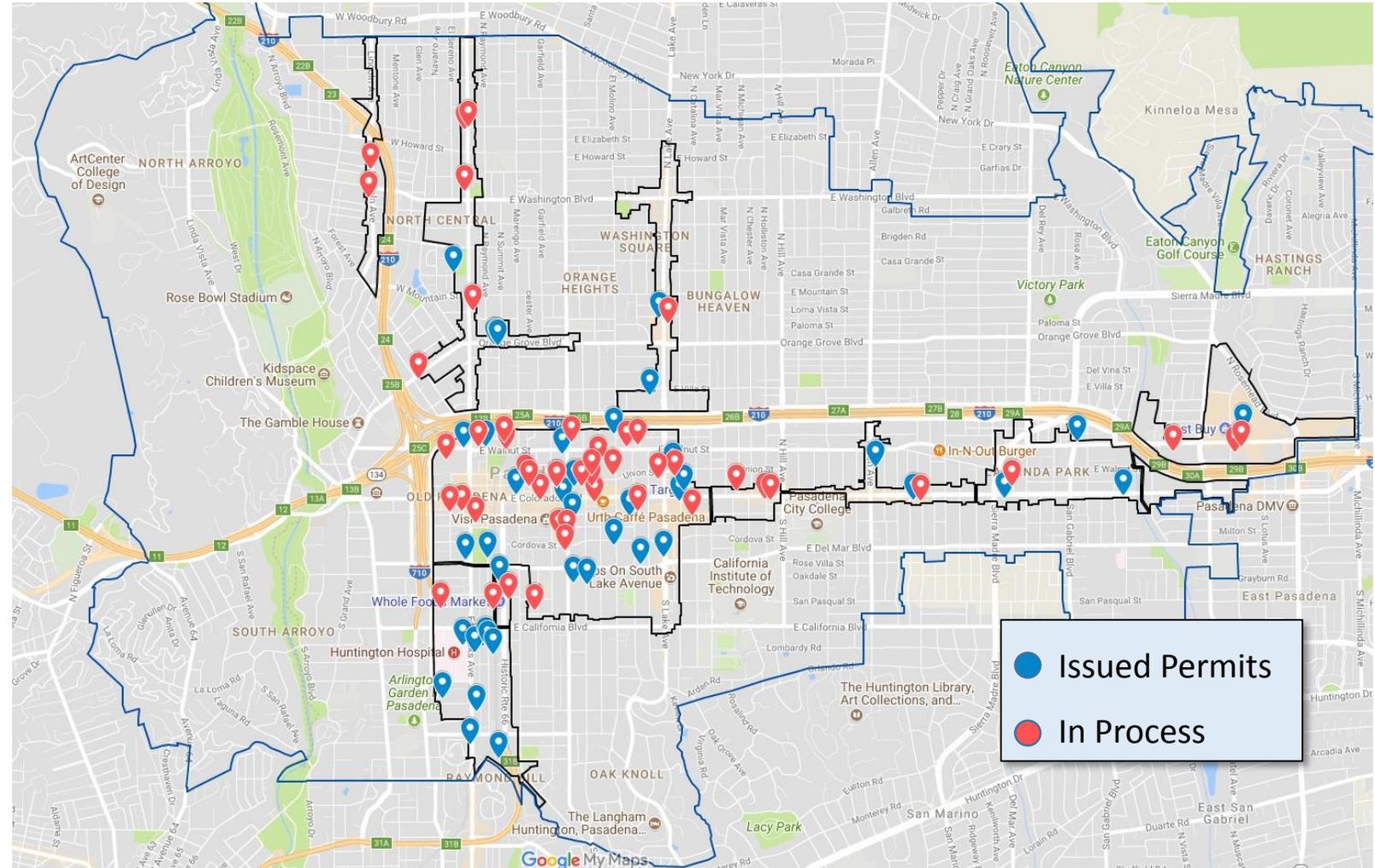
4,410,643 sq. ft. left

5,975,000 sq. ft. cap

Current Growth Trends

- Concentrated downtown and along commercial corridors
- *Away from single family neighborhoods*
- *Higher densities around TODS*
- *Produce more opportunities for affordable living*

ISSUED BUILDING PERMITS AND PROJECTS IN THE PIPELINE SINCE 2015 GENERAL PLAN



Current Growth Trends– 2015

Examples of projects with issued building permits



Impact of State Housing Laws on Local Regulations

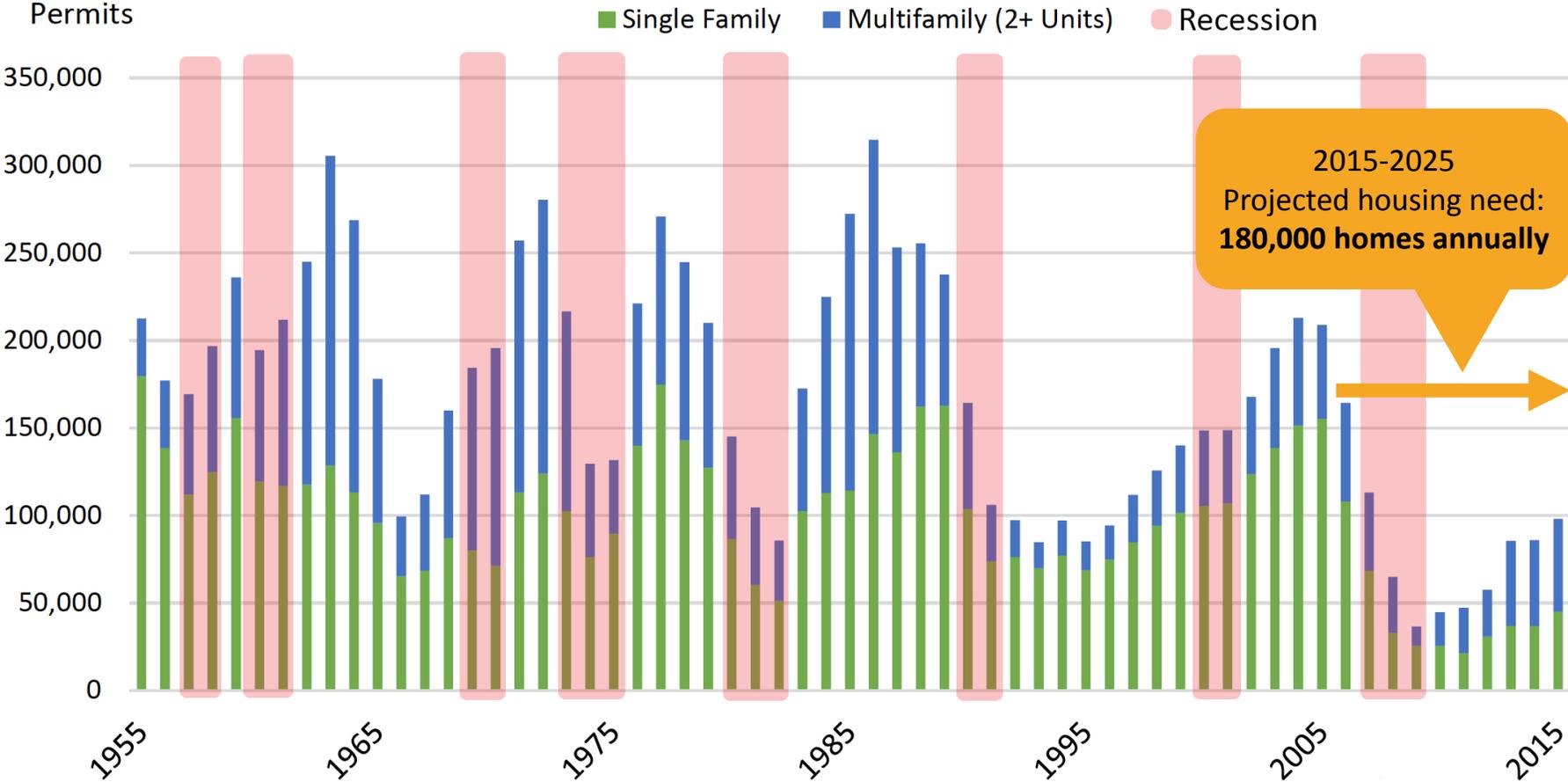


California's Housing Crisis

Statewide housing production has slowed down significantly compared to historic trends

Statewide housing production has not kept up with demand of growing population

Annual Production of Housing Units 1955-2015

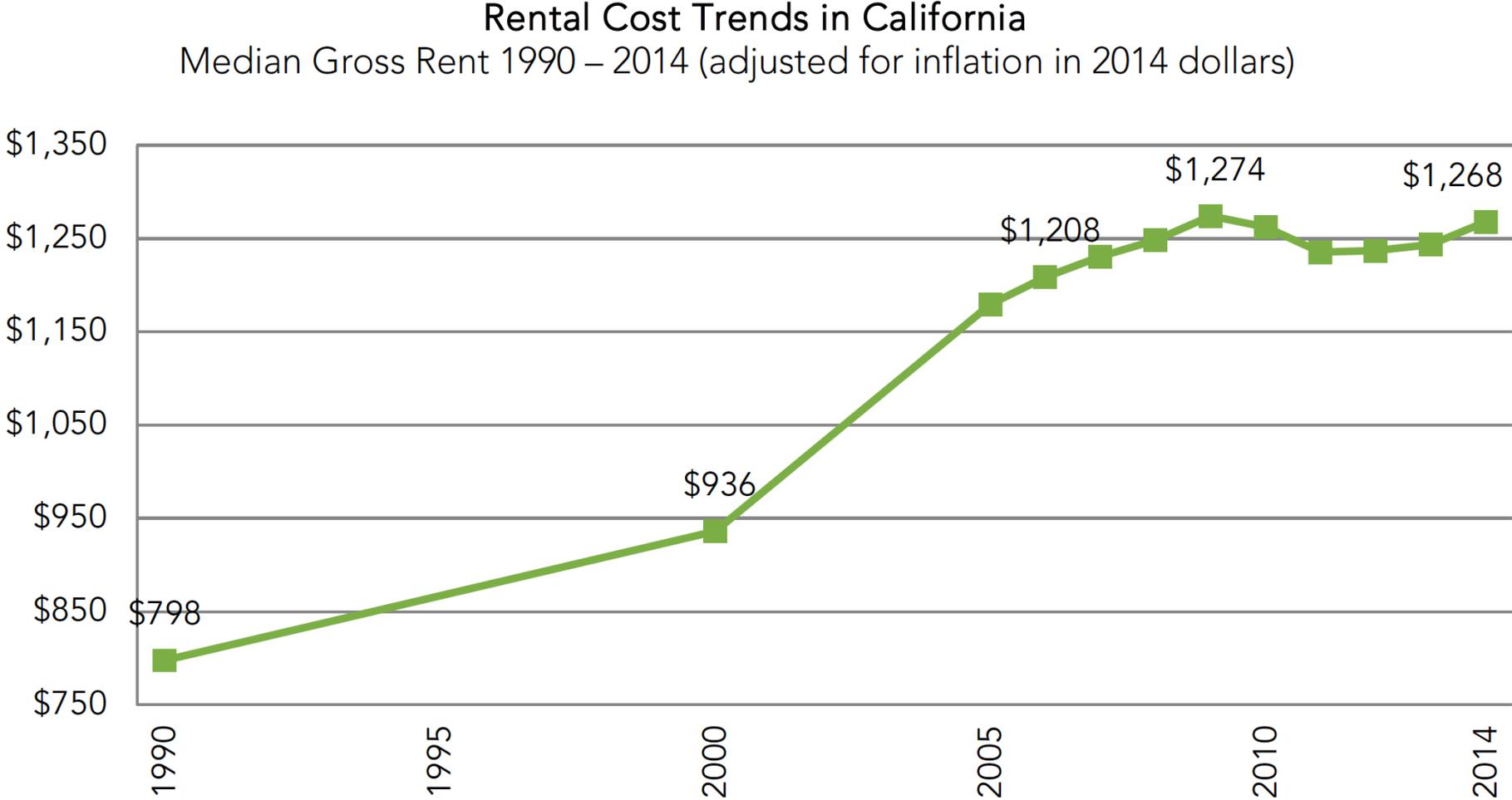


Source: California's Housing Future: Challenges and Opportunities (CA Department of Housing and Community Development) Jan 2017 Public Draft

California's Housing Crisis

Rents in California have been steadily increasing, and have not decreased even during recession

Actual rents in Pasadena and surrounding region tend to be higher than the state median shown in this chart



Source: Median Gross Rents, 1990-2010 Decennial Census, 2005-2014 American Community Survey 1 year data.4

Source: *California's Housing Future: Challenges and Opportunities* (CA Department of Housing and Community Development) Jan 2017 Public Draft

California's Housing Crisis

81%

of lower-income renter households in CA are rent burdened.

51%

of lower-income renter households in CA are severely rent burdened.

Income	Total Renter Households (million)	% Rent Burdened	% Severely Rent Burdened
Extremely Low-Income	1.27	90%	80%
Very Low-Income	.95	87%	51%
Low Income	1.11	65%	18%
Subtotal of above All Lower-Income Renter Households (80% AMI and below)	3.33	81%	51%
Moderate- Income	1.03	35%	4%
Above Moderate-Income	1.54	8%	0%
All Renter Households Total	5.9	54%	30%

Rent Burdened means paying more than 30% of income toward housing costs.

Severely Rent Burdened means paying more than 50% of income toward housing costs.

State Density Bonus Law

Established in
1979

Based on the concept that the market will not produce below-market rate housing without public subsidy

OBJECTIVES OF DENSITY BONUS

Rather than expending public subsidies to build affordable housing, density bonus is intended to give developers regulatory incentives to build affordable housing into their projects with private funds

WHAT IS A DENSITY BONUS?

- Grants more total units than otherwise allowed, as long as certain percentage of project units are set aside as affordable for at least 55 years
- Allows concessions and waivers of development standards (e.g. height)
- Law has evolved over time to make it more difficult for local agencies to deny concessions (SB 1818)
 - Burden of proof is on the City to find that concessions or waivers are not required
 - City must pay Applicant's attorney fees if court determines that the concessions or waivers were justified

State Density Bonus Law

*Density Bonus calculated based on maximum **General Plan** density.*

**To receive the maximum density bonus (35%), a specific number of affordable units must be provided.*

Density Bonus by percent of affordable units provided			
Density Bonus	Very Low (50% AMI)	Low (80% AMI)	Moderate (120% AMI)
7% bonus			12% units
15% bonus			20% units
20% bonus	5% units	10% units	25% units
23% bonus	~7% units	12% units	28% units
30% bonus	9% units	~17% units	35% units
35% bonus*	11% or more*	20% units*	40% units*

State Density Bonus Law

CONCESSIONS/ INCENTIVES

*Terms used
interchangeably
in State Law*

*Focused on cost-savings
to enable inclusion of
affordable units*

WHAT IT IS

APPLICANT REQUEST

Applicant can request up to three concessions, depending on amount and type of affordable units included in the project

EXAMPLES OF CONCESSIONS

Concessions can include deviations from development standards (e.g. height, density, setbacks)

CITY RESPONSIBILITY

City must grant the concessions, unless City makes at least one of the following findings based on substantial evidence that:

- Concession does not result in identifiable and actual cost reductions to provide the affordable housing units
- Concession would have a specific adverse impact on public safety, environment, or historic resource and there is no feasible mitigation
- Concession would be contrary to State or Federal law

State Density Bonus Law

WAIVERS

Used when development standards physically preclude allowed density

WHAT IT IS

DEVELOPMENT STANDARDS

Such as (setbacks, height limitation, floor area maximum) cannot physically preclude construction of a project at the density allowed under Density Bonus law

APPLICANT REQUEST

Applicant may request waivers from any development standard (no limit on number of waivers)

CITY RESPONSIBILITY

City must grant the waiver, unless City makes findings based on substantial evidence that:

- Waiver would have a specific adverse impact on public safety, environment, or historic resource and there is no feasible mitigation
- Waiver would be contrary to State or Federal law

State Density Bonus Law

PARKING REQUIREMENT LIMITATIONS

Parking Cannot Be Required Beyond The Following Limits:

Bedrooms in Unit	Parking Spaces per Unit
0 to 1	1
2 to 3	2
4 or more	2.5

ADDITIONAL LIMITATIONS:

Cannot require more than 0.5 spaces per bedroom total if all of the following criteria are met:

- Providing maximum percentage of Very Low- or Low-Income units OR solely rental units affordable to lower income families, seniors, or special needs individuals (for special needs, cannot require more than 0.3 spaces per bedroom total)
- Site is within ½ mile of a major transit stop
- There is unobstructed access to the transit stop

State Density Bonus Law

SAMPLE SCENARIO:

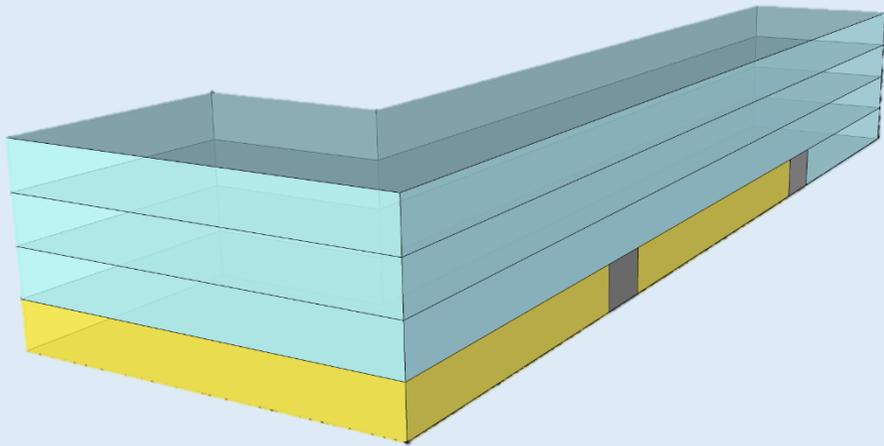
RM-48 ZONE
(High Density Residential)

- Lot Area: 20,000 SF
- Allowed Density: 1 unit per 910 sf of lot
- Allowed Units: 22 units
- Avg. Unit Size: 1,200 sf, all 2 bedroom units
- Required Parking: 46 spaces

ALLOWED ENVELOPE

22 Units

All units market-rate (assuming inclusionary housing requirement met by paying in-lieu fee)

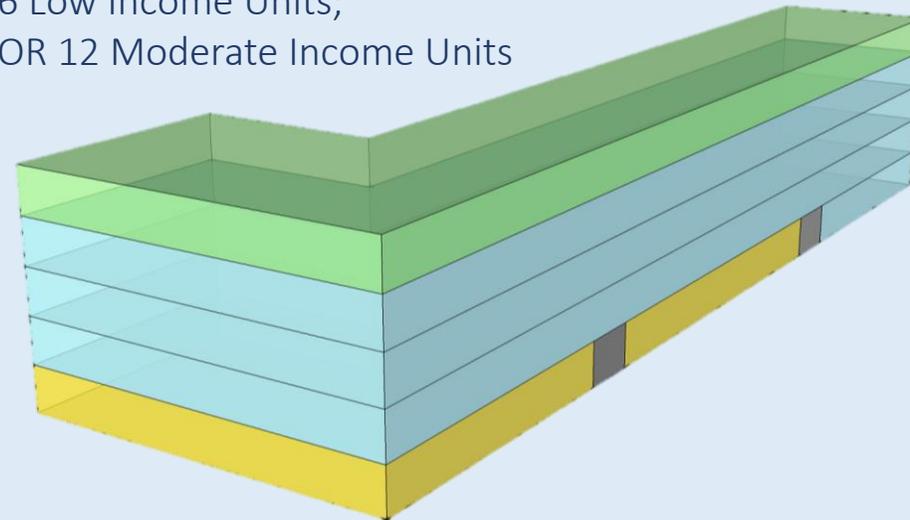


MAXIMUM DENSITY BONUS

(35% Increase)

30 Units

Includes 4 Very Low Income Units;
6 Low Income Units;
OR 12 Moderate Income Units



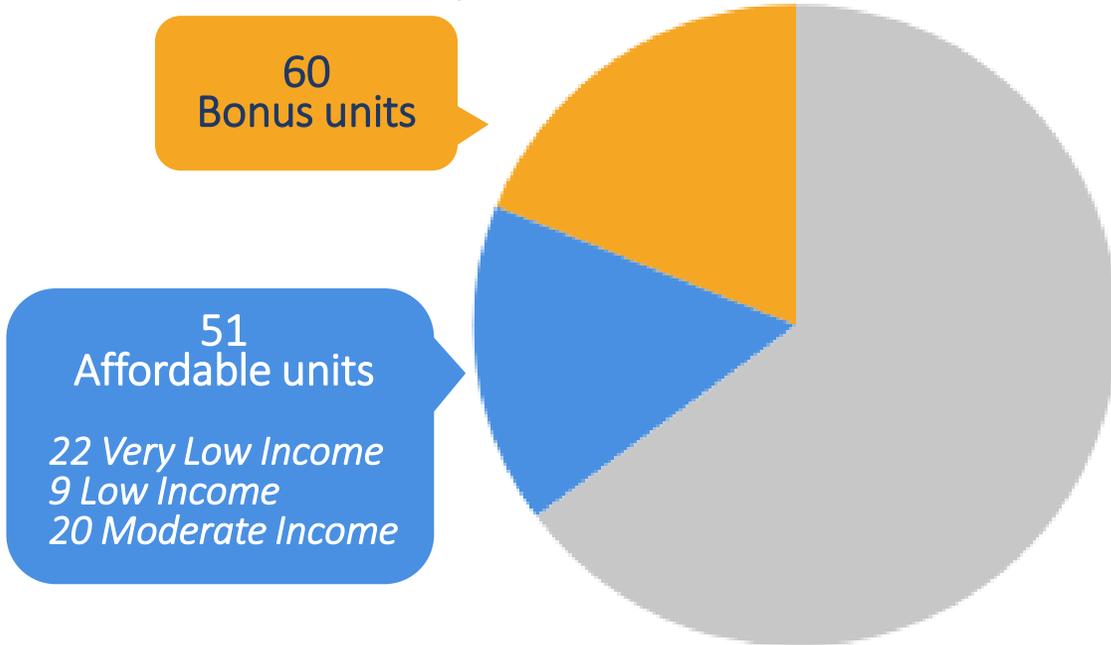
- 2 concessions could be requested if necessary for cost reductions (i.e. height increase).
- Maximum of 15 parking spaces can be required if within ½ mile of a major transit stop and maximum low or very low income units provided

State Density Bonus Law

Between 2006- 2018

316 UNITS

were approved with concession permits



Majority of concession permits concentrated in Central District, consistent with General Plan

CONCESSIONS BEING REQUESTED:

Height



average is 8',
or one extra story

Floor Area Ratio (FAR)

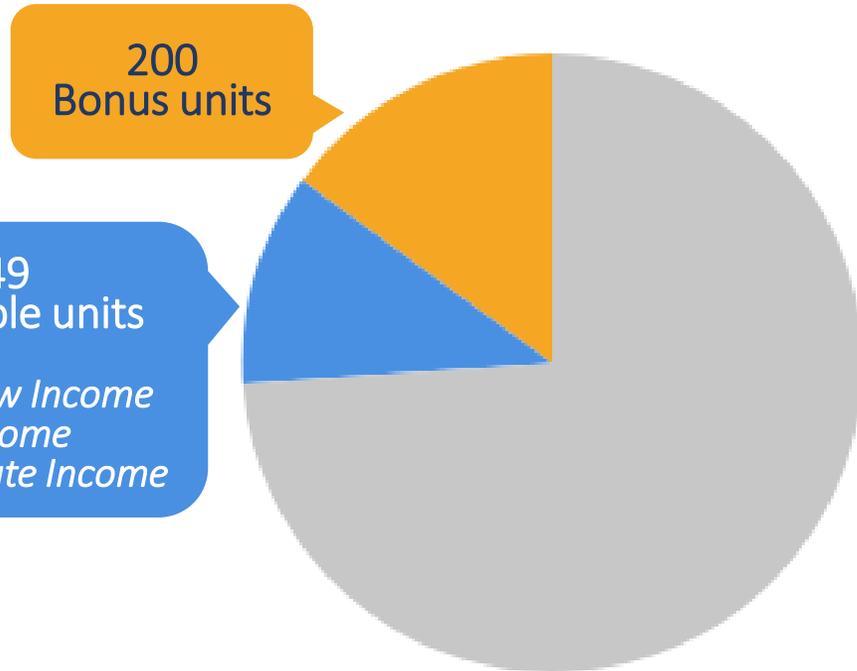


average request is for
0.5 additional FAR

State Density Bonus Law

There are currently
1,340 UNITS

in process requesting concessions



Majority of concession permits concentrated in Central District, consistent with General Plan

CONCESSIONS BEING REQUESTED:

Height



average was 14',
or one extra story

Floor Area Ratio (FAR)



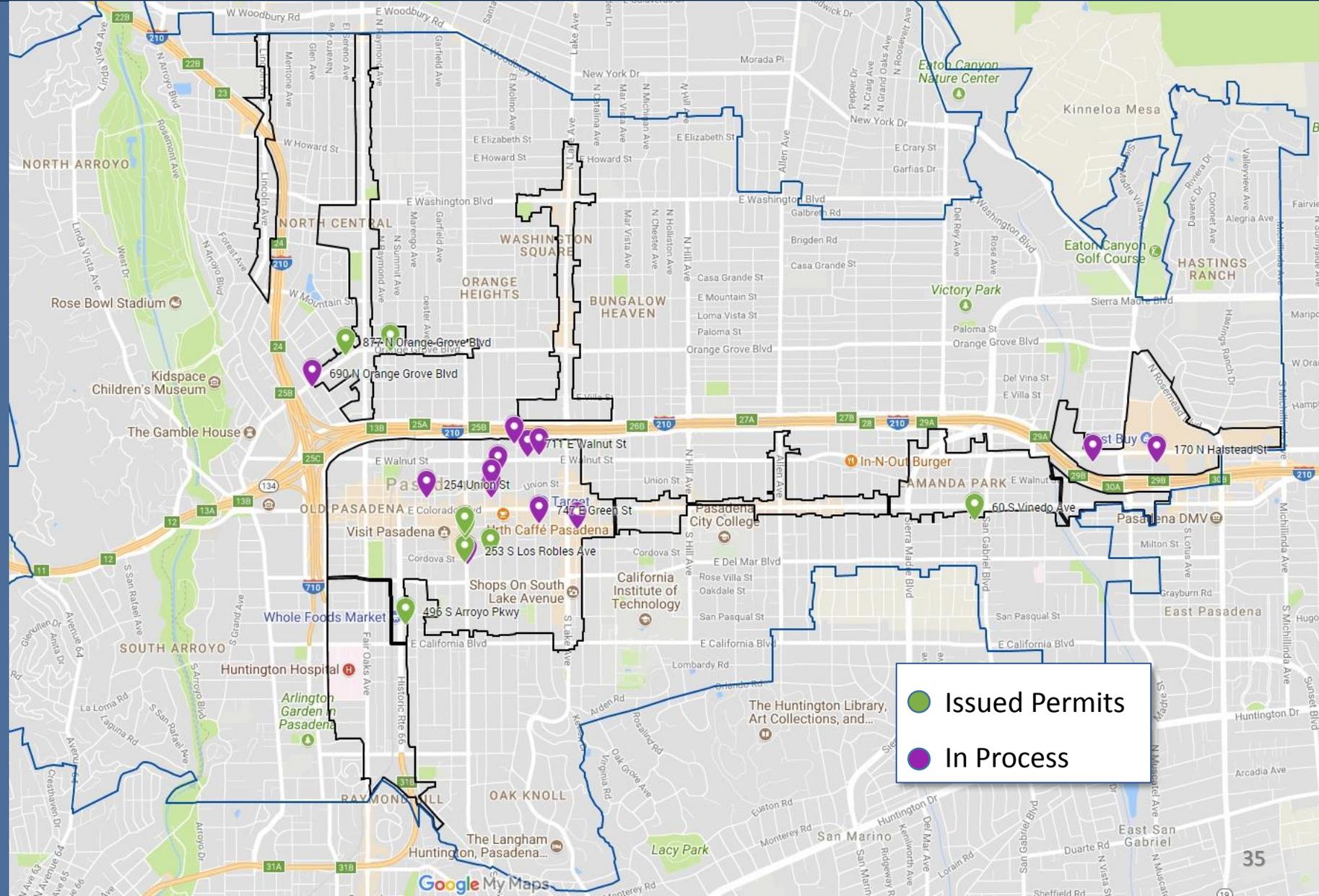
average request is for
0.6 additional FAR

State Density Bonus Law

**AFFORDABLE
HOUSING
CONCESSION
PERMITS**

2006 – 2018

*Accounts for projects
approved and in progress*



Inclusionary Housing

LOCAL REQUIREMENTS

- Required for all new residential projects
- For-Sale Projects: Minimum of 15% of total number of dwelling units must be sold low- and moderate-income households
- For-Rent Projects: Minimum of 10% of total units must be rented to low-income households, and 5% rented to low- or moderate-income households
- Inclusionary housing requirement can be satisfied through alternative methods:
 - In-Lieu Fee (amount ranges between \$1.16/SF and \$63.89/SF depending on number, type, and location of units)
 - Off-Site Units
 - Land Donation

Permit Streamlining (SB35)

Effective
January 1, 2018

WHAT IS SB35?

Creates streamlined approval process for development in Cities that have not yet met their housing targets, provided that the development is on an infill site and complies with existing residential and mixed-use zoning

IMPACTS

Eliminates public input, does not require CEQA review, and removes local discretion if project meets certain criteria:

- consistent with objective zoning and design review standards
- meet SB35 inclusionary requirements

Exemptions:

- Projects that require demolition of rental housing that had tenants within the past 10 years are excluded (anti-displacement)
- Sites with environmental hazards (floodplain, earthquake zone, wetland, etc.) are excluded

Permit Streamlining (SB35)

SB35's applicability varies based on affordable housing production.

JURISDICTIONS NOT SUBJECT TO SB 35:

Those that have met their Lower and Above-Moderate Income Regional Housing Needs Allocation (RHNA) for the reporting period

SB 35 APPLICABILITY:

- A. Insufficient progress toward Above Moderate Income RHNA and/or have not submitted the most recent Annual Progress Report
 - Subject to SB 35 streamlining for developments with at least 10% affordability
- B. Insufficient progress toward Lower Income RHNA**
 - Subject to SB 35 streamlining for developments with at least 50% affordability
 - **City of Pasadena falls in this category as of January 1, 2018**
- C. Insufficient progress toward Lower and Above-Moderate Income RHNA
 - Subject to SB 35 streamlining for developments with at least 10% affordability

Impact of State Housing Laws

California is facing a housing crisis that is affecting a majority of residents, and disproportionately burdening lower-income residents.

KEY POINTS:

- *The housing crisis has been decades in the making, not going to be solved quickly*
- *Private market will not produce housing at a below-market rate*
- *If Pasadena doesn't produce more affordable housing, at risk of facing consequences from the State and losing local control over projects (SB 35)*

AFFORDABLE HOUSING PRODUCTION requires one or all of the following:

- Public subsidy
- Incentives for private developers (density bonus)
- Legal requirement to include affordable units in market-rate projects (inclusionary housing)
- Increasing overall supply of all types of housing to meet demand

Conclusion

The development patterns in Pasadena have followed the City's long standing vision to protect Single Family Neighborhoods and densities have never exceeded GP levels.

KEY POINTS:

Growth has been focused in Specific Plan Areas; along major corridors and in the Central District
Development intensities have never exceeded the amount envisioned in the General Plan

Effect of Development

- Compliance with RHNA requirements
- Compliance with Housing Element
- Increased property Taxes
- Development that is consistent with General Plan Guiding Principle to locate development in desired areas
- By utilizing State Density Bonus law, some projects are being built with an extra story

Conclusion

The development patterns in Pasadena have followed the City's long standing vision to protect Single Family Neighborhoods and densities have never exceeded GP levels.

KEY POINTS:

Cities must always comply with State Law

State regulations have been and are continuing to be developed to increase the supply of housing in the state (taking away local control of zoning)

Extra Story/Floor

- **Density Bonus**

- Density Bonus projects typically receive an extra floor/story of development
- Affordable units are not counted toward CAP
- This may lead to development that is taller (14') than what other property could build without use of density bonus rules
- **If the City Council is opposed to the extra density/height that results from certain projects**

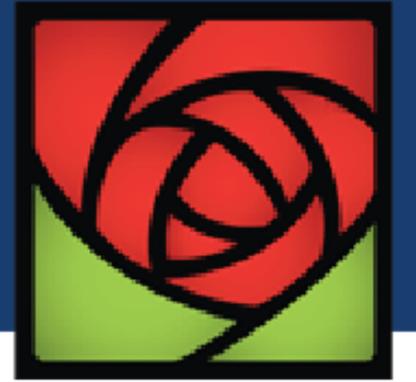
Conclusion

The development patterns in Pasadena have followed the City's long standing vision to protect Single Family Neighborhoods and densities have never exceeded GP levels.

Options

- **Specific Plan Update Process**
 - Amend the Specific Plans through community outreach and regulations tailored for the needs/desires of each SP area
- **Interim Regulations**
 - Establish interim regulations across the City to reduce allowed height and residential densities
 - This may reduce some projects from building an extra floor
 - This may be viewed as seeking to thwart/negate Density Bonus – legality questionable
 - This would be valid for up to a maximum of 2 years
- **Staff Recommendation:** continue with Specific Plan update process and propose/develop regulations that are appropriate for each SP area.

GROWTH AND DEVELOPMENT IN PASADENA



City Council

April 9, 2018



2015 General Plan – Current Development Capacity and Utilization

Central District

Residential – Total Capacity: 4,272 units

- Amount of Cap remaining (permits issued): 3,984 units
- Amount of Cap remaining (issued + pipeline): 2,226 units

Non-Residential – Total Capacity: 2,112,000 s/f

- Amount of Cap remaining (permits issued): 1,967,809 s/f
- Amount of Cap remaining (issued + pipeline): 899,802 s/f

Fair Oaks/Orange Grove

Residential – Total Capacity: 325 units

- Amount of Cap remaining (permits issued): 306 units
- Amount of Cap remaining (issued + pipeline): 242 units

Non-Residential – Total Capacity: 300,000 s/f

- Amount of Cap remaining (permits issued): 299,401 s/f
- Amount of Cap remaining (issued + pipeline): 295,535 s/f

South Fair Oaks

Residential – Total Capacity: 802 units

- Amount of Cap remaining (permits issued): 783 units
- Amount of Cap remaining (issued + pipeline): 783 units

Non-Residential - Total Capacity: 988,000 s/f

- Amount of Cap remaining (permits issued): 912,734 s/f
- Amount of Cap remaining (issued + pipeline): 912,734 s/f

North Lake

Residential – Total Capacity: 250 units

- Amount of Cap remaining (permits issued): 250 units
- Amount of Cap remaining (issued + pipeline): 250 units

Non-Residential – Total Capacity: 250,000 s/f

- Amount of Cap remaining (permits issued): 249,138 s/f
- Amount of Cap remaining (issued + pipeline): 248,138 s/f

East Colorado

Residential – Total Capacity: 300 units

- Amount of Cap remaining (permits issued): 297 units
- Amount of Cap remaining (issued + pipeline): 193 units

Non-Residential – Total Capacity: 300,000 s/f

- Amount of Cap remaining (permits issued): 300,000 s/f
- Amount of Cap remaining (issued + pipeline): 0 s/f

Lamanda Park

Residential – Total Capacity: 100 units

- Amount of Cap remaining (permits issued): 100 units
- Amount of Cap remaining (issued + pipeline): 97 units

Non-Residential – Total Capacity: 630,000 s/f

- Amount of Cap remaining (permits issued): 630,000 s/f
- Amount of Cap remaining (issued + pipeline): 629,000 s/f

Lincoln Avenue

Residential – Total Capacity: 180 units

- Amount of Cap remaining (permits issued): 180 units
- Amount of Cap remaining (issued + pipeline): 118 units

Non-Residential – Total Capacity: 300,000 s/f

- Amount of Cap remaining (permits issued): 300,000 s/f
- Amount of Cap remaining (issued + pipeline): 363,422 s/f

East Pasadena

Residential – Total Capacity: 750 units

- Amount of Cap remaining (permits issued): 750 units
- Amount of Cap remaining (issued + pipeline): 20 units

Non-Residential – Total Capacity: 1,095,000 s/f

- Amount of Cap remaining (permits issued): 1,090,685 s/f
- Amount of Cap remaining (Issued + pipeline): 1,062,012 s/f

2015 General Plan – Current Development Capacity and Utilization (extra notes for Ana)

Central District – Residential (Cap – 4,272 units)

Residential Units issued – 288 units (4272 – 3984)
Pipeline + Issued = 2,046 units (4272 - 2226)
Res. Units in pipeline – 1,758 units (2046 - 288)

South Fair Oaks – Residential (Cap – 802 units)

Residential Units issued – 19 units (802-783)
Pipeline + Issued = 19 units (802 -783)
Res. Units in pipeline – 0 units (19-19)

East Colorado – Residential (Cap – 300 units)

Residential Units issued – 3 units (300 - 297)
Pipeline + Issued = 107 units (300 - 193)
Res. Units in pipeline – 104 units (107 - 104)

Lincoln Ave – Residential (Cap – 180 units)

Residential Units issued – 0 units (180 - 180)
Pipeline + Issued = 62 units (180 - 118)
Res. Units in pipeline – 62 units (62 - 0)

FOOG – Residential (Cap – 325 units)

Residential Units issued – 19 units (325 - 306)
Pipeline + Issued = 83 units (325 - 242)
Res. Units in pipeline – 64 units (83 - 19)

North Lake – Residential (Cap – 250 units)

Residential Units issued – 0 units (250 - 250)
Pipeline + Issued = 0 units (250 - 250)
Res. Units in pipeline – 0 units (0 - 0)

Lamanda Park – Residential (Cap – 100 units)

Residential Units issued – 0 units (100 - 100)
Pipeline + Issued = 3 units (100 - 97)
Res. Units in pipeline – 3 units (3 - 0)

East Pasadena – Residential (Cap – 750 units)

Residential Units issued – 0 units (750 - 750)
Pipeline + Issued = 730 units (750 - 20)
Res. Units in pipeline – 730 units (730 - 0)

Central District – Non-Residential (Cap – 2,112,000 S/F)

Non-Res S/F issued – 144,191 s/f (2,112,000 – 1,967,809)
Non-Res S/F Pipeline + Issued = 1,212,198 s/f (2,112,000 – 899,802)
Non-Res S/F in pipeline – 1,068,007 s/f (1,212,198 – 144,191)

South Fair Oaks – Non-Residential (Cap – 988,000 S/F)

Non-Res S/F issued – 75,266 s/f (988,000 – 912,734)
Non-Res S/F Pipeline + Issued = 75,266 s/f (988,000 – 912,734)
Non-Res S/F in pipeline – 0 s/f (75,266 – 75,266)

East Colorado – Non-Residential (Cap – 300,000 S/F) (note – cap is technically maxed out due to Colorado/Hill)

Non-Res S/F issued – 0 s/f (300,000 – 300,000)
Non-Res S/F Pipeline + Issued = 300,000 s/f (300,000 – 0)
Non-Res S/F in pipeline – 300,000 s/f (300,000 – 0)

Lincoln Ave – Non-Residential (Cap – 300,000 S/F) (note – technically there's an excess because more s/f will be demo'd than replaced)

Non-Res S/F issued – 0 s/f (300,000 – 300,000)
Non-Res S/F Pipeline + Issued = 0 s/f (300,000 – 300,000)
Non-Res S/F in pipeline – 0 s/f (300,000 – 300,000)

FOOG – Non-Residential (Cap – 300,000 S/F)

Non-Res S/F issued – 599 s/f (300,000 – 299,401)
Non-Res S/F Pipeline + Issued = 4,465 s/f (300,000 – 295,535)
Non-Res S/F in pipeline – 3,866 s/f (4465 - 599)

North Lake – Non-Residential (Cap – 250,000 S/F)

Non-Res S/F issued – 862 s/f (250,000 – 249,138)
Non-Res S/F Pipeline + Issued = 1,862 s/f (250,000 – 248,138)
Non-Res S/F in pipeline – 1,000 s/f (1862 - 862)

Lamanda Park – Non-Residential (Cap – 630,000 S/F)

Non-Res S/F issued – 0 s/f (630,000 – 630,000)
Non-Res S/F Pipeline + Issued = 1,000 s/f (630,000 – 629,000)
Non-Res S/F in pipeline – 1,000 s/f (1000 - 0)

East Pasadena – Non-Residential (Cap – 1,095,000 S/F)

Non-Res S/F issued – 4,315 s/f (1,095,000 – 1,090,685)
Non-Res S/F Pipeline + Issued = 32,988 s/f (1,095,000 – 1,062,012)
Non-Res S/F in pipeline – 28,673 s/f (32,988 – 4,315)

Current Growth Trends– 2015

2015 GENERAL PLAN – SPECIFIC PLAN AREAS

Since 1994, Specific Plan areas have been encouraged as appropriate locations for targeted residential and commercial growth, to preserve established single-family residential neighborhoods

KEY POINTS:

- Development CAPs applied to each Specific Plan Area to moderate growth over time, maintain a high quality of life for residents and encourage an economically vibrant City
- CEQA requires an analysis of the build-out potential of a General Plan through the plan's horizon year (in this case, 2035)

Specific Plan Goals and Standards

- Continue to help to manage growth and guide development through the use of goals and policies that align with and implement the General Plan's vision.
 - West Gateway Specific Plan was eliminated
 - Lamanda Park Specific Plan was created from portions of East Colorado and East Pasadena Specific Plans
 - Some Specific Plan boundaries modified

Current Growth Trends– 2015

2015 GENERAL PLAN REMAINING DEVELOPMENT CAPACITIES

(Accounts for projects with issued permits and those in the pipeline)

Specific Plan	Residential	Non-residential
Central District	<u>2,226 units left</u> 4,272 units cap	<u>899,802 sq. ft. left</u> 2,112,000 sq. ft. cap
South Fair Oaks	<u>783 units left</u> 802 units cap	<u>912,734 sq. ft. left</u> 988,000 sq. ft. cap
Lamanda Park	<u>97 units left</u> 100 units cap	<u>629,000 sq. ft. left</u> 630,000 sq. ft. cap
East Pasadena	<u>20 units left</u> 750 units cap	<u>1,062,012 sq. ft. left</u> 2,100,000 sq. ft. cap
East Colorado	<u>193 units left</u> 300 units cap	<u>0 sq. ft. left</u> 300,000 sq. ft. cap
North Lake	<u>250 units left</u> 250 units cap	<u>248,138 sq. ft. left</u> 250,000 sq. ft. cap
Fair Oaks/ Orange Grove	<u>242 units left</u> 325 units cap	<u>295,535 sq. ft. left</u> 300,000 sq. ft. cap
Lincoln Avenue	<u>118 units left</u> 180 units cap	<u>363,422 sq. ft. left</u> 300,000 sq. ft. cap