

**ATTACHMENT D**  
**COMPARISON TABLE OF CURRENT AND RECOMMENDED STANDARDS**

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**COMPARISON TABLE: CURRENT AND PROPOSED**

**Summary of Standards and Changes from Existing Plan by Zoning District**

EC-RM-32 Zone

<b>Standard</b>	<b>Current Zoning RM-32, RM-32-PK</b>	<b>Proposed Zoning EC-RM-32</b>	<b>Change</b>
Sidewalks	no requirement	15 ft along Allen Avenue up to Walnut Street	new standard
Parkways	no requirement	No less than 60% of street frontage	new standard
All other applicable standards shall be the same as the citywide RM-32 zoning standards			

EC-MU-N Zone

<b>Standard</b>	<b>Current Zoning ECSP-CG-1, ECSP-CG-2, ECSP-CG-4, CL, CG (along Green St.), RM-32- PK (APN 5747-006-040)</b>	<b>Proposed Zoning EC-MU-N, EC-MU-N AD-2 (Mixed-Use Neighborhood)</b>	<b>Change</b>
Sidewalks	no requirement	15 ft on Colorado Blvd, 12 ft on Green Street; see Map 5.1-1: Sidewalks	new standard
Parkways	no requirement	No less than 30% of street frontage	new standard
Density	48 du/ac (ECSP-CG-1, ECSP-CG-2) 32 du/ac (CL) Residential not allowed (CG and ECSP-CG-4)	87 du/ac west of Hill except 64 du/ac south of Green, 64 du/ac east of Grand Oaks	increased
Unit Mix	no requirement	For projects west of Hill with 50+ units, inclusive of density bonus, minimum 20% of units shall have 3+ bedrooms	new standards
Intensity	no requirement (ECSP-CG-1, ECSP-CG-2, ECSP-CG-4) 0.7 (CL) 0.8 (CG)	2.25 FAR west of Hill, 2.0 east of Grand Oaks	increased
Height	60 ft (ECSP-CG-1) 45 ft (ECSP-CG-2, ECSP-CG-4, CG) 36 ft (CL)	63 ft west of Hill, 51 ft east of Grand Oaks, 48 ft south of Green	increased
Street Setbacks	5 ft (All ECSP Zones, CL, CG); 15 ft corner (CL, CG)	0-3 for 75% of frontage on Colorado; 3-8 for 75% of frontage on Green; see Map 6.1-4: Street Setbacks	increased in partial area, decreased in partial area

Interior Setbacks	side and rear: 15 ft + encroachment plane when adjacent to RM (All ECSP zones, CL, CG)	Minimum 15 ft + encroachment plane where adjacent to PS or RM zone	similar, modified encroachment plane
Streetwall	no requirement	35' on Colorado for 75% of building frontage	new standard
Upper Story Stepback	no requirement	8 ft stepback depth above 45 ft in height	new standard
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Area	no requirement	25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	50% height of 8 ft ground floor (All ECSP zones, CL, CG)	70% of non-residential building frontage between 2 and 10 ft in height; 30% overall façade	increased on non-residential, decreased on residential
Ground Floor Height	no requirement	Minimum 15 ft	new standard
Ground Floor Elevation	+/- 2 ft around sidewalk grade (CL, CG)	0 ft grade separation for non-residential primary entry; up to 6 ft for residential units	strict around entrances, more flexible elsewhere
Primary Entrances	Facing Colorado for parcels with frontage on Colorado (All ECSP zones) Facing the front property line (CL, CG)	On primary frontage facing the street/public realm	no change
Commercial Depth	no requirement	Minimum 35 ft for 80% of commercial frontage	new standard
Blank Walls	no requirement	Maximum 20 ft	new standard
Private and Common Open Space	150 sq ft per unit	200 sq ft per studio 225 sq ft per 1-bed 250 sq ft per 2-bed 275 sq ft per 3+bed 5% of non-residential projects over 40k sq ft; exceptions for R&D	increased residential; new non-residential standard
Publicly Accessible Open Space	no requirement	minimum 400 sq ft 2% GFA for projects 80k-120k sq ft 3% GFA for projects 120k-160k sq ft 4% GFA for projects 160k-200k sq ft 5% GFA for projects over 200k sq ft Paseos required per Map 6.3-1	new standard
Open Space Distribution	minimum 70% common	maximum 40% private minimum 60% common	Increased amount that can be private; because overall OS requirement is higher, amount of common open space will not decrease

<p>Parking</p>	<p>Commercial: (Varies)—3-10+ /1k sq ft Lodging: 1 per room Residential: &lt;650 sq ft: 1 /unit &gt;=650 sq ft: 2 /unit</p>	<p>Per Pasadena Municipal Code except: Commercial: Retail, Services, Office— 3 /1k sq ft no parking required for commercial less than 5k sq ft Lodging: 0.5 per room Residential: &lt;=1-bed: 1 /unit &gt;=2-bed: 1.5/unit Guest: 1/10 units</p>	<p>decreased required parking overall</p>
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EC-MU-C Zone

<b>Standard</b>	<b>Current Zoning ECSP-CG-2, ECSP-CG-3, ECSP-CG-4 (between Allen Ave. and Parkwood Ave.), ECSP-CL-3, CG (along Walnut St.)</b>	<b>Proposed Zoning EC-MU-C (Mixed-Use Core)</b>	<b>Change</b>
Sidewalks	no requirement	15 ft on Colorado, 16 ft on Allen north of Walnut; see Map 5.1-1: Sidewalks	new standard
Parkways	no requirement	No less than 30% of street frontage	new standard
Density	48 du/ac (ECSP-CG-2) 60 du/ac (ECSP-CG-3) 48, 60 du/ac (ECSP-CL-3)	64 du/ac except 48 du/ac between Hill and Bonnie	Increased in partial area, remained the same in partial area
Intensity	no requirement	2.0 FAR	new standard
Height	45 ft (ECSP-CG-2), 45/60 ft (ECSP-CG-3, ECSP-CL-3)	51 ft except 48 ft between Hill and Bonnie	increased
Street Setbacks	5 ft (All ECSP zones)	0-3 for 75% of frontage on Colorado and Allen north of Walnut; 5-10 for 75% of frontage on Allen at Colorado; see Map 6.1-4: Street Setbacks	increased in partial area, decreased in partial area
Interior Setbacks	Side and rear: 15 ft + encroachment plane when adjacent to RM (All ECSP zones)	Minimum 15 ft + encroachment plane where adjacent to PS or RM zone	similar, modified encroachment plane
Streetwall	no requirement	25' on Colorado for 75% of building frontage, 35' on Allen for 75% of building frontage	new standard
Upper Story Stepback	no requirement	Colorado: 15 ft stepback depth above 51 ft in height; Allen: 8 ft stepback depth above 45 ft in height Other streets: 8 ft stepback depth above 45 ft in height	new standard
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Area	no requirement	25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	50% height of 8 ft ground floor (All ECSP zones)	70% of non-residential building frontage between 2 and 10 ft in height; 30% overall façade	increased on non-residential, decreased on residential
Ground Floor Height	no requirement	Minimum 15 ft	new standard
Ground Floor Elevation	no requirement	0 ft grade separation for non-residential primary	strict around entrances, more flexible elsewhere

		entry; up to 6 ft for residential units	
Primary Entrances	Facing Colorado for parcels with frontage on Colorado (All ECSP zones), no requirement on Allen	On primary frontage facing the street/public realm	no change
Commercial Depth	no requirement	Minimum 35 ft for 80% of commercial frontage	new standard
Blank Walls	no requirement	Maximum 20 ft	new standard
Private and Common Open Space	150 sq ft per unit	200 sq ft per studio 225 sq ft per 1-bed 250 sq ft per 2-bed 275 sq ft per 3+bed 5% of non-residential projects over 40k sq ft; exceptions for R&D	increased residential; new non-residential standard
Publicly Accessible Open Space	no requirement	Minimum 400 sq ft 2% GFA for projects 80k-120k sq ft 3% GFA for projects 120k-160k sq ft 4% GFA for projects 160k-200k sq ft 5% GFA for projects over 200k sq ft Plazas required per Map 6.3-1	new standard
Open Space Distribution	no requirement	Maximum 40% private Minimum 60% common	Increased amount that can be private; because overall OS requirement is higher, amount of common open space will not decrease
Parking	Commercial and TOD (north of Walnut): (Varies)—3-10+ /1k sq ft Lodging: 1 per room Office (TOD north of Walnut): 25-35% reduction other non-residential: 10-20% reduction Residential: <650 sq ft: 1 /unit >650 sq ft: 2 /unit Residential (TOD north of Walnut): <650 sq ft: 1 /unit >=650 sq ft: 1.5-1.75 /unit	Per Pasadena Municipal Code except: Commercial: Retail, Services, Office— 2 /1k sq ft no parking required for commercial less than 5k sq ft Lodging: 0.5 per room Office: 25-35% reduction (TOD north of Walnut) other non-residential: 10-20% reduction (TOD north of Walnut) Residential: <=1-bed: 1 /unit >=2-bed: 1.5/unit Guest: 1/10 units	decreased required parking overall; similar in TOD area

EC-MU-G Zone

<b>Standard</b>	<b>Current Zoning ECSP-CG-4</b>	<b>Proposed Zoning EC-MU-G (Mixed-Use General)</b>	<b>Change</b>
Sidewalks	no requirement	15 ft on Colorado; see Map 5.1-1: Sidewalks	new standard
Parkways	no requirement	No less than 30% of street frontage	new standard
Density	Residential not allowed	32 du/ac	new standard
Intensity	no requirement	1.0 FAR	new standard
Height	45 ft (ECSP-CG-4)	39 ft	increased in partial area, decreased in partial area
Street Setbacks	5 ft (all ECSP zones)	3-8' for 50% of frontage on Colorado; see Map 6.1-4: Street Setbacks	similar
Interior Setbacks	Side and rear: 15 ft + encroachment plane when adjacent to RM (All ECSP zones)	Minimum 15 ft + encroachment plane where adjacent to PS or RM zone	similar, modified encroachment plane
Streetwall	no requirement	25' on Colorado for 75% of building frontage	new standard
Upper Story Stepback	no requirement	Colorado: 15 ft stepback depth above 51 ft in height; Other streets: 8 ft stepback depth above 45 ft in height	new standard
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Area	no requirement	25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	50% height of 8 ft ground floor (All ECSP zones)	70% of non-residential building frontage between 2 and 10 ft in height; 30% overall façade	increased on non-residential, decreased on residential
Ground Floor Height	no requirement	Minimum 15 ft	new standard
Ground Floor Elevation	no requirement	0 ft grade separation for non-residential primary entry; up to 6 ft for residential units	strict around entrances, more flexible elsewhere
Primary Entrances	Facing Colorado for parcels with frontage on Colorado (All ECSP zones)	On primary frontage facing the street/public realm	no change
Commercial Depth	no requirement	Minimum 35 ft for 80% of commercial frontage	new standard
Blank Walls	no requirement	Maximum 20 ft	new standard

Private and Common Open Space	150 sq ft per unit	200 sq ft per studio 225 sq ft per 1-bed 250 sq ft per 2-bed 275 sq ft per 3+bed 5% of non-residential projects over 40k sq ft; exceptions for R&D	increased residential; new non-residential standard
Publicly Accessible Open Space	no requirement	Minimum 400 sq ft 2% GFA for projects 80k-120k sq ft 3% GFA for projects 120k-160k sq ft 4% GFA for projects 160k-200k sq ft 5% GFA for projects over 200k sq ft	new standard
Open Space Distribution	no requirement	Maximum 40% private Minimum 60% common	Increased amount that can be private; because overall OS requirement is higher, amount of common open space will not decrease
Parking	Commercial: (Varies)—3-10+ /1k sq ft Lodging: 1 per room Residential: <650 sq ft: 1 /unit >650 sq ft: 2 /unit	Per Pasadena Municipal Code except: Commercial: Retail, Services, Office— 3 /1k sq ft no parking required for commercial less than 5k sq ft Lodging: 0.5 per room Residential: <=1-bed: 1 /unit >=2-bed: 1.5/unit Guest: 1/10 units	decreased required parking overall