

LINCOLN AVENUE SPECIFIC PLAN

*City Council Hearing
September 20, 2021*



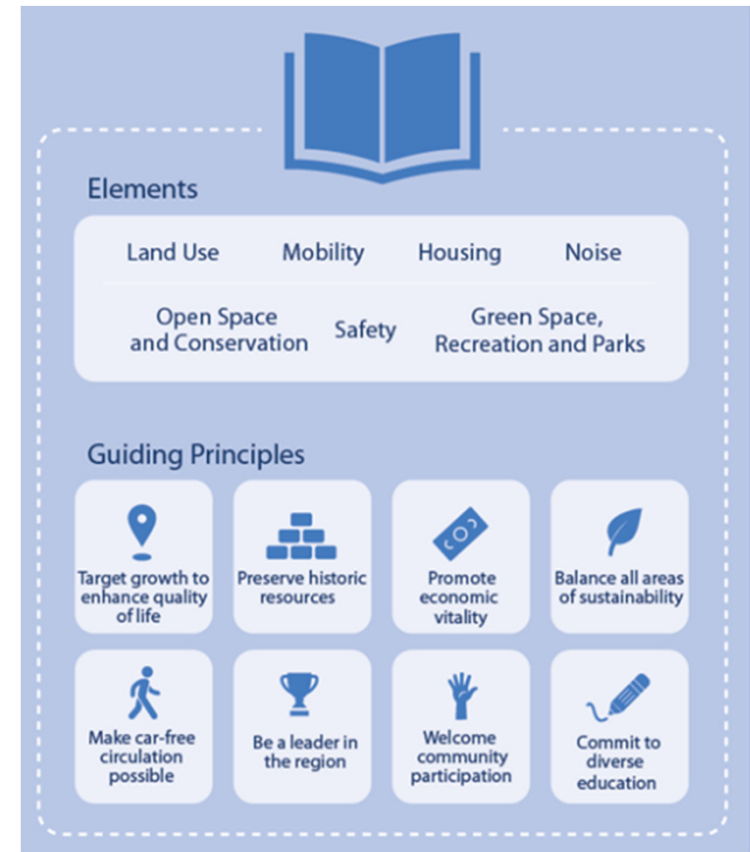
OUR PASADENA
PUTTING THE PLAN IN MOTION

OUR PASADENA PROGRAM



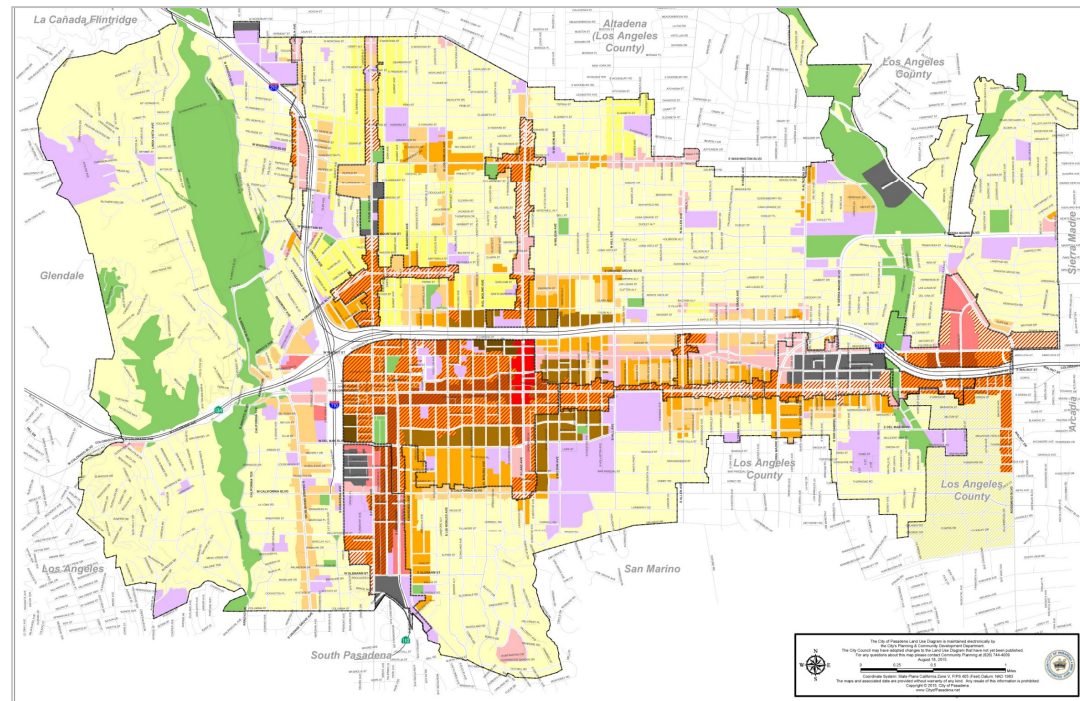
Our Pasadena Program – Implementing the General Plan

- City Council adopted the 2015 General Plan Update
- Established a framework for how the City should grow and develop based on key Guiding Principles
- Reaffirmed the community's vision for future growth
- A means to balance growth, character, preservation, city resources, and economic vitality

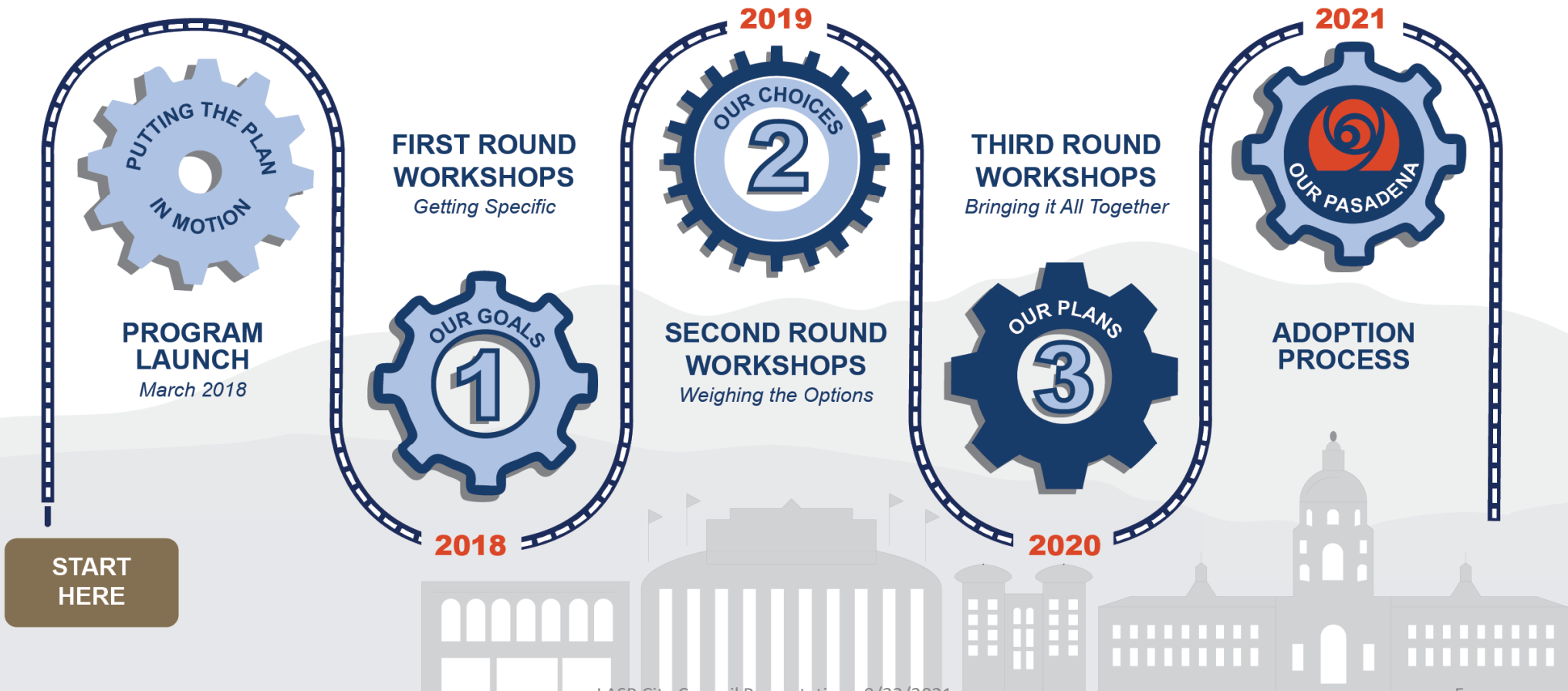


Our Pasadena Program – Specific Plan Update

- City Council directed the Planning Department to update the City's Specific Plans in order to implement the General Plan
- Update existing Specific Plans according to General Plan land uses, densities, and intensities
- General Plan Land Use map continues to focus growth along major corridors and near the Metro L (Gold) Line stations
- Development capacities were set for each Specific Plan area to manage growth



Our Pasadena Program Timeline



Our Pasadena Program Objectives

1

Elevate **design quality** for new projects within each Specific Plan area

2

Identify opportunities for new development to contribute positively to the public realm and **placemaking** within each area

3

Create a **development standard framework** that is consistent across all 8 plans to ease implementation for staff and applicants

4

Support the City's **economic goals** with land uses and development that is viable in the market

5

Create **objective design standards** per recent State Law

6

Support General Plan goals to increase **production of high-quality multi-family housing** with equitable access to amenities

LINCOLN AVENUE SPECIFIC PLAN



City Council Hearing Agenda

- Specific Plan Context & Commission Feedback
- Plan Vision
- Key Development & Public Realm Standards
- Plan Implementation
- Environmental Determination
- Recommendation



LASP City Council Presentation - 9/22/2021

Context

- Located in north Pasadena
- Functions as a neighborhood district— a spine of commercial surrounded by residential uses
- Lincoln Avenue serves as collector road, draws traffic away from neighboring residential streets
- Bisected by the 210 freeway
- John Muir High School is a community anchor, although not regulated by this Specific Plan
- 10-minute walk to the Arroyo Seco



Lincoln Avenue Specific Plan



Residential Neighborhoods



LASP City Council Presentation - 9/22/2021



Kettle's Nursery



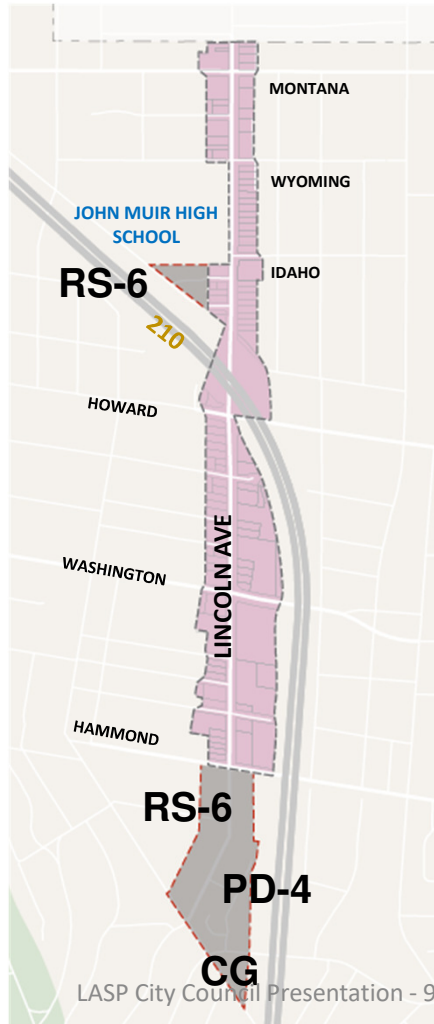
Business Park of Pasadena



Dental Center / Perfect Equation Catering

Areas Recommended for Removal

- **RS-6:** Two single-family residential zones that currently follow citywide RS-6 zoning
- **PD-4:** A Planned Development with its own standards outside the Specific Plan
- **CG:** A single CG parcel which would revert to citywide CG zoning



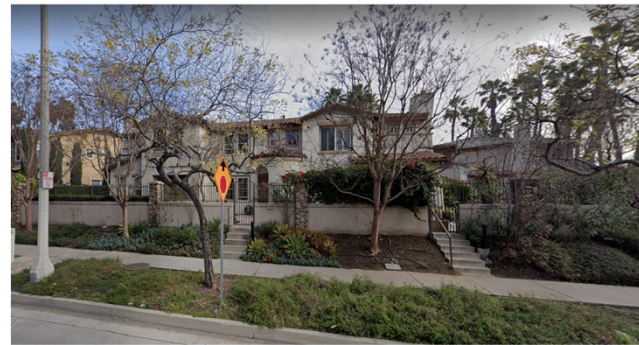
RS-6: Single-family houses on Anderson Pl



RS-6: Single-family houses south of Hammond St



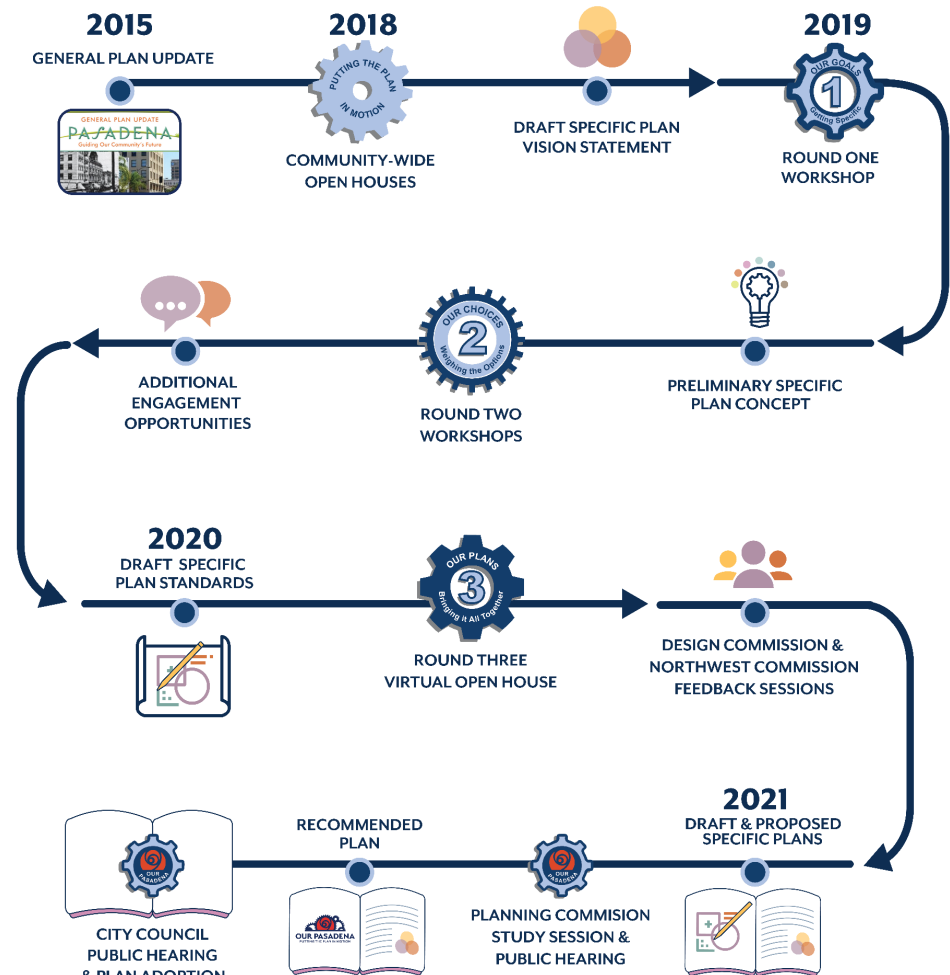
CG: Commercial building



PD-4: Condos south of Hammond St

Community Engagement Process

- Open Houses - *Approx. 150 participants*
- Round 1 Workshop - *Approx. 50 participants*
- Virtual Walking Tour - *Approx. 25 participants*
- Round 2 Workshop - *Approx. 20 participants*
- Youth Summit - *Approx. 30 high school students and 10 youth ambassadors*
- Round 3 Virtual Open House & Live Webinar - *Approx. 85 participants to live webinar*
- CD1 Virtual Neighborhood Meeting - *Approx. 50 participants*



Community Feedback

- Maintain low-density character with two-to-three story scale
- Create opportunity for affordable, family-sized homes
- Help mom and pop shops and local retailers
- Provide more places within walking distance and a more pleasant walking environment
- Support clean industry, but beautify buildings and parking with landscaped setbacks and trees
- Continue to prohibit liquor stores and limit alcohol sales



Commission Feedback

Northwest Commission Nov 10, 2020

- Increasing amount of greenery & open space
- Increasing comfort/safety of sidewalks
- Desire for more shade
- Incorporating public art
- Concerns about freeway underpass
- Discontinuity between north & south
- Making the corridor friendlier to bicyclists

Design Commission Dec 22, 2020

- Request for similar, cohesive standards even if different uses on either side of Lincoln south of the 210
- Incentivizing new businesses rather than limiting opportunities
- Desire for small-scale, multi-tenant commercial spaces
- Accommodations for outdoor dining & other amenities
- Discontinuity between north & south

Planning Commission Study Session April 28, 2021

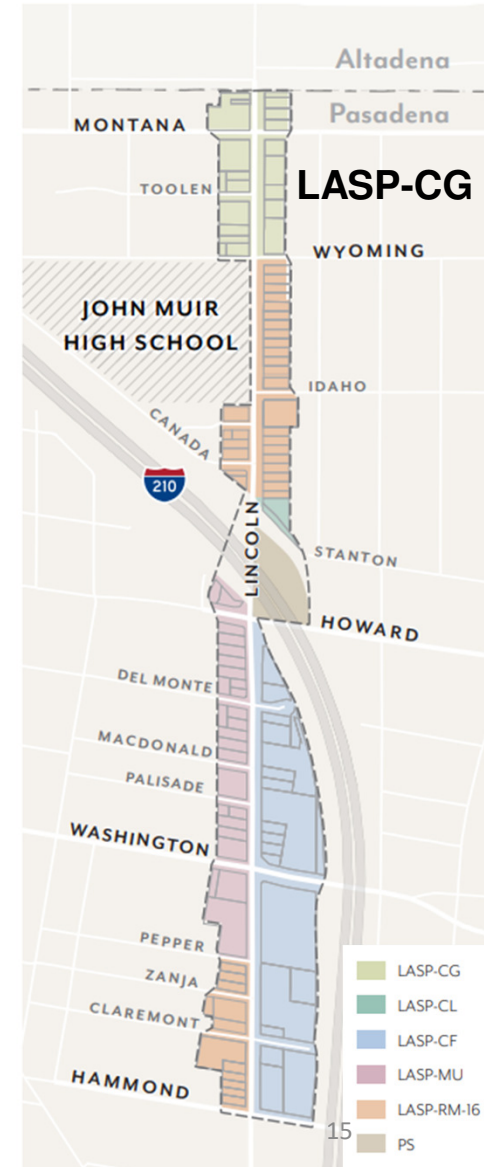
- Desire to achieve district/subarea cohesion
- Streetscape needs to support development standards
- Question around Caltrans properties adjacent to freeway
- Support for reducing parking requirements
- Discussion about allowing mixed-use on east side of Lincoln (in LASP-CF)
- Discussion around appropriate housing & unit types
- Acknowledgement that the draft plan reflects community feedback

Planning Commission Recommendations

Planning Commission Public Hearing - June 23, 2021

Recommended approval with the following changes:

1. Amend the General Plan Land Use Diagram to allow housing in the LASP-CG zone within the Low Commercial Designation;
2. Prioritize streetscape enhancements in LASP-CG zone;
3. Add exploration of a BID and parking management program in LASP-CG zone;
4. Clarify public open space requirements;
5. Revise requirements specific to Kettle's Nursery site; and
6. Incorporate goal/policy to retain existing architectural style in LASP-CG zone



PLAN VISION & SUBAREA CONCEPTS



Plan Vision

“ Lincoln Avenue will be the heart of the greater residential neighborhood where commercial and multi-family uses co-exist in a walkable, vibrant environment with public realm improvements that create a cohesive and well-connected corridor. ”

Plan Objectives

NEIGHBORHOOD CHARACTER



Compatible development that adds to the rich cultural history of the community

COMMERCIAL CORE



A strong spine of retail and services supported by reuse of existing buildings and targeted infill development

HOUSING CHOICES



A variety of new housing options to complement existing neighborhoods

CONNECTED NEIGHBORHOOD



Enhanced sidewalks that support pedestrian comfort and safety, and create a cohesive sense of place

GREENING & OPEN SPACE



A more livable and sustainable community with rich landscaping and open space

INNOVATION HUB



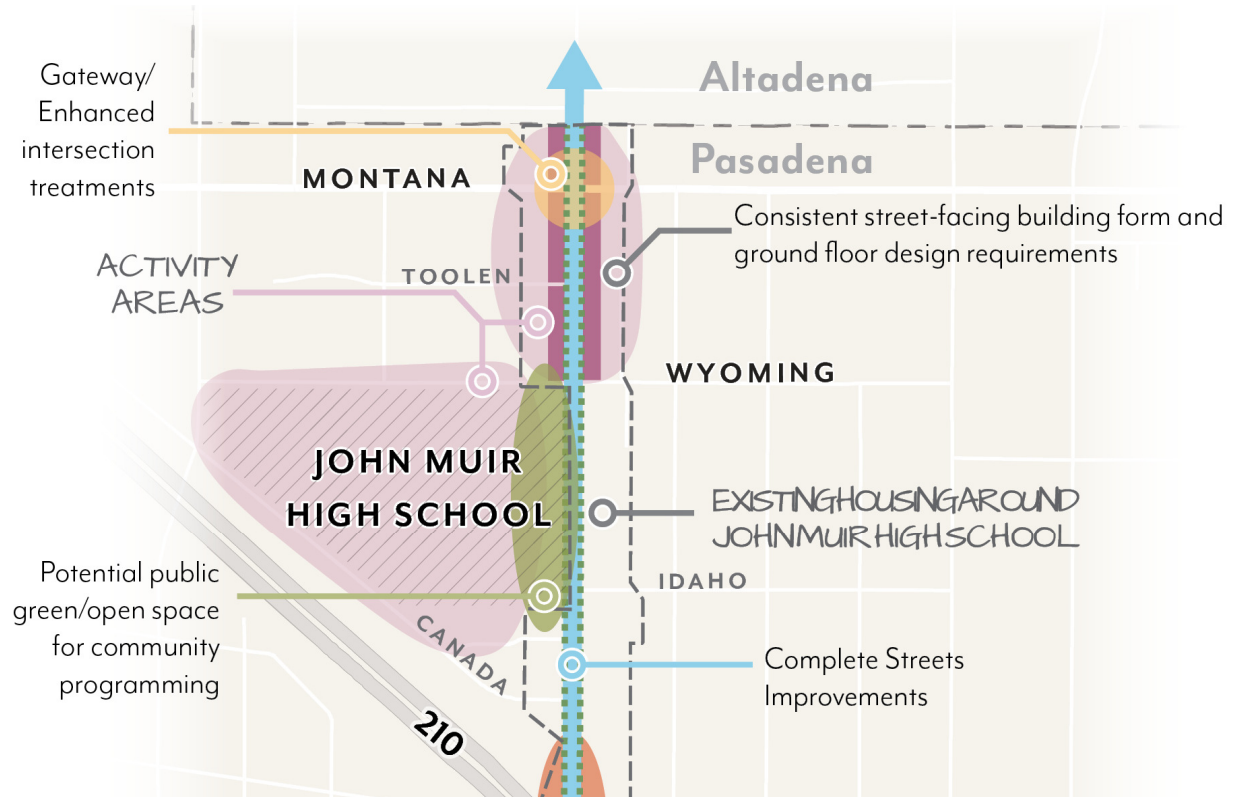
Clean industrial and commercial uses that provide future-friendly jobs

LASP City Council Presentation - 9/22/2021

Concept

LINCOLN NORTH SUBAREA

A small-scale, neighborhood-serving commercial main street with a vibrant pedestrian atmosphere and historic charm, within walking distance of courtyard style multi-family housing and John Muir High School.

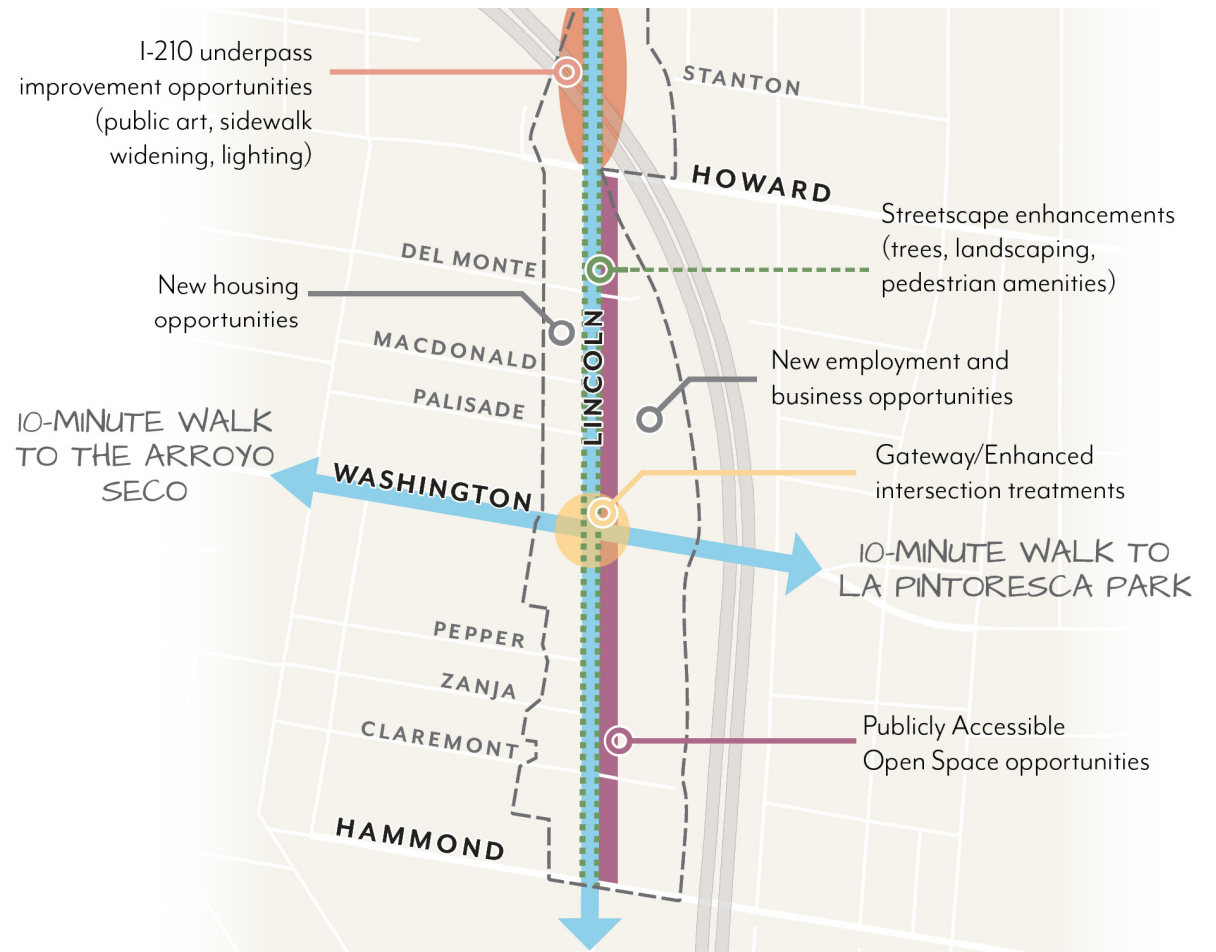


Concept



LINCOLN SOUTH SUBAREA

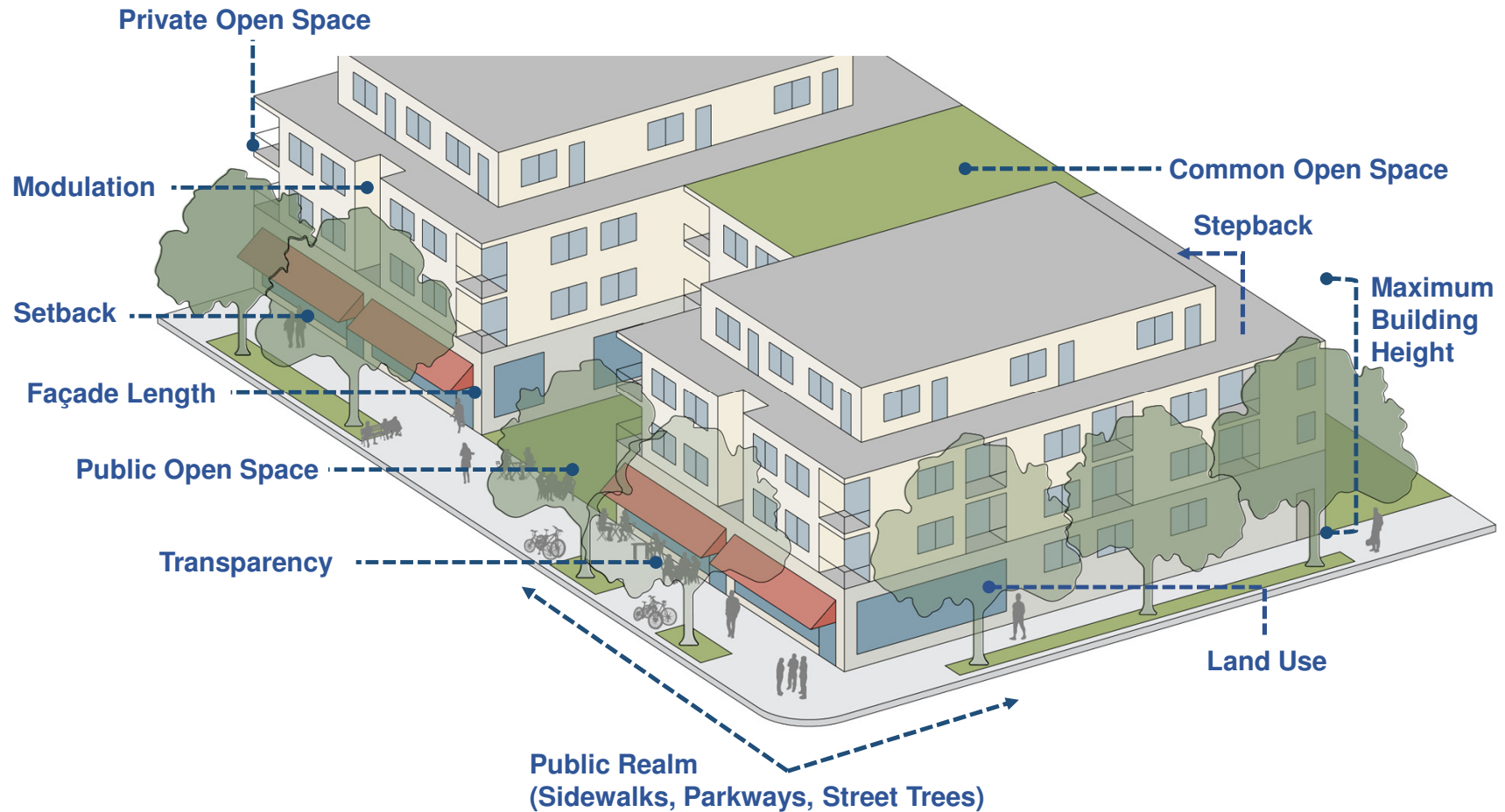
A livable employment hub with new multi-family housing options and flexible commercial spaces for research and development and other new businesses, coupled with shopping, amenities, and services within walking distance of residents and employees.



KEY DEVELOPMENT & PUBLIC REALM STANDARDS



Development and Public Realm Standards Overview



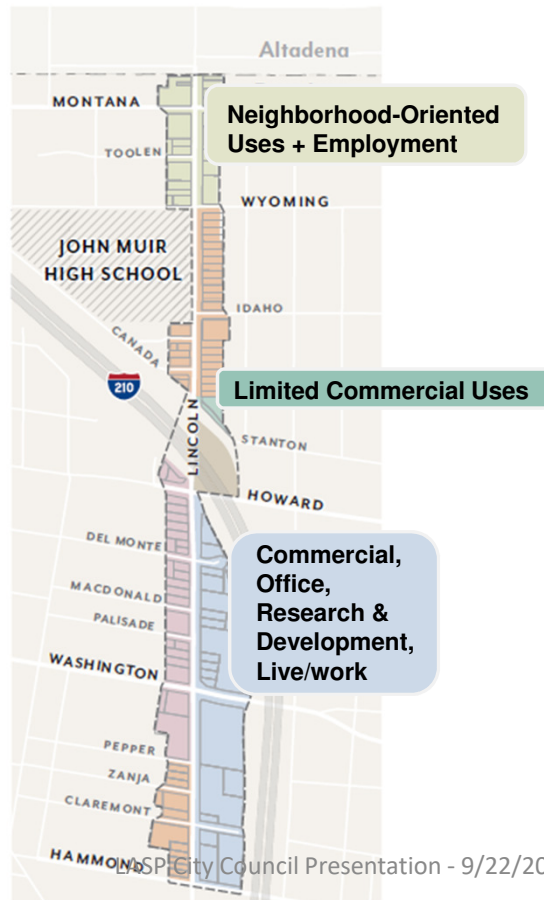
LASP City Council Presentation - 9/22/2021

Commerical Land Uses

Feedback

- Support a business environment in which “mom and pop” shops and local retailers can thrive
- Support clean industry, research & development uses
- Continue to limit liquor stores and alcohol sales

Approach



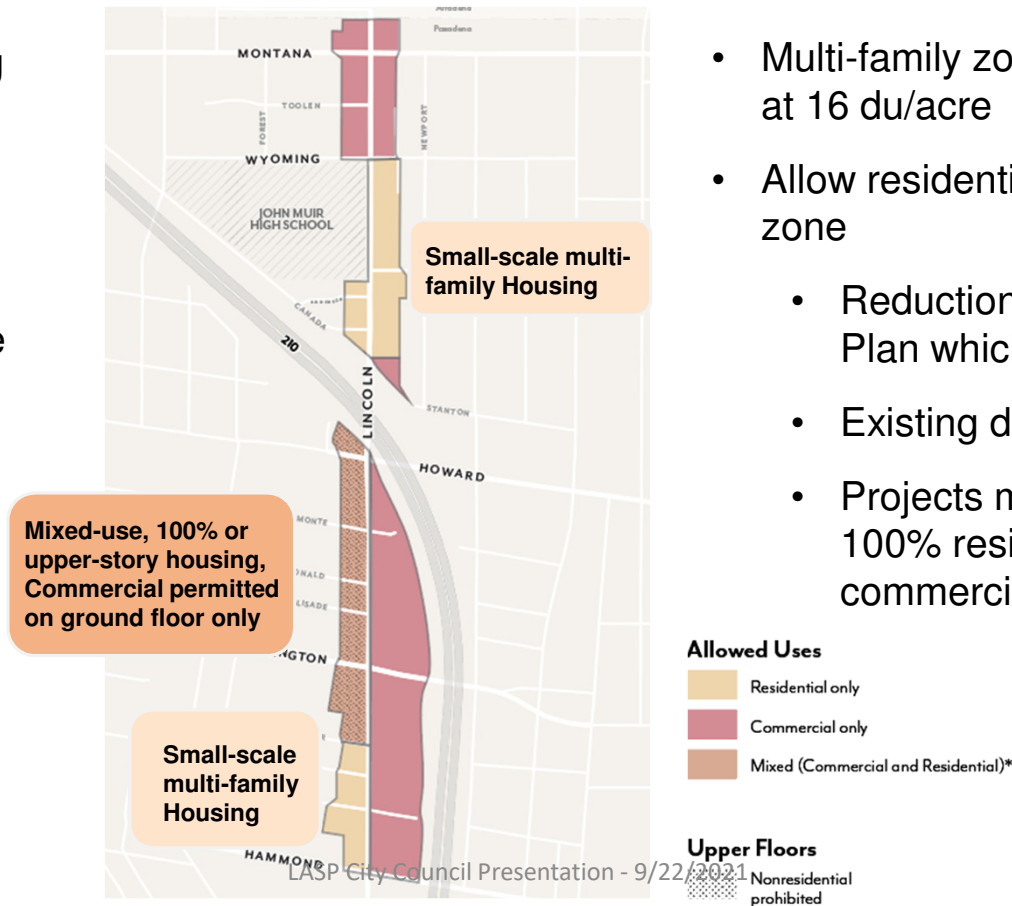
- Flexibility in building use where commercial is permitted to discourage vacancy
- Continue to limit heavy industrial uses
- Introduction of new Custom Manufacturing / Artisan Production use in CF (Flex Commercial) zone for small-scale manufacturing uses with limited truck trips and no noise, e.g. bakeries, food production

Housing & Density

Feedback

- Need for more housing of all kinds, including family and affordable housing
- Encourage housing south of the 210 on the west side of Lincoln but allow commercial on ground floor if desired
- Townhomes or low-medium scale multi-family buildings are appropriate

Approach



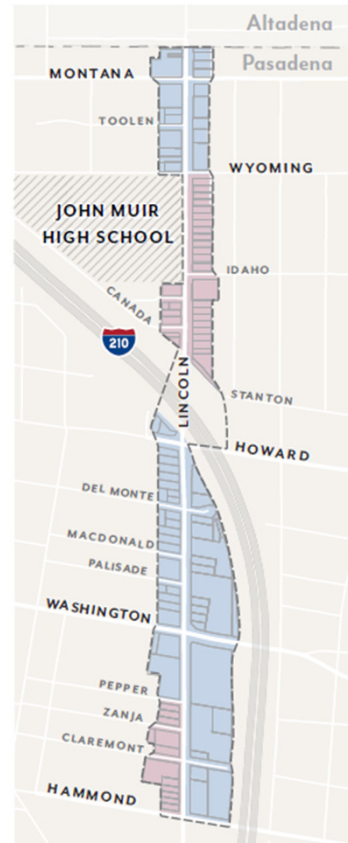
- Multi-family zone densities remain the same at 16 du/acre
- Allow residential at 48 du/ac in Mixed Use zone
 - Reduction from General Plan which allows 87 du/ac
 - Existing density is 16 du/acre
 - Projects may be 100% commercial, 100% residential, or mixed, but no commercial on upper floors

Height & Setbacks

Feedback

- Maintain low-density character with 2 to 3 story scale
- Support historic storefront patterns along “main street” area north of Wyoming
- Maintain wide setbacks for multi-family housing areas
- Beautify commercial flex/office buildings with landscaped setbacks

Approach



Maximum Building Height

- 39'
- 36'

- Slight increase in height from 36' to 39' to allow for a 15' ground floor



Setback Requirement

- 0-5' for 75%
- 5-10' for 75%
- 5-10' for 50%
- 15-20' for 50%
- 5' minimum

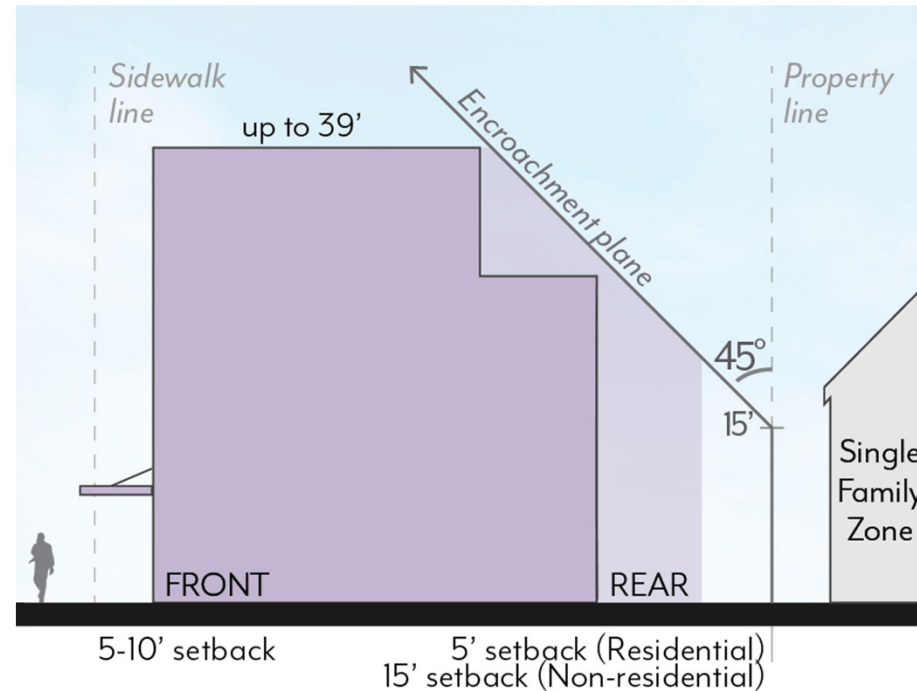
- Minimal changes in setbacks, introduction of a range to allow flexibility

Stepbacks & Transitions

Feedback

- Provide transitions from higher-density to low-density neighborhoods
- Focus more building mass along Lincoln Avenue vs. rear of property
- Step down development towards existing single-family homes

Approach



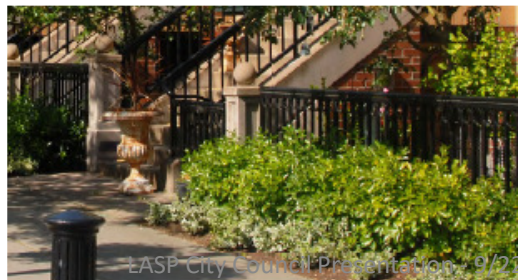
- Encroachment plane for rear transitions, pushing taller development away from adjacent properties
- Simplified requirement
- Angle adjusted to push back upper stories
- Increased 15-foot setback for commercial and mixed-use

Building Frontages & Design

Feedback

- High quality façade design appropriate to a 2 to 3 story scale
- Avoid long, monolithic facades
- Pedestrian-friendly ground floor design
- Respect character of older structures and celebrate traditional commercial storefronts
- Fences are too tall + create unfriendly character
- Additional shading for pedestrians

Approach



- Façade transparency standards and blank wall maximum
- Recessed entry requirement
- Ground floor height minimum of 15 feet
- Façade length maximum
- Modulation standard
- Modified fence standards
- Shade structure requirement
- Pedestrian/facade lighting requirement
- Design guidelines for commercial storefronts + Kettle Nursery site

Sidewalks

Feedback

- Increase sidewalk widths and consistency
- Provide more shade for pedestrians
- Create a nicer stroll around the neighborhood and to the Arroyo

Expand and standardize sidewalks at 12-feet

Minimum Sidewalk Widths

Approach



Slightly expand and reinforce sidewalk widths of 15 feet

Sidewalk Zones



Street Trees & Parkways

Feedback

- Provide more landscaping and trees that provide shade and relief from harsh weather
- Support for more parkways to increase greening of the sidewalk
- Provide a greater sense of place and arrival with the corridor

Approach

- Establish sidewalk minimums to provide sufficient space for trees and parkways
- Improve future street tree health and shading
 - Minimum tree well size
 - Expanded root zone cell
 - Recommend updates to tree type to shade-producing species
- Design & Placemaking
 - Consistent shade trees with seasonal accent trees at key intersections
- Maintain and enhance parkways



Chitalpa tree typical winter condition



Oak tree with small tree well

Open Space

Feedback

- Provide high-quality multi-family housing with access to sufficient open space
- Provide opportunities for community gathering
- Use open space as an opportunity to create a sense of place

Approach

- Increase on-site open space required for residential development
- Correlate open space requirements to unit size
- Open Space requirement added for Non-residential projects over 40,000 sf
- Publicly Accessible Open Space requirement added for projects over 80,000 sf in LASP-CF
- Design standards for common and publicly accessible open space

Table 6.3-1: Residential Open Space by Unit Type

Number of Bedrooms	0	1	2	3+
Per Unit, sq ft	200	225	250	275



Parking

Feedback

- Provide sufficient off-street parking, but allow some flexibility
- Maintaining existing commercial character is important, no parking in front of a building
- Promote efficient use of space through shared parking
- Encourage new business to open, lowering cost barriers

Approach

- Consistent parking requirement for all retail and restaurants
- Lowered parking requirement in CG zone at 2 spaces/1,000 sf
- No parking required for first 5,000 sf of project, historic resources, and changes of use in pre-1970 structures
- Parking in the rear of buildings and off alleys when possible to maintain pedestrian character
- Residential parking based on # of bedrooms and unbundled from unit price



PLAN IMPLEMENTATION



Implementation

- Regulations apply to *future* development
 - Not a requirement to redevelop any private property
- Ongoing implementation
 - New development + project approval (includes applicability of guidelines and other citywide policies)
 - Development caps and tracking
 - Capital Improvement Projects



Near- and Medium-Term Implementation Actions

Near Term

- Review the **Master Street Tree Plan** to consider Plan recommendations
- Work with DOT to identify **Complete Streets improvements**

Medium Term

- Explore opportunities to develop a **Streetscape Plan** for Lincoln Avenue
- Consider Lincoln Avenue for **future bicycle facility**
- Explore **parking management program** for the Lincoln Main Street district that reduces or eliminates parking requirements, and identifies other parking supply opportunities
- Conduct a planning study to **improve the I-210 freeway underpass**
- Explore opportunities for **public art** through temporary installations, streetscape/underpass enhancements, business partnerships
- Explore opportunities to utilize John Muir High School lawn for **outdoor community programming**
- Consider formation of a **business and/or property-owner association** to strengthen placemaking and marketing opportunities

ENVIRONMENTAL DETERMINATION



Addendum to the General Plan EIR

General Plan EIR

- Analyzed potential citywide impacts associated with the 2015 GP including specific plan amendments, which updated development caps within each specific plan area
- Pursuant to the CEQA Guidelines, CEQA review for the Pasadena's specific plan areas may tier from the GP EIR
- An Addendum to the GP EIR was prepared to confirm that none of the conditions requiring preparation of a subsequent EIR or Negative Declaration have been triggered

Addendum

- Address potential site-specific environmental impacts associated with the update to the LASP
 - No substantial changes are proposed to the LASP as described and analyzed in the GP EIR;
 - LASP would not result in new significant impacts not discussed in the GP EIR;
 - No increases in severity of any significant impacts previously identified in the GP EIR;
 - No mitigation measures or alternatives previously found infeasible are now feasible and would reduce significant impacts; and
 - No new mitigation measures or alternatives are being considered that are different than those included in the GP EIR.

RECOMMENDATION



Plan Clarification

Staff recommends the following change to the recommended LASP:

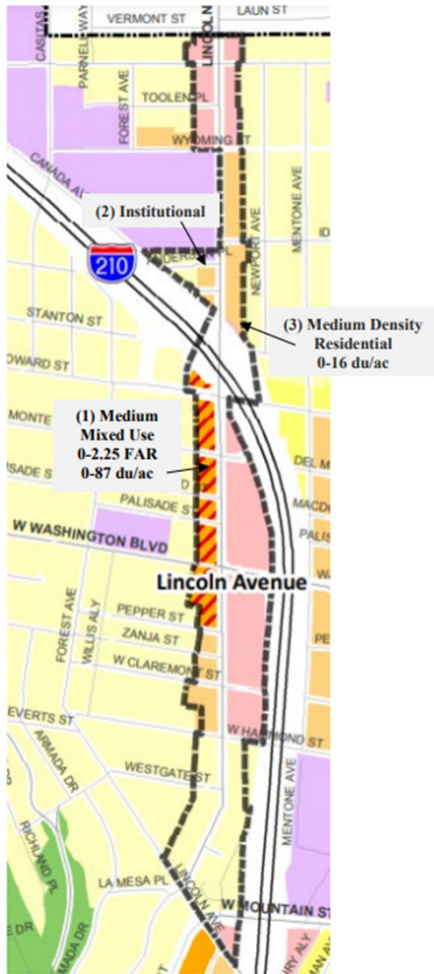
- Revise plan text on page 61 to clarify that projects required to go through Design Review will be assessed based on the proposed project scope and subject to the standards and guidelines of this document, as well as the Design Guidelines for Neighborhood Commercial and Multi-Family Districts

Recommendation

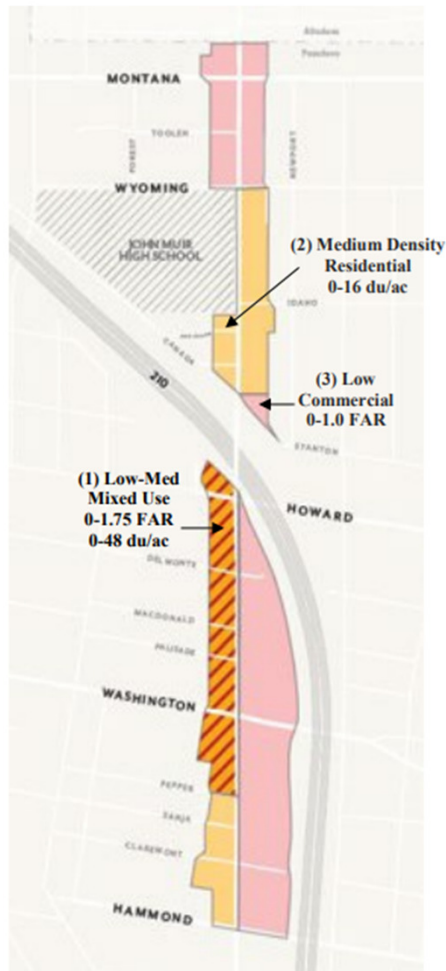
It is recommended that the City Council:

- (1) **Adopt** the Addendum to the 2015 Pasadena General Plan Environmental Impact Report (EIR), along with the EIR, and find that the Addendum properly discloses only minor technical changes or additions to the EIR, and none of the conditions triggering a subsequent or supplemental EIR are present, as set forth in State CEQA Guidelines Section 15164; and
- (2) **Make** the Findings for Approval for the General Plan Map and Text Amendments, Specific Plan Amendment, and Zoning Code Map and Text Amendments;
- (3) **Adopt** a resolution approving the General Plan Map and Text Amendments;
- (4) **Adopt** a resolution approving the recommended Lincoln Avenue Specific Plan; and
- (5) **Direct** the City Attorney to prepare an ordinance for the Zoning Code and Text Amendments within 90 days consistent with the provisions set forth herein.

General Plan Map Amendment



Existing Land Use Diagram



Recommended Land Use

LASP City Council Presentation - 9/22/2021

- A **General Plan Map amendment** is recommended to update the land use categories depicted on the Land Use Diagram as in the recommended LASP

(1) Update the land use category from Medium Mixed Use (0-2.25 FAR and 0-87 du/ac) to Low-Medium Mixed Use (0-1.75 FAR and 48 du/ac) in the LASP-MU zone;

(2) Update the land use category from Institutional to Medium Density Residential (0-16 du/ac) for a RM-16 zoned parcel; and

(3) Update the land use category from Medium Density Residential (0-16 du/ac) to Low Commercial (0-1.0 FAR) for a CL zoned parcel

(4) Update the LASP boundaries in the General Plan Land Use Diagram to reflect the recommended plan boundary

General Plan Text Amendment



Existing Figure 7 of the LU Element



Recommended Figure 7 of the LU Element

LASP City Council Presentation - 9/22/2021

- A **General Plan text amendment** is recommended to align the plan boundary indicated on Figure 7 of the Land Use Element
- Recommended areas to be removed from LASP:
 - (1) A cluster of developed single-family residential parcels on Anderson Place zoned LASP-RS-6 currently regulated by the City's Zoning Code RS-6 requirements; and
 - (2) A few blocks of developed single-family residential parcels zoned LASP-RS-6, a condominium project zoned LASP-PD-4, and a commercially-developed parcel zoned LASP-CG1 on Lincoln Avenue, south of Hammond Street.

Zoning Code Text Amendment

Chapter 17.37 - Lincoln Avenue Specific Plan



17.37.010 - Purpose of Chapter



This Chapter lists the land uses that may be allowed within the zoning districts established by the Lincoln Avenue Specific Plan (LASP), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

17.37.020 - Purposes of LASP Zoning Districts



The purpose of the LASP zoning districts is to implement the Lincoln Avenue Specific Plan by repurposing the Lincoln Avenue corridor from an industrial and limited commercial area into a vibrant neighborhood-oriented district, with new housing options and a complement of local-serving retail and service businesses, office spaces and community uses, all tied together with public improvements that create a vibrant and enjoyable pedestrian environment, and to:

- A. Create a neighborhood "main street" that will serve as the focal point for the neighborhoods surrounding Lincoln Avenue.
- B. Preserve and enhance existing residential areas.

- A **Zoning Code text amendment** is recommended in order to replace existing permitted uses and development standards in [Chapter 17.37](#) of the Zoning Code with the uses and standards in the recommended LASP to implement the plan

Zoning Code Map Amendment



Recommended Zoning Districts

- A **Zoning Map amendment** is recommended to replace existing zoning district designations indicated on the Zoning Map with the recommended LASP zoning districts
- Recommended Zoning Districts within the LASP

	Lincoln Avenue North				Lincoln Avenue South		
Existing	LASP- CG-1	LASP- RM-16	LASP- CL	LASP- PS	LASP- CL	LASP- CG-2	LASP- RM-16
Proposed	LASP- CG	LASP- RM-16	LASP- CL	LASP- PS	LASP- MU	LASP- CF	LASP- RM-16

- Recommended Zoning Districts for areas to be removed from the LASP

	Anderson Place	Southern Parcels		
Existing	LASP-RS-6	LASP-RS-6	LASP-PD-4	LASP-CG1
Proposed	RS-6	RS-6	PD-4	CG

THANK YOU

ourpasadena.org



ADDITIONAL BACKGROUND INFORMATION



Development Capacities

Specific Plan Area	Residential Units	Non Residential sq. ft.
Central District	4,272	2,112,000
South Fair Oaks	802	988,000
East Pasadena	750	1,095,000
Lamanda Park	100	630,000
East Colorado	300	300,000
North Lake	250	250,000
Fair Oaks/ Orange Grove	325	300,000
Lincoln Avenue	180	300,000

Our Pasadena Program – Development Caps

CENTRAL DISTRICT

2015 Residential Unit Cap:	2015 Non-Res S/F Cap:	Res Cap Remaining (All Projects)	Non-Res Cap Remaining (All Projects)	Res Cap Remaining (Issued Only)	Non-Res Cap Remaining (Issued Only)
4,272	2,112,000	957	900,635	2,551	1,318,584

EAST COLORADO

2015 Residential Unit Cap:	2015 Non-Res S/F Cap:	Res Cap Remaining (All Projects)	Non-Res Cap Remaining (All Projects)	Res Cap Remaining (Issued Only)	Non-Res Cap Remaining (Issued Only)
300	300,000	199	6,534	297	297,166

Note: conversion factor of 1 unit = 1000 non-res s/f applies. 49 units to be converted to non-res s/f
See details tab for more info

FAIR OAKS/ORANGE GROVE

2015 Residential Unit Cap:	2015 Non-Res S/F Cap:	Res Cap Remaining (All Projects)	Non-Res Cap Remaining (All Projects)	Res Cap Remaining (Issued Only)	Non-Res Cap Remaining (Issued Only)
325	300,000	-91	251,473	284	291,193

(note - per the Land Use Element of the General Plan, affordable housing units are included in residential caps ONLY for this Specific Plan)

EAST PASADENA

2015 Residential Unit Cap:	2015 Non-Res S/F Cap:	Res Cap Remaining (All Projects)	Non-Res Cap Remaining (All Projects)	Res Cap Remaining (Issued Only)	Non-Res Cap Remaining (Issued Only)
750	1,095,000	57	1,284,029	751	1,092,297

Note: affordable housing units are not counted towards residential caps in any Specific Plan, except for the Fair Oaks/Orange Grove Specific Plan. Affordable units for all SPs are tracked in the "details" tab. Parking structures and structures tied to educational institutions also do not count towards non-residential development capacity limits (see GP Development Capacity Appendix)

LAMANDA PARK

2015 Residential Unit Cap:	2015 Non-Res S/F Cap:	Res Cap Remaining (All Projects)	Non-Res Cap Remaining (All Projects)	Res Cap Remaining (Issued Only)	Non-Res Cap Remaining (Issued Only)
100	630,000	101	562,867	101	628,382

NORTH LAKE

2015 Residential Unit Cap:	2015 Non-Res S/F Cap:	Res Cap Remaining (All Projects)	Non-Res Cap Remaining (All Projects)	Res Cap Remaining (Issued Only)	Non-Res Cap Remaining (Issued Only)
250	250,000	249	250,245	250	250,201

LINCOLN AVENUE

2015 Residential Unit Cap:	2015 Non-Res S/F Cap:	Res Cap Remaining (All Projects)	Non-Res Cap Remaining (All Projects)	Res Cap Remaining (Issued Only)	Non-Res Cap Remaining (Issued Only)
180	300,000	116	363,422	179	300,000

SOUTH FAIR OAKS

2015 Residential Unit Cap:	2015 Non-Res S/F Cap:	Res Cap Remaining (All Projects)	Non-Res Cap Remaining (All Projects)	Res Cap Remaining (Issued Only)	Non-Res Cap Remaining (Issued Only)
802	988,000	785	602,943	785	909,820

Zoning Code and Specific Plan Amendments

Zoning Code Map and Text Amendment

- Amend the Zoning Code to replace existing development standards with the development standards provided in Chapters 4-6 of this Specific Plan.
- Amend Zoning Map to replace zoning district designations indicated on the Zoning Map with the new Lincoln Avenue Specific Plan zoning districts and base zoning for properties to be removed from the Lincoln Avenue Specific Plan.

Specific Plan Amendment

- Amend the Lincoln Avenue Specific Plan including new goals and policies, as well as land use and development standards.

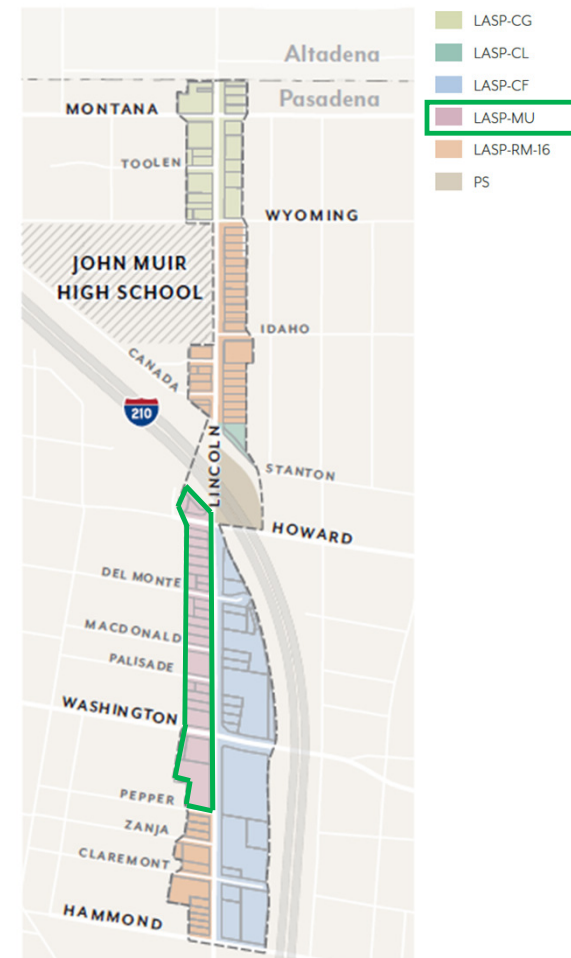
Density Bonus Program

- Bonus density granted by-right in exchange for various percentages of affordable housing
 - 15% Very Low Income = 50% density bonus
 - 24% Low Income = 50% density bonus
 - 44% Moderate Income = 50% density bonus
 - 80% Lower and 20% Moderate Income = 80% density bonus (no density limit if within ½ mile of transit)
- Requires local agency to grant concessions/incentives by reducing development standards
 - 10% Lower, 5% Very Low, or 10% Moderate Income = 1 Concession
 - 17% Lower, 10% Very Low, or 20% Moderate Income = 2 Concessions
 - 24% Lower, 15% Very Low, or 30% Moderate Income = 3 Concessions
 - 80% Lower and 20% Moderate Income = 4 Concessions and height increase of 3 stories or 33 feet
- Sets maximum parking requirements that local agency may impose per unit:
 - 0 - 1 Bedroom = 1 Space
 - 2 - 4 Bedrooms = 1.5 Spaces
 - 4+ Bedrooms – 2.5 Spaces
 - 20% Low or 11% Very Low Income + within ½ mile of a transit stop = 0.5 Spaces
 - 100% Lower Income, within ½ mile of transit, for senior, special needs, or supportive housing = 0 spaces

State Density Bonus Law (SDBL)



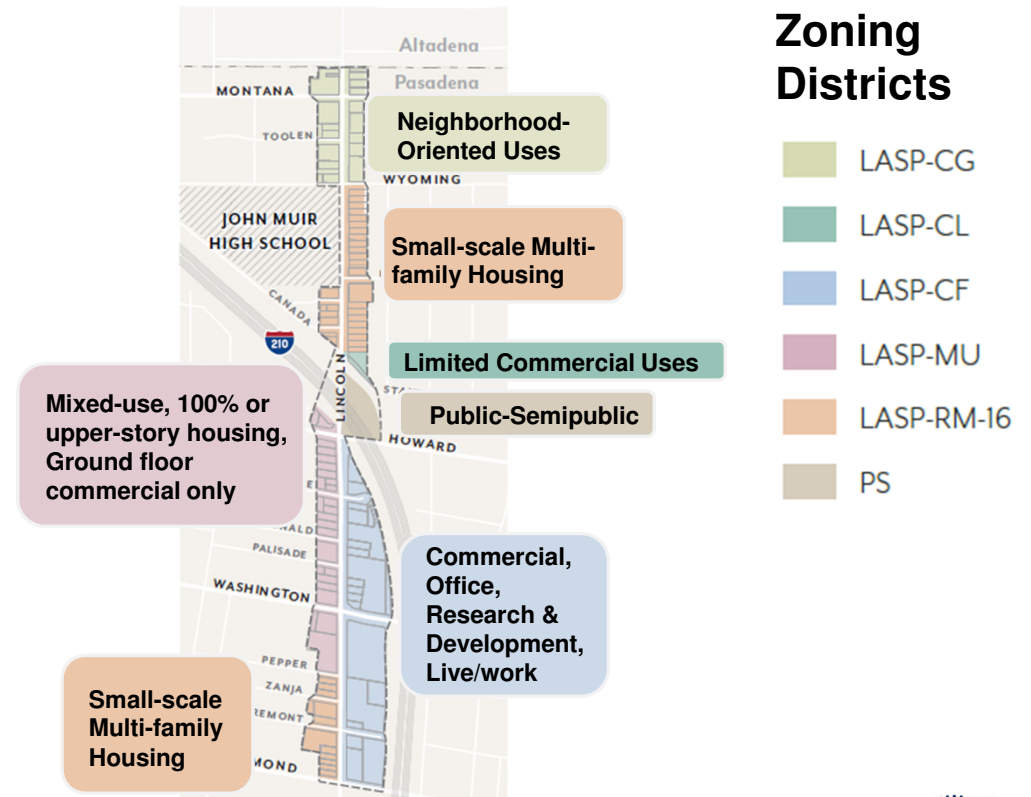
- SDBL grants residential developers additional density in exchange for setting aside a percentage of the base units for low, very low, or moderate-income households. The greater the number of affordable units, or the more affordable each unit is, the greater the density bonus allowed.
 - Recent SDBL amendments allow up to 50% density beyond local limits.
 - Recently proposed projects typically request **30-35% density bonus**.
- SDBL also allows concessions or incentives to exceed development standards such as height and floor area ratio limits, unless the City can demonstrate that concessions would not result in cost savings to the project.
 - Projects proposed in Pasadena typically request up to one or two additional stories, averaging **an additional 12 feet above** height limits.
- The City's **Affordable Housing Concession Menu** allows developers to choose from a pre-determined set of concessions, limited in scope and intensity. No more than two concessions may be requested via the Menu:
 - 12' additional height over no more than 60% of building footprint
 - FAR increase of 0.5
 - 50% reduction of side/rear setback requirements
 - Exemption for loading spaces
 - 50% reduction below parking requirements (within defined TOD areas)



Land Uses

Change Overview

- **LASP-CF (commercial flex)** zone replaces LASP-CG2 on east side of Lincoln Avenue south of 210 freeway
 - Increased flexibility for innovative office and R&D uses through addition of Artisan Manufacturing use
- **LASP-MU (mixed-use)** zone replaces LASP-CL on west side of Lincoln Avenue south of 210 freeway
 - Minimal change in allowed commercial uses



Custom Manufacturing / Artisan Production

⁵ **Custom Manufacturing / Artisan Production** is defined as an artisanal, independent, or small-scale use limited to a maximum gross floor area of 15,000 square feet that involves the assembly, compounding, design, development, evaluation, manufacturing, processing, packaging, or treatment of components into products and conducted within enclosed buildings. These uses do not produce noise and vibration beyond the property line. Uses requiring State or Federal emissions permits are excluded from this use category to protect neighboring properties. Truck trips are limited to maximum of 10 per day. Small-scale food production including commercial bakeries, but excluding catering, are included in this use category. Accessory uses that support the primary use of the establishment may comprise up to 25% of the gross floor area of the establishment. Accessory uses may include those such as, but not limited to, outdoor dining, on-site food and beverage tastings, and retail.

Building Density, Scale & Mass

Change Overview

LASP-MU (Mixed Use)

- Density increase from 16 du/ac to 48 du/ac (reduced from 87 du/ac in GP)
 - Previous zoning capacity approx 50 DUs*
 - Proposed zoning capacity approx 150 DUs*

** Assumes 50% build-out (Development Cap is 180 DUs)*
- Intensity increase from 0.7 to 1.5 FAR
- Height increase from 36 feet to 39 feet
- Street setbacks increase from 1.5-5 feet to 5-10 feet
- Rear setbacks increase and encroachment plane adjusted

LASP-CG (Commercial General)

- Intensity increased from 0.8 to 1.0 FAR
- Maximum height increased from 36 feet to 39 feet to allow for 15-foot ground floor
- Rear setbacks increased and encroachment plane adjusted

LASP-CF (Commercial Flex)

- Maximum height increase from 36 feet to 39 feet
- Street setbacks decreased from 12 feet to 5-10 feet

LASP-RM-16 (Residential Multi-family)

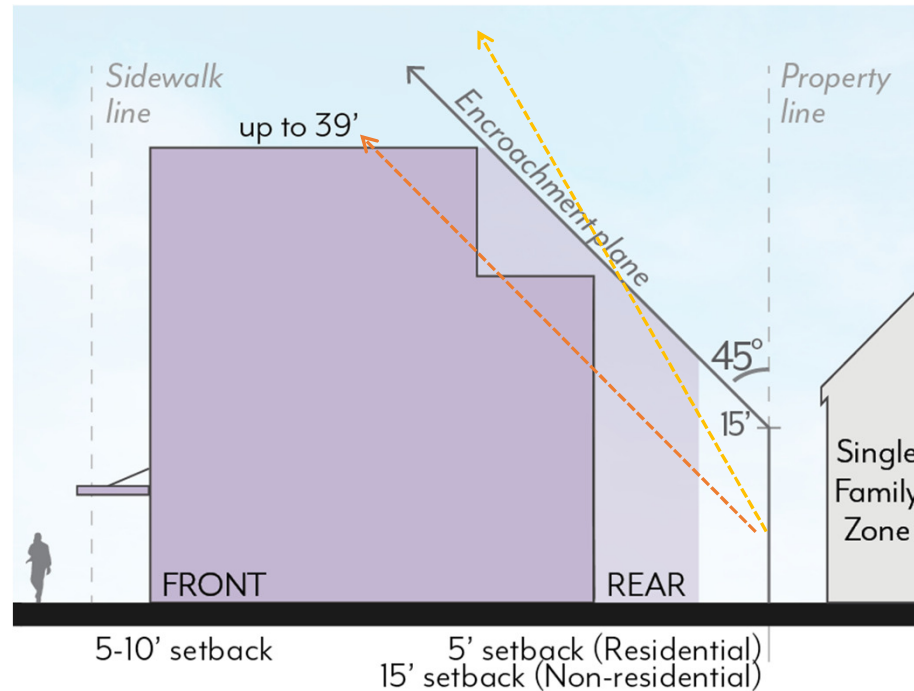
- Slightly more area for third story (2-story limit changed from rear 40% of lot to rear 50 ft of lot)
- Minimum street setbacks increased to match existing conditions

Stepbacks & Transitions

Feedback

- Provide transitions from higher-density to low-density neighborhoods
- Focus more building mass along Lincoln Avenue vs. rear of property
- Step down development towards existing single-family homes

Approach



- Encroachment plane for rear stepbacks, pushing taller development away from adjacent properties
- Steeper angle (45 vs 30), but higher starting point (15' vs 6')

- Citywide standard for **multi-family** adjacent single-family zones (30 degrees starting at 6')
- Citywide standard for **commercial/mixed-use** adjacent single-family zones (45 degrees starting at 6')

Building Frontages & Design

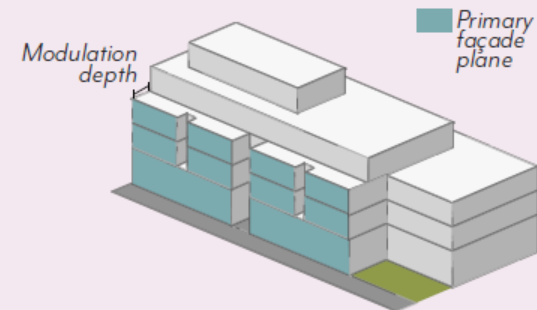
Change Overview

LASP-MU, LASP-CG, LASP-CF (Mixed-use, Commercial General, Commercial Flex)

- Maximum façade length standard added (replaces entrance frequency requirement)
- Modified façade modulation measured as percentage of façade area
- Maximum blank wall length standard added
- Increase in ground floor non-residential transparency requirement from 50% to 70%, plus requirement that it be at pedestrian-level
- Modified height and setback
- Shade structure requirement added
- Pedestrian-level façade lighting requirement added
- Commercial depth modified to 35 feet for 80% (from 40 feet for 60%)

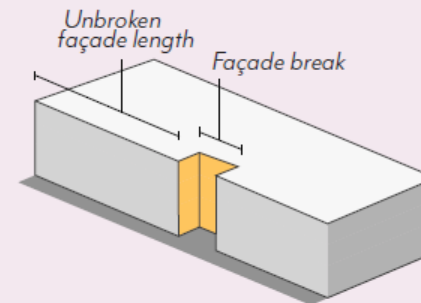
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Figure 6.1-9: Façade Area



Façades shall modulate at least 25% of the area above the ground floor between 2 and 12 feet in depth.

Figure 6.1-8: Façade Length



Façades over the specified length shall include a break at least 20 feet wide and 10 feet deep, open to the sky.

Sidewalks

Change Overview

- This Specific Plan update introduces minimum sidewalk widths with specific dimensions for sidewalk zones: Amenity Zone, Walk Zone, and Frontage Zone.

LASP-MU (Mixed Use)

- 12 feet minimum sidewalk width is a minimal change. Existing sidewalk widths vary.

LASP-CG (Commercial General)

- 15 feet minimum sidewalk width requirement is an approximately 1.5-foot increase from existing sidewalk conditions.

LASP-CF (Commercial Flex)

- ∅ 12 feet minimum sidewalk width is a minimal change. Existing sidewalk widths vary.

LASP-RM-16 (Residential Multi-family)

- ∅ 12 feet minimum sidewalk width requirement is consistent with existing sidewalk conditions.

Parkways & Street Trees

Change Overview

- Ø Chitalpa trees not recommended for future planting, replace with Oak varieties or Chilean Mesquite for enhanced shade + placemaking
- Ø Mexican Fan Palms not recommended for future planting due to limited shade canopy and funding opportunities
- Ø Seasonal accent trees to be added at gateway intersections
- Ø In LASP-RM-16 district, parkway requirement reduced from 60% of street frontage to 20-30%. Projects allowed to maintain existing parkway frontage if redeveloped.
- Ø Additional street tree and parkway design and planting requirements
 - Ø Plant material & height, tree pit size, root zone, stormwater capture

Dominant Shade Trees



Oak Varieties



Chilean Mesquite

Seasonal Accent Trees



Gold Medallion Tree



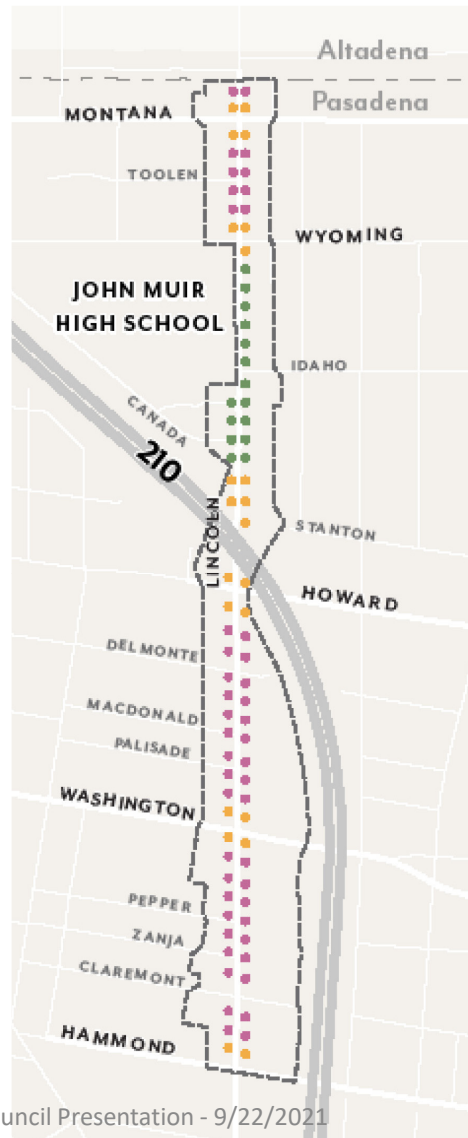
Golden Trumpet Tree

Parkways & Street Trees

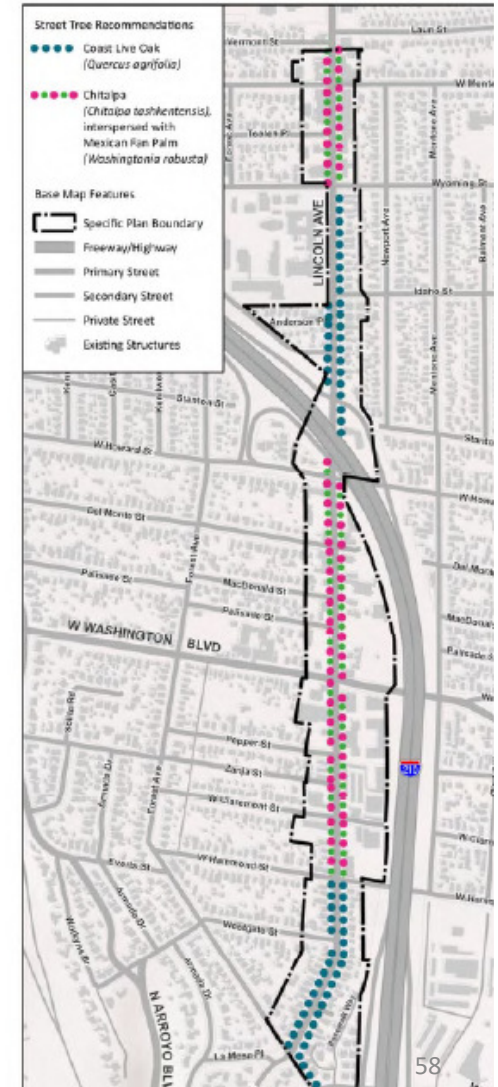
Change Overview

Recommended Street Tree Map

- ● ● **Commercial General, Mixed-Use, Commercial Flex, Residential Multi-Family (South of I-210 freeway) Zoning Districts**
Mesa Oak
Chilean Mesquite
- ● ● **Residential Multi-Family (North of I-210 freeway) Zoning District**
Coast Live Oak
Mesa Oak
- ● ● **Gateway Intersections**
Crown of Gold Tree
Golden Trumpet Tree
Tipu Tree
Gold Medallion Tree



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Open Space

Change Overview

LASP-MU (Mixed Use)

- Standard revised to correlate with number of bedrooms per unit for residential projects
- Increase in overall amount of Open Space of at least 25%
- Increase in maximum proportion of private open space from 30% to 40%.

LASP-CG (Commercial General)

- Open Space is a new requirement
- Common Open Space required for 5% of projects over 40,000 sq ft

LASP-CF (Commercial Flex)

- Open Space is a new requirement
- Common Open Space required for 5% of projects over 40,000 sq ft
- Public Open Space required for 5% of projects over 80,000 sq ft

Parking

Change Overview

LASP-MU (Mixed Use)

- Decrease in overall parking requirements
- Commercial: Decrease from 3-10+ spaces per 1,000 sf (varied by use) to 3 spaces per 1,000 sf in Retail, Services, Office uses
- Residential: standard changed to be based on number of bedrooms rather than area
- Unbundled parking required for residential

LASP-CG (Commercial General)

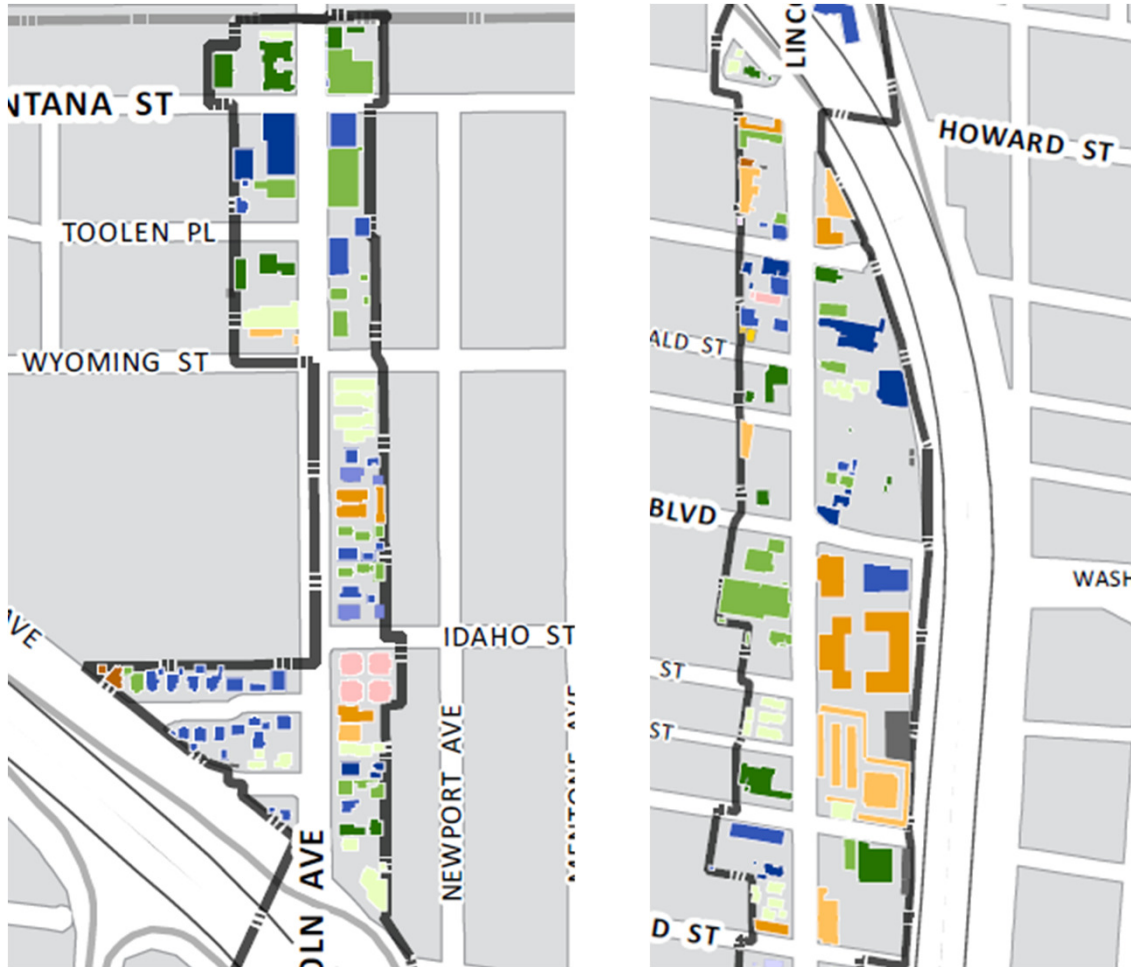
- Ø Decrease from 3-10+ spaces per 1,000 sf (varied by use) to 2 spaces per 1,000 sf in Retail, Services, Office uses

LASP-CF (Commercial Flex)

- Decrease from 3-10+ spaces per 1,000 sf (varied by use) to 3 spaces per 1,000 sf in Retail, Services, Office uses (plus exemptions)

Use Classification ¹	Number of Spaces	Exceptions
Residential	<ul style="list-style-type: none"> ≤1-bed: 1 per unit ≥2-bed: 1.5 per unit Guest: 1 per 10 units 	Guest parking may be shared with commercial parking in mixed-use projects
Recreation, Education & Public Assembly	PMC 17.46.040	
Office, Professional & Business Support	2 per 1,000 sq ft in LASP-CG; 3 per 1,000 sq ft elsewhere	No parking required for: <ul style="list-style-type: none"> • First 5,000 sq ft of a project • First 500 sq ft of outdoor dining (per tenant)
Retail Sales (including Restaurants)		
Services		

Building Age Map

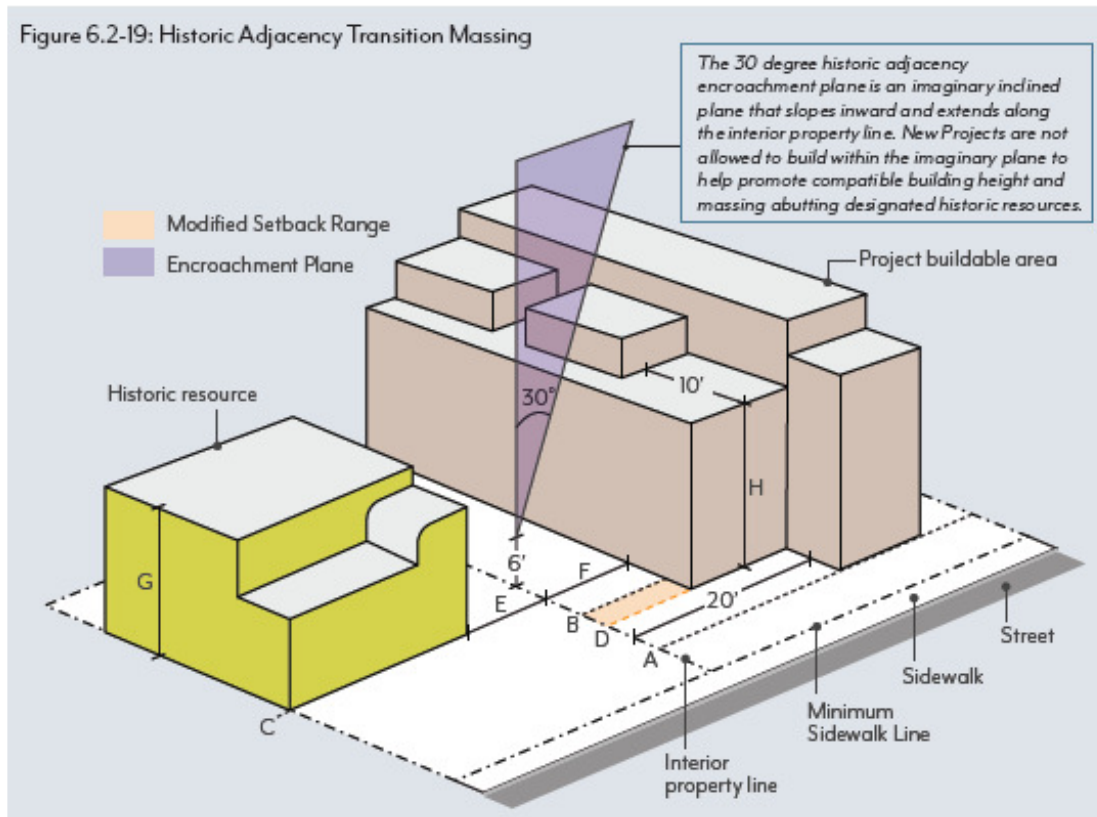


Decade Built

- Pre-1900
- 1900 - 1909
- 1910 - 1919
- 1920 - 1929
- 1930 - 1939
- 1940 - 1949
- 1950 - 1959
- 1960 - 1969
- 1970 - 1979
- 1980 - 1989
- 1990 - 1999
- 2000 - 2009
- Unknown
- Specific Plan Boundary
- City Boundary

Historic Adjacency

Figure 6.2-19: Historic Adjacency Transition Massing



- New standards to address massing of development projects next to designated historic resources
- Currently, there are no designated historic resources in the plan area but there are eligible buildings, including:
 - Dental Center
 - Kettle's Nursery

PLANNING BACKGROUND



Background Work Overview

The following background work informed the process and concepts for the Specific Plan:

Existing Conditions Analyses

- Land Use and Urban Design existing conditions analysis
- Assessment of pedestrian experience
- Sustainability Recommendations Report
- Open space analysis of 18 recent developments

Market & Feasibility Testing

- Market analysis for retail, office, flex, and multi-family residential
- Proforma testing
- Physical feasibility testing of development standards

Consultations & Focus Groups

- Focus groups with developers and architects
- Zoning staff focus group
- Conversations with property owners, business owners, and real estate brokers

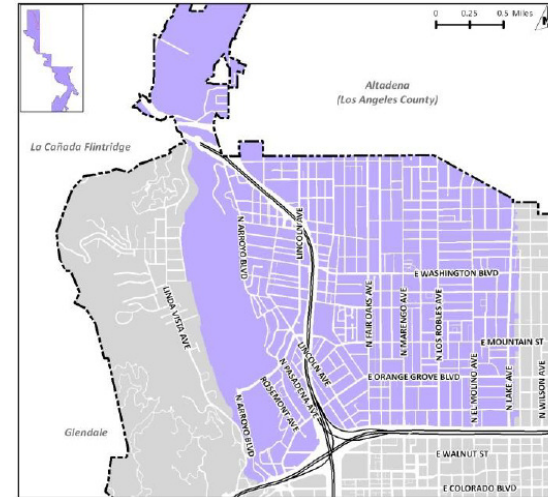
General Plan Goals & Policies

- Vibrant neighborhood-oriented district
- New housing opportunities, local-serving retail and service businesses, office spaces, and community uses
- Public improvements that create an enjoyable pedestrian environment
- Economically thriving and well-developed projects



Northwest Goals & Policies

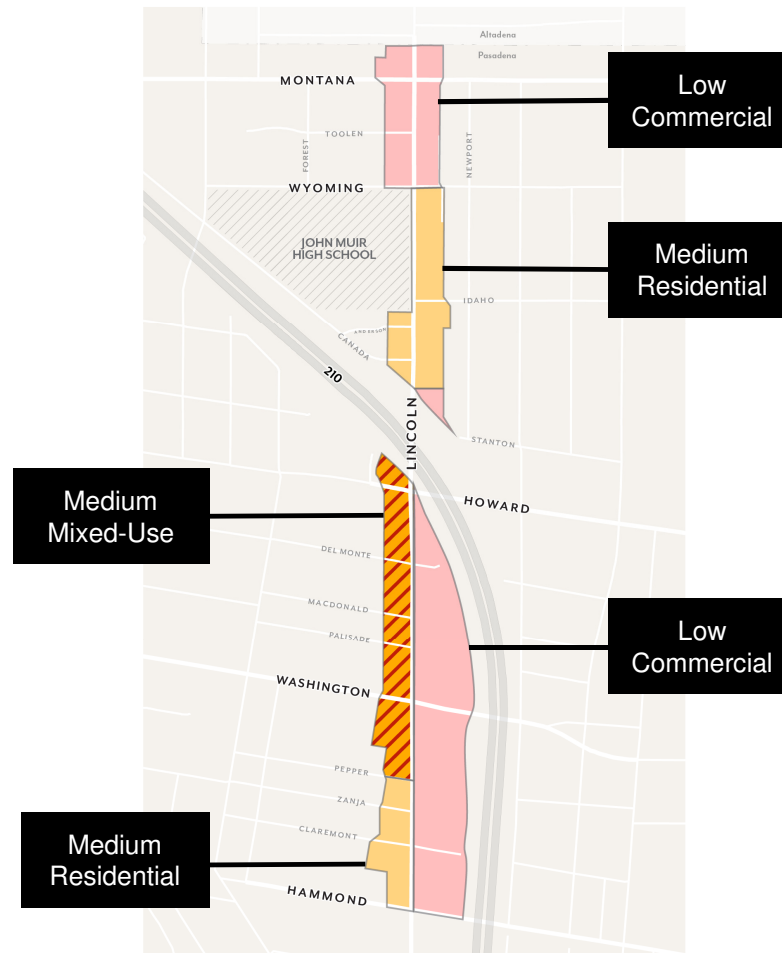
- Economically vigorous and well-maintained development
- Implement pro-active programs to **foster business retention and attraction** providing jobs for the local community and **enhancing the economic vitality of the Northwest area.**



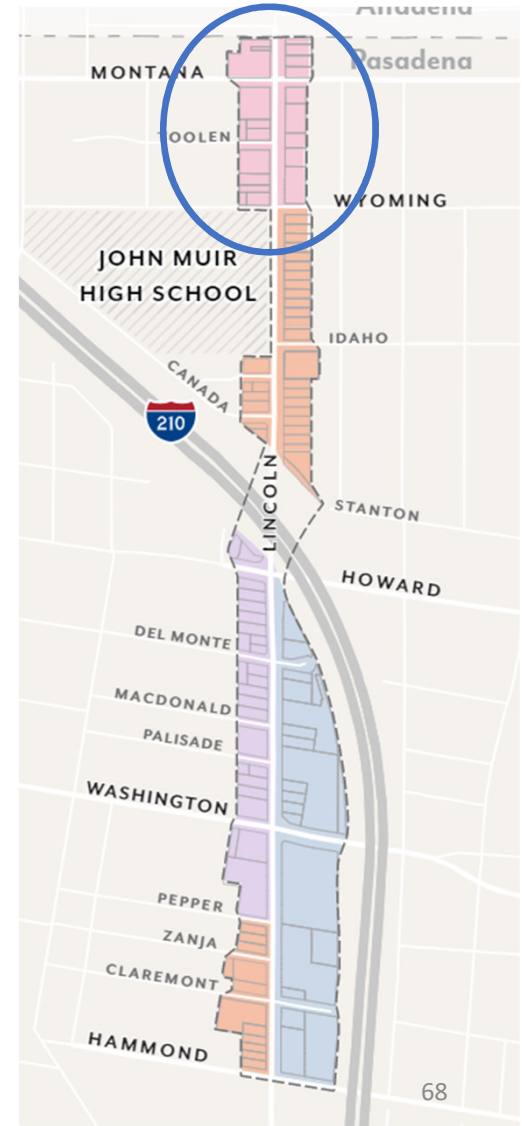
Northwest Programs Office

- **Liaison** between community and other City departments
- **Facilitates development** projects through entitlement process
- **Online Business Listing**
- **Youth Ambassador Program**
- **Northwest Commission**
 - *Monitoring body for the Northwest community*

General Plan Land Use



Lincoln Main Street

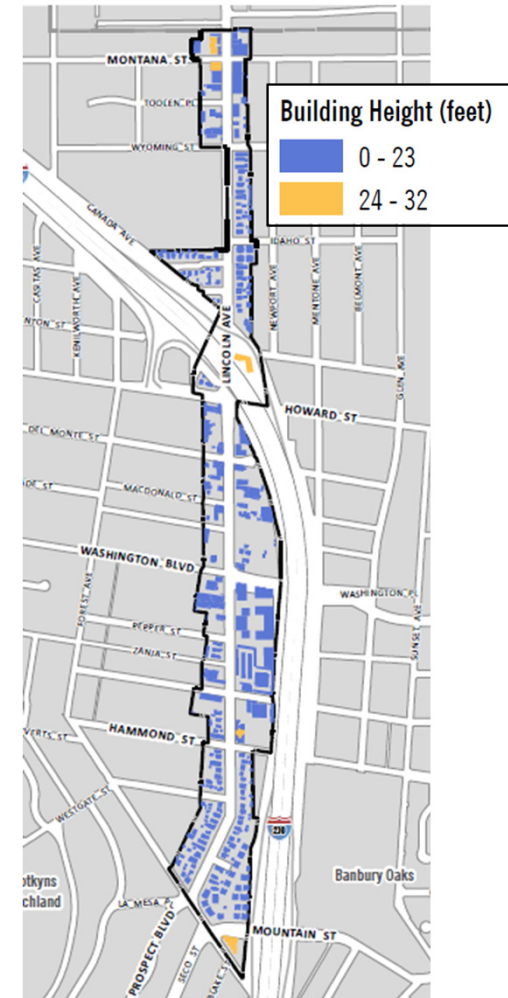


Land Use & Urban Design Existing Conditions

- Observed Plan area & surrounding land use
- Existing building heights, density, and intensity
- Prevailing setbacks
- Building age
- Lot coverage
- Architectural styles
- Block lengths / street grid
- Ground floor conditions
- Open space analysis
- Other UD analyses

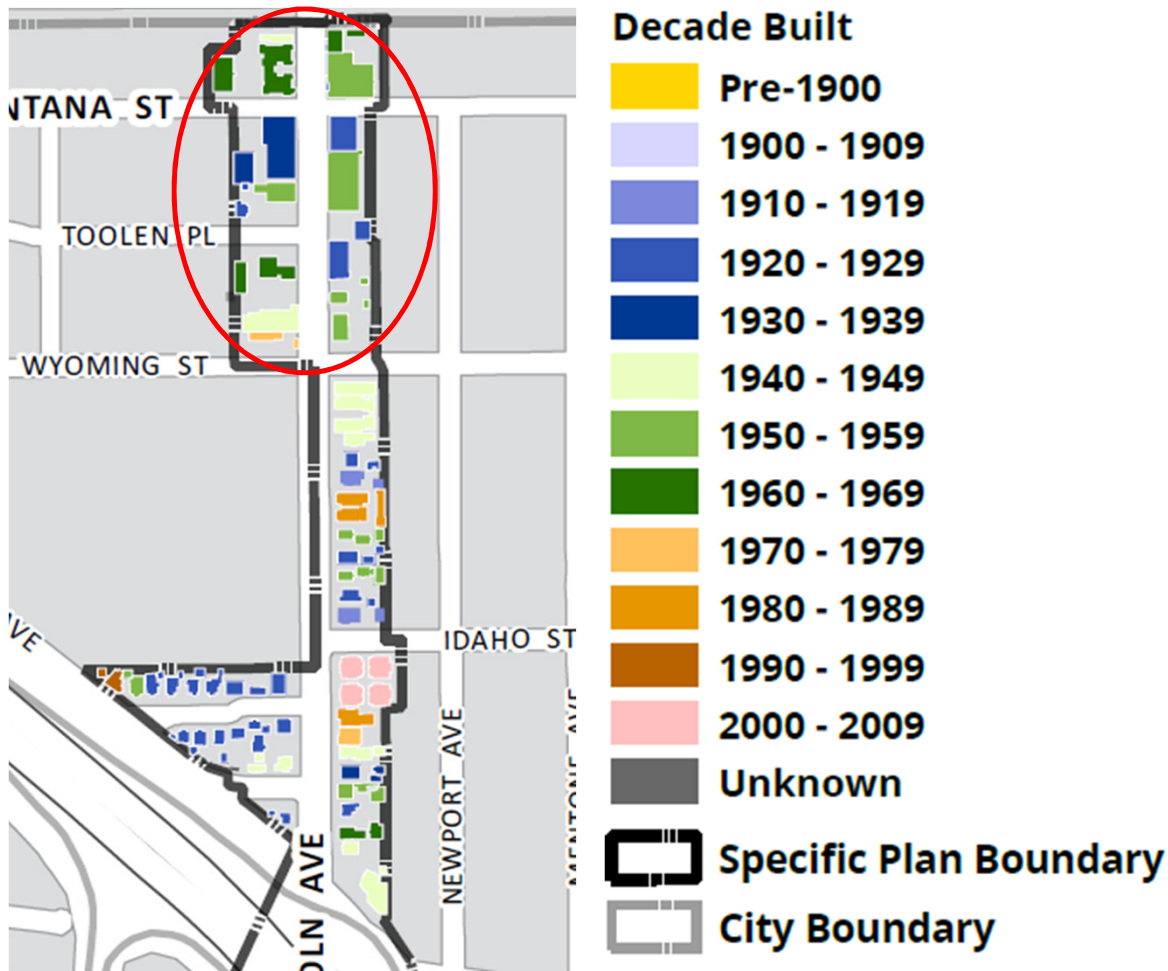
Key Findings:

- In general, lack of cohesion and continuity in land uses and urban form
- Historic commercial and residential structures contribute to valued architectural and urban design character
- 1-2 story structures
- Several incompatible industrial land uses remain
- Large parcels are typically under-utilized and lack pedestrian-friendly frontages, but an opportunity for R&D
- In the South Lincoln area, the street grid ends at Lincoln, creating long block lengths



Existing Building Heights
Figure/Ground Map

Adaptive Reuse Opportunities



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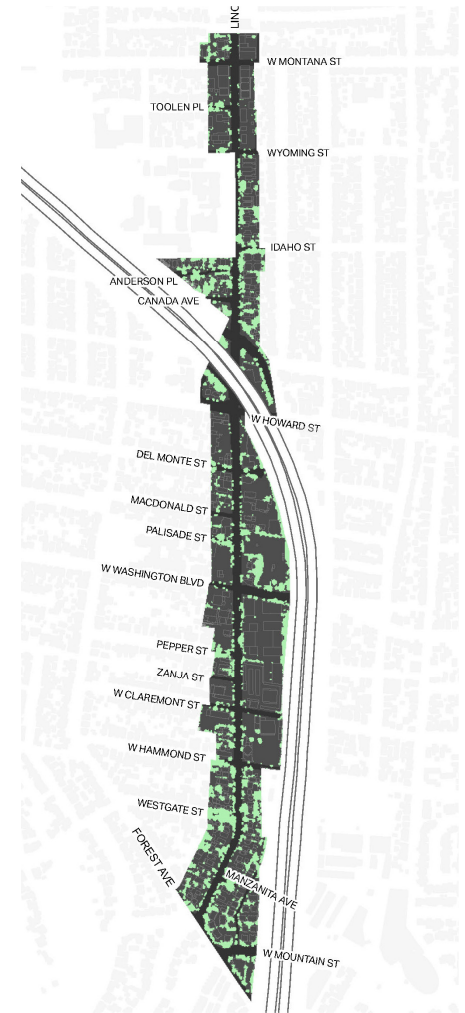


Pedestrian & Sustainability Analysis

- Existing Sidewalk widths
- Walkability factors and pedestrian experience/comfort
- Bicycle facilities
- Tree canopy analysis
- Tree species analysis
- Specific Plan integration analysis of: Climate Action Plan, Urban Water Management Program, Master Street Tree Plan, CALGreen

Key Findings:

- Inconsistent width and quality of sidewalks
- I-210 overpass creates unpleasant pedestrian experience
- Street tree selection generally not contributing to sense of place
- Pedestrian shade generally insufficient, lack of mature canopy trees
- Opportunities to improve stormwater capture
- Lack of bike amenities and infrastructure



Tree Canopy Map

Open Space Analysis

- Review of 18 recent developments
- Comparison of built Open Space with existing and draft requirements

Key Findings:

- Recent developments built an average of 256 sf of Open Space per unit.
- Existing Mixed-use standards require 150 sf per unit (70% common OS, 30% private OS)
- All developments exceeded existing Open Space requirement for MU zone
- Draft requirements reflect average OS ratio of recent developments, tailored to unit size to more accurately reflect number of residents.
- Testing of new Public Open Space requirement for larger projects. 10 out of 18 recent projects analyzed would meet proposed threshold for Public Open Space requirement.

Requirement	Distribution
200 Studio	60% Common
225 1-bed	40% Private
250 2-bed	
275 3+bed	

Market Analysis

- Geographic Context
- Household & Employment Projections
- Employment Trends
- Development Snapshot
- Retail, Office, Flex, Residential Market Trends & Projections
- Hotel & Tourism Trends & Projections

Citywide Key Findings:

- Multifamily properties have been at full occupancy with vacancy rates in the 5 percent range for the City, the Trade Area and the SPAs
- There is both market supply and demand for multifamily units, but very limited supply at lower rents for workforce housing, even in the older housing stock.
- Pasadena's largest employers, reflecting the city's concentrations in knowledge work areas, are research institutes and healthcare providers.
- Forecasted growth in technology, engineering, design, and healthcare sectors is likely to result in associated office demand (prior to COVID-19)
- Lincoln Avenue consistently ranks lowest among specific plan areas for historic share and projected growth of Office, Retail, and Residential inventory

Proforma & Physical Feasibility Testing for Key Sites

- Proforma testing to understand financial viability of development
- Testing of development standards on prototypical lots
- Calibration of height and FAR

Key Findings:

- Underground parking is not likely to be feasible for projects in the short-term because required rents cannot be achieved
- Townhome product may be attractive to developers at approximately 30 du/acre
- 48 du/acre can be achieved, but may be difficult on smaller lots due to parking and open space requirements
- Retail parking requirement in mixed use building may be challenging depending on lot size/configuration
- Lincoln Main Street – feasible to keep Kettle Nursery structure and develop parcel to full FAR, though feasibility may be sensitive to parking requirements

Stakeholder, Developer & Architect Input

- Project experience across use types and locations throughout City (Residential, Mixed-Use, Office, Retail)
- Involvement in previous Specific Plan processes
- Business and property owners

Citywide Key Findings:

- Increase allowed heights to help meet ground floor height requirements
- Concern about empty ground floor commercial space in mixed-use buildings
- 50-foot commercial depth requirement can be too onerous
- Parking requirements prevent retail conversion to restaurant/dining uses
- Need enough residential density to support retail uses
- Height and FAR limits are not always coordinated
- Plan with sites for public open space in mind

Stakeholder, Developer & Architect Input

- Project experience across use types and locations throughout City (Residential, Mixed-Use, Office, Retail)
- Involvement in previous Specific Plan processes
- Business and property owners

Lincoln Avenue Specific Plan Area Key Findings:

- Land costs are higher north of I-210 Freeway
- Demand for high-tech industrial/start-ups/incubators is high in Lincoln Corridor. Less demand for retail space in the area.
- Retail-oriented zoning regulations from previous LASP have discouraged some tenants due to CUP requirements
- Business park has been very successful; usually has a waiting list of businesses who want to locate there. Some major tenants have left to upsize nearby.

Real Estate Broker Input

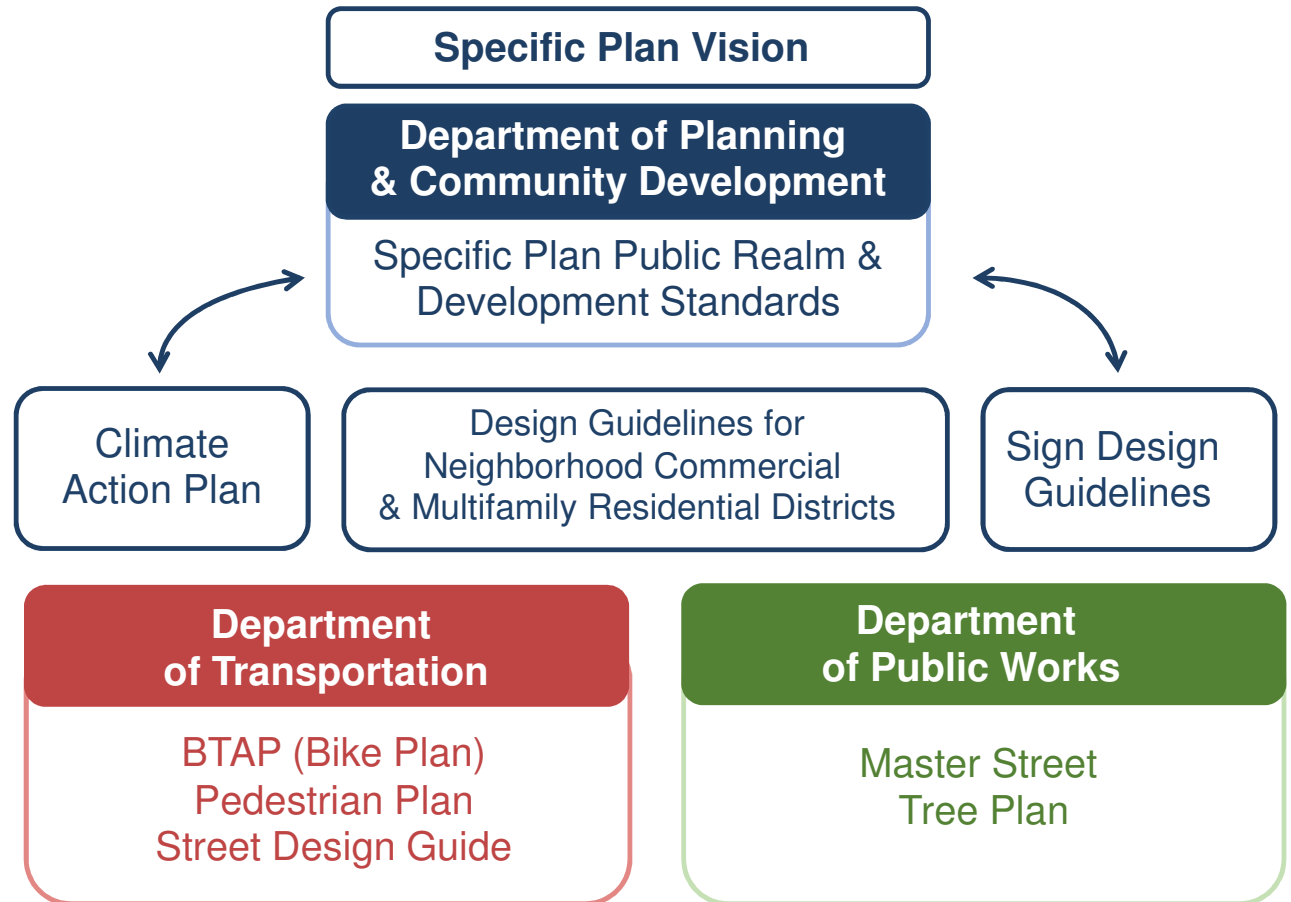
- Market realities of mandates for mixed-use development featuring ground floor retail
- Ground floor depth and height requirements
- Post-pandemic office and retail markets, building configurations

Key Findings:

- Developers receive higher returns on residential and will not build retail unless required. May be difficult to find developers for new residential projects on parcels with retail ground floor requirement.
- Retail tenants generally find high ceilings desirable, minimum ground floor height of 15' for commercial is necessary to fill spaces.
- Likely continued post-pandemic demand for curbside pick-up and delivery services. May create less demand for ground floor retail space in favor of lower-rent industrial or flex spaces.
- Retailers want access to designated outdoor space, or flexible parking lot space.
- Office demand has greatly decreased due to the pandemic, but demand for smaller office spaces is rising as tenants downsize.

Departmental Roles & Coordination

- Specific Plans focus on regulating private development and adjacent sidewalks
- Include implementation programs to guide activities by P&CDD, DOT, and DPW



Funding Sources

The Specific Plan identifies potential funding sources for pedestrian enhancements, streetscape, public art, and affordable housing. The Specific Plan can also be used by the City as a tool to leverage future funding.

Local Funding Sources

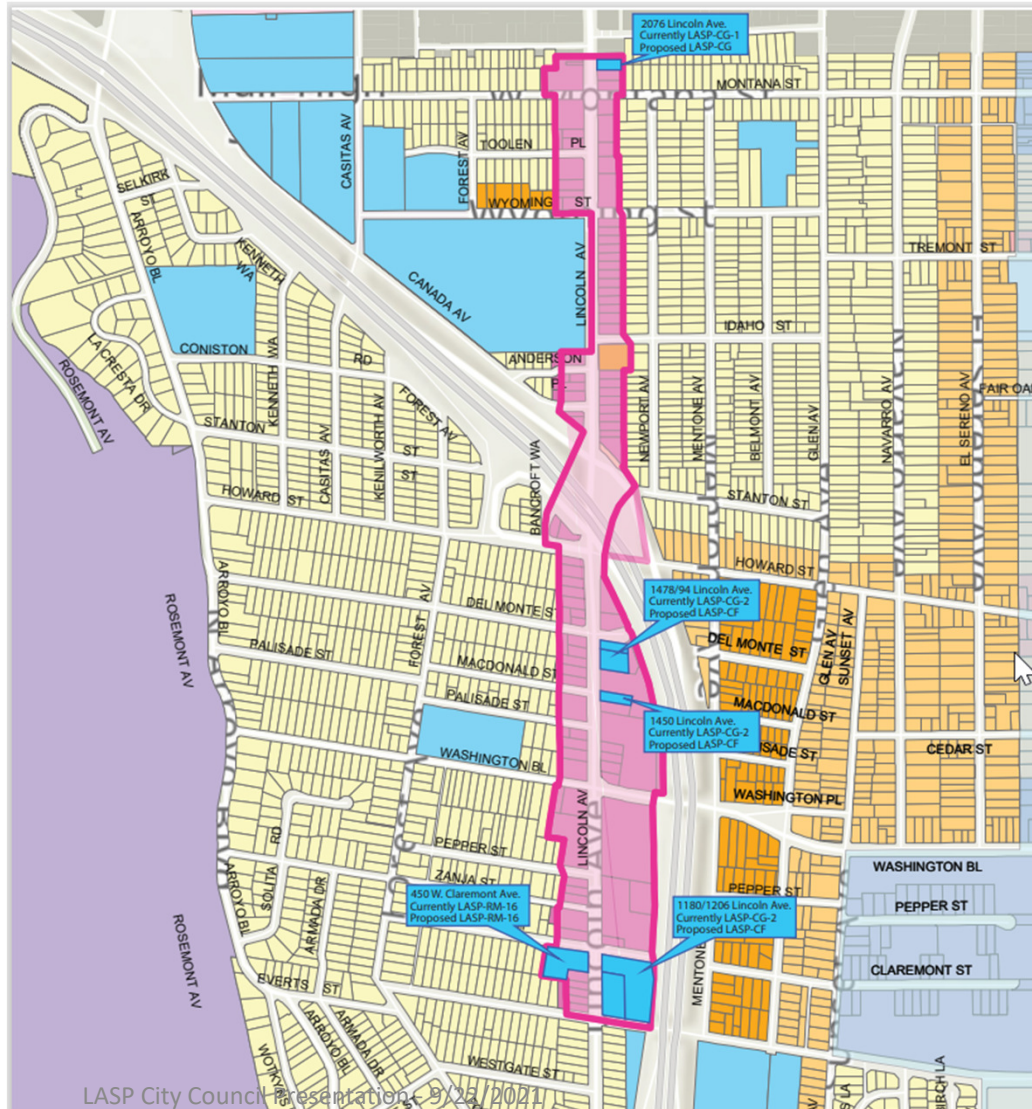
- General Fund
- Capital Improvement Program
- Development Impact Fees

Regional, State, Federal Funding Sources

- Affordable Housing and Sustainable Communities Program
- Sustainable Communities Competitive Grants
- Active Transportation Program (ATP)
- Urban Greening Program
- Environmental Enhancement and Mitigation (EEM) Program
- California Infrastructure and Economic Development Bank (I-Bank)
- Community Development Block Grant (CDBG) Program
- Metropolitan Transportation Authority (Metro) Call for Projects
- New Markets Tax Credit (NMTC)

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Religious Facilities



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