

EAST COLORADO SPECIFIC PLAN

*City Council Hearing
February 28, 2022*

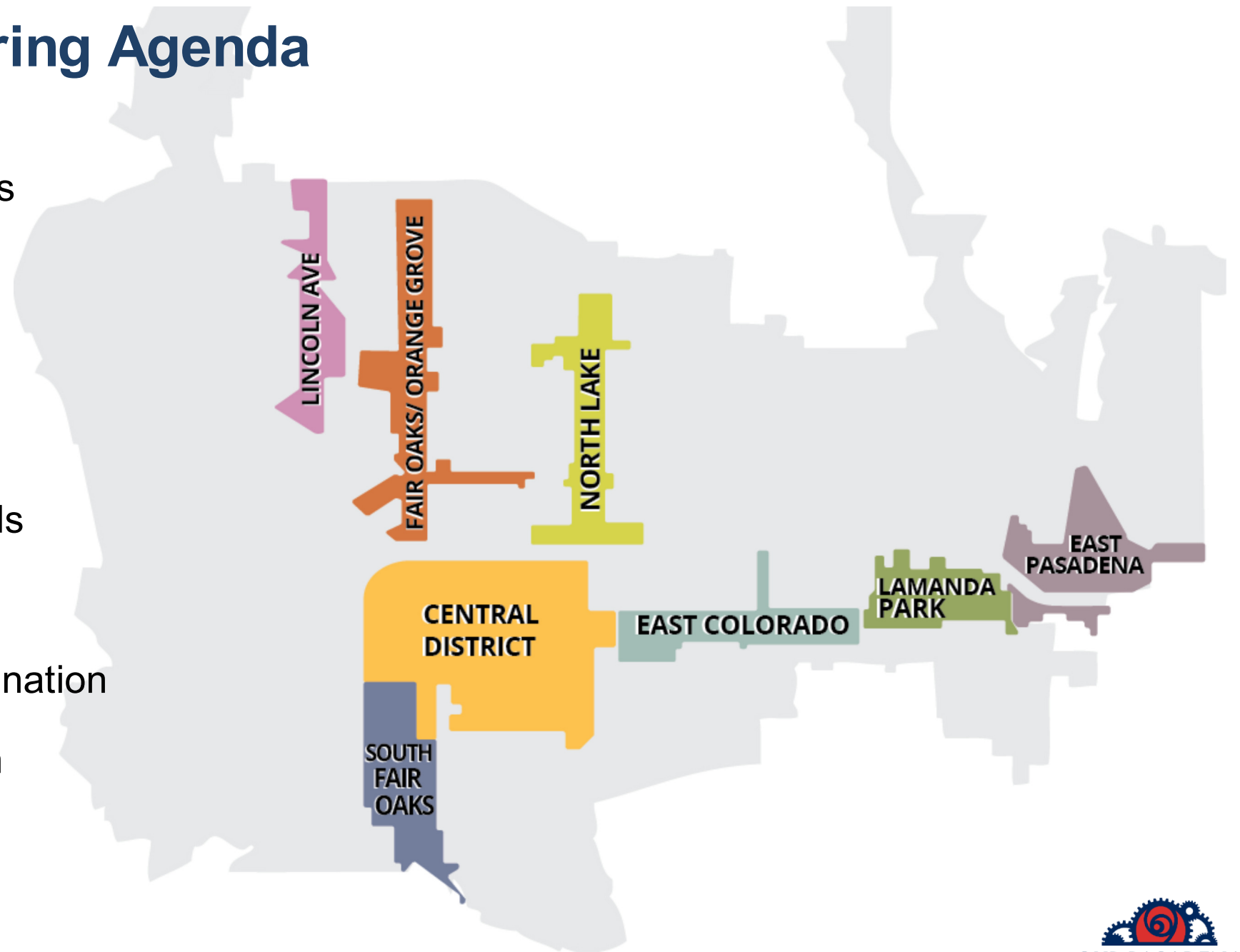


OUR PASADENA
PUTTING THE PLAN IN MOTION

Public Hearing Agenda Item 1

City Council Hearing Agenda

- Plan Context & Process
- Planning Commission Recommendation
- Plan Area & Vision
- Key Development & Public Realm Standards
- Plan Implementation
- Environmental Determination
- Staff Recommendation

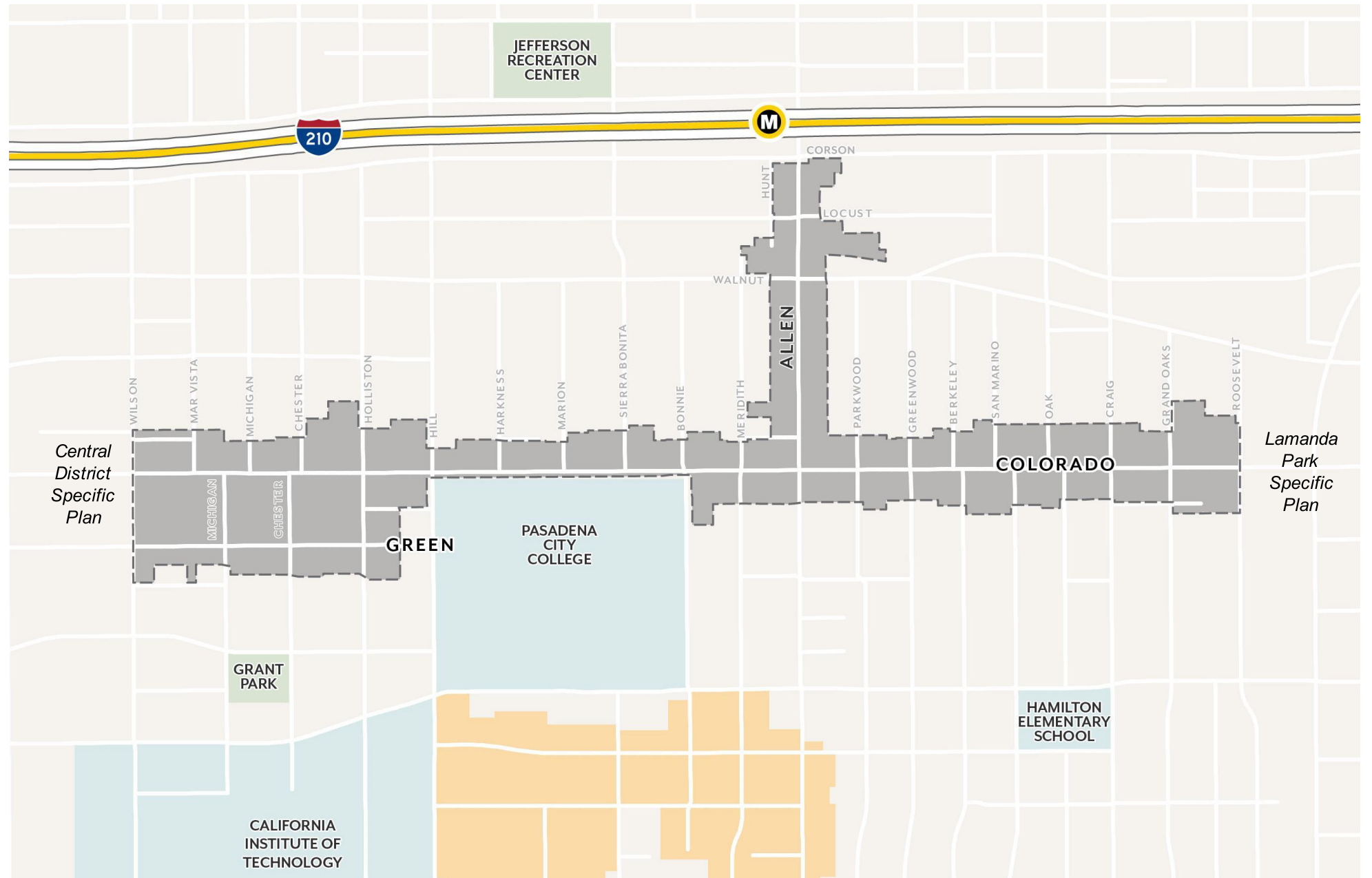


PLAN CONTEXT & PROCESS



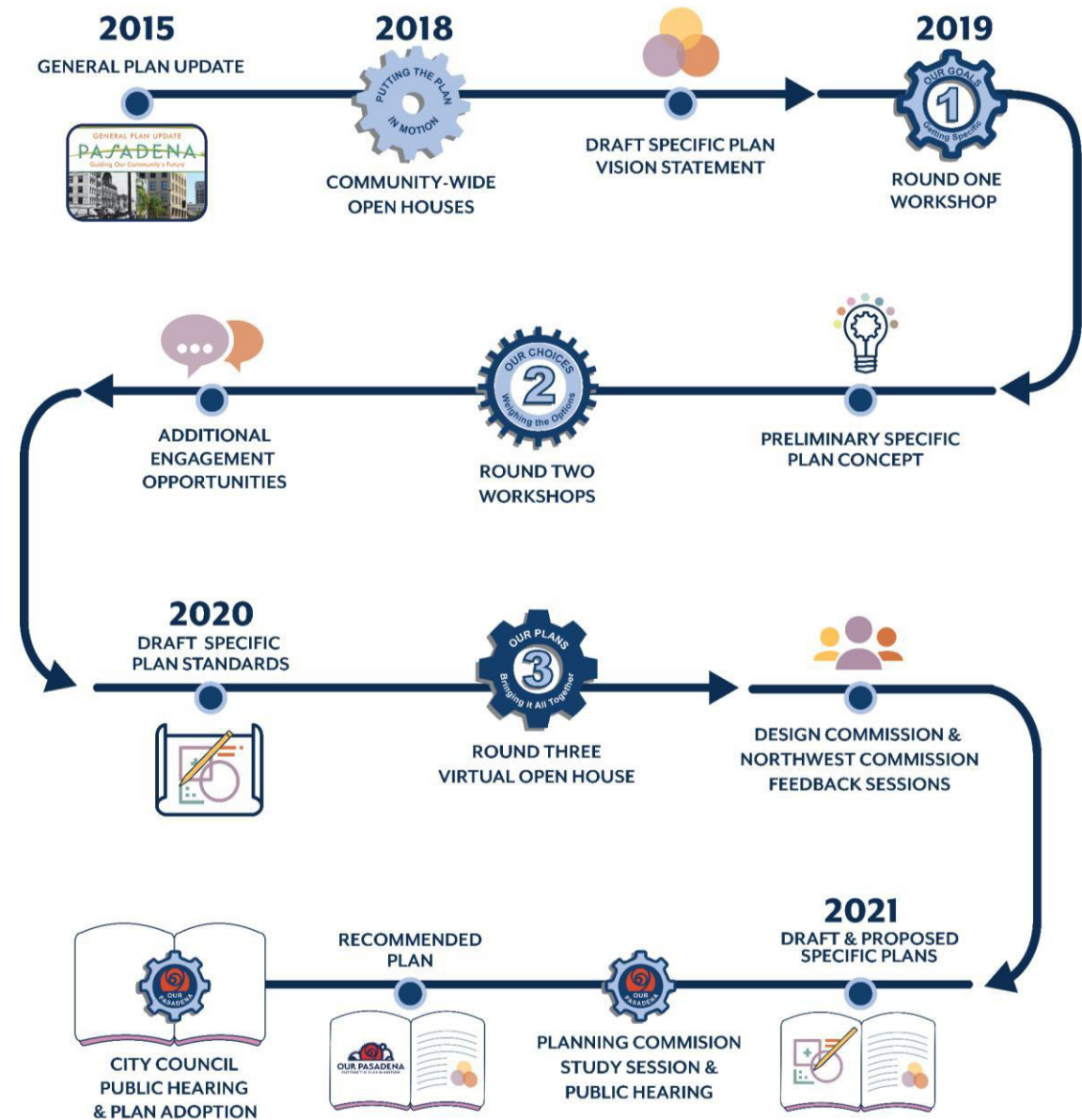
Context

- South of the 210 freeway and Allen Transit Station
- Between Central District and Lamanda Park Specific Plans
- Near PCC and Caltech
- 15-minute walk to South Lake, Playhouse District



Planning Process & Outreach

- Open Houses – *Approx. 150 participants*
- Round 1 Workshop – *Approx. 30 participants*
- Pasadena City College Pop-Up Event – *Approx. 55-65 participants*
- Community Walking Tour– *Approx. 45 participants*
- Round 2 Workshop – *Approx. 30 participants*
- Youth Summit– *Approx. 30 high school students and 10 youth ambassadors*
- Round 3 Virtual Open House & Webinar – *Approx. 2,667 website users & 75 participants to live webinar*
- Commission Presentation/Study Session – *Design and Planning Commissions*



PLANNING COMMISSION RECOMMENDATION



Planning Commission Recommendation

Planning Commission Public Hearing - September 22, 2021

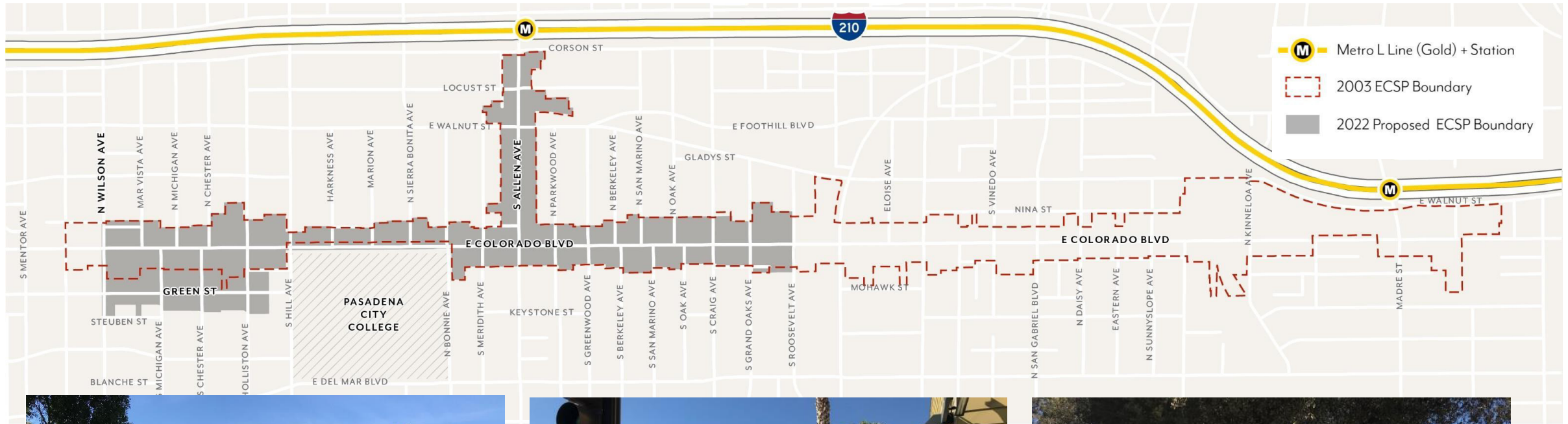
Recommended approval with the following changes:

1. Reduce parking requirements to 2 spaces per 1,000 SF within College District and Gateway
2. Revise ground floor land use requirements along Green Street to maintain uniformity along the corridor
3. Revise land use table to allow drive-through uses within the plan area with a conditional use permit and an analysis of curb cuts and driveways to replace the distance separation requirements
4. Revise street setback to 0-3 ft instead of 3-8 ft along Colorado Blvd. from Parkwood to Grand Oaks
5. Revise terminology in Policy 13.b. from “public open space” to “publicly accessible open space”

PLAN AREA & VISION



Specific Plan Area



Green Street



Colorado Boulevard



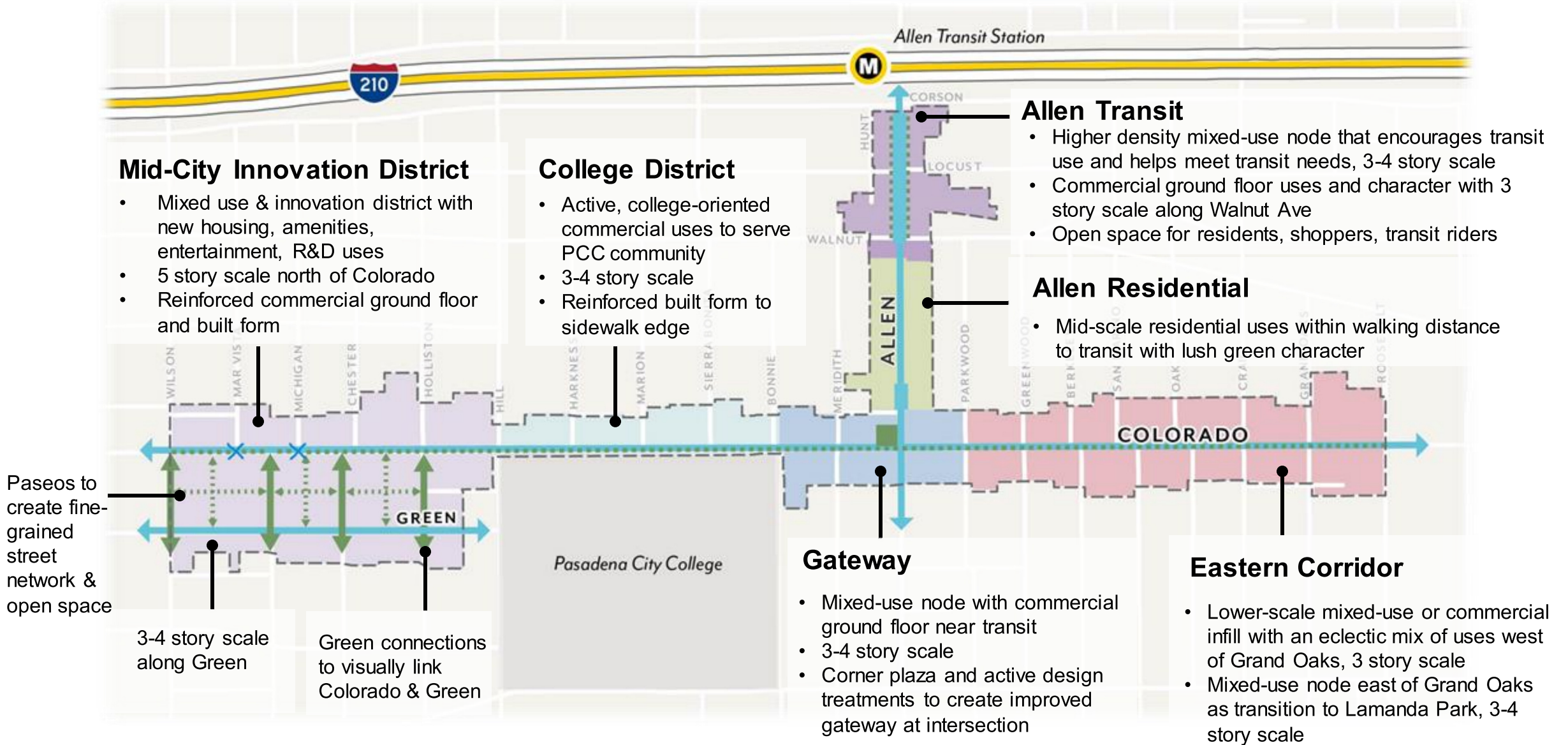
Allen Avenue

Plan Vision



“East Colorado will be a community for shopping, dining, learning, and living within a vibrant and well-connected mixed-use district that provides multi-family housing and neighborhood businesses accessible to transit.”

Vision Concept

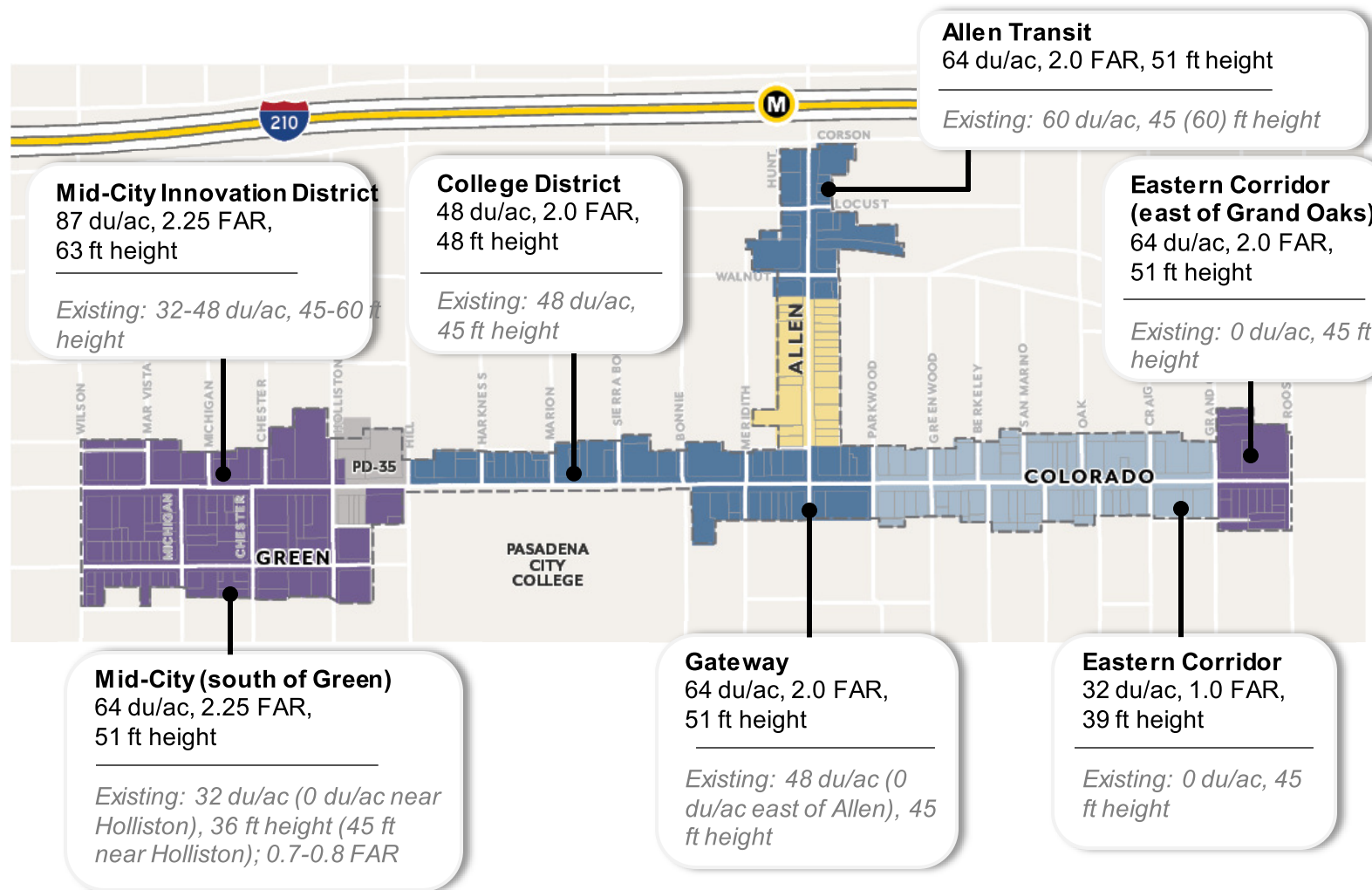


KEY DEVELOPMENT STANDARDS



Establish Density, FAR, Height to Meet Plan Vision

Approach

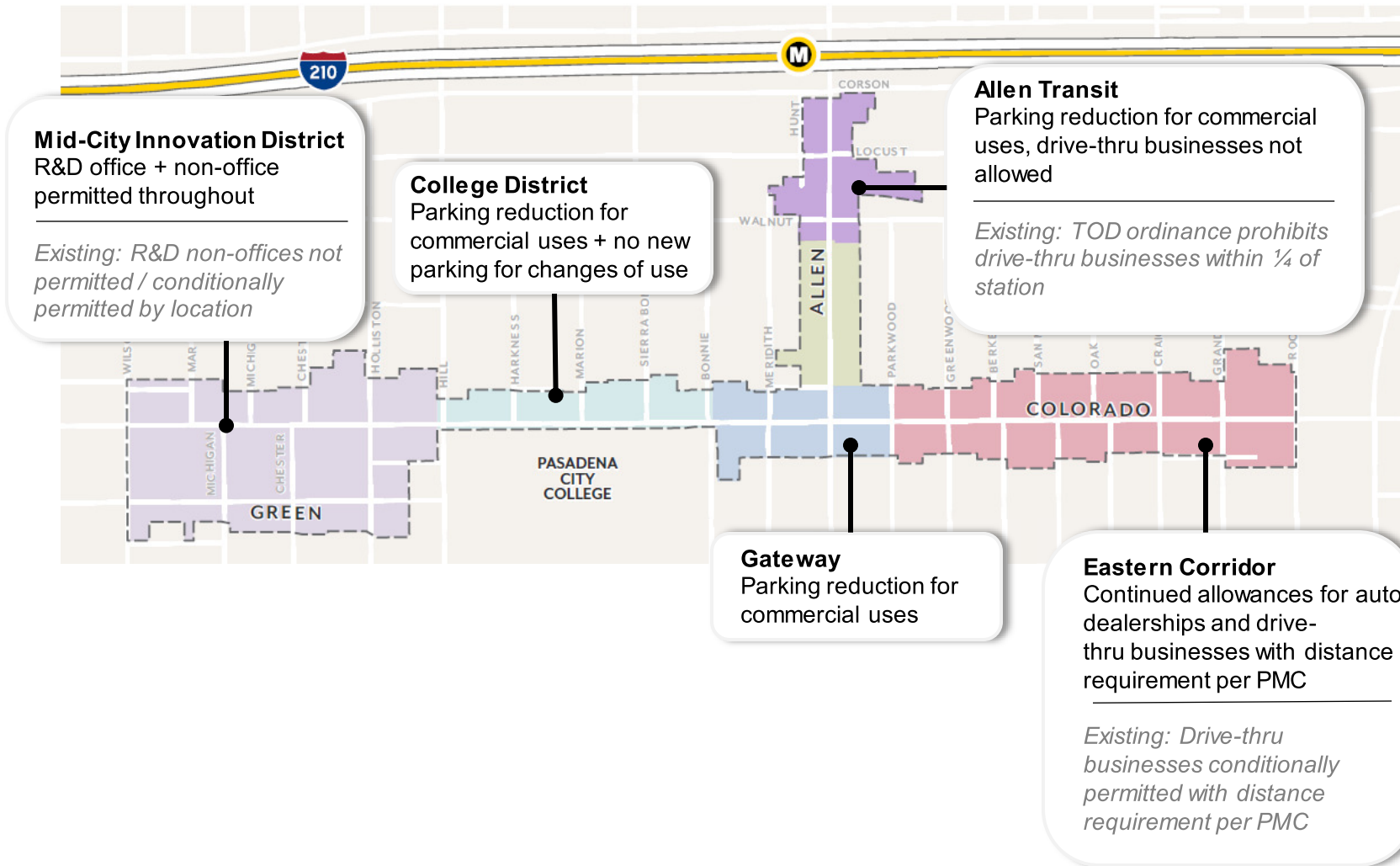


Key Changes

- Some increases in density throughout the Plan Area
- Housing introduced along Colorado east of Allen Ave
- FAR standards established in majority of Plan Area; FAR increased along Green St
- Minimal 2-6 ft height increase across majority of Plan Area except for:
 - 6 ft height decrease in Eastern Corridor
 - 15-18 ft height increase in Mid-City along Green Street west of Chester

Support Existing + New Businesses to Meet Plan Vision

Approach

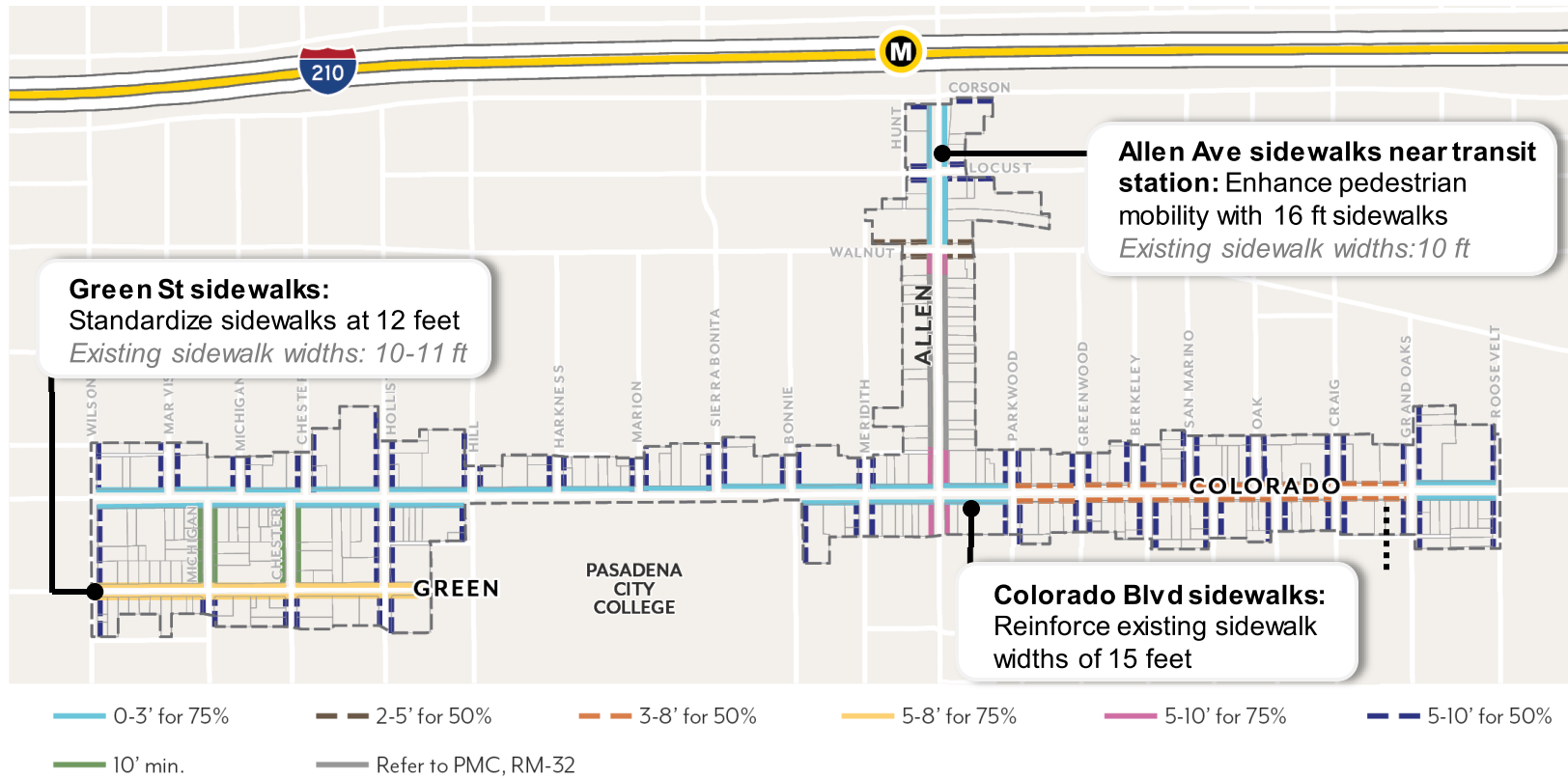


Key Changes

- New innovation district through the introduction of R&D non-office throughout Mid-City
- Phasing out of auto-oriented uses through most of the Plan Area, except Eastern Corridor
- Allow drive-thru businesses subject to a CUP and distance requirements in Eastern Corridor between Parkwood and Grand Oaks
- Parking reductions for commercial uses in College District, Gateway, and Allen Transit

Enhance Public Realm + Pedestrian Experience

Approach



Key Changes

- Flexible setback range established on a block-by-block basis
- Sidewalk width requirements to support future densities, intensities, uses, and pedestrian volumes
- Parkway standards to enhance sidewalk experience, landscaping, tree health, sustainability
- Stepback standards to reduce building massing and conflict with mature tree canopies



Landscaped setback



Landscaped parkway



Stepback to support tree canopy



of Open Spaces



Key Changes

Open Space (PAOS)
and/or residential unit type
1000 sf+
designated locations

- Residential OS requirement increased by at least 25% (current 150 sq ft/unit to minimum 200 sq ft/bedroom unit type)
- Common OS and PAOS requirements added for larger projects to provide more open space and improve building design
 - PAOS required to take the form of paseos or plazas based on opportunity map
 - R&D uses may request up to 50% OS reduction through DC review; projects in Mid-City intended to contribute to paseo network



PLAN IMPLEMENTATION



Implementation

- Regulations apply to *future* development
 - Not a requirement to redevelop any private property
 - Existing legal nonconforming uses may continue to exist and expand subject to PMC 17.71
- Targeted actions to guide City departments and policy makers
- Opportunity to align with other planning documents
- Identification of funding sources for capital improvements, including streetscape

Example Near- and Medium-Term Actions

- Review the **Master Street Tree Plan** to consider Plan recommendations
- Implement next phase of Allen Station Gold Line Safety Enhancements
- Work with DOT to identify **Complete Streets improvements**
- Support **implementation of bicycle infrastructure** aligned with DOT's; explore future facilities along Walnut, Green, and Allen
- 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

- 2015: City updated General Plan and prepared GP EIR to analyze potential citywide impacts associated with the update, which included specific plan amendments that updated development caps within each specific plan area
- Pursuant to CEQA and per GP EIR, environmental analysis for future discretionary actions, such as specific plan updates, may tier from GP EIR
- 2022: Pursuant to CEQA, as none of the conditions requiring preparation of a subsequent EIR or ND exist, the City prepared an Addendum to the GP EIR for the ECSP Update

Addendum

- Addressed potential site-specific environmental impacts associated with the update to the ECSP Area
- The ECSP Addendum determined that potential environmental impacts associated with the ECSP Update were within the scope of the GP EIR
 - Addendum provides only minor changes and additions to the GP EIR
 - No new significant environmental impacts that were not discussed in the GP EIR would occur
 - No new mitigation measures are required

STAFF RECOMMENDATION



Staff 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 Amendment, Specific Plan Amendment, and Zoning Code Map and Text Amendments;
- (3) **Adopt** a resolution approving the General Plan Map Amendment;
- (4) **Adopt** a resolution approving the recommended East Colorado 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.

THANK YOU



ourpasadena.org



BACK-UP SLIDES

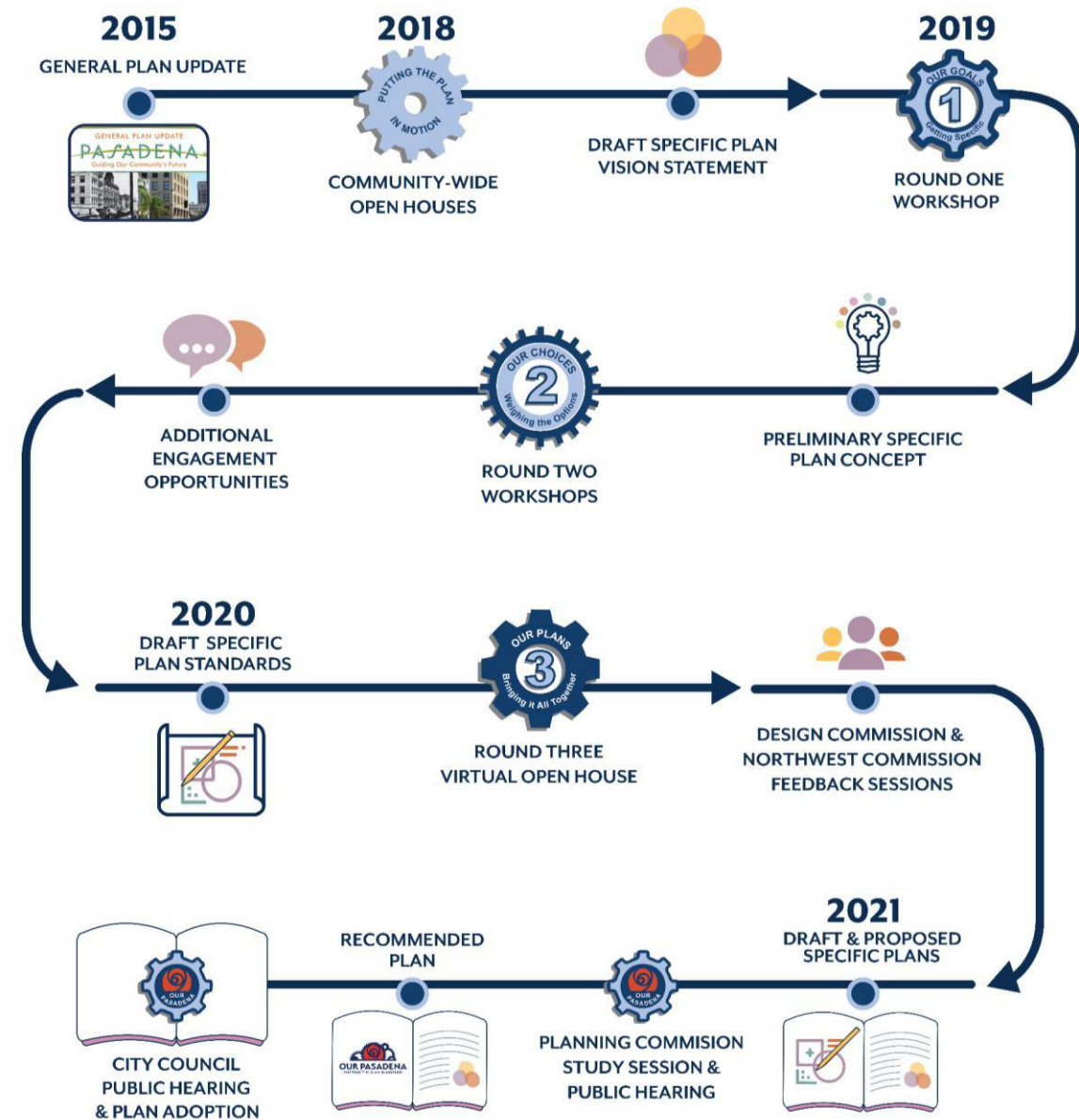


OUTREACH



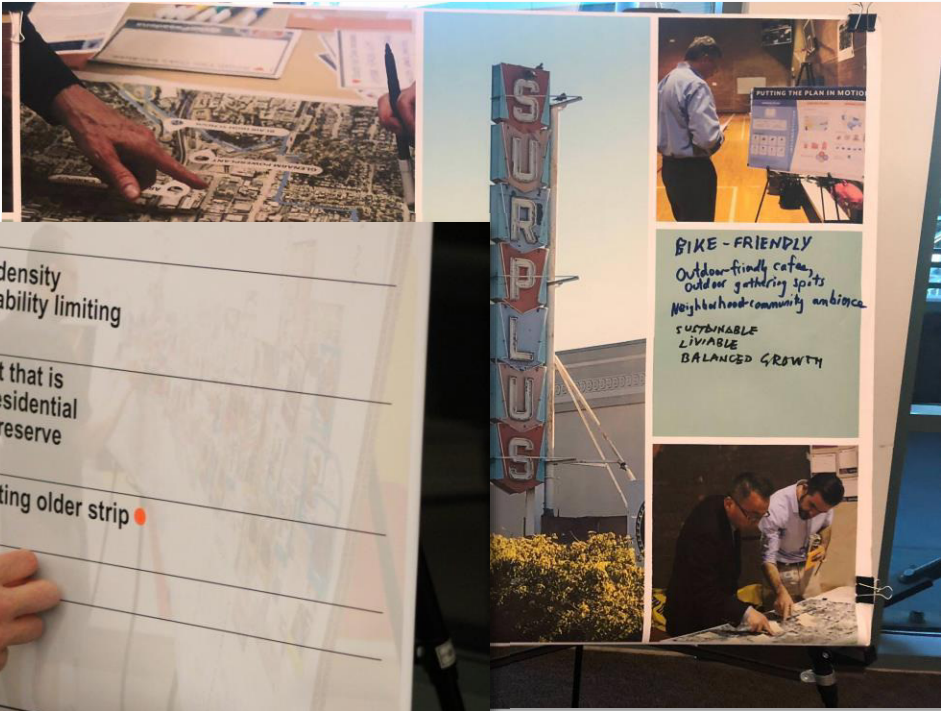
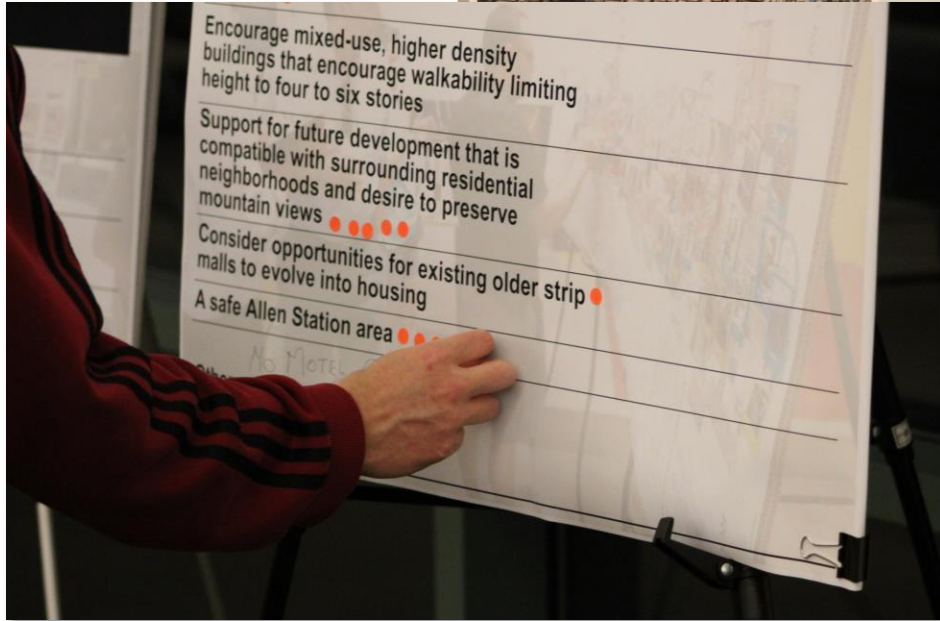
Community Engagement Process

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Community Feedback

- Maintain small businesses to serve neighborhood
- Accommodate student-oriented businesses near PCC and Caltech
- Support housing affordability through larger unit sizes that allow students to share housing costs
- Maintain context-sensitive building heights and densities while accommodating housing needs
- Create appropriately-scaled transitions to surrounding uses
- Ensure ground floor entryways are accessible from the street
- Improve building façades, design



- Increase sidewalk widths and amenities, like outdoor dining, sidewalk furniture & parkways
- Design open spaces to break up big, unbroken walls

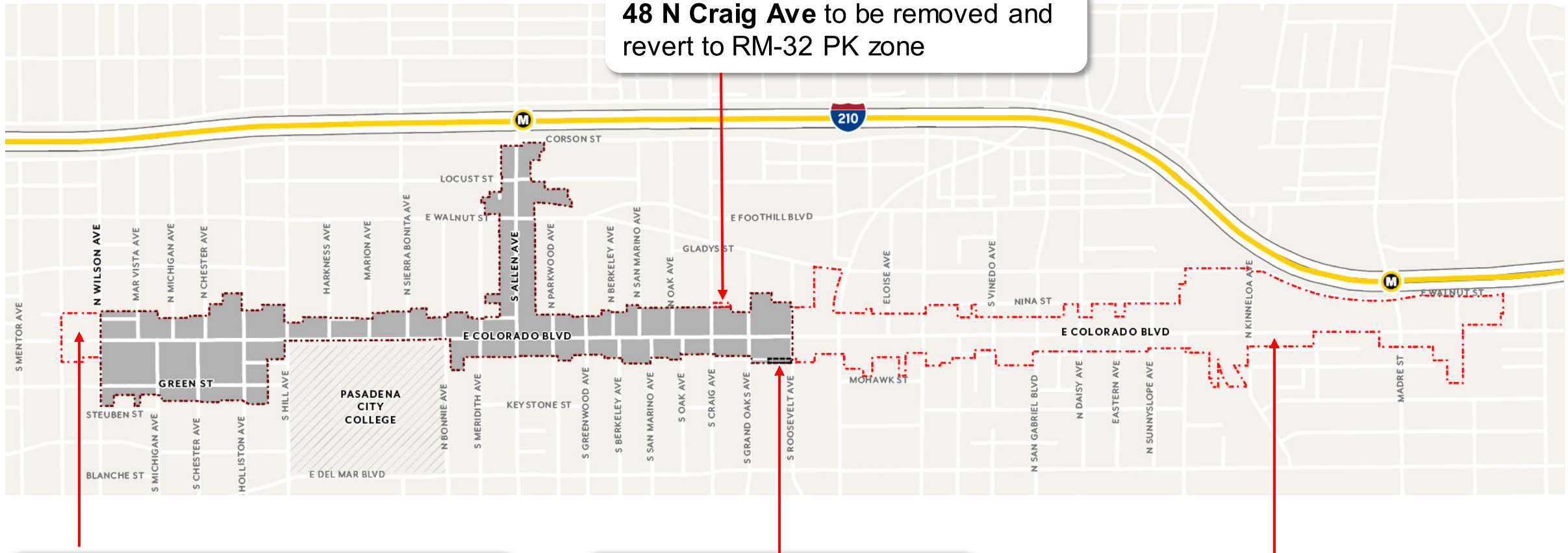
- Enhance shade and trees
- Support mobility enhancements and encourage alternative modes to driving

BOUNDARY CHANGES



ECSP Boundary Changes

48 N Craig Ave to be removed and revert to RM-32 PK zone



Portion east of Wilson Ave to be removed from plan and added to Central District Specific Plan boundary

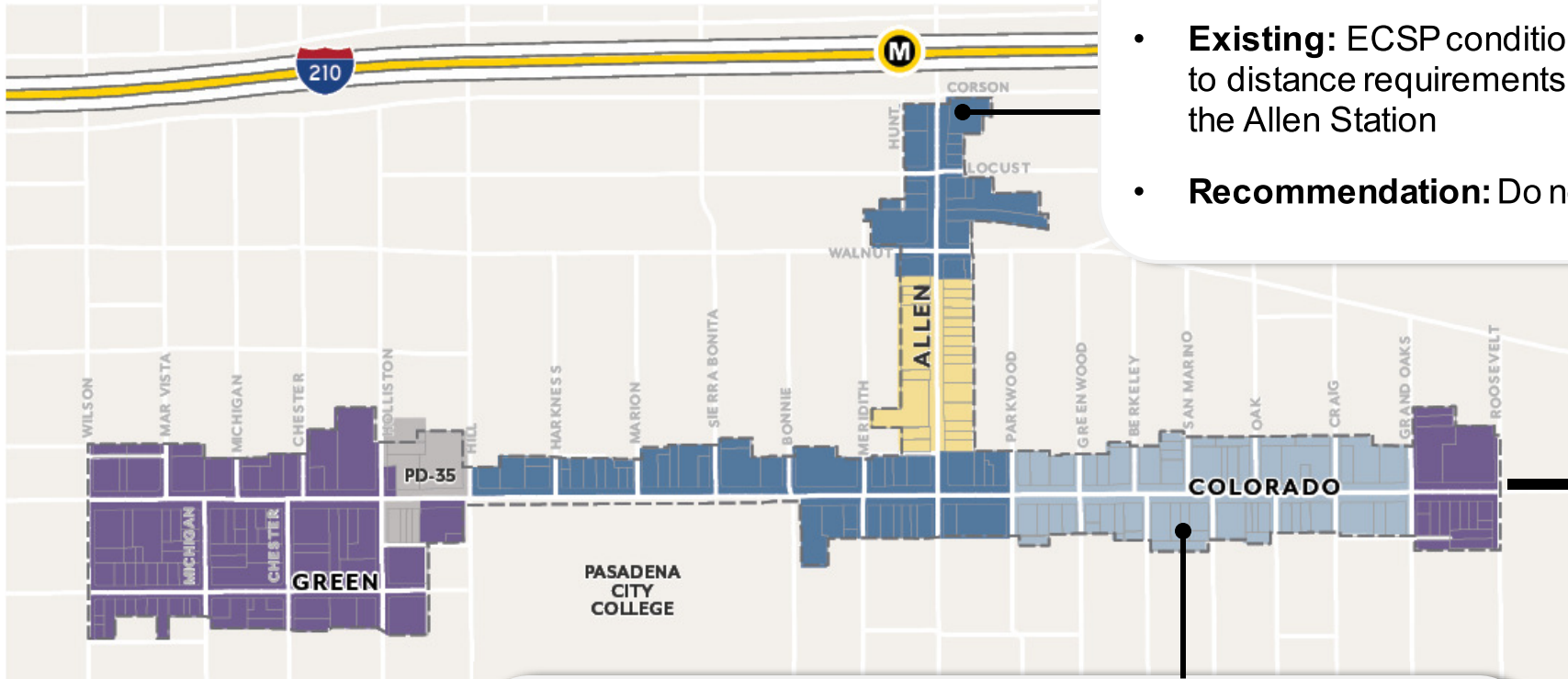
37 S. Roosevelt Ave to be added to plan boundary

Portion east of Roosevelt Ave to be removed from plan and formed as the new Lamanda Park and East Pasadena Specific Plans

DRIVE-THROUGH ESTABLISHMENTS



Drive-Through Businesses



Allen Transit Subarea

- **Existing:** ECSP conditionally allows drive-thrus subject to distance requirements but prohibited within ¼ mile of the Allen Station
- **Recommendation:** Do not allow new drive-thrus

East of Roosevelt

- **Existing:** 2003 ECSP extends beyond Roosevelt and allows drive-thru businesses with CUP and distance requirements
- **Recommendation:** No change recommended; will be addressed in the Lamanda Park Specific Plan update

Eastern Corridor Subarea

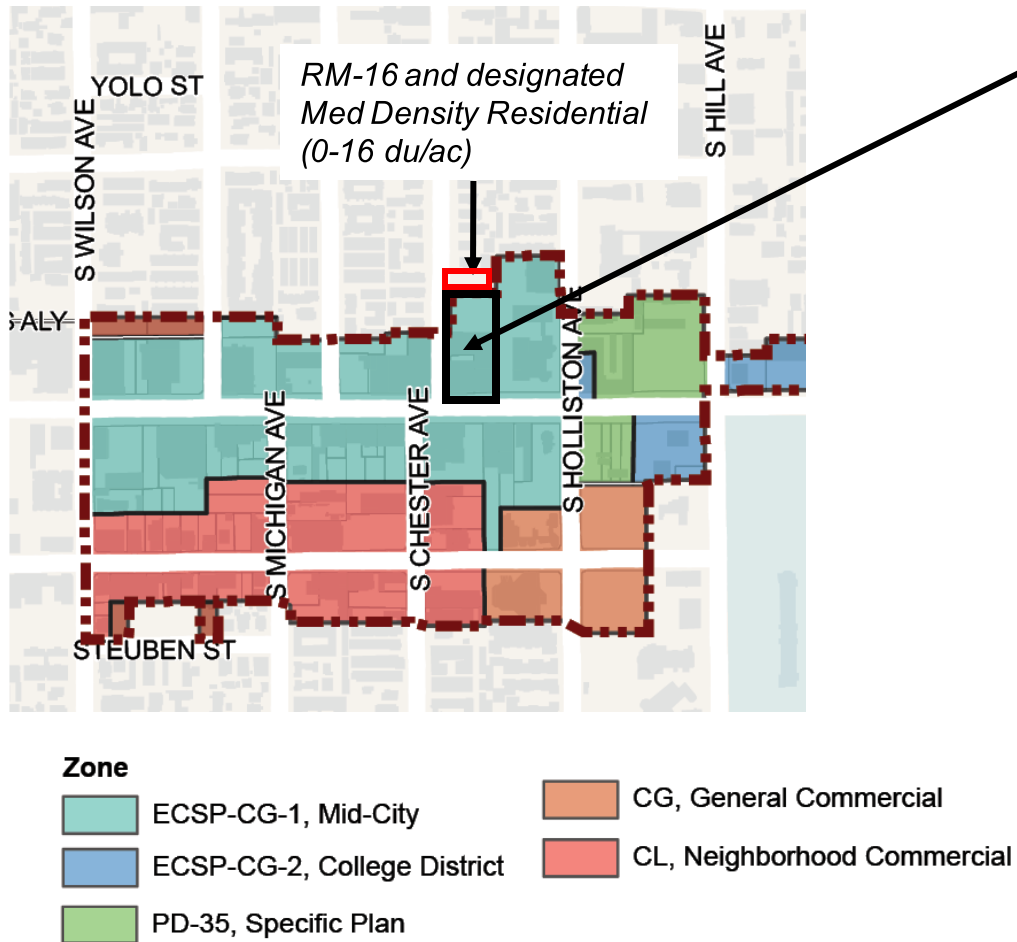
- **Existing:** Allowed between Allen – Roosevelt with a CUP and distance requirements
- **Recommendation:** Allow between Parkwood – Grand Oaks (light blue area) with CUP and distance requirements

MID CITY SUBAREA



Howard Motor Site

Existing East Colorado Specific Plan (2003)

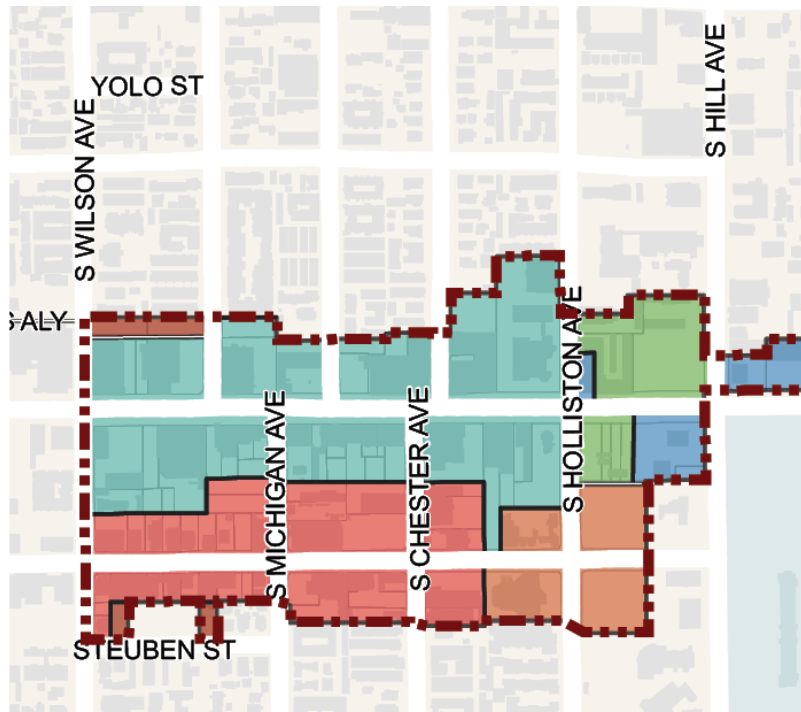


Vehicle-Related Land Use Permissions:






| Land Use Category | Recommended EC-MU-N | Existing ECSP-CG-1 |
|--|---------------------|--------------------|
| Internet Vehicle Sales | - | P |
| Vehicle Services, Auto Rental | - | - |
| Vehicle Services, Sales/Leasing | - | - |
| Vehicle Services, Sales/Leasing, Limited | - | P |
| Vehicle Services, Service Stations | - | - |
| Vehicle Services, Vehicle Equipment Repair | - | C |
| Alternative Fuel/Recharging Facilities | - | C |

Mid-City Subarea Land Use Comparison

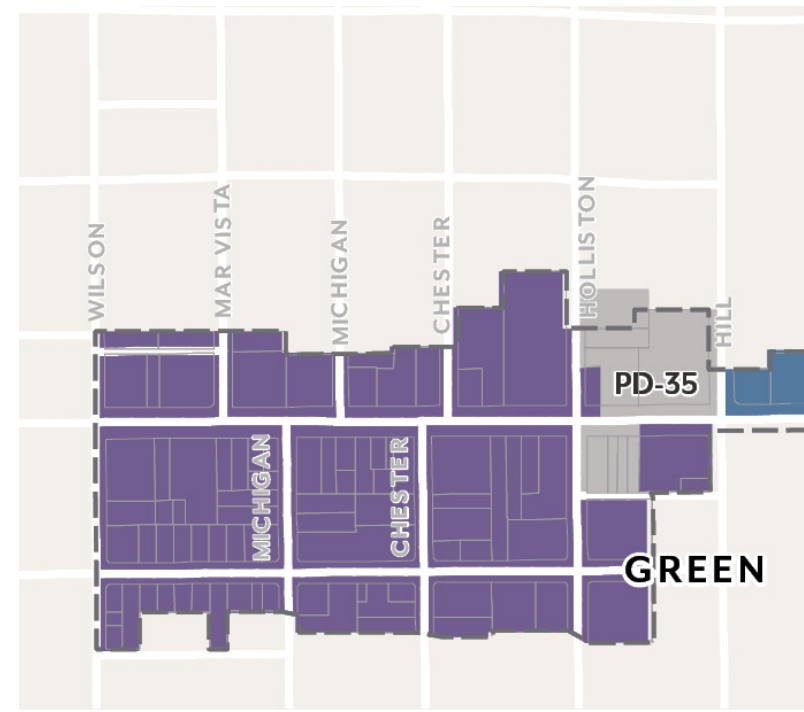
Existing East Colorado Specific Plan (2003)



Zone

- | | |
|---|---|
|  ECSP-CG-1, Mid-City |  CG, General Commercial |
|  ECSP-CG-2, College District |  CL, Neighborhood Commercial |
|  PD-35, Specific Plan | |

East Colorado Specific Plan



- | |
|---|
|  ECSP-MU-N |
|---|

Mid-City Subarea Land Use Comparison

| Land Use Category | Recommended EC-MU-N | Existing ECSP-CG1 | Existing CG | Existing CL |
|--------------------------------------|------------------------|----------------------|----------------|----------------|
| RESIDENTIAL | | | | |
| Accessory Dwelling Unit | P | - | - | P |
| Boarding Houses (includes Co-Living) | C | - | - | P |
| Dormitories | P | - | - | P |
| Fraternities/Sororities | P | - | - | P |
| Multi-Family Housing | P | - | - | P |
| Residential Care, General | P | C | - | C |
| Residential Care, Limited | P | - | - | P |
| Single-Room Occupancy | P | - | P | - |
| Supportive Housing | P | - | - | P |
| Transitional Housing | P | - | - | P |

Mid-City Subarea Land Use Comparison

| Land Use Category | Recommended EC-MU-N | Existing ECSP-CG1 | Existing CG | Existing CL |
|---|------------------------|----------------------|----------------|----------------|
| RECREATION, EDUCATION, PUBLIC ASSEMBLY | | | | |
| Clubs, Lodges, Meeting Halls | C | P | P | C |
| Commercial Recreation, Indoor | P | C | C | - |
| Commercial Recreation, Outdoor | - | C | C | - |
| Electronic Game Centers | P | C | C | - |
| Parks and Recreation Facilities | P | C | C | C |
| OFFICE, PROFESSIONAL, BUSINESS SUPPORT | | | | |
| Offices | P (L1) | P | P | P |
| Work/Live Units | P | C | C | - |

Mid-City Subarea Land Use Comparison

| Land Use Category | Recommended EC-MU-N | Existing ECSP-CG1 | Existing CG | Existing CL |
|-------------------------------------|------------------------|----------------------|----------------|----------------|
| RETAIL SALES | | | | |
| Convenience Stores | P | C | C | C |
| Internet Vehicle Sales | - | P | C | C |
| Pawnshops | - | C | C | - |
| Vehicle Services, Auto Rental | - | - | P | C |
| Vehicles Services, Sales/Leasing | - | - | P | - |
| Vehicle Services, S/L, Limited | - | P | P | - |
| Vehicles Services, Service Stations | - | - | C | C |

Mid-City Subarea Land Use Comparison

| Land Use Category | Recommended EC-MU-N | Existing ECSP-CG1 | Existing CG | Existing CL |
|--|------------------------|----------------------|----------------|----------------|
| SERVICES | | | | |
| Adult Day-Care, Limited | P | - | P | P |
| Charitable Institutions | P | C | C | C |
| Child Day-Care, Large | P | - | - | P |
| Child Day-Care, Small | P | - | P | P |
| Life-Care Facilities | MC | C | C | C |
| Medical Services, Extended Care | MC (L1) | - | - | C |
| Medical Services, Hospitals | - | C | C | - |
| Mortuaries/Funeral Homes | MC | - | P | P |
| Personal Services, Restricted | - | C | C | - |
| Sexually-oriented Businesses | - | P | P | - |
| Vehicle Services, Vehicle Equipment Repair | - | C | C | - |

Mid-City Subarea Land Use Comparison

| Land Use Category | Recommended EC-MU-N | Existing ECSP-CG1 | Existing CG | Existing CL |
|--|------------------------|----------------------|----------------|----------------|
| INDUSTRY, MANUFACTURING, PROCESSING | | | | |
| Alcohol Beverage Manufacturing | - | - | | |
| With Accessory Tasting Room | - | - | | |
| Commercial Growing Area | - | - | P | P |
| Custom Manufacturing/Artisan Production | P | - | | |
| Industry, Restricted | - | - | C | - |
| Industry, Restricted, Small-Scale | - | - | P | P |
| Recycling Facilities, Large | - | - | C | C |
| Recycling Facilities, Small | - | - | C | C |
| R&D, Non-Offices | P | - | P | C |
| Wholesaling, Distribution, Storage | - | - | C | - |
| Wholesaling, Small-Scale | - | - | P | - |

Mid-City Subarea Land Use Comparison

| Land Use Category | Recommended EC-MU-N | Existing ECSP-CG1 | Existing CG | Existing CL |
|--|------------------------|----------------------|----------------|----------------|
| TRANSPORTATION, COMMUNICATIONS, UTILITY | | | | |
| Alternative Fuel/Recharging Facilities | - | C | C | C |
| Heliports | - | C | C | - |
| Transportation Terminals | C | - | C | - |
| TRANSIT-ORIENTED DEVELOPMENT | | | | |
| Transit-oriented Development | - | - | P | P |

ADDITIONAL BACKGROUND INFORMATION



Plan Objectives



1. Mixed-Use Corridors

A mix of new and existing neighborhood commercial uses, public amenities, and housing options to serve families, students, and faculty

2. Pedestrian-Oriented Districts

A series of well-connected pedestrian-oriented districts each with their own character, supported by an engaging urban form and public realm

3. Compatible Character

High quality development that is compatible with the existing character, scale, and surrounding neighborhoods

Plan Objectives



4. Walkable Streetscapes

A walkable community with enhanced sidewalks and connective paseos to make transit and destinations comfortable and pleasant to access

5. Multi-Modal Mobility

A community that supports traveling without a car and provides safe and comfortable options for getting around

6. Greening & Open Space

A livable and sustainable community with rich landscaping and open space

ADDENDUM



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

- Addressed potential site-specific environmental impacts associated with the update to the ECSP Area
- Pursuant CEQA Section 15164, since:
 - No substantial changes are proposed to the ECSP as described and analyzed in the GP EIR;
 - ECSP 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
- Preparation of an addendum to the GP EIR is the appropriate CEQA documentation
 - Proposed project is within the scope of the GP EIR

Implications to CEQA Findings

Project Description Update: Version 2

- Revised Project Description's implication to analysis and discussion points in Addendum does not change CEQA determination
- ECSP Update would implement the allowed density ranges and intensity set by the General Plan and regulates density within the maximum density studied by the GP EIR. Project Description updates included:
 - Condensed the number of zoning districts
 - Updated intensities, densities, and where residential is allowed; stayed within the allowed intensity and density ranges of the General Plan established land use designations
 - Exception for parcels south of Walnut Street, which requires a proposed General Plan amendment to update land use designation from Low Commercial to Medium Mixed Use Land Use category
 - Five of the subareas (College District, Gateway, and a portion of each of the Allen Transit, Mid-City, and Eastern Corridor) implement a density maximum below the General Plan maximum
 - Not limiting uses to commercial only along the south sides of Walnut Street and Green Street
 - General Plan amendment for parcels south of Walnut Street (see above)
 - No change for parcels south of Green Street as the General Plan Land Use category is Medium Mixed Use
 - Updated heights; no impact to GP as height standards are not included
 - Updated proposed definitions for new land use types

DENSITY & COMPARISON MAPS

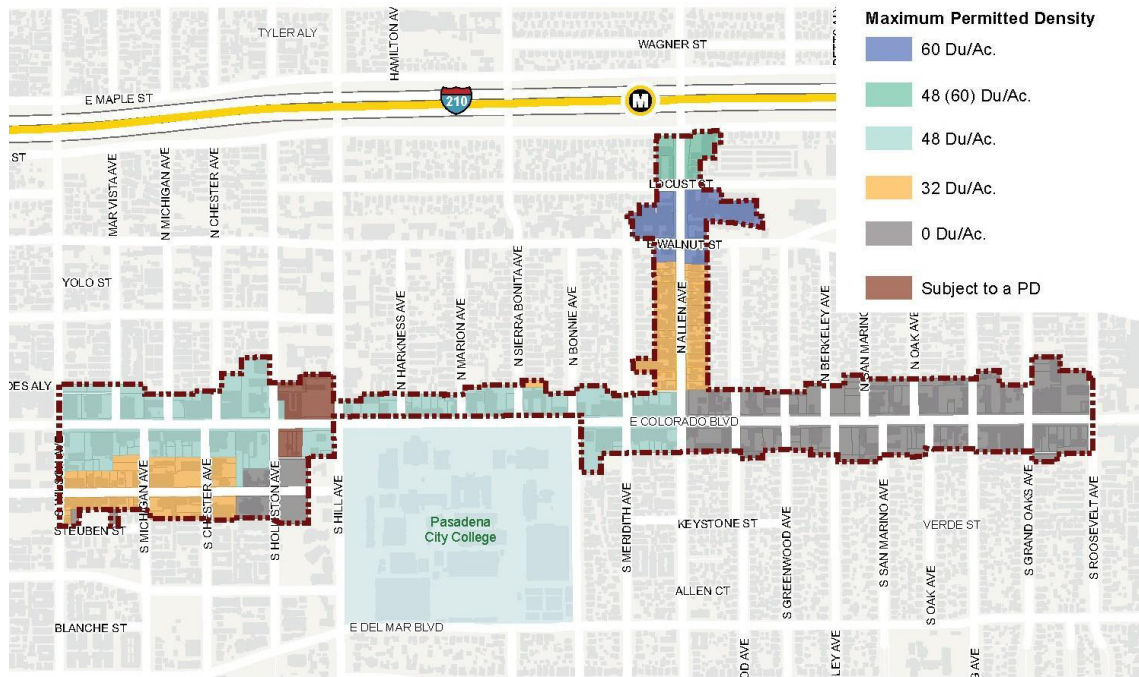


Density Bonus Program

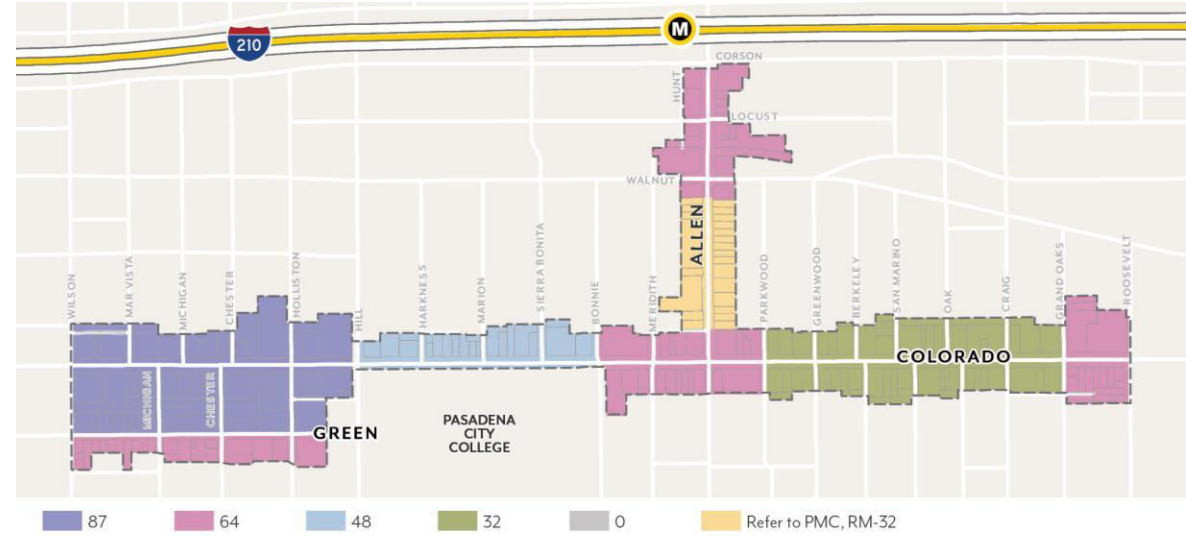
- Bonus density granted by-right in exchange for various percentages of affordable housing
 - 15% Very Low Income = 50% density bonus
 - 24% Low Income = 50% density bonus
 - 44% Moderate Income = 50% density bonus
 - 80% Lower and 20% Moderate Income = 80% density bonus (no density limit if within ½ 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

Density

Existing East Colorado Specific Plan (2003)

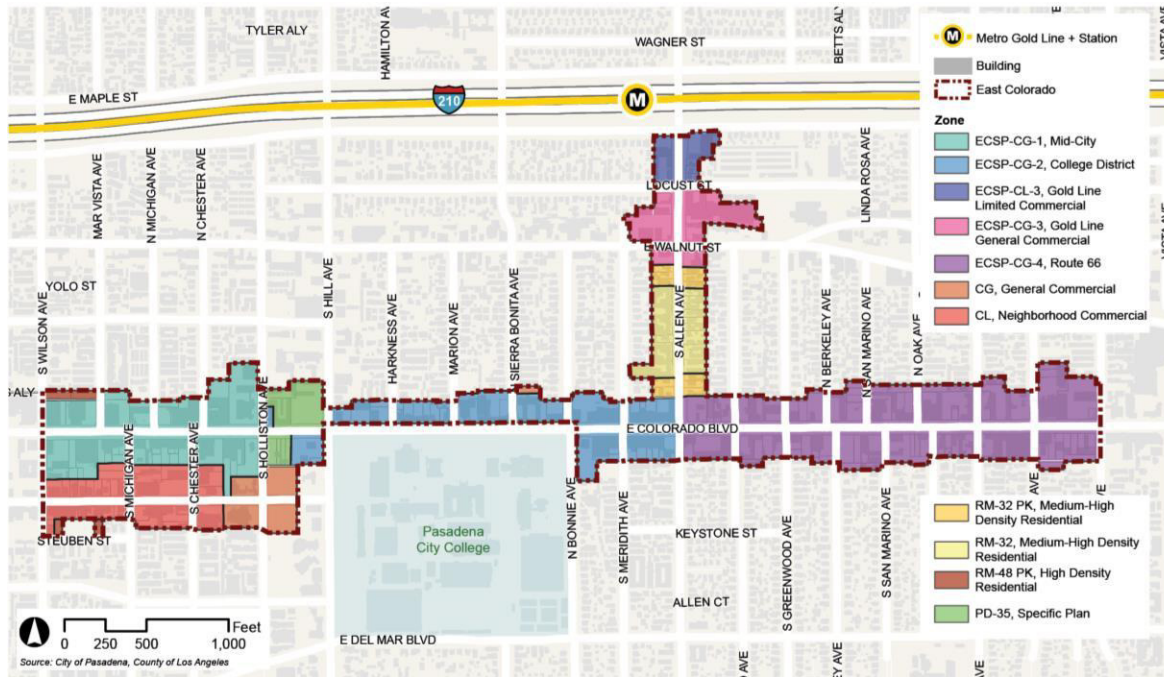


East Colorado Specific Plan

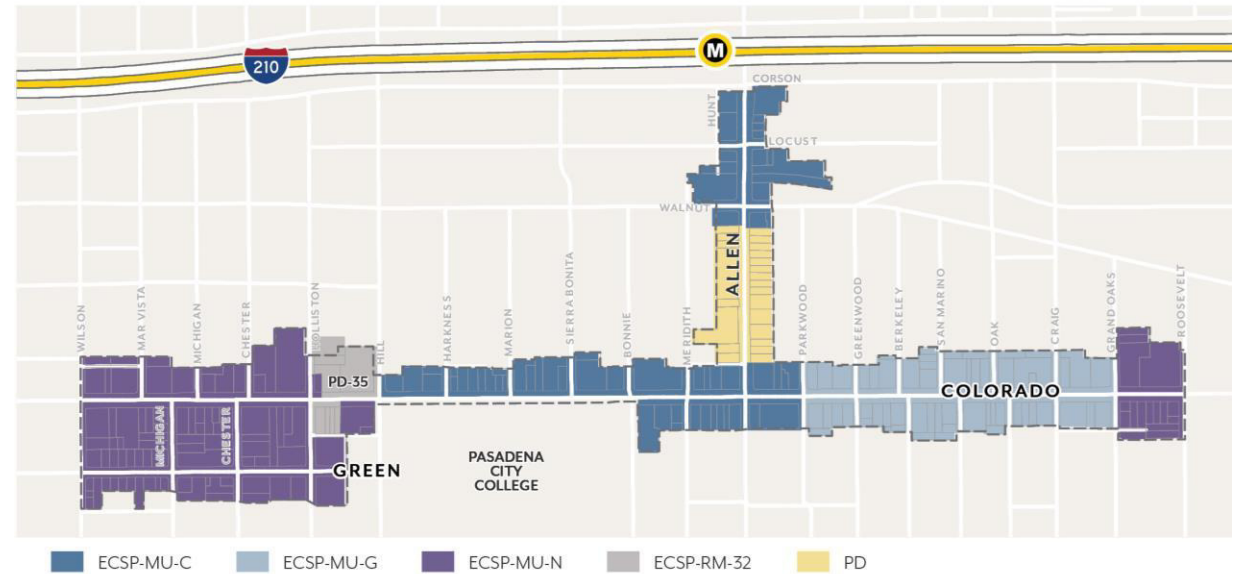


Zoning

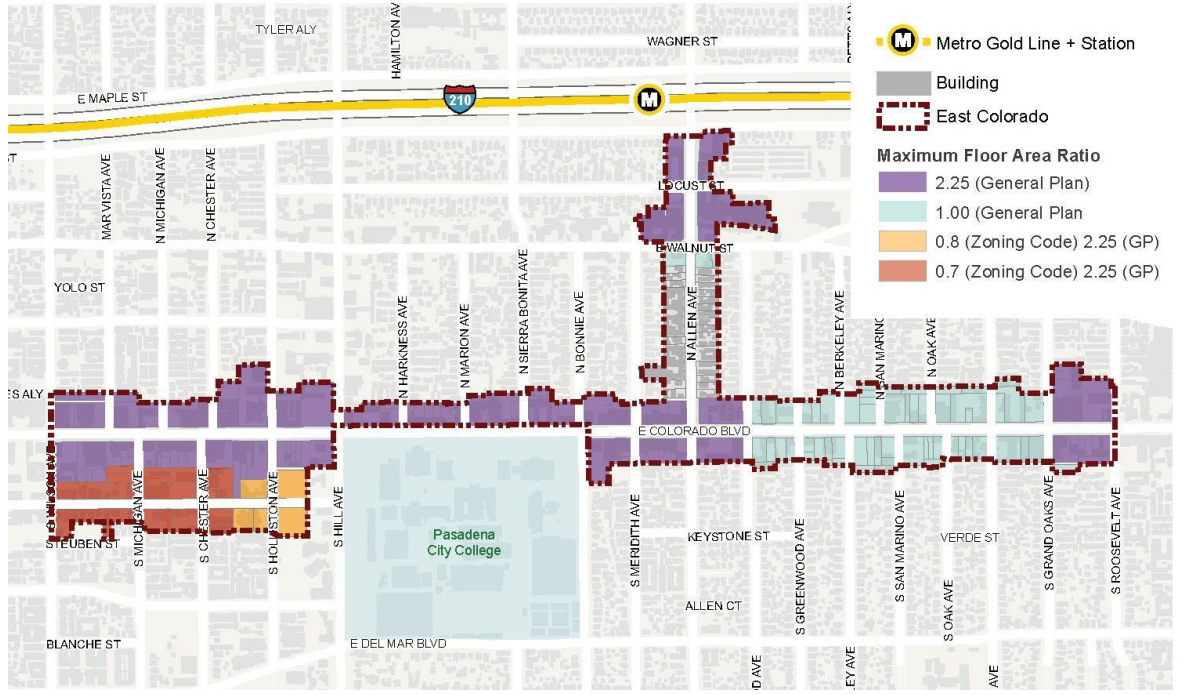
Existing East Colorado Specific Plan (2003)



East Colorado Specific Plan

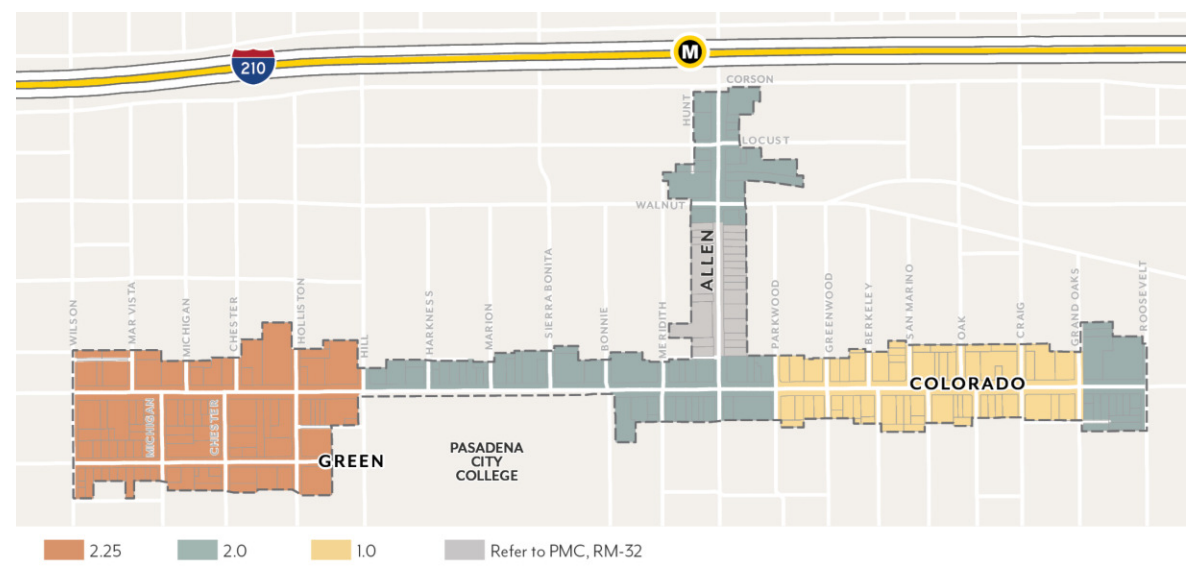


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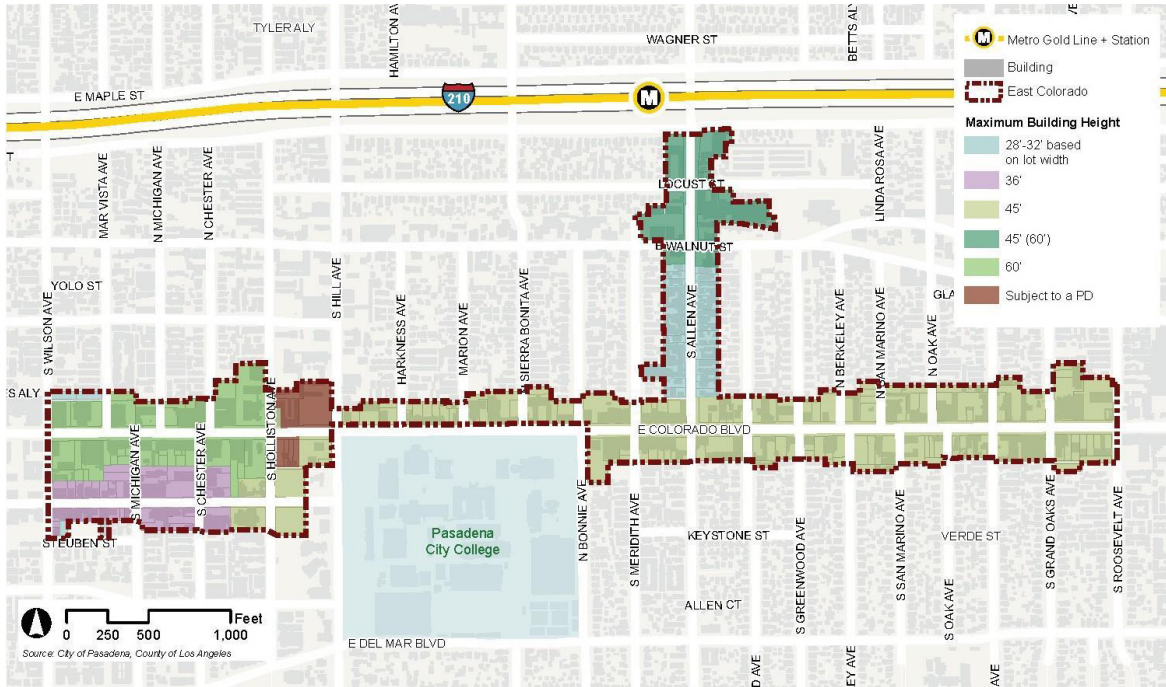
Note: ECSP does not establish FAR standards; only General Plan maximums are shown for properties in existing ECSP.

East Colorado Specific Plan

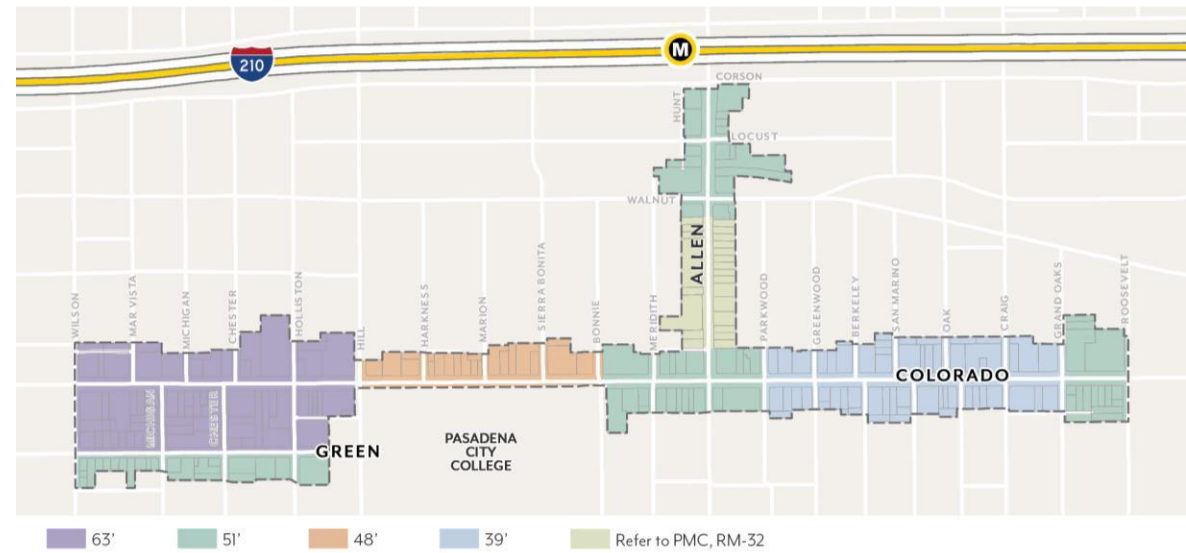


Height

Existing East Colorado Specific Plan (2003)

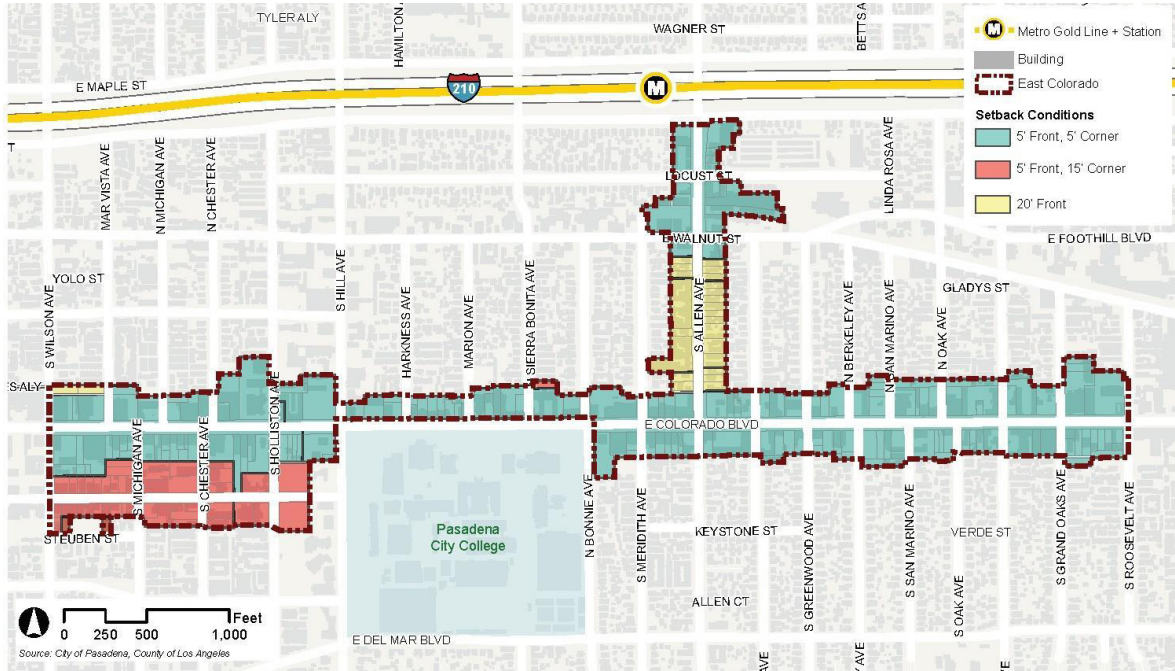


East Colorado Specific Plan



Setbacks

Existing East Colorado Specific Plan (2003)



East Colorado Specific Plan



Ground Floor Frontage Typologies

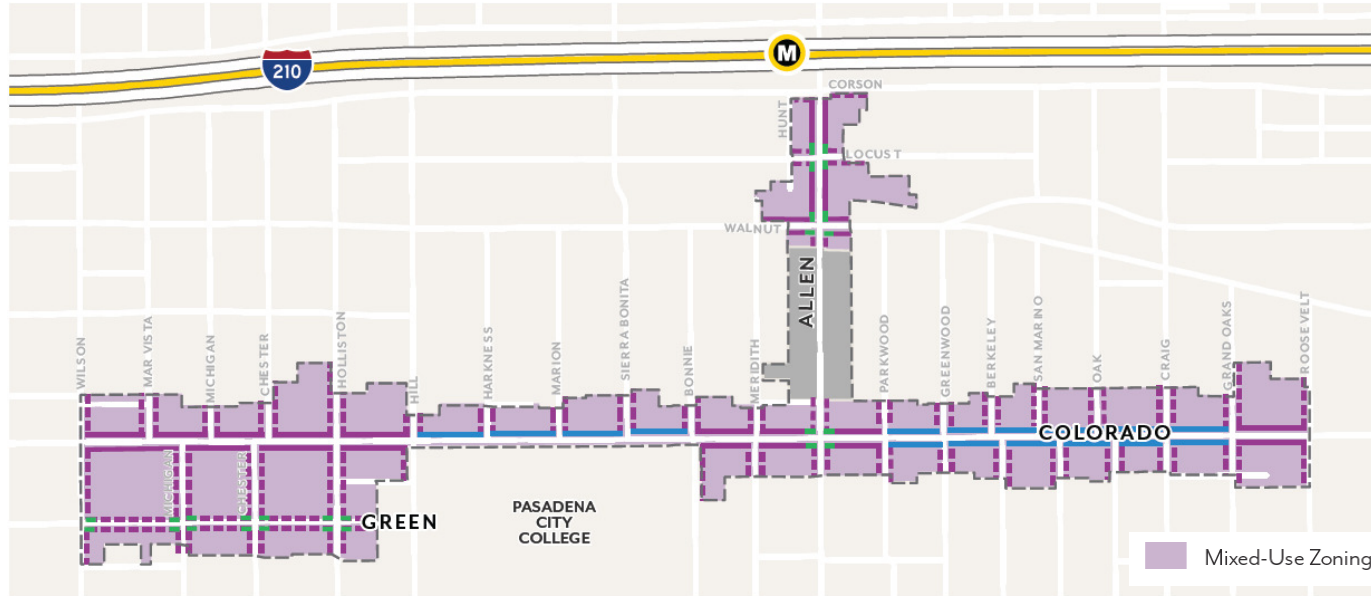
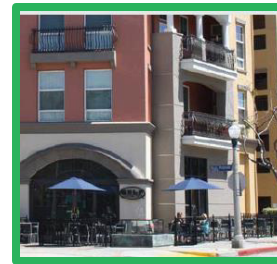


Table 6.2-1: Allowable Ground Floor Building Frontages in Mixed-Use Zones

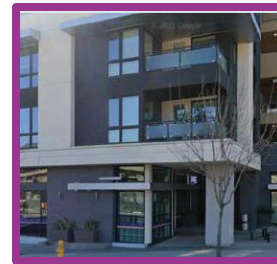
| Type | Commercial Uses | Residential Common Space | Residential Dwelling Units |
|------|-------------------------------------|--------------------------|--|
| 1A | 70% minimum | 30% maximum | Prohibited within 35 feet of sidewalk line |
| 2A | Required at corner for 40 ft min. | N/A | |
| 3A | Allowed, no percentage requirements | | Allowed, no percentage requirements |
| 3B | Allowed, no percentage requirements | | |



Type 1 A: high activity, commercially focused corridors. Minimum 70% of frontage must include commercial uses; remaining 20% can be residential common space. No dwelling units on ground floor



Type 2A: areas where commercial activity is not concentrated but where “corner commercial” uses help bring amenities within walking distance of residents. Minimum 40 ft of frontage must include commercial; remainder can be residential common space.



Type 3A: high traffic areas where flexibility is allowed. Ground floors can be a mix of commercial and/or residential uses except for individual units.



Type 3B: areas where a maximum amount of flexibility is desired. Ground floors can be a mix of commercial and/or residential uses, including common spaces and dwelling units.



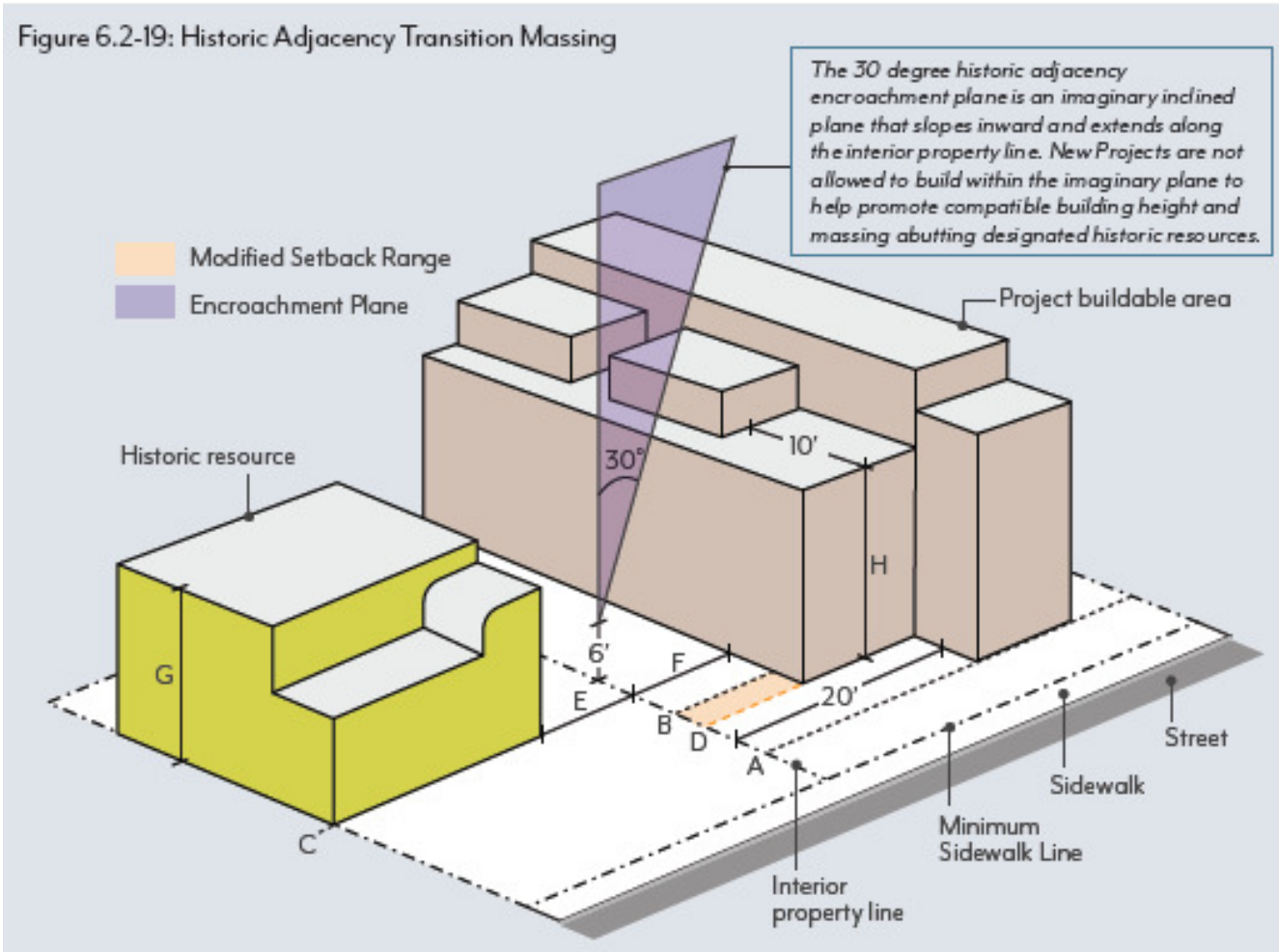
Drive-Through Restaurants + Non-Restaurants

- To address concerns about the impact of drive-through restaurants and non-restaurants on pedestrian mobility in Eastern Corridor:
 - Policy 14.c. **Pedestrian-Oriented Design.** Balance the needs of auto-oriented uses with the desire for a walkable neighborhood character and enhanced pedestrian mobility by requiring pedestrian-oriented site design and features.
 - For Restaurants in EC-MU-G, the primary frontage percentage may be reduced when outdoor dining enclosed by a low solid wall located within the setback range is provided



Historic Adjacency

Figure 6.2-19: Historic Adjacency Transition Massing



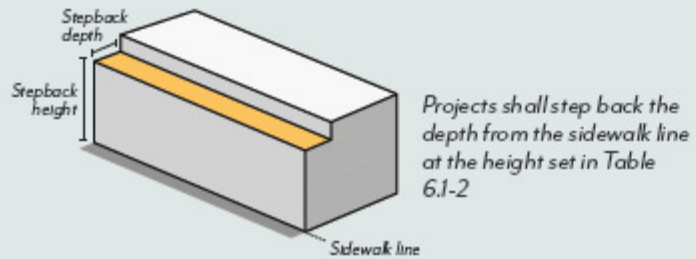
- New standards to address massing of development projects next to designated historic resources
- Current designated historic resources in the plan area include:
 - Kindel Building at 1095 Colorado Blvd.
 - Methodist Church at 1900 Holliston Ave
 - Howard Motor Company Building at 1285 Colorado Blvd.
 - 1906 Foothill Blvd Milestone (Mile 1) at 1304 Colorado Blvd.

Building Height

Table 6.1-2: Street Stepbacks

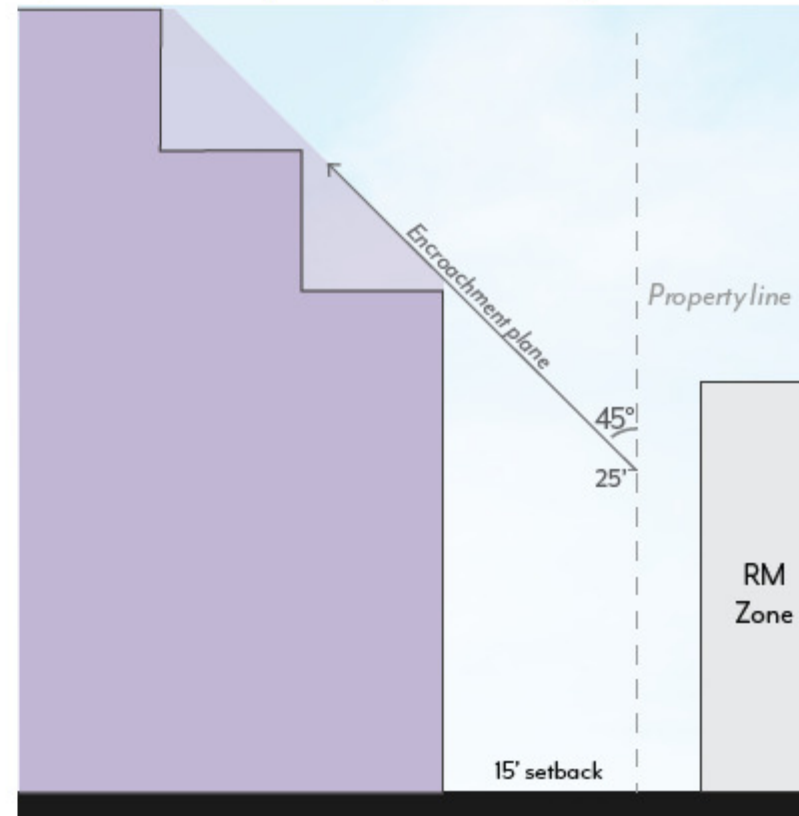
| | Depth | Height |
|--------------------|-------|--------|
| Colorado Boulevard | 15' | 51' |
| Green Street | 8' | 20' |
| | 50' | 51' |
| All other streets | 8' | 45' |

Figure 6.1-4: Street Stepbacks



Note: Diagrams used for illustrative purposes only.

Figure 6.1-5: Interior Stepbacks Adjacent to RM Zoning Districts



- Encroachment plane for rear stepbacks, moving development away from adjacent properties
- 45-degree angle starting at 15'

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

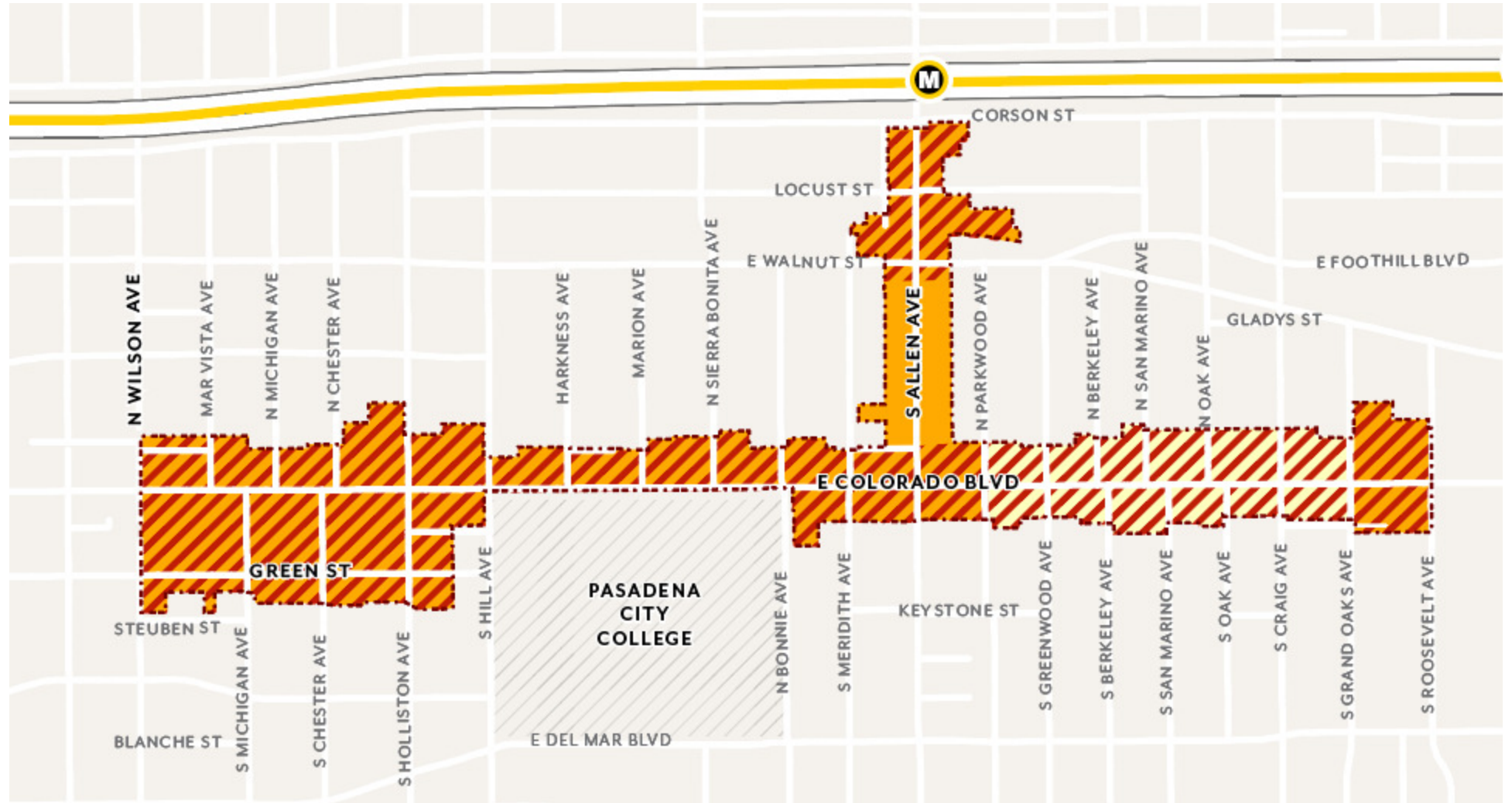
General Plan Goals & Policies

- Break up long stretches of strip commercial with residential uses
- Encourage distinct pedestrian-oriented mixed-use villages and districts
- Cluster development:
 - Educational Neighborhood Village near PCC
 - Allen Street Transit Village near Gold Line station

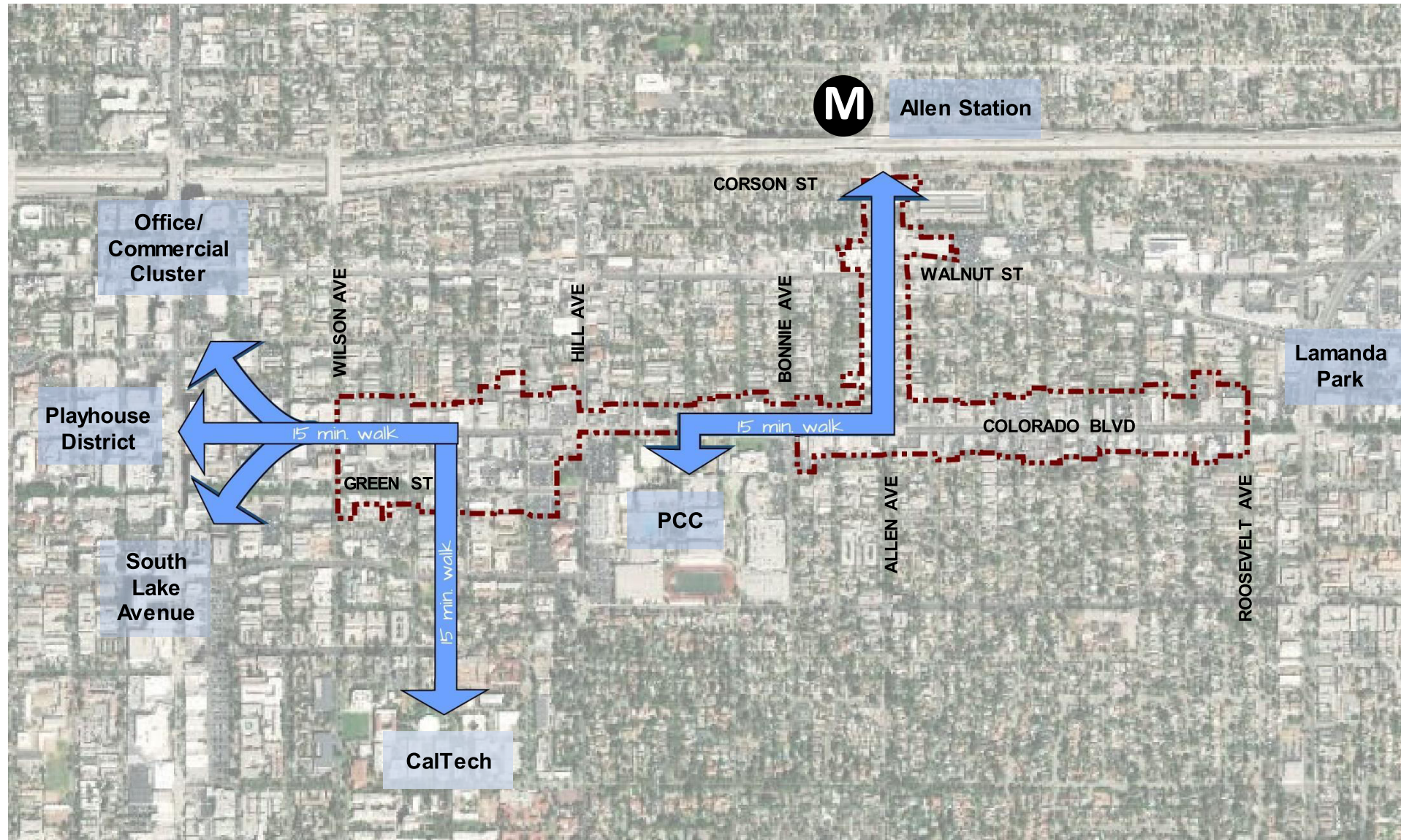


General Plan Land Use

-  Med-High Density Residential
0 - 32 DU/AC
-  Low Mixed-Use
0 - 1.0 FAR
0 - 32 DU/AC
-  Med Mixed-Use
0 - 2.25 FAR
0 - 87 DU/AC



Plan Area Context



Urban Form | Commercial



- Small-scale, generally auto-oriented commercial and retail
- 1-3 stories is most common
- Some older, pedestrian-oriented commercial
- Primarily on-site surface parking

Urban Form | Residential



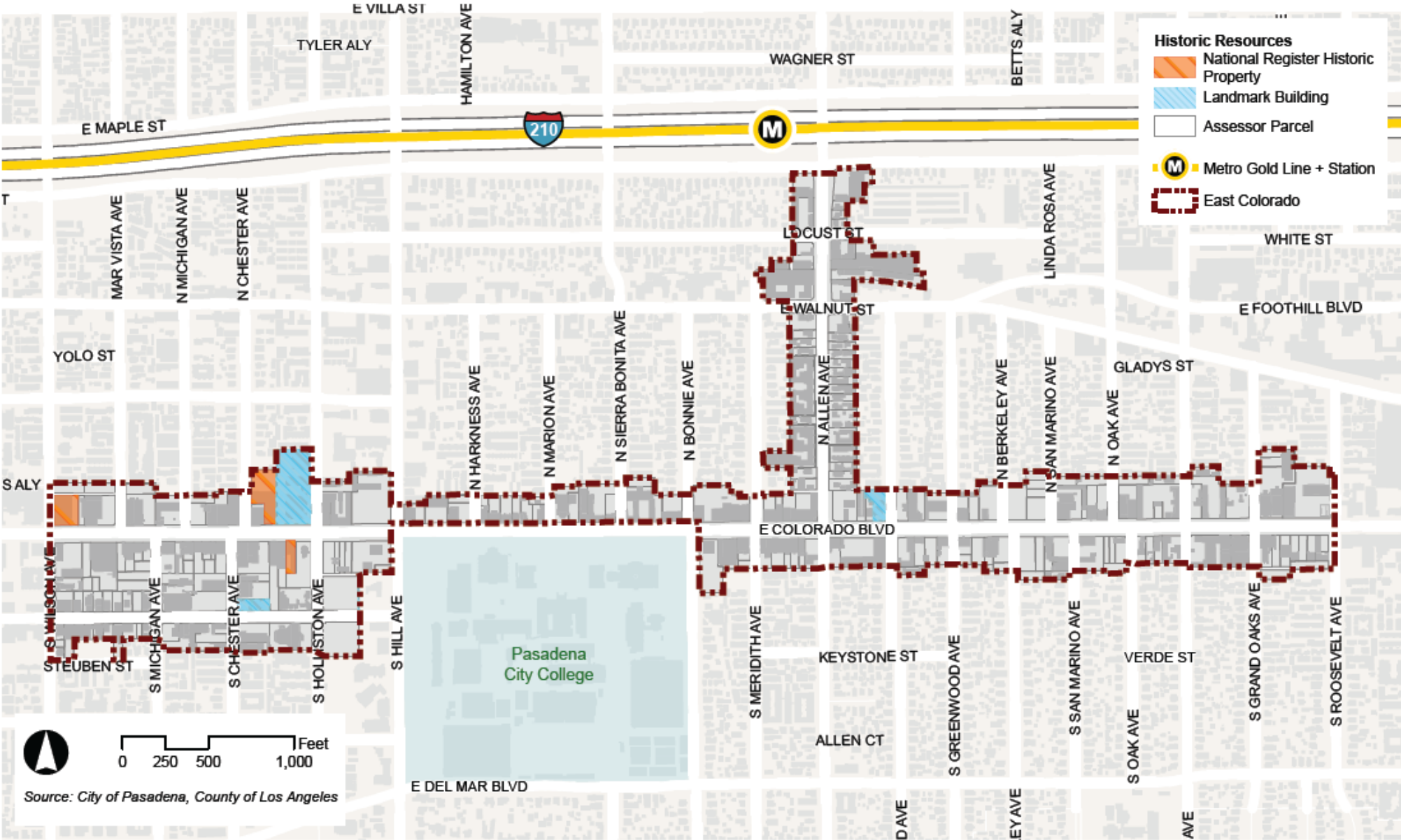
- Primarily one-to two-story buildings
 - LUXE mixed-use apartments with ground floor retail is tallest (4 stories)
- Mix of single- and multi-family buildings with large landscaped setbacks
- Mix of architectural styles

Urban Form | Institutional



- Mix of primarily churches, with some schools and government-related uses
- Varied setbacks and architectural styles

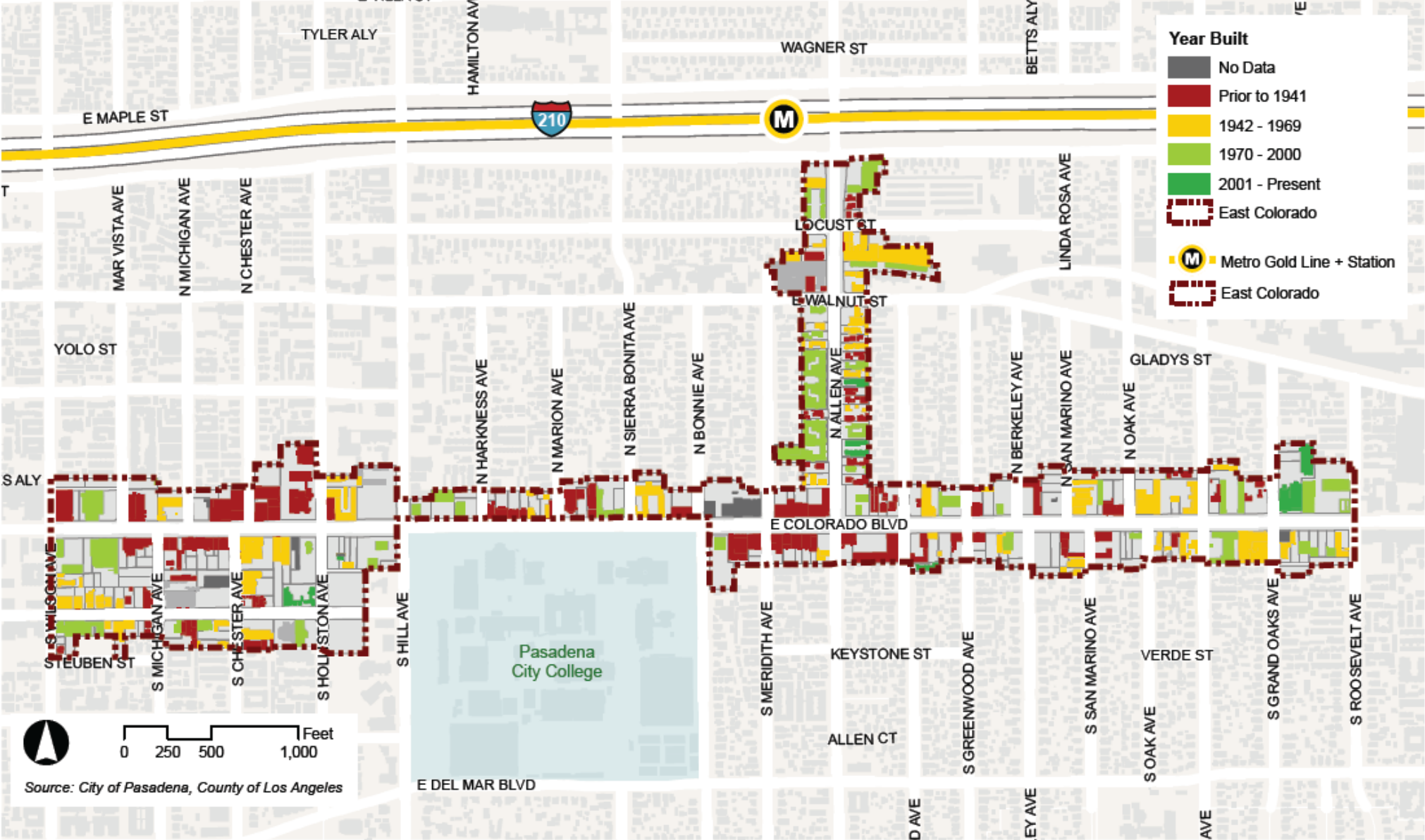
Historic Resources



Source: City of Pasadena GIS database



Building Age



Source: City of Pasadena GIS database

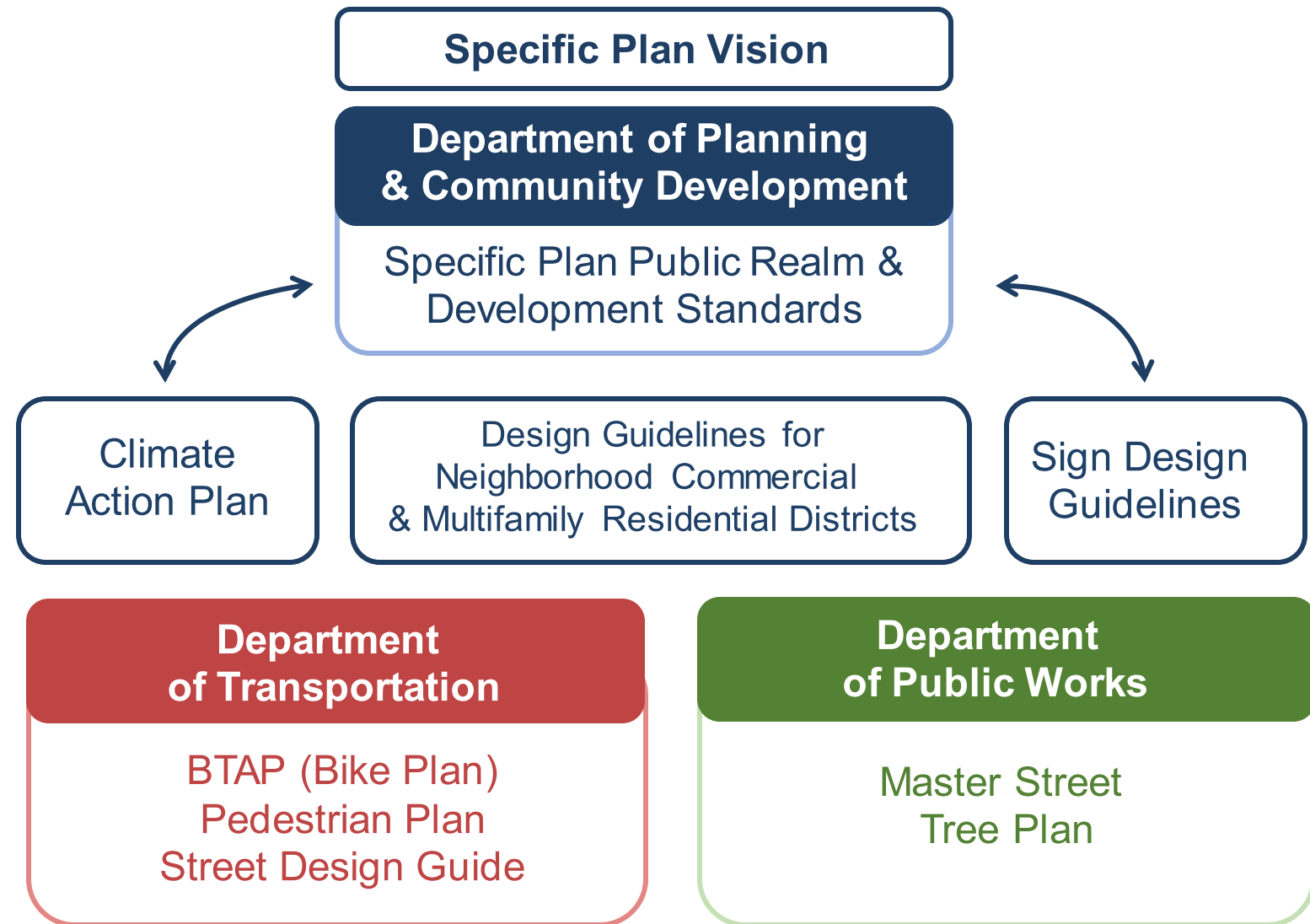


DETAILED APPENDIX



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

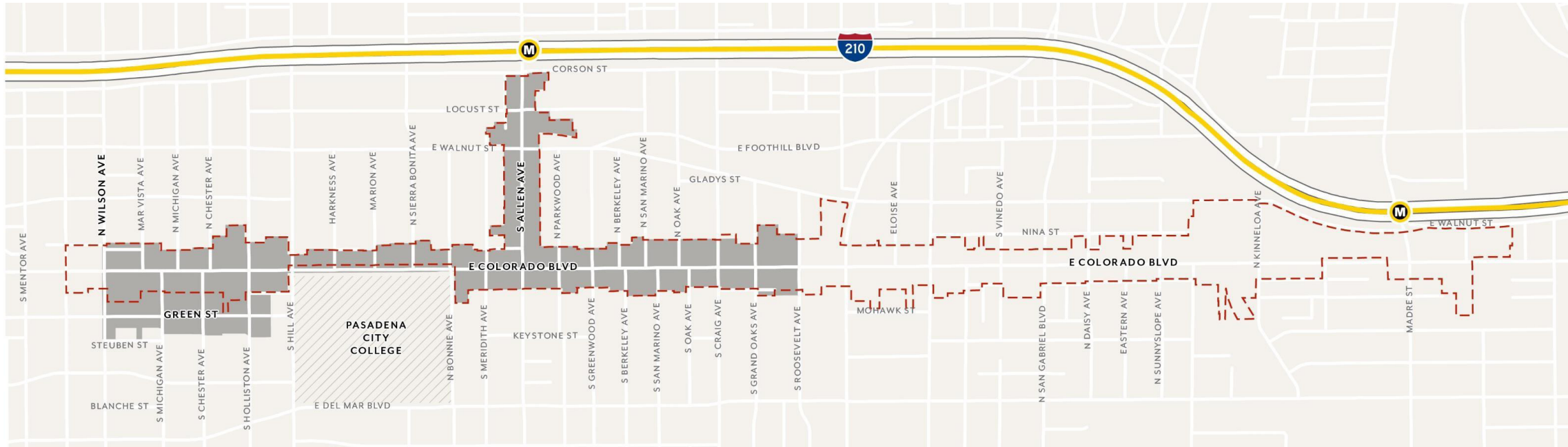
Regional, State, Federal Funding Sources

- 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)

GP & ZONING CODE AMENDMENTS

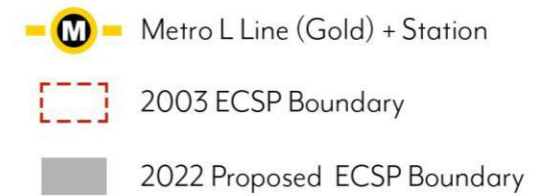


General Plan Land Use Diagram Amendment



A **General Plan Land Use Diagram amendment** is recommended to add and remove parcels and update the land use categories depicted on the Land Use Diagram, as proposed in the Recommended ECSP dated February 28, 2022.

- Update the ECSP boundaries in the GPLU Diagram to reflect the recommended plan boundary by removing parcels east of Roosevelt Avenue and west of the Eaton Wash, as these parcels are now within the Lamanda Park Specific Plan area;



General Plan Map Amendment

Figure 2: Parcels Added and Removed to the ECSP Boundary and General Plan Land Use Designation Changes



1. Remove one parcel (Parcel 1: APN 5746-008-047) from the ECSP boundary;
2. Add one parcel (Parcel 2: APN 5747-006-040) to the ECSP boundary and update the land use designation from Med-High Density Residential (0-32 du/ac) to Med Mixed Use (0-87 du/ac); and
3. Update the land use designation on one parcel (Parcel 3: APN 5747-006-026) from Med-High Density Residential (0-32 du/ac) to Med Mixed Use (0-87 du/ac and 0-2.25 FAR); and
4. Update the land use designation on three parcels (Parcel 4: 5737-014-071, Parcel 5: 5746-017-076, and Parcel 6: 5746-017-072) from Low Commercial to Med Mixed Use (0-87 du/ac and 0-2.25 FAR).

Zoning Code Text Amendment

Specific plan standards, allowable land uses, and permit requirements are also included in Title 17 of the Zoning Code. A **Zoning Code text amendment** is recommended in order to replace existing permitted uses and standards in [Chapter 17.31](#) of the Zoning Code with the uses and standards in the Recommended ECSP to implement the plan.

Please refer to the Recommended ECSP (2022), pertaining to Zoning and Land Uses (Ch. 4), Public Realm (Ch. 5), and Development Standards (Ch. 6).

Chapter 17.31 - **East Colorado** Specific Plan



17.31.010 - Purpose of Chapter



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

17.31.020 - Purposes of ECSP Zoning Districts

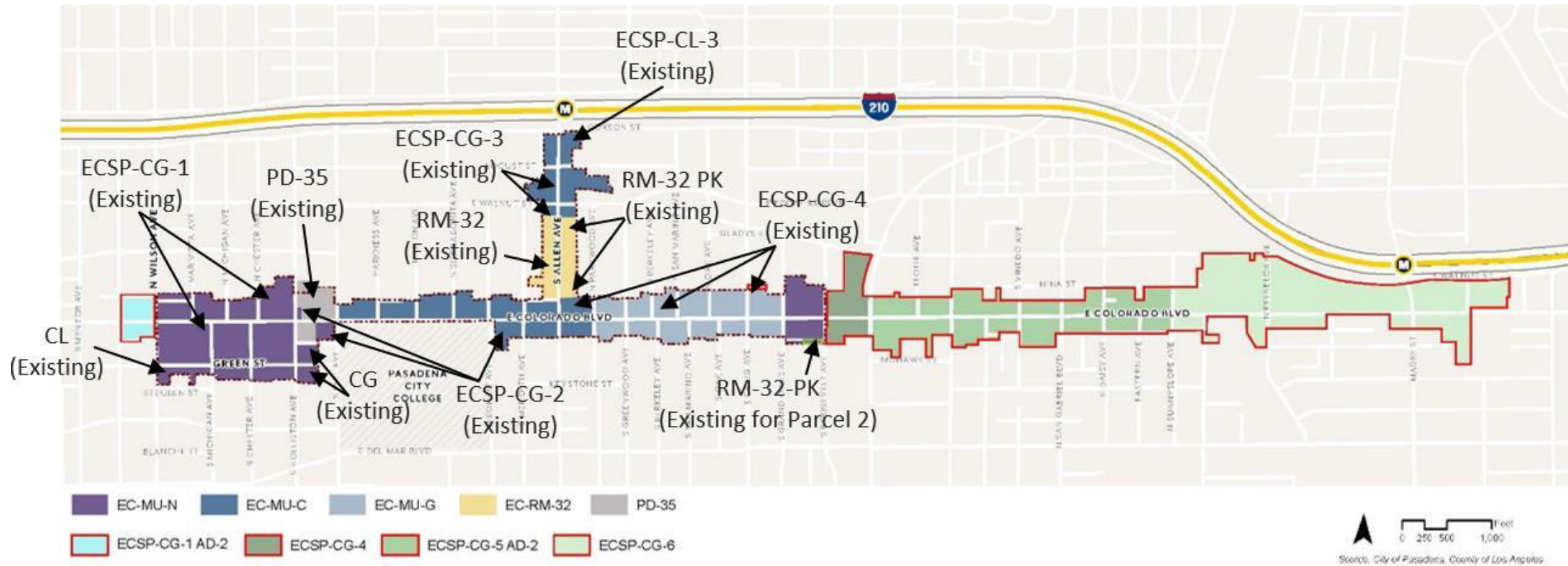


The purpose of the ECSP zoning districts is to implement the **East Colorado** Specific Plan by balancing and optimizing economic development, historic preservation, and the maintenance of local community culture, and to:

- A. Promote a vibrant mix of land uses, a unified streetscape, and a series of distinctive "places" along the Boulevard.
- B. Improve the appearance, function, and urban ambiance of **East Colorado** Boulevard.
- C. Identify areas of **East Colorado** Boulevard, which are appropriate locations for developing mixed-use and housing projects, and areas where commercial development should be concentrated.
- D. Retain the eclectic mix of uses and protect the vitality of small, independent businesses. Uphold Colorado Boulevard as a location for specialty and niche retail businesses.
- E. Beautify the streetscape through installation of street trees, street and median landscaping to soften the urban edge, and a consistent selection of urban furnishings.
- F. Create a pedestrian-friendly environment that balances the needs of pedestrians and vehicular traffic, recognizing the heavy local and regional use of Colorado Boulevard.
- G. Protect historic resources and honor the past of Colorado Boulevard and its surrounding communities through subarea identification and remembrance of Colorado Boulevard as Route 66.
- H. Effectively plan for the utilization of the light rail stations at Allen Avenue and Sierra Madre Villa at the 210 Freeway through the establishment of special development standards in these light rail "nodes".

Zoning Code Map Amendment

A **Zoning Map amendment** is recommended to replace zoning district designations indicated on the Zoning Map with the recommended ECSP zoning districts. The new zoning districts would align the permitted uses and design, development, and public realm standards with the plan's vision, goals, and policies.



Existing and Recommended Zoning Districts

(Parcels west of Wilson Avenue and east of Roosevelt Avenue, formerly within the East Colorado Specific Plan, will retain existing zoning until Central District, Lamanda Park, and East Pasadena Specific Plans are updated)

Zoning Code Map Amendment

Table 1. Existing and Recommended Zoning Districts for Parcels in the Recommended ECSP*

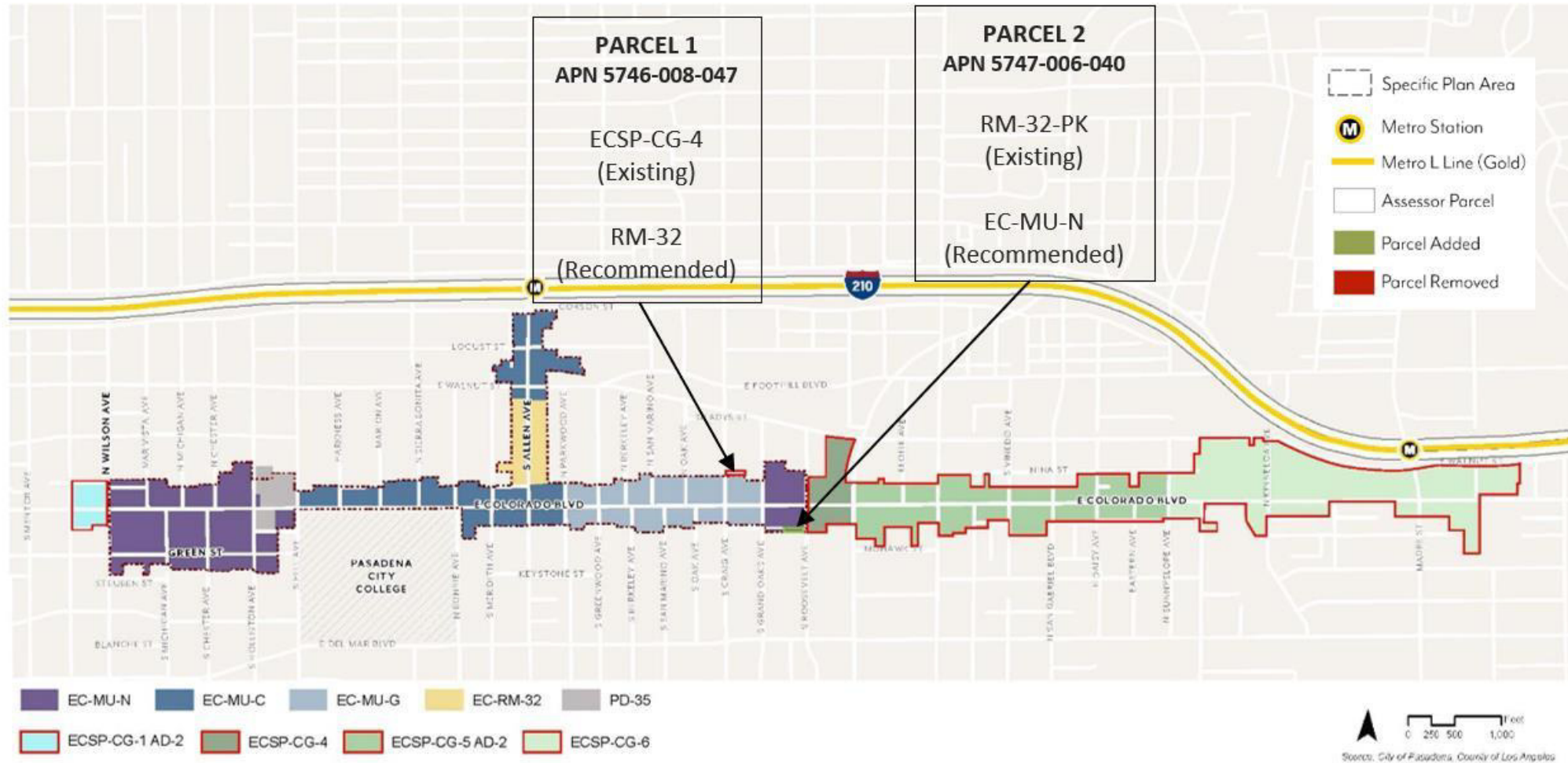
| | | | | | |
|-----------------|--|---|---------------|----------------------|-------|
| Existing | ECSP-CG-1** ECSP-CG-2 (between Holliston and Hill) ECSP-CG-4 CL CG (along Green St.) | ECSP-CG-2 ECSP-CG-3 ECSP-CG-4 (between Allen and Parkwood) ECSP-CL-3 CG (along Walnut St.) | ECSP- CG-4 | RM-32 RM-32 PK | PD-35 |
| Proposed | EC-MU-N; EC-MU- N-AD-2 | EC-MU-C | EC-MU- G | EC-RM-32; EC-MU-N | PD-35 |

*Parcels west of Wilson Avenue and east of Roosevelt Avenue, formerly within the East Colorado Specific Plan, will retain existing zoning until Central District, Lamanda Park, and East Pasadena Specific Plans are updated

**Some portions of ECSP-CG-1 include an AD-2 Overlay Zone; the overlay zone will be retained.

Zoning Code Map Amendment

Figure 4. Zoning Districts for Added and Removed Parcels



Existing and Recommended Zoning Districts for Added and Removed Parcels
 (Parcels west of Wilson Avenue and east of Roosevelt Avenue, formerly within the East Colorado Specific Plan, will retain existing zoning until Central District, Lamanda Park, and East Pasadena Specific Plans are updated)

Zoning Code Map Amendment

Table 2. Existing and Recommended Zoning Districts for Parcels Recommended to be Removed from and Added to the Recommended ECSP

| | Parcel 1 (Removed) APN 5746-008-047 | Parcel 2 (Added) APN 5747-006-040 |
|-----------------|--|--|
| Existing | ECSP-CG-4 | RM-32-PK |
| Proposed | RM-32 | EC-MU-N |

COMMISSION PRESENTATIONS



Design Commission

Design Commission – October 27, 2020

- Interest in increasing height maximums in Mid-City
- Desire to see more flexibility in standards, such as façade regulations
- Mixed opinion on allowing residential uses on ground floor along north-south streets with an expanded sidewalk given commercial potential
- Interest in seeing companion mobility improvements, such as one-way couplets on north-south streets and bicycle boulevards



East Colorado today

Planning Commission Study Session

August 25, 2021

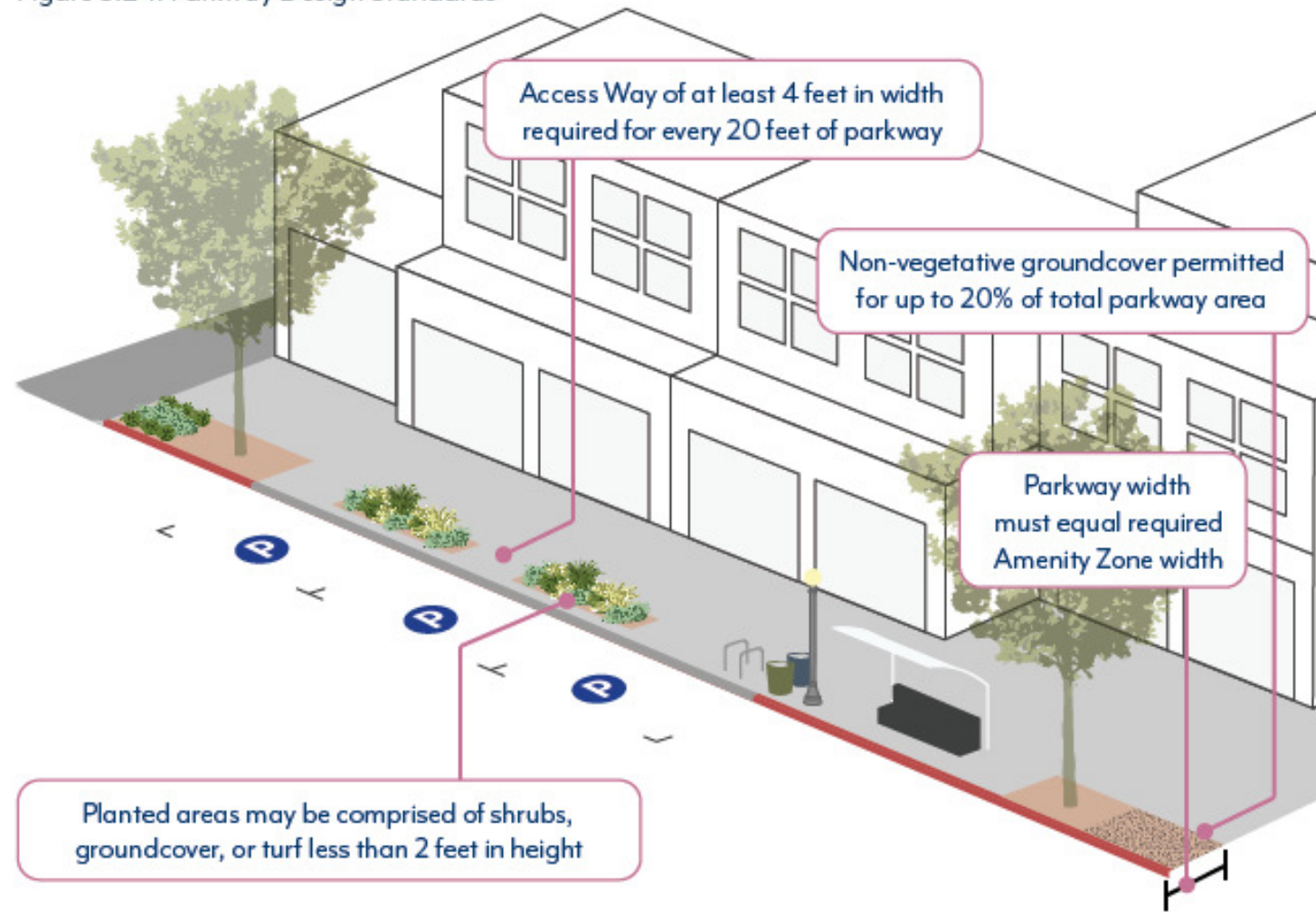
- Consider expanding boundary to include last two parcels along Green, between Holliston and Hill
- Augment language to discuss relationship to the Central District and Lamanda Park Specific Plan areas
- No desire to allow new drive-through uses, as this is conflict with desire for enhanced pedestrian mobility
- Support for mixing residential and commercial ground floors and establishing flexibility
- Support for paseos, with some concerns about implementation, impacts on businesses, and feasibility
- Support for transparency requirements, improvements for how people access buildings and businesses
- No strong preference between allée vs. single row with landscaped setbacks concepts on north/south streets to connect Green and Colorado; interest in shade trees to supplement slow-growing oaks
- Some concern with proposed density within Gateway, Allen Transit, Mid-City; interest in more density near Hill/Colorado
- Support for corner plaza requirement at intersection of Allen/Colorado
- Create flexibility in open space requirements for research & development uses within the plan area

PUBLIC REALM STANDARDS & APPENDIX A2



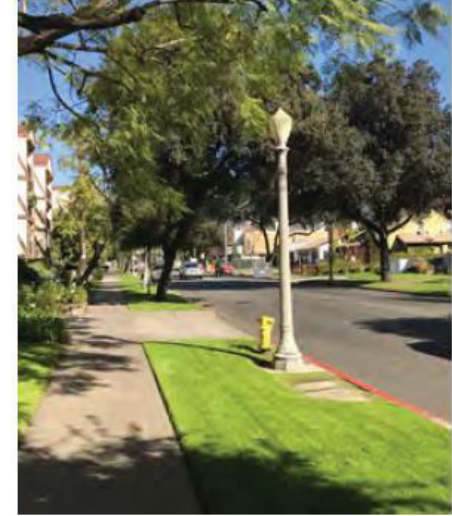
Public Realm Standards – Parkways

Figure 5.2-1: Parkway Design Standards



Public Realm Standards – Street Trees

- **Street Tree Spacing:** Street trees shall be planted a spacing of one per 30 feet
- **Well Dimension:** Tree well width shall be equivalent to the required Amenity Zone, minus the 6-inch width required for the curb. Minimum length of a tree well shall be 6 feet.
- **Expanded Root Zone Cell:** Each street tree shall be provided with an uncompacted root zone volume of 800 cubic feet minimum. The root zone volume depth shall be 2 feet minimum and 3 feet maximum.
 - Where this root zone volume cannot be provided within the parkway area, an expanded root zone cell volume shall be provided below adjacent pavement using a strategy such as structural soil or a suspended pavement system to provide an uncompacted soil area suitable for tree root growth.

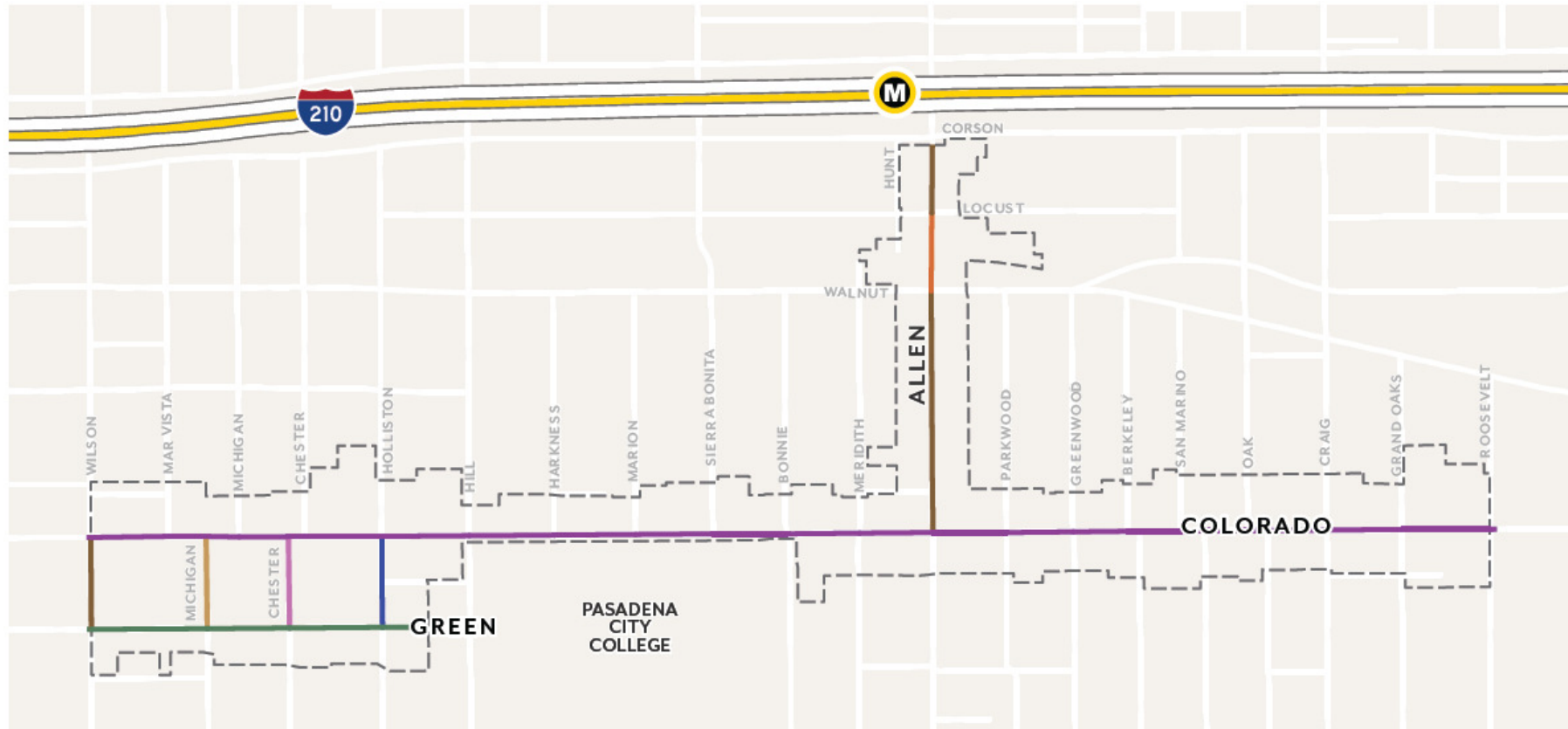


*Top Left:
Pink Trumpet trees on Colorado Blvd.*

*Top Right:
Oak tree varieties on Allen Ave.*

*Bottom Left:
Mature Ficus trees on Green St.*

Appendix A.2 – Existing Master Street Tree Plan



- Specific Plan Area
- Allen Station
- Metro L Line (Gold)

Pasadena Master Street Tree Plan

- Species 1: King Palm
Species 2: Lavender Bloom / Pink Trumpet
- Incense Cedar
- Indian Laurel Fig
- Live Oak
- Species 1: Coast Live Oak
Species 2: Southern Live Oak

- Species 1: Coast Live Oak
Species 2: Mesa Oak
Species 3: Cork Oak
- Species 1: Coast Live Oak
Species 2: Mesa Oak
Species 3: Southern Live Oak
Species 4: Cork Oak

Appendix A.2 – Recommended Street Trees

Colorado: Recommended Chinese Flame and London Plane as potential alternate trees

- Southern Magnolia remains as recommended tree fronting PCC
- Pink Trumpet remains as seasonal accent option west of Hill
- Mexican Fan Palm remains as accent option east of Parkwood

Allen: Recommended Brisbane Box as potential alternate tree north of Walnut

- Southern Magnolia remains as recommended tree in residential area

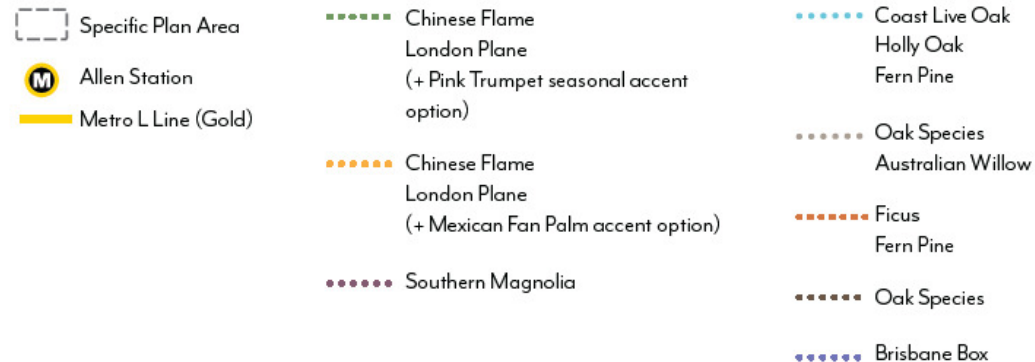
Green: Ficus remains as recommended tree

- Fern Pine recommended as alternate tree given similar appearance & accessibility/fungus issues with ficus

Michigan and Chester: Coast Live and Holly Oak remain as recommended trees

- Fern pine recommended as alternate tree as faster-growing shade tree option

Holliston: Oak Species and Australian Willow recommended new alternate trees to provide more shade



Note: Dots indicate recommended tree species, but are diagrammatic and do not reflect actual recommended tree spacing.

OPEN SPACE REQUIREMENTS



Types



usable spaces shared among tenants of a building and often take the form of courtyards and pool areas. It can also include shared indoor spaces, such as lounges, community kitchens, and gyms. Common Open Space may be open to the public.



Publicly Accessible Open Space: Publicly Accessible Open Spaces (e.g., plazas, pocket parks, and paseos) are privately owned but open to the public and typically include amenities such as seating, landscaping, fountains, and public art.

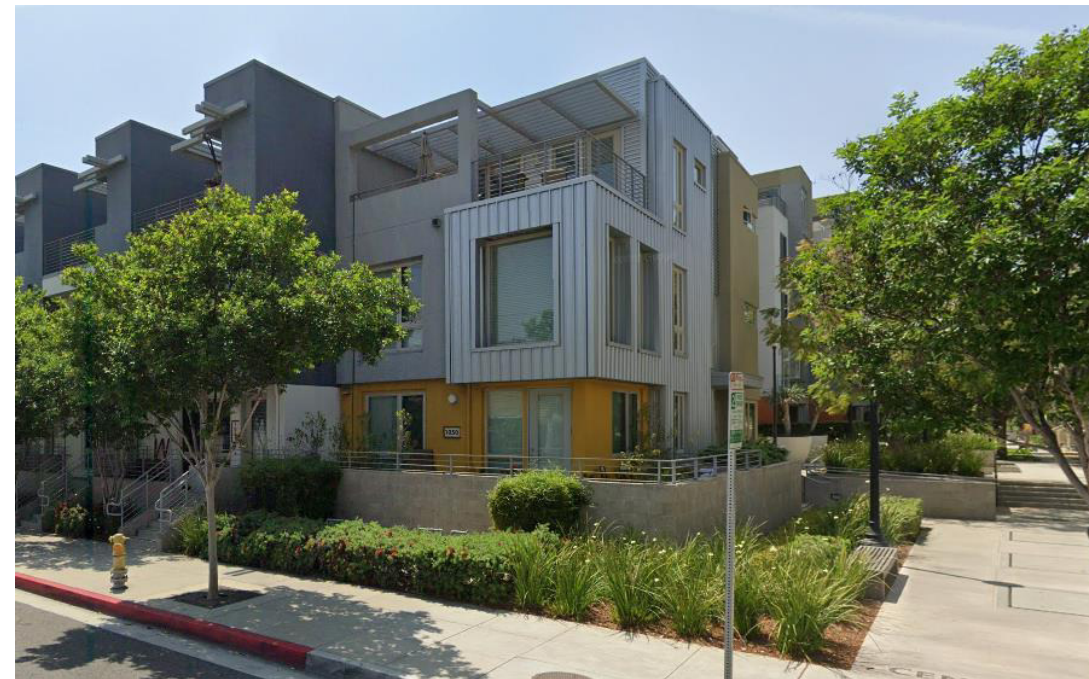
Open Space Requirements – Common & Private

Key Updates:

- Residential open space based on number of bedrooms, not units
- Create objective design standards for functional open space design
- Require different types of spaces
 - **Up to 40% Private:** balconies, patios
 - **At least 60% Common:** courtyards, pools, lounges, gyms

Residential Open Space by Unit Type:

| | # of bedrooms | | | |
|----------------------------|---|-----|-----|-----|
| | 0 | 1 | 2 | 3+ |
| Current | 150 sq ft/unit to minimum 200 sq ft based on # of bedroom | | | |
| Recommended (per unit, sf) | 200 | 225 | 250 | 275 |



s – Publicly Accessible



Paseo with enhanced paving, landscaping, and seating

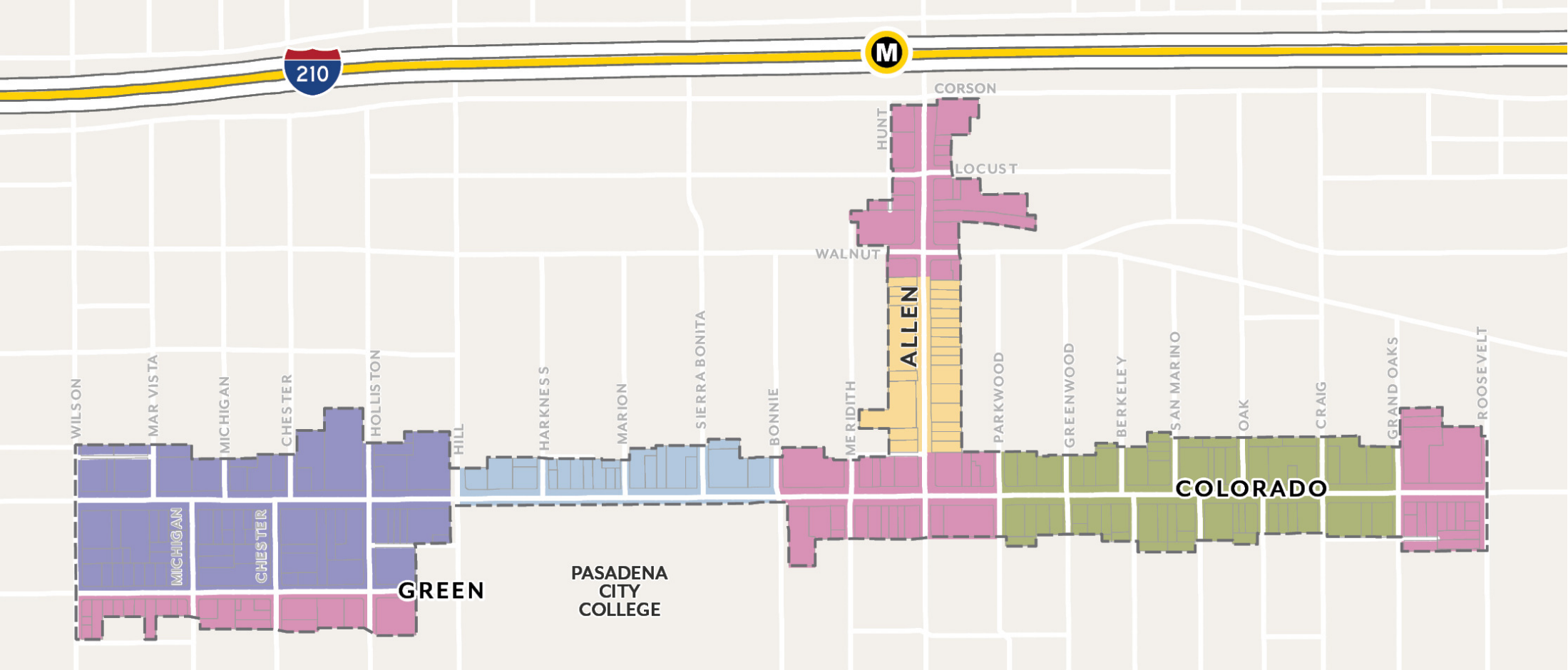
on location

- Paseo standards & guidelines

PROPOSED PLAN



Density



Density (du/ac)

- 87
- 64
- 48
- 32
- Refer to PMC, RM-32

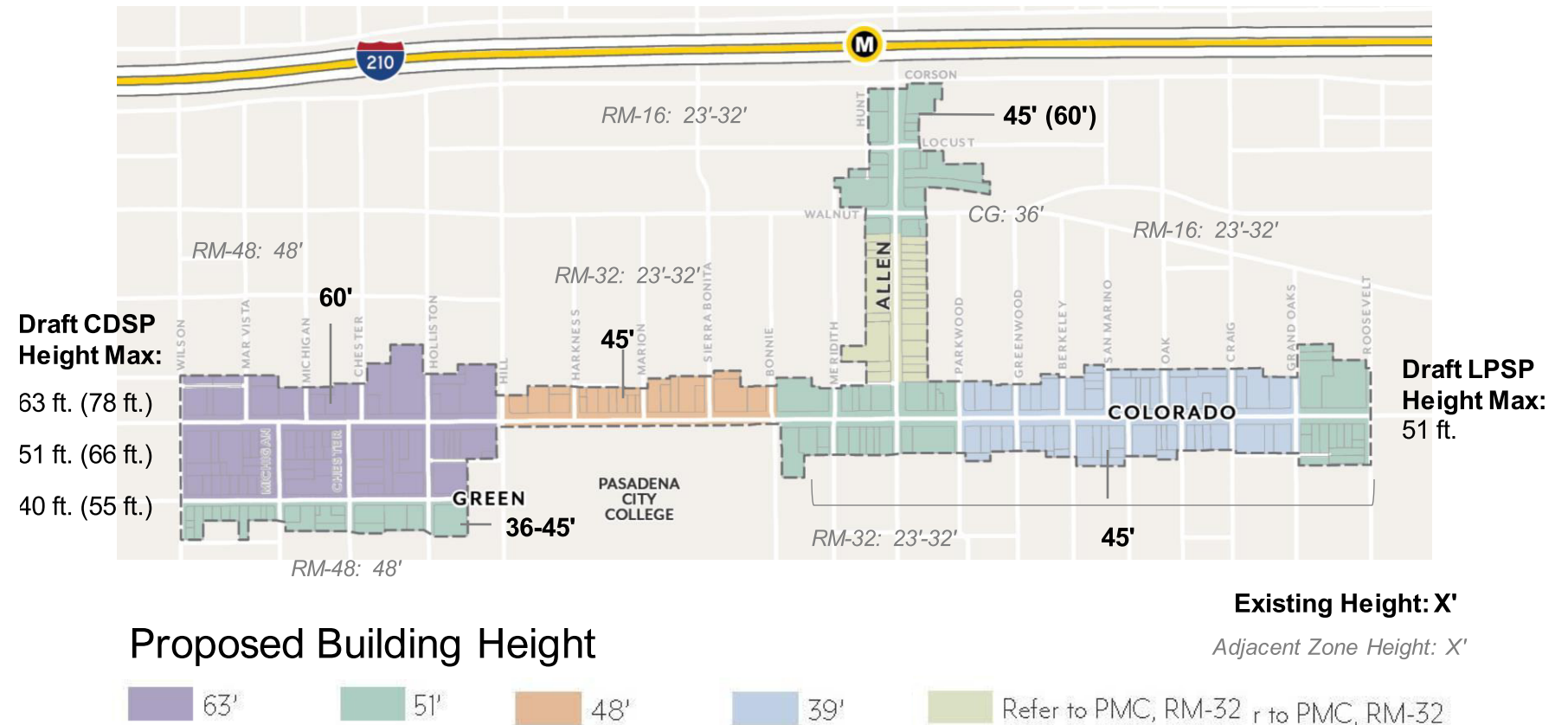
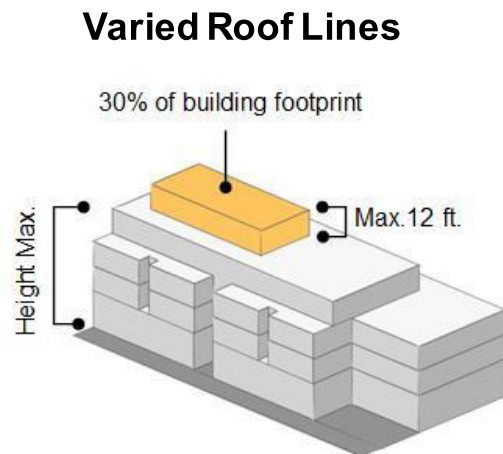
Building Heights

Feedback

- Request for information on potential height of future development when adding density bonus provisions

Response / Approach

- Projects seeking Density Bonus typically receive an extra story
- Upper floor stepbacks still apply to DB projects



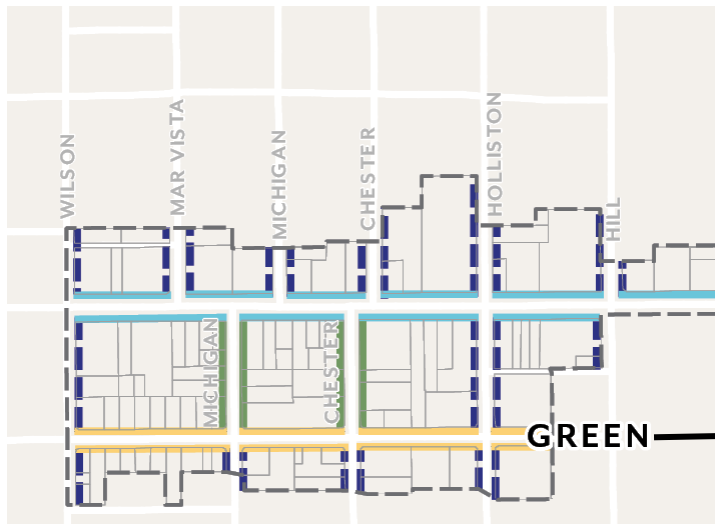
Research & Development (Office/Non-Office)

Feedback

- Interest in increasing flexibility in development standards for R&D uses: height, mechanical equipment exclusion, and setbacks requirements

Response / Approach

- Support R&D uses by removing the ground floor use limitation on Green St. east of Holliston Ave
- Reduce setback range from 5-8' to 3-8' to allow for additional buildable area
- Existing PMC 17.50.240 gives an allowance for an additional 10' of height for R&D Facilities



Setback
range: 3'-8'