

ATTACHMENT B
AMENDMENTS TO THE GENERAL PLAN LAND USE ELEMENT
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- 1.3 ~~Development Capacities¹. Regulate building intensity and population density consistently with the designations established by the Land Use Diagram. Within these, cumulative new development within the specific plan areas shall not exceed the number of housing units and commercial square feet specified in the following table².~~

Area	Residential Units	Commercial Square Feet
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

- 1.4 ~~Conversion of Development Capacities. Allow for the conversion of residential units to commercial square feet, or vice versa, in the specific plan areas provided that: (a) such conversions are not precluded by the specific plans; (b) the modified land use mix maintains the desired vision and character for the area defined by the Land Use Elements' goals and policies and the adopted specific plans; (c) the conversion results in community benefits that may have not otherwise been achieved; and (d) the total square footage of residential or non-residential development under the adopted caps per specific plan is not exceeded. Any conversion shall be subject to the appropriate review under the California Environmental Quality Act.~~
- 1.5 ~~Growth and Change Evaluation. Review the General Plan's residential and commercial capacities every five years. Modify, as necessary, to reflect development that has occurred, its impacts, evolving market and economic conditions, and consistency with community values.~~
- 1.6 ~~General Plan Amendments. Limit amendments to the General Plan that would increase development capacities to the five-year review of the General Plan Land Use Element.~~
- 1.7 **Coordination of Capital Facilities, Infrastructure, Land Use, and Economic Development.** Development of capital facilities and infrastructure shall be closely coordinated with growth to ensure high levels of service to existing and new development. Targeted growth areas shall have highest priority for capital improvements that induce and support development.
- 1.8 **Unimproved Streets.** No developments on unimproved streets will be approved until adequate infrastructure improvements are in place or will be made.
- 1.9 **Development Costs.** Require new development to provide public services and facilities through equitable fees and exactions.

Land Use Mix

The following goals and policies provide for the maintenance of existing and development of new land uses that cumulatively provide for the needs of Pasadena's residents, contribute to the quality of life, are economically prosperous and sustainable, respect the City's environmental setting, and are consistent with the City's history, cultural, and community aspirations.

GOAL 2. Land Use Diversity. A mix of land uses meeting the diverse needs of Pasadena's residents and businesses, fostering improved housing conditions, offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment.

¹ ~~The City's development caps do not apply to affordable housing units, except for Fair Oaks/Orange Grove.~~

² ~~As of the date of adoption of the Land Use Element.~~

LAND USE ELEMENT IMPLEMENTATION PLAN

Program	Program Description	Policy	Near Term	Mid -Long Term	Contin uous	Periodic Update ⁴	Responsible Departments
A. General Plan Maintenance and Monitoring: The City is committed to reviewing its programs in implementing the goals and policies of the General Plan through a comprehensive maintenance and monitoring program.							
1. General Plan Monitoring	Establish a system to monitor the achievement of goals and policies in the General Plan. Prepare an annual report of the progress of implementation of goals and policies in the General Plan, including statutory requirements such as housing performance and reduction of greenhouse gases. The annual report should be reviewed by the Transportation Advisory Committee, Planning Commission and the City Council.	1.1 Basic Growth Policies	X				All Departments ⁵
a. General Plan Monitoring System		1.2 Targeted Growth					
b. Annual General Plan Report		1.3 Development Capacities 1.4 Transfer of Dev. Capacities 1.6 General Plan Amendments 2.1 Housing Choices 2.2 Senior Housing 16.3 Anticipated Needs 21.1 Adequate and Affordable Housing 21.2 Equitable Distribution of Affordable Housing 25.7 Buffering Adjoining Residential Areas				X	
2. Update of General Plan Elements	Update and amend the General Plan elements to reflect changing community values and best practices. This includes the four year review of the Housing Element, the five year review of the Land Use Element (focused on the caps), an eight year update of the Housing Element and ten year update of all other elements.	1.5 Growth and Change Evaluation 1.6 General Plan Amendments 2.6 Transit-Related Land Use 4.1 Sustainable Urban Form 4.2 A Diversity of Places 4.3 An Active Central District 10.2 Land Use Supporting Sustainability 18.1 Development Mix and Densities 18.2 Mobility 18.5 Land Use-Mobility Compatibility		X			Planning & Community Development, Transportation
B. Policy and Regulatory Documents: Many General Plan policies are implemented through regulations adopted by the City based on the City's "police power" to protect the public health, safety, and welfare.							
1. Zoning Ordinance	Review and amend the Zoning Code (Municipal Code, Title 17) standards and regulations to achieve consistency with the General Plan's Land Use Diagram, goals and policies, particularly those related to the inclusion of form based codes.	1.1 Basic Growth Policies 1.2 Targeted Growth 1.3 Development Capacities 1.4 Transfer of Dev. Capacities 2.1 Housing Choices 2.2 Senior Housing 2.3 Commercial Businesses 2.4 Job Choices	X				Planning & Community Development

⁴ Annual unless stated otherwise

⁵ All Departments include City Clerk, City Manager, City Attorney/City Prosecutor, Finance, Fire, Housing, Human Resource, Human Service and Recreation, Information and Technology, Libraries and Information Services, Planning & Community Development, Police, Public Health, Public Works, Transportation and Water and Power.

Program	Program Description	Policy	Near Term	Mid -Long Term	Contin uous	Periodic Update ⁴	Responsible Departments
Management (TDM)	nonresidential projects exceeding 75,000 sq.ft. of gross floor area to comply with Trip Reduction Requirements and update as necessary to be consistent with the Land Use Diagram, goals and policies.	10.1 Environmental Quality and Conservation 10.3 Best Practices for Sustainability 10.5 Greenhouse Gas Reduction Plans 19.7 Reduced Demand for Parking 31.4 Contextual Development in Historic Districts					Planning & Community Development
7. Economic Development Strategic Plan	Review and update based on current market forces and changes in local and regional economy every three to five years.	2.3 Commercial Businesses 2.4 Job Choices 3.4 Filming Locations 4.3 An Active Central District 4.7 Strengthen Major Corridors 11.1 Business Expansion and Growth 11.2 Workforce Development 11.3 New and Complementary Businesses 11.4 Barriers 12.1 Vital Commercial Districts 12.2 Business Attraction 12.4 Revitalization of Commercial Areas 12.5 Small Businesses 12.6 Local Businesses 13.1 Environment 13.2 Business Sectors 13.3 Adaptation to Evolving Market Demands 13.4 New Businesses 13.5 Creative/Innovation Employment Centers 14.1 Tourism and Hospitality 14.2 Conventions and Lodging 15.1 Local Investment 25.1 Diversity of Uses 26.1 Office 26.2 Creative Office 27.2 Business Attraction				X (3 -5 years)	Economic Development, Planning & Community Development
8. Development Agreements	Monitor expiration dates of existing development agreements, and renew or encourage new agreements that reflect the City's current goals and polices.	1.7 Coordination of Capital Facilities, Infrastructure, Land Use and Economic Development 2.9 Institutional Uses 8.10 Enforcement		X			Planning & Community Development
9. Specific Plans and Updates a. Central District SP b. East Colorado SP c. East Pasadena SP d. South Fair Oaks SP	Review and update all specific plans as necessary to ensure consistency with the General Plan's Land Use Diagram, goals and polices every 10 years.	1.1 Basic Growth Policies 1.2 Targeted Growth 1.3 Development Capacities 1.4 Transfer of Dev. Capacities 2.5 Mixed Use 4.1 Sustainable Urban Form				X (10 years)	Planning & Community Development

All programs and projects would be reviewed for conformance of the General Plan goals and policies; therefore, C1 (Development Review and Entitlement) would occur in every goal/policies in the corresponding table below.

Goal / Policy	Program
GOAL 1. Sustainable Growth.	
1.1 Basic Growth Policy.	A1, B1, B2, B4, B9
1.2 Targeted Growth.	A1, B1, B2, B4, B9
1.3 Development Capacities.	A1, B1, B9
1.4 Transfer of Development Capacities.	A1, B1, B9
1.5 Growth and Change Evaluation.	A2
1.6 General Plan Amendments.	A1, A2, B3
1.7 Coordination of Capital Facilities, Infrastructure, Land Use, and Economic Development.	B8, D1, D8, E1
1.8 Unimproved Streets.	B2, D1, D5
1.9 Development Costs.	E2, E3
GOAL 2. Land Use Diversity.	
2.1 Housing Choices.	A1, B1, B11, C5, E4, F10, G
2.2 Senior Housing.	A1, B1, B11, C5, E4, F10, G
2.3 Commercial Businesses.	B1, B7, F1
2.4 Job Choices.	B1, B7, F1, F2
2.5 Mixed Use.	B1, B9, F8
2.6 Transit-Related Land Uses.	A2, B1, B6, D2, D3, G
2.7 Civic and Community Services.	B1, F3, G
2.8 Equitable Distribution of Community Devices and Amenities.	B1, D5, D7, D8, E3, F3, F4, F6, F9, G
2.9 Institutional Uses.	B1, B8, F9
2.10 Healthy Foods.	B1, F8, F9, G
2.11 Health Facilities.	B1, F8, F9, G
2.12 Health and Wellness.	F3, F8, F9, G
2.13 Parks.	D1, D7, F3, F8
2.14 Natural Areas.	B1, D7
GOAL 3. Compatible Land Uses.	
3.1 High-Impact Uses.	B1
3.2 Care Facilities.	B1, F4, F8, F9, G, H
3.3 Assembly Facilities.	B1, D8
3.4 Filming Locations.	B1, B7, F1
3.5 Hazardous Uses.	B1, C3, C4, F7, F9, G
3.6 Non-Conforming Uses.	B1
3.7 Alcohol and Drug Abuse.	B1, F4, F7, F8, F9, H
GOAL 4. Elements Contributing to Urban Form.	
4.1 Sustainable Urban Form.	A2, B1, B3, B4, B9, F8, F9
4.2 A Diversity of Places.	A2, B1, B3, B4, B9, F8, F9
4.3 An Active Central District.	A2, B1, B3, B4, B7, B9, F1, F8, F9
4.4 Transit Villages.	B1, B4, B9, D2, D3,

Accessibility: The degree to which a site, location, or activity is connected to another site and the ability to move between the sites. [Policy 4.10]

Adaptive Reuse: Changing obsolete or historic buildings from their original or most recent use to a new use. For example, changing a former hospital or school building to housing, or changing an historic single-family house to an office. [Policy 10.6]

Affordable Housing: Affordable Housing shall be defined by the Zoning Code's definition of affordable housing. [Land Use Classifications, Housing]

Alternative Energy: Any energy source that is an alternative to fossil fuels (fossil fuels include coal, petroleum, and natural gas). [Policy 10.2]

Alternative Transportation Modes: Commuting in any way other than driving alone. Examples include biking, walking, carpooling, and taking transit. [Goal 19]

Brick and Mortar Facilities: Businesses that have a physical presence and offer face-to-face customer experiences. [Policy 2.10]

Capital Facilities: The basic services that the public sector provides to support the community as it currently exists, such as roadways, parking facilities, utilities, landscaping, bridges, athletic and recreational facilities, etc. [Policy 1.7]

City of Gardens: The City of Gardens Standards are an innovative set of zoning regulations aimed at creating more livable multi-family housing projects, encouraging designs that typify the garden character of earlier apartments and bungalow courts in Pasadena. These standards are also an integral way of encouraging the production of multi-family apartments and condominium projects of lasting quality. [Land Use Classifications, Housing]

Community Garden: A kind of urban open space that can contain passive features such as paths, benches and landscaping or could include plots for residents to grow fruits and vegetables. A pocket park (also known as a vest pocket or mini-park) is typically much the same as a community garden, except the emphasis would tend to be less on horticulture and more on site amenities such as picnic facilities and small playgrounds. [Policy 2.10]

Community Places: A group of defined geographic areas where the City has specific development goals and policies.

Density: The number of dwelling units on a lot divided by the size of the lot (i.e., units per acre). [Development Density/Intensity Standards]

Development Capacity: ~~The maximum amount number of new housing units or new non-residential square footage that is permitted within a planning area. The 1994 General Plan set a cap on development in the City's planning areas. [Policy 31.7]~~

Design Review: The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. Design Review usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee. [Policy 7.4]

Entitlement: In land development, approvals for the right to develop property for a desired purpose or use. [Goal 20]

Flex Space: A multi-tenant space allowing both commercial (i.e., office, showroom, warehouse space) and industrial uses to coexist in the same building or on the same property. [Land Use Classifications, Commercial]

Floor Area Ratio (FAR): The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 sq. ft. of floor area; an FAR of 2.0 would allow 20,000 sq. ft.; and an FAR of 0.5 would allow only 5,000 sq. ft. [Development Density/Intensity Standards]

~~The 1994 General Plan Land Use Element established a system of development caps for each of the proposed specific plans. The General Plan Update of 2014 carries forward a system of development caps. The following is a description of the mechanics and practices of the City will use in governing the development caps.~~

~~Upon adoption of the General Plan update and the final certification of the General Plan Environmental Impact Report, the system of caps from the 1994 General Plan Land Use Element (including the 2004 update) will be retired. The new development caps established by the 2014 General Plan Update will be in place. The caps included in the 1994 Land Use Element will be zeroed out and the new caps will take effect; the 2014 caps are not in addition to the 1994 caps.~~

~~**Development Caps:** As described in Policy 1.3, the General Plan designates the intensity of development and the mix of allowed uses within each specific plan area. A shift of development cap from one specific plan to a different specific plan is not permitted.~~

~~**Net New:** The development caps provide for a certain quantity of net new development. If an existing building is demolished and a new building is constructed on the same site, the square footage of the existing building is subtracted from the square footage of the new building in determining the total “new” square footage on the site regardless of use.~~

~~**Regardless of Use:** Unless modified by a specific plan, the non-residential development caps are provided irrespective of the type of commercial use. The caps in the Land Use Element are not sub-divided between different types of non-residential or residential development. If a retail building is demolished and replaced with an office building of the same square footage, there is withdrawal from the development caps.~~

~~**Reuse:** The reuse of an existing building without the addition of square footage does not result in “new” square footage on the site.~~

~~**Parking Structures:** Parking structures are exempt from the development caps, unless the specific plan establishes otherwise.~~

~~**Gross Floor Area:** The square footage of a structure shall be calculated using the Zoning Code’s definition of gross floor area.~~

~~**Housing Unit:** A housing unit shall be defined by the Zoning Code’s definition of a dwelling unit.~~

~~**Affordable Housing:** Affordable housing units are not toward the development caps, unless the specific plan determines otherwise. Because of this net new residential development may exceed the development caps in a specific plan area.~~

~~**Allocation of Capacity:** The practice of the City is to allocated development capacity at the time of building permit issuance.~~

~~**Educational Institutions:** The development caps do not apply to educational institutions as their impact on the community is more closely tied to enrollment than building square footage.~~

~~As a charter city, Pasadena is not currently required to meet the State law requirement for consistency between the general plan and the zoning ordinance. However, it is the policy of the City to maintain such land use consistency.~~